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August 17, 2016

Duane Kanuha
Director
Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720

2016 AUG 17 pm 2 02
PLANNING DEPARTMENT
COUNTY OF HAWAII

Re: **Hokuli'a - Supplement to April 25, 2016 request for amendment to Shoreline Park Management and Public Access Plan dated November 1998; and Submittal of Plan Approval Application for Shoreline Park Restrooms**
Applicant: 1250 Oceanside, LLC
North Kona, Island of Hawaii, Hawaii
Tax Map Key Nos.: (3) 8-1-034:027

Dear Mr. Kanuha:

On April 25, 2016, our client 1250 Oceanside, LLC ("1250") requested that the Planning Department amend the Hokuli'a Shoreline Park Management and Public Access Plan dated November 1998 ("Plan"). In clarification of the original request, 1250 would like to: (i) eliminate the overnight camping and fire rings within the entire Shoreline Park, including the State's Hokukano Village parcel, (ii) reduce the three (3) bathrooms originally programmed for Phases 1, 3, and 5 to two (2) bathrooms, (iii) allow the installation of a composting toilet at the second bathroom facility, and (iv) allow the relocation of the second bathroom in the vicinity of Phase 3 and/or Phase 4, outside of the Conservation District.

As we discussed recently, similar to the request to relocate the second bathroom outside of the Conservation District, 1250 would also like to relocate the Phase 1 park bathroom facility outside of the Conservation District to TMK: (3) 8-1-034:027. Parcel 27 is located on a Phase 2 subdivision lot within the State Agricultural District and on lands zoned Agricultural 1-acre (A-1a).

1250 discovered through the planning for the construction of the Phase 1 park bathroom and the associated 25 parking stalls within the Conservation District that the numerous cultural resources found in the area would make the construction of the restroom facility unfeasible. Although 1250 will lose a market lot in Phase 2, the benefit of providing a better location that eliminates the need to grade a building pad and trench utilities to the bathroom facility around the sensitive cultural sites found in the Conservation District, outweighs the financial interest.

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The relocation of the Phase 1 park bathrooms will still provide park users with suitable access to the Shoreline Park and the level of amenities consistent with the vision of the Plan.

As we discussed recently, 1250 considers Parcel 27 an extension of the Shoreline Park. Special Management Area Use Permit No. 401 ("SMA 401"), which allowed the construction of the Shoreline Park, also covered a portion of TMK: (3) 8-1-004:003, from which Parcel 27 originated. The relocation of the bathrooms out of the Conservation District and further away from the shoreline, should have less of an impact on the shoreline resources than where they were originally proposed under SMA 401, so the relocation is consistent with the rationale for granting SMA 401.

Furthermore, the construction of a park and its accessory uses, such as bathrooms, are permitted uses within the Agricultural District, therefore, we believe that the construction of the Phase 1 park bathroom on Parcel 27 should be allowed under the current land use regulations.

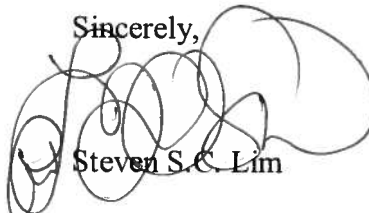
Finally, while Plan Approval is not required in the Agricultural District, Plan Approval is discussed (but not formally conditioned) as a requirement in SMA 401. Nevertheless, assuming that the Planning Department agrees to allow the relocation of the Phase 1 park restrooms to Parcel 27, we have enclosed a Plan Approval Application for the Phase 1 park restrooms for consideration by the Planning Department.

Based on the foregoing, we submit the following for review and processing, assuming the Planning Department deems this request acceptable:

1. Application for Plan Approval;
2. One (1) Plan Approval Design set dated August 8, 2016;
3. DPW approved Drainage Report dated June 23, 2016; and
4. Real Property Tax Clearance dated August 12, 2016.

We appreciate your consideration of this request. Please feel free to contact my paralegal Jason Knable at 808-935-6644, should you require any additional information or if you have any questions. Thank you very much.

Sincerely,



Steven S.C. Lim

SSL/jkk1

(attachments)

cc: 1250 Oceanside, LLC