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July 24, 2024

William McCowatt
c/o Hale Hawaii Design
74-5617 Pawai Place #203
Kailua-Kona, HI 96740
VIA EMAIL

Dear Mr. McCowatt:

**SUBJECT: Special Management Area Use Permit Assessment Application
(PL-SAA-2024-000235)**
Applicant: William McCowatt, Hale Hawaii Design
Landowner: 12th and "A" Hotel Partners LP
Request: Minor Improvements to an Existing Hotel and Restaurant Complex
TMK: (3) 7-5-007:004; North Kona District, Island of Hawai'i

This is to acknowledge receipt of your Special Management Area Use Permit Assessment Application (SAA) dated July 8, 2024, requesting approval for the demolition of an open-air storage area and replacing it with an enclosed storage room attached to an existing restaurant. The applicant also proposes construction of a concrete pad and roof structure to house updated pool equipment, demolition of two (2) unpermitted structures and other related improvements to the existing Kona Bay Hotel, now the Kona Bay Hampton Inn.

The subject parcel encompasses a total land area of 2.0567 acres and is zoned Resort-Hotel District 0.75 (V-.75), Urban by the State Land Use Commission, and designated Resort Node (ren) by the Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map. The parcel is within the Special Management Area (SMA); however, it is not within the "shoreline area" as defined by Section 205A-41, Hawai'i Revised Statutes (HRS).

Proposed Project:

The applicant is proposing the following improvements to an existing hotel and restaurant complex:

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- Demolition of an existing partially open storage area and replace it with an enclosed storage room attached to an existing restaurant.
- Construction of a concrete pad and roof structure to house updated pool equipment.
- Demolition of two (2) unpermitted structures.
- Addition of a new electrical transformer to be located in the parking area.
- Revise parking layout and parking stall count.

Special Management Area Determination:

The proposed improvements to the Kona Bay Hampton Inn are in conformance with the existing Special Management Area Use Permits No. 83 approved by the Planning Commission on July 25, 1979, which allowed for the construction of a restaurant, lobby complex and related improvements to the Kona Bay Hotel Complex and SMA No. 85 approved by the Planning Commission on July 25, 1979 allowing for the renovation to existing structures, construction of additional structures for commercial uses, and related improvements including additional parking in Kaulua Village.

Please note, it is the landowner's responsibilities to adhere to all conditions set forth in SMA No(s). 83 and 85.

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.

If you have questions, please feel free to contact Derek Harbaugh at (808) 323-4774 or via email at derek.harbaugh@hawaiicounty.gov.

Sincerely,

Zendo Kern
Zendo Kern (Jul 24, 2024 09:57 HST)

ZENDO KERN
Planning Director

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cc via email: 12th and "A" Hotel Partners LP