

COUNTY OF HAWAI'I PLANNING DEPARTMENT BACKGROUND REPORT

SANGWOOK LEE USE PERMIT APPLICATION (PL-USE-2026-000045)

SANGWOOK LEE has applied for a Use Permit to operate a one (1)-bedroom bed and breakfast establishment within an existing three (3)-bedroom dwelling situated on approximately 10,125 square feet of land within in the Agricultural- 5-acre (A-5a) zoning district. The subject property is located at 73-4344 Amaama Street, approximately 90 feet north of its intersection with Ka'imainani Drive, por. Kona Palisade, North Kona, Hawai'i, TMK: (3) 7-3-035:036.

APPLICANTS' REQUEST

1. **Request:** The applicant is requesting a Use Permit to allow the establishment of a one-bedroom bed and breakfast operation within a single-family dwelling on the subject property. The single-family dwelling consists of three bedrooms and two bathrooms, one of which will be used for the landowner who will also be the full-time onsite host. The proposed bed and breakfast will provide overnight accommodation for a maximum of two (2) guests in one (1) bedroom, for a period of less than thirty days. Breakfast may be provided for registered guests only; no other meals will be provided. Paved parking will provide the required stalls for both the dwelling and guests utilizing the garage and driveway. No exterior signage is proposed. The landowner will reside onsite in the room located at the northern portion of the dwelling.
2. **Reason for Request:** According to the applicant, the proposed one-bedroom bed and breakfast operation will provide accommodations to travelers who visit the island, provide additional income for the property owner and maintain the residential character of the neighborhood.
3. **Staffing/Employees:** The bed and breakfast establishment will be operated by the applicant.
4. **Parking:** Off-street parking is available as the applicants have designated one parking stall for guests of the bed and breakfast.

5. **Hours of Operation:** The bed and breakfast will operate daily, with check-in between 3:00 pm and 8:00 pm and check-out at 11:00 am.
6. **Definition of “Bed and Breakfast Establishment”:** According to Section 25-1-5 of the Zoning Code, a “bed and breakfast establishment” means any single-family dwellings and/or guest houses (pursuant to section 25-4-9), which have been permitted on a building site, in which overnight accommodations and only breakfast meals are provided to a maximum of ten guests, for compensation, for periods of less than thirty days.
7. **Landowners:** Sion LLC.
8. **Supportive Information:** A Use Permit is required to operate a bed and breakfast establishment in the A-5a zoning district when the property is in the State Land Use Urban District. The applicants have submitted the attached in support of the request. **(Planning Department Exhibit 1 – Use Permit Application dated April 20, 2026)**

STATE & COUNTY PLANS

9. **State Land Use District:** Urban.
10. **General Plan Land Use Pattern Allocation (LUPAG) Map:** The 2045 General Plan land use map classifies the subject property as Low Density Urban (LDU) which allows for residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses.
11. **County Zoning:** Agricultural-5 acres (A-5a).
12. **Kona Community Development Plan (KCDP):** The Kona CDP, originally adopted by the Hawai'i County Council on September 25, 2008, and most recently amended on September 18, 2019, identifies the preferred land use pattern for the Kona districts. The subject property is within the Kona Urban Area.
13. **Special Management Area (SMA):** The property is not within the County's Special Management Area. The subject property sits approximately 3 miles from the nearest shoreline.
14. **Coastal Zone Management:** The entire State of Hawai'i lies within the Coastal Zone Management area.

DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

15. **Subject Property:** The subject, 10,125 square foot property is improved with a 3-bedroom dwelling, driveway and parking area. The applicant states that the property consists of landscaping of a variety of hibiscus and plumeria. According to records on file with the Building Division, Building Permit No. 895256 was issued and completed on July 17, 1989, for a 3-bedroom single-family dwelling where the proposed use will occur.
16. **Surrounding Zoning/Land Uses:** Properties surrounding the subject property are zoned Agricultural-5 acres (A-5a), with primarily residential uses in the Kona Palisade neighborhood on lots that are about 10,000 sq ft in size which were created in 1968. The closest residence to the subject property is located approximately 20 feet north.
17. **U.S.D.A. Soil Type:** Soils on the subject property are classified Noio Lava Flows, with 2 to 20 percent slopes.
18. **Land Study Bureau's Detailed Land Classification System:** Soils within the project site are Unclassified for agricultural productivity.
19. **Agricultural Lands of Importance to the State of Hawai'i (ALISH):** The property is designated Unclassified.
20. **Flood Insurance Rate Map (FIRM):** The property is classified as Flood Zone "X," (Area of Minimal Flood Hazard) according to the FEMA Flood Insurance Rate Mapping system.
21. **Flora/Fauna Resources:** As the project site has been improved with a dwelling, the likelihood of any rare or endangered flora or fauna is remote. Existing fauna on the property currently includes ornamental vegetation such as hibiscus and plumeria. The applicant is unaware of the existence of any rare or endangered flora or fauna on the subject property.
22. **Archaeological/Cultural/Historical Resources:** No archaeological and cultural study was conducted of the property as the subject property has been previously impacted by ground-disturbing activities associated with residential development. Although there is no proposed construction, the applicant states that in the event any inadvertent discoveries are made during any land disturbance activity relating

to this project, work will cease and the applicants will immediately notify the Planning Department and SHPD and secure their clearances before proceeding any further.

23. **Public Access:** The subject parcel is not a shoreline parcel and there have been no observations of public access through the property.

PUBLIC UTILITIES AND SERVICES

24. **Access/Parking/Traffic:** Access to the subject property is from 'Ama'ama Street approximately 100 feet from its intersection with Ka'iminani Drive. The roadway is a County-maintained roadway with a 50-foot-wide right-of-way with an approximately 20-foot-wide pavement. Guests will utilize an existing concrete driveway to access a guest parking stall. According to the Hawai'i County Zoning Code Section 25-4-51(a)(2), a bed and breakfast establishment must provide one parking stall for each guest bedroom and two stalls for the dwelling, which the applicant will comply with. According to the applicant, traffic impacts are not anticipated to be significant and would remain consistent with current levels, given the small scale of the proposed one-bedroom bed and breakfast and that traffic will be limited to registered guests.
25. **Water:** The subject property is serviced by the existing county water system with a 5/8-inch meter with an average daily usage of 400 gallons.
26. **Wastewater:** The subject property is not served by the existing county sewer system; thus, the applicant shall follow Department of Health (DOH) regulations for wastewater. The application states that the project will continue to use the existing cesspool currently serving the dwelling.
27. **Solid Waste:** According to the applicant, a private hauling company will be used to dispose solid waste.
28. **Food Service Operations:** By definition, bed and breakfast establishments may only provide breakfast meals to guests. The Department of Health (DOH) has noted that a food establishment permit will be required if meals are to include "potentially hazardous food" or if the number of guests exceeds 6. If the bed and breakfast will only offer commercial cereal, pastries, breads, fruits, coffee, tea, and juice, then a food establishment permit is not required.

29. **Essential Utilities and Services:** Electrical, telephone and internet services are available to the subject property. The nearest fire station is approximately 1.25 miles west of the property and the closest police station is located approximately 4.5 miles south of the subject property.

