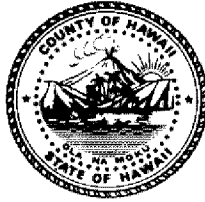


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August 05, 2024

Michael Hreczny
c/o Guerin Glass Architects
3007 Diamond Head Road
Honolulu, HI 96815
VIA EMAIL

Dear Mr. Hreczny:

**SUBJECT: Special Management Area Use Permit Assessment Application
(PL-SAA-2024-000240)**
Applicant: Michael Hreczny
Landowner: Hilton Land Investment 1 LLC
Request: Interior Renovations of 414 Existing Hotel Units
TMK: (3) 6-9-007:014; South Kohala District, Island of Hawai'i

This is to acknowledge receipt of your Special Management Area Use Permit Assessment Application (SAA) dated July 29, 2024, requesting approval for the interior renovation of four hundred and fourteen (414) hotel units at the Hilton Hawaiian Waikoloa Village Palace Tower. Work will consist of new plumbing fixtures, new furniture, millwork, interior demolition of non-bearing structures, electrical and mechanical work, new material finishes and ADA improvements to meet current compliance.

The subject parcel encompasses a total land area of 48.2670 acres and is zoned Resort-Hotel District 1.25 (V-1.25); Urban by the State Land Use Commission; and designated Resort Node (ren) and Open (ope) by the Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map. The parcel is within the Special Management Area (SMA) area and is within the "shoreline area" as defined by Section 205A-41, Hawai'i Revised Statutes (HRS). The subject property is in Flood Zone(s) X, AE and VE. Due to the location of the proposed project being greater than 265 feet from the shoreline, the Director has waived the requirement for an updated shoreline certification for this project.

Proposed Project:

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

- Minor demolition of non-load bearing interior structures.
- New furnishings and millwork.

- Replacement of plumbing fixtures.
- Electrical upgrades to wiring, outlets and lighting fixtures.
- Mechanical upgrades to HVAC systems.
- New flooring, wall coverings and interior painting.
- Accessibility improvements to ensure compliance with current Americans with Disabilities Act (ADA) standards.

Staging areas for the proposed project will be established and will not interfere or alter public access or safety. No other work is proposed at this time.

Special Management Area Determination:

The Director has determined the proposed improvements to the Hilton Hawaiian Waikoloa Village Palace Tower are in conformance with the existing Special Management Area Use Permits No. 25 approved by the Planning Commission on March 4, 1977, allowing for the “*Development of the Entire Waikoloa Resort Complex*” including hotel rooms, multiple-family residences and other related improvements. The project also conforms to SMA 223 approved by the Planning Commission on April 9th, 1985 for the development of 1,200 rooms for the Hyatt Regency Waikoloa Hotel (now the Hilton Hawaiian Waikoloa Village Beach Resort).

Please note, the proposed work shall comply with the requirements of Hawai‘i County Code (HCC) Chapter 10, Erosion and Sedimentation Control and all construction and maintenance activities on the subject parcel shall comply with Chapter 27, Floodplain Management, of the Hawai‘i County Code.

Further, it is the landowner’s responsibilities to adhere to all conditions set forth in SMA No(s). 25 and 223.

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 (Aug 5, 2024 08:27 HST)

ZENDO KERN
Planning Director

DH:tc