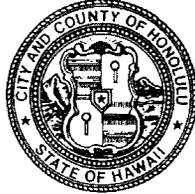


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

PETER B. CARLISLE
MAYOR



DAVID K. TANOUE
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

June 25, 2012

The Honorable Ernest Y. Martin, Chair
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Martin and Councilmembers:

Subject: Haleiwa Commercial Redevelopment Project
Request for a Change in Zoning from the AG-2 General Agricultural
District and R-5 Residential District to the B-1 Neighborhood
Business District and Country District, Haleiwa, Oahu
TMK: 6-6-004: 013, 015-019, 028, 032 and Portion of 027

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& C OF HONOLULU
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The Planning Commission held a public hearing on May 2, 2012, on the above subject matter. One person testified in support of the zone change. There were five written testimonies received in support of the zone change. The applicant's agent made a request to slightly modify the boundaries of the subject zone change. The Department of Planning and Permitted did not object. The public hearing was closed on May 2, 2012.

The Planning Commission voted unanimously on May 2, 2012, to recommend approval subject to the conditions relating to transportation and other standard conditions along with the amended boundary for this project.

Attached is the report from the Director of the Department of Planning and Permitting and the original copy of the draft Bill. The minutes will be forwarded under separate cover.

Sincerely,

Darnette K. Kau

for Gayle L. Pingree, Chair
Planning Commission

APPROVED:

Peter B. Carlisle
Peter B. Carlisle
Mayor

APPROVED:

David K. Tanoue
David K. Tanoue, Director
Department of Planning and Permitting

Douglas S. Chin
Douglas S. Chin
Managing Director

DEPT. COM. 470

GLP:dk
Attachments

City and County of Honolulu
Department of Planning and Permitting
650 S. King Street
Honolulu, HI 96823

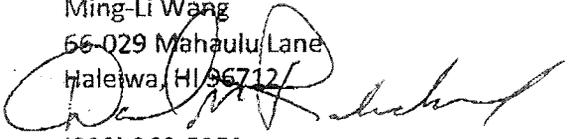
April 30, 2012

Testimony on Haleiwa Commercial Redevelopment Project 2011/Z-3

Planning Commission:

My name is David Robichaux. My family and I reside on Mahaulu Lane immediately west of the proposed redevelopment project under consideration. We are the nearest residence to the proposed action and were quite concerned over the impacts associated with increasing the size of the commercial area. Kamehameha Schools has worked with us to mitigate these concerns by volunteering to plant an impenetrable vegetative buffer along our joint property line, as well as other design considerations to minimize these impacts. Under these conditions we are in favor of the proposal as presented.

David M. Robichaux
Ming-Li Wang
66-029 Mahaulu Lane
Haleiwa, HI 96712


(808) 368-5352

SHELTON AND NALANI CHOY
2015 HILLCREST ST, HONOLULU HI 96817
VOICE MSG/FAX (808) 356-0330
SHELTON@HAWAII.RR.COM OR NALANICHOY@HAWAII.RR.COM

April 30, 2012

City Planning Commission
c/o Jean Sumida
Email: DppPCmailbox@honolulu.gov

Re: Kamehameha Schools Application for zoning change from AG-2 General Agricultural District and R-5 Residential District to the B-1 Neighborhood Business District and Country District for the commercial area around Matsumoto and Aoki Shave Ice

Aloha Kakou:

This letter is submitted in support of Kamehameha School's Application re: Haleiwa Town, as referenced above.

I represent the Ellis, Jenkins, and Choy Ohana, who are Hawaiian, multi-generational, lifetime residents of the Waialua/Haleiwa area. My mother, Betty Jenkins, was a teacher at Haleiwa Elementary for 35+ years, and is a respected North Shore Kupuna. My father Jack Jenkins owned businesses in the Central Oahu area. Both were very active in this community, and have a special love and appreciation for Haleiwa town, Waialua, and the North Shore.

I have lived in Waialua/Haleiwa my entire life, and my children have attended preschool and elementary school in Waialua, have played sports in this community, and we attended North Shore Christian Fellowship for many years. We have temporarily relocated to Honolulu for commuting purposes while our children attend Kamehameha and UH Manoa, but Waialua/Haleiwa will forever be our home. I was formerly a Branch Manager for Bank of Hawaii Haleiwa and Waialua Branches, a member of the Wahaiwa Rotary Club, and former President of Haleiwa Main Street. I am also one of the founding members of Na Leo Pilimehana, running 2 record labels and an entertainment/educational events marketing company for 15+ years.

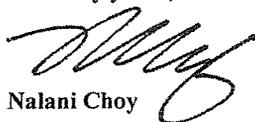
I support this application for the following reasons:

1. It will enhance the overall look, appeal, and functionality of an iconic Haleiwa site, which has long been a popular place to enjoy shave ice, but has been sorely lacking in esthetics and function. The area is currently a gravel parking lot, dusty and uneven, with jumbled traffic flow, no landscaping, minimal seating, and buildings too close to the road;
2. The plan is in alignment with all of the community plans I know of, and with the wishes of community people whom I have spoken to. It beautifies and upgrades Haleiwa's business corridor while providing jobs and amenities to the locals and visitors;
3. The redevelopment has been done with great consideration to the needs and wishes of the North Shore community, and maintains Haleiwa's small town look and appeal;
4. We are very happy that the stores and restaurants will be locally owned and will provide opportunities for small farmers, artisans, and crafts people to sell their wares.

I submit this letter also on behalf of my mother, Aunty Betty Jenkins, who was unable to submit her own letter in time for this hearing. She very much wanted to express her support for this project, but is busy preparing for May Day tomorrow and participating in several other community projects over the weekend.

I extend my appreciation to the City Planning Commission, for this opportunity to voice our support for this project, and ask your strong consideration in approving this application.

Sincerely yours,


Nalani Choy

66-029 Maha'ulu Lane
Hale'iwa, Hawai'i 96712
TMK (1) 6-6-001-054

April 28, 2012

City and Country of Honolulu
Planning Commission
650 South King Street, 7th Floor
Honolulu, Hawai'i 96813

Ladies and Gentlemen:

I am submitting this testimony in support of a request for zoning change from the Trustees from the Estate of Bernice Pauahi Bishop for land within the Haleiwa Commercial Redevelopment Project – 2011/Z-3 (TH), which will be the subject of a public hearing scheduled by the Planning Commission at 1:30 PM on May 2, 2012. I own a land parcel and home thereon that abuts the project land. My neighbors and I have been informed of the project by Kamehameha Schools on several occasions in the past couple of years. I am in favor of the project and believe it will be a net benefit to the community.

Aloha,

A handwritten signature in black ink, appearing to read 'Ronald L. Soroos', with a long horizontal flourish extending to the right.

Ronald L. Soroos



UNIVERSITY
of HAWAII®
MĀNOA

2410 Campus Road Honolulu, Hawaii 96822

April 30, 2012

City and County of Honolulu
Department of Planning & Permitting
650 So. King St, Honolulu, HI 96813

Re: HALEIWA COMMERCIAL REDEVELOPMENT PROJECT - 2011/Z-3 (TH)
TRUSTEES OF THE ESTATE OF BERNICE PAUAHI BISHOP

Tax Map Key: 6-6-004: 013, 015-019, 028, 032 and a Portion of 027

Dear Planning Commission, c/o Jean Sumida:

This letter is in strong support of the zoning change for the historic Waialua Store Lots, also known as the Haleiwa Commercial Redevelopment Project 2011.Z-3 (TH). I am a Conservation Architect and the Director of the Heritage Center in the School of Architecture at the University of Hawai'i at Mānoa.

The Heritage Center wrote an Architectural Inventory Survey for the historic buildings on the above noted properties. We also undertook an Existing Condition Analysis on two buildings that were in very poor condition, the Aoki Building and the 'Iwa Gallery Building. These buildings were not repairable, and we recommended that these two buildings be documented using Historic American Building Survey (HABS) standards. This will provide an important documentation in the future concerning these two buildings in the Library of Congress, which is also available on line on the HABS website.

The proposed development is very sensitive to historic preservation concerns and the design intent maintains the scale of this important historic commercial area on Kamehameha Highway. This zone change will allow the preservation of these buildings with an appropriate reuse to continue the essential character of this important north shore neighborhood.

Thank you for your consideration in the approval of this zone change request.

Sincerely,

A handwritten signature in black ink that reads 'Spencer Leineweber'.

Spencer Leineweber FAIA
Director, Heritage Center,
School of Architecture

Sumida, Jeanne O.

From: Antya [millera012@hawaii.rr.com]
Sent: Monday, April 30, 2012 9:45 AM
To: DPP Planning Commission
Subject: Support Haleiwa Commercial Redevelopment by Kamehameha Schools

Dear Planning Commission:

I am writing in support of Kamehameha Schools redevelopment project between Kewalo and Mehaulu Lanes in Haleiwa.

I grew up on Waialua Sugar Plantation and have lived in this community for 50 years. I am a member of the North Shore Neighborhood Board (NSNB) and the Executive Director of the North Shore Chamber of Commerce. However, I am providing this testimony as a private citizen.

The planning for this project and Kamehameha Schools vast lands on the North Shore were done through a community process for which they received a planning award. KS was careful to ensure that their plans were consistent with the North Shore Sustainable Communities Plan, the Haleiwa Special District and the Haleiwa Town Plan and they kept getting input from the community and the NSNB until they had addressed all of the concerns expressed. Haleiwa Town, the North Shore's main commercial district, is one of two areas that are planned for growth on the North Shore and the zoning change is consistent with these plans. Therefore, I support the zoning change to B1 and Country zoning as proposed.

Other points:

- The project will create a safer pedestrian environment by removing customer queues from sidewalks and creating a buffer between pedestrians and vehicles along Kamehameha Highway. Additional parking will be added to the rear of the project.
- KS has promised that tenants of this revitalized area will be Hawaii owned while trying to give priority to home-grown Haleiwa/Waialua businesses.
- The project will bring economic revitalization and economic benefits to our community while enhancing the rural, historic, plantation-era character of the town in keeping with the goals of the Haleiwa Main Street program.

Thank you for your consideration of this testimony.

Sincerely,

Antya Miller
Resident



April 30, 2012

Gayle Pingree, Chair
Planning Commission
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813

PRINCIPALS

Francis S. Oda, Arch.D.,
FAIA, AICP, LEED AP

Norman G.Y. Hong
AIA

Sheryl B. Seaman
AIA, ASID, LEED AP

Hitoshi Hida
AIA

Roy H. Nihei
AIA, CSI, LEED AP

Ralph E. Portmore
AICP

James I. Nishimoto
AIA

Stephen Yuen
AIA

Linda C. Miki
AIA

George I. Atta
AICP, LEED AP

Charles Y. Kaneshiro
AIA, LEED AP

Jeffrey H. Overton
AICP, LEED AP

Christine Mendes Ruotola
AICP, LEED AP

James L. Stone, Arch.D.,
AIA, LEED AP

Katherine M. MacNeil
AIA, LEED AP

Tom Young, MBA
AIA

Paul T. Matsuda
PE, LEED AP

Subject: Hale'iwa Commercial Redevelopment Project - 2011/Z-3 (TH)
Trustees of the Estate of Bernice Pauahi Bishop
Tax Map Key 6-6-004:013, 015-019, 27, 28, 32 and Portion of 027
Hale'iwa, O'ahu, Hawai'i

Dear Chair Pingree and Commission Members:

The proposed project requires a Zone Change from R-5 Residential District and AG-2 General Agricultural District to B-1 Neighborhood Business District and Country District. The applicant is amending the request to address a "housekeeping matter" recently identified by the design team and the Department of Planning and Permitting.

The applicant is proposing a slight modification of the zoning district boundary to satisfy the required 10 ft. side yard setback in the Country District. The alignment of the B-1/Country District boundary must be adjusted to provide a 10 ft. setback from planned parking spaces. The attached map shows the zoning district boundary in the application (blue line) overlaid with a corrected zoning district boundary (red line). This correction results in a net increase of 0.15-acre (6,534 sq. ft.) in the B-1 Neighborhood Business District, with a corresponding decrease of 0.15-acre in the Country District. Except for this correction, the project development plan otherwise remains the same as the Zone Change application in terms of the site plan, land uses and building floor areas.

We have reviewed this requested modification of the Zone Change boundary with the City and County of Honolulu, Department of Planning and Permitting. They concur with this proposed correction in the zoning district boundary to comply with the Land Use Ordinance, and see no change to the proposed uses and project-related effects. Please contact me if you have questions regarding this request.

Sincerely,
GROUP 70 INTERNATIONAL, INC.

