

COUNTY OF HAWAI'I PLANNING DEPARTMENT
REVISED BACKGROUND AND RECOMMENDATION

JOHN C. CROSS
SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
(PL-SMA 2025-000082)

BACKGROUND

The Applicants have submitted a revised gross floor area, parking, bicycle parking, off-site parking and landscape calculations for the proposed development (**Planning Department Exhibit 8 – Second Addendum for PL-SMA-2025-000082 dated March 26, 2026**). Since the revised plans were submitted after the Background and Recommendation Reports were distributed to the Commission, the Planning Department is submitting the following *revised background and recommendation* to the Applicant's request, that will supersede the original request:

1. By way of background, Application No. PL-SMA-2025-000082 was heard by the Leeward Planning Commission on December 18, 2025. As set forth in the original application materials submitted to the Planning Commission (**Planning Department Exhibit 1 – Special Management Area (SMA) Use Permit Application Dated August 21, 2025**), the proposed development included the demolition of 2,080 square feet of existing commercial space and the addition of 9,668 square feet of new commercial area and outdoor seating to an existing commercial development located on a 33,411-square-foot lot.
2. On December 17, 2025, the Applicant submitted an addendum to the application materials (**Planning Department Exhibit 5 – Applicants Addendum to SMA Application dated December 17, 2025**) indicating that the previously stated calculation of existing square footage was erroneous, in that 3,883 square feet of existing development had been omitted from the application materials. As a result, the total size of the existing structures was revised to 11,917 square feet, and, with the proposed demolition and additions, the project would result in a total of 13,571 square feet of commercial space. This new information was presented to the Leeward Planning Commission at the December 18, 2025, hearing, however, the

square footage calculations for the proposed project are outdated and superseded with the most recent proposed square footage calculations provided by the Applicant in Planning Department Exhibit 8.

3. Condition No. 5 of the Recommendation Report submitted to the Leeward Planning Commission on December 11, 2025, provided as follows:

“Prior to issuance of any Plan Approval or Building Permits, the Applicant shall demonstrate full compliance with the off-street parking, parking stall dimensions, and loading space requirements of Hawai‘i County Zoning Code §§25-4-51(4), 25-4-53(a) and (b), and 25-4-56(1). Compliance shall be achieved by either securing a duly executed shared parking agreement sufficient to meet required parking stalls or reducing the gross floor area of the proposed commercial space to conform to the applicable parking and loading requirements. No Variance Application for relief from these requirements shall be accepted or approved, and no Plan Approval or Building Permits shall be issued until the Planning Director verifies compliance with these provisions.”

Due to the amended scope and size of the proposed project as presented to the Leeward Planning Commission, the development was determined to require forty-six (46) parking spaces and two (2) loading zone stalls based on the minimum parking requirements in the Zoning Code. As the Director was not inclined to grant a variance from the applicable parking and loading zone requirements, the Applicant proposed to satisfy a portion of the parking requirement by providing eighteen (18) parking spaces off site at a location that had not yet been secured, to utilize the existing loading zone located within the public right-of-way on Palani Road, and to seek relief from the requirement to provide the additional loading zone stall.

4. At the Leeward Planning Commission meeting, the Commission voted to defer consideration of the application in order to provide time for the Applicant to work with the Planning Department on parking requirements for the proposed project. Thereafter, the Applicant met with the Planning Director and Planning Department staff on January 8, 2026, and again on March 18, 2026. Based on those meetings,

the Planning Director and the Applicant reached an agreement that the required parking calculation would be based solely on the new development and would not include the existing square footage already in use. This determination enabled the project to satisfy the applicable parking requirements on site, thereby eliminating the need for an off-site parking agreement. Further, the Director determined that the existing loading space located within the public right-of-way may be deemed sufficient, as the scale of the proposed new development does not warrant the provision of an additional loading zone pursuant to §25-4-56 in the Zoning Code.

5. On March 26, 2026, the Applicant submitted the addendum to the original application presently before the Commission. The new calculations of the existing square footage, the demolition and new construction are shown in Figure 1 below:

BUILDING	EXISTING	DEMOLISH	NEW	TOTAL
A	2,848	-620	606	2,834
B	1,496	-1,496	-	-
C	6,594	-	1,512	8,106
D	659	-659	-	-
E	419	-419	-	-
KIOSK 1	-	-	200	200
KIOSK 2	-	-	200	200
OUTDOOR	-	-	675	675
TOTAL	12,016	-3,194	3,193	12,015

Figure 1: Second Addendum calculations proposed by the Applicant; all figures are expressed in square feet.

6. Based on the calculations set forth above, the remaining 8,821 square feet of existing structures to remain after demolition will not be included in the revised parking requirement calculation as per the agreement between the Planning Director and the Applicant. The proposed 3,193 square feet of new construction would require eleven (11) additional parking stalls, in addition to the sixteen (16) existing stalls. To satisfy this requirement, the Applicant proposes to provide six (6)

new on-site parking stalls, one (1) new ADA parking stall and twenty (20) bicycle parking spaces in lieu of four (4) vehicular parking spaces.

7. In a letter dated December 29, 2025 (**Planning Department Exhibit 6**), the State of Hawai'i Department of Land and Natural Resources, State Historic Preservation Division stated that, because the property has been previously disturbed by existing commercial development and use, there is a low likelihood that the proposed project would adversely affect subsurface historic properties. The letter further states that the Kona Seaside Shops are either not eligible, or unlikely to be eligible, for listing in the Hawai'i Register of Historic Places, as the property lacks the requisite significance and historic integrity. Accordingly, the proposed project would have no effect on historic architectural resources.
8. On March 2, 2026, the County of Hawai'i Department of Public Works issued a letter (**Planning Department Exhibit 7**) to the Applicant stating that the Kona Seaside Shops and adjacent commercial properties have utilized the loading zone located within the public right-of-way for many years. The Department further stated that it does not intend to remove, relocate, or modify the loading zone designation unless required by a public safety issue or traffic management necessity. In such event, the Applicant and affected property owners would be notified in advance and provided an opportunity for consultation.
9. Staff further notes that, because the proposed project will remain substantially the same size following demolition and new construction, the project is not anticipated to result in any material increase in existing water demand. Condition No. 6 of the Planning Director's Report provides that, prior to the issuance of a water commitment by the Department of Water Supply (DWS), the Applicant shall submit calculations identifying the project's anticipated maximum daily water demand.

DIRECTOR'S RECOMMENDATION

Based upon the foregoing information, the Planning Director recommends that the following revisions and additions be made to the conditions set forth in the Planning Director's Recommendation Report.

- A. Change Condition No. 3 to read as follows:

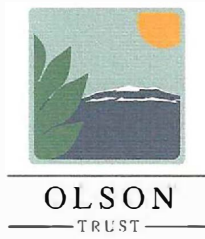
"Demolition and construction of the Kona Seaside Shops shall be conducted in a manner that is substantially representative of plans and details as

contained within the addendum to the Special Management Area Use Permit application dated March 26, 2026, all supplemental material, and representations made to the Leeward Planning Commission. Any expansion of uses beyond what is represented in this document shall require an amendment to this permit.

B. Change Condition No. 5 to read as follows:

“Prior to issuance of Final Plan Approval, the Applicant shall demonstrate full compliance with the off-street parking, parking stall dimensions, and loading space requirements of Hawai‘i County Zoning Code §25-4-51(4), 25-4-53(a) and (b), and 25-4-56(1) as presented in the addendum to the application dated March 26, 2026. This shall include the use the one (1) loading zone space found within the public right of way granted by the County of Hawaii.”

Staff notes that all the remaining conditions included in the Director’s recommendation report are still applicable to the revised request.



March 26, 2026

To: Jeff Darrow, Director
Derek Harbaugh, SMA Planner
Hawaii County Planning Department
101 Aupuni Street Suite 3
Hilo, Hawaii 96720

From: John C. Cross, Sr. Land Manager, Edmund C. Olson Trust No.2

RE: PL-SMA-2025-000082, Second Addendum regarding deferral of LPC Hearing

Dear Jeff, Derek and Planning Department Staff.

Please accept this letter of transmittal for our response to Chairperson Dean Au's letter of deferral for our SMA action before the Leeward Planning Commission.

Since the initial hearing on December 18, 2025 we have had two very productive meetings with you, Michelle Ahn, and Maija Jackson. The Olson Trust staff was attended by Paul Alston, Jeff Clark, Brenda Iokepa-Moses, and our design consultant Almodina Lopez from Tinguely Development Inc.

Submitted to EPIC please find along with this letter, 1) Second Addendum to Special Management Area Application, (PL-SMA-2025-000082), 2) KSS Area Calculations R1 spreadsheet; 3) Expanded version of Parking Calculation Sheet; 4) Architectural Site Plan, Parking plan, Landscape Plan, and Existing Conditions, sheets A00 through A03 inclusive; 5) 3D comparison renderings proposed design vs. previous; and 6) DPW letter from Wes Segawa regarding Load Zone.

We look forward to presenting this to the Leeward Planning Commissioners and Chair at the May 22, 2026 meeting. I will need to notify all property owners within 300' of the project at least 20 days prior to the hearing. Please let me know if we made the May 22, 2026 agenda.

Sincerely,

John C. Cross
Sr. Land Manager

Planning Dept.
Exhibit 8

Edmund C. Olson Trust No. 2

We envision Hawai'i, where the land and people thrive together.

olsontrust.com | P.O. Box 446 | Pāpa'ikou, Hawai'i 96781

SECOND 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: March 26, 2026

SECTION I Background, Resolutions and Discussions with Planning Dept.

Background

At the December 18, 2025 meeting of the Leeward Planning Commission, (LPC), the Applicant, ("the Trust") presented PL-SMA-2025-000082 for review. The Planning Director recommended the LPC approve the SMA subject to some 19 conditions. The Trust was asked if it can comply with the conditions stated. The Trust stated that it would comply to all conditions *except* Condition #5 regarding Parking and Loading Zone requirements, the Trust asked that a variance be granted. The response from the Planning Department was ***"No Variances Will Be Allowed."*** After some discussion, the Commissioners voted to defer the hearing of the application *'to provide time for the applicant to work with the Planning Department on parking requirements for the proposed project.'* (See EPIC attachments, 12/30/2025 Deferral Letter from Chairperson Dean Au)

Since that time the Trust has met with the Planning Department staff on January 8th 2026 and more recently on March 18, 2026. The Planning Department staff has been extremely helpful assisting the Trust to comply with Condition #5.

Resolutions

This second addendum documents revisions to gross floor area, outdoor seating areas, parking calculations, bicycle parking, and landscape calculations based on the group discussions with Jeff Darrow, Planning Director; Michelle Ahn, Deputy Director; Derek Harbaugh, SMA planner on March 18th 2026. Olson Trust presented adjustments made to reduce the proposed gross floor areas after the demolition of three structures. The current architectural and parking plans reflect a gross floor area that matches the current onsite square footage. The existing gross floor area for the Kona Seaside Shops stands at 12,016 SF and the current parking stalls present number 16. It was discussed that this number of stalls would be effectively grandfathered, being attached to the existing buildings on the premises, however, any NEW FLOOR AREA added to the buildings or grounds would have to comply with additional parking stalls calculated at one stall per 300SF added area.

The Trust intends to present these modified building renovation plans for PL-SMA-2025-000082 at the Kona Seaside Shops to the Leeward Planning Commission at its May 21, 2026 meeting.

SECTION II, Changes made to Gross Floor Area

Existing vs. Proposed Gross Floor Area Summary

The proposed gross floor area calculations are presented as a comparison of Current vs. New and Delta of Current:New. (See attachment “KSS Area Calculations R1”).

The chart shows:

Bldg A (CoffeeShop 1st floor/Restaurant 2nd floor) with a Delta of **new SF: 606 SF**
(Current outdoor seating) with 620 SF removed

Bldg B (vacant) to be demolished, 1,496 SF removed.

Bldg C (retail store areas) with a Delta of new retail SF:	1,247 SF
(Lanai Restaurant seating) with a Delta of newSF:	265 SF
(Outdoor Seating Area) with a Delta of new SF:	675 SF

Bldg D (vacant) to be demolished, 659 SF removed

Bldg E (retail store areas) to be demolished, 419 SF removed

Kiosk 1 and 2 (not present currently) with a Delta of **new retail SF: 400 SF**

Total Gross Area (after demo and additions)

- Gross Building Area and Outdoor Seating: Current 12,016 SF, after demolition of buildings B, D, and E and additions of **3,193 SF** of new SF the gross Building Area after renovations will be 12,015 SF (no significant change).

SECTION III

Parking Calculations based on new Total Gross Area and Existing Parking

Existing parking stalls onsite at 16 stalls, (as per existing building SF constructed 1971)

New stalls required as a result of 3,193 new square foot building area added, (Parking ratio: 1 stall per 300 square feet) = 10.64, rounded to 11 stalls

TOTAL STALLS PROVIDED = 27 (a 69% increase from current parking)

(See attached Tinguely Development Inc. Architectural Site Plan A00 and Parking Plan A02)

Agreement regarding Loading Area

The Trust and Planning Department agreed that the common loading area adjacent to the project located on County owned Palani Road will be allowed to meet the requirements regarding loading zones.

A letter from Wes Segawa, Director of Public Works, dated march 2, 2026 recited “*DPW recognizes that the existing Loading Zone has adequately served the operational needs of the Kona Seaside Shops and adjacent commercial properties for many years,....further reciting that “DPW does not intend to remove, relocate, or materially modify the Loading Zone designation absent a compelling public safety or traffic management necessity...”*”

(Copy of DPW letter is attached)

SECTION III, Landscape area

Landscape Area

- As a result of reduced gross building site area, the calculable site SF for landscape is 16,394 SF
- Required landscape area (20%) is 3,279 square feet
- Provided landscape area is 3,963 square feet, (24%)

Summary

- Net total gross floor area is 12,015 SF with 3,193 SF being “new construction”
- Provided Parking of 27 stalls meets requirements agreed to with Planning Department Staff
- Landscape area requirements are met
- This second addendum supplements the SMA application and associated plan set

Reference Documents

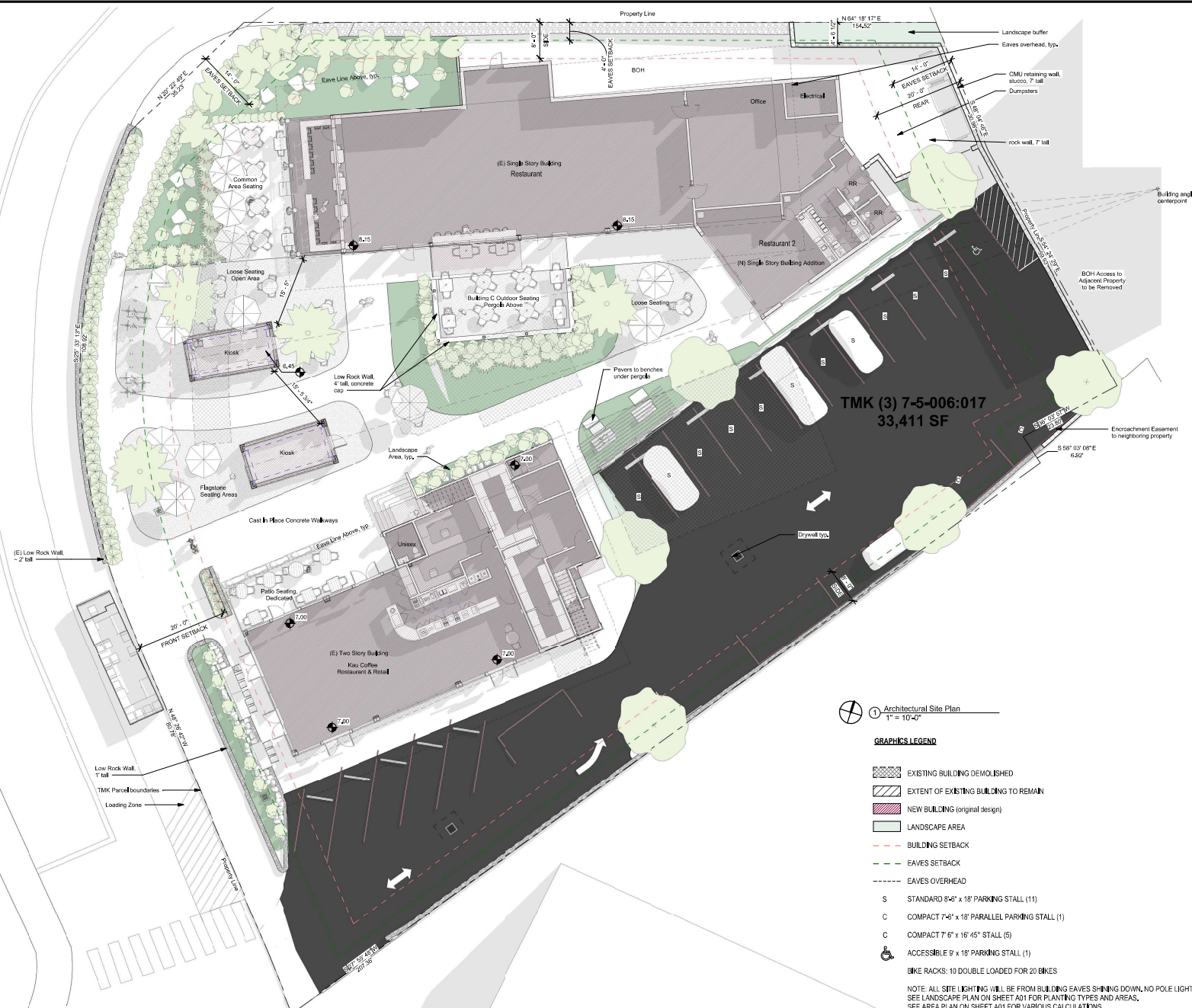
KSS Area Calculations R1 Dated March 19, 2026

Expanded Calculation sheet from Sheet A02

Tinguely Development Inc. Exhibits:

1. Architectural Site Plan and Area Calculations – Sheets A00 & A01
2. Parking Plan and Parking Calculations – Sheet A02
3. Existing Conditions – Sheet A03
4. 3D renderings New Proposed design vs. Previous

PALANI ROAD



1 Architectural Site Plan
1" = 10'-0"

GRAPHICS LEGEND

- EXISTING BUILDING DEMOLISHED
- EXTENT OF EXISTING BUILDING TO REMAIN
- NEW BUILDING (original design)
- LANDSCAPE AREA
- BUILDING SETBACK
- EAVES SETBACK
- EAVES OVERHEAD
- S STANDARD 8'-6" x 18' PARKING STALL (11)
- C COMPACT 7'-6" x 18' PARALLEL PARKING STALL (1)
- C COMPACT 7' 6" x 15' 45" STALL (5)
- ACCESSIBLE 9' x 18' PARKING STALL (1)
- BIKE RACKS: 10 DOUBLE LOADED FOR 20 BIKES

NOTE: ALL SITE LIGHTING WILL BE FROM BUILDING EAVES SHINING DOWN, NO POLE LIGHTS.
SEE LANDSCAPE PLAN ON SHEET A01 FOR PLANTING TYPES AND AREAS.
SEE AREA PLAN ON SHEET A01 FOR VARIOUS CALCULATIONS.

Kona Seaside Shops
75-5663 Palani Road
Kailua Kona, HI 96740

ARCHITECTURAL SITE PLAN

REV. DATE DESCRIPTION

PROJECT NO.	
DESIGNED BY	Designer
DRAWN BY	Author
ISSUE DATE	5/24/20
PHASE	Site
CHECKED BY	Checker
SHEET NO.	

