



KILAUEA NEIGHBORHOOD ASSOCIATION

President: Yoshito L'Hote	Angela Anderson, Chair Kauai Planning Commission c/o county of Kaua`i Planning Department 4444 Rice St., A 473 Lihue, HI 96766
Vice President: Alvin Castelo	
Secretary: Thomas Pickett	April 8, 2015
Treasurer: Gary Pacheco	Dear Ms. Anderson and members of the Kauai Planning Commission,
Sergeant-at-arms Scott Mijares	Thank you for referring Nicki Pignoli to the KNA regarding her use permit application for her existing Bed and Breakfast. Nicki was on the meeting agenda of April 7th. We understand that the Planning Commission is currently considering a bill addressing requirements for and allowable numbers of homestays, including B&Bs. The Board of the KNA voted 11 for to 2 abstentions in support of Ms Pignoli's use permit application.
PTSA Rep. Tricia Padilla	
Directors: Mike Latif Beryl Blaich Bill Troutman Tim Kalai Ken Carlson Charlie Martin Carrie Souza Ron Paul Tamra Martin	The following are the reasons for our support; a. Nicki provided the Board and the audience with a request letter, a map locating her residence, and 5 (6) letters of endorsement from adjacent neighbors, who had no complaints or concerns about this operation. The KNA has never heard a single complaint about activity in Nicki's home. b. She described her B&B and answered questions from the Board (and audience). Several practices of her operation assuaged specific concerns of Board members. c. She only rents one bedroom of her four bedroom residence. d. She is always in residence when guests are present. If she is away herself, she does not book guests. e. The guest(s) has only one car and that is parked in her driveway, off street. f. She only books through one website, VBRO. g. She has paid and continues to pay the Transient Accommodation Tax and residential commercial property rate taxes.



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The Board feels that these should be standard practices for B&Bs in general. That said, we think that every B&B application should be reviewed, on a case by case basis, by the community in which it is located.

Vice President:

Alvin Castelo

The KNA Board does have a concern that we want the Planning Commission and any Homestay Bill to address. We would like homestay use to be restricted to the applicant. This use permit should not run with the land. We believe that this permit constitutes a "license" to operate rather than a sanction for any and all future landowners to house paying guests. We would like a permit condition that stipulates that this is a temporary use, granted solely to Ms. Pignoli.

Secretary:

Thomas Pickett

Treasurer:

Gary Pacheco

Sergeant-at-arms

Scott Mijares

The Board would also like the Planning Commission to know that the KNA appreciates and trusts Nicki. She is one of the most energetic and enthusiastic community volunteers that we know. The Kilauea Point Natural History Association, Na Aina Kai Botanical Gardens, the local food pantry, the Friends of the Princeville Library and we, the Kilauea Neighborhood Association, have benefited from her responsible and capable involvement. However, we want to be clear that we are supporting her application because of its specific operational practices and because Nicki has the strong support of nearby neighbors.

PTSA Rep.

Tricia Padilla

Directors:

Mike Latif

Beryl Blaich

Bill Troutman

Tim Kalai

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Respectfully,

Yoshi L'Hote

President

Kilauea Neighborhood Association