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August 4, 2008

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COUNTY OF HAWAII

Honorable Pete Hoffmann, Chair
and Members of the County Council
Hawai'i County Council
333 Kilauea Avenue, 2nd Floor
Hilo, Hawai'i 96720

Dear Chair Hoffmann and Members of the Hawai'i County Council:

**RE: Consideration of Proposed Amendment to Bill 318, Draft 3
Relating to the Puna Community Development Plan**

In addition to the non-substantive amendments in Communication No. 1300.21 that were approved by the Planning Committee on July 30, 2008, the Planning Department offers the several other technical/clarification amendments to the Draft Puna CDP for consideration by the County Council at 1st Reading.

The following proposed amendments, other than the Regional Town Center maps for Kea'au, Pāhoā and Hawaiian Paradise Park (Figures 5-1, 5-2 & 5-3), were previously submitted by the Planning Department and were identified as being non-substantive in a letter, dated August 30, 2008 (should be July 30, 2008), from William V. Brilhante, Jr., Deputy Corporation Counsel. The maps for Kea'au, Pāhoā and HPP are not the same maps that were submitted with Comm. No. 1300.21. They have been revised only to clarify the existing zoning as were the other maps (Figures 5-4 through 5-10), which, as stated previously, was determined by Deputy Corporation Counsel Brilhante to be non-substantive.

The proposed non-substantive amendments are illustrated via ramseyer format with respect to the draft language of the Puna CDP, and reads as follows:

1. **Amends Chapter 5, Section 5.2.3 on pages 5-8 through 5-16**

Planning Director's rationale: The "Regional Town Center" and "Village Center" maps should be revised to provide clarity regarding existing and proposed zoning.

Honorable Pete Hoffmann, Chair
and Members of the County Council
Hawai'i County Council
Page 2
August 7, 2008

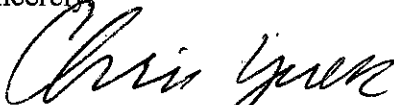
Replace the existing Regional Town/Village Center maps with the following (maps are attached):

- Fig. 5-1 - Kea'au Regional Town Center replaces the map on p. 5-8
- Fig. 5-2 - Pāhoā Regional Town Center replaces the map on p. 5-9
- Fig. 5-3 - Hawaiian Paradise Park Regional Town Center and Village Centers replaces the map on p. 5-10
- Fig. 5-4 - Volcano Community Village Center replaces the map on p. 5-11
- Fig. 5-5 - Mt. View Community Center replaces the map on p. 5-12
- Fig. 5-6 - Kurtistown Community Village Centers replaces the map on p. 5-13
- Fig. 5-7 - Ainaloa Neighborhood Village Center replaces the map on p. 5-14
- Fig. 5-8 - Hawaiian Beaches Neighborhood Village Centers replaces the map on p. 5-15
- Fig. 5-9 - Orchidland Neighborhood Village Center replaces the map on p. 5-15
- Fig. 5-10 - Nānāwale Neighborhood Village Center replaces the map on p. 5-16

2. **Amends Chapter 5, Section 5.2.3, the last paragraph on page 5-11. Planning Director's rationale: To correct the identification of the subdivision adjacent to the proposed village center.**

"The second, and smaller, portion of the village center would be at a presently undeveloped site on the other side of Highway 11 between the [Maunaloa] Royal Hawaiian Estates and Ohia Estates subdivisions. This portion of the village center is intended for more service-oriented businesses. While this site does not contain historic structures, businesses should not be prominently visible or have direct vehicular access to Highway 11. Instead, access to the second portion of the village center would be via a parallel right-of-way remnant of the Old Volcano Highway."

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

LMB:pak

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Attachment: Figures 5-1 through 5-10

Honorable Pete Hoffmann, Chair
and Members of the County Council
Hawai'i County Council

Page 3

August 7, 2008

xc: Amy Self, Esq.
Mr. Larry Brown, Planner
Mr. Jon A. Olson, Chair, Puna CDP Steering Committee