AGENCY COMMENTS

30. **Department of Health: (Planning Department Exhibit 2 – May 14, 2026, Memo).**
31. **Department of Water Supply: (Planning Department Exhibit 3 – May 26, 2026, Memo).**

AGENCIES – NO COMMENTS/NO CONCERNS

32. Police Department.

AGENCIES – NO RESPONSE

33. DPW-Engineering, DPW-Building, Department of Environmental Management, Fire Department.

PUBLIC COMMENTS

34. **Planning Department Exhibit 4- Letter received July 6, 2026, from Amber Alvarez-Torres.**

USE PERMIT APPLICATION

COUNTY OF HAWAII PLANNING COMMISSION

(Type or legibly print the requested information)

APPLICANT(S): _____ Phone: 510-789-5651, e-mail: _____

APPLICANT'S SIGNATURE: _____ DATE: 4/20/2026

ADDRESS: 73-4344 Amaama St, Kailua-Kona, HI 96740

LIST APPLICANT'S INTEREST (if not owner): _____

PHONE: (Bus.) _____ (Res.) _____ (Email) _____

REQUEST: _____

TAX MAP KEY(S): 7-3-035:036 ZONING: Ag

SIZE OF PROPERTY / AREA OF REQUESTED USE: 10,125 sf 207 sf

LANDOWNER(S): SION LLC

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION

(may be provided by letter with the below statement included):

DATE: _____

DATE: _____

AGENT: _____

AGENT ADDRESS: _____

PHONE: (Bus.) _____ (Res.) _____ (Email) _____

Please indicate to whom original correspondence and copies should be sent.

ORIGINAL: _____ COPIES: _____

THIS USE PERMIT APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING:

1. A filing fee of five hundred dollars (\$500) to be paid via EPIC.
2. An original (signed) copy of the completed application.

Re: uploaded via EPIC

3. A written narrative, including the following background information on the subject request:

A Detailed written description of the proposed use, a statement of objectives and reasons for the request, including proposed hours of operation and number of employees/clientele.

Re: The applicant proposes to operate a one-bedroom, one-bathroom Bed & Breakfast (B&B) within the existing residential structure. The objective is to provide high-quality, short-term accommodations for visitors while maintaining the residential character of the neighborhood.

- Hours of Operation: 24 hours for guest residency.
Check-in: 3:00 PM – 8:00 PM / Check-out: 11:00 AM.
- Number of Employees: (1 - The owner/operator).
- Number of Clientele: Maximum 2 guests at any given time.

B. Description of the subject property in sufficient detail to precisely locate the property. Describe existing uses, structures, and topography. If portion of property to be used, state use of remainder of property.

Re: The property is a residential lot located in Kona Palisade. It features a single-story home with a tropical garden. The B&B unit consists of one private bedroom and one dedicated bathroom. The remainder of the property will continue to be used as the primary residence of the owner. The topography is generally flat/sloped and well-maintained.

C. State/County Plans affecting the subject request: State Land Use Boundary designation, General Plan designation, Zoning, Special Management Area and Community Development Plans.

Re: The proposed use aligns with the County's General Plan by supporting sustainable tourism and providing diverse lodging options. The property is situated within the Agricultural District and complies with local zoning intent.

D. Surrounding zoning and land uses.

Re: The surrounding area is primarily composed of residential homes and small-scale farms. The proposed B&B is consistent with the quiet, low-density character of the neighborhood and will not interfere with existing land uses.

E. Flood Insurance Rate Map (FIRM) designation (contact Department of Public Works - Engineering Division).

Re: According to the FIRM, the property is located in Zone X (Areas of minimal flood hazard), requiring no special flood-related structural modifications for this request.

F. Archaeological and Historic Resources: Describe and show on the plot plan any known historic and archaeological resources on the property. Examples include human skeletal remains, structural remains, sand deposits, midden deposits, and lava tubes. The application may be provided to the State Department of Land and Natural Resources Historic Preservation Division (SHPD) for a determination of whether the project will affect archaeological/historic resources. Please be aware that a hearing before the Planning Commission may not be held until SHPD and the Planning Department determine resources on the property are adequately identified, recorded, mitigated and/or preserved.

Re: Please see the response for G below.

