

# REPORT OF THE COMMITTEE ON ZONING

## Voting Members:

Ikaika Anderson, Chair; Romy M. Cachola, Vice Chair  
Tulsi Gabbard Tamayo, Breene Harimoto, Ernest Y. Martin

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Committee Meeting Held  
January 11, 2011

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

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 10-323 entitled:

"RESOLUTION APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT FOR HONOLULU COMMUNITY COLLEGE, UNIVERSITY OF HAWAII,"

as transmitted by Departmental Communication No. 830 (2010) from the Department of Planning and Permitting (DPP) dated November 15, 2010, reports as follows:

The purpose of Resolution 10-323 is to grant to the Honolulu Community College (HCC), University of Hawaii (the "Applicant") approval of a Plan Review Use (PRU) to establish existing uses and allow for improvements and development of the HCC Main Campus located at 874 Dillingham Boulevard and the Kokea Street Campus located at 445 Kokea Street.

Your Committee notes that in Departmental Communication No. 830 (2010), the DPP recommended that this PRU be approved, subject to a number of conditions. In Committee Report No. 379 (2010), which the City Council adopted on December 8, 2010, your Committee discussed this proposal.

On December 8, 2010, the City Council held a public hearing on Resolution 10-323 at which testimony in favor of the resolution was received.

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON JAN 26 2011

COMMITTEE REPORT NO. 9

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Committee Meeting Held  
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Your Committee has prepared a CD1 version of the resolution that makes the following amendments:

- A. Based on discussions between the Office of Council Services and the Applicant's consultant, specifies a ten-year time frame for the proposed master plan for the Main and Kokea Street campuses by amending the text of the first WHEREAS paragraph and adding "10-YEAR MASTER PLAN" to Exhibits B-1 and B-2.
- B. Makes miscellaneous technical and nonsubstantive amendments.

At your Committee's meeting on January 11, 2011, representatives of the Applicant and the DPP indicated that they do not object to the CD1 version of the resolution.

Your Committee finds that the Department of Planning and Permitting has found that this PRU is consistent with the vision, policies, principles, and guidelines set forth in the Primary Urban Center Development Plan established by Chapter 24, Article 2, Revised Ordinances of Honolulu 1990, as amended.

Your Committee further finds that responsible City and State agencies have indicated that adequate public facilities and utilities for the proposed development will be available at the time of occupancy, or that conditions to ensure adequacy are otherwise sufficiently addressed.

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**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON     **JAN 26 2011**    

COMMITTEE REPORT NO.     **9**

# REPORT OF THE COMMITTEE ON ZONING

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Committee Meeting Held  
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Your Committee on Zoning is in accord with the intent and purpose of Resolution 10-323, as amended herein, and recommends its adoption in the form attached hereto as Resolution 10-323, CD1. (Ayes: Anderson, Cachola, Gabbard Tamayo, Harimoto, Martin – 5; Noes: None.)

Respectfully submitted,

  
\_\_\_\_\_  
Committee Chair

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**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON     JAN 26 2011    

COMMITTEE REPORT NO.     9



RESOLUTION

APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT FOR HONOLULU COMMUNITY COLLEGE, UNIVERSITY OF HAWAII.

WHEREAS, the Department of Planning and Permitting (DPP) on July 15, 2010, accepted the application from the Honolulu Community College (HCC), University of Hawaii, herein referred to as the Applicant, for a Plan Review Use Permit (PRU) No. 2010/PRU-5, to establish existing uses and facilities at, and to allow for improvements and development anticipated within the next 10 years on, the Main Campus located at 874 Dillingham Boulevard and Kokea Street Campus located at 445 Kokea Street, which is on land zoned IMX-1 Industrial-Commercial Mixed Use District, and identified by Tax Map Keys 1-5-5: 3 & 39; 1-5-6: 26, 27 & 28; 1-5-17: 1, 4, 5 & 6; 1-5-18: 1, 2, 3 & 4; and 1-5-20: 9, as shown in Exhibit A; and

WHEREAS, the City Council held a public hearing on \_\_\_\_\_, to consider said application for a Plan Review Use Permit; 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 Plan Review Use Permit with certain conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a Plan Review Use Permit 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 Exhibits "B-1" to "B-4", attached hereto, 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 submit all related construction plans and building permit plans to the Honolulu Fire Department (HFD) for its review and approval.
4. The Applicant shall consult with the DPP Civil Engineering Branch prior to submitting construction plans and/or grading permit application for any new work. A drainage study, including surrounding areas and drainage



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systems, to identify drainage issues and necessary mitigative measures, may be required at the discretion of the Director.

