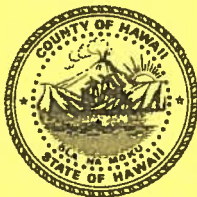


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

February 23, 2000

MEMORANDUM

TO: DPW-Hilo DLNR-Land Div (Hnl)
DWS DLNR-SHPD (Hnl)
Civil Defense DLNR-Land Mng. (Hilo)
P&R DOT-Hilo
Police DOT-Hnl
Fire Hilo Stf-Ministerial
Tax Office Hilo Stf-LR Planning
OHCD Kona Office
KVDC Health

FROM:

Virginia Goldstein
VIRGINIA GOLDSTEIN
Planning Director

SUBJECT: Special Management Area Use Permit Application (SMA 00-005)
Applicant: 1250 Oceanside Partners (dba Oceanside 1250)
Request: Development of an 80-Unit Members Lodge and Related Uses
Tax Map Key: 8-1-004: Portion or 003

The enclosed application for a Special Management Area Use Permit is being forwarded for your review. Attached for your information are Ordinances No. 97-34 (General Plan Amendment), 97-35 (State Land Use Boundary Amendment) and 97-36 (Change of Zone) related to the request.

May we please have your written comments by March 22, 2000. Otherwise, we will assume that you have no comments or objections to the request.

Thank you very much.

SG:gp

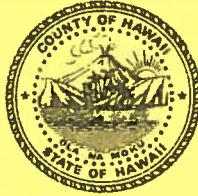
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Enclosure

001809

FEB 24 2000

Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

February 23, 2000

Mr. James Leonard, AICP
Managing Director
PBR Hawaii
Hilo Lagoon Center
101 Aupuni Street, Suite 310
Hilo, Hawaii 96720

Dear Mr. Leonard:

Special Management Area Use Permit Application (SMA 00-005)
Applicant: 1250 Oceanside Partners (dba Oceanside 1250)
Request: Development of an 80-Unit Members Lodge and Related Uses
Tax Map Key: 8-1-004: Portion of 003

This is to acknowledge receipt of the completed above-captioned Special Management Area Use Permit application on February 23, 2000. Enclosed is a receipt for the filing fee.

Please be informed that in accordance with the Planning Commission's Rules of Practice and Procedure, Rule 4. Contested Case Procedure, within (10) days after filing an application with the Planning Commission, you are required to serve notice of your application on surrounding property owners and lessees of record within 300 feet of the perimeter boundary of the building site, as required in the Hawaii County Zoning Code, Section 25-2-4.

In addition, upon notice by our department that the hearing date has been set, you are again required to notify all owners and lessees of record within 300 feet of the perimeter boundary of the building site. This second notice shall be served within ten (10) days after receiving notice from the director of the date of the scheduled hearing but not less than twenty (20) days prior to the date of the scheduled hearing.

Resp to 495
FEB 24 2000

Mr. James Leonard, AICP
Managing Director
PBR Hawaii
Page 2
February 23, 2000

Both notices shall include the following information:

1. Name of the applicant;
2. Precise location of the property involved (including tax map key identification, location map and site plan);
3. Nature of the application and the proposed use of the property;
4. Date on which the application was filed with the director or the commission;
5. Inform the landowner or lessee that they have a right to submit a written request for a contested case procedure. Should they seek to intervene as a party, they shall file a written request on the form, "Petition for Standing in Contested Case Hearing." The request shall be filed with the Planning Commission at 25 Aupuni Street, Room 109, Hilo, Hawaii 96720; and accompanied by a filing fee of \$100 payable to the Director of Finance. The required information shall be filed no later than seven (7) calendar days, prior to the Commission's first scheduled public hearing to consider the application;
6. Inform the landowner or lessee that should they choose not to submit a written request for a contested case procedure, they may express their support/opposition in writing or by oral testimony at the Planning Commission public hearing to be scheduled;
7. The date, time and place of the public hearing will be held to consider the application (to be included in the second notice); and
8. Contact name and phone number should there be any questions.

Please also inform the owner that the application is available at the Planning Department for public review.

Prior to the date of the hearing, the applicant is required to file with the Commission certified mail receipts, affidavits, declarations or other similar proof of mailing of both notices. Prompt submittal of proof of mailing will ensure that we have adequate time to check the notifications.

Mr. James Leonard, AICP
Managing Director
PBR Hawaii
Page 3
February 23, 2000

According to Planning Commission Rule 9 (Special Management Area), the Commission shall conduct a public hearing on the request within a period of not more than 90 days from the date of receipt of the application. Within a reasonable time frame, not to exceed thirty days after the close of the hearing, or within a longer period as may be agreed to by the applicant, the Commission shall render a decision.

We will notify you as to the date of the hearing as soon as it has been determined.

Should you have any questions regarding the above, please do not hesitate to contact Eleanor Mirikitani or Pam Harlow at our Kona office at 327-3510.

