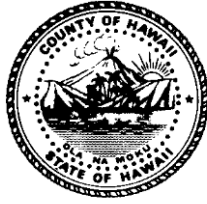


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## County of Hawai'i

### PLANNING DEPARTMENT

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June 28, 2024

Roy A. Vitousek III  
c/o Cades Schutte LLP  
75-170 Hualalai Road Suite B-303  
Kailua-Kona, HI 96740  
VIA EMAIL

Dear Mr. Vitousek:

**SUBJECT: Special Management Area Use Permit Assessment Application  
(PL-SAA-2024-000230)**

**Applicant: Roy A. Vitousek III, Cades Schutte LLP**

**Landowner: HKK Hawaii, LLC**

**Request: Exterior Improvements to the Courtyard King Kamehameha's Kona  
Beach Hotel**

**TMK: (3) 7-5-006:024 & 032 and (3)7-5-005-062; North Kona, Hawai'i**

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This is to acknowledge receipt of your Special Management Area Use Permit Assessment Application (SAA) dated May 31, 2024, requesting approval for exterior improvements to the existing Courtyard King Kamehameha's Kona Beach Hotel. The proposed project includes the construction of two (2) pickleball courts adjacent to the existing tennis courts and renovations to the existing lu'au grounds and its associated structures including the imu and drink station structures, the interiors of the lu'au bathrooms and landscaping and lighting improvements.

The subject parcel(s) encompasses a total area of 6.7860 acres. The parcel(s) are zoned Resort-Hotel District 0.75 (V-.75) and OPEN by the County, Urban by the State Land Use Commission, and designated Open (ope) and Resort Node (ren) by the Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map. Further, on parcel (3)7-006:024 there is an easement labeled Easement "C" for pedestrian purposes at Kamakahonu Beach. The existing hotel was constructed prior to the adoption of the Coastal Zone Management (CZM) statutes and subsequently Planning Commission Rule 9 relating to the Special Management Area. However,

SMA Use Permit No. 09-000032 was approved on July 20, 2009, for exterior improvements to the hotel. The parcels are in Flood Zone(s) VE and AE.

The parcel(s) are within the Special Management Area (SMA); and parcels (3)7-6-006:024 & 32 are within the “shoreline area” as defined by Section 205A-41, Hawai‘i Revised Statutes (HRS), however, due to the location of the proposed activities, the Director has waived the requirement for a shoreline certification.

**Proposed Project:**

The applicant is proposing the following exterior improvements to the King Kamehameha’s Resort:

- Renovate lu’au drink station and imu structures.
- Interior renovations to the lu’au restrooms
- Restoration and extension to the existing concrete walkways throughout lu’au grounds.
- Replace existing lu’au exterior lighting fixtures.
- Replace existing landscaping.
- Relocate stage storage sheds to area outside of shoreline setback.
- Remove existing shuffleboard court, asphalt and sidewalk and construct (2) new pickleball courts with a perimeter fence, landscaping and lighting.

**Special Management Area Determination:**

The proposed improvements to the Courtyard King Kamehameha’s Kona Beach Hotel are in conformance with the existing Special Management Area Use Permit No. 09-000032 approved by the Planning Commission on July 20, 2009, which allowed for the renovation of the King Kamehameha’s Kona Beach Hotel, its commercial area and related parking and landscaping improvements.

Please note, it is the landowner’s responsibilities to adhere to all conditions set forth in SMA No. 09-000032

While further review of the proposed activities against the SMA rules and regulations will not be required at this time, all other applicable Zoning and Building Code requirements must be satisfied.

Ray Vitousek III  
c/c Cades Schutte LLP  
June 28, 2024  
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If you have questions, please feel free to contact Derek Harbaugh at (808) 323-4774 or via email at [derek.harbaugh@hawaiicounty.gov](mailto:derek.harbaugh@hawaiicounty.gov).

Sincerely,

*Jeffrey W. Darrow*

Jeffrey W. Darrow (Jun 28, 2024 14:40 HST)

for

ZENDO KERN  
Planning Director

DH:sklo

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cc via email: GIS Section