

CERTIFIED MAIL

July 2, 1982

Mr. Guido Giacometti, President
Kamehameha Investment Corporation
P. O. Box 459
Honolulu, HI 96809

Dear Mr. Giacometti:

Special Management Area (SMA) Use Permit Application
TMK: 7-8-10:40 and Portion of 4

The Planning Commission at its duly held public hearing on July 1, 1982, voted to approve your application, SMA Use Permit No. 184, to allow the construction of a neighborhood shopping village consisting of 73,000 square feet of gross leasable area. The potential tenants will range from convenience shops, specialty stores, service outlets to restaurants, offices and a supermarket. Other related improvements proposed include, but are not limited to, landscaping, parking, grading and the provisions of accesses and roadway improvements at Keaunou, North Kona, Hawaii.

Approval of this request is based on the following:

The proposed development is not anticipated to have any substantial adverse environmental or ecological effects. The purpose of the subject request is to allow the development of a shopping village with an open mall and tenants ranging from convenience shops, specialty stores and service outlets to restaurants, offices and a supermarket, reconfiguration of Aii Drive and related improvements.

The proposed development is consistent with the Objectives, Policies and Special Management Area Guidelines as established pursuant to Chapter 205-A, HRS. These objectives and policies provide guidance for the preservation, protection and development of coastal resources of the State and County. The subject property is not situated along and is approximately

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1,500 feet from the shoreline. Therefore, it is felt that the proposed commercial development will not interfere with the natural shoreline processes. Thus, the impact on the shoreline area 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.

Due to the previous grubbing and leveling for exploratory purposes, there are no rare or endangered plant or animal species nor are any site of historical significance present on the subject property.

The proposed development is on the mauka side of Alii Drive, therefore its low two-story profile will not significantly affect any view corridors to the coastal area from roadways entering or leaving the resort community.

All infrastructure are or can be made available to the subject property. The greatest deficiency in this regard is the lack of curbs, gutters, sidewalks, and pedestrian walkways in the area. To initiate the development of these improvements, a recommended condition of approval is that the entire perimeter frontage of the property be improved with curbs, gutters, and sidewalks. Further, pedestrian walkways be provided mauka and makai of the subject area. With the continuing development of the sidewalks and walkways, pedestrian safety and convenience will be increased and emergency evacuation will be facilitated.

The proposed shopping village will serve the resort community with retail services and goods. Its location and proximity to the planned and existing developments within and near Keauhou-Kona is essential for accessibility and marketing reasons. Further, the diversity of services available to the visitors would increase should the property be used as proposed thereby increasing Keauhou's attractiveness and convenience to visitors. In addition, this project will provide additional and expanded employment opportunities for residents of the region, is consistent with social and physical goals of island residents, and will provide residents with opportunities to improve their quality of life.

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Finally, it should be noted that the petitioner has developed Comprehensive Design Principles which would assist the petitioner, developers, as well as the governmental agencies, in guiding the overall development of the Keauhou Resort Community.

The Medium Density Urban designation of the General Plan and the existing neighborhood commercial zoning designation allow the development for commercial purposes. As such, it is determined that the subject request is consistent with the General Plan, Zoning Code, and other applicable land use regulations.

Based on the foregoing, it is therefore determined that the proposed development will not have any substantial adverse impacts on the surrounding area. Furthermore, its approval will be consistent with the Objectives and Policies of Chapter 205-A, HRS, Relating to Coastal Zone Management, Rule 9 of the County of Hawaii Relating to the Special Management Area, the General Plan of the County of Hawaii, and the Zoning Code.

Approval of this SMA Use Permit request is subject to the following conditions:

1. That the petitioner or its authorized representative shall be responsible for complying with all of the stated conditions of approval.
2. The plans shall be submitted and Final Plan Approval secured in accordance with Article 22, Chapter 8 (Zoning Code) of the Hawaii County Code within one (1) year from the effective date of the Special Management Area Use Permit.
3. Construction of the proposed development 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. A drainage system consistent with the standards of the Department of Public Works shall be installed.
5. The entire frontage shall be improved to accommodate drainage, pedestrian and aesthetic concerns meeting with the approval of the Planning Director and Chief Engineer. Said improvement plans shall include pedestrian walkways

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from the Kamehameha III Road and Alii Drive. Further, said plans shall be determined and required as a condition of Final Plan Approval and shall be completed prior to issuance of occupancy permit.

6. The reconfiguration of Alii Drive shall meet with the approval of the Chief Engineer at the time of Plan Approval review.
7. Prior to submittal of plans for Phase II, the petitioner shall develop a pedestrian master plan to coincide and complement the landscape, roadway, land use master plan, etc., as reported in the Comprehensive Design Principles for Keauhou-Kona study.
8. Should any unanticipated archaeological sites, including subsurface lava tubes or burials be uncovered during grading, work shall cease and the Planning Department notified.

All other applicable requirements, including the requirements of the Department of Water Supply, State Department of Health, and the Department of Public Works shall be complied with.

Should any of the foregoing conditions not be met, this Special Management Area (SMA) Use Permit shall be deemed automatically void.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,

Tina Whitmarsh

CLYDE IMADA
Chairman Pro-Tem
Planning Commission

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cc: Department of Public Works
Department of Water Supply
Kona Services Office

bcc: Land Use Controls Division