CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 10-276, CD1

PROPOSED

RESOLUTION

APPROVING AN APPLICATION FOR A MAJOR MODIFICATION TO THE PLAN REVIEW USE PERMIT FOR KAPIOLANI COMMUNITY COLLEGE TO ALLOW DEVELOPMENT OF THE CULINARY INSTITUTE OF THE PACIFIC.

WHEREAS, the Department of Planning and Permitting (DPP) on May 26, 2010, accepted the application from the Kapiolani Community College (KCC), University of Hawaii, herein referred to as the Applicant, for a Major Modification to Plan Review Use Permit (PRU) No. 87/PRU-3 (approved by Resolution 89-155, CD1, as amended by Resolution 92-193, CD1), for the development of a new instructional facility, the Culinary Institute of the Pacific (CIP), for the KCC on the former Fort Ruger Cannon Club site, which is on land zoned F-1 Military and Federal Preservation and P-2 General Preservation Districts, located at 4500 Diamond Head Road, Diamond Head and identified by Tax Map Key 3-1-42: 11, Reference Number 87/PRU-3; and

WHEREAS, the City Council held a public hearing on _____, to consider said application for a Major Modification to Plan Review Use Permit No. 87/PRU-3; and

WHEREAS, on _____, the City Council, having duly considered all of the evidence and reports offered at said public hearing, recommended approval of the subject application for a Major Modification to Plan Review Use Permit No. 87/PRU-3, with certain conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a Major Modification to Plan Review Use Permit No. 87/PRU-3 (approved by Resolution 89-155, CD1, as amended by Resolution 92-193, CD1) be issued to the Applicant under the following conditions:

1. This PRU Permit pertains to the land area described on the map attached hereto as Exhibit A.

2. Development of the site shall be in general conformance with Exhibit "B," attached hereto (labeled "KCC – CIP Site Plan"), and the plans and drawings on file with the DPP, and as described in the Director's Report. The Director of the DPP may approve minor or non-substantive deviations. Major modifications, as determined by the Director of the DPP, shall require a new PRU Permit.

3. The Applicant shall comply with all conditions of the Special Management Area (SMA) Use Permit (No. 2010/SMA-18, Resolution 10-144) granted for the proposal.

4. The Applicant shall submit all related construction plans and building permit plans to the Honolulu Fire Department (HFD) for its review and approval.

5. The Applicant shall prepare and submit to the DPP Traffic Review Branch (TRB), for its review a time line or phasing plan, in a format acceptable to TRB, of the anticipated dates to obtain major building permits for the commencement of construction and occupancy of buildings for the planned improvements to the CIP Campus, with the application for Diamond Head Special District approval. This time line should specify when the Construction Management Plan (CMP), Traffic Impact Analysis Report (TIAR), and the Transportation Management Plan (TMP) will be submitted for review and approval.

6. The Applicant shall prepare and submit to the DPP Traffic Review Branch (TRB), for its review and approval a CMP, TIAR and TMP:

   a. The CMP shall be prepared and submitted prior to the issuance of building permits and shall identify the type, frequency and routing of heavy trucks and construction-related vehicles. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP shall include provisions to limit vehicular activity to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, staging locations for construction-related workers and vehicles and other mitigation measures related to traffic. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the construction activities.

   b. The TIAR shall be expanded to include a traffic signal warrant analysis at the unsignalized intersections of Trousseau Street/Monsarrat Avenue and Diamond Head Road/Makapuu Avenue, prior to applying for any building permits. If not already funded by the Department of Transportation Services, traffic signals shall be installed by the Applicant, if warranted. A portion of the

site fronting Diamond Head Road shall be set back to allow the widening of the Diamond Head Road pavement to provide a left turn into the proposed westernmost driveway and a separate acceleration lane in the street to accommodate left turns out of the driveway. The left turn lane shall be implemented prior to the occupancy of the facilities, including all necessary roadway improvements along the frontage of the project (i.e., curbs and sidewalks). For the proposed easternmost driveway, physical improvements to prevent left turns onto and from Diamond Head Road, such as a raised curb traffic island at the driveway to allow right-turn only movement, shall be installed prior to the occupancy of the CIP facilities. The TIAR shall also be updated three years after full completion of the project to validate the projected trip generation rates and traffic assignment volumes at each driveway, as contained in the initial report dated February 2008. The update shall identify whether additional traffic mitigation measures are necessary to support this development. The cost to implement the proposed mitigation measures shall be borne by the Applicant.