A 00

This work was prepared by me or under my direct supervision and I am a duly Licensed Professional Architect in the State of Hawaii. I am not providing any services outside the scope of my license.

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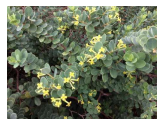
Monstera



TI Leaf, Red



A'ali'i



Akia



Areca Palm



Hibiscus, Yellow



Lauae Fern



TI Leaf, Variegated



Pakalana Vine



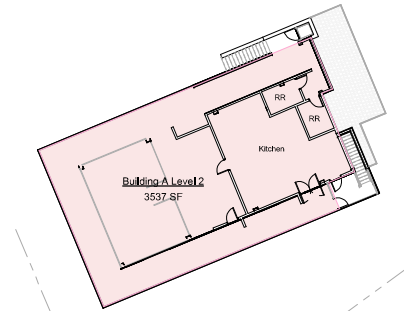
Pohinahina, ground cover



Shower Tree

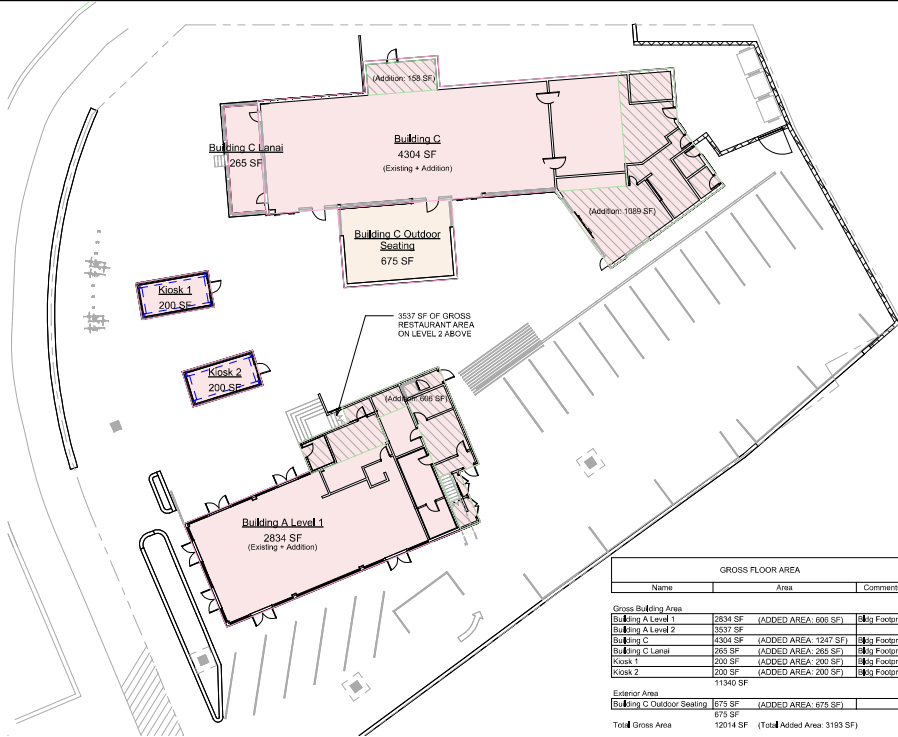


TI Leaf, Green

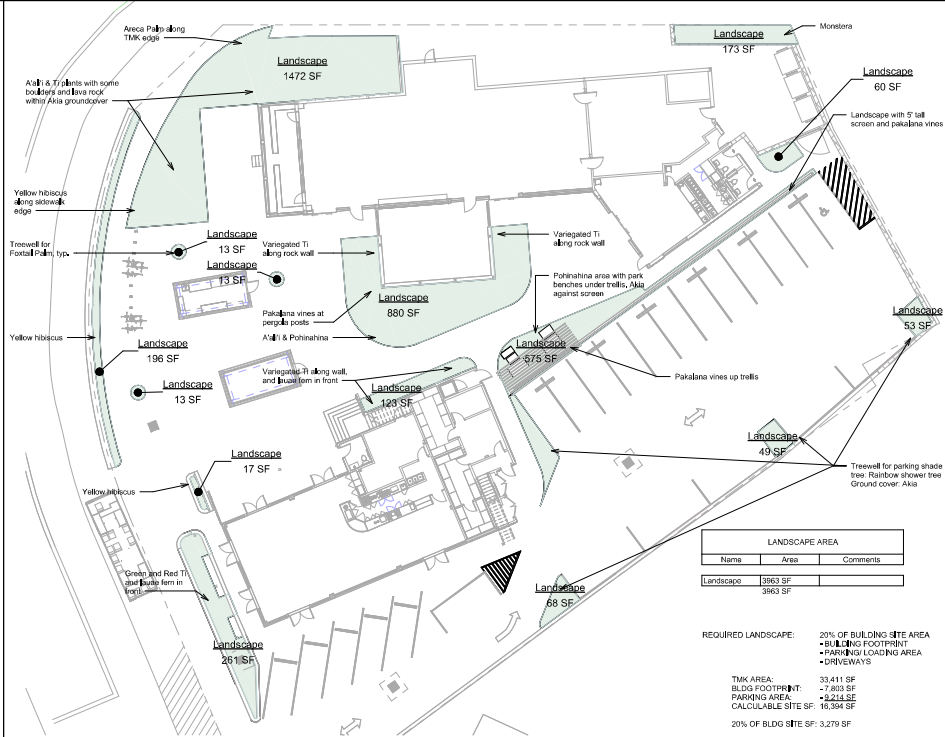


Area Plan - Building A Level 2
1/16" = 1'-0"

Plant Types
1/4" = 1'-0"



Area Plan - Gross
1/16" = 1'-0"



Area Plan - Landscape
1/16" = 1'-0"

CONTRACT NO. 19-001
PROJECT NO. 19-001
SHEET NO. 19-001

THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF HAWAII. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE USE OF THIS DOCUMENT FOR ANY OTHER PROJECT OR PURPOSE.

ARCHITECT
KONGA LORRY
LICENSED ARCHITECT
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HAWAII, U.S.A.

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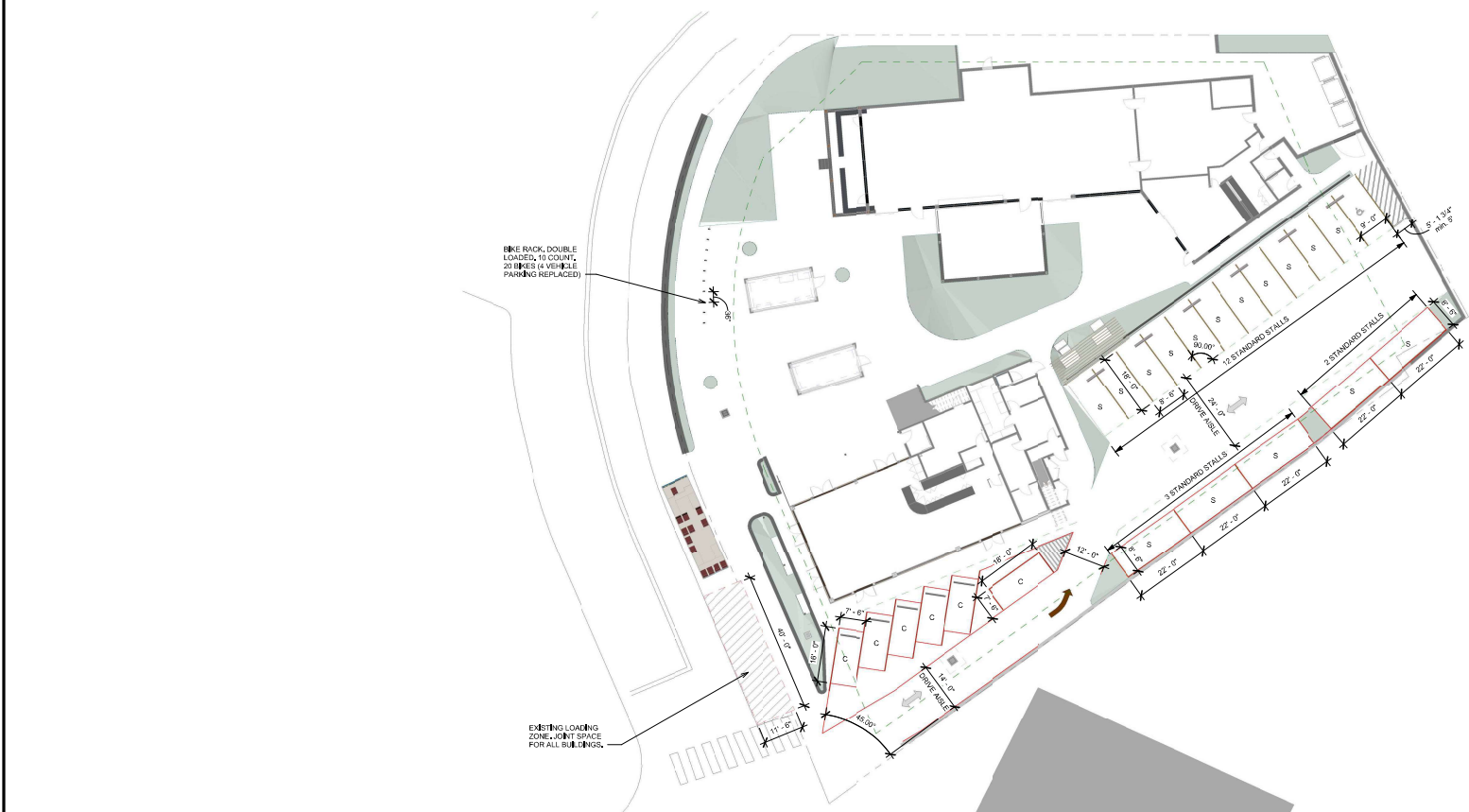
LANDSCAPE & AREA PLAN

REV. DATE DESCRIPTION

FOR COORDINATION ONLY

PROJECT NO. 19-001
DESIGNED BY Designer
DRAWN BY Author
ISSUE DATE 5/7/20
PHASE Site
CHECKED BY Checker
SHEET NO.

A 01



① Parking Diagram
1/16" = 1'-0"

GROSS FLOOR AREA		
Name	Area	Comments
Gross Building Area		
Building A Level 1	2834 SF (ADDED AREA: 608 SF)	91% Footprint
Building A Level 2	3537 SF	
Building C	4304 SF (ADDED AREA: 1341 SF)	91% Footprint
Building C Level	265 SF (ADDED AREA: 265 SF)	91% Footprint
Kiosk 1	200 SF (ADDED AREA: 200 SF)	91% Footprint
Kiosk 2	200 SF (ADDED AREA: 200 SF)	91% Footprint
	11340 SF	
Exterior Area		
Building C Outdoor Seating	675 SF (ADDED AREA: 675 SF)	
	875 SF	
Total Gross Area	12014 SF (Total Added Area: 3,193 SF)	
Existing Gross Area with dedicated outdoor seating:	12,016 SF	
New Gross Area with dedicated outdoor seating:	12,015 SF	
REQUIRED PARKING		
1 stall per 300 SF of added area		
Total added area:	3,193 SF	
Required added stalls:	10,64	
Existing parking count:	11	
Existing parking count:	16 STALLS	
TOTAL REQUIRED PARKING	27 STALLS	
PROVIDED PARKING:		
11 Standard 8' 6" x 18'		
1 ADA Standard 9' 0" x 18'		
5 Standard 8' 0" x 22' Parallel		
5 Compact 7' 6" x 16' 42"		
1 Compact 7' 6" x 18' Parallel		
4 vehicle (20 Bicycles parking)		
Total	27 Stalls (89% Parking Increase)	
Standard vs Compact:		
21 Standard		
6 Compact		
79%		
Required: 67%		

This work was prepared by me or under my direct supervision and I am a duly Licensed Professional Architect in the State of Hawaii. I am not providing any services outside the scope of my license.

PROJECT NO. 25475 KSS PLAZA
 PROJECT NAME: 25475 KSS PLAZA
 PROJECT ADDRESS: 75-5663 Palani Road, Kailua Kona, HI 96740
 PROJECT DATE: 3/19/2026
 PROJECT SHEET: 25475 KSS PLAZA_T01 8MA Adjustments R1.rvt

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Kona Seaside Shops
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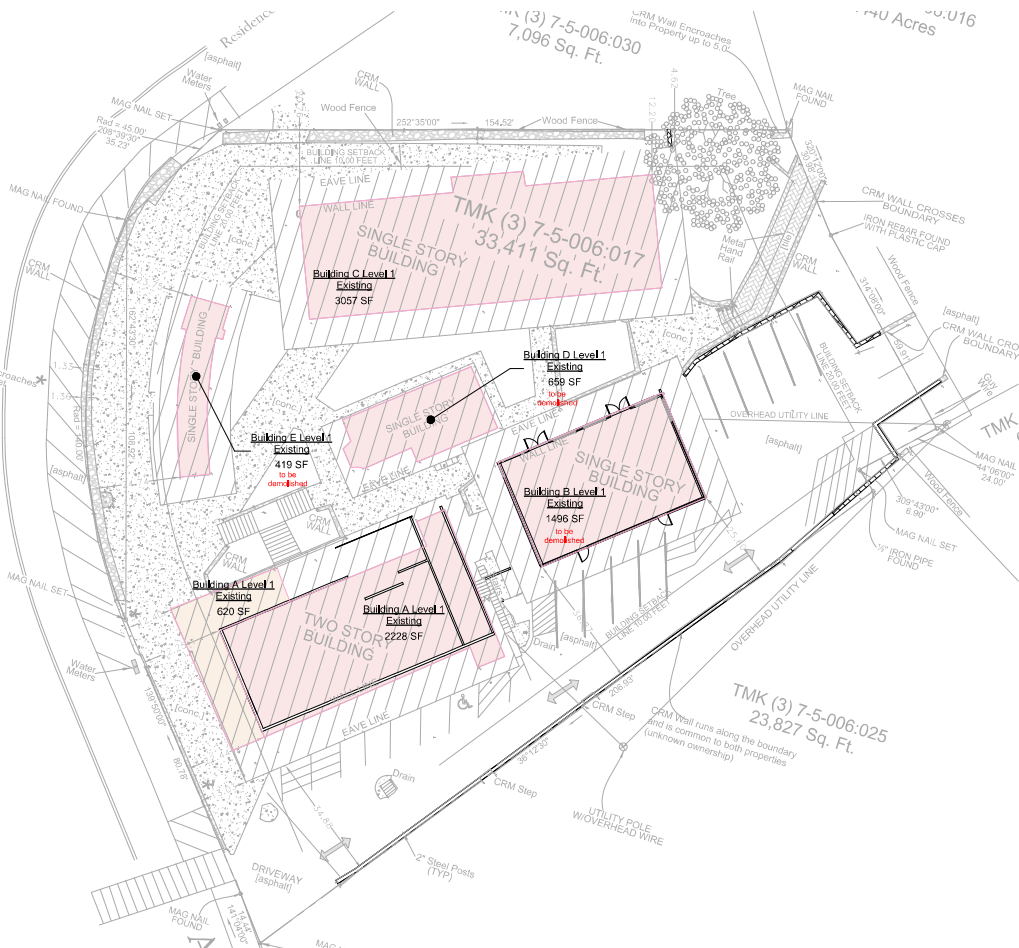
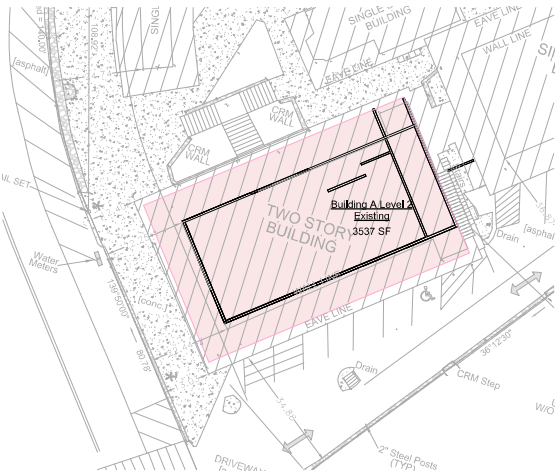
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Kona Seaside Shops
 75-5663 Palani Road
 Kailua Kona, HI 96740

TINGUELY DEVELOPMENT, INC.

REV. DATE DESCRIPTION
 FOR COORDINATION ONLY

PROJECT NO.
 DESIGNED BY AL
 DRAWN BY AL
 ISSUE DATE 3/19/26
 PHASE 8MA
 CHECKED BY
 SHEET NO.



EXISTING GROSS FLOOR AREA		
Name	Area	Comments
Exterior Area		
Building A Level 1 Existing	620 SF	TO BE DEMO
Building A Level 2 Existing	2228 SF	
Building A Level 2 Existing	3537 SF	
Building B Level 1 Existing	1496 SF	TO BE DEMO
Building C Level 1 Existing	3057 SF	
Building D Level 1 Existing	869 SF	TO BE DEMO
Building E Level 1 Existing	419 SF	TO BE DEMO
Grand total	12017 SF	
Area to be demolished	3,194 SF	

② Existing Area Level 2
1/16" = 1'-0"

① Existing Area Level 1
1/16" = 1'-0"

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ARCHITECT
KIMIKO LORST
LICENSED PROFESSIONAL ARCHITECT
NO. ARCH-18753
HAWAII, U.S.A.

Project Architect
Alicia Lopez
Project Engineer
Tingquely Development, Inc.
License Expires 03/31/2028

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Tingquely

TINGQUELY DEVELOPMENT, INC.

Kona Seaside Shops
75-5663 Palani Road
Kailua Kona, HI 96740

EXISTING AREA

REV.	DATE	DESCRIPTION
FOR COORDINATION ONLY		
PROJECT NO.		
DESIGNED BY	Designer	
DRAWN BY	Author	
ISSUE DATE	3/19/26	
PHASE	Site	
CHECKED BY	Checker	
SHEET NO.		