G. Valued Cultural Resources: Identify any traditional and customary native Hawaiian rights that are exercised in the area; the extent in which the proposed development will affect these rights; and feasible action to be taken to protect native Hawaiian rights if they exist. Examples include areas of traditional collection of terrestrial resources (kī leaf, aho chord, thatch, medicinal plants, and ferns) or marine or riparian resources (limu, 'ōpae, 'o'opu, hīhīwai) used for subsistence, cultural and religious purposes. Traditional and customary rights may also include rights of access to the archaeological and historical resources of the property.

Re: There are no known archaeological sites, lava tubes, or historic structures on the property. The proposed use involves no new ground disturbance or construction; therefore, it will not affect traditional native Hawaiian rights or cultural practices in the area.

H. Floral and Faunal Resources.

Re: The property is landscaped with common tropical plants such as Hibiscus and Plumeria. No endangered species of flora or fauna have been identified on the premises.

I. Description of access(es) to the area (e.g., width, type of surface and condition of roadway). If a private roadway, submit evidence of legal access rights.

Re: Access to the property is provided via a 20-foot wide paved driveway connected to Amaama St. There is sufficient on-site parking for both the residents and guests.

J. Traffic impacts -assessment of existing traffic conditions, anticipated increase in traffic and traffic impacts from proposed use (a formal study may be requested by Department of Public Works or State Department of Transportation during the review process).

Re: The impact on traffic will be negligible. With only one guest room (max 2 guests), the increase in daily trips is estimated to be 1–2 per day, which is well within the capacity of existing roadways.

K. Availability of utilities: Water, telephone, electricity, solid waste and sewage disposal.

Re: All necessary utilities are available and currently serving the property:

- Water: County Water
- Electricity: HECO
- Sewage: Cesspool
- Solid Waste: Private hauling/County transfer station.

A written narrative including the following:

A Discussion on how the granting of the proposed use shall be consistent with the general purpose of the zoned district, the intent and purpose of the Zoning Code and the County General Plan (Note: The General Plan is available on the Planning Department website at <https://www.planning.hawaiicounty.gov>).

Re: Consistency with the Zoned District and County General Plan

The granting of this Use Permit is consistent with the general purpose of the residential zoning district and the County General Plan. The proposed B&B operation is small-scale (one unit) and is accessory to the primary residential use of the property. It supports the General Plan's goal of encouraging diverse economic opportunities and sustainable tourism without altering the essential low-density character of the area. By utilizing an existing structure, the project promotes efficient land use.

B. Discussion on how the granting of the proposed use shall not be materially detrimental to the public welfare nor cause substantial adverse impact to the community's character or to surrounding properties.

Re: Impact on Public Welfare and Community Character

The proposed use will not be materially detrimental to the public welfare, nor will it cause substantial adverse impacts to the community's character or surrounding properties.

- Noise and Privacy: Guests will be required to adhere to strict house rules regarding quiet hours, ensuring no disturbance to neighbors.
- Aesthetics: No external changes or large signage are proposed; the property will maintain its residential appearance.
- Safety: The operation will comply with all applicable health and safety regulations to protect both guests and the community.

C. Discussion on how the granting of the proposed use shall not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, police and fire protection and other related infrastructure.

Re: Burden on Public Agencies and Infrastructure

The granting of the proposed use will not unreasonably burden public agencies or existing infrastructure.

- Roads and Traffic: With only one guest room, the additional traffic (1-2 trips per day) is negligible and will not impact local street capacity.
- Water and Sewer: The existing (Water/Septic) system is fully capable of handling the modest increase in usage from a maximum of two additional occupants.
- Public Services: The small-scale nature of the B&B does not require additional school improvements, nor does it create a significant increase in demand for police or fire protection beyond what is expected for a standard residential home.

1. A scale-drawn plot plan of the property showing property lines and measurements; all existing and proposed structures with elevations, uses and improvements; and reference points such as roadways, shoreline, etc.

Re: Please see the uploaded site plan and floor plan.

2. A list of the names, addresses, and tax map keys of all owners and lessees of record of surrounding properties who are required to receive notice.

