

# CARLSMITH BALL LLP

2018 JAN 11 PM 1 55

A LIMITED LIABILITY LAW PARTNERSHIP

ASB TOWER, SUITE 2100  
1001 BISHOP STREET  
HONOLULU, HAWAII 96813  
TELEPHONE 808.523.2500 FAX 808.523.0842  
WWW.CARLSMITH.COM

SLIM@CARLSMITH.COM

January 11, 2018

PLANNING DEPARTMENT  
COUNTY OF HAWAII

## VIA HAND DELIVERY

Michael Yee  
Director  
Planning Department  
101 Pauahi Street, Suite 3  
Hilo, Hawaii 96720  
Attn: Susan Gagorik

Re: **Parking Plan - Hokuli'a Shoreline Park Restrooms and Parking Lot**  
Lot B of Hokuli'a Phase 2, Amendment 6, at Hokukano 2nd  
District of North Kona, Island and County of Hawai'i  
TMK No: (3) 8-1-034:027

Dear Mr. Yee:

As you are aware, our firm represents 1250 Oceanside, LLC ("Oceanside"), the developer of the Hokuli'a project. On behalf of our client's Hokuli'a Park & Cultural Site Association, we recently submitted a set of construction plans to the Planning Department for the Hokuli'a Shoreline Park Restrooms and Parking Lot ("**Restroom Improvements**"), which was approved under Special Management Area Minor Permit No. 17-000374.

As we indicated in our Special Management Area Use Permit Assessment Application dated June 2017, the Restroom Improvements are intended to serve as an upgrade to the existing portable restroom facility and 25-stall parking lot located on TMK: (3) 8-1-034:014 and 015. The existing portable restrooms and parking lot on Parcels 14 and 15 will remain open to the public until Oceanside opens the Restroom Improvements to the public.

The development of the Restroom Improvements are subject to Ordinance No. 96-07, Condition K.2., which specifically states the following:

Ordinance No. 96-07, Condition K.2. states the following:

*"Upon opening of the first phase of the park area, a minimum of twenty-five (25) public parking stalls in addition to parking stalls for residents, guests, and employees within the subject property and the applicant's adjacent lands at the principle shoreline access parking area(s), signage and provisions for public access for night fishing and marine*

HONOLULU

HILO

KONA

MAUI

GUAM

4816-4800-4954.1.051730-00004



*food gathering purposes over designated vehicular and pedestrian access routes subject to restrictions which limit said uses to recreation uses only, and other restrictions which provide for the health and safety of the general public and residents alike. The number of parking stalls shall be increased commensurately with the approval of additional park phases in accordance with the public access plan."*

Oceanside is proposing to develop 26 standard parking stalls and 2 ADA parking stalls to satisfy Ordinance No. 96-07, Condition K.2. Since Oceanside is proposing to close the existing parking lot once the Restroom Improvements are opened to the public, and also since Plan Approval is not required for processing the Restroom Improvements, the Planning Department requested clarification on which of the 28 total stalls would be specifically reserved for the public and the Hokulia residents/employees.

In response to this Planning Department request, we have attached a copy of a Site Layout from the pending construction plan set showing 3 stalls in red (located adjacent to one of the ADA stalls), which Oceanside intends to reserve for Hokuli'a residents and employees (See "**Exhibit A**"). Oceanside also plans to install parking signs fronting the 3 Hokuli'a residents/employees stalls to specifically inform the public that these 3 stalls are reserved for Hokuli'a residents and employees. We have attached the proposed parking sign mockups as "**Exhibit B**".

Oceanside will plan to install the subject parking signs before requesting a Certificate of Occupancy from the County for the Restroom Improvements.

We trust that this submittal addresses the Planning Department's request. If you have any questions or require additional information, please feel free to my paralegal Jason Knable at 935-6644 at any time. Thank you.