A 03

KSS Area Calculations R1

3.19.2026

		Current	New	Delta Current:New	Notes
Building A	Level 1	2228 SF	2834 SF	606 SF	alterations and added storage area
	Level 2	3537 SF	3537 SF	0 SF	alterations
	Outdoor Seating	620 SF	0 SF	-620 SF	Coffee Shop Seating
Building B	Level 1	1496 SF	0 SF	-1496 SF	to be demolished
Building C	Level 1	3057 SF	4304 SF	1247 SF	alterations, reduced to 2 leasable areas, and added square footage
	Lanai	0 SF	265 SF	265 SF	Lanai Restaurant Seating Area
	Outdoor Seating	0 SF	675 SF	675 SF	Outdoor Seating Area
Building D	Level 1	659 SF	0 SF	-659 SF	to be demolished
Building E	Level 1	419 SF	0 SF	-419 SF	to be demolished
Kiosk 1	Level 1	0 SF	200 SF	200 SF	new
Kiosk 2	Level 1	0 SF	200 SF	200 SF	new
TOTAL		12016 SF	12015 SF	-1 SF	

SUPERSEDED

KSS Area Calculations

12.17.2025

		Current	New	Delta Current:New	Notes
Building A	Level 1	2228 SF	2900 SF	672 SF	alterations and added storage area
	Level 2	3537 SF	3883 SF	346 SF	alterations
	Outdoor Seating	620 SF	248 SF	-372 SF	Coffee Shop Seating
Building B	Level 1	1496 SF	0 SF	-1496 SF	to be demolished
Building C	Level 1	3057 SF	4472 SF	1415 SF	alterations, reduced to 2 leasable areas, and added square footage
	Outdoor Seating	0 SF	1667 SF	1667 SF	Restaurant Seating
Building D	Level 1	659 SF	0 SF	-659 SF	to be demolished
Building E	Level 1	419 SF	0 SF	-419 SF	to be demolished
Kiosk 1	Level 1	0 SF	200 SF	200 SF	new
Kiosk 2	Level 1	0 SF	200 SF	200 SF	new
TOTAL		12016 SF	13570 SF	1554 SF	
TOTAL DELTA sans OUTDOOR SEATING				259 SF	

PROPOSED DESIGN



PREVIOUS DESIGN



PROPOSED DESIGN



PREVIOUS DESIGN



PROPOSED DESIGN



PREVIOUS DESIGN



PROPOSED DESIGN



PREVIOUS DESIGN



PROPOSED DESIGN



PREVIOUS DESIGN



PROPOSED DESIGN



PREVIOUS DESIGN



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)

From: [Lebo, Susan A](#)
To: [Planning Internet Mail; Harbaugh, Derek](#)
Cc: [Gastilo, Joshua T; Schmidt, Brianna C; Mello, Nicole A;](#) [REDACTED]
Subject: HICRIS 2025PR01299, PL-SMA-2025-000082
Date: Thursday, January 8, 2026 12:09:58 PM
Attachments: [3-7-5-006-017_2025PR01299_2511JG06_COMB_6E42_PRMT_NHPA - revised permit no \(part 1\) - signed.pdf](#)

Hello,

SHPD apologizes for the error and inconvenience. Please discard our earlier letter and replace with the following in which we have corrected the permit application info PL-SMA-2025-000082.

Hawaii Revised Statutes (HRS) Chapter 6E-42 Historic Preservation Review
County of Hawaii Special Management Area Use Permit No. PL-SMA-2025-000082
Proponent: John Cross (Landowner's representative)
Lanihau 1-2, Moeauo Ahupua'a, North Kona District, Island of Hawai'i
TMK: (3) 7-5-006:017

Sincerely,

Susan

Susan A. Lebo, PhD
SHPD Archaeology Branch Chief
(808) 321-9000 cell

Notes:

SHPD provides determinations only in writing.

Additionally, SHPD accepts submittals via HICRIS only. Do not submit your project materials via email or US mail.

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES
ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

December 29, 2025

Jeff Darrow, Director
Planning Department
County of Hawaii
101 Pauahi Street, Suite 3
Hilo, HI 96720
planning@hawaiiicounty.gov

IN REPLY REFER TO:
Project No. 2025PR01299
Doc. No. 251JG06
Archaeology, Architecture

Dear Jeff Darrow:

SUBJECT: **Hawaii Revised Statutes (HRS) Chapter 6E-42 Historic Preservation Review
County of Hawaii Special Management Area Use Permit No. PL-SMA-2025-000082
Proponent: John Cross (Landowner's representative)
Lanikai 1-2, Moeauo Ahupua'a, North Kona District, Island of Hawai'i
TMK: (3) 7-5-006:017**

This letter provides the State Historic Preservation Division's (SHPD's) review of the subject County of Hawaii Special Management Area Use Permit Application received on November 17, 2025. The submittal includes a County of Hawaii Special Management Area Use Permit Application, development plans, and aerial images of the project area.

The current project area comprises the entirety of the 0.76-acre parcel. The proponent proposes the following activities:

- Demolition of three of the five buildings (removal of 2,080 sq. ft. of retail/office space)
- Renovations and improvements of the existing "Building 1" with an addition of 1,100 sq. ft. for a new proposed area of 2,900 sq. ft.
- Renovations, improvements, and change of use of the existing "Building 3" with an addition of 1,854 sq. ft. for a new proposed area of 4,734 sq. ft. and change from a retail store to a restaurant.
- Construction of two kiosk structures to measure 200 sq. ft. each.
- Construction of outdoor seating areas at "Building 1" (248 sq. ft.) and "Building 3" (539 sq. ft. for exterior and 866 sq. ft. for exterior bar).
- Construction of new drywells for drainage.
- Installation of two new in-ground grease trap interceptors.
- Removal and repositioning of air conditioning equipment.

A review of SHPD records indicates that the proposed project area has not been subject to any previous archaeological studies, nor have any historic properties been previously identified therein. Additionally, historic (1976) and contemporary aerial imagery indicates that the subject project area has been previously impacted by the commercial development and use. Thus, low potential exists for the project to impact subsurface historic properties.

Buildings 1, 2, and 3 were built in 1971 and Buildings 4 and 5 were built in 1975. The Kona Seaside Shops are not eligible or likely not eligible for listing in the Hawaii Register of Historic Places as they lack significance and historic integrity. The proposed project will have no effect on historic architectural properties.

Jeff Darrow
December 29, 2025
Page 2

Based on the current information, SHPD's determination is **"No historic properties affected"** pursuant to HRS §13-284-13(a)(1). When the SHPD comments that the action shall not affect any significant historic properties, the historic preservation review process ends.

Please contact Brianna Schmidt, Architectural Historian, at Brianna.Schmidt@hawaii.gov, for questions regarding architectural resources or Nicole Mello, Hawaii Island Lead Archaeologist, at Nicole.Mello@hawaii.gov, for questions regarding archaeological resources or this letter.

Aloha,

A handwritten signature in black ink, appearing to be 'JPuff', written over a horizontal line.

Jessica L. Puff, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

cc: Derek Harbaugh, derek.harbaugh@hawaiiicounty.gov
John Cross, [REDACTED]

C. Kimo Alameda, Ph.D.
Mayor

William V. Brilhante, Jr.
Managing Director



Wesley R. Segawa, P.E.
Director

Neil A. Azevedo
Deputy Director

County of Hawai'i
DEPARTMENT OF PUBLIC WORKS

Aupuni Center

101 Pauahi Street, Suite 7 · Hilo, Hawai'i 96720-4224
(808) 961-8321 · Fax (808) 961-8630
public_works@hawaiicounty.gov

March 2, 2026

Edmund C. Olson Trust No. 2
Kona Seaside Shops
75-5663 Palani Road
Kailua-Kona, Hawaii 96740
TMK: 7-5-006-017-0000

Attention: Paul Alston, Successor Trustee
John C. Cross, Sr. Land Manager,
Applicant on behalf of SMA PL-SMA-000082

SUBJECT: Loading Zone stall on County Owned Palani Road

Dear Paul and John,

This letter is to confirm that the County of Hawai'i Department of Public Works (DPW) acknowledges the existence of the Loading Zone stall located on Palani Road adjoining your subject parcel and that it is currently designated and signed by DPW as NO PARKING – 30 Minute Loading Zone – 7:00 am to 3:00 pm.

DPW recognizes that the existing Loading Zone has adequately served the operational needs of Kona Seaside Shops and adjacent commercial properties for many years, including Quinn's Almost by the Sea, Kona Square Associates, and the King Kamehameha Beach Hotel across the street.

DPW does not intend to remove, relocate, or materially modify the Loading Zone designation absent a compelling public safety or traffic management necessity and will provide advance notice and an opportunity for consultation with affected property owners.

This letter will be posted on your EPIC work page PL-SMA-2025-000082 and copied to Planning Director Jeff Darrow and Derek Harbaugh, Planner – SMA and Administrative Planning.

DPW hopes this confirmation assists in addressing the parking and loading concerns associated with your project.

Sincerely,
Department of Public Works

A handwritten signature in black ink, appearing to read "Wesley R. Segawa". The signature is stylized with a large, looped 'W' and a trailing flourish.

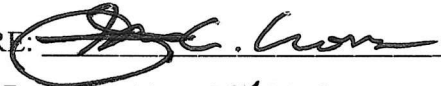
Wesley R. Segawa, P.E.,
Director

CC: Planning Department
PI-SMA-2025-000082

SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION

COUNTY OF HAWAII
PLANNING COMMISSION
(Type or legibly print the requested information)

APPLICANT(S): John C. Cross, Senior Land Manager Edmund C. Olson Trust No. 2

APPLICANT'S SIGNATURE:  DATE: 8/21/2020

ADDRESS: P.O. Box 446, Papaikou, Hawaii 96781

LIST APPLICANT'S INTEREST (if not owner): Agent / Employee of Trust

PHONE: (Bus.) 808-987-4229 (Res.) _____ (Email) 

REQUEST: SMA-Major application for Kona Seaside Shops. Renovations and Demolition

TAX MAP KEY: (3) 7-5-006-017 ZONING: Resort V-0.75

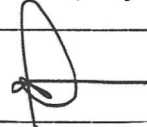
SIZE OF PROPERTY / AREA OF REQUESTED USE: 33,411 sq. ft. / ALL

LANDOWNER(S) Paul Alston. Successor Trustee of the Survivors Trust created under the Edmund C. Olson Trust No. 2

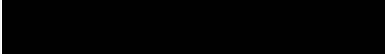
FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION

(may be provided by letter with the below statement included):

See Property Owner Declaration Form

 DATE: 18AUG2025
AGENT: SAME AS APPLICANT SHOWN ABOVE - JOHN C. CROSS

AGENT ADDRESS: P.O. Box 446, PAPAIKOU, HI 96781

PHONE: (Bus.) 808-987-4229 (Res.) _____ (Email) 

Please indicate to whom original correspondence and copies should be sent.

ORIGINAL: john@olsontrust.com COPIES: paul@olsontrust.com

Planning Dept.
Exhibit 1

**SPECIAL MANAGEMENT AREA
USE PERMIT APPLICATION – (Major)**

Renovation of the Kona Seaside Shops

Located at:

75-5663 Palani Road, Kailua-Kona, HI 96740

Tax Map Key: 7-5-006-017

APPLICANT:

**Survivor's Trust Created under the
EDMUND C. OLSON TRUST NO. 2**

Prepared by:

John C. Cross, Sr. Land Manager, ECOT2

August 21, 2025

SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION – (Major)

APPLICANT: Survivors Trust created under the EDMUND C. OLSON TRUST NO. 2; Paul Alston, Successor Co-Trustee

AGENT: John C. Cross, Senior Land Manager

REQUEST: RENOVATION OF THE KONA SEASIDE SHOPS WITH ADDITIONAL PARKING AND RELATED LANDSCAPING IMPROVEMENTS

ADDRESS: 75-5663 PALANI ROAD, KAILUA-KONA, HI 96740

TMK: 7-5-006-017

INTRODUCTION AND GENERAL INFORMATION:

The applicant is seeking a Special Management Area (SMA) Use Permit to allow for the renovation of the property. Edmund C. Olson Trust No. 2 (“Olson Trust”) is an organization that is committed to improving Hawaii through its investments in sustainable agriculture, renewable energy, natural resource conservation and cultural legacy preservation. Olson Trust purchased the subject property in July 2021 and is wanting to renovate the property and structures currently known as the “Kona Seaside Shops”, into an improved and inviting gateway to the Ali’i Drive retail corridor. Many of the structures on the premises were originally built in 1971 through 1975. The property and improvements pre-dated Special Management Area designations. This SMA Application is needed for Olson Trust to perform the renovations, alterations and building removals necessary within the SMA zone. We expect the renovations will enhance the visitor experience and be a refreshing improvement to the Kailua Village Business District Community.

Mr. Edmund C. Olson, (93), passed away on July 15, 2024. Paul Alston and Donald Lam were vested as Successor Co-Trustees of the Trust. Paul Alston, Successor Co-Trustee is the applicant on behalf of the Survivors Trust created under the Edmund C. Olson Trust No.2. John C. Cross, Senior Land Manager of the Trust is the Authorized Agent for the SMAA. Contact information is on the Property Owner Declaration Form.

Item 1) Filling fee of \$500.00

To be paid through EPIC

Item 2) Original signed copy of completed SMA-Major application

Attached within EPIC

Item 3-A) Regarding EIS under Chapter 343

Applicant respectfully asks that an EIS is not required for this SMA application.

3-B/C/D. DESCRIPTION OF THE PROPOSED PROJECT, RENOVATIONS, VALUE:

The project site, 33,411 square feet, is located at 75-5663 Palani Road, Kailua-Kona, Hawaii, 96740, TMK 7-5-006-017 and is situated in the Lanihau ahupua'a of North Kona. The subject property is sandwiched between Quinn's Almost by the Sea restaurant and the Kona Square mix of shops and restaurants. Directly mauka is the Kona Seaside Hotel (now Pacific 19, Lanihau Properties, LLC), while the King Kamehameha Kona Beach Hotel is directly across the street.

The Trust expects that the cost of the renovations will be approximately \$5,000,000.

The property has been in a near fully developed state for the last 55 years. Olson Trust proposes to renovate the property by way of:

A) Demolition work; the removal of three (3) of the five (5) buildings, thereby deleting 2,080 square feet of retail/office space;

B) Renovations and improvements of the existing "Building 1", (currently 1,800 sq. ft with additions of 1,100 sq. ft. for a new proposed area of 2,900 sq. ft.). Building 1 is a 2 story structure where the existing **"Big Kahuna Beach Grill"** is located upstairs. This building also houses the Ka'u Coffee Mill Coffee Shop (downstairs).

C) Renovations and improvements and changing the use of "Building 3", (currently 2880 sq. ft. with additions of 1,854 sq. ft. for a new proposed area of 4,734 sq. ft.) from a retail store to a restaurant (pursuant to Hawaii County Code, section 25-5-92 (a) #30) and

D) Two open sided kiosk structures will be constructed in the central courtyard, 200 sq.ft. each.

E) Exterior Areas for **outdoor seating** are scheduled for 248 sq. ft. at Building “1”; 539 sq. ft. at Building “3”; and 866 sq. ft. for an exterior Bar attached to the side of Building “3”. A total of 1,654 sq. ft. of Outdoor Seating area.

Gross Floor Area after renovations will be:

Building Area: 8,035 sq. ft. (Buildings 1, 3, and Kiosks)

Exterior Area: 1,654 sq. ft. (Outdoor Seating and Bar)

Total Gross Area: 9,688 sq. ft.

Mapping convention notes: *For the purposes of proper identity of Buildings and proposed renovations, the architectural drawings attached within EPIC and recited in this letter identify Building 1 also as Building “A” and Building 3 also as Building “C”. Please use the letter and/or numeric identity interchangeably)*

A more explicit list of the planned renovations follows:

I. Grounds and Courtyard:

- Demolition and removal of Buildings 2, 4 and 5, total area 2,080 sq. ft.
- Additions of 1,100sq. ft to Building 1 (aka “A”)
- Additions of 1,854 sq. ft. to Building 3 (aka “C”)
- Two Kiosks 200 sq. ft.
- Open Area Seating of approximately 1,654 sq.ft.
- Renovated ADA compliant courtyard
- New Drywells for drainage
- Renovated ADA compliant parking lot with 26 stalls, (increase of 11 from current 15). Note calculated parking as per forecasted gross floor area is 33 stalls. We respectfully recite that the Site conditions restrict anything more than 26.
- Renovated ADA compliant restrooms accessible from the Courtyard
- Renovated County Code compliant electrical system throughout the property and building additions.
- Renovated County Code compliant plumbing system throughout the property and building additions
- Two (2) new in-ground grease trap interceptors.
- Removal and repositioning of the air conditioning equipment.
- New landscaping having 3,795 sq. ft. exceeding the 20% building site criteria by 562 sq. ft. Examples of plant species and designated areas are depicted on attached “Landscape and Area Plan A-01” within EPIC.

II. Building Specific Details:

General note: The existing buildings with their long Polynesian style hipped & gable roof line with wide covered eaves will not be altered. The roof design will be retained but with new roof shingles. (See Kona Seaside Shops FINISH BOARD examples. Attached within EPIC)

Building 1 (aka Building “A”)

- Replacement of roofing shingles
- Replace plywood siding.
- Replace existing windows and doors with FEMA approved designs.
- Reposition primary stairs to the second floor restaurant.
- New railings around second floor restaurant.
- New ADA compliant bathroom on second floor
- Code compliant renovations to hood and exhaust system
- Replace rear stairway to second floor
- Reposition freezer and cold storage behind building.
- Addition of 1,100 sq. ft. for office space and other requisites to rear of building. Second Polynesian gabled roof angle.

Building 3 (aka Building “C”)

- Replacement of roofing shingles
- Replace wood siding
- Replace existing windows and doors with FEMA approved designs.
- New renovated kitchen for Primary restaurant. (See 3D plans and reference to “Ali’i Restaurant”)
- New walk-in refrigerator, walk-in freezer and cold storage.
- New ADA compliant bathrooms
- Addition of covered Lanai, (262sq.ft.)
- Addition of Bar and outside seating area, side, (866sq.ft.)
- Addition of outdoor seating area, front, (539sq.ft.)
- Addition of 1,854 sq. ft. for second(separate) restaurant at rear of building. (See 3D site plans and reference to “Kona POKE”)

A set of plans, depicting the building and site renovations, are attached in EPIC

STATEMENT OF OBJECTIVES:

Olson Trust envisions that the renovations to the property will create a new gateway to the businesses and shops on Ali’i Drive. The open courtyard concept that is proposed will provide a gathering place for both locals and visitors to experience the best of our local economy. The tenant mix will focus on locally sourced products. We are looking to provide visitors to Kona from land or by sea, with the best the Big Island has to offer. We hope this project will instigate other property owners nearby to improve and renovate their properties. All being under the guidance and parameters of the Kailua Village Design Commission should create, over time, a cohesive improvement in the Ali’i Drive area.

Item 3-E) State/County Plans, Zoning, General Plan

The Subject Property and Renovations meets with County and State Plans for the area. The State Land Use (SLU) is URBAN. The County Zoning is RESORT. The LUPAG designates the property for RESORT NODE. A very small area of the property could be discerned as being OPEN. (Maps are attached within the EPIC submittal)

Item 3-F) Anticipated impacts of the proposed renovation in relationship to the objectives and policies of Chapter 205A, HRS, and the SMA Guidelines.

A) Recreation Resources:

The property does not offer any recreational opportunities for the public as the site is separated from the shoreline by approximately 50 feet that includes a County owned roadway. The proposed development will not adversely affect any recreational or visual resources to the shoreline and coastal ecosystems. Furthermore, the view planes from the shoreline and Kailua pier will be enhanced by the removal of the three (3) buildings in the middle of the property as well as the repositioning of the stairwell to the 2nd floor of Building 1.

B) Historic Resources:

Having been fully developed by Uncle Billy Kimi and family for over 50 years, "The Seaside Shops" itself could be considered a "historic" element. The Trust intends to keep the Kona Seaside Shops name in use, retaining this link to the legacy of Uncle Billy Kimi.

The Trust intends to display copies of Registered Maps 2560 and 1676 on the wall of the building to provide visitors a visual link to the ancient use of the property and that of the surrounding area.

C) Scenic and Open Space Resources:

The proposed renovation is similar in character to the surrounding area and is not likely to result in any substantial adverse impact on the surrounding environment.

D) Coastal Ecosystems:

It is expected that the proposed action will not result in any impact on the biological or economic aspects of the coastal ecosystem as the site is separated from the shoreline by approximately 50 feet that includes a county roadway.

E) Economic Uses:

The proposed renovation consists of private improvements that are not a coastal dependent development. The economic impact to the State and County of Hawaii will be increased as the property is situated in a suitable resort zoned location.