Front: Tina Kenneth, 73-4343 Amaama st, Kailua-Kona, HI 96740 TMK 73034030,

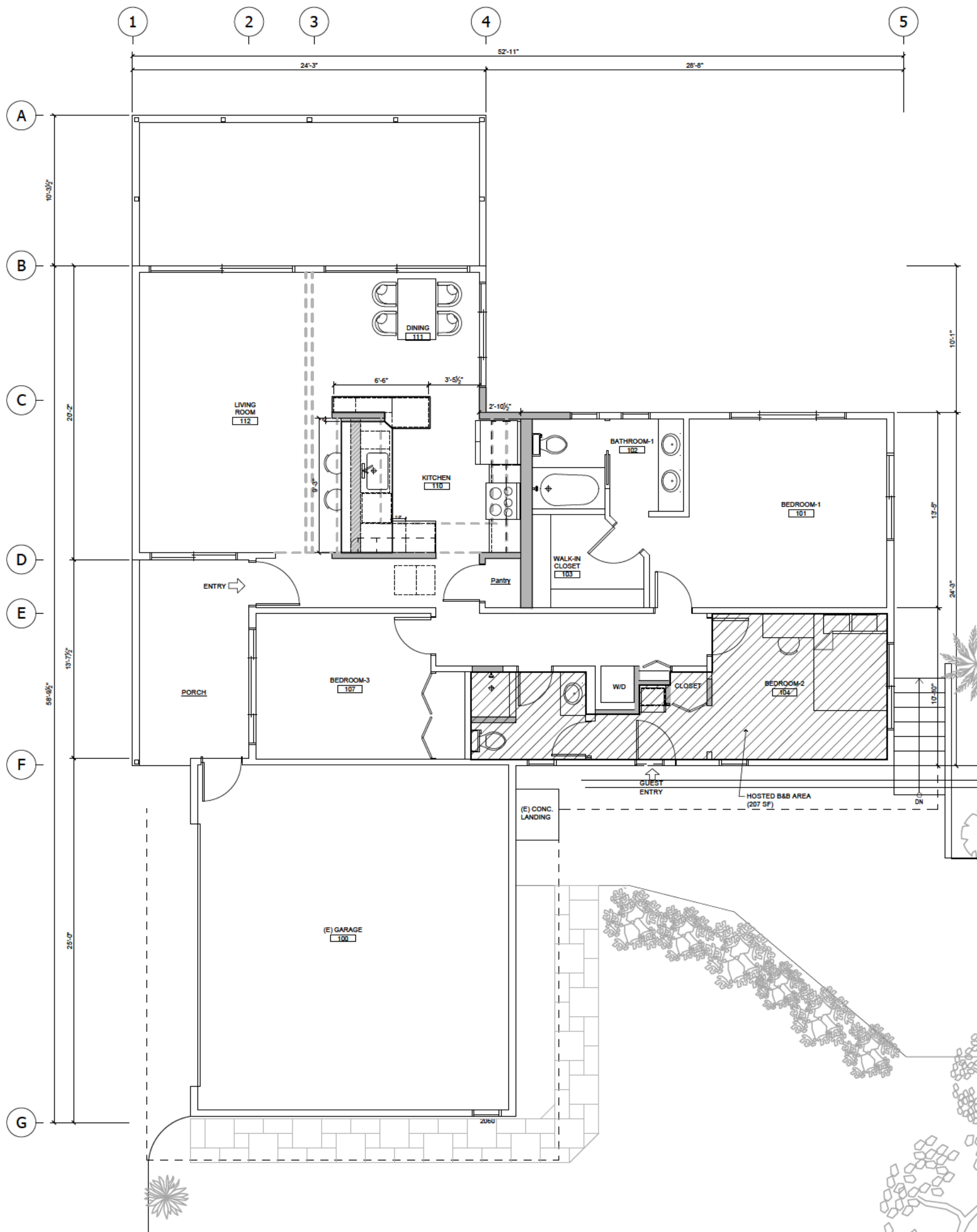
Left: Liren Chen, 73-4342 Amaama st, Kailua-Kona, HI 96740 TMK 73035037,

