

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)	
SPECIAL MANAGEMENT AREA)	SMA Use Permit
USE PERMIT)	No. 54
by)	
KAILUA-KONA VILLAGE DEVELOPMENT GROUP)	
for)	
CONVERSION OF HOTEL AND SUPPORT)	
FACILITIES TO A SHOPPING AND)	
OFFICE COMPLEX AND THE)	
CONSTRUCTION OF A PARKING AREA)	
in)	
Keopu 3rd, Honuaula, and)	
Hienaloli 1st and 2nd,)	
North Kona, Hawaii)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on March 8, 1978, considered the application of KAILUA-KONA VILLAGE DEVELOPMENT GROUP for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the conversion of hotel and support facilities to a shopping and office complex and the construction of a parking area in Keopu 3rd, Honuaula, and Hienaloli 1st and 2nd, North Kona, Hawaii, Tax Map Key 7-5-05:21 and 7-5-08:12, 22.

The Commission has found:

That approval of the subject request will not be contrary to the purpose and intent of the Environmental Shoreline Protection Act or Rule 9 of the Planning Commission. The purpose of the subject request is to allow the conversion of an existing hotel facility. The uses proposed are retail commercial, offices and restaurant/discotheque. These uses will be housed in existing structures and the alterations which are proposed are minor in nature, such as painting and other exterior type of renovations. The petitioner has also proposed the construction of a parking facility on the mauka side of Ali'i Drive. None of these proposed improvements to the existing structures will increase the degree of environmental impacts which now exist. In addition, the proposed parking facility is sufficiently set back from the shoreline area so that it will not have adverse effects upon it.

The proposed action will not interfere with public access to the shoreline or with recreational areas. Development in the area has already altered any important habitat or natural systems which may have existed in the area. Further, all essential infrastructure facilities are available, including sewage system, so potential impacts from a lack of infrastructure are not expected.

Based on the above, it is determined that granting of the Special Management Area Use Permit is consistent with the intent of the Environmental Shoreline Protection Act and Rule 9.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the conversion of hotel and support facilities to a shopping and office complex and the construction of a parking area pursuant to the authority vested in it by Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, subject to the following conditions:

1. That the petitioner or its authorized representative shall submit plans for preliminary approval for the renovations and the parking area within one year from the effective date of approval of the Special Management Area Use Permit. Such plans shall include landscaping.
2. That construction of the proposed parking facility shall commence within one year from the receipt of final plan approval and be completed within two years thereafter. The petitioner shall comply with all requirements of the Department of Public Works, including obtaining a Grading Permit for the proposed parking area.
3. That the petitioner shall receive written authority from the Chief Engineer of the Department of Public Works to construct the parking facility over the Keopu drainage easement and shall comply with Chapter 9, Article 2 of the Hawaii County Code, as amended, relative to being granted an easement over County property.
4. That areas which are to be converted to the proposed uses shall not be occupied until final plan approval has been received and occupancy permits have been granted.
5. That improvements shall not be undertaken in the area makai of the existing structures on Tax Map Key 7-5-07:21 unless this Special Management Area Use Permit is amended or another is granted.
6. That should any archaeological or historical sites be found during grading or construction of the parking area, the petitioner or its authorized representative shall notify the State Historic Office and the Planning Department immediately. Construction shall not interfere with any such sites until clearance from the Planning Department is obtained.


7. That all other applicable rules and regulations shall be complied with.

Should any of the foregoing conditions not be met, the Special Management Area Use Permit may be deemed null and void by the Planning Commission.

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The effective date of this permit shall be March 8, 1978.

Dated at Hilo, Hawaii, this 27th day of April, 1978.



William J. Paris, Jr.
Pro-tem Chairman
Planning Commission

APPROVED as to
FORM and LEGALITY

Roxanna Garcia

CORPORATION COUNSEL
COUNTY OF HAWAII

Date MAR 28 1978

ASSISTANT