

**PLANNING COMMISSION  
MEETING OF AUGUST 31, 2007**

**APPLICANT: DANIEL IBBETSON (SPP 05-000015)**

Action on the application for a Special Permit to operate a 2-unit bed and breakfast establishment on 0.722 acre of land situated within the State Land Use Agricultural district. The property is located along the west (makai) side of the Mamalahoa Highway (Highway 11), approximately 120 feet south of the Kaohe Road-Mamalahoa Highway intersection, Kaohe 5<sup>th</sup>, South Kona, Hawaii, TMK: 8-7-9: 14.

**PLACED ON 9/21/07 AGENDA**

**APPLICANT: PUAKO BAY INVESTORS, LLC (SMA 07-000016)**

Continuation of a Public Hearing on the application for a Special Management Area (SMA) Use Permit to allow the development of an 8-lot single-family residential subdivision and related improvements. The property is located on the makai side of Puako Beach Drive, adjacent to and east of the Puako boat ramp, Lalamilo, South Kohala, Hawaii, TMK: 6-9-2:1 and 2.

**APPROVED**

**APPLICANT: SEASCAPE DEVELOPMENT, LLC (SLU 07-000014/  
REZ 07-000064)**

Continuation of a Public Hearing on applications for the following:

- a. State Land Use Boundary Amendment for 10.001 acres of land from an Agricultural to an Urban District.
- b. Change of Zone for 10.001 acres of land from an Agricultural 5-acre (A-5a) to a Multiple-Family Residential 1,000 square foot (RM-1a) district.

The property is located south of the Kona Palisades Subdivision, approximately 1,200 feet south of the extension of Kakahiaka Street, Kalaoa 5<sup>th</sup>, North Kona, Hawaii, TMK: 7-3-10: 3.

**APPROVED**

**INITIATOR: PLANNING DIRECTOR**

Continuation of a Public Hearing on the following:

- a. Change of Zone (REZ 07-000067) for 37.88 acres of land from a Single-Family Residential 15,000 square foot (RS-15) to a Residential and Agricultural 5-acre (RA-5a) district.
- b. Repeal of Ordinance No. 97 102 which rezoned 37.88 acres of land from an Agricultural 5-acre (A-5a) to a Single-Family Residential 15,000-square foot (RS-15) district.
- c. Revocation of Special Management Area (SMA) Use Permit No. 379, which allowed the development of a 50-lot single-family residential subdivision.

The property, owned by Kohala LLC, is located along the southwest (makai) side of Akoni Pule Highway and the Kohala Ranch Subdivision, Kahua 1<sup>st</sup>, North Kohala, Hawaii, TMK: 5-9-1: 8.

**CONTINUED TO 10/19/07 MEETING**

**APPLICANT: KOHALA LLC (REZ 866/SMA 379)**

Continuation of a Public Hearing on the following:

- a. Amendment to Condition C (time to secure final subdivision approval) of Change of Zone Ordinance No. 97 102, which rezoned 37.88 acres of land from an Agricultural 5-acre (A-5a) to a Single-Family Residential 15,000-square foot (RS-15) district.
- b. Amendment to Condition 4 (time to secure final subdivision approval) of Special Management Area Use Permit No. 379, which allowed the development of a 50-lot single-family residential subdivision.

The property is located along the southwest (makai) side of Akoni Pule Highway and the Kohala Ranch Subdivision, Kahua 1<sup>st</sup>, North Kohala, Hawaii, TMK: 5-9-1:8.

**CONTINUED TO 10/19/07 MEETING**

**INITIATOR: COUNTY COUNCIL**

Continuation of a Public Hearing on an amendment to Chapter 25 (Zoning Code), Hawaii County Code 1983 (2005 Edition), as amended, relating to off-street parking and loading. The proposed amendment (Bill No. 79 Draft 2) would increase the number of public parking spaces for various establishments.

**PLANNING DIRECTOR'S PROPOSAL – UNFAVORABLE  
RECOMMENDATION**

**COUNTY COUNCIL'S PROPOSAL - UNFAVORABLE RECOMMENDATION**

**INITIATOR: COUNTY COUNCIL**

Continuation of a Public Hearing on an amendment to Chapter 23, Hawaii County Code 1983 (2005 Edition), as amended, relating to Subdivisions, and Chapter 25 (Zoning Code), Hawaii County Code 1983 (2005 Edition), as amended. The proposed amendment would require subdivisions of seven or more lots to be processed in the same manner as a change of zone in accordance with Hawaii County Code Chapter 25 (Zoning Code), Sections 25-2-42 and 25-2-43.