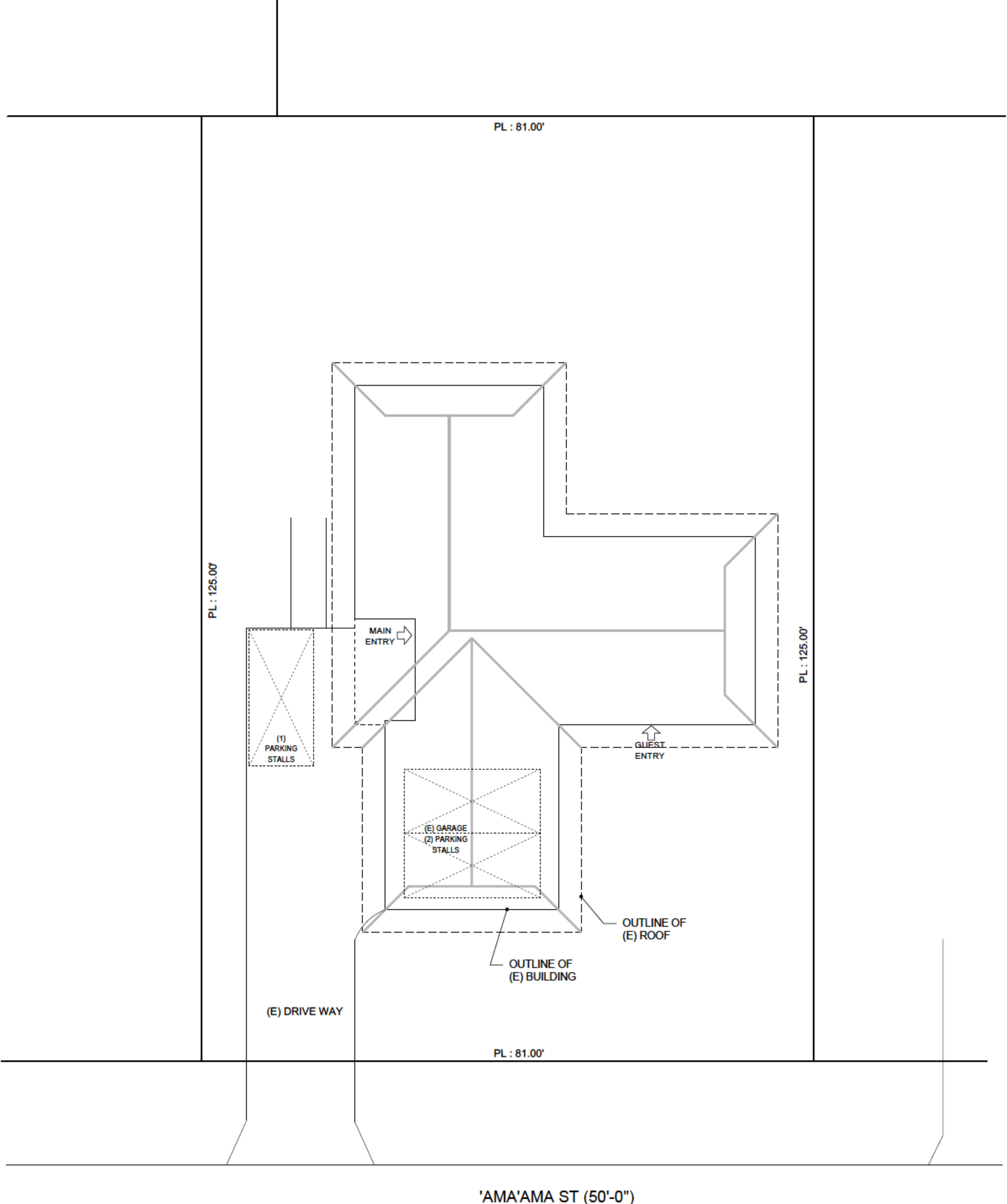
Right: Rachel Leigh, 73-4346 Amaama st, Kailua-Kona, HI 96740 TMK 73035035,