c. A TMP shall be prepared and include traffic demand management (TDM) strategies in an effort to minimize the amount of vehicular trips being generated by the existing facilities and uses for daily activities as well as for large events, if appropriate, and any development. The TDM strategies could include carpooling and ride sharing programs, transit incentives and other similar TDM measures. An enhanced pedestrian/bicycle pathway shall be constructed along Diamond Head Road frontage of the site as an extension of the Department of Land and Natural Resources (DLNR) Division of State Parks' proposed Linear Park's multi-purpose path along the south side of Diamond Head. The project's pedestrian/bicycle path shall be in place prior to the occupancy of the CIP facilities; and provided, if the pedestrian/bicycle path between Makapuu Avenue and the CIP is not constructed by DLNR in a timely manner, the Applicant shall be responsible for either constructing a temporary path to facilitate the increase in pedestrian traffic between the CIP and the main campus or providing a shuttle service between the main campus and the CIP prior to occupancy.

d. Vehicular access points shall be constructed as standard City dropped driveways. Adequate vehicular sight distance shall be

provided and maintained at all driveways to pedestrians and other vehicles. Driveway grades shall not exceed 5 percent for a minimum distance of 25 feet from the future sidewalk.

7. The Applicant shall submit construction plans for all work within or affecting public streets, including traffic control plans during construction, to the DPP for review and approval prior to construction.

8. The proposed gates shall be set back a minimum of 25 feet from the edge of the new sidewalk (the edge farthest from the center line of the street).

9. The Applicant shall obtain a Street Usage Permit from the Department of Transportation Services (DTS) for construction work that may require the temporary closure of any City street, traffic lane, or sidewalk.

10. The Applicant shall address the following with the DTS Public Transit Division prior to the approval of the construction plans:

    a. Compliance with the appropriate provisions of the Americans with Disabilities Act (ADA). On-site and internal traffic should be designed to facilitate the City's TheHandi-Van's 31-foot turning radius and 10.5-foot height clearance.

    b. Feasibility of the proposed bus stop shown on the CIP Site Plan.

    c. Pre-construction notes shall include: "This project will affect bus routes, bus stops, and paratransit operations, therefore, the Contractor shall notify the Department of Transportation Services, Public Transit Division at 768-8396 and Oahu Transit Services, Inc. (bus operations: 848-4578 or 848-6016 and paratransit operations: 454-5041 or 454-5020) of the scope of work, location, proposed closure of any street, traffic lane, sidewalk, or bus stop and duration of project at least two weeks prior to construction of the project."

11. Prior to the start of the construction of the project, all affected Neighborhood Boards and adjoining lot owners and businesses should be informed about the scope and duration of the project.

12. The Applicant shall install minimum 6-foot high landscaped buffers and/or 6-foot high solid wall along the property line abutting the residences on Wauke Street.

13. All exterior lighting shall be shielded to prevent glare and light spillage on adjoining properties and/or public rights-of-way.

14. Approval of this PRU Permit does not constitute compliance with other governmental agencies' requirements, which are subject to separate review and approval. The Applicant shall be responsible to obtain all other governmental approvals or permits which may be required for the proposed projects.

15. As may be required by the Director of the DPP for the review of development permits, the Applicant shall submit reports updating the status of its compliance with applicable conditions.

16. Resolution 89-155, CD1, as amended by Resolution 92-193, CD1, shall remain in effect.

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 10-276, CD1

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be and is directed to transmit copies of this resolution to David K. Tanoue, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Vincent Shigekuni, PBR Hawaii & Associates, 1001 Bishop Street, ASB Tower Suite 650, Honolulu, Hawaii 96813; and John Morton, University of Hawaii Capital Improvement Projects, Biomed B-102, 1960 East-West Road, Honolulu, Hawaii 96822.