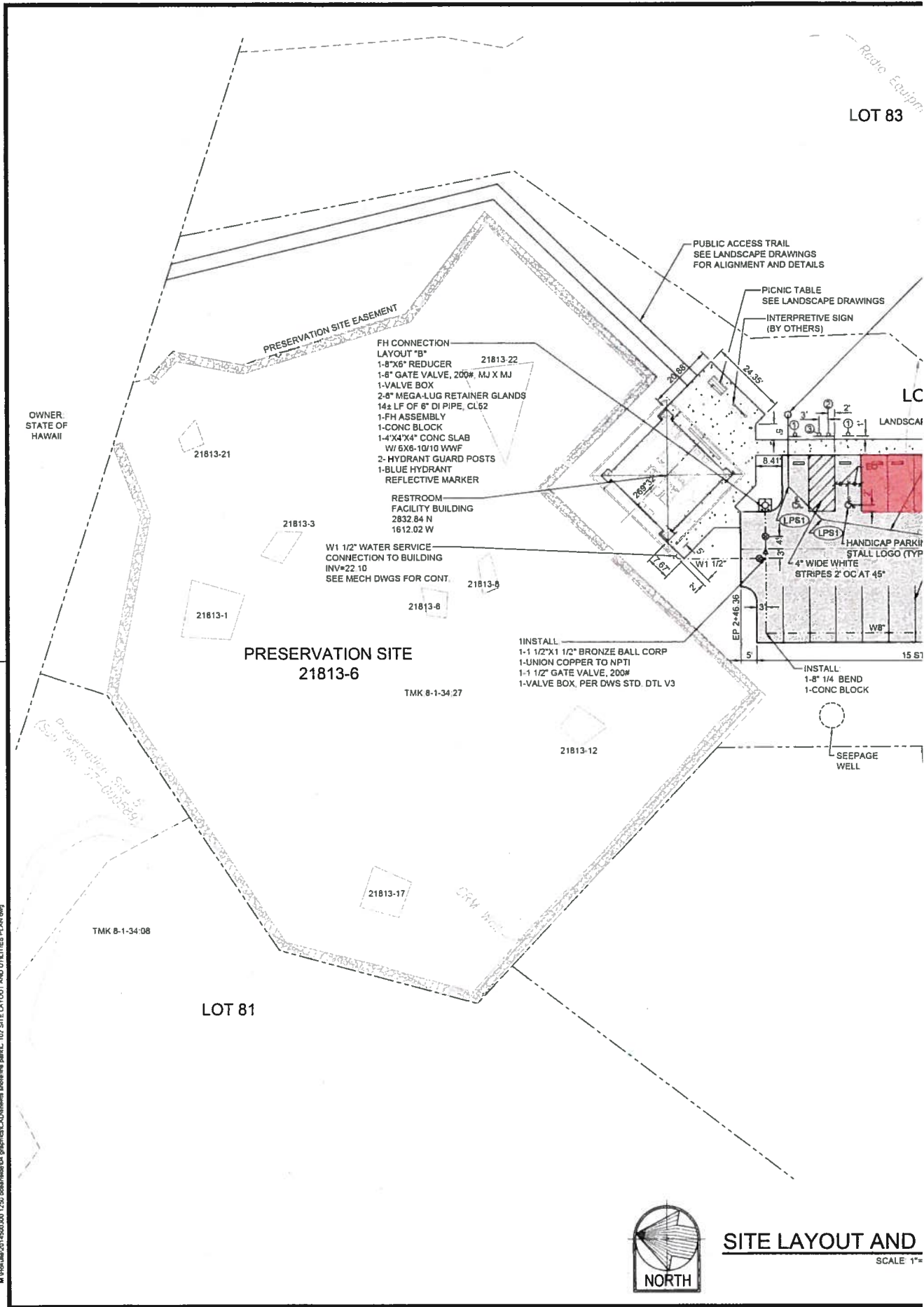
Sincerely,

  
Steven S.C. Lim

Attachment(s)

cc: 1250 Oceanside, LLC

Revised Equipment



OWNER: STATE OF HAWAII

21813-21

21813-3

21813-1

**PRESERVATION SITE 21813-6**

TMK 8-1-34-27

21813-12

21813-17

TMK 8-1-34-08

LOT 81

- FH CONNECTION LAYOUT "B"
- 1-8"x8" REDUCER
- 1-8" GATE VALVE, 200# MJ X MJ
- 1-VALVE BOX
- 2-6" MEGA-LUG RETAINER GLANDS
- 14± LF OF 6" DI PIPE, CL52
- 1-FH ASSEMBLY
- 1-CONC BLOCK
- 1-4'x4'x4" CONC SLAB
- W/ 6X6-10/10 WWF
- 2- HYDRANT GUARD POSTS
- 1-BLUE HYDRANT REFLECTIVE MARKER

- RESTROOM FACILITY BUILDING
- 2832.84 N
- 1612.02 W
- W1 1/2" WATER SERVICE CONNECTION TO BUILDING
- INV+22.10
- SEE MECH DWGS FOR CONT.