Rear: Ana Daniela Quevedo, 73-4343 Poipu pl, Kailua-Kona, HI 96740 TMK 73035033

3. Any other plans or additional information relevant to this application may be requested by the Planning Director to facilitate processing of this request.

Rev. 12/8/2022





SITE PLAN
N.T.S.





STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 916
HILO, HAWAII 96721-0916

MEMORANDUM

DATE: May 14, 2026

TO: Mr. Jeffrey W. Darrow
Planning Director, County of Hawaii

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Use Permit Application (PL-USE-2026-000045)
Applicant: Sangwook Lee
Request: To Establish a One-Bedroom Bed and Breakfast Operation in an
Existing Three-Bedroom Dwelling
TMK: 7-3-035:036, Kalaoa, North Kona, Hawai'i

In most cases, the District Health Office will no longer provide individual comments to agencies or project owners to expedite the land use review and process.

Agencies, project owners, and their agents should apply Department of Health "Standard Comments" regarding land use to their standard project comments in their submittal. Standard comments can be found on the Land Use Planning Review section of the Department of Health website: <https://health.hawaii.gov/epo/landuse/>. Contact information for each Branch/Office is available on that website.

Note: Agencies and project owners are responsible for adhering to all applicable standard comments and obtaining proper and necessary permits before the commencement of any work.

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

Clean Air Branch

1. All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.

2. Control of Fugitive Dust: You must reasonably control the generation of all airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.
3. Standard comments for the Clean Air Branch are at: <https://health.hawaii.gov/epo/landuse/>

Clean Water Branch

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55.
 1. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55: <https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb-standard-comments/>.

Hazard Evaluation & Emergency Response Office

1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
2. Standard comments for the Hazard Evaluation & Emergency Response Office are at: <https://health.hawaii.gov/epo/landuse/>.

Indoor and Radiological Health Branch

1. Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502, 11-503, and 11-504.
2. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
3. Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at <https://health.hawaii.gov/irhb/asbestos/>.

Safe Drinking Water Branch

1. Agencies and/or project owners are responsible for ensuring environmental compliance for their projects in the areas of 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related to the Safe Drinking Water program: <https://health.hawaii.gov/sdwb/>.
2. Standard comments for the Safe Drinking Water Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Solid & Hazardous Waste Branch

1. Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage, and disposal of regulated hazardous waste and used oil.
2. Solid Waste Programs - The laws and regulations are contained in HRS Chapters 339D, 342G, 342H, and 342I, and HAR Chapters 11-58.1 and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible, waste prevention, reuse, and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the electronic device recycling and recovery law, the glass advanced disposal fee program, and the deposit beverage container program.
3. Underground Storage Tank Program – The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
4. Standard comments for the Solid & Hazardous Waste Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Wastewater Branch

For comments, please email the Wastewater Branch at doh.wwb@doh.hawaii.gov.

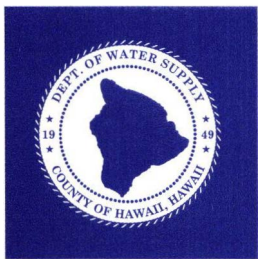
Sanitation / Local DOH Comments:

1. The purpose of these guidelines is to provide interpretation of the Department of Health's Administrative Rules, Title 11, Chapter 50, Food Safety Code, as it pertains to Bed and Breakfast operations.
2. A "Bed and Breakfast" establishment where food is served to no more than six guests, so long as the person in charge obtains food protection certification pursuant to section HAR 11-50-20(c), food operations are limited to those risk categories enumerated in section 11-50-7(e)(1)- (4) (receiving; cold storage, holding, preparation, and thawing, hot storage, holding, and preparation, thermal

processing) and signage, with lettering no smaller than one inch in height, remains posted at the entrance to the kitchen within the home notifying any consumer that the food served is "Made in a home kitchen not routinely inspected by the Department of Health" shall be exempt from the provisions of this chapter except that they shall remain subject to inspection.