A handwritten signature in black ink, appearing to read 'Jeffrey H. Overton'.

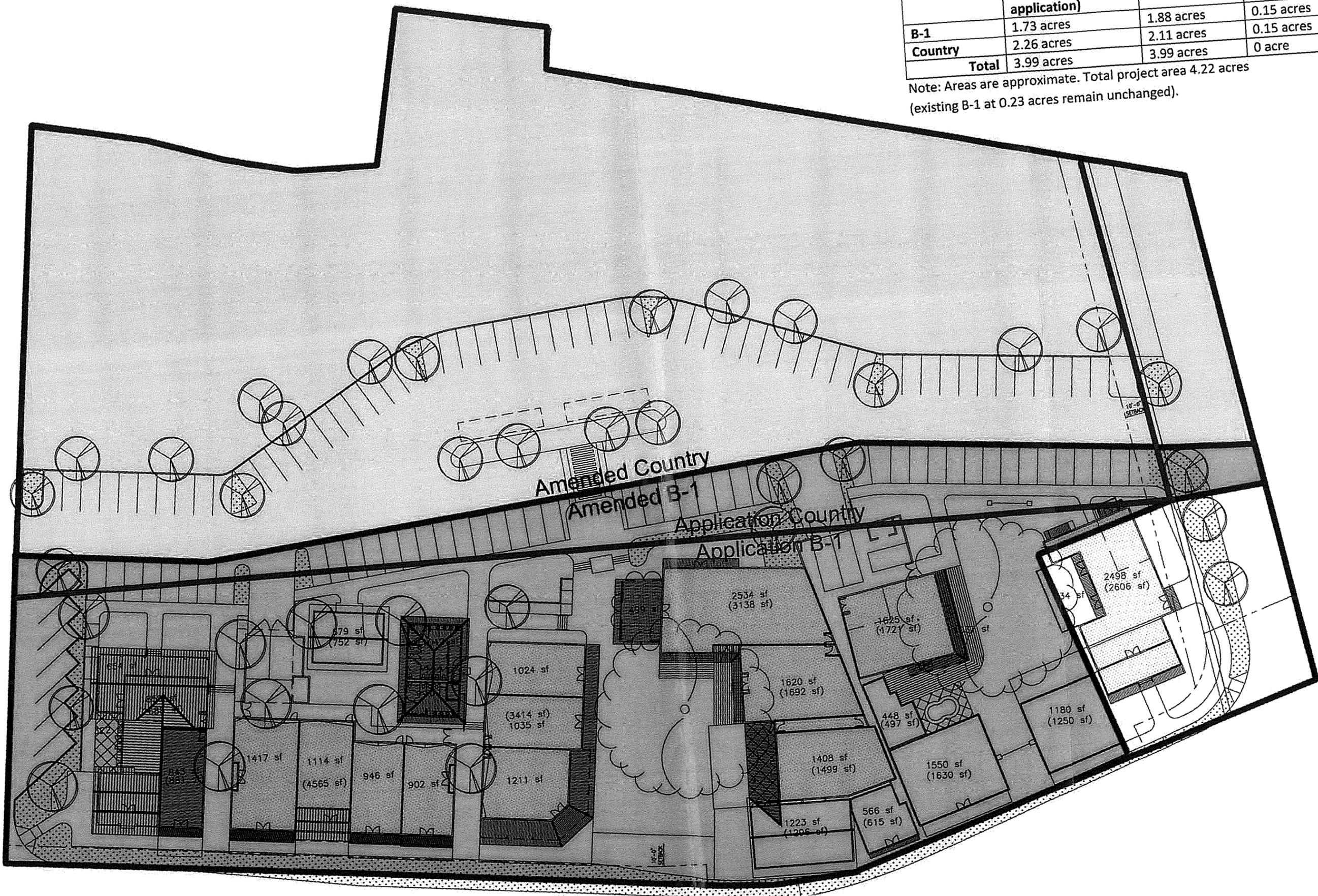
Jeffrey H. Overton, AICP, LEED AP
Principal

Attachment

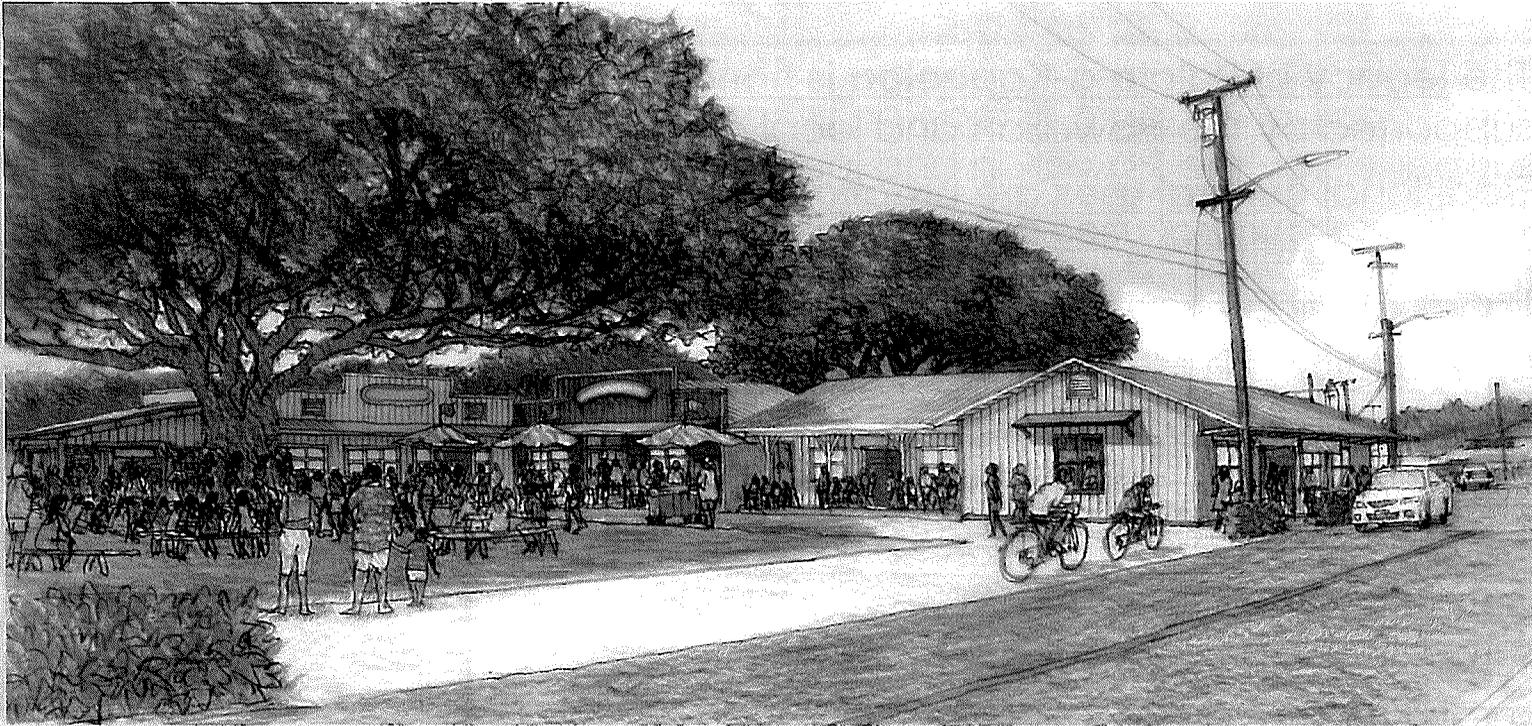
cc: David Tanoue, Dept. of Planning and Permitting
Hilarie Alomar, Kamehameha Schools

Zoning District	Proposed Zone Change Areas (October 2011 application)	Amended Zone Change Areas	Net Changes
B-1	1.73 acres	1.88 acres	0.15 acres
Country	2.26 acres	2.11 acres	0.15 acres
Total	3.99 acres	3.99 acres	0 acre

Note: Areas are approximate. Total project area 4.22 acres (existing B-1 at 0.23 acres remain unchanged).



HALE'IWA COMMERCIAL REDEVELOPMENT



PLANNING COMMISSION HEARING

MAY 2, 2012



KS NORTH SHORE PLAN: VISION & GOALS

Implement sustainable land management that upholds traditional Hawaiian cultural values and knowledge to create a healthy community and abundance for future generations

Project Goals

- The **legacy of Pa'ala'a-Kapaeloa is honored** and supported by the Hawaiian and local community.
- Traditional **cultural uses are practiced and linked to present activities.**
- Lands provide **experiential educational opportunities** for learners island-wide.
- **Lands create income** to support KS mission.
- **Ecosystem diversity is protected** & enhanced.
- **Agricultural lands are preserved and provide food and energy.**
- **A healthy and diverse community thrives** and is supported by affordable housing, land access, Native Hawaiian presence, sense of place, and economic strategies in alignment with community values.



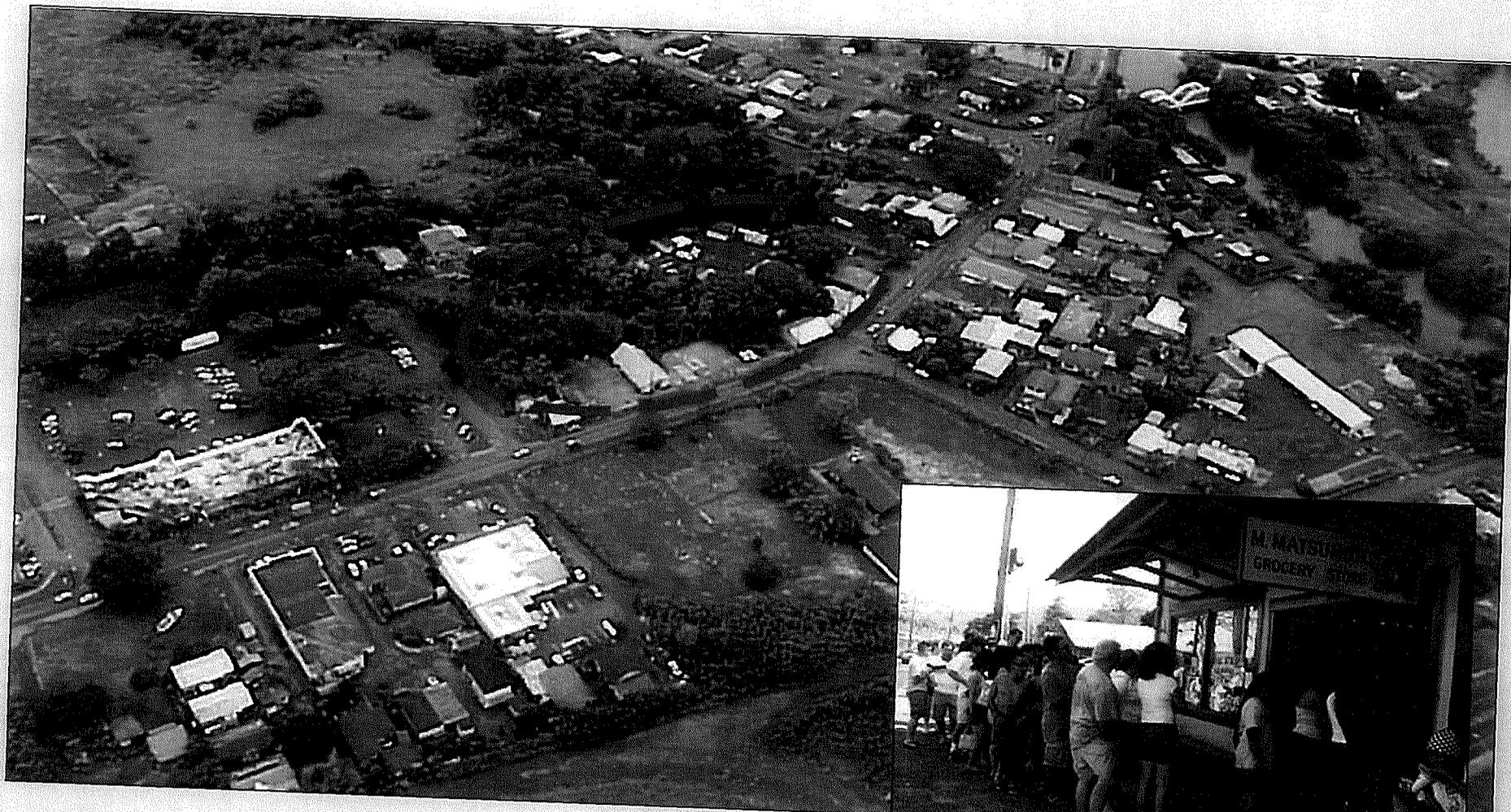
NORTH SHORE PLAN – CATALYST PROJECTS

1. Agriculture Water Improvements
2. Alternative Energy Development
3. **Hale'iwa Commercial Redevelopment**
4. Hale'iwa Town Center Commercial Development
5. Hale'iwa Residential Village and Outlying
6. Loko 'Ea Fishpond Restoration
7. Sustainability Institute