Figure 5-1: Kea'au Regional Town Center

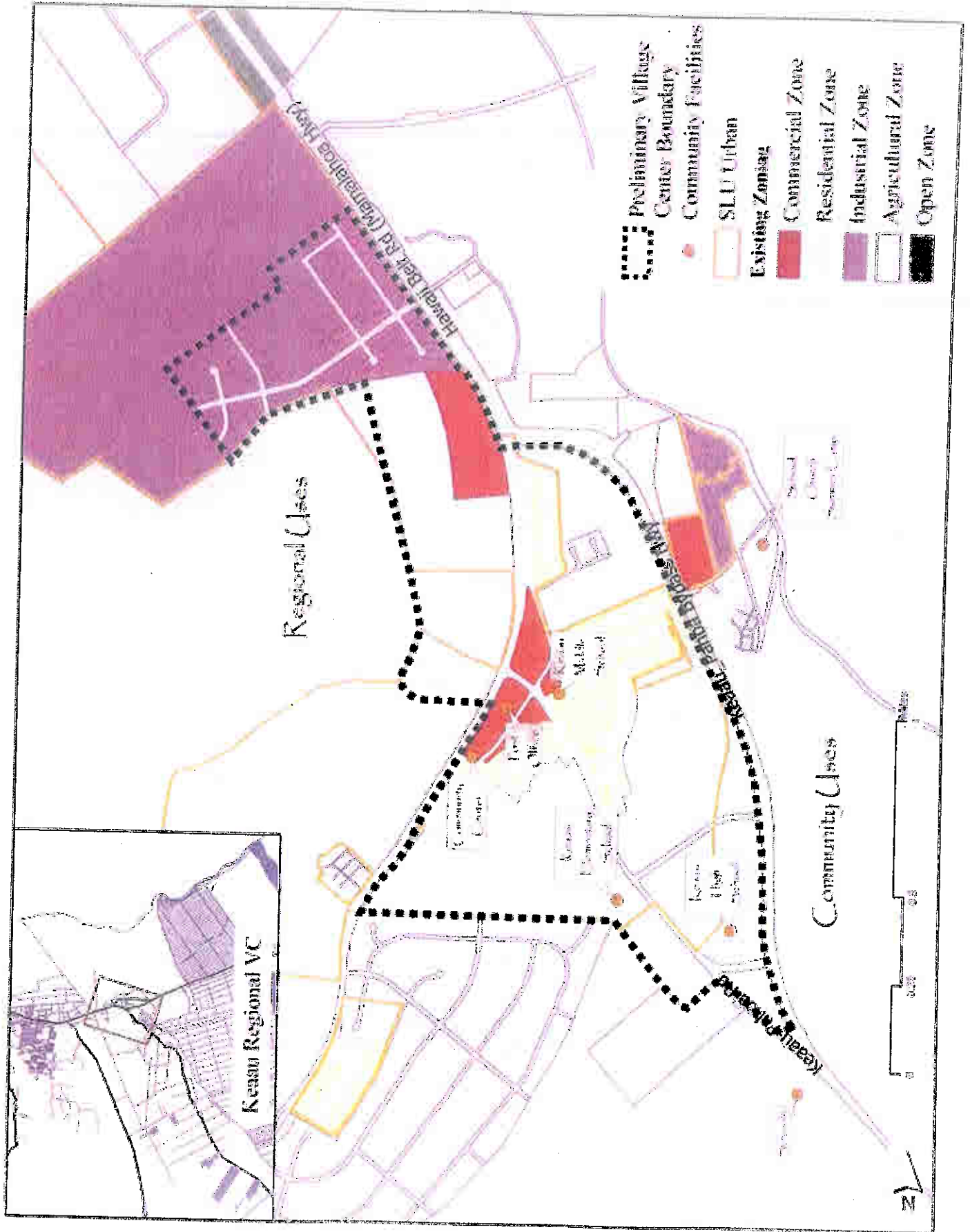