## **UNFAVORABLE RECOMMENDATION**

### **INITIATOR: COUNTY COUNCIL**

Continuation of Public Hearing on an amendment to Chapter 25 (Zoning Code), Hawaii County Code 1983 (2005 Edition), as amended, relating to Planned Unit Development (P.U.D.) and Cluster Plan Development (C.P.D.) applications. The proposed amendment would 1) require P.U.D applications consisting of seven or more lots to be processed in the same manner as a change of zone in accordance with Hawaii County Code Chapter 25 (Zoning Code), Sections 25-2-42 and 25-2-43; and 2) require C.P.D. applications to be processed as prescribed for a subdivision application under Chapter 23 (Subdivisions), "Application for Subdivision of Seven or More Lots."

## **UNFAVORABLE RECOMMENDATION**

### **APPLICANT: NORTH HAWAII COMMUNITY HOSPITAL (SLU 07-000015/ REZ 07-000068)**

State Land Use Boundary Amendment from the Agricultural to the Urban District for approximately 3.068 acres and a Change of Zone from Limited Industrial 20,000 square feet (ML-20) to Village Commercial 7,500 square feet (CV-7.5) for approximately .947 acres and Agricultural 40-acres (A-40a) to Village Commercial 7,500 square feet (CV-7.5) for approximately 3.317 acres. The properties are located south of the North Hawaii Community Hospital along the north side of Pukalani Road, Waikoloa, Waimea, South Kohala, Hawaii, TMK: 6-7-2: 20 and Por. 51.

## **SLU –FAVORABLE RECOMMENDATION REZONING – FAVORABLE RECOMMENDATION**

### **APPLICANT: 1250 OCEANSIDE PARTNERS (SPP 07-000044)**

Special Permit to allow the conversion of a temporary golf shop to a temporary real estate sales center on approximately 10,000 square feet of land situated within the State Land Use Agricultural District. The area under consideration is located within the Hokulia development, makai of Kealakekua Village in the vicinity of the proposed extension of Halekii Street, Halekii, Keekee, North and South Kona, Hawaii, TMK: 8-1-4: Por 68.

## **APPROVE**

### **APPLICANT: AOA O HALE KAI O'KONA (SSV 07-000002)**

Application for a Shoreline Setback Variance to allow the reconstruction of two (2) fire-damaged units and associated landscaping within the 20-foot shoreline setback area. The property is located along the southwest (makai) side of Alii Drive at the Alii Drive and Holualoa Beach Road intersection, Holualoa 2<sup>nd</sup>, North Kona, Hawaii, TMK: 7-6-17: 27.

## **APPROVE**

### **APPLICANT: STANFORD CARR DEVELOPMENT, LLC (SMA 07-000019)**

Special Management Area Use Permit to allow the development of 691 residential units, 284 hotel units, 3 golf holes and related support facilities within the Mauna Lani Resort. The project site is located makai of the Queen Kaahumanu Highway, within the existing Mauna Lani Resort,

Kalahuiipuaa, Anaehoomalu and Waikoloa, South Kohala, Hawaii, TMK: 6-8-1: 54 and 6-8-22: 10.

**GRANT STANDING TO MAUNA LANI RESORT ASSOCIATION, AOA  
VILLAGES AT MAUNA LANI AND RICHARD GILROY**

**DENY STANDING TO ROBERT BATINOVICH**

**CONTESTED CASE HEARING TO BE HELD BY A HEARINGS OFFICER**

**APPLICANT: KIC DEVELOPMENT VENTURE, LLC (REZ 856)**

Amendment to Condition C (secure Final Subdivision Approval) of Change of Zone Ordinance No. 97 73 which rezoned approximately 21.319 acres of land from an Unplanned (U) to a Single-Family Residential - 15,000 square foot (RS-15) zoned district. The property is located on the mauka side of Kealii Street, mauka of the Keauhou Estates Subdivision, approximately 600 feet from its intersection with Kamehameha III Road, Keauhou, North Kona, TMK: 7-8-10: Por. 50.

**CONTINUED**

**APPLICANT: ALII GARDENS MARKETPLACE (SMA 358/USE 142)**

Amendment to Condition No. 5 (time to complete construction) of Special Management Area Use Permit No. 358 and Condition No. 5 (time to complete construction) of Use Permit No 142 which allowed the establishment of an open-air marketplace, parking area, and related improvements. The property is located across from the entrance to the Alii Point Subdivision and bordered by Alii Drive and the proposed Keauhou Parkway right-of-way, approximately 120 feet northwest of Kahakai Elementary School, Puapuaa 2<sup>nd</sup>, North Kona, Hawaii, TMK: 7-5-20:70.

**CONTINUED**