...and other Planning Strategies

- Kāpaeloa Cultural Learning Project

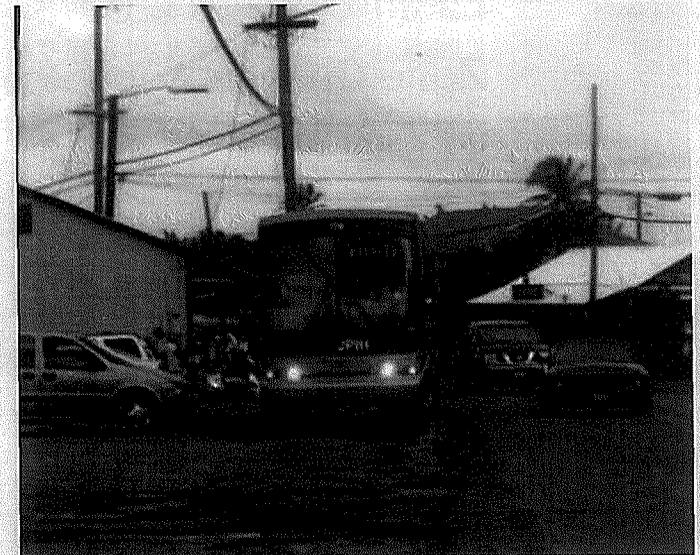
HALE'IWA COMMERCIAL REDEVELOPMENT



HALE'IWA COMMERCIAL REDEVELOPMENT

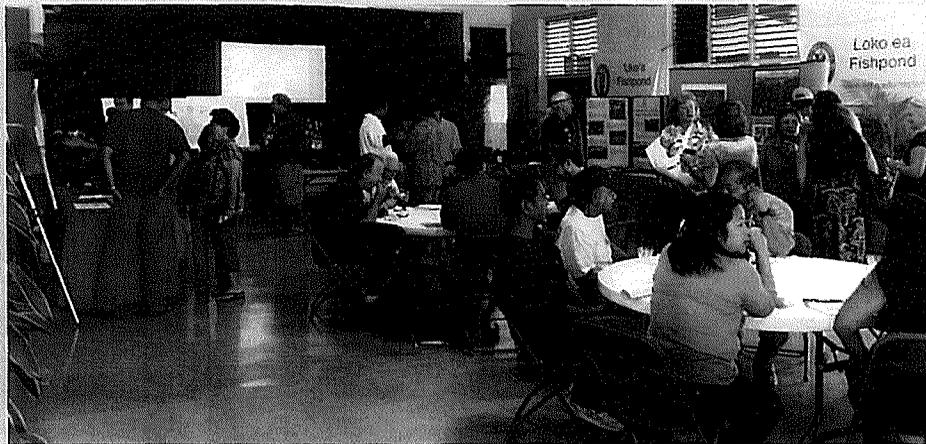
Project Objectives

- Retain the rural scale and plantation character of the Haleiwa Special District
- Improve facilitation of pedestrian and vehicular traffic through project area
- Increase safety for visitors and drivers along Kamehameha Hwy
- Revitalize businesses and increase patrons at retail establishments
- Provide essential infrastructure
- Serve as a model for redevelopment within the Special Design District
- Implement sustainable design



COMMUNITY CONSULTATION

- North Shore Plan process 2007-2008
- Hale'iwa Commercial Redevelopment 2010-2011
 - Small group meetings Ongoing
 - Pa'ina gatherings Feb 2011
 - Community newsletters Yearly, last Feb 2011
 - EA Public Comment June/July 2011
 - Neighborhood Board June, July, Oct, 2011 - ongoing
 - Email Updates (200+) June, July, Oct 2011
 - Zone Change App Comment Nov-Dec 2011



EXISTING SITE & STRUCTURES



Total no. of structures: 9



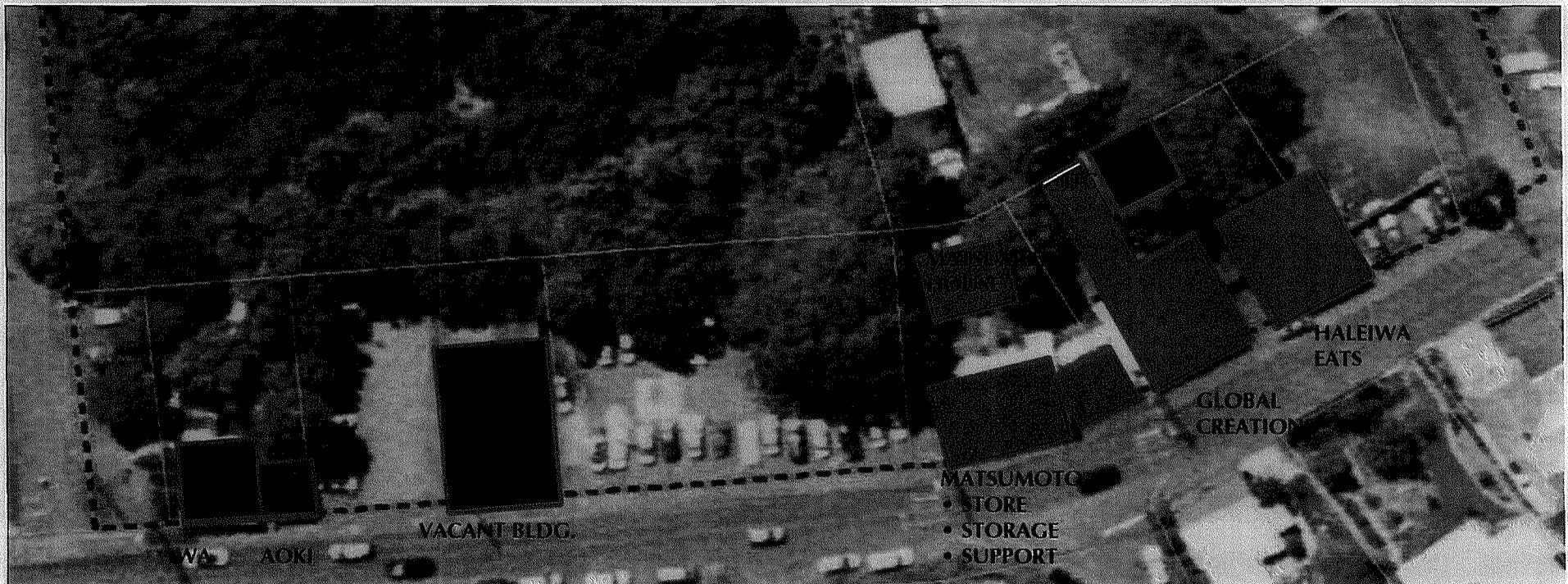
Historic: 7*

Proposed rehabilitation/adaptive reuse: 5

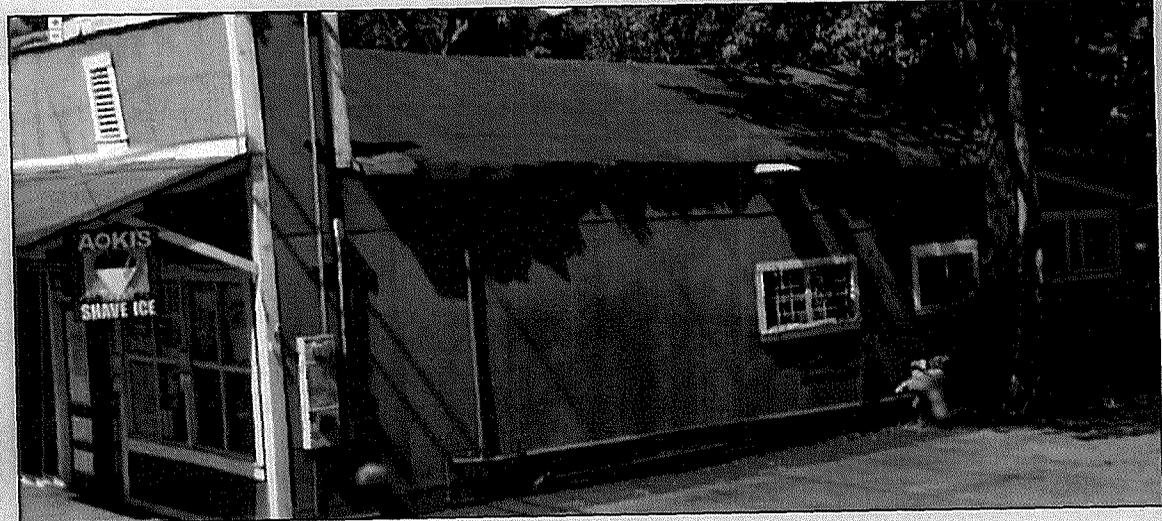
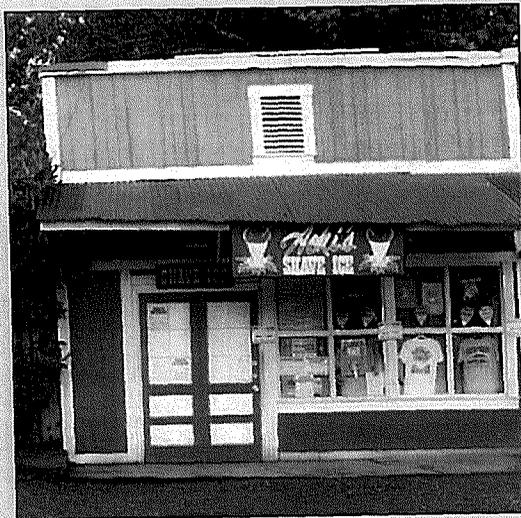
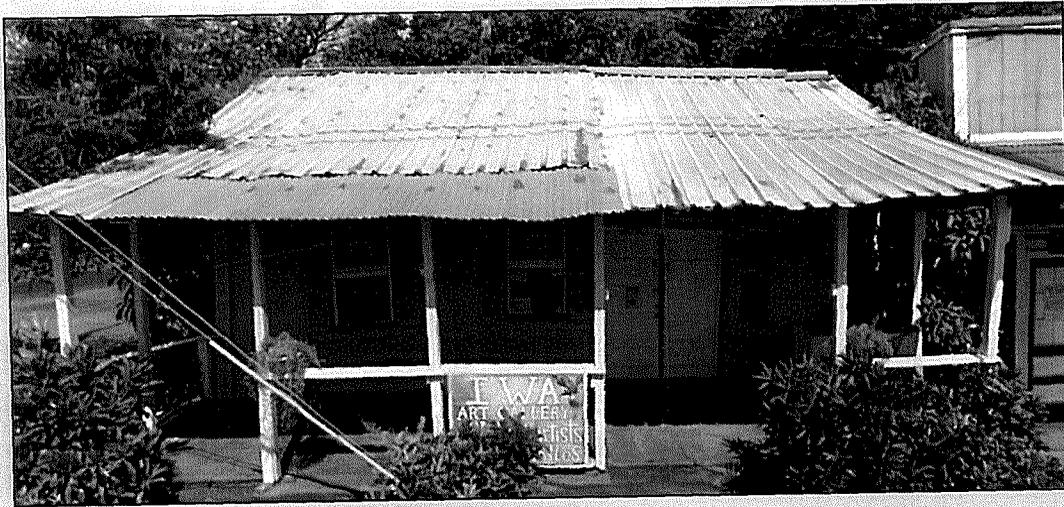


Proposed demolition: (Iwa, Aoki, Vacant Bldg. & ITC Office)

