

CERTIFIED MAIL

August 2, 1983

Mr. Kenneth Fujiyama  
Fujiyama Development Corporation  
1059 Kilauea Avenue  
Hilo, Hawaii 96720

Dear Mr. Fujiyama:

Special Management Area Use Permit Application  
TMK: 2-2-30:3

The Planning Commission at its duly held public hearing on July 27, voted to approve your application, Special Management Area Use Permit No. 198, to allow the demolition of certain buildings, provision of additional parkings areas, creation of a 3-lot subdivision and related improvements in conjunction with the conversion of the Sheraton Waiakea Village Hotel complex into a residential office and commercial condominium complex at Waiakea, South Hilo, 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 this request is to provide additional parking stalls and related improvements in conjunction with the conversion of the Sheraton Waiakea Village Resort Complex into a residential, office, commercial and hotel condominium complex. In addition, a 3-lot subdivision is being proposed to separate the residential/hotel area from the office and commercial areas. The conversion will involve demolition of some landscaping, ponds, and 5,827 square feet of portions of buildings 11, 16, and 21 for the additional parking area. Therefore, the majority of the area involved has already been improved to some degree. Consequently, the proposed improvements are not expected to significantly increase the degree of environmental impact which may presently exist. Furthermore, the prior improvements (landscaping, ponds, and pavement) have already altered any habitats or natural ecosystems which may have existed in the area.

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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 impacts on historic, recreational or scenic resources. In addition, coastal ecosystems and hazardous concerns should not be affected as previously discussed.

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 property is also zoned General Commercial-7500 square foot (CG-7.5) and Resort - 750 square foot (V-S-.75). The subject property will continue to be used for resort and commercial activities. It should be noted that each use will be evaluated against the restrictions of the appropriate zoning designation at the time of plan approval review. 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.

Approval of this special permit request is subject to the following conditions:

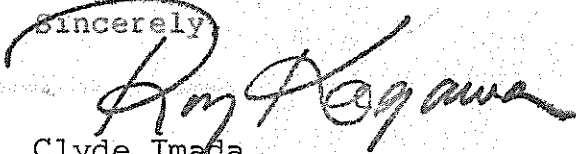
1. The petitioner, successors or its assigns shall be responsible for complying with all of the stated conditions of approval.

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2. The SMA Use Permit shall become automatically void should the requested transfer of Grant of Easement No. S-4553, involving the Hualani Street access, to the petitioner, successors or its assigns be denied.
3. Plans for the additional parking area and demolition of structures shall be submitted for Plan Approval review within one year from the effective date of the SMA Permit. Furthermore, prior to the conversion of any of the uses within the premises, plans for such conversions shall also be submitted for Plan Approval review.
4. Construction of the additional parking improvements shall commence within one year from the effective date of Final Plan Approval and shall be completed within two years thereafter.
5. Submit plans for the proposed 3-lot subdivision within one year from the effective date of the SMA Permit and secure final subdivision approval within one year from the date of tentative subdivision approval.
6. All other applicable Federal, State and County Rules, Regulations and Requirements, including the zoning code use and parking requirements, shall be complied with.

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

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

Sincerely  
  
Clyde Imada,  
Chairman, Planning Commission

cc: Department of Water Supply  
Department of Public Works, Building Division

bcc: Plan Approval Section

AUG 2 1983