F) Coastal Hazards:

The project site is in an area classified as “Zone AE-10” according to the Flood Insurance Rate Map (FIRM) prepared by the U.S. Corps of Engineers. All construction will follow Chapter 27, Flood Control, and the Olson Trust will adhere to all applicable regulations of the Federal Emergency Management Agency. Because the project site is separated from the coastal shoreline by a County owned roadway, the proposed renovation will not create an increase in coastal flooding under normal rainfall conditions and on-site drainage systems will adequately dispose of project generated surface runoff.

G) Relationship of the proposed action to land use plans and policies:

The proposed renovation is consistent with the Plan’s goals, policies and recommended courses of action. Major elements of the General Plan, as they relate to the renovation of the property are as follows:

Economic Element:

Goals:

Provide our residents with opportunities to improve their quality of life that enhances the County’s natural and social environments.

Economic improvements shall be in balance with the cultural, social and physical environments of the Big Island of Hawaii.

Obtain economic stability.

Provide employment opportunities.

To provide an economic environment that will allow new and improved economic opportunities that are compatible with the County's natural, social and cultural environments.

The proposed renovation will provide temporary construction jobs for local residents, and it will indirectly impact the economy by way of construction industry purchases from local suppliers. Economic development of the County is achieved as these part- and full-time employees spend their income on food, housing and other expenses in the retail sector.

Courses of Action:

Improvement and enhancement of the Kailua Village Business District as a popular visitor and local destination.

Environmental Quality Element:

GOAL:

To maintain, and when possible, improve the existing environment quality of the Big Island of Hawaii.

POLICIES:

The County of Hawaii will use its best efforts to improve the quality of the environment.

The County of Hawaii shall reinforce the established standards that have been adopted by Federal and State governments by recommending and adopting ordinances pertaining to the control of pollutants that may affect the environment.

STANDARDS:

The public's health and well-being shall be protected from pollutants through the enforcement of Federal, State and County standards.

The Hawaii County General Plan has a policy in place to maintain the quality of the environment for present and future residents. The proposed renovation will not have an adverse effect on the environment. Beyond just being compatible with the surrounding area, efforts will be made to ensure that there are no pollutants introduced into the environment from the applicant's property. Please note that all regulatory requirements and BMP's will be adhered to during and after construction.

Historical Sites Element:

GOALS:

To protect and enhance the sites, buildings and objects of significant historical and cultural importance to the State and County of Hawaii.

To provide residents and visitors with access to significant cultural and historical sites, buildings and objects.

POLICIES:

Prior to the clearing and / or development of land, public or private developers shall provide a historical survey when there are indications that the land under consideration has historical significance.

Where and when appropriate public access to historical sites shall be made available.

To encourage the restoration of historical sites on private lands.

All signage relating to a historical site, building or object shall be in keeping with the cultural aspect of that feature.

SCOPE OF WORK:

This site was approved and fully developed in accordance with County standards beginning in 1971. In keeping with the goals and policies pertaining to historical sites, Olson Trust shall use its best efforts to monitor any demolition or heavy machine work, and if any historical features are noted, SHPD will be notified immediately.

Flood Control and other Natural Hazards:

GOALS:

Protect human life.

Prevent damage to natural sites and man-made improvements.

Prevent damage from inundation.

Control pollution.

Reduce surface water and sediment runoff.

POLICIES:

Any development within the Federal Emergency Management Agency designated flood plan must follow Chapter 27, "Flood Control", of the Hawaii County Code.

DESCRIPTION OF WORK:

Because of the property's proximity to Kailua Bay, all construction will follow the FEMA guidelines referenced in the Flood Control paragraphs of Chapter 27. Properly constructed and permitted drainage outlets are referenced in the applicant's plans.

Natural Beauty Element:**GOALS:**

Preserve, protect and enhance the natural beauty of our landscape, including our coastal scenic resources.

Protect scenic vistas and view planes from obstruction.

Maximize opportunities for present and future generations to appreciate and enjoy our natural beauty.

POLICIES:

Increase public pedestrian access to scenic vistas.

SCOPE OF WORK:

The natural beauty of Hawaii is recognized as an irreplaceable asset, which needs to be protected. In keeping with the Hawaii County General Plan, the proposed removal of multiple buildings will open vistas and view planes to and from the shoreline, thereby aligning with the County's goals and policies.

Natural Resource and Shoreline Element:**GOALS:**

To protect and conserve the natural resources of Hawaii County from unnecessary exploitation, encroachment and damage.

To provide opportunities for the public to fulfill educational and recreational needs without damaging or endangering our natural resources.

Protect and promote the prudent use of our unique environmental and natural resources.

To ensure that any construction minimally affects our landscape, water resources and scenic amenities.

To be mindful of floods, landslides, erosion, siltation and earthquakes when planning and during construction.

POLICIES:

Requires use of natural resources to conduct their activities in a manner that minimizes or avoids adverse effects to the environment.

To encourage the use of native plants for landscaping purposes.

SCOPE OF WORK:

The proposed renovation will not encroach on or result in any adverse effects to the shoreline elements.

Public Utilities Element:

GOALS:

To encourage the provision of public facilities that effectively service community and visitor needs and seek ways of improving public services through better facilities in keeping with the environmental and aesthetic concerns of the community.

Item 3-G) Description of the surrounding land area and uses.

Existing and Surrounding Zoning:

The property is located within the Special Management Area (SMA). The current zoning designation for the property is V-0.75 (Resort-Hotel Districts, 1 unit per 750 sq. ft.). "Permitted Uses" of the Zoning Code, include item #30 "Restaurants" and item #10 "Commercial Parking Lots". See Zoning Map.

Other properties within the Kailua Village Business District located near the subject property have the Village Commercial designation of CV-7.5.

Item 3-H) Flood Insurance Rate Map (FIRM)

The Subject Property is rated as AE-10. The FIRM map is attached within EPIC.

Item 3-I) Archaeological and Historic Resources

The subject property has been in a fully developed state for over 50 years. Perhaps portions of a dry stacked stone wall on the South property line could be considered a historic feature. There are no plans to modify or change this wall. There are no other known Archaeologic or Historic Resources existing on the property.

Item 3-J) Valued Cultural Resources

There are no traditional and customary native Hawaiian rights exercised on the subject property.

Item 3-K) Public Access

There are no public trails and access routes on the property. Historic maps dating back to the turn of the century also did not show any mauka-makai access routes.

Item 3-L) Floral and Faunal Resources

Being in a fully developed state for over 50 years there are no native floral or faunal resources present. The landscape plan for the renovations will attempt to re-introduce native plants to the property. See Tinguely maps A00 and A01 within EPIC.

Item 3-M) Access to the property

Access to the property is from Palani Road just as it intersects Ali'i Drive. It is a County asphalt paved road. Concrete sidewalks exist along the entire roadside length of the parcel.

Item 3-N) Traffic Impacts

It is not expected that there will be significant Traffic Impacts from the renovated property. The same entry area will be used as it is today. Parking stalls will be increased to 26 from the existing 15 thus creating more space for vehicles on premises and less vehicles looking for parking on the County roads or other private parking lots.

Item 3-O) Availability of Utilities

The property has access to ALL forms of utility services including hired solid waste removal services and County sewer service.

Section 4) DESCRIPTION OF THE IMPACTS ON THE SMA:

A) Description of the area, structures and existing uses of the property.

Setting

The subject property sits at the base of Palani road just across from the Kailua pier. The King Kamehameha Hotel is across the street. Ali'i Drive starts at the driveway entrance to the property. The property is located in the SMA, however, it is not oceanfront.

Structures

There are currently 5 buildings of various sizes that were constructed in 1971 and 1975 See Pattison Aerial Survey.

Existing Uses

The Seaside Shops currently has a mix of retail and restaurant tenants with *"Homegrown Cone"* selling ice cream products, *"Quilt Passions"* selling cloth and quilting supplies, *"Pacific Vibrations"* selling surf boards, clothing and related merchandise, the *"Big Kahuna Beach Grill"* operates a full-service restaurant serving breakfast, lunch and dinner, and the *"Kau Coffee Mill"* is a coffee shop and retail store highlighting crops grown locally on the Big Island. The property currently has a managed parking lot with 15 stalls.

Topography

Roughly triangular, the property has a slight slope that varies from 6 feet to 15 feet above sea level. The property is separated from the ocean by Palani Road and Ali'i Drive, approximately 50 feet away from the shoreline.

B) The relationship of the proposed action to land use plans, policies, controls

The Subject Property and Renovations meets with County and State Plans for the area. The State Land Use (SLU) is URBAN. The County Zoning is RESORT. The LUPAG designates the property for RESORT NODE.

Controlling elements are the Special Management Area designation.

C) The probable Impact of the proposed actions on the environment

Little adverse impact on the environment is expected. The demolition of buildings and addition to landscaping and open courtyard should allow for a more inviting and cooler environment.

D) Description of how the project will affect the subject and surrounding areas.

The Seaside Shops is one of the first properties that you see as you get off the cruise ship at the Kailua pier or coming from the airport and turning down Palani Road. The creation of a modern, inviting, open courtyard will enhance the visitor experience as they stroll down Ali'i Drive. The addition of more parking and dining alternatives for the community will be a win for all while the renovation of an aged shopping site will give the area a much-needed commercial facelift.

Seaside Shops is nestled amongst several older, antiquated properties. Hopefully our renovations will kickstart others in the area to do the same, which would benefit all business owners in the Kailua Village Business District.

E) Description of unavoidable impacts and mitigating measures.

Mitigative measures to minimize project impacts will be taken as necessary. These measures would include planting vegetation, when possible, to minimize erosion and employing noise and emission measures at the time of construction.

During construction, the renovation will require minimal grading though the demolition of the three buildings and the concrete walkways could result in a potential dust impact. The small slope to the rear(mauka) of building 3 will be leveled, there again with potential soil and dust impact. Heavy equipment will also generate noise. In anticipation of these impacts, mitigative measures are planned as part of the construction work. Project generated dust will be mitigated by frequent water sprinkling and the installation of dust control screens where and when necessary. These measures are subject to the requirements of the Department of Public Works, Engineering Division of the County of Hawaii. Soil erosion would be confined to the property. Care will be taken during construction to limit potential erosion of newly placed topsoil. Landscaping will be accelerated to protect bare ground exposed to precipitation, runoff and wind. Noise mitigation measures would involve limiting construction to normal working hours and the installation of noise reduction devices on all diesel-powered machines.

F) Alternatives to the proposed project:

A “no action” alternative would result in the further deterioration of the non-code compliant buildings, outdated utilities and somewhat “seedy” grounds that can and have hidden drug users or homeless.

Renovation of this parcel will not only enhance the area but will bring in some much-needed change.

G) Irreversible and Irretrievable commitment of resources.

The proposed renovation will extend the use of the property for commercial use. Landscape and building materials, energy, water and other utility services will be committed to the development of the project. Private funds will be spent, and labor will be utilized during the construction period. Based on the above assessment, the renovation will not have any substantial adverse environmental or ecological impacts, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety and compelling public interest.

ADDITIONAL COMMENTS to Section 4 REGARDING POTENTIAL IMPACTS TO CULTURAL, HISTORICAL AND NATURAL RESOURCES:

A) The identity and scope of cultural, historical and natural resources in the area to include any native Hawaiian rights that are exercised.

There are many natural, cultural and historical resources in Kailua-Kona. Of significance in the area are Hulihe'e Palace, Moku'aikaua church, and directly across the street from the subject property is Kamakahonu beach and Ahu'ena Heiau.

The subject property consists of Land Commission Award 5248 to Kaopua and Grant 3649 to Keaweualani. Ancient depictions of the property are shown on Registered Maps 2560 and 1676. Modern era buildings and construction from previous owners have significantly changed the appearance of the subject land.

B) The effect of the proposed renovation on the cultural, historical and natural resources in the vicinity including the effect to native Hawaiian rights.

There are very few valued cultural, historical or natural resources that exist on the subject property and no 'gathering rights' are affected. The demolition notes

recite certain elements for re-use and salvage. For example: Note 5 & 6, "REMOVE CRM CURB WALL; CLEAN AND SALVAGE LAVA ROCK" Note 7: "REMOVE AND SALVAGE CORAL STONE GROUND COVER".

Renovations to the buildings at the Seaside Shops will have no effect on these resources.

C) Feasible action to be taken to protect any cultural, historical or natural resources in the vicinity including the effect to native Hawaiian rights.

The subject property has been fully built out for over fifty years. To the extent that traditional and customary native Hawaiian rights are exercised, the proposed renovation will not affect any traditional, cultural, historical, or native Hawaiian rights.

Section 5) SITE PLAN

Several site plans are attached within EPIC. Existing current site conditions and anticipated 3-D models of the premises after the renovation and demo work are attached within EPIC.

Sections 6 & 7 These questions do not apply to the proposed SMA project.

Section 8 List of property owners surrounding the Subject Property

A PDF of the Excel spreadsheet developed by the Real Property Tax property search website is attached within EPIC. The search buffer was set for 300 feet within the edges of the property. Upon acceptance of the SMA application letters to all identified property owners informing them of the SMA application, the expected date of public hearing, and their rights to file a contested case.

CLOSING:

Based on the above statements and referenced attachments within EPIC, the applicant requests a hearing before the Leeward Planning Commission for a Special Management Area Use Permit. We look forward to presenting this project to Chairman Dean Au and the respected members of the Leeward Planning Commission.

Further we will be amending our prior submitted PL-KVD-000060 to the Kailua Village Design Commission to include this SMA – Major application.

Respectfully Submitted by:

A handwritten signature in black ink, appearing to read "J. C. Cross", with a large, stylized initial "J" and "C".

John C. Cross, Senior Land Manager, Edmund C. Olson Trust No.2
Authorized Agent for Seaside Shops.



Addendum to SMA Application

Project No.: PL-SMA-2025-000082

Project: Renovation of the Kona Seaside Shops

Address: 75-5663 Palani Road, Kailua-Kona, HI 96740

TMK: 7-5-006-017

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

Agent: John C. Cross, Senior Land Manager

Date: September 9, 2025

Project Description – Renovation of the Kona Seaside Shops with demolition of three buildings, additions to remaining two buildings, additional parking and related landscaping improvements including new drywells to retain onsite generated water.

Heights of Existing Buildings and Proposed Additions

- Building 1 (A): **Heights of Proposed Additions**
The existing building apex is 28 ft. 6 in.
The new addition will have a roof apex of 26.5 ft., approximately 2 ft. lower than the existing apex.
Existing area: 1,800 sq. ft. with additions of 1,100 sq. ft. (new total 2,900 sq. ft.)
Two stories, with Big Kahuna Beach Grill upstairs and Ka'u Coffee Mill Coffee Shop downstairs.
- Building 3 (C): **Heights of Proposed Additions**
The existing building apex is 21 ft. 10 in.
The new addition will have a roof apex that matches the existing building. The Building C (Long Restaurant + Poke Shack) Open Seating/Bar Area trellis has a top of structure at 10 ft. 8 in. measured from Building C's Level 1 finish floor elevation.
Existing area: 2,880 sq. ft. with additions of 1,854 sq. ft. (new total 4,734 sq. ft.)
Includes conversion to restaurant use with kitchen, lanai, bar, and outdoor seating.
- Kiosks: **Heights of Proposed Additions**
The two kiosks' top of roof is at 11 ft. 0 in. measured from the Building A (Ka'u Coffee) Level 1 finish floor elevation.
Two open-sided kiosks, 200 sq. ft. Each. (see Exhibit A: Building Heights Graphic)

Gross Floor Area after renovations:

- Building Area: 8,035 sq. ft.
- Exterior Area (outdoor seating/bar): 1,654 sq. ft.
- Total: 9,688 sq. ft.

Edmund C. Olson Trust No. 2

We envision Hawai'i, where the land and people thrive together.

olsontrust.com | P.O. Box 446 27-256 | Old Māmalahoa Hwy | Pāpa'ikou, Hawai'i 96781

Item 3(F)(D) – Best Management Practices (BMPs)

During construction, a comprehensive set of BMPs will be implemented to control dust, erosion, runoff, and potential pollutants. These practices meet or exceed State of Hawai'i and County of Hawai'i requirements and are further detailed in Exhibit B – Best Management Practices (BMPs) Checklist.

Item 3(F)(G) – Environmental Quality Standards

The above BMPs also ensure compliance with air and water quality standards. The project will follow County DPW Engineering Division requirements for dust, noise, and runoff control. (See Exhibit B: Best Management Practices (BMPs) Checklist)

Item 3(F)(G) – Natural Resources and Shoreline Element

The property is separated from the shoreline by Palani Road/Ali'i Drive (approx. 50 ft. wide). Measures include:

- Renovate and improve the single existing dry well at center of parking lot entrance. Install three (3) new additional drywells to retain waters on premises. (1 additional drywell to rear of parking lot, 2 additional drywells within landscaped areas of courtyard.

"Drywells will be designed to meet or exceed surface flow calculations for waters generated in the paved parking lot and in the landscaped courtyard areas."

- Grading and infiltration features will be directing flows away from Palani Road and the shoreline.

- Landscaping with an emphasis on native species to maximize local plant use, reduce irrigation demand, and support ecological resilience to filter runoff.

(see Exhibit C – Storm water and drainage)

Item 3(K) – Shoreline Access

- Nearest Public Shoreline Access: There are three sites within walking distance from the project area. (See North Kona shoreline access Map 3, features 4 and 5)

- 1) Steps into the ocean at Kailua pier, approximately 175' directly across Ali'i Drive

- 2) Kamakahonu Beach (adjacent to King Kamehameha Hotel, across Ali'i Drive) approximately 250' to the North

- 3) Niumalu Beach access approximately 715' to the south alongside Ali'i Drive

- No existing shoreline access routes are upon the subject property. However, the additional parking spaces proposed for the renovated Seaside Shops will allow for more vehicle parking for those wanting to access the three shoreline access points.

(see Exhibit D: Shoreline Access and Protection)

Kona Community Development Plan (CDP)

The project is consistent with Kona CDP goals:

- LU 1.1: The project site is within the Kona Urban Area. Renovations will enhance community character by revitalizing a key entry point to Ali'i Drive. The project site is within the Kailua Urban core and is adjacent to Ali'i Drive pedestrian sidewalk route. Also, the Kona Trolley Bus Stop 201 is right outside the front of the Kona Seaside Shops (see Exhibit E: Site Photos – Transit & Pedestrian Features). These elements satisfy Transportation Goals Objectives, Policies and Actions identified by section 4.1.3 TRANS 1.1 through TRAN-2 Street Network Connectivity of the Kona CDP.

- LU 1.2: The project will incorporate sustainable practices (BMPs, drainage management, landscaping with native plants). Objective LU-2 is also achieved in regards to Urban Growth Management that support Public Transit.

- LU 1.4: The renovated Kona Seaside Shops will be consistent with LUPAG and the CDP planning horizon. The removal of three existing buildings and the consolidated new sq.ft area of the two remaining buildings will meet the compact densities that are recited in the CDP. The buildings will retain their long Polynesian hipped and gabled roof appearance. The additional parking stalls, enhanced Landscaped green area, and multiple drywells on the property will protect shoreline resources by ensuring no direct impacts to public shoreline access or water quality.

Exhibits

- Exhibit A: Building Heights Graphic
- Exhibit B: Best Management Practices (BMPs) Checklist
- Exhibit C: Stormwater & Drainage Plan
- Exhibit D: Shoreline Access and Protection
- Exhibit E: Site Photos ...Transit & Pedestrian Features

Exhibit A

Exhibit A: Building Heights Graphic

The following graphic illustrates the relative heights of the kiosks and the Building C trellis. The kiosks' top of roof is 11'-0" from Building A Level 1 finish floor elevation. The Building C trellis's top of structure is 10'-8" from Building C Level 1 finish floor elevation. Since Building C's Level 1 is offset by +1'-4" above Building A's Level 1, the trellis is visually about 1' taller than the kiosks.