Figure 5-2: Pāhoia Regional Town Center

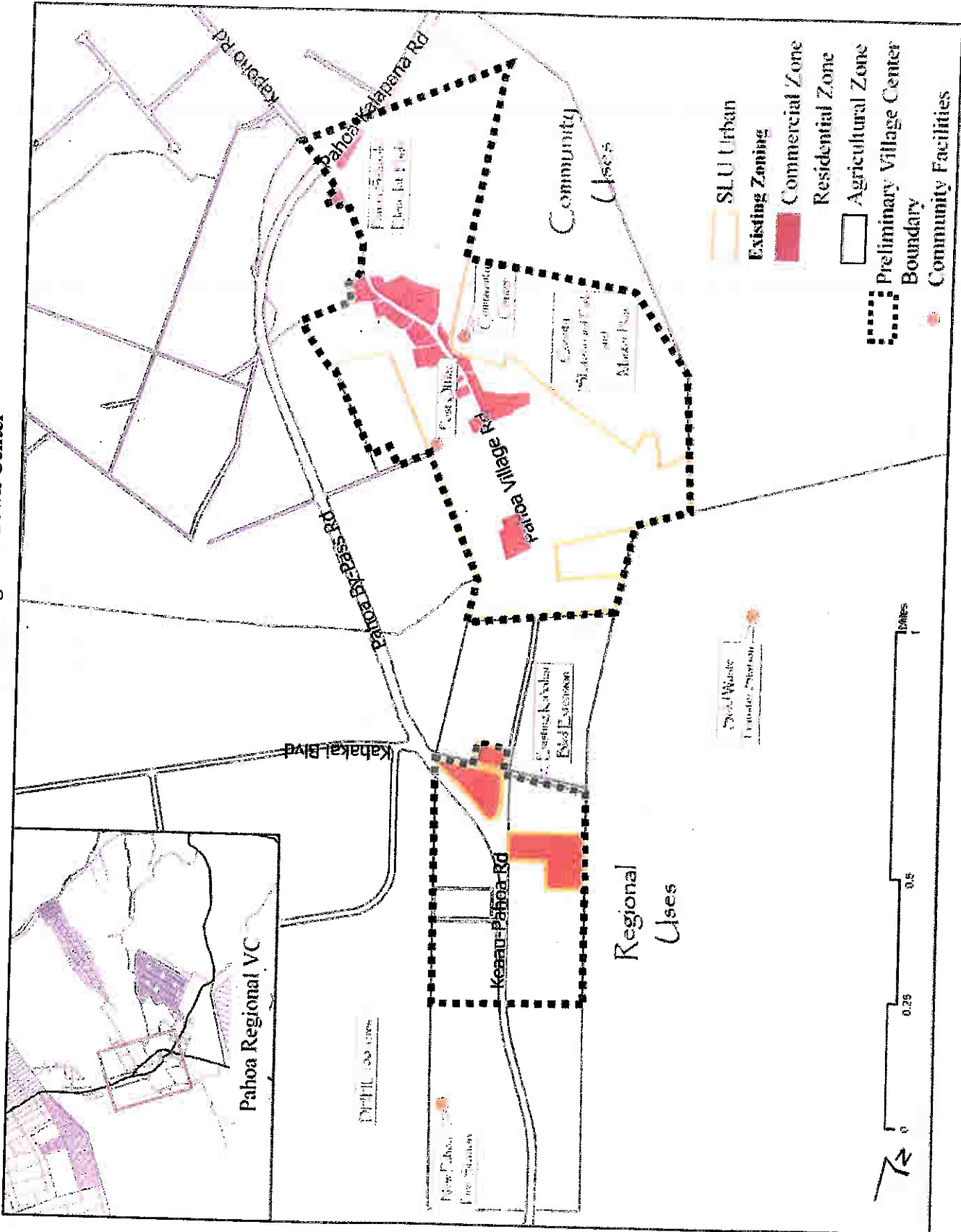