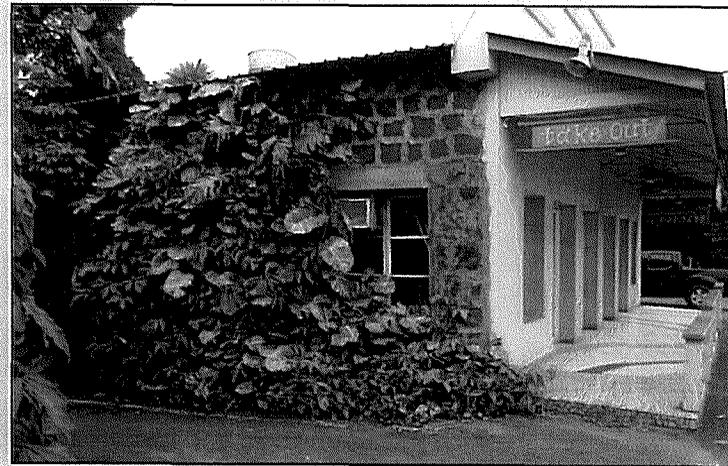
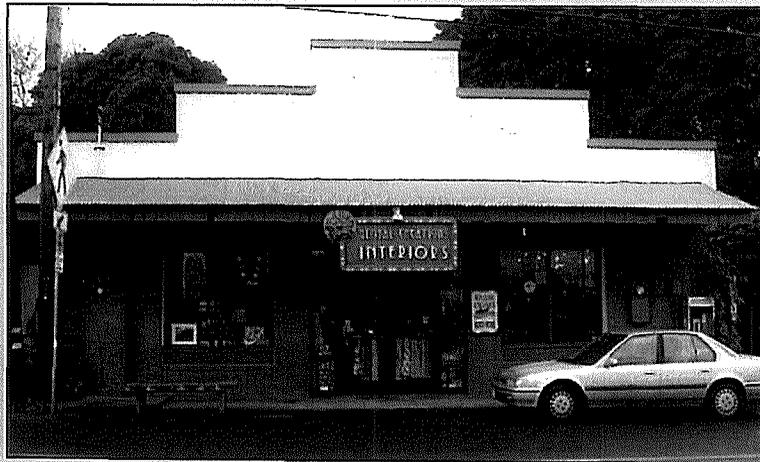
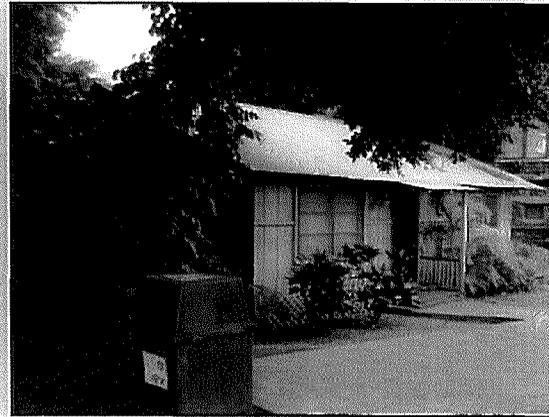
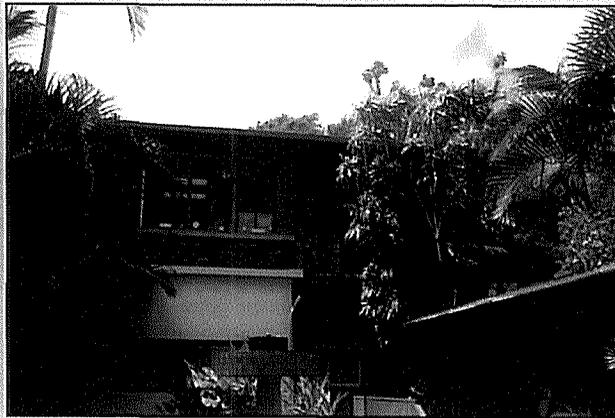
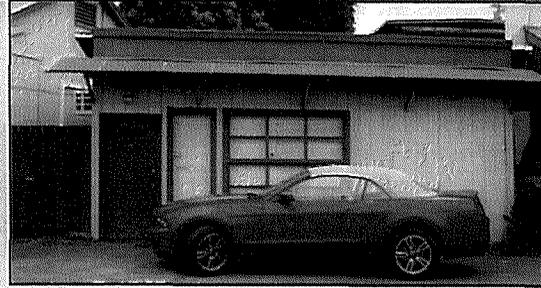
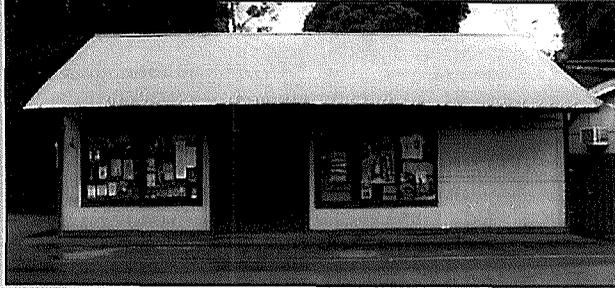
* Only 5 structures listed in Hale'iwa Special District, Land Use Ordinance (Matsumoto Store, Yoshida Buildings (2), Iwa Gallery & Aoki's)