Exhibit A

Exhibit B

Exhibit B: Best Management Practices (BMPs) Checklist

- ☐ Install dust screens and apply water sprinkling during demolition and grading to minimize airborne particulates
- ☐ Protect storm drains from debris and runoff with inlet protection (e.g., filter fabric, gravel bags)
- ☐ Use silt fences, fiber rolls, or other barriers to prevent sediment migration off-site
- ☐ Limit construction activity to designated areas; establish stabilized entrances/exits to reduce tracking of dirt onto roadways
- ☐ Store and handle fuel, oils, paints, and chemicals in secondary containment with clearly labeled storage areas
- ☐ Cover and stabilize stockpiled soil and construction materials to prevent erosion or dust generation
- ☐ Dispose of construction waste promptly and at approved facilities; prohibit dumping near shoreline or drains
- ☐ Re-vegetate disturbed areas promptly after construction with native plant species to stabilize soil and support ecological resilience
- ☐ Verify drainage improvements and dry wells direct flows away from the shoreline and function properly during construction
- ☐ Confirm the project setback (50 ft from shoreline) is maintained and clearly marked during construction
- ☐ Maintain unobstructed public shoreline access signage and add a second ocean access to the south as committed
- ☐ Ensure no obstruction of existing shoreline access routes throughout the project duration
- ☐ Conduct BMP inspections weekly and after major rain events, documenting findings and corrective actions
- ☐ Maintain log of BMP installation, inspection, and maintenance for County/State review
- ☐ Ensure all employees and contractors are trained on BMP requirements prior to beginning work

Exhibit B

Exhibit C

Exhibit C: Storm Water and Drainage

- Existing dry well: 6' round slotted concrete ring with 36" x 36" grate (to be renovated and rebuilt).
- Three (3) new dry wells to be added: one at rear of parking lot, two in courtyard landscaped areas.
- Designed to meet/exceed surface flow requirements and retain waters on-site.
- Grading directs flows away from Palani Road and shoreline.
- Landscaping with native species to filter runoff and reduce irrigation demand.



Existing dry well

Exhibit C

Exhibit D

Exhibit D: Shoreline Access & Protection

On-Site Access - No shoreline access routes exist on the property. Proposed additional parking at the renovated Seaside Shops will support public use of nearby shoreline access points.

Photos (in order):

1. Kailua Pier steps – Steps into the ocean, 175 ft across Ali'i Drive
2. Kamakahonu Beach – Adjacent to King Kamehameha Hotel, 250 ft north across Ali'i Drive
3. Niumalu Beach access – 715 ft south along Ali'i Drive



Three steps at Pier



Kamakahonu Beach



Niumalu Beach

Exhibit D

Exhibit E

Exhibit E: Site Photos (in order) – Transit & Pedestrian Features

1. Photo 1: Kona Trolley Bus Stop 201 in front of Kona Seaside Shops
2. Photo 2: Ali'i Drive pedestrian sidewalk adjacent to project site
3. Photo 3: Ali'i Drive Kona Trolley at Kona Seaside Shops by Hele On Bus



Kona Trolley Bus Stop 201 in front of Kona Seaside Shops



Ali'i Drive pedestrian sidewalk adjacent to project site



Kona Trolley at Kona Seaside Shops by Hele On Bus

Exhibit E

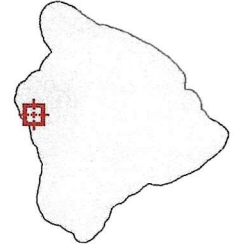


Kona Seaside Shops

75-5663 Palani Road, Kailua-Kona



Overview



Legend

Parcels

Parcel ID	750060170000	Situs/Physical Address	75-5663 PALANI ROAD	Market Land Value	\$1,177,500	Last 2 Sales			
Acreage	0.767	Mailing Address	OLSON, EDMUND C TR	Dedicated Use Value	\$0	Date	Price	Reason	Qual
Class	COMMERCIAL		46 AMAUULU RD HILO HI 96720 2347	Land Exemption Value	\$0	7/27/2021	\$4295000	NOT OPEN MARKET	U
				Net Taxable Land Value	\$1,177,500	9/18/2001	0	n/a	U
				Assessed Building Value	\$1,010,200				
				Building Exemption Value	\$0				
				Net Taxable Building Value	\$1,010,200				
				Total Taxable Value	\$2187700				

Brief Tax Description 33,411 SF DEA LP GR 3649 POR RP 4795 LCAW 5248

(Note: Not to be used on legal documents)

*Hawaii County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. The 'parcels' layer is intended to be used for visual purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. The 'parcels' data layer does not contain metes and bounds described accuracy therefore, please use caution when viewing this data. Overlaying this layer with other data layers that may not have used this layer as a base may not produce precise results. GPS and imagery data will not overlay exactly.

MAP SHOWING EXISTING CONDITIONS UPON

Portions of Kaihale Village

Being a Portion of Royal Patent No. 3649 & 4795

SLC Award 5248 At Lanihale 2nd

Dist. of North Hona, County, Island of Hawaii & State of Hawaii

TMK No. (3) 7-5-006-016

NOTE: BASIS OF AZIMUTH
DERIVED USING HEMISPHERE
TRUE NORTH SYSTEM
NOTE: ALL AZIMUTHS &
DISTANCES ARE SHOWN
IN A 1/4" PER FOOT SCALE IN A
CLOCKWISE DIRECTION

SCALE ONE INCH
EQUALS 20.00 FEET

LEGEND
UTILITY BOXES
WATER METER
CRM WALL

TMK (3) 7-5-006-016
1.440 Acres

TMK (3) 7-5-006-030
7,096 Sq. Ft.

TMK (3) 7-5-006-017
33,411 Sq. Ft.

TMK (3) 7-5-006-019
0.4447 Acres

TMK (3) 7-5-006-025
13,627 Sq. Ft.

SINGLE STORY BUILDING

SINGLE STORY BUILDING

TWO STORY BUILDING

- Notes:
- 1. The overhang (eave) on the Southwest corner of the Building is 5.97 feet from the Setback.
 - 2. The overhang (eave) on the Northwest corner of the Building is 7.60 feet from the Setback.
 - 3. The CRM wall along the West side of the property goes back the boundary line up to a distance of 1.35 feet.
 - 4. The CRM wall at the North corner of the property encroaches into the subject lot up to a distance of 1.60 feet.

- NOTES:
- 1. Boundaries were identified as found as shown.
 - 2. Two violations of County zoning setback.
 - 3. The distances shown between the property boundaries are based on selected encroachments for properties of 1.71 acres and less.
 - 4. The survey was performed on the ground on July 20th, 2021.
 - 5. See accompanying report pertaining to and more encroachments.
 - 6. CRM = Concrete, Rock & Masonry Wall.

I, Thomas G. Pattison, hereby certify to the best of my professional knowledge, information and belief that the map and the survey upon which it is based comply with the laws of the State of Hawaii and the rules and regulations of the Board of Land and Natural Resources.

COPY

MAP SHOWING EXISTING CONDITIONS UPON
Portions of Kailua Village,
Being a Portion of Royal Patent No. 3649 & 4795
L.C. Award 5248 At Lanihau 2nd,
District of North Kona, County, Island of Hawaii & State of Hawaii
TMK No.(3)7-5-006:017

NOTE: BASIS OF AZIMUTH
 DERIVED USING HEMISPHERE
 GPS RTN SYSTEM

NOTE: ALL AZIMUTHS &
 DISTANCES ARE SHOWN
 & MAPPED HEREON IN A
 CLOCKWISE DIRECTION



LEGEND	
	WATER METER
	CRM WALL
	TILE
	CONCRETE

PALANI ROAD
 Residence Address No. 75-5663

TMK (3) 7-5-006:016
1.440 Acres

TMK (3) 7-5-006:030
7,096 Sq. Ft.

TMK (3) 7-5-006:017
33,411 Sq. Ft.

TMK (3) 7-5-006:019
0.4447 Acres

TMK (3) 7-5-006:025
23,827 Sq. Ft.

- Notes:**
- 1) The overhang (eave) on the Southwest corner of the building is 5.97 feet from the setback.
 - 2) The overhang (eave) on the Northwest corner of the building is 7.60 feet from the setback.
 - 3) The CRM wall along the West side of the property goes past the boundary line up to a distance of 7.50 feet.
 - 4) The CRM wall at the North corner of the property overhangs into the subject lot up to a distance of 5.0 feet.

- NOTES:**
- 1) Boundary encroachments were found as shown & mapped hereon.
 - 2) Two violations of County zoning setback codes were found.
 - 3) The distances shown between the property lines & the features, shown hereon, are based on selected found boundary monuments & acceptable tolerances for properties of this type.
 - 4) The features, shown hereon, were located by an actual survey performed on the ground on July 14th, 2021.
 - 5) See accompanying report pertaining to setbacks and encroachments.
 - 6) CRM = Concrete, Rock & Masonry Wall

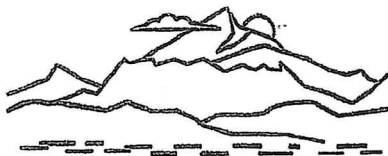
I, Thomas G. Pattison, do hereby certify to the best of my professional knowledge, information, and belief that this map and the survey upon which it is based correctly shows the boundary lines and topographic features as shown on the ground.

-COPY-

THOMAS G. PATTISON
 Hawaii License No. 10743
 July 20th, 2021

PATTISON LAND SURVEYING

P.O. Box 314563, Waipahoehoe, Hawaii 96728
 Office 808-327-9430



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P.O. Box 384569

Waikoloa, Hawaii 96738

Office Phone: 808.327.9439

E-mail: tom@surveyhawaii.com

SURVEY REPORT

Parcel 17

Of Kailua Village

All of that certain parcel of land (being all of the land(s) described in and covered by Land Patent Grant Number 3649 to J. Keaweualani and a portion of the land described in Royal Patent Number 4795, Land Commission Award Number 5248 to Kaopua) situate, lying and being at Lanihau 2nd, in the District of North Kona, State of Hawaii

TMK No. (3)7-5-006:017

Address: 75-5663 Palani Road, Kailua-Kona, Hawaii 96740

I performed a survey of the subject property on July 14th, 2021 and found the existing improvements in the vicinity of the lot boundary lines and setback areas as shown and noted on the accompanying map. Please, note that the County setback codes are as follows:

Front & Rear Setbacks.....Twenty [20.00] feet
Side Setbacks.....Ten [10.00] feet

According to County code, roof overhangs may protrude into the setback up to five [5.00] feet on the sides and up to six [6.00] feet on the front and rear yards.

Upon study of the survey, I found two projection setback violations. I found the overhang (eave) on the Southwest corner of a building is 6.97 feet from the Setback and the overhang (eave) on the Northwest corner of a building is 7.60 feet from the setback. As the accompanying map shows, all remaining building overhangs (eaves) are within code. Please refer to the accompanying map for more information, not mentioned in this report.

Boundary encroachments were found. The CRM (concrete, rock, masonry) wall along the West side of the property goes past the boundary line, into the street, up to a distance of 1.36 feet. A CRM wall located at the North corner of the subject lot extends into the subject lot, up to 5.0 feet. Three CRM walls (unknown ownership) cross the Northeast boundary line. A CRM wall along the Southeast boundary line (unknown ownership) is shared and common to Parcel 25.

Please refer to the accompanying map for more information, not mentioned in this report.

The features and distances shown between lot lines are based on selected found boundary monuments and acceptable tolerances for properties in this area and age of the original survey. Please note that six [6] of the ten [10] recognized original boundary corners were found as shown and noted on the accompanying map. The remaining four [4] boundary corners were set as accompanying map indicates.

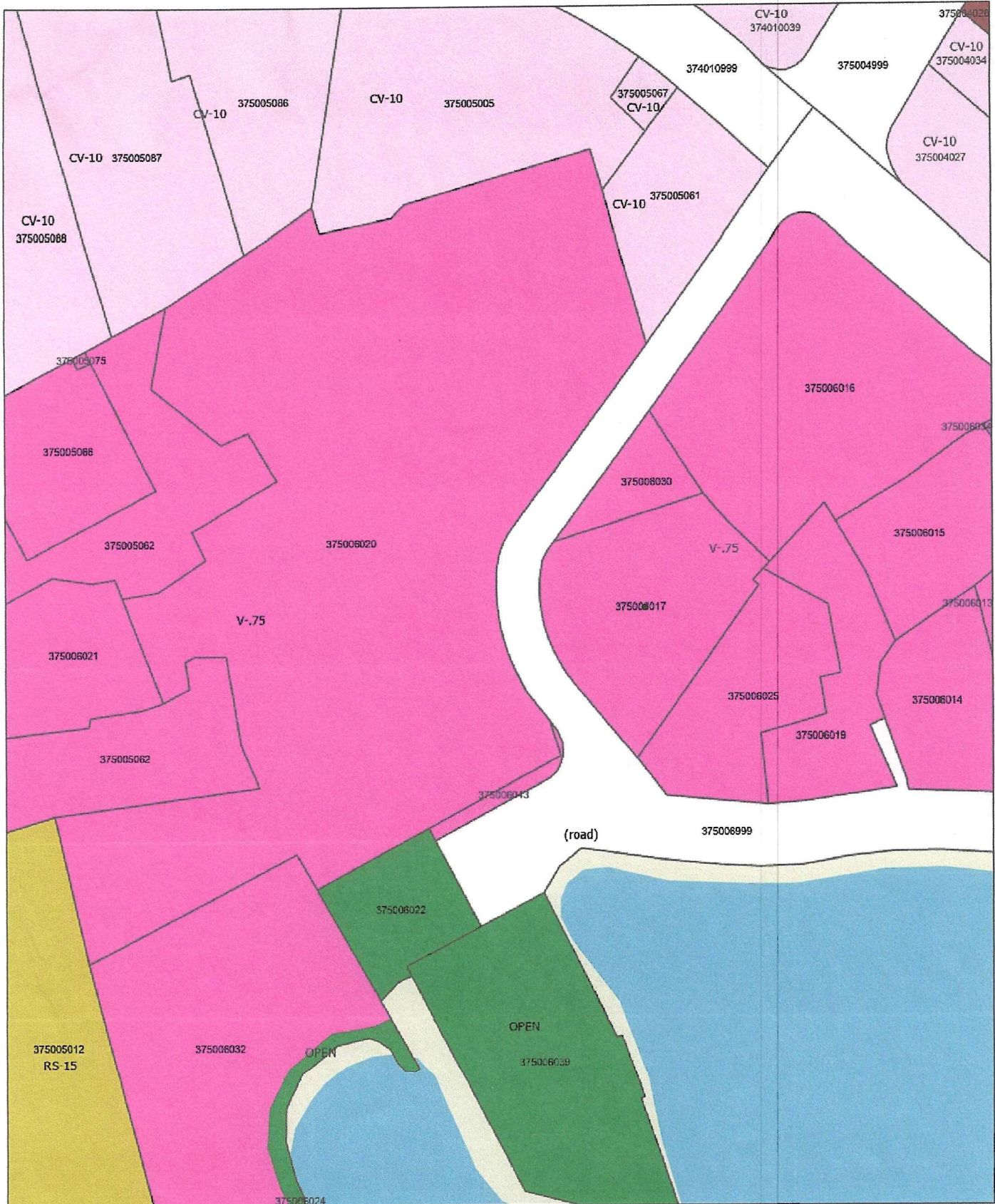
NOTE: Please refer to the accompanying map for all information pertaining to this report.



Thomas G. Pattison, LPLS #10743

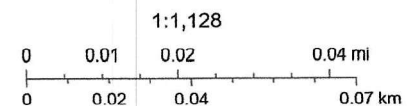
July 20th, 2021

ArcGIS County Zoning 7-5-006-017



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Zoning (Labels)	CV-10	Coastline
Zoning	OPEN	Parcels (labels)
(road)	RS-15	Parcels (boundary lines)
CG-20	V-.75	

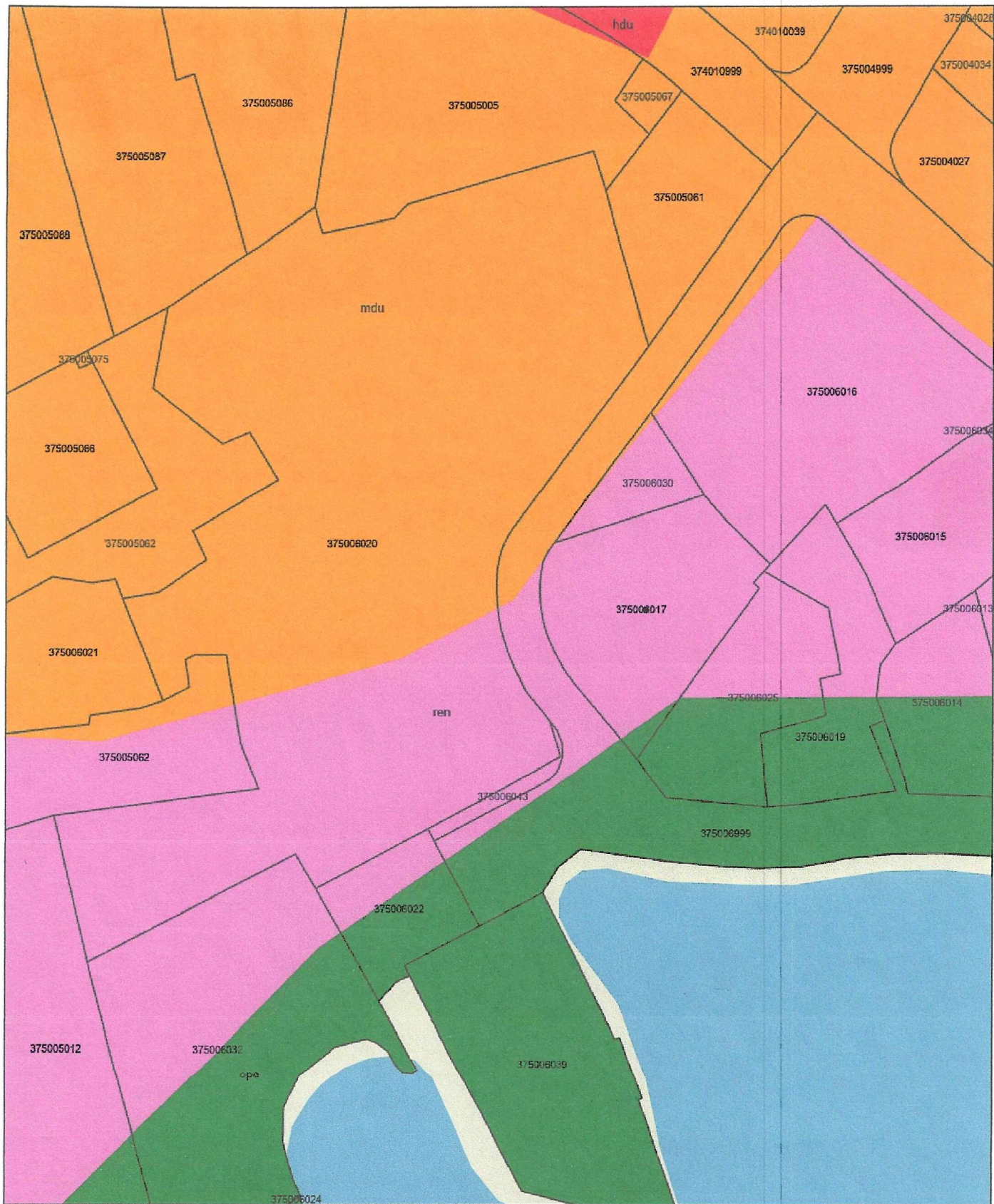


Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, US Census Bureau, USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