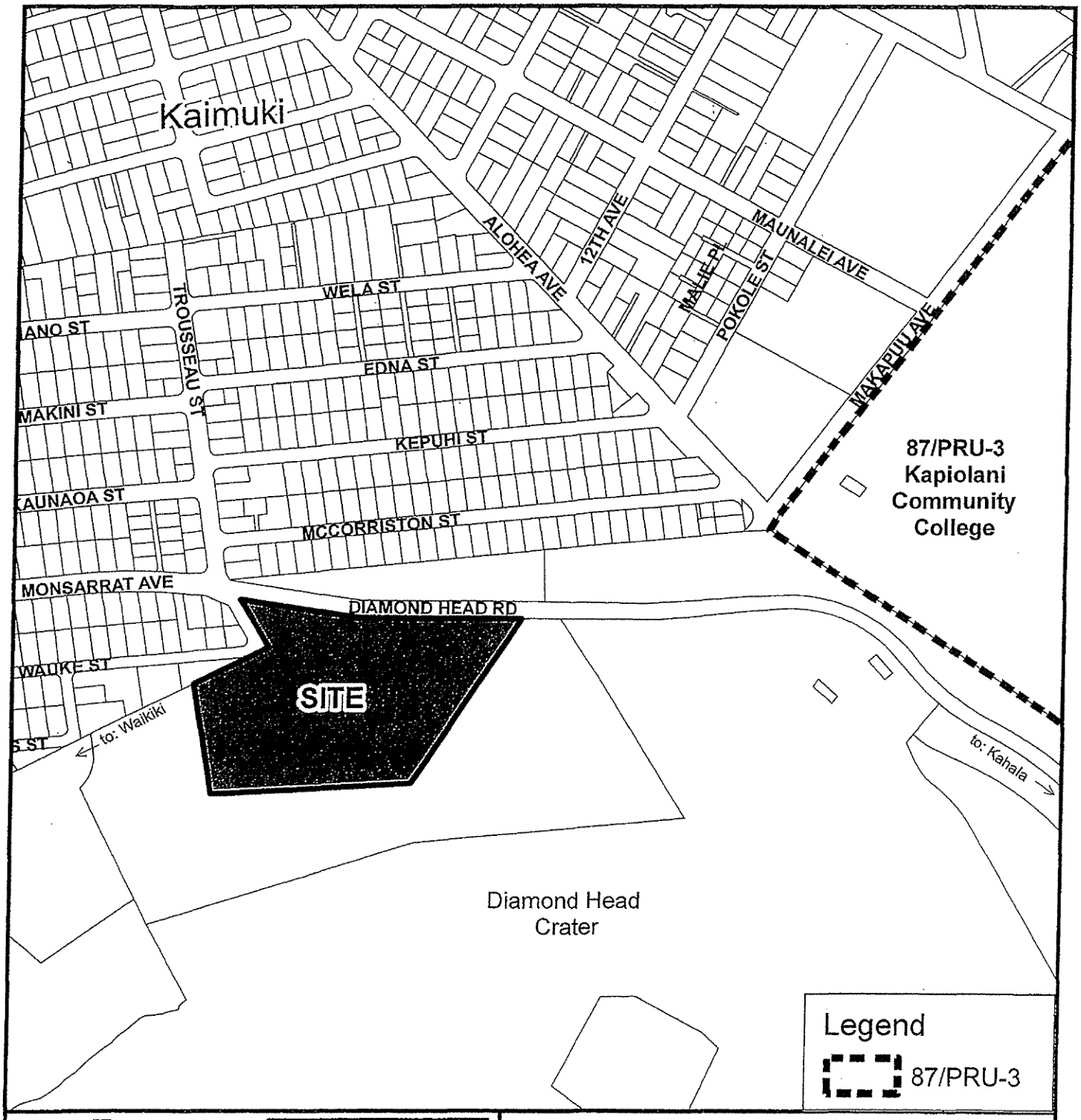
INTRODUCED BY:

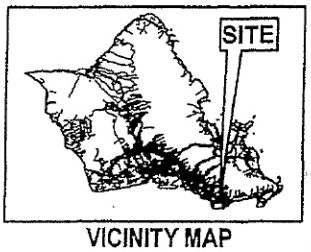
Todd Apo (BR)

DATE OF INTRODUCTION:

September 29, 2010
Honolulu, Hawaii

Councilmembers





VICINITY MAP

0 200 400 800

Scale: 1" = 400'