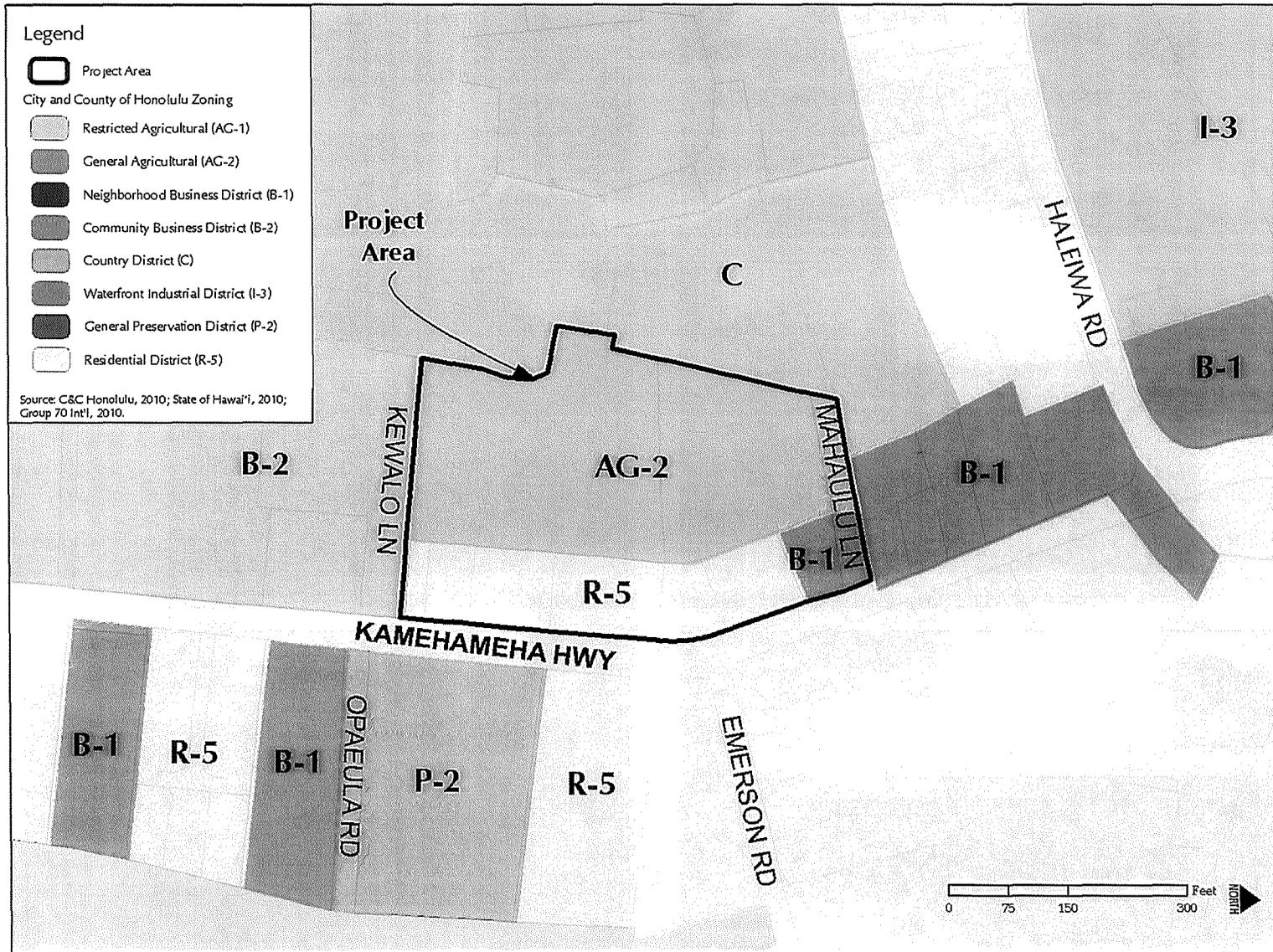
UNSALVAGEABLE STRUCTURES



REHABILITATION & REUSE



EXISTING ZONING & SURROUNDING USES

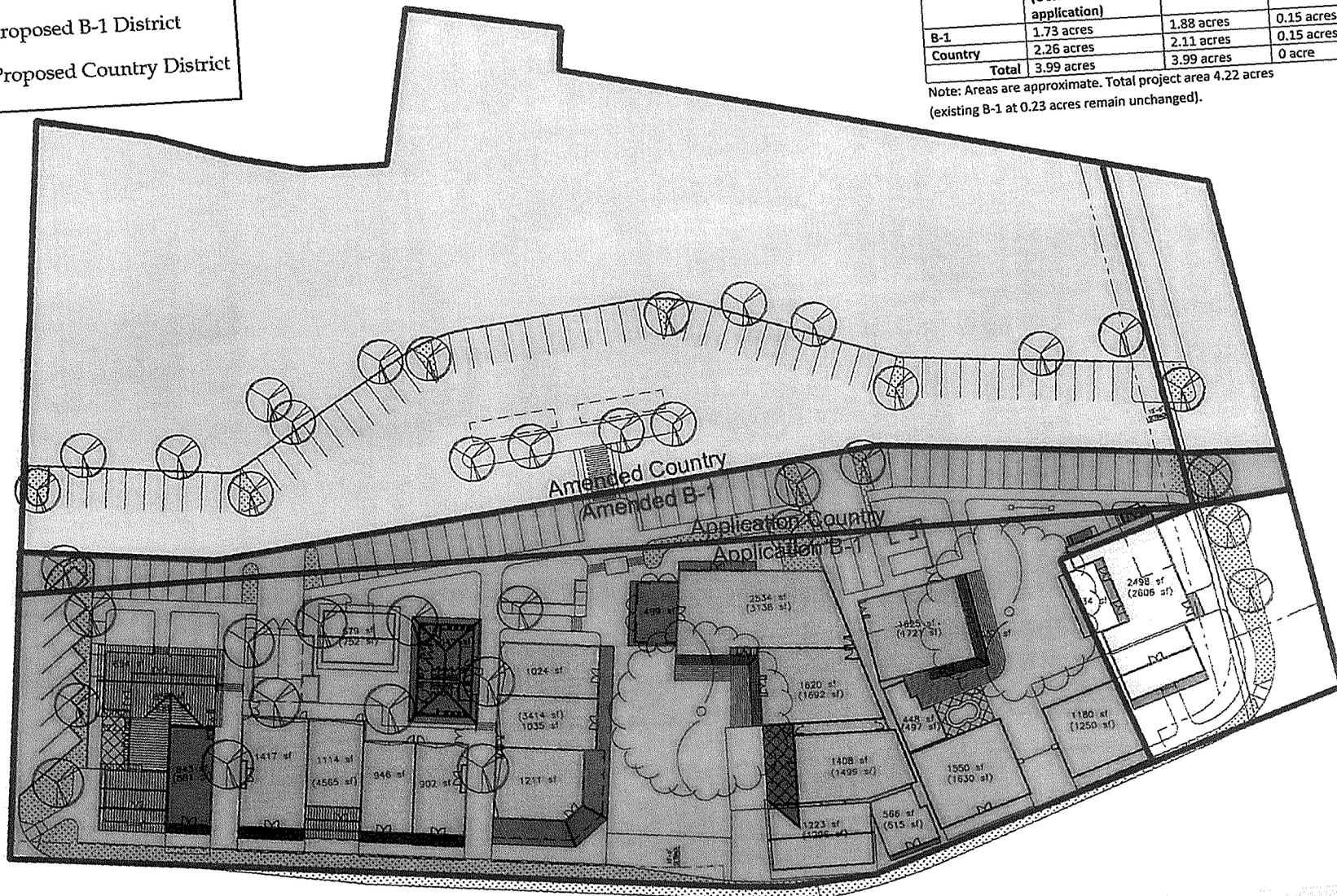


PROPOSED ZONING – REVISED APRIL 2012

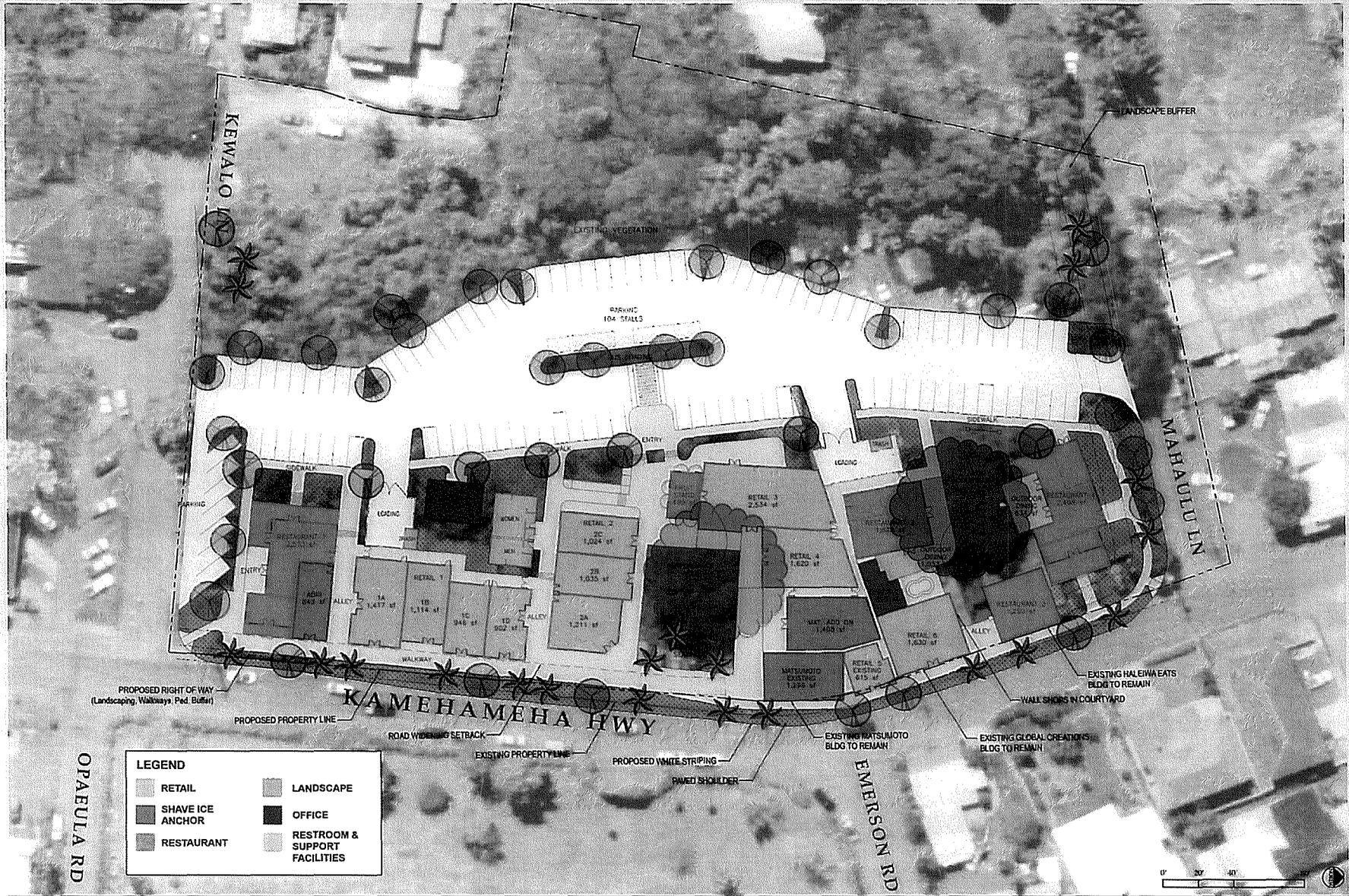
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Note: Areas are approximate. Total project area 4.22 acres (existing B-1 at 0.23 acres remain unchanged).

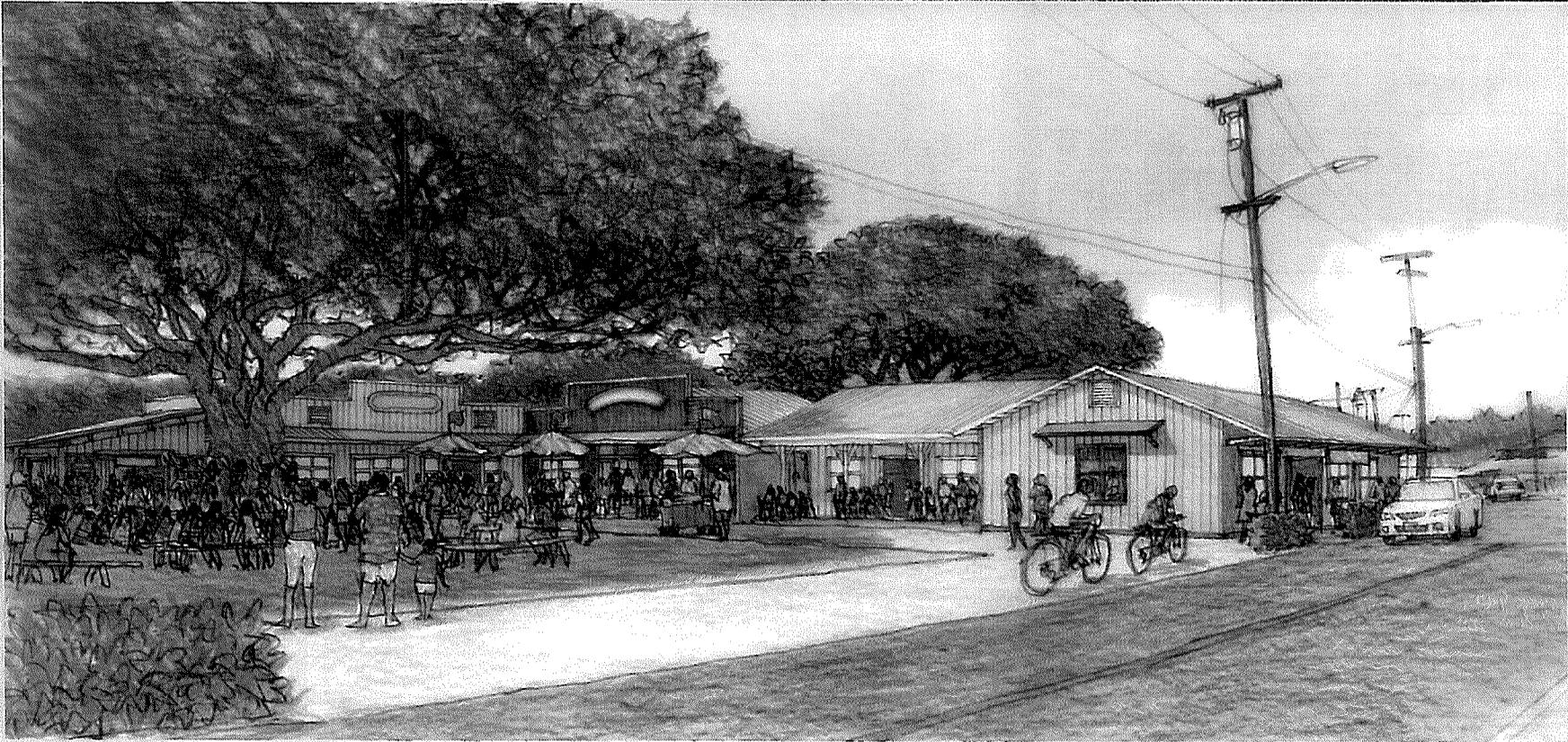
Proposed B-1 District
 Proposed Country District



SITE PLAN

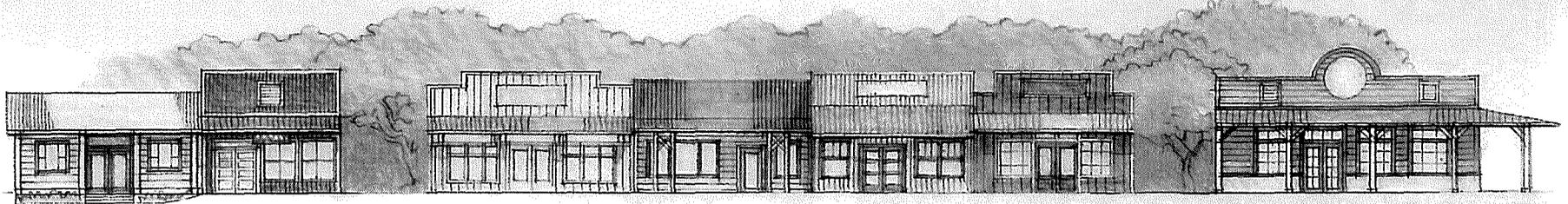


HALE'IWA COMMERCIAL REDEVELOPMENT



- Expanded retail frontage - combination of new and rehabilitated buildings
- Existing 14,000 GLA, total proposed redevelopment 30,000 GLA
- Pedestrian walkways, landscape improvements and new parking behind storefronts
- Central gathering place
- “Fruit stand” for produce sales, community use, & interpretation of Historic Hale’iwa
- Tenants of the commercial area will all be Hawaii owned
- Investment of \$13 million and creation of 100+ construction & 100+ ongoing retail jobs

HALE'IWA COMMERCIAL REDEVELOPMENT

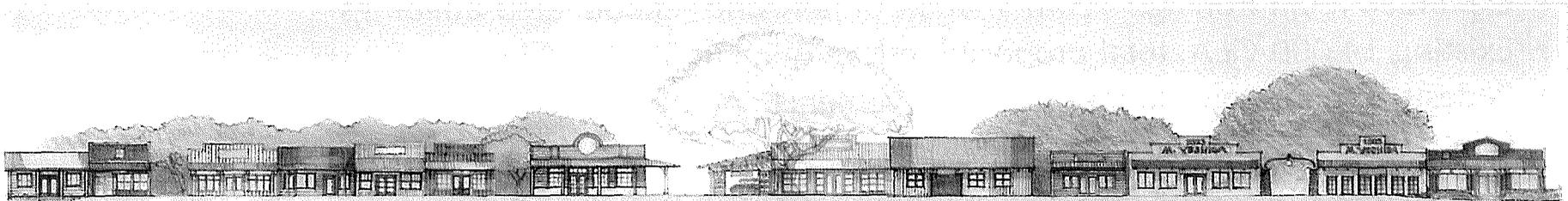


-----NEW BUILDINGS-----

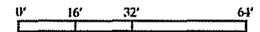


-----EXISTING BUILDINGS-----

-----NEW-----



Overall Elevation



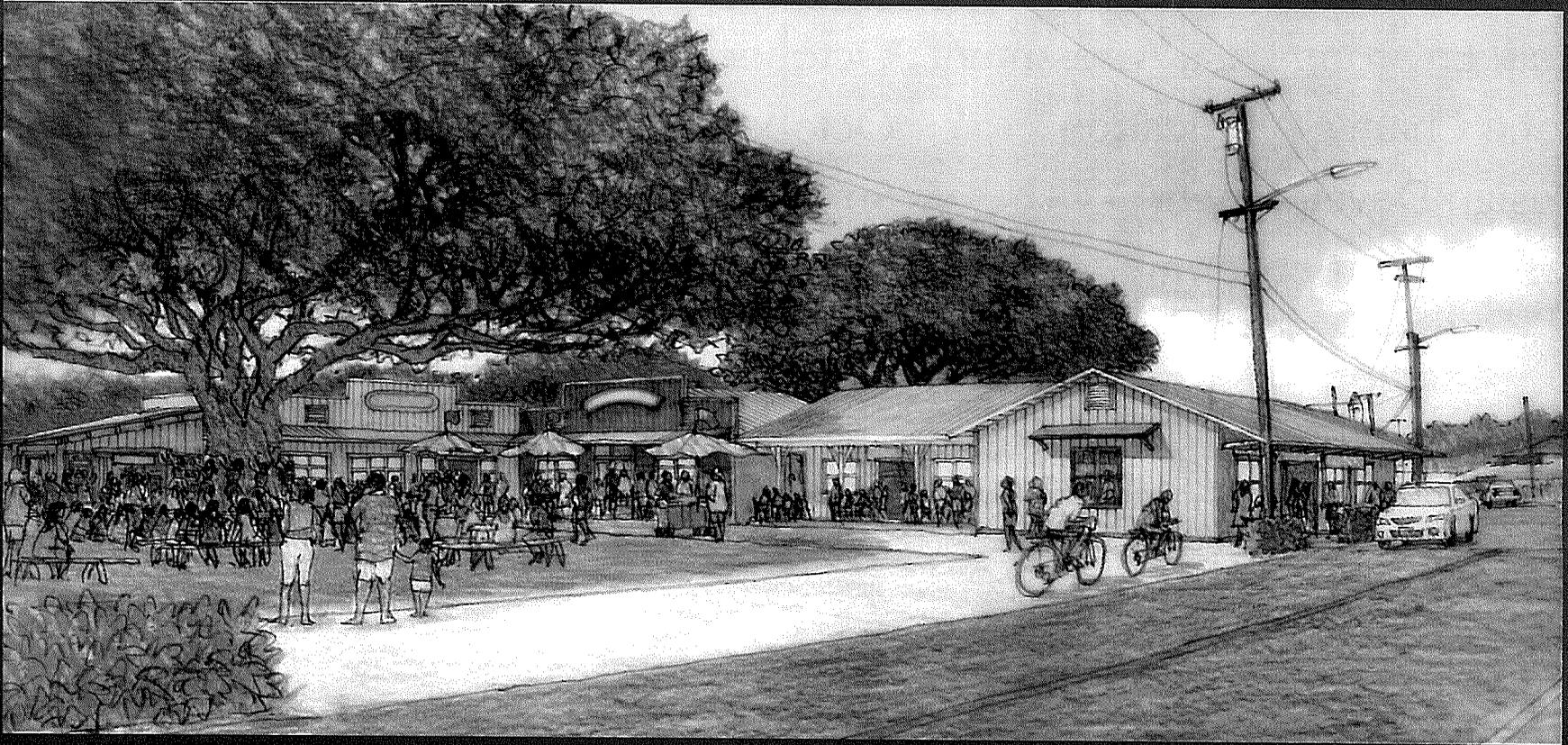
HALE'IWA COMMERCIAL REDEVELOPMENT

Estimated Schedule

Final Environmental Assessment	October 2011
Zone Change Application	October 2011 – September 2012
Design Development	Spring 2012
Special District Permit	Fall – Winter 2012
Consolidation/Subdivision	Fall 2012 – Spring 2013
Construction	Spring 2013 – Summer 2014