ArcGIS Web AppBuilder

Sources: Esri, USGS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, US Census Bureau, USDA, USFWS, I

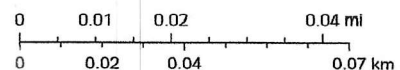
ArcGIS LUPAG 7-5-006-017



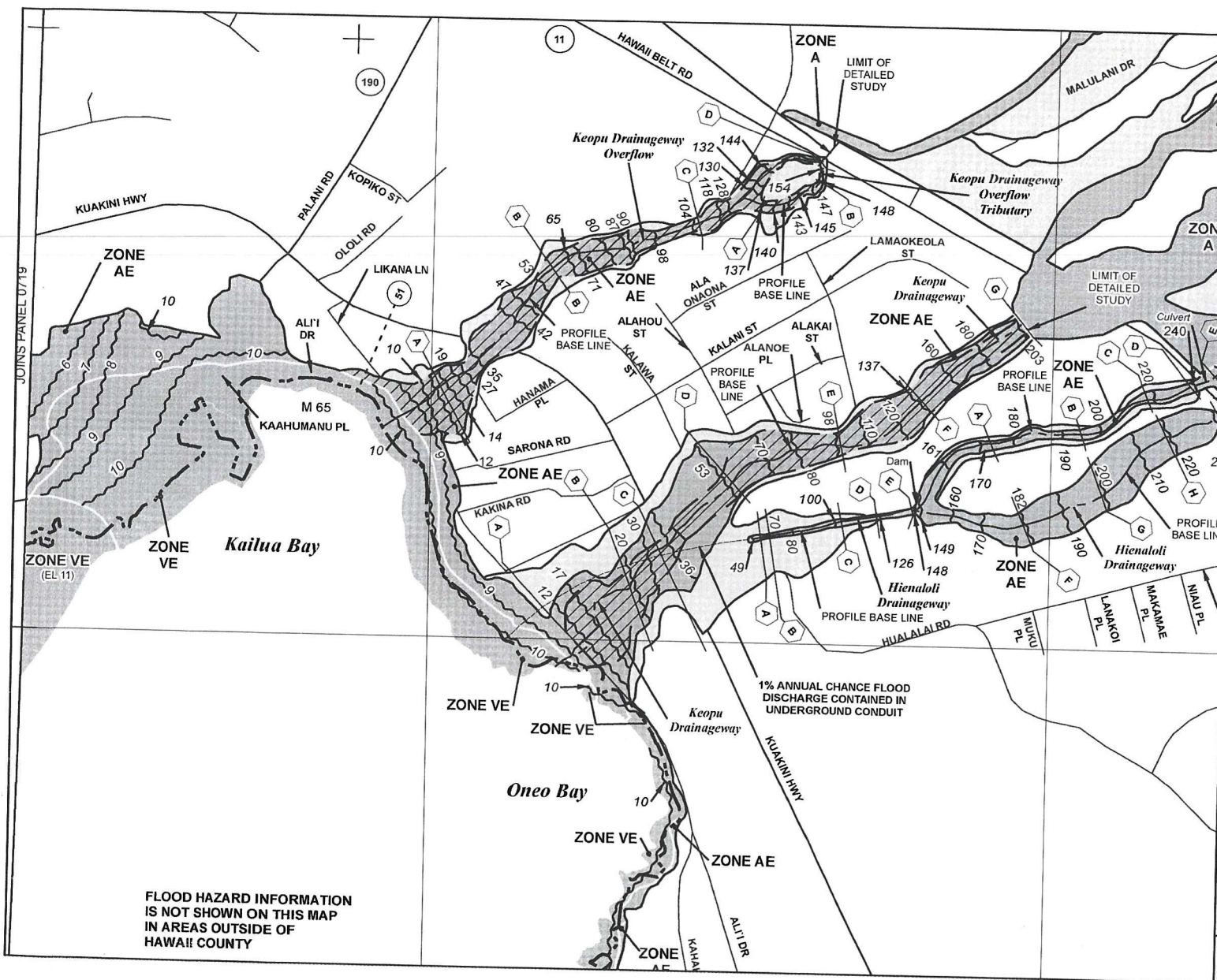
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- LUPAG Current Status (Labels)
- High Density Urban
 - Medium Density Urban
 - Open Area
- LUPAG (Current Status)
- Resort Node
 - Coastline
 - Parcels (labels)
 - Parcels (boundary lines)

1:1,128



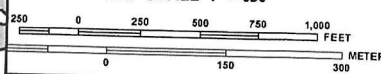
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FLOOD HAZARD INFORMATION
IS NOT SHOWN ON THIS MAP
IN AREAS OUTSIDE OF
HAWAII COUNTY



MAP SCALE 1" = 500'



NFIP PANEL 0738F

FIRM
FLOOD INSURANCE RATE MAP
HAWAII COUNTY,
HAWAII

PANEL 738 OF 1975
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY HAWAII COUNTY
HAWAII COUNTY 15516 2738 F

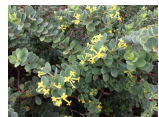
MAP NUMBER
1551660738F
MAP REVISED
SEPTEMBER 29, 2017
Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

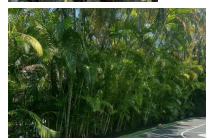




A'alii



Akia



Areca Palm



Hibiscus, Yellow



Lauae Fern



Monstera



Pakalana Vine



Pohinahina, ground cover



Shower Tree



Ti Leaf, Green



Ti Leaf, Red



Ti Leaf, Variegated

Plant Types
1/4" = 1'-0"



5 Rendering - Poke and Parking
3" = 1'-0"



4 Rendering - Entry
3" = 1'-0"

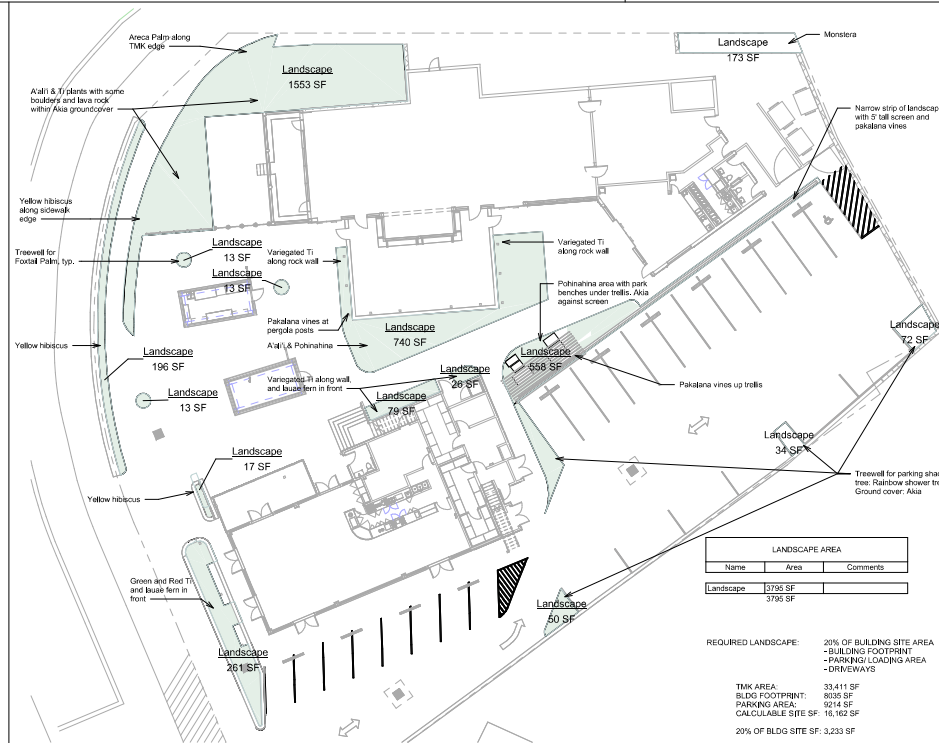


3 Rendering - Aerial
3" = 1'-0"



1 Area Plan - Gross
1/16" = 1'-0"

PLOTTED: 3/4/2025 5:03:58 PM FILE PATH: P:\My Documents\000-Architectural\Design\2100-01 Olkon Trust Seaside Shops Plaza\Rev2100-KSS PLAZA_TDL.v



2 Area Plan - Landscape
1/16" = 1'-0"

Professional seal and contact information for TINGUELY DEVELOPMENT, INC.

Project information including title 'Kona Seaside Shops', address '75-5663 Palani Road', and drawing title 'LANDSCAPE & AREA PLAN'.

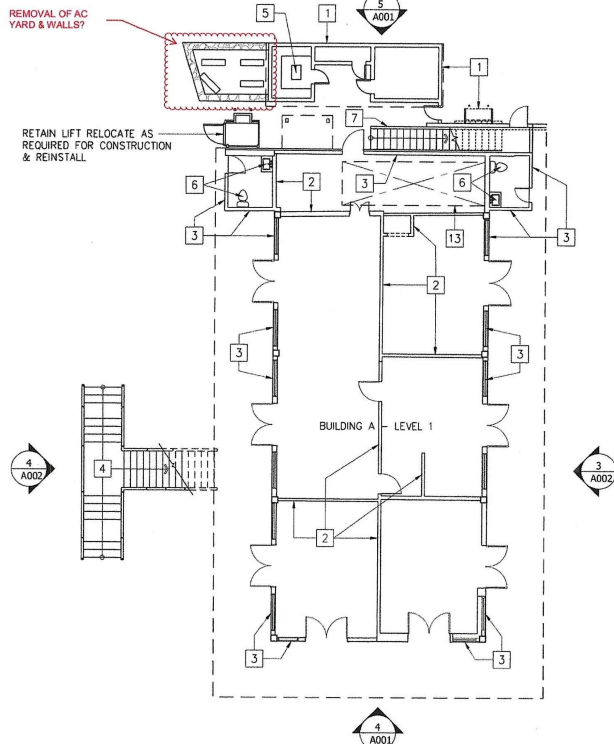
A 01

DEMO KEY NOTE LEGEND

Extracted and enhanced version of Demolition actions proposed for Kona Seaside Shops. See numbers within squares placed upon the site plan.

Action 1: Buildings highlighted in Orange reflect buildings "B" , "D",&"E", buildingsdemolished entirely. Demo actions 2 through 9 recite specific demo or salvage/reuse options.

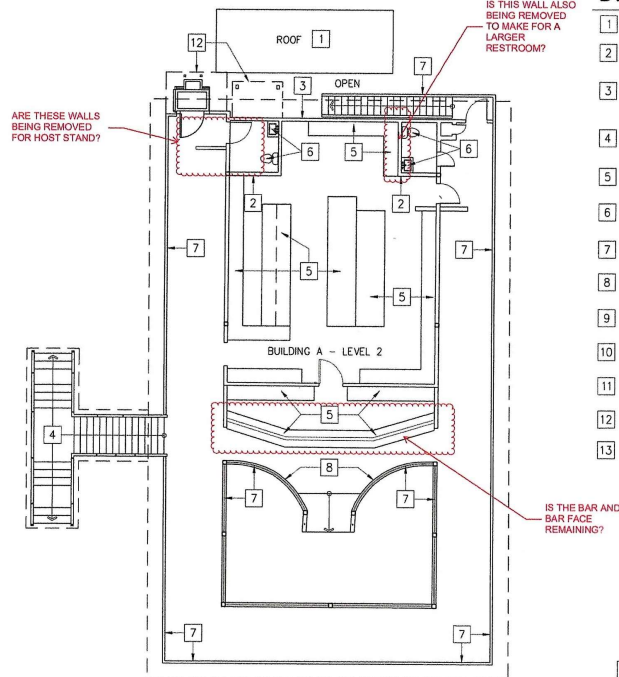
1. DEMOLISH BUILDING IN IT'S ENTIRELY; REMOVE FOUNDATIONS & FOOTINGS, DISCONNECT UTILITIES & REMOVE TO FURTHEST POINT OF CONNECTION.
2. REMOVE STAIR STRUCTURE, RAILINGS, ROOF CANOPY AND FOUNDATIONS / FOOTINGS COMPLETE.
3. REMOVE WALKWAY, STAIR & RAILINGS COMPLETE SAWCUT EXIST. WALK ADJACENT HOTEL.
4. REMOVE CONCRETE WALK SLAB.
5. REMOVE CRM CURB WALL; CLEAN & SALVAGE LAVA ROCK FOR REUSE.
6. REMOVE CRM WALL & FOOTING COMPLETE; SALVAGE LAVA ROCK FOR REUSE.
7. REMOVE AND SALVAGE CORAL STONE GROUND COVER.
8. REMOVE GATE AND FENCE.
9. REMOVE PIPE BOLLARDS & FOOTINGS



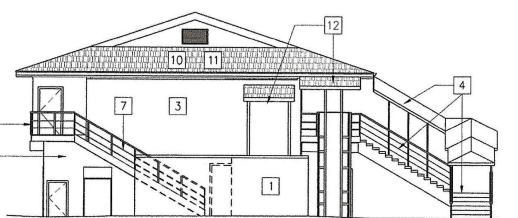
1
A001
BUILDING - A DEMO
FIRST LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"



4
A001
BUILDING - A DEMO
NORTH ELEVATION
SCALE: 1/8"=1'-0"



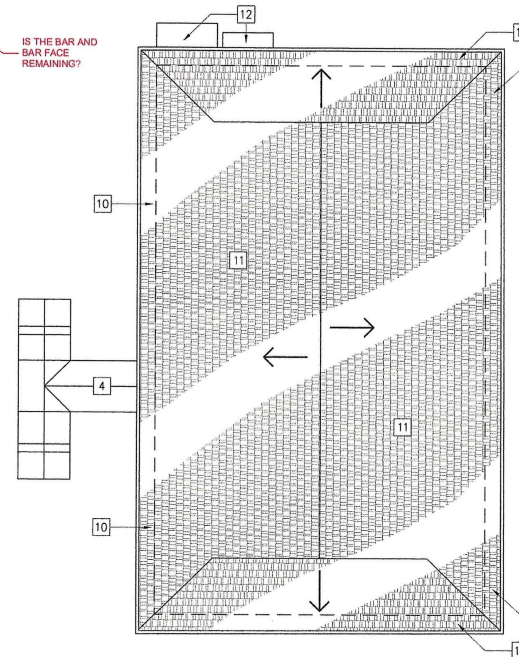
2
A001
BUILDING - A DEMO
SECOND LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"



5
A001
BUILDING - A DEMO
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

DEMO KEY NOTE LEGEND

- 1 REMOVE ADD - ON STRUCTURES COMPLETE; REMOVE FOUNDATIONS & FOOTINGS.
- 2 REMOVE AND SALVAGE INTERIOR WALLS FROM SLAB TO DECK COMPLETE.
- 3 REMOVE EXTERIOR WALL, DOORS, GLAZING AND OTHER ITEMS COMPLETE; CUT SLAB AS REQUIRED FOR NEW WALL CONSTRUCTION RETAIN STRUCTURAL COLUMNS AND BEAMS.
- 4 REMOVE STAIR STRUCTURE COMPLETE INCLUDING STRUCTURE, FOUNDATIONS, RAILINGS AND CANOPY.
- 5 REMOVE KITCHEN EQUIPMENT COMPLETE; ITEM IDENTIFIED BY OWNER TO RETAIN.
- 6 REMOVE AND SALVAGE PLUMBING FIXTURES AND TRIM.
- 7 REMOVE METAL RAILING COMPLETE.
- 8 REMOVE PORTION OF RAISED FLOOR & PREP FOR NEW CONSTRUCTION.
- 9 REMOVE BAR CASEWORK COMPLETE; SALVAGE CASEWORK & EQUIPMENT.
- 10 REMOVE ROOFING & FIRST 4FT OF ROOF SHEATHING AS REQUIRED TO REPLACE DETERIORATED STRUCTURE.
- 11 REMOVE ROOFING, FLASHING & UNDERLAYMENT TO DECK; INSPECT & REPLACE DECKING AS REQUIRED.
- 12 REMOVE ROOF & STRUCTURE COMPLETE.
- 13 SAW-CUT & REMOVE CONCRETE SLAB FOR NEW WORK.



3
A001
BUILDING - A DEMO
ROOF PLAN
SCALE: 1/8"=1'-0"

8' 0 8' 16' 24'
SCALE: 1/8"=1'-0"

AYER ARCHITECTS

1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3688



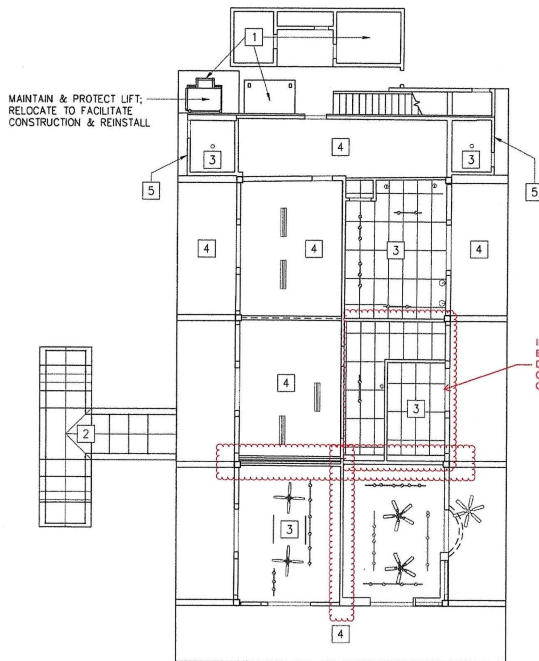
KONA SEASIDE SHOPS
75-5663 PALANI ROAD
KAILUA - KONA, HAWAII,
BUILDING - A DEMO
PLAN AND ELEVATIONS

Title

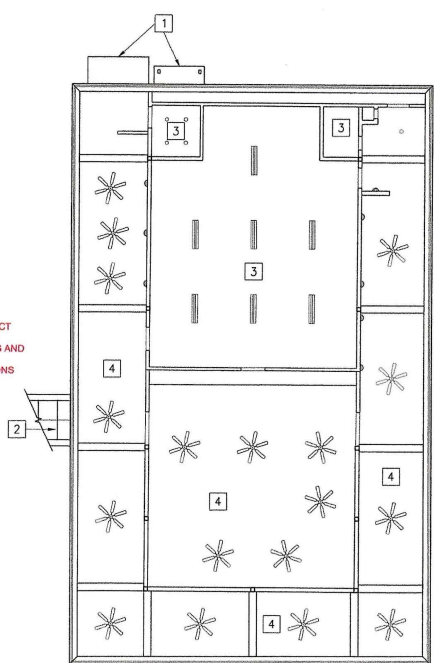
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A001



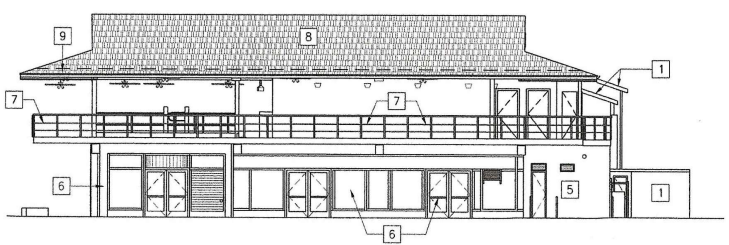
1
A002
BUILDING - A DEMO
FIRST LEVEL RCP
SCALE: 1/8"=1'-0"



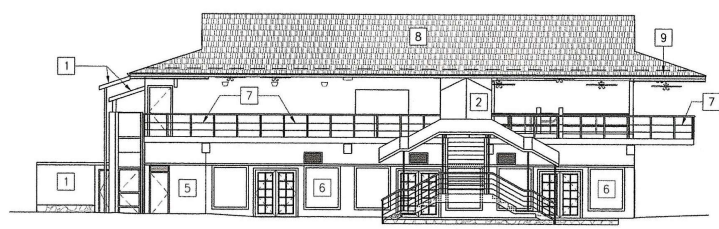
2
A002
BUILDING - A DEMO
SECOND LEVEL RCP
SCALE: 1/8"=1'-0"

DEMO KEY NOTE LEGEND

- 1 REMOVE ADD - ON STRUCTURES, FOOTINGS & FOUNDATIONS COMPLETE.
- 2 REMOVE STAIR STRUCTURE & CANOPY, FOOTINGS & FOUNDATIONS COMPLETE.
- 3 REMOVE SUSPENDED CEILINGS; LIGHTS, MECHANICAL EQUIPMENT, PLUMBING & OTHER ELEMENTS COMPLETE TO STRUCTURE.
- 4 REMOVE LIGHTS, PLUMBING, ELECTRICAL, MECHANICAL ELEMENTS COMPLETE TO STRUCTURE. CEILING FANS?
- 5 REMOVE "RESTROOM" ENCLOSURE COMPLETE.
- 6 REMOVE EXTERIOR WALL, DOORS, GLAZING AND OTHER ELEMENTS COMPLETE, CUT SLAB FOR NEW FOUNDATIONS; EXISTING COLUMNS BEAMS TO REMAIN.
- 7 REMOVE METAL RAILING COMPLETE.
- 8 REMOVE ROOFING, FLASHING & UNDERLAYMENT TO DECK; INSPECT & REPLACE DECKING AS REQUIRED.
- 9 REMOVE AND REPLACE EAVE DECKING SUBJECT TO DETERIORATION AS REQUIRED.



