

CARLSMITH BALL LLP 21 PM 2:26

A LIMITED LIABILITY LAW PARTNERSHIP

PLANNING DEPARTMENT
COUNTY OF HAWAII

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November 21, 2018

Michael Yee
Director
Planning Department
101 Pauahi Street, Room 3
Hilo, Hawaii 96720
Attn: Esther Imamura

Re: Request for Determination (SMA Minor Permit No. 17-00374)

Project: Construction of a Restroom, 28-stall Parking Lot, and Related Improvements

Applicant: 1250 Oceanside, LLC

Landowner: Hokuli'a Park and Cultural Sites Association Inc.

Lot B of Hokuli'a Phase 2, Amendment 6, at Hokuano 2nd

District of North Kona, Island and County of Hawaii

TMK: (3) 8-1-034:027 (the "Property")

Dear Mr. Yee:

On August 22, 2017, the Planning Department issued Special Management Area Minor Permit No. 17-000374 ("SMA Minor 17-000374") to allow the construction of a restroom facility, 28-stall parking lot, and related improvements upon the Property, as an accessory use to the Hokuli'a Shoreline Park located on TMK Nos.: (3) 8-1-004:003, 094, and 7-9-012:003 (the "Restroom Project").

During processing of the required Building Permit to construct the Restroom Project (A2017-BH01368), the Fire Department required that the Applicant modify the driveway turnaround to address the emergency access requirements of the Hawaii State Fire Code (Chapter 18) and Hawaii County Code (Chapter 26) (See "Exhibit A" - 05/29/2018 Plan Review Comment Letter). As such, we modified the Restroom Project as follows:

1. Added 755 square feet of cell paving to accommodate the revised emergency access turnaround; and
2. Added 2 no parking signs and posts, and 1 hydrant guard post; and
3. Removed 482.5 square feet of concrete sidewalk and base course, to reduce the sidewalk to the areas just fronting the ADA stalls; and

HONOLULU

Hilo

KONA

Maui

4836-9654-8224.1.051730-00004



4. Removed 27 square feet of AC pavement and base course, as the ADA stalls and access aisle widths were reduced by 0.5 feet each. The new dimensions for the ADA stalls are 1.5 feet by 18 feet, which still meets the minimum ADA requirements.

We have included a revised Site Plan, Site Grading Plan, and Site Layout and Utility Plan, as "Exhibit B" for review.

Tinguely Development, Inc. also evaluated the proposed changes to the Restroom Project scope of work and has confirmed that the revised total cost of the Restroom Project is now estimated at \$493,751.58, which is still below the \$500,000 threshold for an Special Management Area Major Use Permit (See "Exhibit C" - 11/08/18 Tinguely Development, Inc. estimate).

Based on the revised scope of work for the Restroom Project, we respectfully request that the Planning Department confirm these proposed changes are consistent with the Planning Department's original reasons for granting SMA Minor 17-000374, and that no amendments are required.

Should you have any questions concerning this submittal, please feel free to contact my paralegal Jason Knable at 935-6644. Please also direct all correspondence on this matter to my office. Thank you for your consideration.

Sincerely,


Steven S.C. Lim

SSL/jkk

cc: 1250 Oceanside, LLC
Hokuli'a Park and Cultural Sites Association

Harry Kim
Mayor
Will Okabe
Managing Director



Allan G. Simeon, P.E.
Acting Director
Merrick H. Nishimoto
Acting Deputy Director

County of Hawai'i
DEPARTMENT OF PUBLIC WORKS

August Center
101 Paahuli Street, Suite 7 - Hilo, Hawai'i 96720-4224
(808) 961-8321 • Fax (808) 961-8630

public_works@hawaiicounty.gov

Plan Review Comments Letter
Date Generated: 05/29/2018

OWNER: HOKULI'A PARK & CULTURAL SITES ASSN. INC. (HOKULI'A PARK & CULTURAL SITES ASSN. INC.)

Permit # A2017-BH01368

Project Name

Project Address HI (81034027)

Plan review for code compliance for the above referenced project has been completed. The following comments are standard items required by adopted codes by the jurisdiction and must be resolved before a building permit can be issued to commence construction. The items listed shall not be construed as being all-inclusive. Please contact the plan reviewer if you have any questions regarding the following comments or need clarification on the plan submittal process. In order to continue to process your building permit in an expedient manner, please address the following issues. **Designers are required to submit a detailed and indexed written response to the review comments with the corrected plans.**

Comments Legend	Resolved Issue	Existing Issue	New Issue
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"Exhibit A"

Planning Review

Reviewer: Geoffrey Roth
 Email: geoffrey.roth@hawaiicounty.gov
 Phone:

