

JOHN CROSS

SPECIAL MANAGEMENT
AREA USE PERMIT
APPLICATION AND
ADDENDUM

(PL-SMA-2025-000082)

TMK (3) 7-5-006:017

HISTORY

- The application was heard by the Commission on December 18, 2025. The Commission voted to defer consideration of the application to allow the Applicant additional time to work with the Planning Department regarding the parking requirements for the proposed project.
- The Applicants met with the Planning Director, and an agreement was reached that the required parking calculation would be based solely on the new development, together with the existing parking spaces provided on the subject property.
- The Planning Director determined the existing loading zone located within the public right-of-way is sufficient to serve the proposed development pursuant to Section 25-4-56 of the Hawaii County Zoning Code.

Special Management Area Use Permit Request

Applicant requests approval of a Special Management Area (SMA) Use Permit for demolition, additions and renovations to the Kona Seaside Shops:

- **Demolition of 3 existing structures and outdoor space totaling 3,194 square feet.**
- **Renovation and an addition of 606 square feet to an existing 6385 square foot structure containing an existing retail shop and restaurant.**
- **Renovation and addition of 1,512 square feet to an existing 3,057 square foot retail building for a new restaurant.**

Special Management Area Use Permit Request

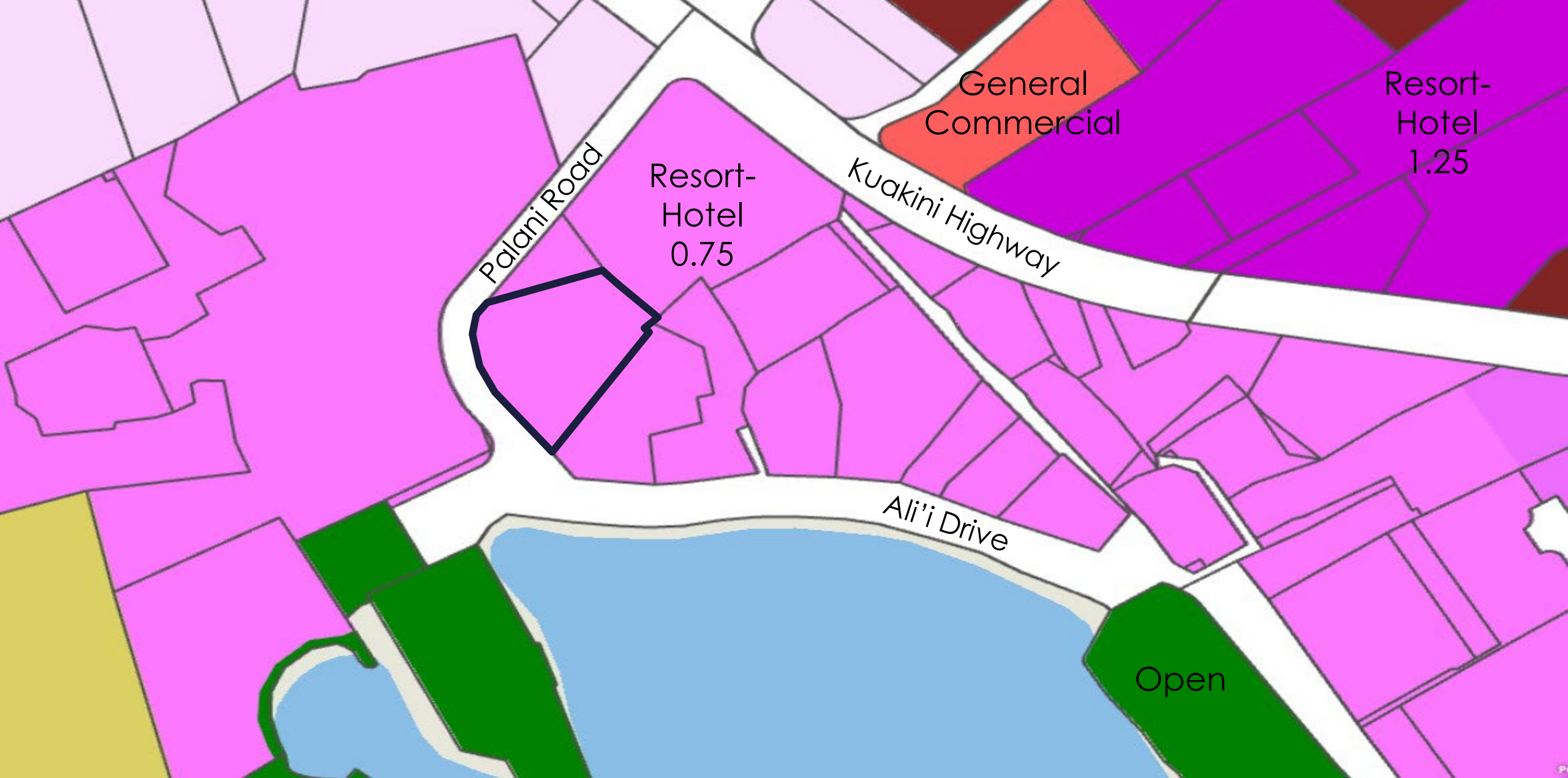
- Construction of 2 new 200 square foot kiosks.
- 675 square feet of new outdoor seating area.
- Renovation of an ADA-compliant courtyard and parking area.
- New landscaping.

