

ADDENDUM TO SPECIAL MANAGEMENT AREA APPLICATION

Revised Area, Parking, and Landscape Calculations

Project: Kona Seaside Shops

SMA Permit No.: PL-SMA-2025-000082

TMK: 7-5-006-017

Address: 75-5663 Palani Road, Kailua-Kona, Hawai'i

Applicant: Survivor's Trust created under the Edmund C. Olson Trust No. 2

Agent: John C. Cross, Senior Land Manager

Date: December 17, 2025

Purpose

This addendum documents revisions to gross floor area, parking, bicycle parking, off-site parking, and landscape calculations based on the current architectural and parking plans.

Existing vs. Proposed Gross Floor Area Summary

The proposed gross floor area reflects inclusion of the second floor of Building A (3,883 SF), which was previously omitted from gross area calculations; with this correction and removal of Buildings B, D, and E, the project results in a total proposed gross area of 13,571 square feet.

Gross Floor Area

Building A (Big Kahuna / Ka'u Coffee)

- Level 1: 2,900 square feet
- Level 2: 3,883 square feet
- Total Building A: 6,783 square feet

Other Structures

- Building C: 4,472 square feet
- Building C Lanai: 262 square feet
- Kiosk 1 (open-sided): 200 square feet
- Kiosk 2 (open-sided): 200 square feet

Removed Buildings

- Buildings B, D, and E: removed; 0 square feet remaining

Total Gross Building Area: 11,918 square feet

Exterior Seating Areas

- Building A Outdoor Seating: 248 square feet
- Building C Outdoor Seating: 539 square feet
- Building C Outdoor Seating Bar: 866 square feet

Total Exterior Seating Area: 1,654 square feet

Total Gross Area

- Gross Building Area: 11,918 square feet
- Exterior Seating Area: 1,654 square feet

Total Gross Area: 13,571 square feet

Parking

- Parking ratio: 1 stall per 300 square feet
- $13,571 \div 300 = 46$ required parking stalls

Parking OPTION:

- On-site vehicle parking: 26 stalls
- Bicycle Racks (10): equivalent to 2 stalls
- Off-site parking (King Kamehameha Hotel/Other): 18 stalls needed

Total Parking Provided: 46 stalls

Note: this is a potential option to resolve Parking stall requirement WITHOUT reducing proposed building site Sq. Ft. Applicant reserves the option of reducing some of the proposed building additions and/or outdoor seating areas thus requiring less parking spaces to be obtained from outside landowners.

Landscape Area

- TMK area: 33,411 square feet
- Required landscape area (20%): 3,233 square feet
- Provided landscape area: 3,803 square feet

Summary

- Total gross area is 13,571 square feet, *(or less if gross area is reduced)*
- Required parking of 46 stalls can be obtained with 18 stalls *(or less)* from outside landowners
- Landscape area requirements are met
- This addendum supplements the SMA application and associated plan set

Reference Documents

- Architectural Site Plan and Area Calculations – Sheet A01
- Parking Plan and Parking Calculations – Sheet A02
- Kona Seaside Shops Parking Study (dated 12/17/25)