

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
SPECIAL MANAGEMENT AREA )  
USE PERMIT )  
by )  
ARCHITECTURAL GROUP, LTD. ) SMA USE PERMIT NO. 109  
for )  
REMODELING AND ADDITIONS TO )  
EXISTING CHURCH AND )  
RELATED IMPROVEMENTS )  
in )  
Kailua Village, Hienaloli, )  
North Kona, Hawaii )  
\_\_\_\_\_ )

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on August 23, 1979, considered the application of ARCHITECTURAL GROUP, LTD. for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the remodeling and construction of additions to the existing Kealaokamalamalama Church and related improvements, including parking and landscaping in Kailua Village, Hienaloli, North Kona, Hawaii, tax map key: 7-5-08:5 and 18.

The Commission has found:

That the proposed development is not expected to have significant adverse environmental or ecological impacts on the Special Management Area (SMA). The purpose of this request is to allow the remodeling and some additions to an existing church building and related improvements such as landscaping and parking within the Kealaokamalamalama Church site. These improvements will involve the construction of a basement area below the existing church building. The height of the existing building will remain the same. Further, the exterior walls of the building will not be extended to a large degree. Consequently, the proposed improvements are not expected to significantly increase the degree of environmental impact which presently exists. Furthermore, this prior development has already altered any important habitats or natural ecosystems which may have existed in the area.

That the proposed addition will not alter or affect any existing viewplanes or scenic resources associated with the subject area. As stated earlier,

the height of the building will remain the same. Further, the building is already surrounded on four (4) sides by existing developments which include another church, the Islander Inn, and the Spindrifter Restaurant. In addition, due to its location of approximately 150 to 200 feet from the shoreline and the fact, as presented earlier, that the surrounding area is already densely built up, it is determined that the proposed development is not expected to have any significantly adverse environmental or ecological effects on the coastal area or nearshore waters. Further, the proposed development will not remove or impose restrictions on existing access routes to beaches or similar shoreline recreation areas due to its distance from such resources.

Based on the above, it is determined that the granting of this request will not be contrary to the purpose and intent of Rule 9 of the Planning Commission or to Chapter 205-A, HRS, Relating to Coastal Zone Management.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the remodeling and construction of additions to the existing Kealaokamalamalama Church and related improvements, including parking and landscaping in Kailua Village, Hienaloli, North Kona, Hawaii, tax map key: 7-5-08:5 and 18, 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 improvements shall conform substantially to the plans submitted and the representations made by the petitioner.
2. That parcels 5 and 18 of tax map key 7-5-08 shall be consolidated within one (1) year from the effective date of the SMA Use Permit.
3. That the petitioner, or its authorized representative, shall secure final plan approval within one (1) year from the date of final consolidation action.
4. That construction of the proposed improvements shall commence within one (1) year from the date of receipt of final plan approval and be completed within two (2) years thereafter.
5. That the tsunami inundation line shall be delineated on the plans to be submitted for Building Permit. Any improvements within the potential tsunami inundation area shall comply with the requirements of the Uniform Building Code which is administered by the Department of Public Works.

6. 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 August 23, 1979.

Dated at Hilo, Hawaii, this 8th day of November, 1979.



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WILLIAM F. MIELCKE  
Chairman, Planning Commission

APPROVED AS TO FORM  
AND LEGALITY:

  
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DEPUTY CORPORATION COUNSEL  
COUNTY OF HAWAII

Date: 10/16/79