LOCATION MAP
Culinary Institute of the Pacific

TAX MAP KEY(S): 3-1-042:011

FOLDER NO.: 87/PRU-3

EXHIBIT A

Prepared by: Department of Planning and Permitting
City and County of Honolulu

Date Prepared: September, 2010

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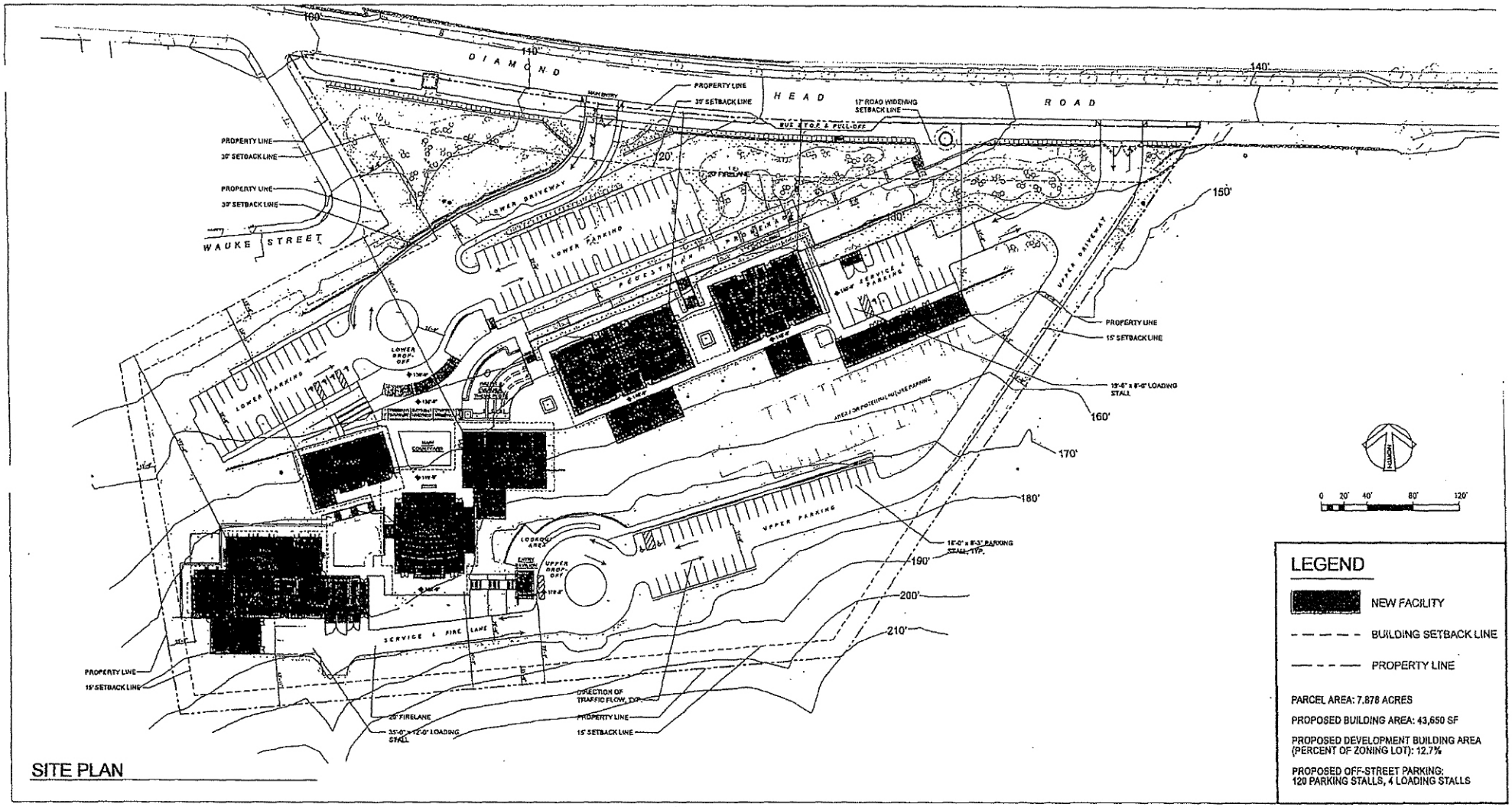

LEGEND

Adjacent Land Uses

- ____ Public Facility
- ____ Diamond Head State Monument
- ____ Residential

Source: Ferraro Choi and Associates, Ltd.
Disclaimer: This graphic has been prepared for general planning purposes only.
O:\Oahu\Cannon Club\Photoshop\Site DWG

Figure 5
KCC CIP Site Plan

Culinary Institute of the Pacific
Kapi'olani Community College
University of Hawai'i
ISLAND OF O'AHU

PBR HAWAII
September 2009

EXHIBIT B