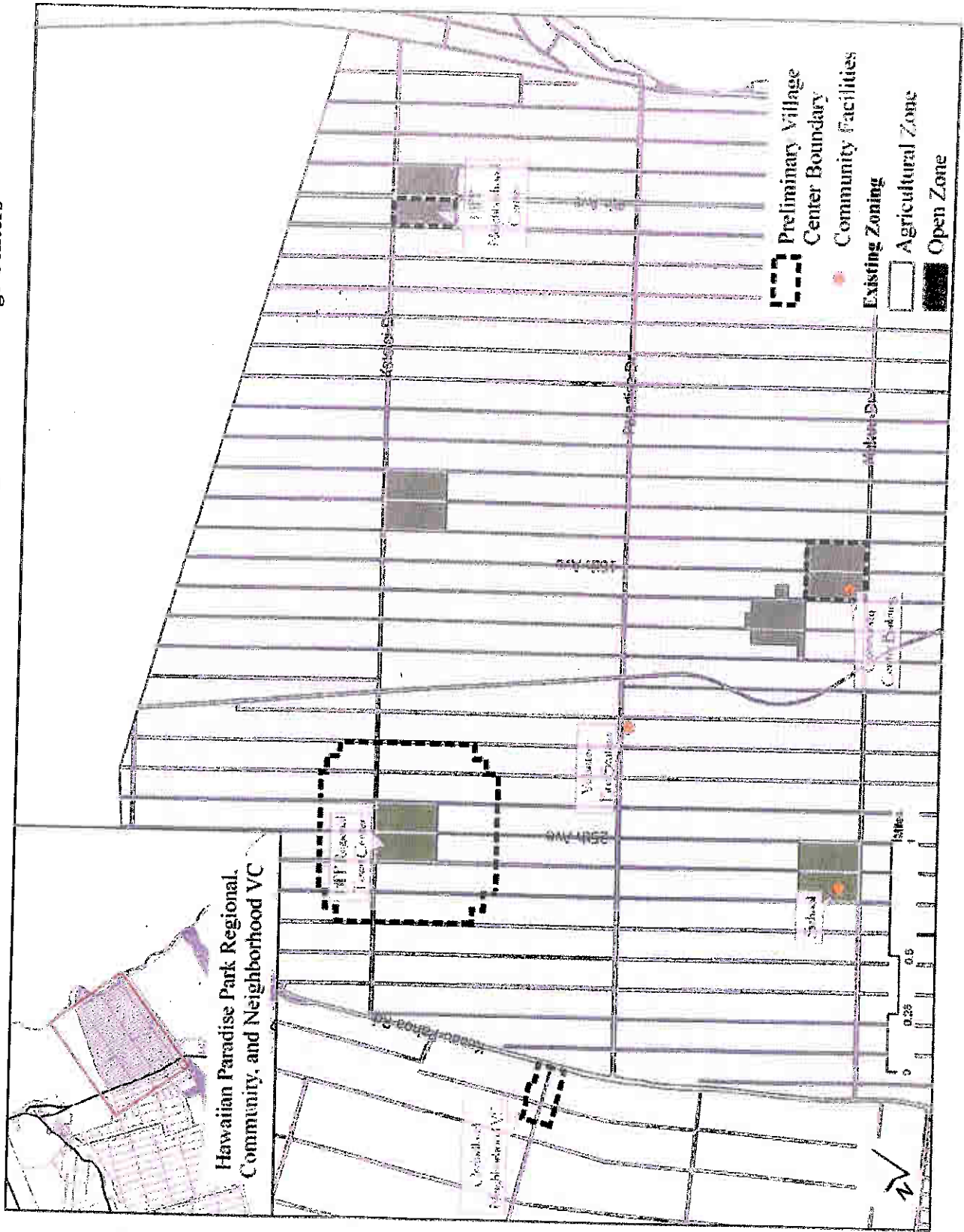
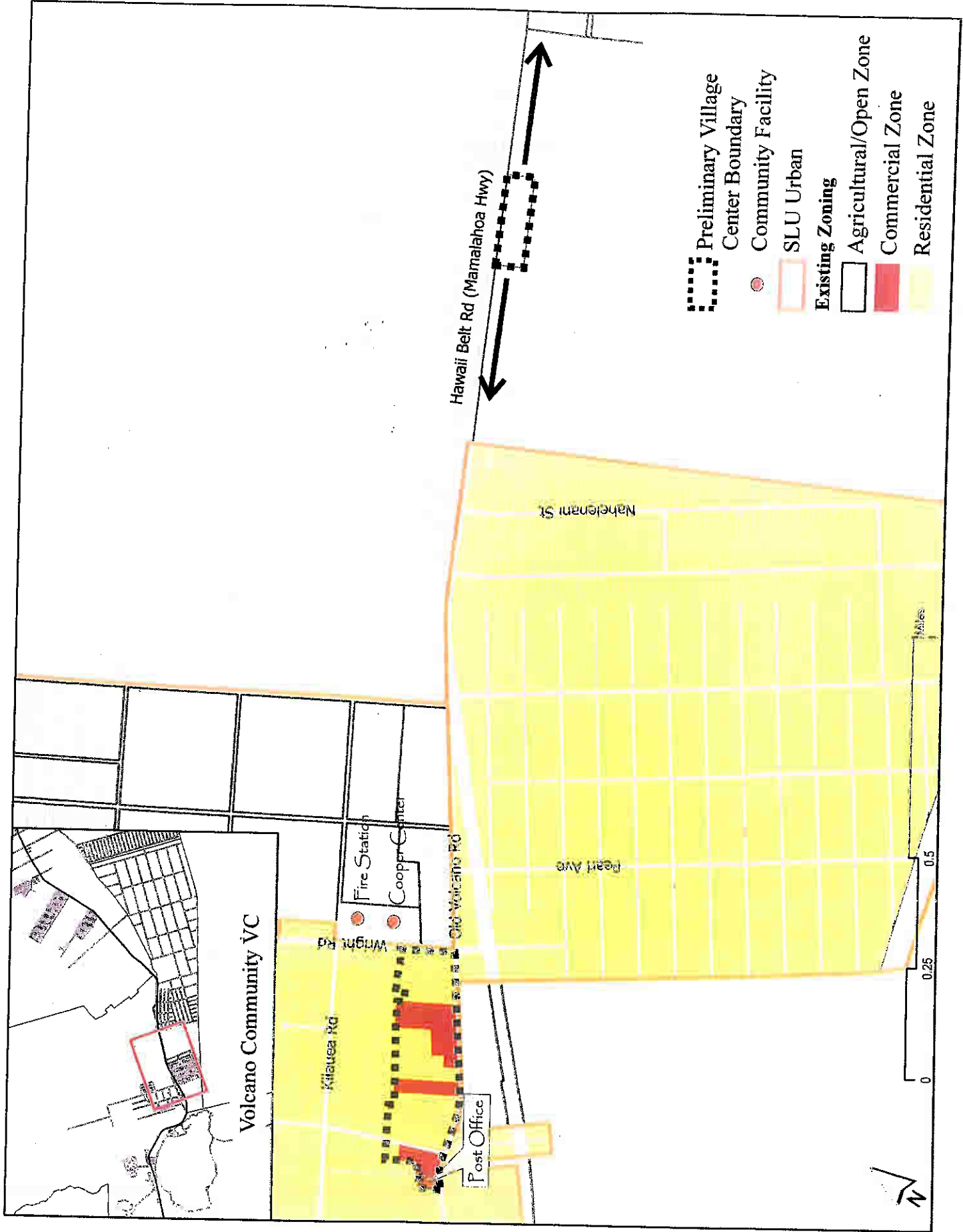


