

January 19, 1982

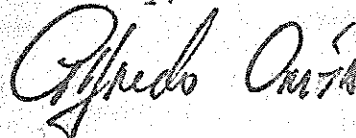
Mr. Ron Brown
World Square
P. O. Box 1446
Kailua-Kona, HI 96740

Dear Mr. Brown:

SMA Use Permit No. 103
TMK: 7-5-07:23, 7 & 8

The Planning Commission at its regular meeting on January 14, 1982, voted to nullify SMA Use Permit No. 103 as a result of non-compliance with performance time condition. The permit allowed the construction of a third floor and pedestrian ramp addition to an existing building in the World Square complex, Kailua Village, North Kona, Hawaii.

Sincerely,



ALFREDO ORITA
CHAIRMAN, PLANNING COMMISSION

lgv

cc: Building Division, Public Works
Kona Services Office

JAN 22 1982

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA)
USE PERMIT)
by)
WORLD SQUARE) SMA USE PERMIT NO. 103
for)
A THIRD FLOOR AND)
PEDESTRIAN RAMP ADDITION)
TO AN EXISTING BUILDING)
in)
Kailua, North Kona, Hawaii)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on June 28, 1979, considered the application of WORLD SQUARE for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the construction of a third floor and pedestrian ramp addition to an existing building in the World Square complex situated on the mauka side of Ali'i Drive, Kailua, North Kona, Hawaii, Tax Map Key: 7-5-07:23, 7 and 8.

The Commission has found:

That the proposed development would be consistent with the goals and objectives expressed in Chapter 205-A, Hawaii Revised Statutes, and Rule 9 of the Planning Commission Relating to Environmental Shoreline Protection.

The subject properties are currently developed and do not contain any known historic sites nor provide habitat for known endangered plant or animal species.

The properties involved are located mauka of Ali'i Drive and do not abut the shoreline. Thus, the proposed development is not expected to interfere with the natural shoreline processes nor restrict public access to or along the shoreline.

Further, as the proposed theatre addition would be within the village of Kailua against the backdrop of the existing Kona Plaza and the Kailua Village Center, its development is not anticipated to restrict major views toward the ocean.

The proposed ramp and theatre may, however, have localized visual impact along Sarona Road which is proposed to be a major pedestrian corridor within Kailua Village. To minimize the visual effects of the proposed development staff is recommending a condition to assure adequate landscaping along the Sarona Road right-of-way.

Staff would like to emphasize that the SMA Use Permit under consideration is for the third story addition and pedestrian ramp only and does not include any parking nor the proposed landscaping within the Sarona Road right-of-way.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a third floor and pedestrian ramp addition to an existing building in the World Square complex situated on the mauka side of Ali'i Drive, Kailua, 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 petitioner, or his authorized representative, shall submit plans for and secure final plan approval within one (1) year from the effective date of the Special Management Area (SMA) Use Permit. Further, 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.
2. That the plans submitted for plan approval shall include a landscaping plan which mitigates the visual impact of the proposed third story and ramp addition on Sarona Road.
3. That an SMA Use Permit be secured for the proposed landscaping within the Sarona Road right-of-way and the necessary parking prior to the issuance of plan approval and/or a building permit for the third story addition and the pedestrian access ramp.
4. That the requirements of the State Department of Health shall be complied with.
5. 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 (SMA) Use Permit may be deemed null and void by the Planning Commission.

The effective date of the permit shall be June 28, 1979.

Dated at Hilo, Hawaii, this 19th day of July,
1979.



WILLIAM F. MIELCKE
Chairman, Planning Commission

APPROVED AS TO FORM
AND LEGALITY:



DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date: 7/18/79