5. The Applicant shall submit revised Existing Conditions Plan for both campuses (Figures 2-1 and 2-3 of the PRU Permit application) specifying location and dimensions of the loading spaces, and confirm the number of off-street parking spaces.
6. Accessory roof-mounted wind machines shall be allowed on new and existing buildings, provided they meet the applicable LUO provisions, in lieu of a Conditional Use Permit (CUP) normally required for such projects.
7. Prior to the issuance of a building permit, the Applicant shall submit revised plans for review and approval by the Director of the DPP, which show the Advanced Technology Training Center (ATTC) façade that would create visual interest along the Kokea Street frontage (large windows, displays, articulation, etc.), and outdoor elements to enhance the streetscape and promote campus gathering places, such as shaded seating areas, a visual feature, wayfinding signage and maps, kiosk opportunities and educational installations about the U.S. Green Building Council, Leadership in Energy and Environmental Design (LEED) certified ATTC building.
8. As part of its ongoing update to the HCC Long Range Development Plan (LRDP), the Applicant shall include plans and drawings showing better pedestrian access from the surrounding community into and through the campus, improvements to the streetscapes along Dillingham Boulevard and Kokea Street, design features that enhance the pedestrian experiences in and around campus and promote bicycle travel in support of Transit Oriented Development (TOD).
9. The Director shall have the discretion to require the Applicant to provide additional off-street parking at the Main Campus if it is determined that the proposed projects have adverse impact on on-street parking and on-street congestion.
10. 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 HCC Campus. This time line shall specify



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when the Construction Management Plan (CMP), an updated Traffic Impact Analysis Report (TIAR), and the Transportation Management Plan (TMP) will be submitted for review and approval.

11. The CMP should be prepared and submitted prior to the issuance of demolition and/or 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 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.
12. The TIAR should be expanded to identify specific traffic improvement measures, such as lengths of left turn lanes on Kokea Street, which provide access to the expanded parking areas and the design of the pedestrian drop-off area with regard to dwell time and storage capacity. Roadway improvements along Kokea Street in the form of curbs and sidewalks should also be provided and include possible improvements to Robello Lane, which is intended as a secondary access to the campus. The TIAR should also incorporate potential impacts of the proposed transit station in the vicinity of the HCC campus and provide more detailed analysis of the traffic along the Dillingham Boulevard corridor to improve the progression of vehicles along this roadway. The cost to provide the proposed traffic improvement measures shall be borne by the Applicant.
13. A TMP should 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. The TDM strategies could include carpooling and ride sharing programs, transit incentives and other similar TDM measures.
14. Vehicular access points should be constructed as standard City dropped driveways. Adequate vehicular sight distance should be provided and maintained at all driveways to pedestrians and other vehicles. Driveway



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grades should not exceed 5 percent for a minimum distance of 25 feet from the future sidewalk.

15. 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.
16. The Applicant shall keep the State Department of Transportation, Highways Division, through the Highways Planning Branch, apprised of development projects and growth (enrollment and staffing) at the two campuses when any part of the LRDP is to be implemented.
17. 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.
18. Pre-consultation 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."
19. Prior to the start of the project, all affected Neighborhood Boards and adjoining lot owners and businesses should be informed about the scope and duration of the project.
20. All exterior lighting shall be shielded to prevent glare and light spillage on adjoining properties and/or public rights-of-way.
21. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the applicant shall stop work and contact the State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.



RESOLUTION

- 22. 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.
- 23. 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.