Figure 5-3: Hawaiian Paradise Park Regional Town Center and Village Centers

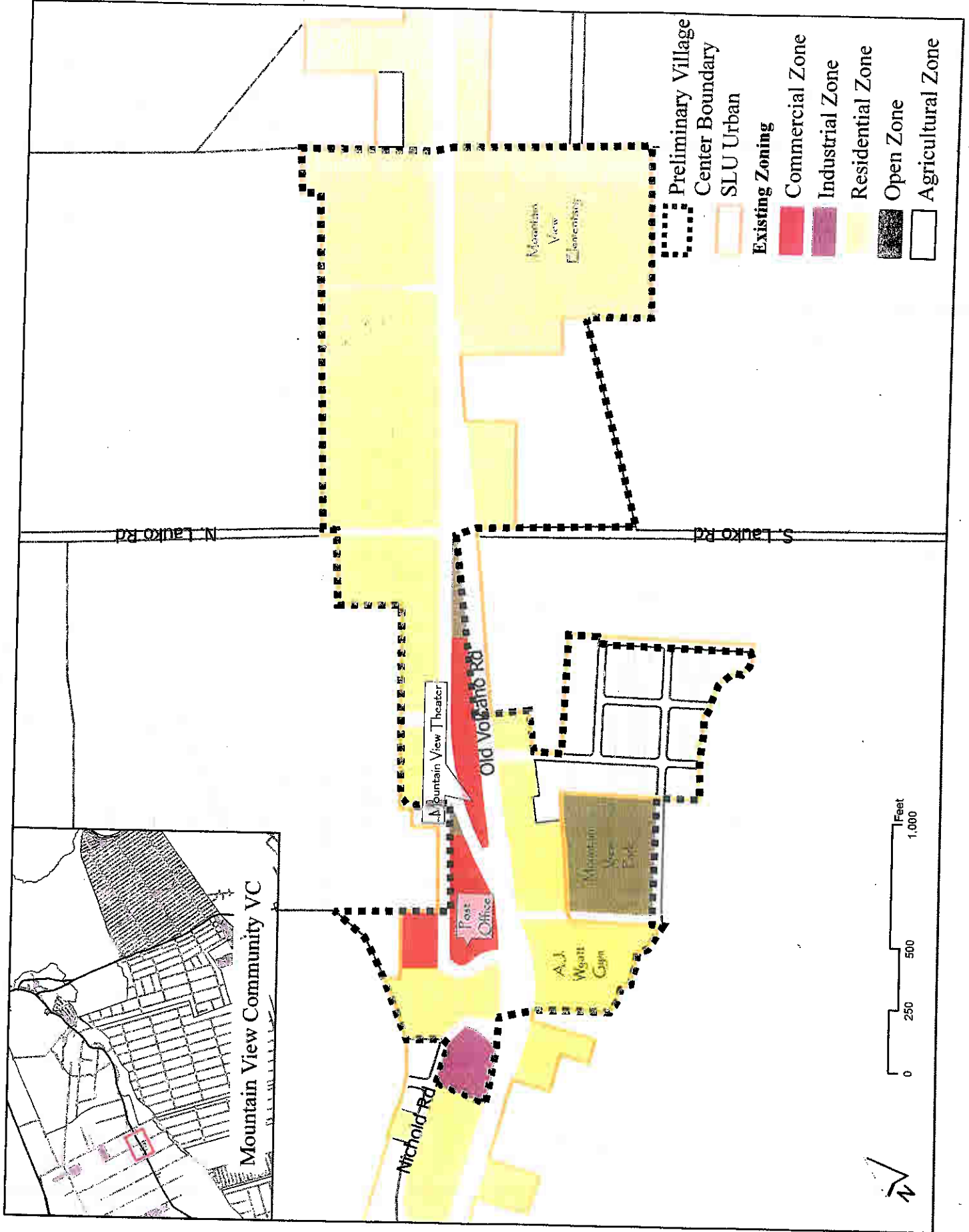




- Preliminary Village Center Boundary
- Community Facility
- SLU Urban
- Existing Zoning**
- Agricultural/Open Zone
- Commercial Zone
- Residential Zone