Project site consists of approximately 33,411 square feet. The total gross floor area of the proposed project is approximately 12,015 square feet.



**SUBJECT
PROPERTY**

LOCATION MAP

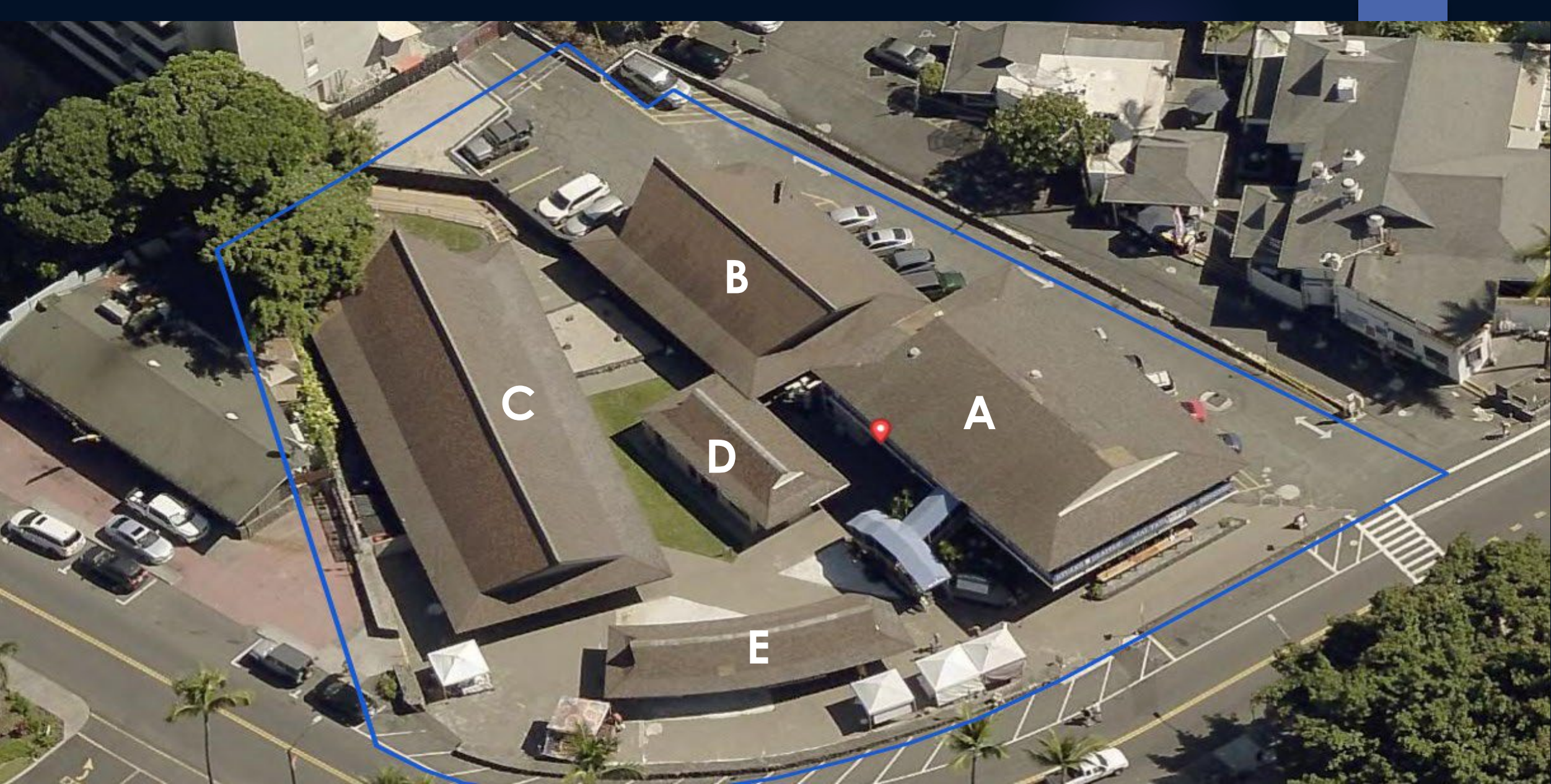


COUNTY ZONING

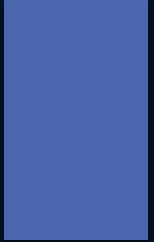


STATE LAND USE

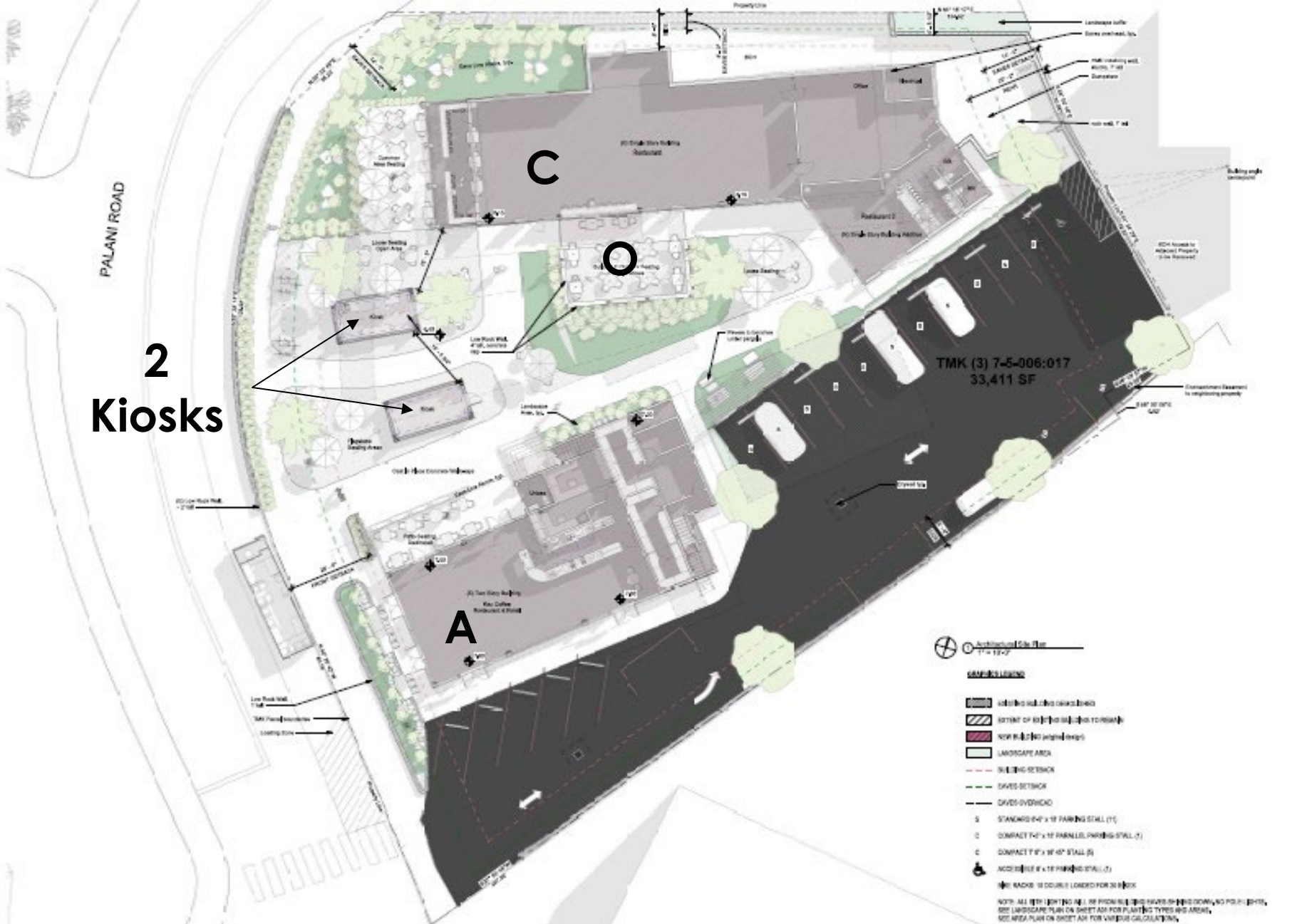




AERIAL IMAGE



PROPOSED DEMOLITION



PROPOSED SITE PLAN



SITE PHOTOS: Northeast



SITE PHOTOS: Southwest

AMENDED TABLE

BUILDING	EXISTING	DEMOLISH	NEW	TOTAL
A	6385	-620	606	6371
B	1,496	-1,496	-	-
C	3057	-	1,512	4569
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

PARKING

20 bike stalls for 4 Spaces

12 Spaces

5 Parallel Spaces

6 Spaces

EXISTING LOADING ZONE, JOINT SPACE FOR ALL BUILDINGS

GROSS FLOOR AREA		