QUESTIONS/COMMENTS?



*Mahala
Nui*

City Council

DEPARTMENT OF PLANNING AND PERMITTING

Authorization David Tanoue
Advertisement April 20, 2012
Public Hearing May 2, 2012

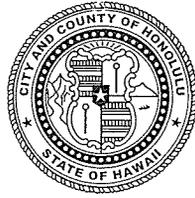
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluluodpp.org • CITY WEB SITE: www.honolulu.gov

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'12 FEB -8 A11 :00

PETER B. CARLISLE
MAYOR



DAVID K. TANOUE
DIRECTOR

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

JIRO A. SUMADA
DEPUTY DIRECTOR

2011/Z-3 (TH)

January 30, 2012

MEMORANDUM

TO: GAYLE PINGREE, CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: DAVID K. TANOUE, DIRECTOR 
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: REQUEST FOR A CHANGE IN ZONING FROM THE AG-2 GENERAL AGRICULTURAL DISTRICT AND R-5 RESIDENTIAL DISTRICT TO THE B-1 NEIGHBORHOOD BUSINESS DISTRICT AND COUNTRY DISTRICT, HALEIWA, OAHU, TAX MAP KEY: 6-6-004:013, 015-019, 028, 032 AND PORTION OF 027

Transmitted for appropriate action is our report and recommendation for approval for a proposed zone change by the applicant, Kamehameha Schools, from the AG-2 General Agricultural District and R-5 Residential District to the B-1 Neighborhood Business District and Country District. The B-1 Neighborhood Business District has a standard height limit of 40 feet, but building heights will be governed by a 30-foot height limit imposed by the Haleiwa Special District. The Country District has a height limit of 15-30 feet (subject to setback requirements and other development standards).

The proposed rezoning will facilitate the applicant's goal of revitalizing the four-acre site that includes the popular Matsumoto and Aoki Shave Ice businesses with new stores, restaurants, and upgraded infrastructure. A Special District Permit (Major) will be required for the planned redevelopment, and a Conditional Use Permit (minor) will be required for the proposed parking lot in back of the storefronts.

The proposed zone change is consistent with relevant objectives and policies of the General Plan, North Shore Sustainable Communities Plan, and the purpose and intent of the B-1 Neighborhood Business District and the Country District. Reviewing agencies had no objections to the rezoning request. The North Shore Neighborhood Board No. 27 supports this request.

Gayle Pingree, Chair
and Members of the Planning Commission
January 30, 2012
Page 2

Approval is recommended subject to conditions relating to transportation and other standard conditions. Please review this proposal and report and forward them, together with your findings and recommendation through the Mayor to the City Council.

DKT:js

Enclosure

cc: Chrystn Eads, Deputy Managing Director
Susan Todani, Kamehameha Schools
Jeffrey H. Overton, Group 70 International

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)
)
 OF)
)
 THE TRUSTEES OF THE ESTATE OF)
 BERNICE PAUAAHI BISHOP FOR A ZONE CHANGE)
 FROM AG-2 GENERAL AGRICULTURAL DISTRICT)
 AND R-5 RESIDENTIAL DISTRICT TO)
 B-1 NEIGHBORHOOD BUSINESS DISTRICT)
 AND COUNTRY DISTRICT)
)

FILE NO. 2011/Z-3

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information.

PROJECT NAME : Haleiwa Commercial Redevelopment Project

APPLICANT : Trustees of the Estate of Bernice Pauahi Bishop
(hereinafter referred to as Kamehameha Schools)

DEVELOPER : Kamehameha Schools

AGENT : Group 70 International

LANDOWNER : Trustees of the Estate of Bernice Pauahi Bishop

LOCATION : Haleiwa, Oahu (**Attachment 1**)

TAX MAP KEY : (1) 6-6-004: 013, 015-019, 028, 032, and a portion
of 027

TOTAL LAND AREA : Approximately 4.22 acres

LAND AREA TO BE
REZONED : Approximately 4 acres

RECORDATION : Land Court

STATE LAND USE DISTRICT: Urban District (**Attachment 1**)

NORTH SHORE PUBLIC INFRASTRUCTURE MAP	:	Kamehameha Highway Widening and Sidewalk Improvements Through Haleiwa (PIM# 005) (Attachment 1)
EXISTING ZONING	:	AG-2 General Agricultural District and R-5 Residential District (Attachment 1)
SPECIAL DISTRICT	:	Haleiwa Special District
SHORELINE SETBACK/SPECIAL MANAGEMENT AREA	:	Outside of both the Shoreline Setback and the Special Management Areas
EXISTING USE	:	The site includes several commercial businesses including a restaurant, retail shops, an irrigation contractor, and a church.
SURROUNDING LAND USES:		Immediately surrounded by commercial businesses to the north, single-family dwellings, a church and cemetery to the east, the Haleiwa Town Center to the south, and five single-family dwellings to the west. Other surrounding land uses include a patchwork of residential dwellings, commercial businesses and agricultural land. The Haleiwa Small Boat Harbor is located to the north of the project site.

B. Proposal. The applicant proposes to rezone approximately 4 acres of the 4.22-acre project site from AG-2 General Agricultural District and R-5 Residential District to B-1 Neighborhood Business District and Country District to redevelop its commercial properties in historic Haleiwa Town along Kamehameha Highway between Mahaulu Lane and Kewalo Lane. These properties include the popular Matsumoto and Aoki Shave Ice businesses. One lot (TMK: 6-6-004:014) and a portion of Mahaulu Lane (TMK: 6-6-004:027), will remain in B-1 Neighborhood Business District and is not subject to rezoning in this proposal. With the adoption of the zone change, the proposed project site will consist of 1.88 acres of B-1 zoning and 2.34 acres of Country zoning which equates to 4.22 acres which is the total size of the project area.

The intent of this zone change is to facilitate redevelopment of this commercial area to revitalize this commercial area and provide infrastructure improvements while retaining the rural scale and plantation character of the Haleiwa Special District. The planned redevelopment will expand the existing retail frontage with a combination of new storefronts and preservation or reconstruction of certain historic structures. Of the nine existing buildings in the project area, five will be preserved (Yoshida Buildings North and South, Matsumoto Store, Matsumoto Storage, and the Matsumoto dwelling). The Matsumoto dwelling will be moved from its present location behind the Matsumoto Store and relocated a short distance to the south and renovated for office space. The remaining four buildings will be demolished (a building behind the Yoshida buildings used by an irrigation company, Iwa Gallery, Aoki Store, and the House of Restoration Assembly of God Church). When completed, the project will result in approximately 30,000 square feet of gross leasable area. The planned redevelopment will result in

three new restaurants, four new retail buildings, two offices, and a fruit stand. One of the new buildings to be constructed will have space for the Iwa Gallery and Aoki Store.

The project also includes the development of two rear parcels of land for a new wastewater treatment plant, drainage facilities, restrooms, and a parking lot with bus parking provisions. The project will also provide pedestrian walkways, a central plaza, shaded courtyards, and landscaping to create a safer and more pleasant pedestrian experience for residents and visitors (**Attachment 1-Applicant's Conceptual Site Plan**). According to the applicant, the proposed zone change and physical improvements are intended to:

- Remove the nonconforming uses of the existing businesses due to the existing R-5 zoning;
- Make more efficient use of the project site that maintains compatibility with the General Plan, North Shore Sustainable Communities Plan, Haleiwa Special District, and the surrounding community;
- Improve safety by reducing and redirecting long customer lines that cue near Kamehameha Highway and passing traffic;
- Provide safe photo taking opportunities to discourage pedestrians from darting into traffic to take photographs; and
- Manage vehicular access and organize parking ingress and egress points.

According to the application, the project will be implemented in phases to minimize impacts to existing businesses and the surrounding community. The applicant anticipates construction to begin in 2013 and end approximately 12 months later. The cost of the project is estimated at \$10.4 million (excluding roadway improvement costs).

C. Background. According to the applicant's Final Environmental Assessment (FEA) prepared in October 2011, Kamehameha School's Strategic Plan 2000-2015 includes seven goals and priorities. Completion of the proposed project addresses Goals 5 and 6 of the Strategic Plan:

Goal 5: "Kamehameha Schools will optimize the value and use of current financial and non-financial resources and actively seek and develop new resources."

Goal 6: "Kamehameha Schools will malama i ka'aina: practice ethical, prudent and culturally appropriate stewardship of lands and resources."

The proposed zone change is intended to help meet the applicant's mission, and the additional revenue generated by the redevelopment project will be used to support the applicant's educational operations that sustain the estate.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Description of Site/Surrounding Land Uses

1. Location and Current Use. On October 3, 2011, the Department of Planning and Permitting (DPP) staff conducted a site visit. The project site is located in historic Haleiwa Town on Oahu's North Shore just south of Haleiwa Small Boat Harbor and north of the Haleiwa Town Center. The project site involves ten parcels of land (eight along Kamehameha Highway and two larger parcels in the rear) located between Mahaulu Lane and Kewalo Lane. The project site currently consists of several retail businesses and a church arrayed in a series of buildings fronting Kamehameha Highway. The project site also consists of unpaved parking lot areas, mature trees and other vegetation, and some land in the rear of the storefronts being used by an irrigation company as a base yard. The DPP staff counted nine buildings on-site fronting or near Kamehameha Highway. They include seven buildings dating back to the early twentieth century. The buildings include: Haleiwa Eats, Island Creations, Yoshida buildings (North and South), three Matsumoto buildings (Matsumoto Store, Matsumoto Storage, and Matsumoto dwelling), Aoki Store, and Iwa Gallery.

Two of the nine buildings are not considered historic: the House of Restoration Assembly of God Church, located between an open unpaved parking area and the Aoki Store, and a two-story building located behind the Yoshida buildings used by an irrigation company as an office. The DPP staff observed some small sheds behind the main buildings. There are existing concrete foundations that supported earlier buildings that have since been demolished. The site also has several mature trees and vegetation behind the main buildings and on the western portion of the project site.

2. Topography. Based on the applicant's FEA and City land use information, the parcels fronting Kamehameha Highway are generally flat but the two parcels in the rear of the storefronts gradually slope toward the west. Elevations range from approximately 20 feet above mean sea level (msl) along the highway to approximately 15 msl at the rear of the project site. A topographic survey conducted by Honolulu Land Consultants for the project in 2008 identified a low spot or sump generally in the middle of the project site. As such, significant site preparation, including excavation and grading of the rear properties will be necessary to implement the proposed project. The applicant will be required to comply with all current federal, state, and city regulations to control erosion and storm water runoff during and after construction.
3. Soils. According to the U.S. Department of Agriculture's Natural Resource and Conservation Service (NRCS), the project area consists of Haleiwa Silty Clay (HeA) and Kawaihapai Clay Loam (KIB) soil series. Soils of both the Haleiwa and Kawaihapai series are very similar and consist of "well drained soils on fans and in drainage ways along the coastal plains...used for sugarcane, truck crops, and pasture." Permeability of this type of soil is moderate, runoff is very slow, and the erosion hazard is no more than slight.