Mountain View Community Village Center



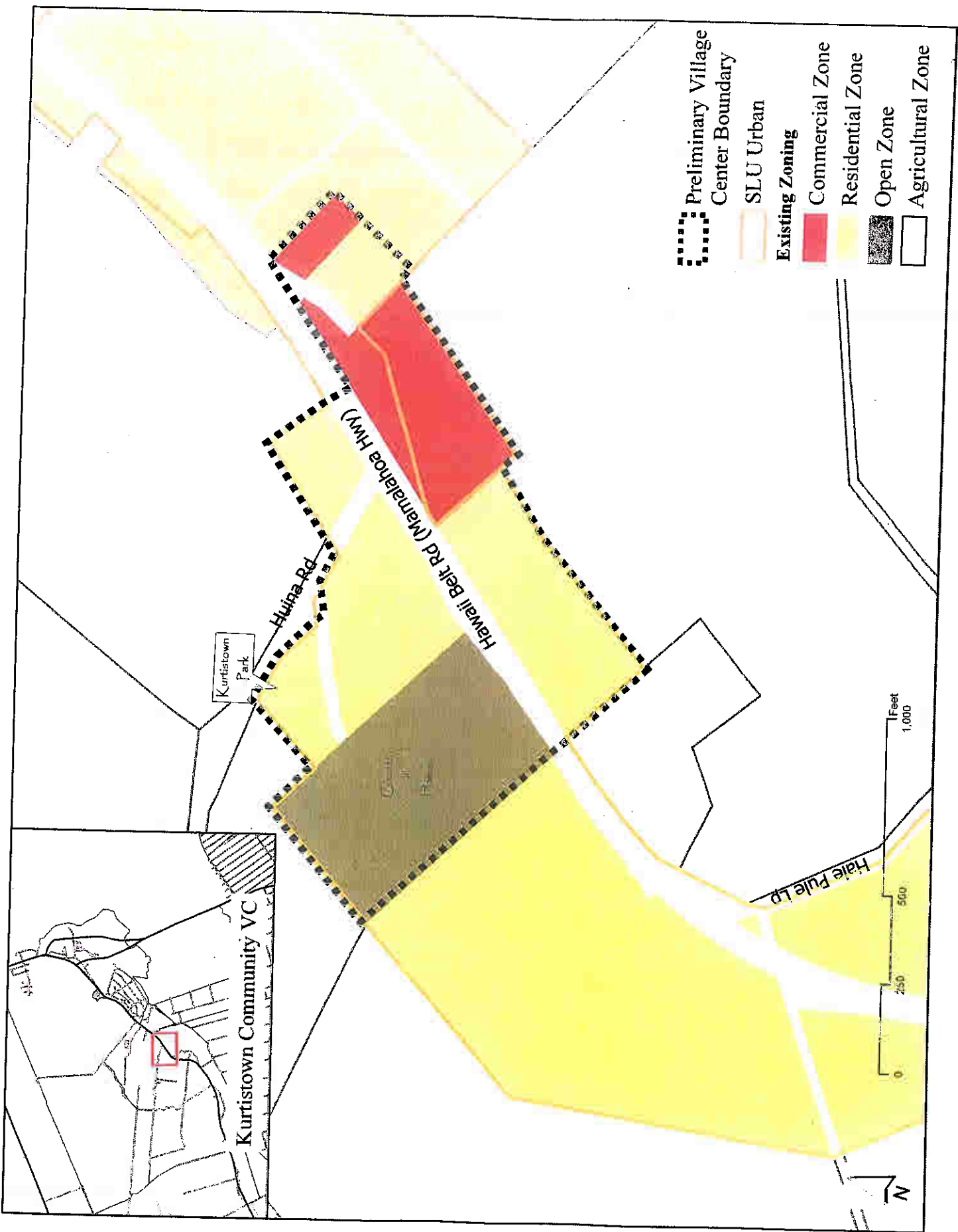