3
A002
BUILDING - A DEMO
EAST ELEVATION
SCALE: 1/8"=1'-0"



4
A002
BUILDING - A DEMO
WEST ELEVATION
SCALE: 1/8"=1'-0"



AYER ARCHITECTS
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Honolulu, Hawaii 96817
Telephone 808/545-3626

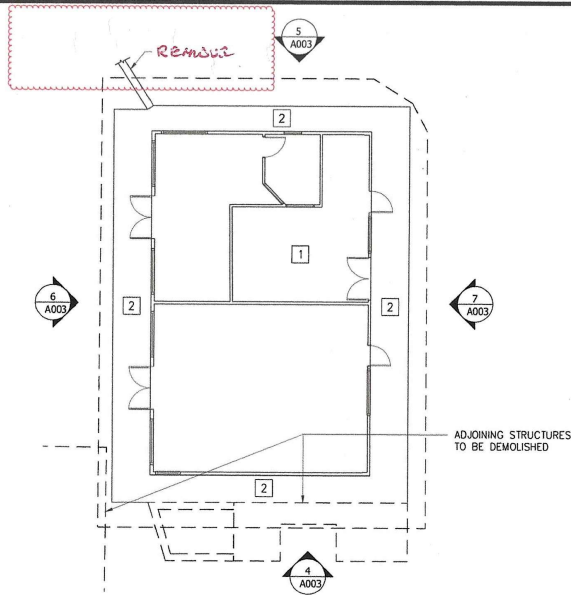
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII U.S.A.

KONA SEASIDE SHOPS
75-5663 PALANI ROAD
KAILUA - KONA, HAWAII,
BUILDING - A DEMO
RCP AND ELEVATIONS

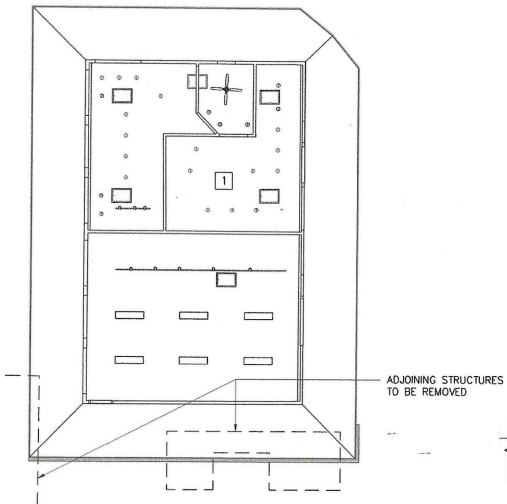
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Date: 3/31/24
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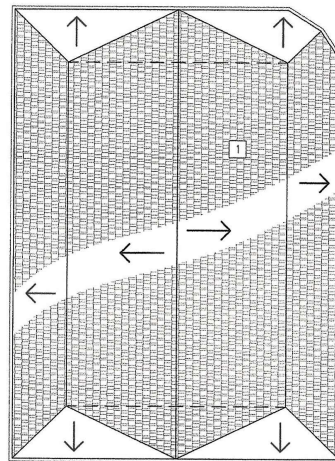


1
A003
BUILDING - B DEMO FLOOR PLAN
SCALE: 1/8"=1'-0"

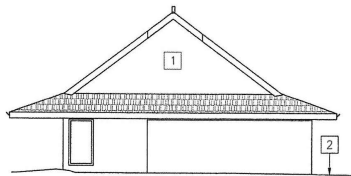


2
A003
BUILDING - B DEMO RCP PLAN
SCALE: 1/8"=1'-0"

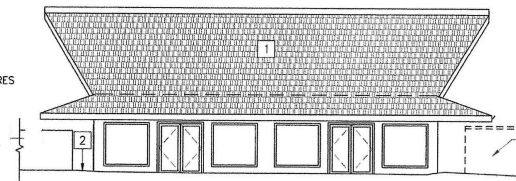
8' 0' 8' 16' 24'
SCALE: 1/8"=1'-0"



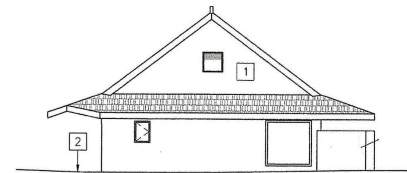
3
A003
BUILDING - B DEMO ROOF PLAN
SCALE: 1/8"=1'-0"



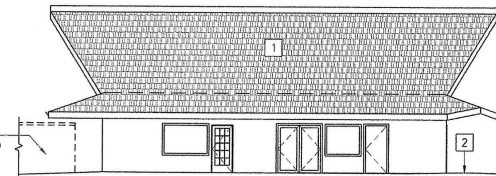
4
A003
BUILDING - B DEMO SOUTH ELEVATION
SCALE: 1/8"=1'-0"



6
A003
BUILDING - B DEMO WEST ELEVATION
SCALE: 1/8"=1'-0"



5
A003
BUILDING - B DEMO NORTH ELEVATION
SCALE: 1/8"=1'-0"



7
A003
BUILDING - B DEMO EAST ELEVATION
SCALE: 1/8"=1'-0"

DEMO KEY NOTE LEGEND

- 1 REMOVE BUILDING IN IT'S ENTIRELY INCLUDING FOOTINGS & FOUNDATION.
- 2 REMOVE CONCRETE WALK.

AYER ARCHITECTS

1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626



KONA SEASIDE SHOPS

75-5663 PALANI ROAD
KAILUA - KONA, HAWAII,

**BUILDING - B DEMO
PLAN AND ELEVATIONS**

Title

Project File:

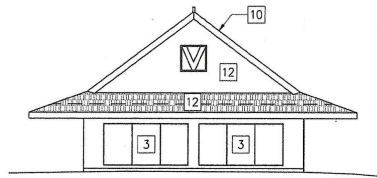
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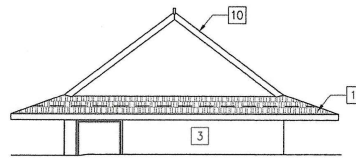
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A003

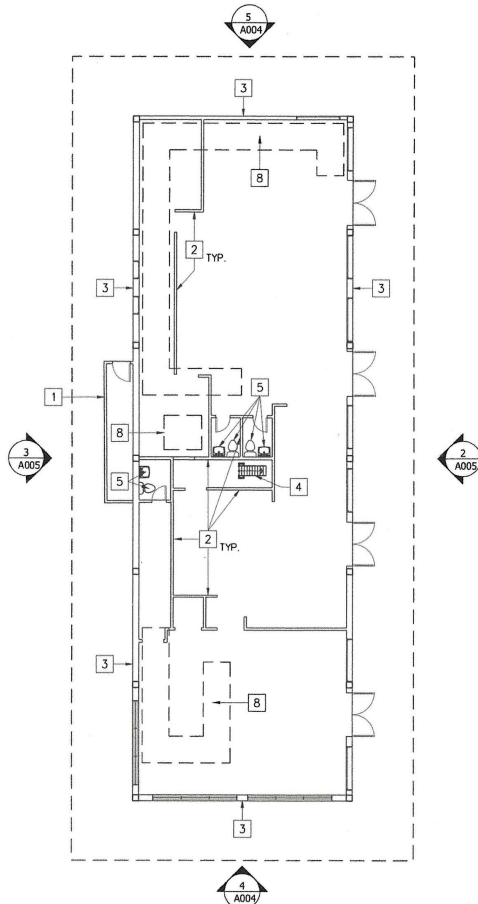


BUILDING - C DEMO SOUTH ELEVATION
SCALE: 1/8"=1'-0"

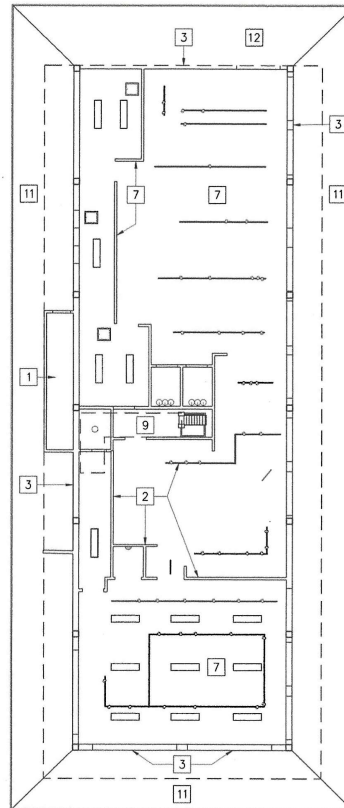


BUILDING - C DEMO NORTH ELEVATION
SCALE: 1/8"=1'-0"

8' 0' 8' 16' 24'
SCALE: 1/8"=1'-0"



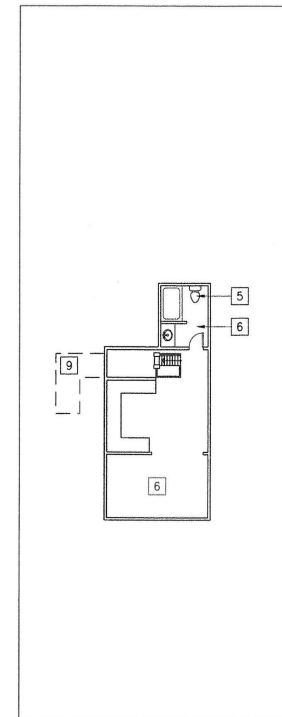
BUILDING - C DEMO FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



BUILDING - C DEMO RCP PLAN
SCALE: 1/8"=1'-0"

DEMO KEY NOTE LEGEND

- 1 REMOVE ADD - ON STRUCTURE COMPLETE INCLUDING FOOTINGS & FOUNDATIONS.
- 2 REMOVE INTERIOR WALLS FROM SLAB TO DECK COMPLETE.
- 3 REMOVE EXTERIOR WALLS, DOORS, GLAZING AND OTHER ITEMS COMPLETE; SAWCUT CONCRETE SLAB AS REQUIRED FOR NEW WALL CONSTRUCTIONS; RETAIN STRUCTURAL COLUMNS AND BEAMS.
- 4 REMOVE SHOPS LADDER.
- 5 REMOVE AND SALVAGE PLUMBING FIXTURES AND FITTINGS.
- 6 REMOVE SECOND LEVEL IMPROVEMENTS, WALLS, CEILING, LIGHTING, PLUMBING COMPLETE RETAIN FLOOR FRAMING IF COMPATIBLE WITH NEW CONSTRUCTION.
- 7 REMOVE SUSPENDED AND FRAMED CEILINGS THROUGHOUT INCLUDING LIGHTING, POWER, & PIPING.
- 8 SAW-CUT & REMOVE SLAB FOR NEW PLUMBING WORK.
- 9 REMOVE CEILING FRAMING FOR NEW STAIR CONSTRUCTION.
- 10 REMOVE ROOF SHINGLES, FLASHING & UNDERLAYMENT TO DECK, INSPECT SHEATHINGS AND REPLACE AS REQUIRED.
- 11 REMOVE DETERIORATED SHEATHING & FRAMING AND REPLACE AS REQUIRED.
- 12 REMOVE SHEATHING & FRAMING FOR NEW CONSTRUCTION & ROOF EXTENSION.



BUILDING - C DEMO SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

AYER ARCHITECTS

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Honolulu, Hawaii 96817
Telephone 808/545-3626



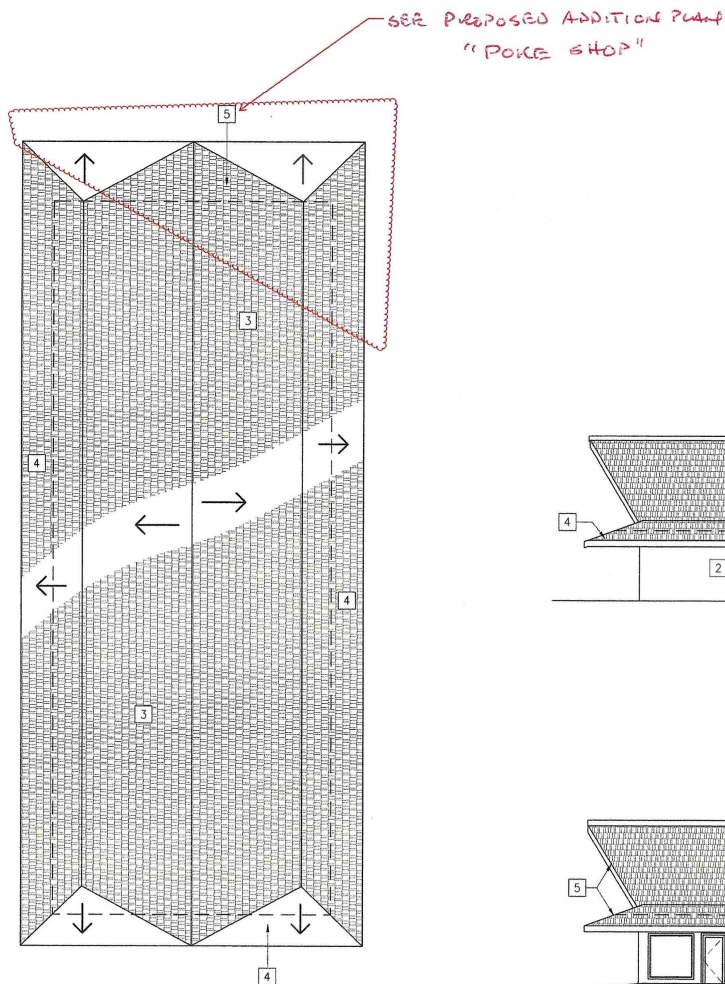
KONA SEASIDE SHOPS
75-5663 PALANI ROAD
KAILUA - KONA, HAWAII,
BUILDING - C DEMO
PLAN AND ELEVATIONS

Title

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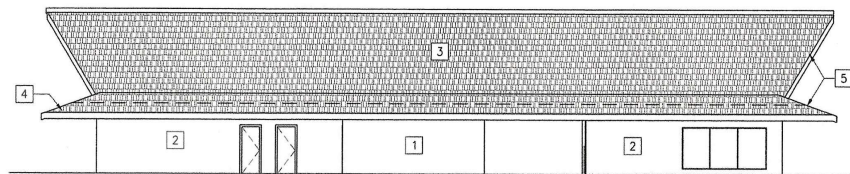


1
A005
BUILDING - C DEMO
ROOF PLAN
SCALE: 1/8"=1'-0"

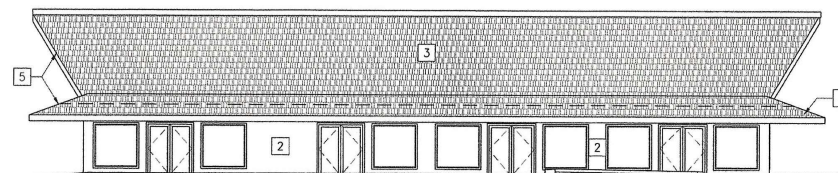
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SCALE: 1/8"=1'-0"

DEMO KEY NOTE LEGEND

- 1 REMOVE ADD - ON STRUCTURE COMPLETE INCLUDING FOOTINGS & FOUNDATIONS.
- 2 REMOVE EXTERIOR WALLS, DOORS, GLAZING AND OTHER ITEMS COMPLETE; SAWCUT CONCRETE SLAB AS REQUIRED FOR NEW WALL CONSTRUCTIONS; RETAIN STRUCTURAL COLUMNS AND BEAMS.
- 3 REMOVE ROOF SHINGLES, FLASHING & UNDERLAYMENT TO DECK, INSPECT SHEATHINGS AND REPLACE AS REQUIRED.
- 4 REMOVE DETERIORATED SHEATHING & FRAMING AND REPLACE AS REQUIRED.
- 5 REMOVE SHEATHING & FRAMING FOR NEW CONSTRUCTION & ROOF EXTENSION.