#	Document	Comment	Code Book & Ref.
1	No Document Entered	<p>RECOMMEND ISSUANCE WITH EXCEPTION: PLAN APPROVAL NOT NEEDED. OKAY PER DARYN ARAI & SUSAN GAGORIK. SMA 17-000374 SPECIAL MANAGEMENT AREA: THE PARCEL IS WITHIN THE SPECIAL MANAGEMENT AREA (SMA) BUT NOT LOCATED IN A "SHORELINE AREA" AS DEFINED BY SECTION 205A-41, HAWAII REVISED STATUTES (HRS).</p> <p>SPECIAL MANAGEMENT AREA DETERMINATION: ACCORDING TO HAWAII REVISED STATUTES (HRS) CHAPTER 205A-22 AND PLANNING COMMISSION (PC) RULE NO. 9-4(E)(1)(A),(B) AND (E), "PLACEMENT OR ERECTION OF ANY SOLID MATERIAL OR ANY GASEOUS, LIQUID, SOLID, OR THERMAL WASTE", "GRADING, REMOVING, DREDGING, MINING, OR EXTRACTION OF ANY MATERIALS" AND "CONSTRUCTION, RECONSTRUCTION, DEMOLITION, OR ALTERATION OF THE SIZE OF ANY STRUCTURE", RESPECTIVELY, ARE NOT EXEMPT FROM THE DEFINITION OF "DEVELOPMENT" AND REQUIRE A REVIEW AGAINST THE SMA RULES AND REGULATIONS. BASED ON THE ABOVE AND PURSUANT TO PLANNING COMMISSION RULE SECTION 9-10(E), SPECIAL MANAGEMENT AREA MINOR PERMIT NO.17-000374 IS HEREBY ISSUED FOR THE CONSTRUCTION OF A RESTROOM FACILITY, 28-STALL PARKING LOT, AND RELATED IMPROVEMENTS ON THE SUBJECT PROPERTY.</p>	No Reference Entered

		IT IS THE APPLICANT'S RESPONSIBILITY TO READ AND COMPLY WITH THE CONDITIONS LISTED IN THE ENCLOSED PERMIT.	
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Solid Waste Review			
Reviewer: Ryan Dixon			
Email: rdixon@co.hawaii.hi.us			
Phone:			
#	Document	Comment	Code Book & Ref.
1	No Document Entered	APPROVED WITH EXCEPTIONS Prior to the disposal of any Construction and Demolition (C&D) Debris the contractor/hauler is required to secure an "Notice of Authorization to Dispose" from the Solid Waste Division Engineer. Please contact the Solid Waste Division at 961-8270.	No Reference Entered

Building Review			
Reviewer: Tod Tanimoto			
Email: ttanimoto@co.hawaii.hi.us			
Phone:			
#	Document	Comment	Code Book & Ref.
1	No Document Entered	approved pend all other approvals. return to tod upon approvals for final stamps and signature.	No Reference Entered

DOH - Wastewater Review			
Reviewer: Amy Cook			
Email:			
Phone: 808-933-0401			
#	Document	Comment	Code Book & Ref.
1	No Document Entered	Phase 2 private sewer expansion not completed.	No Reference Entered
2	No Document Entered	APPROVED WITH EXCEPTIONS Facilities and sewer to be constructed concurrently, no final without connection to WWTP.	No Reference Entered

Fire Review			Reviewer: Kyle Vares Email: kvares@co.hawaii.hi.us Phone:
#	Document	Comment	Code Book & Ref.
1	No Document Entered	<p>-Please provide the proposed water flow numbers for the Fire hydrant</p> <p>Fire Department access and Water Supply shall comply with Chapter 18, Hawaii State Fire code and Chapter 26, Hawaii County Code, HFD.</p> <p>-Please provide an approved Fire Department turn around due to the FDAR being greater than 150'. 5-21-18</p> <p>The Fire Department access does not meet the above mention code requirements. Inside turning radius shall be no less than 30% and no Fire Department turnaround shown.</p>	No Reference Entered

Electrical Review			
#	Document	Comment	Code Book & Ref.
1	No Document Entered	<p>Approved with exceptions: Provide NEC service calculations per 220.</p>	No Reference Entered

Reviewer: Brandon Pearsall
Email: Brandon.Pearsall@hawaiicounty.gov
Phone:



TINGUELY DEVELOPMENT, INC.

Tinguely Development, Inc.
P.O. Box 9013
Kailua Kona, HI 96745
Phone: 808-329-8775
Fax: 808-329-8776

November 8, 2018

TO: SunChase/SunKona
RE: Hokulia Shoreline Park Estimate

Aloha,

Based on our review of updated plans, and our knowledge of the current construction climate on the Kona Coast of Hawaii, please find our estimate for the Hokulia Shoreline Park project below.

ITEM	COST
Sitework/Excavation - Utilities	\$ 66,000
Concrete Foundations/Slabs	\$ 30,000
Paving	\$ 60,000
Building Construction	\$ 318,000

SUBTOTAL \$ 474,000
 GE Tax 4.167% \$ 19,751.58
TOTAL \$ 493,751.58

Please let us know if you have any questions.

