

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR)	
SPECIAL MANAGEMENT AREA)	SMA USE PERMIT
USE PERMIT)	NO. 158
by)	
KILAUEA VOLCANO HOUSE, LTD.)	
for)	
CONSTRUCTION OF ADDITIONAL)	
PARKING STALLS)	
in)	
WAIAKEA, SOUTH HILO, HAWAII)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on June 9, 1981, considered the application of KILAUEA VOLCANO HOUSE, LTD. for a Special Management Area Use Permit in accordance with Rule No. 9 of the Planning Commission, Rules and Regulations Relating to Environmental Shoreline Protection to allow the construction of additional parking stalls at Waiakea, South Hilo, Hawaii, Tax Map Key 2-2-30:3.

The Commission has found the following:

That the proposed development is not anticipated to have any substantial adverse environmental or ecological effects. The purpose of this request is merely to provide additional parking stalls and related improvements for the Sheraton Waiakea Village Resort Complex, including the proposed commercial activities. In fact, with the exception of a few areas, the majority of the area involved has already been paved. In these paved areas, the existing parking stalls will be rearranged and re-striped. The new areas to be paved for the additional parking stalls have been improved with landscaping. Consequently, the proposed improvements are not expected to significantly increase the degree of environmental impact which may presently exist. Furthermore, the prior improvements (landscaping) have already altered any habitats or natural ecosystems which may have existed in the area.

The proposed improvements also are not anticipated to have any significant adverse impacts on the coastal ecosystem since the project site is quite a distance from the shoreline. Although the subject property is located within the tsunami inundation area, the potential of damages to the parking lot improvements from tsunami action should be minimal, if at all.

The proposed development is consistent with the objectives and policies of the Special Management Area Guidelines established by Chapter 205-A, Hawaii Revised Statutes, which

provide guidance for the preservation, protection and development of coastal resources of the State and County. Because of the limited nature of the proposed improvements and the prior improvements of the subject area, the granting of this request will not have adverse impact on the historic, recreational and scenic resources. In addition, coastal ecosystems and hazardous concerns should not be affected as previously discussed.

That the proposed development is consistent with the General Plan, the Zoning Code and other applicable ordinances. The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the area for Resort and High Density commercial uses. The subject property is currently being used for resort activities, as well as for future commercial activities. For such activities, the Zoning Code does stipulate that a certain number of parking stalls must be provided.

Based on the foregoing, it is therefore determined that the proposed development and its approval will be consistent with the objectives and policies of Chapter 205-A, HRS, Relating to Coastal Zone Management and Rule 9 of the County of Hawaii Relating to the Special Management Area and to the General Plan.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of additional parking stalls at Waiakea, South Hilo, Hawaii, Tax Map Key 2-2-30:3, pursuant to the authority vested in it by Rule No. 9 of the Planning Commission.

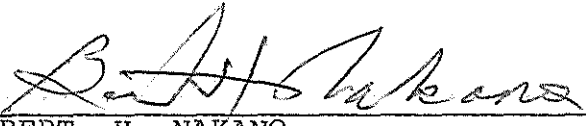
Approval of the Special Management Area Use Permit is subject to the following conditions:

1. That the petitioner, Kilauea Volcano House, Ltd., shall be responsible for all of the stated conditions of approval.
2. That prior to converting any of the hotel buildings for commercial uses, plans shall be submitted for Plan Approval review in accordance with Chapter 8 (Zoning Code), Hawaii County Code. The additional parking stalls required for the conversion shall also be included on the plans.
3. That all other applicable rules, regulations, and requirements, including those of the Department of Public Works relative to surface water run-off, shall be complied with.

Should 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 this Permit shall be June 9, 1981.

Dated at Hilo, Hawaii, this 10th day of July, 1981.


BERT. H. NAKANO
Chairman, Planning Commission

APPROVED AS TO FORM AND LEGALITY:

R. Ken Fukaya
DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII
Date: 29 June 81