2
A005
BUILDING - C DEMO
EAST ELEVATION
SCALE: 1/8"=1'-0"



3
A005
BUILDING - C DEMO
WEST ELEVATION
SCALE: 1/8"=1'-0"

AYER ARCHITECTS

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Honolulu, Hawaii 96817
Telephone 808/545-3688



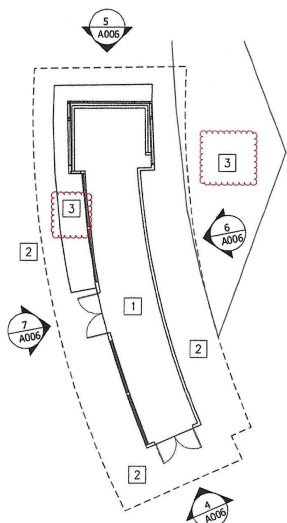
KONA SEASIDE SHOPS
75-5663 PALANI ROAD
KAILUA - KONA, HAWAII,
BUILDING - C DEMO
ROOF PLAN AND ELEVATIONS

Title

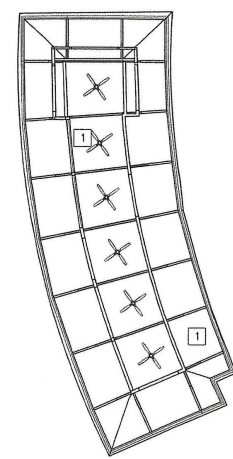
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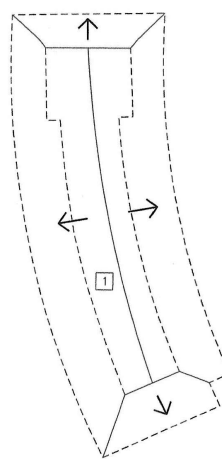
A005



1
A006
BUILDING - D DEMO FLOOR PLAN
SCALE: 1/8"=1'-0"



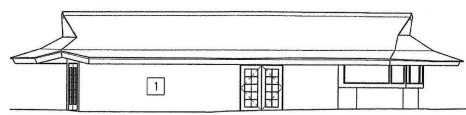
2
A006
BUILDING - D DEMO RCP PLAN
SCALE: 1/8"=1'-0"



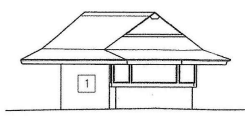
3
A006
BUILDING - D DEMO ROOF PLAN
SCALE: 1/8"=1'-0"



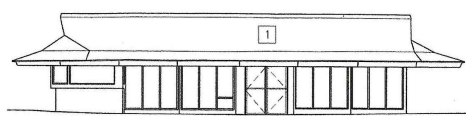
4
A006
BUILDING - D DEMO SOUTH ELEVATION
SCALE: 1/8"=1'-0"



6
A006
BUILDING - D DEMO EAST ELEVATION
SCALE: 1/8"=1'-0"



5
A006
BUILDING - D DEMO NORTH ELEVATION
SCALE: 1/8"=1'-0"

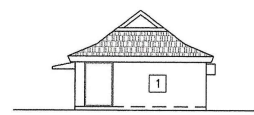


6
A006
BUILDING - D DEMO WEST ELEVATION
SCALE: 1/8"=1'-0"



DEMO KEY NOTE LEGEND

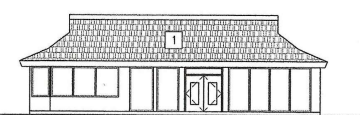
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- 2 REMOVE CONCRETE WALK.
- 3 REMOVE AND SALVAGE CORAL STONE GROUND COVER.



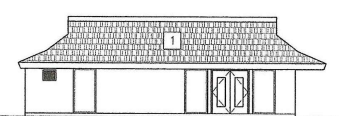
4
A006
BUILDING - E DEMO NORTH ELEVATION
SCALE: 1/8"=1'-0"



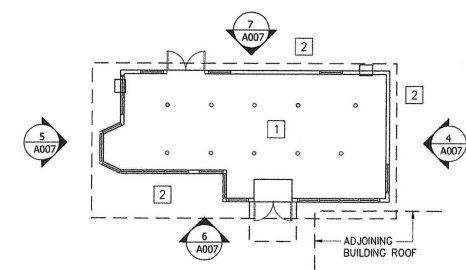
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A006
BUILDING - E DEMO SOUTH ELEVATION
SCALE: 1/8"=1'-0"



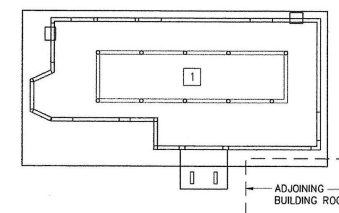
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A006
BUILDING - E DEMO EAST ELEVATION
SCALE: 1/8"=1'-0"



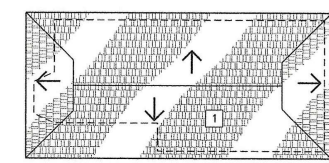
7
A006
BUILDING - E DEMO WEST ELEVATION
SCALE: 1/8"=1'-0"



1
A006
BUILDING - E DEMO FLOOR PLAN
SCALE: 1/8"=1'-0"



2
A006
BUILDING - E DEMO RCP PLAN
SCALE: 1/8"=1'-0"



3
A006
BUILDING - E DEMO ROOF PLAN
SCALE: 1/8"=1'-0"

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Honolulu, Hawaii 96817
Telephone 808/545-3828

DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII, U.S.A.

KONA SEASIDE SHOPS
75-5663 PALANI ROAD
KAILUA - KONA, HAWAII,
BUILDING - D & E DEMO
PLANS AND ELEVATIONS

Title

Project File:
Date: 3/31/24
DRWN. BY: DWP
Scale: AS NOTED

Sheet
A006

KONA SEASIDE SHOPS

CONCEPT 3D VIEWS

3.5.2025

TINGUELY DEVELOPMENT, INC.





FROM ACROSS PALANI



FROM QUINN'S



AT MAIN ENTRY



KAU COFFEE OUTDOOR SEATING



RESTAURANT
HOST STAND



BIG KAHUNA
ENTRY



POKE & SHADE SEATING



FROM POKE



FROM TOP OF PARKING



FROM PARKING ENTRY



PARKING ENTRY TOWARD PALANI



RESTAURANT BAR LANAI



RESTAURANT LANAI



RESTAURANT OUTDOOR SEATING



AERIAL FROM KING KAM



Aerial Drone photo, Current Site Conditions, Five buildings present



Modified Aerial Drone photo, Showing renovated site concept



Photo from King Kamehameha Hotel, Current Site
Conditions, Five buildings present



Modified Photo from King Kamehameha Hotel,
Showing renovated site concept

A-9288000825

THE ORIGINAL OF THE DOCUMENT
RECORDED AS FOLLOWS:
STATE OF HAWAII

BUREAU OF CONVEYANCES

DOCUMENT NO. _____ Doc A - 9288000825 _____

DATE - TIME _____ 6/6/2025 12:02 PM _____

Land Court

Regular System

AFTER RECORDATION, RETURN BY MAIL [] PICK-UP []

To: Paul Alston, Esq.
1001 Bishop Street, Ste. 2800
Honolulu, Hawaii 96813

**Certification of Trust for the
Survivor's Trust Created Under the
Edmund C. Olson Trust No. 2
Dated August 21, 1985, as Amended**

Pursuant to Section 554D-1013 of the Hawaii Revised Statutes, this Certification of Trust is signed by Paul Alston, Co-Trustee of the Survivor's Trust created under the Edmund C. Olson Trust No. 2 dated August 21, 1985, as amended, who declares:

1. The existence of the Survivor's Trust created under the Edmund C. Olson Trust No. 2, dated August 21, 1985 (hereinafter referred to as the "Survivor's Trust"), as completely restated by instrument dated March 17, 2018, and further amended by instruments dated May 8, 2019 (First Amendment), March 12, 2021 (Second Amendment), June 10, 2021 (Third Amendment), and February 1, 2023 (Fourth Amendment).

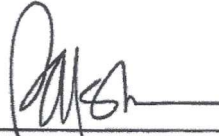
2. The settlor of the Survivor's Trust was Edmund Clarence Olson, who died on July 15, 2024.
3. Upon the death of the settlor, the Survivor's Trust became irrevocable.
4. The tax identification number of the trust is 99-6875062.
5. The current acting successor co-trustees are:

Paul Alston	Donald Lam
27-256 Old Mamalahoa Hwy.	Lam Robinson & Co., Certified Public Accountants
Papaikou, Hawaii 96781	100 North Barranca Street, Ste. 200
	West Covina, California 91791
- 6.. Pursuant to the Court-approved Co-Trustees' Operational Rules and H.R.S. §554D-703, each co-trustee has the authority to sign or otherwise authenticate an exercise of the powers of the trustee.
8. Title to assets held in the trust will be titled as:

Paul Alston and Donald Lam, Co-Trustees of the Survivor's Trust created under the Edmund C. Olson Trust No. 2, dated August 21, 1985, as amended.
9. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
10. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request, if appropriate. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
11. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of the Trustee, or to see to the application that the Trustee makes of funds or other property received by the Trustee.
12. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

Certification of Trust for the Survivor's Trust Created Under the
Edmund C. Olson Trust No. 2 Dated August 21, 1985, as Amended

Dated: Honolulu, Hawaii, 6/5, 2025.



PAUL ALSTON, Co-Trustee of the Survivor's
Trust Created Under the Edmund C. Olson Trust
No. 2 Dated August 21, 1985, as Amended

Certification of Trust for the Survivor's Trust Created Under the
Edmund C. Olson Trust No. 2 Dated August 21, 1985, as Amended

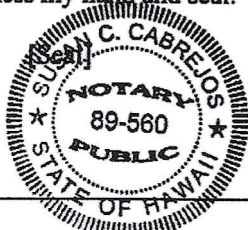
STATE OF HAWAII

)
) ss.
)

CITY AND COUNTY OF HONOLULU

On this day, June 5, 2025, before me personally appeared Paul Alston, Co-Trustee of the Survivor's Trust created under the Edmund C. Olson Trust No. 2, dated August 21, 1985, as amended, to me known to be the person described in and who executed this 4-page instrument, dated June 5, 2025, and acknowledged that he executed the same as his free act and deed, in the aforementioned capacity, in the First Circuit of the State of Hawaii.

Witness my hand and seal.



Susan C. Cabrejos
Susan C. Cabrejos, Notary Public
My commission expires: 10.10.25

Doc. Date: 6/5/25

Pages: 4

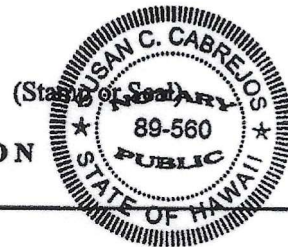
Notary Name: Susan C. Cabrejos

First Circuit

Doc. Description: Certification of Trust for the Survivor's Trust Created Under the Edmund C. Olson Trust No. 2 Dated August 21, 1985, as Amended.

Susan C. Cabrejos
Notary Signature

6/5/25
Date



NOTARY CERTIFICATION

Certification of Trust for the Survivor's Trust Created Under the
Edmund C. Olson Trust No. 2 Dated August 21, 1985, as Amended



V3 4/10/2023

County of Hawai'i

DEPARTMENT OF PUBLIC WORKS

PROPERTY OWNER DECLARATION FORM

INSTRUCTIONS

COMPLETE THE SECTIONS BELOW. AN EMAIL ADDRESS IS REQUIRED FOR ALL CONTACTS – ALL COMMUNICATION REGARDING YOUR APPLICATION WILL BE EMAILED.

LOCATION INFORMATION

(VERIFY AT: www.hawaiipropertytax.com/search.html)

PARCEL NUMBER	7 - 5 - 006 - 017 - 0000
LOCATION ADDRESS	75-5663 Palani Road

PROPERTY OWNER INFORMATION *(Owner contact information is required)*

(VERIFY AT: www.hawaiipropertytax.com/search.html)

IF PROPERTY OWNER(S) NAMED BELOW DOES/DO NOT MATCH THE COUNTY'S REAL PROPERTY TAX OFFICE RECORD, PLEASE SUBMIT A COPY OF THE CURRENT OWNER'S PROOF OF OWNERSHIP.

OWNER NAME	Paul Alston, Sucessor Trtee of the Survivors TR, Edmund C. Olson Trust No. 2
MAILING ADDRESS	P.O. Box 446, Papaikou, Hawaii 96781
PHONE NUMBER	808-722-6000
EMAIL	

OWNER NAME	
MAILING ADDRESS	
PHONE NUMBER	
EMAIL	

OWNER NAME	
MAILING ADDRESS	
PHONE NUMBER	
EMAIL	

AUTHORIZED AGENT INFORMATION

AGENT NAME	John C. Cross
MAILING ADDRESS	P.O. Box 446, Papaikou, Hawaii 96781
PHONE NUMBER	808-987-4229
EMAIL	



County of Hawai'i

DEPARTMENT OF PUBLIC WORKS

ADDITIONAL CONTACT INFORMATION (LIMIT 2)

NAME	Tammy Spaar	
MAILING ADDRESS	P.O. Box 446, Papaikou, Hawaii 96781	
PHONE NUMBER	808-437-1545	
EMAIL		

NAME		
MAILING ADDRESS		
PHONE NUMBER		
EMAIL		

Pursuant to Hawaii County Code, Section 5-4-1(a)(7), and by my signature below, I certify the following: (1) I am the owner of the property described above or the owner's authorized agent and I consent to the submittal of this permit application; (2) the information in this application is accurate and complete; and (3) I understand that all contacts listed above will receive communication regarding the permit application and plans.

Paul Alston, Trustee

PRINT NAME

SIGNATURE

CHECK THE BOX IF
PROPERTY OWNER
INFORMATION ABOVE
MATCHES RPT'S DATA.



If no, proof of ownership is
required. Verify at:

[www.hawaiipropertytax.com/
search.html](http://www.hawaiipropertytax.com/search.html)

09-25-2025

DATE

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)

From: [Lebo, Susan A](#)
To: [Planning Internet Mail; Harbaugh, Derek](#)
Cc: [Gastilo, Joshua T; Schmidt, Brianna C; Mello, Nicole A;](#) [REDACTED]
Subject: HICRIS 2025PR01299, PL-SMA-2025-000082
Date: Thursday, January 8, 2026 12:09:58 PM
Attachments: [3-7-5-006-017_2025PR01299_2511JG06_COMB_6E42_PRMT_NHPA - revised permit no \(part 1\) - signed.pdf](#)

Hello,

SHPD apologizes for the error and inconvenience. Please discard our earlier letter and replace with the following in which we have corrected the permit application info PL-SMA-2025-000082.

Hawaii Revised Statutes (HRS) Chapter 6E-42 Historic Preservation Review
County of Hawaii Special Management Area Use Permit No. PL-SMA-2025-000082
Proponent: John Cross (Landowner's representative)
Lanihau 1-2, Moeauo Ahupua'a, North Kona District, Island of Hawai'i
TMK: (3) 7-5-006:017

Sincerely,

Susan

Susan A. Lebo, PhD
SHPD Archaeology Branch Chief
(808) 321-9000 cell

Notes:

SHPD provides determinations only in writing.

Additionally, SHPD accepts submittals via HICRIS only. Do not submit your project materials via email or US mail.

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMŌKILA BLVD, STE 555
KAPŌLEI, HAWAII 96707

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES
ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

December 29, 2025

Jeff Darrow, Director
Planning Department
County of Hawaii
101 Pauahi Street, Suite 3
Hilo, HI 96720
planning@hawaiiicounty.gov

IN REPLY REFER TO:
Project No. 2025PR01299
Doc. No. 251JG06
Archaeology, Architecture

Dear Jeff Darrow:

SUBJECT: **Hawaii Revised Statutes (HRS) Chapter 6E-42 Historic Preservation Review
County of Hawaii Special Management Area Use Permit No. PL-SMA-2025-000082
Proponent: John Cross (Landowner's representative)
Lanihau 1-2, Moeauo Ahupua'a, North Kona District, Island of Hawai'i
TMK: (3) 7-5-006:017**

This letter provides the State Historic Preservation Division's (SHPD's) review of the subject County of Hawaii Special Management Area Use Permit Application received on November 17, 2025. The submittal includes a County of Hawaii Special Management Area Use Permit Application, development plans, and aerial images of the project area.

The current project area comprises the entirety of the 0.76-acre parcel. The proponent proposes the following activities:

- Demolition of three of the five buildings (removal of 2,080 sq. ft. of retail/office space)
- Renovations and improvements of the existing "Building 1" with an addition of 1,100 sq. ft. for a new proposed area of 2,900 sq. ft.
- Renovations, improvements, and change of use of the existing "Building 3" with an addition of 1,854 sq. ft. for a new proposed area of 4,734 sq. ft. and change from a retail store to a restaurant.
- Construction of two kiosk structures to measure 200 sq. ft. each.
- Construction of outdoor seating areas at "Building 1" (248 sq. ft.) and "Building 3" (539 sq. ft. for exterior and 866 sq. ft. for exterior bar).
- Construction of new drywells for drainage.
- Installation of two new in-ground grease trap interceptors.
- Removal and repositioning of air conditioning equipment.

A review of SHPD records indicates that the proposed project area has not been subject to any previous archaeological studies, nor have any historic properties been previously identified therein. Additionally, historic (1976) and contemporary aerial imagery indicates that the subject project area has been previously impacted by the commercial development and use. Thus, low potential exists for the project to impact subsurface historic properties.

Buildings 1, 2, and 3 were built in 1971 and Buildings 4 and 5 were built in 1975. The Kona Seaside Shops are not eligible or likely not eligible for listing in the Hawaii Register of Historic Places as they lack significance and historic integrity. The proposed project will have no effect on historic architectural properties.

Jeff Darrow
December 29, 2025
Page 2

Based on the current information, SHPD's determination is **"No historic properties affected"** pursuant to HRS §13-284-13(a)(1). When the SHPD comments that the action shall not affect any significant historic properties, the historic preservation review process ends.

Please contact Brianna Schmidt, Architectural Historian, at Brianna.Schmidt@hawaii.gov, for questions regarding architectural resources or Nicole Mello, Hawaii Island Lead Archaeologist, at Nicole.Mello@hawaii.gov, for questions regarding archaeological resources or this letter.

Aloha,

A handwritten signature in black ink, appearing to be 'JPuff', written over a horizontal line.

Jessica L. Puff, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

cc: Derek Harbaugh, derek.harbaugh@hawaiiicounty.gov
John Cross, [REDACTED]

C. Kimo Alameda, Ph.D.
Mayor



Wesley R. Segawa, P.E.
Director

William V. Brilhante, Jr.
Managing Director

Neil A. Azevedo
Deputy Director

County of Hawai'i
DEPARTMENT OF PUBLIC WORKS

Aupuni Center

101 Pauahi Street, Suite 7 · Hilo, Hawai'i 96720-4224
(808) 961-8321 · Fax (808) 961-8630
public_works@hawaiicounty.gov

March 2, 2026 _____

Edmund C. Olson Trust No. 2
Kona Seaside Shops
75-5663 Palani Road
Kailua-Kona, Hawaii 96740
TMK: 7-5-006-017-0000

Attention: Paul Alston, Successor Trustee
John C. Cross, Sr. Land Manager,
Applicant on behalf of SMA PL-SMA-000082

SUBJECT: Loading Zone stall on County Owned Palani Road

Dear Paul and John,

This letter is to confirm that the County of Hawai'i Department of Public Works (DPW) acknowledges the existence of the Loading Zone stall located on Palani Road adjoining your subject parcel and that it is currently designated and signed by DPW as NO PARKING – 30 Minute Loading Zone – 7:00 am to 3:00 pm.

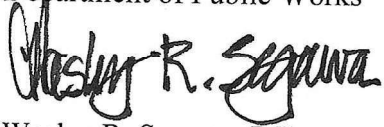
DPW recognizes that the existing Loading Zone has adequately served the operational needs of Kona Seaside Shops and adjacent commercial properties for many years, including Quinn's Almost by the Sea, Kona Square Associates, and the King Kamehameha Beach Hotel across the street.

DPW does not intend to remove, relocate, or materially modify the Loading Zone designation absent a compelling public safety or traffic management necessity and will provide advance notice and an opportunity for consultation with affected property owners.

This letter will be posted on your EPIC work page PL-SMA-2025-000082 and copied to Planning Director Jeff Darrow and Derek Harbaugh, Planner – SMA and Administrative Planning.

DPW hopes this confirmation assists in addressing the parking and loading concerns associated with your project.

Sincerely,
Department of Public Works

A handwritten signature in black ink, appearing to read "Wesley R. Segawa". The signature is fluid and cursive, with the first name "Wesley" and last name "Segawa" being clearly legible.

Wesley R. Segawa, P.E.,
Director

CC: Planning Department
PI-SMA-2025-000082