- 1-INSTALL
- 1-1 1/2"x1 1/2" BRONZE BALL CORP
- 1-UNION COPPER TO NPTI
- 1-1 1/2" GATE VALVE, 200#
- 1-VALVE BOX, PER DWS STD. DTL V3

- 1-INSTALL
- 1-8" 1/4 BEND
- 1-CONC BLOCK

PUBLIC ACCESS TRAIL  
SEE LANDSCAPE DRAWINGS  
FOR ALIGNMENT AND DETAILS

PICNIC TABLE  
SEE LANDSCAPE DRAWINGS  
INTERPRETIVE SIGN  
(BY OTHERS)

LC

LANDSCAPE

HANDICAP PARKING STALL LOGO (TYP)  
4" WIDE WHITE STRIPES 2' OC AT 45°

SEEPAGE WELL

HALF SIZE TRIM LINE FOR 11x17  
Tue, 31 Oct 2017 7:53am  
M:\Work\2015000\001250\cadd\map04\_graphics\CADsheets\sheet\102 SITE LAYOUT AND UTILITIES PLAN.dwg



**SITE LAYOUT AND**  
SCALE 1"=

Trim: 22"x36"

**Materials**

Panel: 1/4" Aluminum; beveled edges, painted  
Copy 1: 3M Scotchlite  
Copy 2: 3M Scotchlite  
Post: 2-1/2" Round aluminum tube with beveled cap, painted

**Colors**

Panel: MP New #3 (with clear coat)  
Copy 1: White Reflective  
Copy 2: White Reflective  
Post: MP New #3 (with clear coat)

**Typestyles**

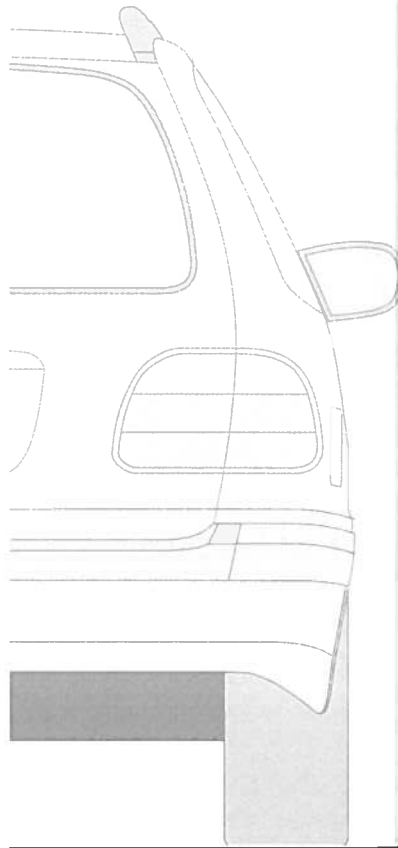
Copy 1 & 2: Gill Sans Condensed Regular

**Letter Heights**

Copy 1: 2-1/2"  
Copy 2: 2"

**Notes**

1. Order Break-Aways for soil and concrete



**SCOTT | AG**

SCOTT AG, LLC  
ENVIRONMENTAL GRAPHICS  
1275 NORTH DUTTON AVENUE  
SANTA ROSA, CALIFORNIA 95401  
SCOTTAG.COM 707.545.4519

**HŌKŪLIʻĀ**

SHORELINE PARK  
KONA, HAWAII  
#5167-202

**ISSUE/REVISION**

12/22/2017 AD

**PHASE**

Design Development

**SIGN TYPE**

**eRc**  
Reserved Parking Sign

**SHEET**

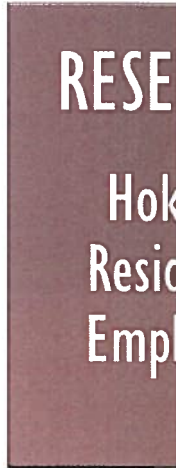
**e7.0-0**

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HÖKŪLIʻĀ

SHORELINE PARK  
KONA, HAWAII  
#5167-202



FRON  
OPT  
Scale: 3/8"

ISSUE/REVISION

12/22/2017 AD

PHASE

Design Development

SIGN TYPE

**eRc**  
Reserved Parking Sign  
Layout Options

SHEET

**e7.0-1**