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, Acting Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Tom Fee, Helber Hastert & Fee, Planners, Inc., Pacific Guardian Center, 733 Bishop Street, Suite 2590, Honolulu, Hawaii 96813; and Michael T. Rota, Chancellor, Honolulu Community College, 874 Dillingham Boulevard, Honolulu, Hawaii 96817.

INTRODUCED BY:

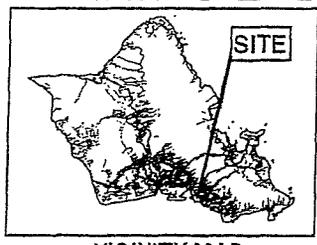
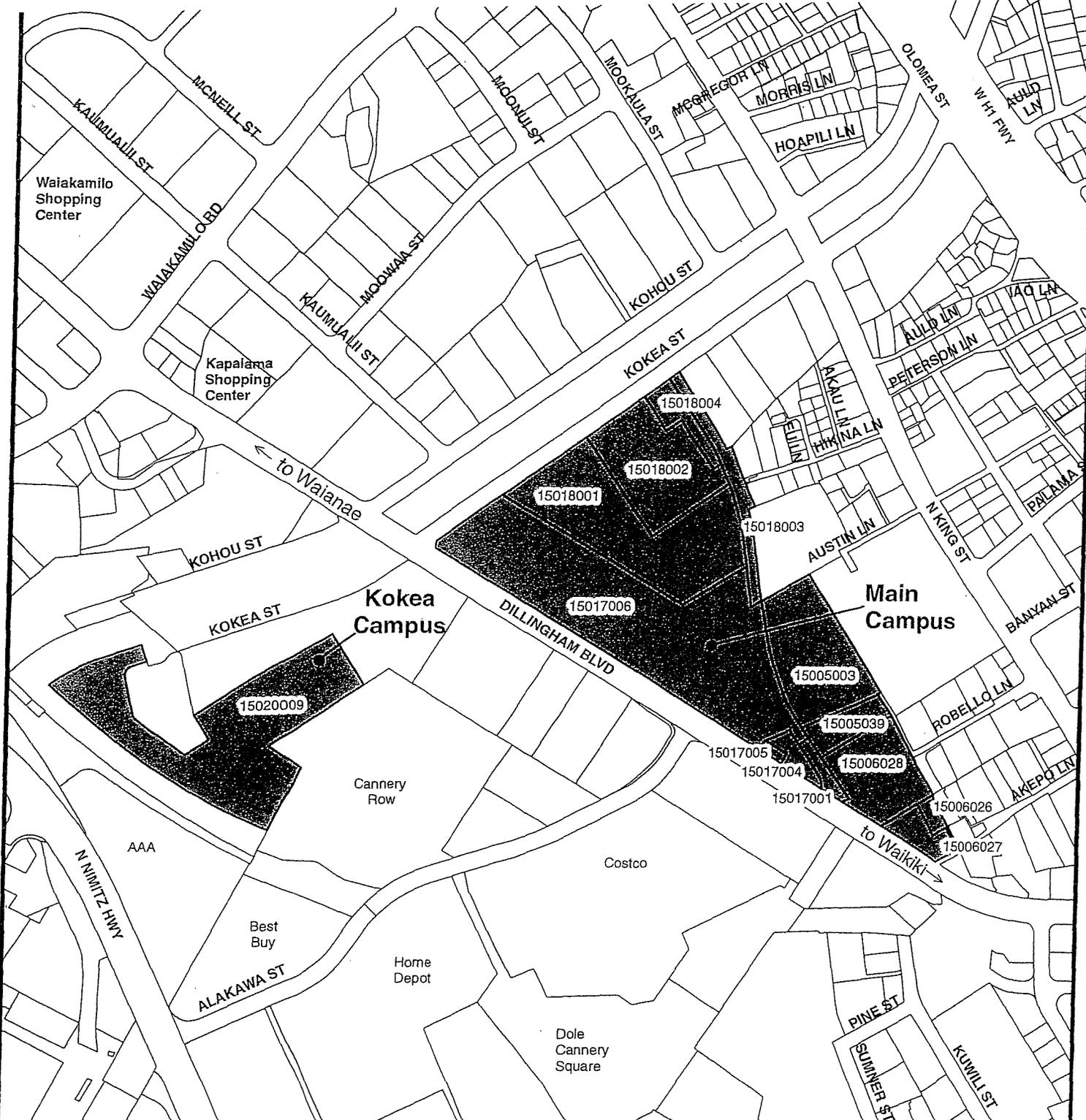
Nestor Garcia (BR)