Other

1. [CDC - Healthy Places - Healthy Community Design Checklist Toolkit](#) recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.
2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Hawaii District Health Office, at (808) 933-0917.



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KĒKŪANĀO'A STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

May 26, 2026

COH PLANNING DEPT
MAY 27 2026 PM 3:14

TO: Mr. Jeffrey Darrow, Director
Planning Department

REC'D HAND DELIVERED

FROM: Keith K. Okamoto, Manager-Chief Engineer

SUBJECT: Use Permit Application (PL-USE-2026-000045)

Applicant: Sangwook Lee

**Request: To Establish a One-Bedroom Bed and Breakfast Operation
in an Existing Three-Bedroom Dwelling**

Tax Map Key 7-3-035:036

We have reviewed the subject application and have the following comments.

Please be informed that the subject parcel is currently served by an existing 5/8-inch meter (Account No. 933-72620). We have no objection to the establishment of a 1-bedroom bed and breakfast on the subject parcel.

The applicant shall be informed, through a copy of this letter, that the existing 5/8-inch meter is limited to an average daily usage of 400 gallons, and the Department may install a flow-reducing device on the meter should the consumption through the existing meter exceed its rated capacity.

Should there be any questions, please contact Mr. Michael Mori of our Water Resources and Planning Branch at (808) 961-8070, extension 257.

Sincerely yours,

Keith K. Okamoto, P.E.
Manager-Chief Engineer

MM:dfg

copy – Sangwook Lee

Re: PL-USE-2026-000045 – Opposition to Proposed Bed & Breakfast

To the Leeward Planning Commission,

My name is Amber Alvarez-Torres, and I reside at 73-4345 Amaama Street, Kailua-Kona, Hawai'i 96740, directly across the street from the property that is the subject of this application. As a neighboring property owner and resident who will be directly affected, I respectfully submit this testimony in opposition to the proposed Bed & Breakfast use permit.

I was born and raised on Hawai'i Island and am a Native Hawaiian raising my own 'ohana here at home. I grew up just a couple of blocks from this property, and now I have the privilege of raising my family in the same community that raised me. Because of that, preserving the character of our residential neighborhoods is deeply personal to me.

Our island continues to face a serious housing shortage, and many local families struggle to find homes they can afford. I believe residential neighborhoods should be protected for the people who live here—not gradually converted into places for visitor accommodations.

Tourism is an important part of Hawai'i's economy, and I appreciate its role in supporting many local jobs. However, visitors have hotels, resorts, and other accommodations specifically designed for tourism. Our neighborhoods should remain homes for local families.

Approving Bed & Breakfast permits in residential neighborhoods changes the character of those communities. Even when only one bedroom is involved, it introduces a revolving flow of visitors into an area intended for permanent residents. Over time, these approvals can reduce the amount of housing available for local families and make it more difficult for future generations to continue living in the communities where they were born and raised.

As someone who lives directly across the street, I will experience the impacts of this decision every day. I respectfully ask the Commission to prioritize preserving housing for local residents and future generations over expanding visitor accommodations in residential neighborhoods.

For these reasons, I respectfully ask the Leeward Planning Commission to deny this use permit and continue protecting Kona Palisades as a neighborhood for residents rather than visitor accommodations.

Mahalo for your time and consideration.

Respectfully,

Amber Alvarez-Torres
73-4345 Amaama Street
Kailua-Kona, HI 96740