

CERTIFIED MAIL

December 17, 1986

Mr. Gary Gonzalez
King's Kids International
P. O. Box 117
Kailua-Kona, HI 96745

Dear Mr. Gonzalez:

Use Permit Application
TMK: 7-4-10:2

The Planning Commission at its duly held public hearing on December 10, 1986, voted to approve your application, Use Permit No. 45, to allow the establishment of a major youth recreational facility within the General Industrial (MG) zoned district at Kona Industrial Subdivision, Kailua-Kona, Keahuolu, North Kona, Hawaii.

Approval of this request is based on the following:

The area under consideration is the Kailua industrial area which is the site of numerous industrial and related activities. The lots in this area have been extensively developed and have already established the character of the area as being one of a service industrial use. The proposed use will not adversely affect this character since the major impacts of the proposed use would be noise generated, traffic encouraged, and parking required. Given the industrial nature of many of the uses in this area, any additional noise created would not adversely affect surrounding land uses. The traffic generated should be readily accommodated since the area has been developed to current standards.

Parking has been previously identified as one area of potential problem. The petitioners, however, will be required to comply with the minimum parking requirements for this mixed use development. A condition of approval will ensure that the adequate parking is provided for the proposed use. With the provision of the necessary parking, it is determined that the request will not be materially detrimental to the public welfare nor cause substantial, adverse impact to the community's

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character or to surrounding uses and properties; nor would they adversely affect similar or related existing uses within the surrounding area, community or region.

All essential utilities and services are available to the subject property. As such, it is determined that that proposed use would not place any unusual burden on public agencies to provide additional public facilities and services.

Finally, given the above findings and the General Plan Recreational element goal which is to "Provide a wide variety of recreational opportunities for the residents of the County," it is determined that the proposed use is consistent with the General Plan, and the intent and purpose of the Zoning Code.

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

1. The petitioners, successors or its assigns shall be responsible for complying with all of the stated conditions of approval.
2. Plans for the proposed use, including a revised parking plan, showing a maximum 33 percent compact stalls; two handicapped stalls; and a floor plan of the subject building showing the existing businesses and the floor area of each business, shall be submitted to the Planning Department for Plan Approval review within one year from the effective date of approval of the Use Permit.
3. The proposed use shall not be in operation until the required number of parking stalls as determined by the Plan Approval process have been physically provided for this proposed use.
4. The proposed plans for the youth recreational facility shall also comply with the requirements of the Department of Public Works.
5. All other applicable rules, regulations, and requirements, including those of the State Department of Health, shall be complied with.
6. The Planning Director may administratively grant extensions to the foregoing time condition. Further, should the Director determine that any of the conditions have not been met or substantially complied with, the Director shall initiate procedures to nullify the Use Permit.

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

Sincerely,

Barbara A. Koi

Barbara A. Koi
Chairperson, Planning Commission

cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
Hawaii County Services, Deputy Managing Director's Office

bcc: Plan Approval Section