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DATE OF INTRODUCTION:

November 23, 2010  
Honolulu, Hawaii

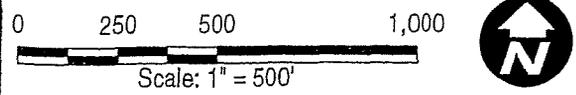
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Councilmembers

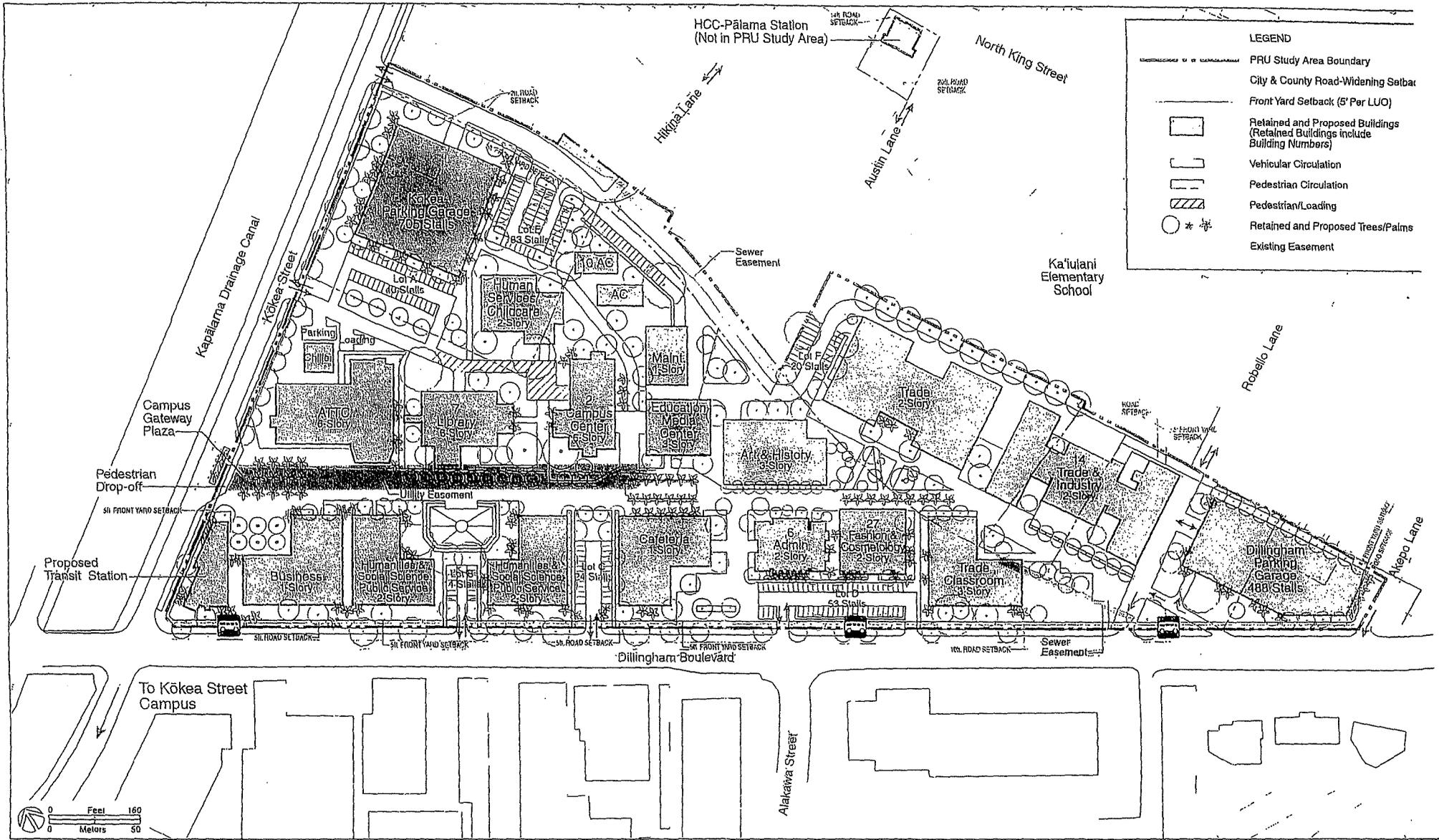


# LOCATION MAP KAPALAMA

- TAX MAP KEY(S):** 1-5-005:003, 039  
 1-5-006:026, 027, 028  
 1-5-017:001, 004, 005, 006  
 1-5-018: 001, 002, 003, 004  
 1-5-020: 009

**FOLDER NO.:** 2010/PRU-5 **EXHIBIT A**





HONOLULU COMMUNITY COLLEGE PLAN REVIEW USE APPLICATION

Figure 3-


 Helber Hastert & Fee  
 Architects

Master Plan - Main Campus  
 Revised September 16, 2011

EXHIBIT B-1

TEN-YEAR MASTER PLAN



**LEGEND**

-  PRU Study Area Boundary
-  City & County Road-Widening Setback
-  Front Yard Setback (5' Per LUO)
-  Retained and Proposed Buildings (Retained Buildings include Building Numbers)
-  Vehicular Circulation
-  Pedestrian Circulation
-  Pedestrian/Loading
-  Retained and Proposed Trees/Palms
-  Existing Easement

