

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Ikaika Anderson, Chair; Lee D. Donohue, Vice-Chair
Nestor Garcia, Gary Okino, Rod Tam

Committee Meeting Held
November 9, 2010

Honorable Nestor R. Garcia
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 10-276 entitled:

"RESOLUTION APPROVING A PLAN REVIEW USE PERMIT FOR KAPIOLANI
COMMUNITY COLLEGE, CULINARY INSTITUTE OF THE PACIFIC,"

as transmitted by Departmental Communication No. 745 from the Department of
Planning and Permitting (DPP) dated September 23, 2010, reports as follows:

The purpose of Resolution 10-276 is to grant to the Kapiolani Community College
(KCC), University of Hawaii (the "Applicant") approval of a major modification to the
Plan Review Use (PRU) approved by Resolution 89-155, CD1, as amended by
Resolution 92-193, CD1, for the development of a new instructional facility, the
proposed Culinary Institute of the Pacific (CIP), on the former Fort Ruger Cannon Club
site located at 4500 Diamond Head Road, Diamond Head, Oahu.

Your Committee finds that the proposed use is subject to the PRU provisions of
the City's Land Use Ordinance, ROH Section 21-2.120 et seq.

Your Committee notes that the DPP recommends approval of the major
modification to the PRU subject to the conditions set forth in the Resolution.

Resolution 89-155, CD1, approved the Plan Review Use Permit authorizing the
existing KCC main campus. Resolution 92-193, CD1, approved amendments to two
conditions contained in Resolution 89-155, CD1, relating to traffic signalization and
portable classrooms, and restated the remaining conditions.

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
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ADOPTED ON

NOV 22 2010

COMMITTEE REPORT NO.

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The major modification to the PRU will allow the expansion of the culinary arts program at KCC with the addition of a new instructional facility and campus on the former Cannon Club Site, consisting of 11 new structures, including a teaching restaurant, administration/faculty building, auditorium, classroom building, multi-function lab buildings, building plant, entry pavilion, and appurtenant site improvements.

Your Committee considered a posted CD1 version of the bill that makes the following amendments:

- A. Amends the title and text of the resolution to reflect the fact that it is granting approval of a major modification to the existing KCC PRU, rather than approving an independent PRU.
- B. Makes miscellaneous technical and nonsubstantive amendments.

At your Committee's meeting on November 9, 2010, your Committee also considered a hand-carried revision to the posted CD1, marked to show proposed revisions resulting from meetings between the Applicant and the DPP. The proposed amendments were as follows:

Amend Condition 5 to read as follows (proposed amendments indicated in Ramseyer format) and renumber subsequent conditions accordingly:

5. The Applicant shall prepare and submit to the DPP Traffic Review Branch (TRB), for its review [and approval:] 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

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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. [A time line or phasing plan 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, prior to applying for any permits. This time line should specify when the Construction Management Plan (CMP) and the Transportation Management Plan (TMP) will be submitted for review and approval.
 - b.] The CMP should shall be prepared and submitted prior to the issuance 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 [should] 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.
 - [c.] b. The TIAR [should] shall be expanded to include a traffic signal warrant analysis at the unsignalized intersections of Trousseau Street/Monsarrat Avenue and Diamond Head Road/Makapuu

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Avenue, [and a left turn analysis in the vicinity of this project,] prior to applying for any building permits. [Traffic] If not already funded by the Department of Transportation Services, traffic signals should be installed by the applicant, if warranted. [There is a 17-foot road widening planned along Diamond Head Road.] A portion of the site fronting Diamond Head Road shall be setback to allow the widening of the [The] Diamond Head Road pavement [should be widened] to provide a left turn into the proposed westernmost driveways and a separate acceleration lane in the street to accommodate left turns out of the driveways. [The length of the left turn lane should account for storage and deceleration.] The left turn lane [should] 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). [If implementation of the left turn lanes is not feasible prior to occupancy, the applicant shall consult with the TRB regarding acceptable alternative] For the proposed easternmost driveway, physical improvements to prevent[/reduce] 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 [building permit approval] the occupancy of the CIP facilities. The TIAR [should] shall also be updated three years after [the] 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 [should] 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.

