

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA)
USE PERMIT)
by)
KEAUHOU KAI VENTURES) SMA USE PERMIT NO. 105
for)
THE CONSTRUCTION OF AN)
18-UNIT CONDOMINIUM COMPLEX)
AND RELATED IMPROVEMENTS)
in)
Keauhou, North Kona, Hawaii)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on June 27, 1979 and at its regular meeting July 12, 1979, considered the application of KEAUHOU KAI VENTURES 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 an 18-unit condominium apartment complex and related improvements. The property involved is located along the west or makai side of Kam III Road, approximately 145 feet south of the Kam III Road-Holua Road intersection, Keauhou, North Kona, Hawaii, Tax Map Key: 7-8-12:32.

The Commission has found:

That the proposed development is not anticipated to have any substantial adverse environmental or ecological effects. The purpose of the subject requests is to allow a condominium building containing eighteen (18) units. The proposed development also includes recreational facilities, landscaping, parking and other related improvements. The proposed building will be broken down into three (3) elements at different elevations which will help in visually integrating it with the natural slope. A greater portion of the property has already been graded; therefore, any further grading to the property will not be of a substantial nature as to disrupt the present topography of the land. The subject property is located approximately 450 feet from the shoreline. Since the subject site is not situated along the shoreline, it is felt that the proposed development will not interfere with the natural shoreline processes. Thus, the impact on the shoreline

is expected to be minimal. Further, the proposed development will not interfere with publicly owned or used recreational areas, with any natural areas or with public accesses to the shoreline.

There are also no known rare or endangered species of plants or animals or unique landforms on the subject property.

Although an archaeological survey did indicate that some archaeological remains were found on the property, any concerns will be mitigated through conditions of approval of the permits.

In regards to the disposal of sewage, connection will be made to the existing County system; otherwise, the petitioner would have to provide its own on-site sewerage treatment system.

All other essential utilities, including a 12-inch waterline, are or will be made available to the subject property. In this regard, the proposed development will complement the Multiple Residential element of the General Plan which encourages the development of multiple family units in areas zoned for such use and serviced by existing facilities.

Based on the above, it is determined that the approval of the proposed development will not be in conflict with the objectives and policies of the Hawaii Coastal Zone Management Program as contained in Chapter 205-A, Hawaii Revised Statutes or Rule No. 9 of the Planning Commission, Relating to Environmental Shoreline Protection.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of an 18-unit condominium apartment complex and related improvements. The property involved is located along the west or makai side of Kam III Road, approximately 145 feet south of the Kam III Road-Holua Road intersection, Keauhou, North Kona, Hawaii, Tax Map Key: 7-8-12:32, 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 conform substantially to the plans submitted and representations made by the petitioner, except as may be necessary or required in order to comply with any other conditions of approval and/or subsequent actions.
2. That the petitioner, or its authorized representative, shall submit plans and secure final plan approval within one (1) year from the effective date of approval of the permits.
3. That construction commence within one (1) year from the date of receipt of final plan approval and be completed within two (2) years thereafter.

4. That the height of the building shall not exceed forty-five (45) feet.
5. No living units shall be allowed on the first floor.
6. That a detailed landscaping plan be submitted for review and approval by the Planning Director. The landscaping plan should also include the use of taller trees along the front portion of the building.
7. That the archaeological report prepared by Lloyd Soehren shall be submitted prior to the issuance of any grading or grubbing permit and final plan approval. Further, if any other archaeological remains are found during land preparation activities, work shall immediately cease and the petitioner/representative shall immediately notify the Planning Department. Work shall not be resumed until a review and clearance is obtained from the Planning Department.
8. That the method of sewage disposal shall meet with the requirements and approval of the County Department of Public Works and State Department of Health.
9. That only one (1) access be permitted from the Kam III Road. The location of the access shall meet with the approval of the County Department of Public Works.
10. That the petitioner shall dedicate to the County an area of approximately 856 square feet along the Kam III Road for additional improvements to the stated roadway. The land area requested for dedication is on file with the Department of Public Works. Further, the petitioner shall construct a sidewalk along the roadway fronting its property, meeting with the approval of the Department of Public Works. Such improvements shall be constructed prior to the issuance of the occupancy permit of the proposed building.
11. That all other applicable rules, regulations and requirements, including those of the Department of Water Supply, shall be complied with.

Should these conditions not be met, the Special Management Area Use Permit shall be deemed null and void.

The effective date of the permit shall be July 12, 1979.

Dated at Hilo, Hawaii, this 23rd day of August, 1979.

APPROVED AS TO FORM
AND LEGALITY:


DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII


WILLIAM F. MIELCKE
Chairman, Planning Commission

Date: AUG 20 1979