**Proposed Street Tree Plantings (Relocated Mahogany)**

2ft. ROAD SETBACK

Lot 1C  
495 Stalls

**Proposed Parking Lot Improvements**

Kapālama Drainage Canal  
Kōkea Street

Parking  
Chiller  
Loading

**Proposed ATTC**

7 Library

2 Campus Center

**Proposed Mall Improvements**

5ft. FRONT YARD SETBACK

**Proposed Transit Station (Portables Removed)**

**Proposed Green Space**

3 Autobody

Lot 2  
43 Stalls

4A Cafeteria

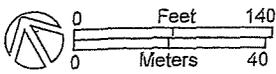
4B Apprenticeship Office

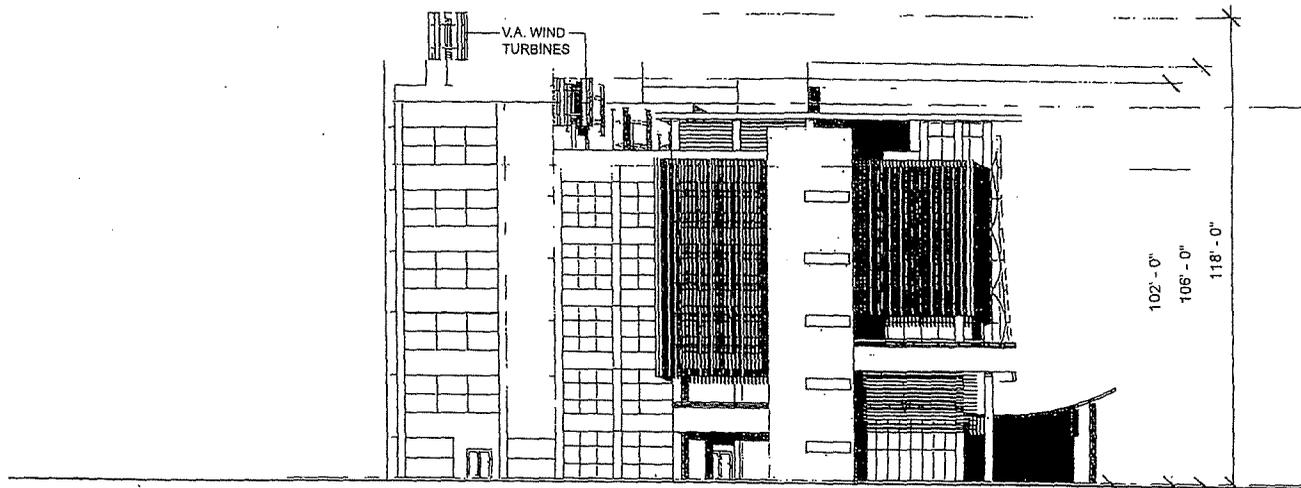
5ft. ROAD SETBACK

5ft. FRONT YARD SETBACK

To Kōkea Street Campus

Dillingham Boulevard



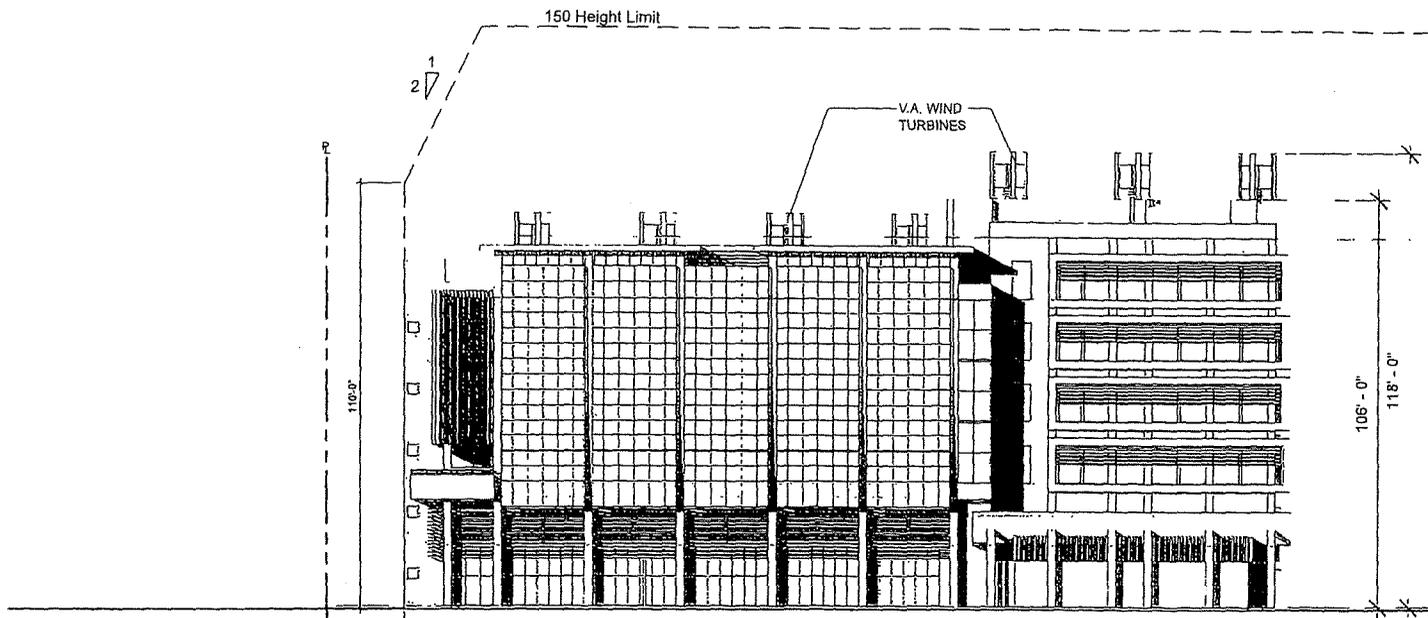


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DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

WEST ELEVATION



SOUTH ELEVATION

CONCEPT FRONT ELEVATION  
ADVANCED TECHNOLOGY TRAINING CENTER

HONOLULU COMMUNITY COLLEGE

SCALE: 1/32" = 1'-0" | 0 | 8 | 16 | 32 | 64 FT



EXHIBIT B-4