[d.] c. A TMP [should] shall be prepared and include traffic demand management (TDM) strategies in an effort to minimize the amount

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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 [should] shall be constructed along Diamond Head Road frontage of the site [between the main campus and the new facility to encourage this type of mode of travel. The Applicant should coordinate with the] as an extension of the Department of Land and Natural Resources (DLNR) Division of State Park's [States Parks Divisions regarding the timing and implementation of the] proposed Linear Park's multi-purpose path along the south side of Diamond Head. [Improvements to the pathway connecting the KCC Main Campus and the CIP Campus to encourage walking and biking between the two campuses] The project's pedestrian/bicycle path [should] 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 expected to be constructed by DLNR in a timely manner, the Applicant shall be responsible in constructing a temporary path to facilitate the increase in pedestrian traffic between the CIP and the main campus prior to occupancy.

- [e] d. Vehicular access points [should] shall be constructed as standard City dropped driveways. Adequate vehicular sight distance [should] shall be provided and maintained at all driveways to pedestrians and other vehicles. Driveway grades [should] shall not exceed 5 percent for a minimum distance of 25 feet from the future sidewalk.

Amend renumbered Condition 9.c to replace "pre-consultation notes" with "pre-construction notes."

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Amend renumbered Condition 10 to provide that notification of affected parties shall occur prior to the start of the construction of the project.

After discussion, your Committee amended the resolution to a CD1 form to incorporate, with some modification, the posted CD1 and the handcarried CD1 with an additional amendment to Condition 6.d that if the pedestrian/bicycle path between Makapuu Avenue and the CIP is not constructed by DLNR in a timely manner, the Applicant may, in lieu of constructing a temporary path, provide a shuttle service between the main campus and the CIP prior to occupancy. The DPP had no objection to this amendment.

Your Committee wishes to ensure that the project receives full public and Council review, and therefore recommends that both the as-introduced version of the Resolution and the proposed CD1 be scheduled for a public hearing.

Based upon the recommendations of the Director of Planning and Permitting and upon information received to date, your Committee finds that the Master Plan proposed by the Applicant appears to be consistent with the General Plan and Development Plan of the City and in the best interests of the people of the City and County of Honolulu. Your Committee further finds that the design and siting of structures and the landscaping, screening and buffering of the proposed use would mitigate objectionable aspects of the use and potential incompatibility of the use with surrounding uses. Your Committee expects to obtain further public input at the Public Hearing to be held on this resolution in accordance with law.

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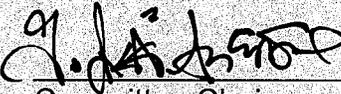
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Your Committee on Zoning further recommends that Resolution 10-276 and the proposed Resolution 10-276, CD1, attached hereto, be scheduled for public hearing as required by ROH Sec. 21-2.70(a) and be referred back to Committee. (Ayes: Anderson, Donohue, Garcia, Okino – 4; Noes: None; Absent and Excused: Tam – 1.)

Respectfully submitted,



Committee Chair

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON **NOV 22 2010**

COMMITTEE REPORT NO. **345**



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.



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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



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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



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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.



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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.



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.