Sincerely,

Alice B. Kawaha
VIRGINIA GOLDSTEIN
Planning Director

SG:gp
p:\wpwin60\susan\letters\Lsma005.skp

Enclosure

cc: Richard Humphreys, 1250 Oceanside Partners
West Hawaii Office
Norman Hayashi

NOTES	RECEIPT	DATE	FEB 23 2000	NO.	9320
	RECEIVED FROM	1250 Oceanside Partners			
	ADDRESS	70-6031 Alii Dr, Ste K15 Kailua-Kona HI 96740			
	FOR	Two hundred and 0/100 Special Manage. Area Use Permit (SMA 00-5) Fee			
				\$	200.00
					TK. 0-4 per. of 3
					Members Lodge
				BY	<i>E. Palai</i>
					©1997 REDIFORM® 8L808

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	200.00	CHECK	# 11016
BALANCE DUE		MONEY ORDER	



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

'00 FEB 9 PM 3 53

PLANNING DEPT.
COUNTY OF HAWAII

February 8, 2000

Ms. Susan Gagorik
County of Hawaii
Planning Department
25 Aupuni Street, Room 109
Hilo, Hawaii 96720

**SUBJECT: HOKULI'A MEMBERS' LODGE AND SHORELINE PARK SMA USE
PERMIT APPLICATIONS - ADDITIONAL INFORMATION
APPLICANT: OCEANSIDE 1250
NORTH AND SOUTH KONA, HAWAII
TMKS (3) 8-1-04: 03 (POR), AND (3) 7-9-12:03**

Dear Ms. Gagorik:

The following is to provide additional information in follow-up to your questions regarding the subject applications for the Hokuli'a project.

Members' Lodge

Cost of Development:

The total cost of the Members' Lodge, including site preparation, infrastructure, construction, and landscape improvements is estimated to be approximately \$40 million.

Lodge Membership:

The Members' Lodge is intended to provide a means for club members and their guests to enjoy the amenities of Hokulia before their homes are constructed. In addition to being able to stay at the lodge, other Hokuli'a amenities, such as the spa and golf club, would be available to club members. The lodge units would be available, on a limited space available basis, to club members, the project owners, and their respective guests. In this manner the lodge will help to reduce the potential traffic generated by the project by providing a place to stay on site while visiting Hokuli'a. While there is no legal restriction that the facility be private, the lodge would not be available for public accommodations.

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

HONOLULU OFFICE

1001 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96813-3429
TELEPHONE: (808) 521-5631 FAX: (808) 523-1402 E-MAIL: pbhii@aloha.net

001228

WAILUKU OFFICE

2125 KAOHU STREET, WAILUKU, HAWAII 96793-2204
TELEPHONE: (808) 242-9828 FAX: (808) 242-9902

HILO OFFICE

101 AUPUNI STREET, HILO LAGOON CENTER, SUITE 310, HILO, HAWAII 96720-4276
TELEPHONE: (808) 961-3333 FAX: (808) 961-4384

Ms. Susan Gagorik

**SUBJECT: HOKULI'A MEMBERS' LODGE AND SHORELINE PARK SMA
USE PERMIT APPLICATIONS - ADDITIONAL INFORMATION
APPLICANT: OCEANSIDE 1250
NORTH AND SOUTH KONA, HAWAII
TMKS (3) 8-1-04: 03 (POR), AND (3) 7-9-12:03**

February 8, 2000

Page 2

Shoreline Park

Land Use Status:

The approximately 157 acre park site is comprised of an approximately 16.7 acre, State owned parcel (TMK (3) 7-9-12:03), referred to as the "Hokukano Village" parcel, and a shoreline portion of TMK (3) 8-1-4:03 owned by the applicant, Oceanside 1250. Within the State-owned Hokukano Village parcel, there is a single, individually owned, Kuleana parcel which is also excluded from the Park area. In the vicinity of Nawawa Bay, just south of Pu'u Ohau, are fourteen Kuleana parcels of various ownership, none of which are owned by Oceanside 1250 or included as part of the project site. There are no structures within the proposed park site which have been used historically for grazing purposes.

The shoreline park area is located within the State Conservation District, Limited (L) subzone, and designated on the County General Plan, Land Use Pattern Allocation Guide (LUPAG) Map as part of the "Open Area," denoting those areas appropriate for parks and historical sites. The project site is also zoned by the County of Hawaii as Agricultural (A-5a) and is situated within the County Special Management Area (SMA) which extends from the shoreline to the Old Government Road, a State-owned government trail located mauka of the project site.

Location of Proposed Structures.

The structural improvements proposed in the Park are include a parking area, restrooms, pavilions and information kiosk. These facilities, as shown on the Shoreline Access Area Plan contained within the application, are located near the public access area and are about 300 feet from the shoreline at the closest point. The shoreline in this area generally consists of a rough lava rock shelf or rocky shore with occasional pockets of white sand surrounded by lava. In the area south of Pu'u Ohau the shoreline generally consists of steep and occasionally undermined cliff conditions. Due to the separation between proposed park structures and the shoreline, and based on discussions with the Planning Director, a certification of the shoreline was not deemed necessary to be as part of this application.

Ms. Susan Gagorik

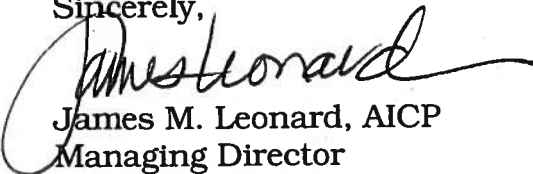
**SUBJECT: HOKULI'A MEMBERS' LODGE AND SHORELINE PARK SMA
USE PERMIT APPLICATIONS - ADDITIONAL INFORMATION
APPLICANT: OCEANSIDE 1250
NORTH AND SOUTH KONA, HAWAII
TMKS (3) 8-1-04: 03 (POR), AND (3) 7-9-12:03**

February 8, 2000

Page 3

I trust that the above fully addresses any outstanding questions related to the subject applications. However, should you have any further questions, please do not hesitate to contact either myself or Sue Keohokapu of this office.

Sincerely,



James M. Leonard, AICP
Managing Director
PBR HAWAII - Hilo

xc: B. Stuit, Oceanside 1250



HOKULI'A

Member's Lodge



Special Management Area Use Permit

FILE COPY
DO NOT REMOVE

SMA 00-005