

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA USE)
PERMIT)
by)
KAILUA-KONA VILLAGE)
DEVELOPMENT GROUP) SMA USE PERMIT NO. 85
for)
COMMERCIAL/OFFICE BUILDING)
ADDITIONS AND RELATED)
IMPROVEMENTS)
in)
Land Divisions of Keopu 3rd,)
Honuaula, and Hienaloli,)
North Kona, Hawaii)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on December 14, 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 renovation of existing structures, construction of additional structures for commercial uses, and related improvements including additional parking in Kailua Village, in the land divisions of Keopu 3rd, Honuaula, and Hienaloli, North Kona, Hawaii, TMK: 7-5-07:3, 21, 25, 63 and 64 and 7-5-08:12 and 22.

The Commission has found:

That the proposed development is not expected to have significant adverse environmental impacts. The purpose of the subject request is to allow the construction of various improvements to a commercial/office complex. The proposed improvements will essentially add more gross floor area to the Kailua Village Center development, thereby completing the conversion of the subject properties from a hotel complex to a commercial/office complex. Except for a minor improvement in the makai portion of the area under consideration, the proposed development will take place mauka of existing structural improvements in the complex. Inasmuch as the area under consideration is already developed, the proposed improvements are not expected to increase the degree of environmental impacts which now exist. In addition, the proposed improvements are sufficiently set back from the shoreline area so that they will not have adverse effects upon it.

The proposed improvements will not interfere with public access to the shoreline or with recreational areas. Development in the area has already altered any important habitats or natural systems which may have existed in the area. Further, all essential infrastructures and services are available to the subject properties, including a sewerage system, so that potential impacts from a lack of such are not expected.

Based on the above, it is determined that the granting of the Special Management Area Use Permit would not be contrary to the purpose and intent of Rule 9 of the Planning Commission or to the Hawaii Coastal Zone Management program as contained in Chapter 205A, Hawaii Revised Statutes.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the renovation of existing structures, construction of additional structures for commercial uses, and related improvements including additional parking in Kailua Village, in the land divisions of Keopu 3rd, Honuaula, and Hienaloli, North Kona, Hawaii, 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 proposed development shall conform substantially to the plans submitted and the representations made by the petitioner.
2. That the petitioner or its authorized representative shall secure final plan approval within one (1) year from the effective date of approval of the Special Management Area Use Permit.
3. That construction of the proposed improvements shall commence within one (1) year from the date of receipt of final plan approval and shall be completed within two (2) years thereafter.
4. That the building lines of the proposed structures shall be a minimum of four (4) feet from the front property line of tax map key 7-5-07:21 and further that no projections shall extend beyond the front property line.
5. That the petitioner shall submit a landscaping plan for review and approval at the time of plan approval.
6. That the compact car parking stalls shall be clearly marked as such. The proposed means of designating the compact car stalls shall be submitted for review and approval at the time of plan approval.
7. That the parking improvements shall be completed and the landscaping program shall be commenced prior to the issuance of an occupancy permit.

8. That the conditions of approval of Special Management Area Use Permit No. 54 shall be complied with.

9. That all other applicable rules, regulations and requirements 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.

The effective date of the permit shall be December 14, 1978.

Dated at Hilo, Hawaii, this 25th day of January, 1979.



William F. Mielcke
Chairman, Planning Commission