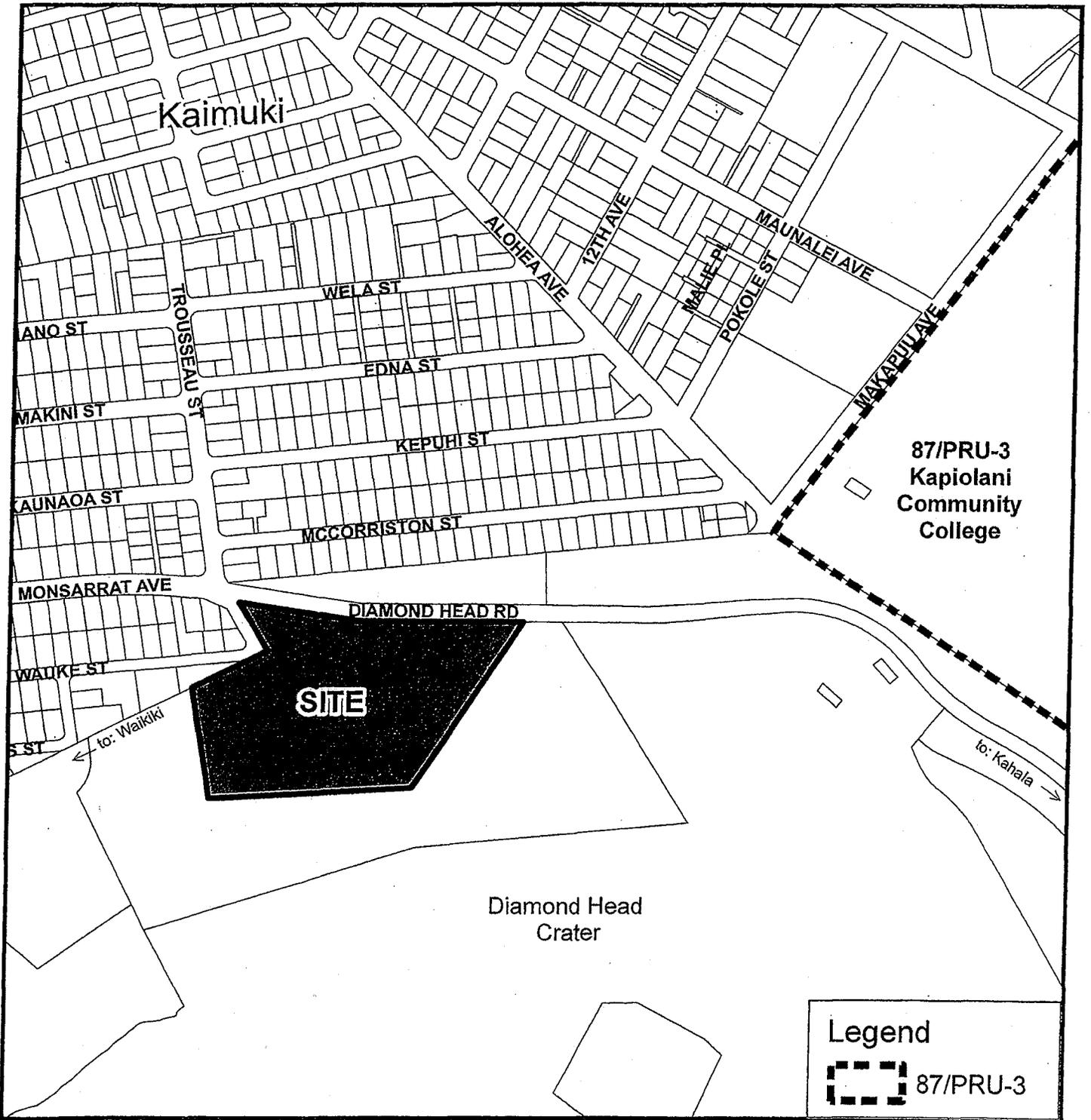
INTRODUCED BY:

Todd Apo (BR)

DATE OF INTRODUCTION:

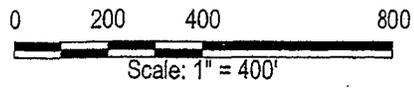
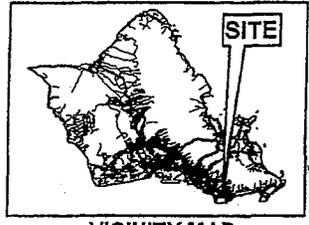
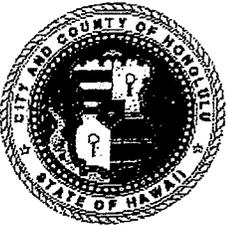
September 29, 2010
Honolulu, Hawaii