The University of Hawai'i Land Study Bureau (LSB) Detailed Land Classification-Island of Oahu (1972) states that soils are classified by land type for an overall crop productivity rating, which ranges from A to E, with A representing the highest productivity class, and E the lowest. The project site is not classified by this rating.

According to the Agricultural Lands of Importance to the State of Hawai'i (ALISH) system map, only a small portion of the project site's southwest corner is designated Prime. The remainder of the site is not designated as Prime, Unique, or Other.

4. Surrounding Uses. Surrounding uses include commercial businesses, residential areas, and the Haleiwa Small Boat Harbor to the north, residential dwellings, small businesses, and the Liliuokalani Church and cemetery to the east, commercial businesses to the south, including the Haleiwa Town Center, and large country lots consisting of several residential dwellings and open agricultural land to the west.

B. Other Permits/Approvals Required. The applicant will need to obtain all necessary federal, state, and city permits and approvals including, but not limited, to:

1. Federal Approvals:
 - Section 404 Clean Water Act Permit (U.S. Army Corps of Engineers)
2. State Approvals:
 - Wastewater System;
 - National Pollution Discharge Elimination System; and
 - Section 401 Water Quality Certification.
3. City Approvals:
 - Consolidation and Subdivision Permits;
 - Haleiwa Special District Permit (Major);
 - Joint Development Agreement and Conditional Use Permit (minor);
 - Building Permit;
 - Grading, Grubbing, and Stockpiling Permit;
 - Demolition Permit;
 - Water System;
 - Street Usage Permit; and
 - Trenching Permit.

C. Public Agency Notification/Comments. On November 10, 2011, the following public agencies were requested to evaluate the impact of the proposed zone change on their facilities and services. Agencies that submitted written comments are identified with a plus sign (+). Agencies stating that they have "no comments," "no objections," or "no impacts on services provided" are identified with an asterisk (*). Significant comments received are addressed in Section III of this report. All written responses are included in their entirety in **Attachment 2**.

1. City Agencies:
 Board of Water Supply (BWS)+
 Department of Design and Construction (DDC)+*
 Department of Emergency Management (DEM)+
 Department of Environmental Services (ENV)+*
 Department of Facility Maintenance (DFM)+
 Honolulu Emergency Services Department (HESD)
 Honolulu Fire Department (HFD)+*
 Honolulu Police Department (HPD)
 Department of Transportation Services (DTS)+

2. State Agencies:
 Department of Accounting and General Services (DAGS)+*
 Department of Agriculture (DOA)
 Department of Business, Economic Development & Tourism (DBED&T)
 Land Use Commission (LUC)
 Office of Planning (OP)
 Department of Education (DOE)
 Department of Health (DOH)+*
 Department of Land and Natural Resources (DLNR)+
 Office of Hawaiian Affairs (OHA)+*
 Department of Hawaiian Home Lands (DHHL)
 Oahu Metropolitan Planning Organization (OMPO)+
 Department of Transportation (DOT)+*

3. Federal Agencies:
 U.S. Army Corps of Engineers
 Department of the Interior, Fish and Wildlife Service

D. Community and Adjoining Property Owners Notification/Comments. Pursuant to Section 21-2.40-2(b) (2), Revised Ordinances of Honolulu (ROH), the applicant notified adjacent property owners of the proposed zone change. The applicant presented the proposed zone change to the North Shore Neighborhood Board (NB) No. 27 on October 11, 2011 at which time the North Shore NB No. 27 voted unanimously (12-0) to support the applicant's zone change request.

On November 10, 2011, the DPP mailed either copies of the zone change application or notices about the proposed zone change to the North Shore NB No. 27, Wahiawa Satellite City Hall, area elected officials, the Hawaiian Electric Company, and following selected community organizations: Haleiwa Community Association, Waialua Community Association, and Historic Hawaii Foundation. To date, none of these community organizations or property owners submitted written testimony about the proposed zone change.

III. ANALYSIS

A. Compliance with State Land Use Legislation

1. Chapter 205, Hawaii Revised Statutes (HRS), Land Use Commission. The project site is in the State Urban District. The proposed commercial redevelopment project is consistent with the purposes of the State Urban District,

which “generally includes lands characterized by ‘city-like’ concentrations of people, structures and services.”

B. Compliance with City Land Use Legislation

1. General Plan of the City and County of Honolulu (Amended October 3, 2002 by Resolution 02-205, CD1). The proposed zone change complies with the following General Plan objectives and policies.

II. Economic Activity Objective A:

“To provide employment opportunities that will enable all the people of Oahu to attain a decent standard of living.”

Policy 2: “Encourage the development of small businesses and larger industries which will contribute to the economic and social well-being of Oahu residents.”

VII. Physical Development and Urban Design Objective F:

“To promote and enhance the social and physical character of Oahu’s older towns and neighborhoods.”

Policy 3: “Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.”

X. Culture and Recreation Objective B:

“To protect Oahu’s cultural, historic, architectural, and archaeological resources.”

Policy 2: “Identify, and to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.”

The proposed rezoning is in conformance with these objectives and policies. The proposed rezoning will maintain this portion of Haleiwa as part of the town’s commercial district.

2. Chapter 24, ROH, Article 8, North Shore Sustainable Communities Plan (SCP). Section 24-8.5(c), ROH provides that all proposed developments in the North Shore SCP be evaluated against their consistency with the vision, policies, and guidelines of the North Shore SCP. The proposed zone change is evaluated in terms of its consistency with the applicable vision elements, policies, and guidelines cited below:

North Shore’s Role in Oahu’s Development Pattern. According to Section 1 of the North Shore SCP, the role of the North Shore SCP “is to maintain the rural character, agricultural lands, open space, natural environment, recreational resources and scenic beauty of Oahu’s northern coast, in contrast to more urbanized areas of Oahu such as the Primary Urban Center, East Honolulu, Central Oahu, and Ewa.” Furthermore, the North Shore SCP “limits growth to

'infill' areas within or adjacent to built-up areas to accommodate existing and future housing and employment needs..."

The proposed zone change is consistent with the role of the North Shore SCP and will facilitate the applicant's plans to redevelop several properties along Kamehameha Highway.

The Vision for North Shore. Section 2.1 of the North Shore SCP states: "The North Shore in the year 2035 retains the unique qualities that have long defined its attractiveness to residents and visitors alike. Scenic open spaces are protected and maintained, coastal resources are enhanced, and the region's Native Hawaiian heritage, cultural diversity, and plantation past have been carried forward in the revitalization of its communities." Key elements of North Shore's Vision (Section 2.2) relevant to the proposed zone change include:

Maintain the Community Growth Boundary to Protect Agricultural, Open Space, and Natural Resources. Section 2.2.1 states that the "Community Growth Boundary defines, protects, and contains communities in areas which the General Plan designates 'rural' and which exhibits the physical characteristics of rural lifestyles."

The proposed zone change is consistent with this vision element because the site is within the Community Growth Boundary.

Promote Haleiwa and Waialua Towns as "Country Towns". Section 2.2.4 states that Haleiwa Town is the main commercial district on the North Shore. Haleiwa Town provides a diverse mix of businesses including restaurants, professional and service businesses, and specialty outlets featuring regional products.

The proposed zone change is consistent with this vision element because the applicant's plans are designed to maintain the rural character of this Country Town.

Provide Adequate and Appropriately-Sized Public Infrastructure, Facilities, and Services. Section 2.2.7 states "Public agencies and private developers work together to provide adequate infrastructure and needed public facilities and services."

The proposed zone change is consistent with this vision element because it includes upgrading the site's wastewater and drainage systems, and roadway improvements.

Integrate Principles of Sustainability into Decision-Making Processes. Section 2.2.10 states: "Change is inevitable. It is a fact of life that cannot be ignored. Change in small, rural communities--whether good or bad, big or small--is especially evident and often times controversial."

Relevant principles of sustainability include:

- Respect the cultural, social and physical resources that shape residents' sense of community and rural quality of life.

- Honor the process of change. Make no decisions without first understanding the effects such change will have on the land and community resources.
- Strive for balance between economic prosperity, social and community well-being, and environmental stewardship. Adopt a multidisciplinary approach acknowledging the importance of our community capital in land use and infrastructure planning decisions.

The proposed zone change is consistent with this vision element and policies because principles of sustainability and decision-making were adequately addressed through the Environmental Assessment, zone change application, and the zone change application review process. Further consultation will be given under the Haleiwa Special District Permit.

Land Use Policies and Guidelines. Section 3.6.2 identifies Haleiwa as a “Country Town” which is the largest of three types of commercial areas defined within the North Shore SCP. Haleiwa is the gateway to the North Shore and the region’s commercial center. The proposed redevelopment is consistent with the following applicable polices in Section 3.6.2.1.

- Maintain Haleiwa and Waialua Towns as the main commercial districts on the North Shore. Encourage landowners to invest in the physical and economic revitalization of the towns’ commercial cores;
- Allow for a diverse range of civic, retail, office, and light industrial uses that meet the needs of residents and visitors;
- Maintain the low-rise (one to two stories) human-scale and physical organization of buildings arranged along the traditional “main street.”
- Ensure that architectural and landscaping features are compatible with the rural character; and
- Protect, preserve and--where feasible--restore historic and cultural features that reflect the North Shore’s heritage and contribute to the town’s identity.

The proposed zone change is consistent with the policies above because it is within the Haleiwa Country Town District, and its design will be governed by the Haleiwa Special District.

Relation to Land Use Map. The proposed zone change is consistent with the commercial land use policy for the commercial portion of Haleiwa Town along Kamehameha Highway as illustrated on the North Shore SCP’s Land Use Map.

3. Chapter 4, ROH, Article 8, Public Infrastructure Map (PIM). The North Shore PIM does not show any PIM symbol on the project site. However, the North Shore PIM shows a roadway improvement symbol (PIM #005) along Kamehameha Highway in Haleiwa Town. A portion of Kamehameha Highway abuts the project site (**Attachment 1**).

DPP records indicate that this roadway improvement symbol was originally adopted under Ordinance 87-50 and that the DTS is the responsible agency to undertake this roadway improvement. However, the DTS indicated by phone that they do not have any immediate plans to improve this section of Kamehameha Highway.

The proposed zone change and redevelopment is not anticipated to have an adverse impact on this PIM project. The proposed zone change will help facilitate roadway improvements, because the portion of Kamehameha Highway abutting the project site will be required to be improved by the applicant.

4. Chapter 21, ROH, Land Use Ordinance (LUO). The project's compliance with the proposed zoning districts is discussed as follows:

Country District-Purpose and Intent. Section 21-3.60(a) and (b) of the LUO states:

"The purpose of the country district is to recognize and provide for areas with limited potential for agricultural activities but for which the open space or rural quality of agricultural lands is desired. The district is intended to provide for some agricultural uses, low density residential development and some supporting services and uses.

"It is the intent that basic public services and facilities be available to support the district but that the full range of urban services at urban standards need not be provided. Typically, the country district would be applied to areas outside the primary and secondary urban centers, which are identified by city-adopted land use policies."

Table 21-3.1 of the LUO establishes that the maximum height of the Country District is 15 to 30 feet, depending on whether height setbacks are provided or if the lot slopes 15 percent or more. According to the applicant's agent, the tallest structure to be located in the Country District will be the new sewage treatment plant building at about 15 feet.

The proposed zone change is consistent with the purpose and intent of the Country District. Rezoning the rear area of the project site to the Country District will provide consistency and uniformity with several lots abutting the western boundary of the project site that also have Country zoning. Furthermore, Country zoning will permit parking at the rear of the project allowing active retail directly fronting Kamehameha Highway. Finally, given the surrounding uses, off-street parking can be compatible to adjacent uses, given required landscaping setbacks and other buffering measures to be further reviewed under the Haleiwa Special District permit.

Business Districts-Purpose and Intent. Section 21-3.110(a) and (b) of the LUO states:

"The purpose of the business districts is to set aside areas for commercial and business activities to meet and support the economic growth of the city. The districts provide for the buying and selling of goods and services, the transportation and distribution of commodities and other complementary economic activities. Other uses which are supportive of or compatible with business activities are also permitted. These districts help ensure a favorable business climate and support the economic and social well-being of city residents."