Name	Area	Comments
Gross Building Area		
Building A Level 1	2834 SF (ADDED AREA: 936 SF)	Blip Footprint
Building A Level 2	3537 SF	
Building C	4304 SF (ADDED AREA: 1347 SF)	Blip Footprint
Building C Level	245 SF (ADDED AREA: 245 SF)	Blip Footprint
Kiosk 1	230 SF (ADDED AREA: 230 SF)	Blip Footprint
Kiosk 2	230 SF (ADDED AREA: 230 SF)	Blip Footprint
	11340 SF	
Exterior Area		
Building C Outdoor Seating	975 SF (ADDED AREA: 975 SF)	
	975 SF	
Total Gross Area	12514 SF (Total Added Area: 3,153 SF)	
Existing Gross Area with dedicated outdoor seating:	12,010 SF	
New Gross Area with dedicated outdoor seating:	12,015 SF	
REQUIRED PARKING: 1 stall per 300 SF of added area		
Total added area:	3,153 SF	
3,153 SF / 300 SF:	10.51	
Required added stalls:	11	
Existing parking count:	16 STALLS	
TOTAL REQUIRED PARKING: 27 STALLS		
PROVIDED PARKING: 11 Standard 8' 0" x 18'		
1 ADA Standard 9' 0" x 18'		
5 Standard 8' 0" x 22' Parallel		
5 Compact 7' 0" x 16' 40"		
1 Compact 7' 0" x 16' Parallel		
4 stalls (20 Bicycle racks)		
Total:	27 Stalls (66% Parking Increase)	
Standard vs Compact: 21 Standard		
8 Compact		
70%		
Required: 67%		

27 TOTAL PARKING SPACES REQUIRED.

16 Existing Parking Spaces

11 New Parking Spaces

20 Bicycle Rack Spaces in lieu of 4 Parking Spaces

1 Loading Zone is required.

CONDITION 3: ADDENDUM APPLICATION MATERIALS

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.

CONDITION 5: PARKING AND LOADING

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.

PLANNING DIRECTORS RECOMENDATION

APPROVAL of PL-SMA-2025-000082
(with stated conditions)