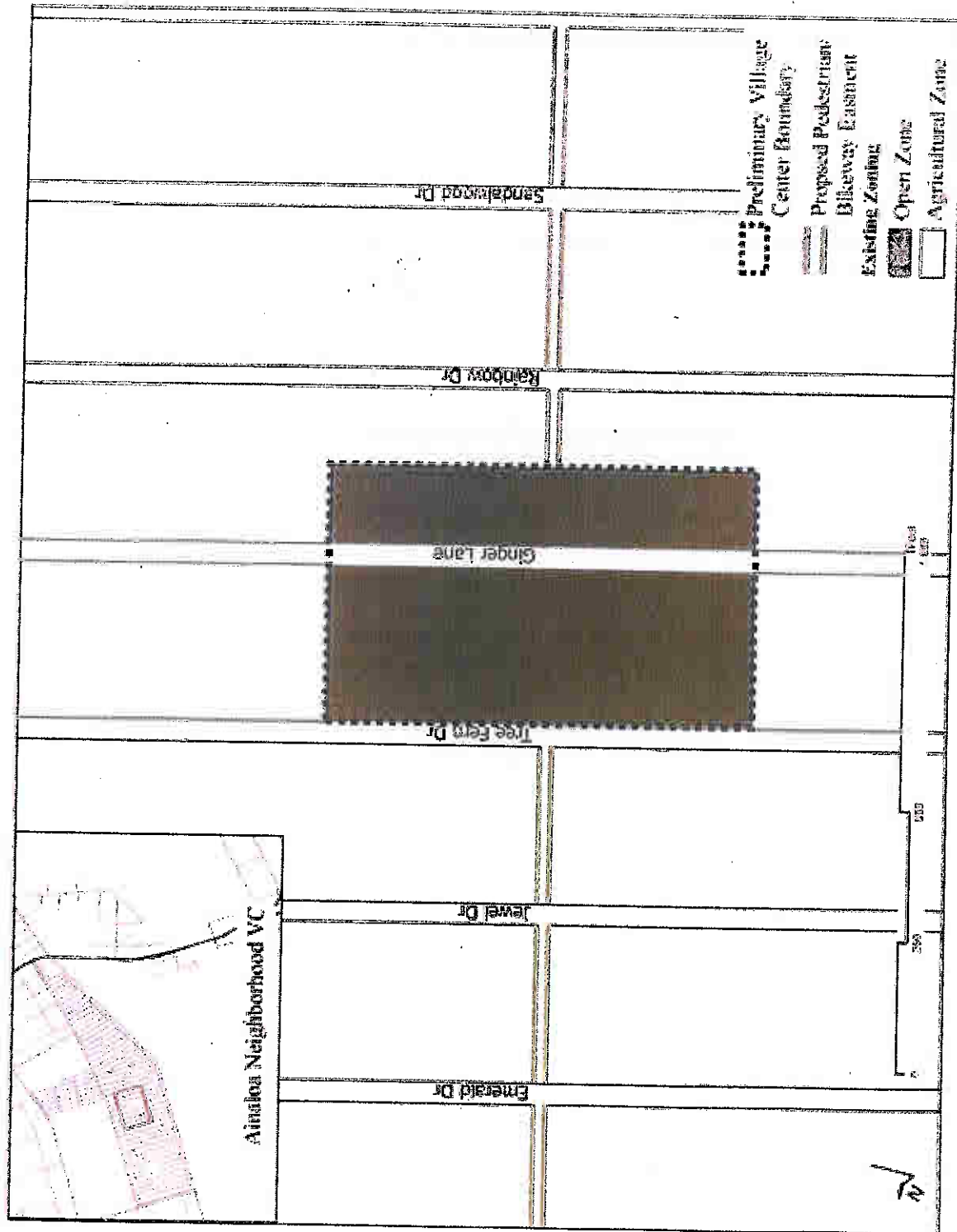
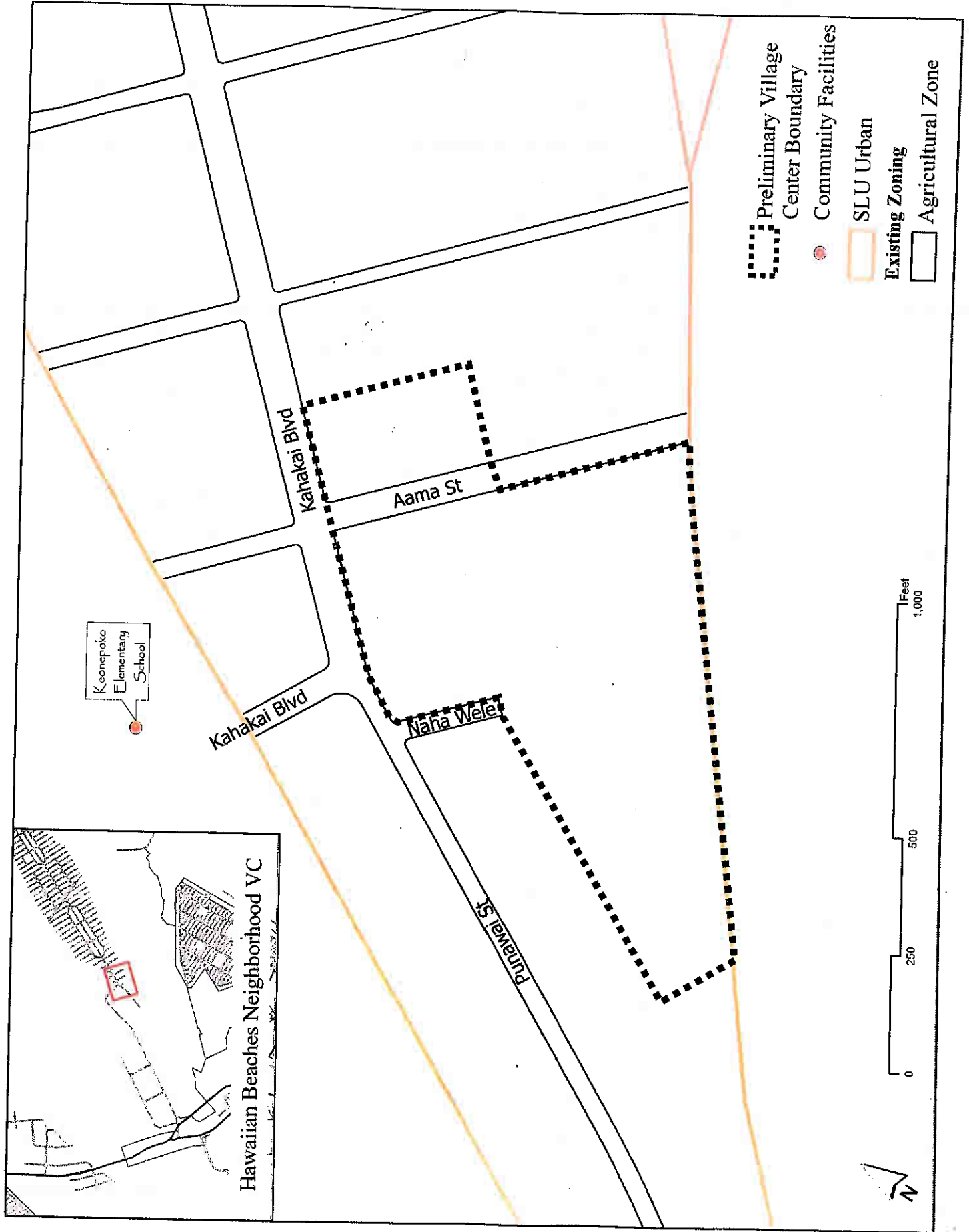