Councilmembers



Legend

 87/PRU-3

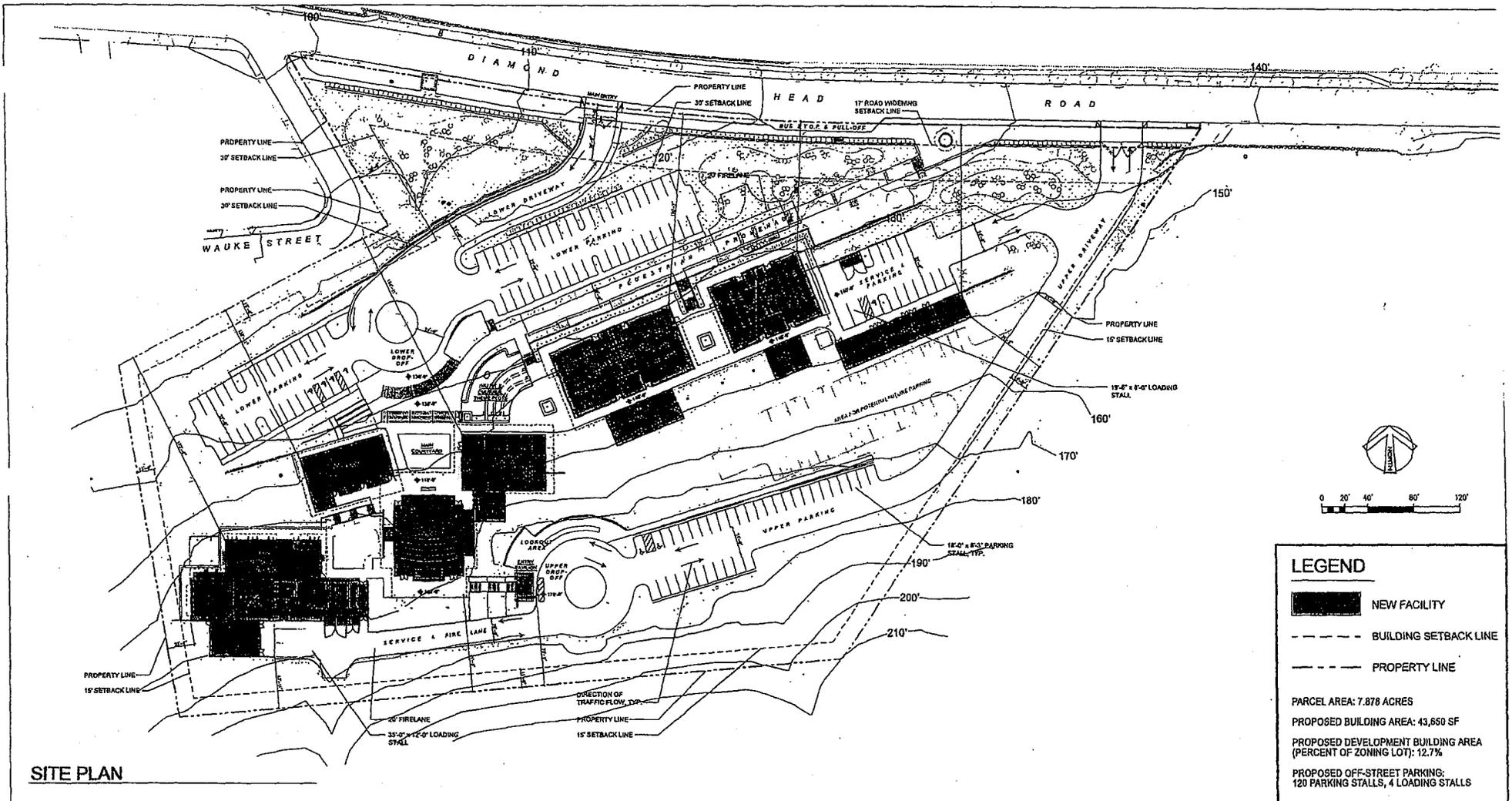


LOCATION MAP
Culinary Institute of the Pacific

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

FOLDER NO.: 87/PRU-3

EXHIBIT A



LEGEND

- NEW FACILITY
- BUILDING SETBACK LINE
- PROPERTY LINE

PARCEL AREA: 7.878 ACRES
 PROPOSED BUILDING AREA: 43,650 SF
 PROPOSED DEVELOPMENT BUILDING AREA (PERCENT OF ZONING LOT): 12.7%
 PROPOSED OFF-STREET PARKING: 120 PARKING STALLS, 4 LOADING STALLS

- LEGEND**
- Adjacent Land Uses
- Public Facility
 - Diamond Head State Monument
 - Residential

Figure 5
 KCC CIP Site Plan
Culinary Institute of the Pacific
Kapi'olani Community College
 University of Hawaii



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