Respectfully,

Phil Tinguely

"Exhibit C"

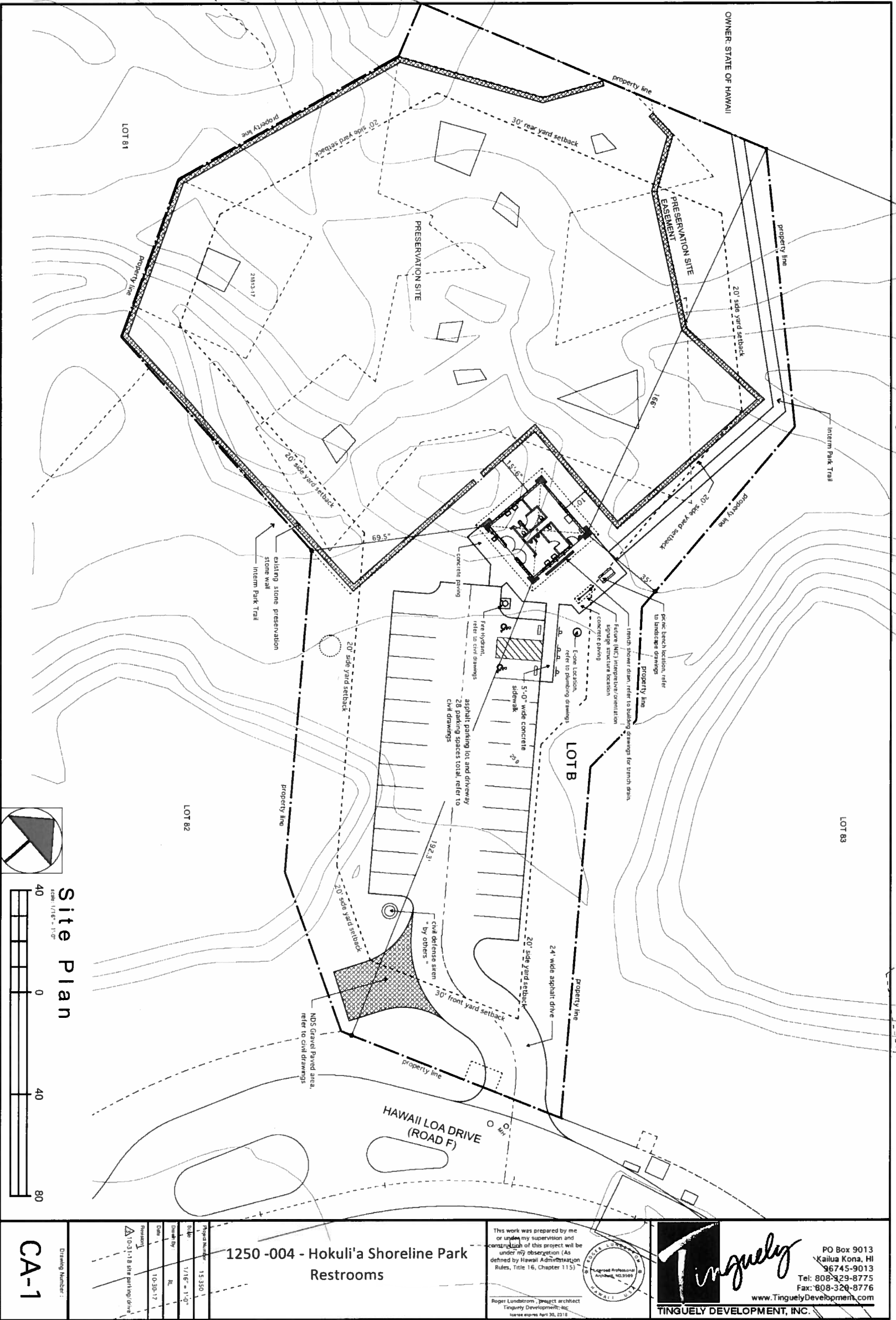
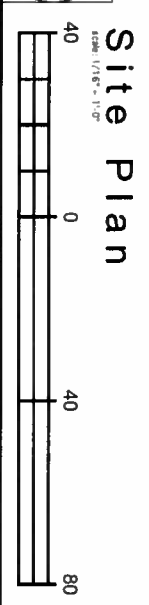


EXHIBIT B



Project Number:	15-356
Scale:	1/4" = 1'-0"
Date:	10-30-17
Drawn By:	RL
Reviewed:	△ 10-31-18 site plan update

1250-004 - Hokuli'a Shoreline Park Restrooms

This work was prepared by me or under my supervision and control and I am a duly licensed professional architect in the State of Hawaii. This work was prepared by me or under my supervision and control and I am a duly licensed professional architect in the State of Hawaii. This work was prepared by me or under my supervision and control and I am a duly licensed professional architect in the State of Hawaii.

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