Figure 5-7: Ainaloa Neighborhood Village Center



HAWAIIAN BEACHES NEIGHBORHOOD VILLAGE CENTERS



Keonepoko
Elementary
School

Kahakai Blvd

Kahakai Blvd

Aama St

Naha Wele

Puuwaia St

- Preliminary Village Center Boundary
- Community Facilities
- SLU Urban Existing Zoning
- Agricultural Zone

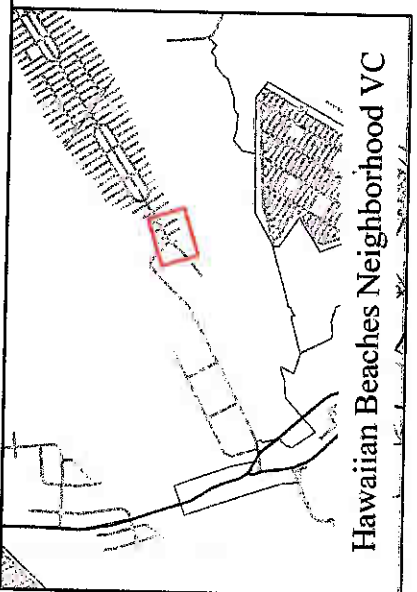


Figure 3-7: Orchidland Neighborhood Village Center

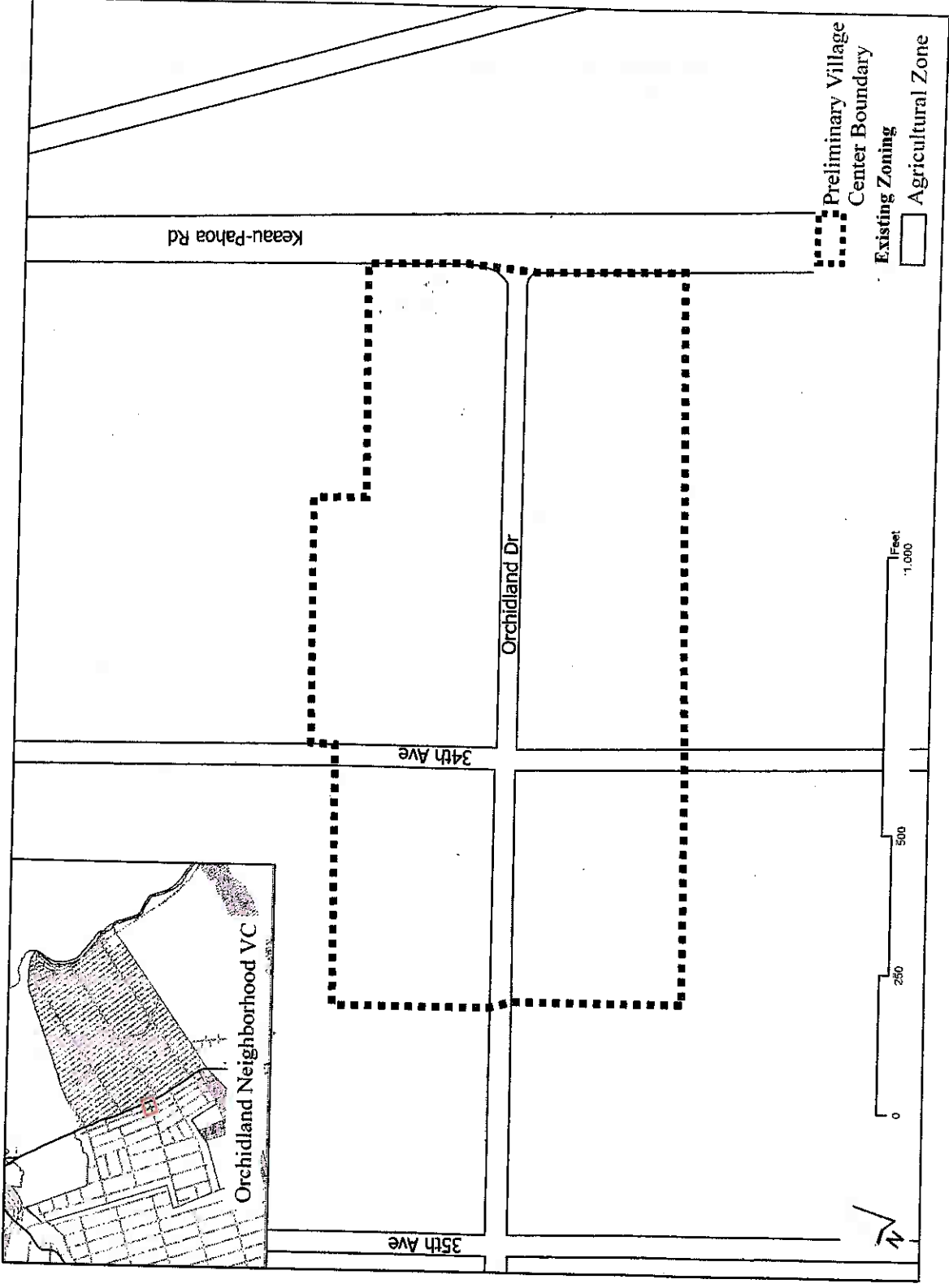


Figure 5-10: Nanawale Neighborhood Village Center