"The intent of the B-1 neighborhood business district is to provide relatively small areas which serve the daily retail and other business needs of the surrounding population. It is intended that this district be generally applied to areas within or adjacent to urban residential areas, along local and collector streets, but not along major travel routes or on a large scale basis. It would also be applied to rural and urban fringe town centers which may or may not be located along major travel routes."

Table 21-3.4 of the LUO indicates that the maximum height of the B-1 Neighborhood Business District is 40 feet. However, the project site is located in the Haleiwa Special District which sets building heights at no more than 30 feet. Thus, improvements or additions to existing buildings and all new buildings cannot exceed 30 feet.

The proposed rezoning is consistent with the purpose and intent of the B-1 Neighborhood Business District. It removes the non-conforming use status of the existing businesses along Kamehameha Highway and permits the applicant to redevelop this portion of the project site, including renovating five of the buildings that will remain. Additionally, the B-1 development standards provide the applicant enough flexibility to make the necessary improvements to ensure conformance with the Haleiwa Special District requirements. Finally, it creates a continuous and uniform commercial zoning district along the west side of Kamehameha Highway consistent with commercially zoned properties north and south of the project site, and current policies for Country Towns in the North Shore SCP.

We wish to note that the B-1 zoning allows a range of uses beyond the retail and office use currently being proposed and includes, but is not limited to: indoor amusement facilities, automobile dealerships, drive-thru facilities, medical laboratories, and small repair establishments.

5. Chapter 21, Article 9, Special District Regulations, Haleiwa Special District, LUO. The project site is within the Haleiwa Special District (Section 21-9.90) which was created by the City to "...preserve and enhance its plantation era character." Since the proposed project involves renovation of existing historic buildings, demolition of two historic structures (Iwa Gallery and Aoki Store), new construction, tree removal and other work, the applicant is required to apply to the DPP for a Haleiwa Special District Permit (Major) for the proposed project after approval of the proposed zone change.

The proposed redevelopment of the project site must follow the requirements of the Haleiwa Special District as stated in Section 21-9.90 of the LUO.

C. Compliance with Environmental Legislation

1. Chapter 343, HRS and Title 11, Chapter 200, Hawaii Administrative Rules, Environmental Impact Statements. Although not required, the applicant prepared a Draft Environmental Assessment (DEA) for the proposed project in May 2011. Notice of the DEA was published in the Office of Environmental Quality Control's Environmental Notice on June 8, 2011. The applicant submitted their FEA in September 2011 to the DPP. As the approving agency, the DPP reviewed the

FEA and issued a Finding of No Significant Impact (FONSI). Notice of the FONSI was published in the October 8, 2011 issue of the Environmental Notice.

2. Chapter 6E-42, HRS, Historic Preservation. An Archaeological Inventory Survey prepared for the Environmental Assessment (EA) identified numerous historic properties in the immediate vicinity of the project site including heiaus, springs, sacred stones, Loko'ea pond, a fishing shrine, and an alter. As such it is possible that some pre-contact and early post-contact historic artifacts may be encountered within the project site. The survey identified two historic sites within the project site: a lo'i (irrigated pond field) agricultural sediments identified as State Inventory of Historic Properties (SIHP) #7151 recorded in the west half of the project site, and five concrete foundations identified as SIHP #7152 recorded in the southern half of the project site west of some of the historic buildings fronting Kamehameha Highway.

Since construction activities have the potential to disturb these recorded sites, redevelopment of the project site will proceed under an archaeological monitoring program. This program will facilitate the identification and treatment of any burials and/or non-burial archaeological deposits including SIHP #7151 and 7152. The specifics of the monitoring work will be included in an Archaeological Monitoring Plan to be submitted by the applicant to the DLNR's State Historic Preservation Division (SHPD) for their review and approval prior to construction. In accordance with existing rules and regulations, including HRS Chapter 6E-42 and 6E-43.6, should any historic or archaeological artifacts be discovered, all work in the immediate area will cease and SHPD will be notified.

According to the Draft Architectural Inventory Survey (AIS) prepared for the applicant's DEA, the project site was once known as the Waialua Store Lots comprising of 23 original buildings in 1927. Today, seven of the original 23 buildings remain: Iwa Gallery, Aoki Store, Matsumoto Store, Matsumoto Storage, Matsumoto House, and Yoshida North and South Buildings. These buildings represent part of the original commercial settlement of the Haleiwa Sugar Plantation around the early 1900s. Though not listed on either the State or National Historic Registers, these seven buildings are listed as historic structures in the Haleiwa Special District as discussed in Section III.B.5 above. However, two buildings: the House of Restoration Assembly of God Church and a two-story building behind the Yoshida buildings are not considered historically significant according to the AIS since they were built much later and do not reflect the same period architecture as the other seven buildings.

As part of the redevelopment of the project site, the applicant intends to preserve five of the seven existing historic structures in order to retain the rural scale and plantation character of the Haleiwa Special District. According to a building assessment prepared for the applicant, in 2008, the Iwa Gallery and Aoki Store buildings are severely deteriorated and present health and safety hazards to occupants and visitors. Therefore, the applicant has decided to demolish these two buildings as well as the church and two-story building behind the Yoshida buildings, and construct new buildings in their place that will provide for a new restaurant and a new Aoki Shave Ice store. All renovated or new buildings are proposed to be single story and reflect architectural themes that conform to DPP's plans, policies and regulations, including the Haleiwa Special District.

Given the survey work already completed and further review of impacts to historic resources as part of development permits, a condition of approval is not recommended.

3. Chapter 21, Article 9, Special District Regulations, Flood Hazard Districts, LUO. The project site is located in Flood Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) 15003C0105G (January 2011). Areas within Flood Zone X are outside the 500-year flood plain with less than 0.2 percent annual probability of flooding. Therefore, the site is not subject to the flood hazard district regulations in Section 21-9.10 of the LUO.

The DLNR commented that it confirms that the project site is within Flood Zone X.

4. Tsunami Evacuation Zone. The project site is on the edge but within the City's Tsunami Evacuation Zone. The Tsunami Evacuation Zone includes most of Haleiwa Town from the shoreline to Kamehameha Highway then runs east along Emerson Road and Cane Haul Road south of the Anahulu River for about eight-tenths of a mile that includes a portion of the Anahulu River. Occupants will be required to evacuate during a tsunami.
5. Chapter 23, ROH, Shoreline Setbacks, and Chapter 25, ROH, Special Management Area (SMA) Ordinances. The project site is outside of both the Shoreline Setback Area and the SMA. Therefore, the project site is not subject to the requirements under Chapters 23 and 25, ROH, respectively.
6. Endangered/Threatened Species. The applicant's FEA identified two small wetland areas in the northwestern and southwestern portions of the project site. As such there is a potential for the presence of one or more federally endangered water birds. Avian and mammalian surveys of the entire project site were conducted as part of the applicant's FEA by Rana Biological Consulting Inc. The surveys detected no avian species currently protected or proposed for protection under either federal or state endangered species programs on the project site. Furthermore, no seabirds were detected during the surveys, nor were there any nesting colonies or habitats detected on or in the vicinity of the project site. No mammalian species currently protected or proposed for protection under either federal or state endangered species programs were detected on the project site.

The proposed rezoning is not likely to have a significant impact on endangered or threatened species, therefore, a condition of approval is not recommended.

7. Noise and Odor. During construction, it is anticipated that there will be some short-term impacts to noise and air quality due to construction equipment, grading activities, and vehicles traveling to the site. The applicant will be required to adhere to applicable state and city rules and regulations relating to noise and air quality control.

Potential long-term noise and air quality impacts associated with operation of the commercial project will come primarily from vehicular traffic. Adjacent residents may notice noise from increased traffic in the new parking lot generally from tour buses entering and leaving the parking lot. However, the new parking lot is proposed to be located approximately 100 feet from the nearest residences to

the west of the project site. Buffering will be reviewed under the Haleiwa Special District permit. The proposed rezoning is not likely to have a significant impact on noise and odor, therefore, a condition of approval is not recommended.

8. Visual Resources. The proposed project site is located in the Haleiwa Special District which includes the objective of preserving significant views. The requirements of the Haleiwa Special District will assure that redevelopment of the project site will preserve visual resources such as views of the Waianae Mountain Range from Kamehameha Highway. Therefore, a condition of approval related to scenic resources is not recommended.

D. Public Facilities and Services. The review conducted by various agencies was based on the applicant's zone change proposal. Agency comments received regarding the specific public facilities and services are summarized below.

1. Transportation. Kamehameha Highway is a two-lane roadway running north to south through Haleiwa Town providing regional access to and from the North Shore. The portion of Kamehameha Highway fronting the project site is owned by the city and has a right-of-way (ROW) between 40 and 50 feet. Currently, there are six vehicular access points off Kamehameha Highway to the project site that includes Kewalo Lane, a driveway between Aoki and House of Restoration Church, two entry points at the Matsumoto parking lot, a small lane between Global Creations and Haleiwa Eats, and Mahaulu Lane. Public bus transportation is provided via Kamehameha Highway where a bus stop is located in front of the project site.

Kewalo Lane is a two-lane private road providing access to the project site, adjacent Haleiwa Town Center, and several residential properties west of the project site. Mahaulu Lane is a two-lane private road providing access to the project site, residences to the west of the project site and to the irrigation company that leases a portion of the project site for its operation. Kewalo and Mahaulu Lanes are owned by the applicant. On the other side of Kamehameha Highway, Emerson Street is a two-lane local street that intersects Kamehameha Highway across the Matsumoto Store.

The applicant's Traffic Impact Assessment Report (TIAR) analyzed existing conditions of affected roadways likely to be affected by the project. The TIAR also analyzed likely future conditions of affected roadways in the year 2014, when the project is estimated to be completed and open. The TIAR concluded that the proposed redevelopment, including proposed roadway improvements, is expected to improve traffic and pedestrian flows along Kamehameha Highway by eliminating multiple access points along Kamehameha Highway, reducing on-street parking and limiting project access to Kewalo and Mahaulu Lanes. However, redirecting project traffic to Kewalo and Mahaulu Lanes is also expected to create additional traffic delays at these intersections.

The portion of Kamehameha Highway fronting the project site is subject to a road widening setback in accordance with Sections 14-21.1 and 14-21.2, ROH (also known as Ordinance 2412). Full execution of this requirement will result in a 60-foot ROW that will require removal of all five historic buildings that are planned to remain.

To address the road widening and intersection delays, the TIAR discussed four alternative “schemes” for traffic improvements along the project’s frontage with Kamehameha Highway. Discussions are ongoing among the applicant, their consultants, DTS, and DPP. Proposed improvements include, but are not limited to: left-turn lanes from Kamehameha Highway to Kewalo and Mahaulu Lanes, sidewalk improvements, new curbs, and the possible use of a vegetated swale in front of the project for drainage. Additional traffic improvements may be necessary at the time of construction plan and building permit review.

The OMPO provided comments regarding levels of service, increased housing in the community, greater connectivity, infrastructure, and the Americans with Disabilities Act.

The DTS is concerned about “significant problems” with pedestrian safety due to a proposed installation of a left-turn lane from Kamehameha Highway to Mahaulu Lane. The DTS also requested verification of a statement in the zone change application on the jurisdiction of this section of the bicycle network along Kamehameha Highway. Further, a street usage permit will be required for construction work that closes a city street. Finally, the DTS commented on potential impacts to bus service during construction.

The DPP forwarded a copy of DTS’ comments to the applicant for their review and comment. Since this section of Kamehameha Highway is owned by the city, the applicant would only have to consult with the DTS regarding future plans to implement a bike route on Kamehameha Highway in accordance with the city’s Oahu Bike Plan and potential impacts to bus service, according to the DTS. The applicant’s consultant is currently in discussions with an adjacent landowner to acquire a small portion of land on the north side of Mahaulu Lane to resolve DTS’ concerns about the proposed left-turn lane from Kamehameha Highway to Mahaulu Lane.

Discussion on the specific solution to balancing traffic safety and historic preservation continues. The DPP and DTS have worked closely with the applicant for many months to resolve how to adequately improve Kamehameha Highway without sacrificing these historic buildings. Final improvements to Kamehameha Highway as a requirement of this project should be determined prior to building permit approval, with recognition of the competing public goals related to traffic safety and historic preservation. Concerns related to temporary construction vehicular traffic should be addressed by requiring a Construction Management Plan.

2. Water. The BWS stated that the existing water system is adequate to serve the proposed redevelopment. The BWS also stated that their comments are based on current data and subject to change. The final determination of water availability will be confirmed at building permit issuance. Additionally, the applicant is required to pay the BWS’ Water System Facilities Charges for resource development, transmission and daily storage, and comply with fire code regulations.

The availability of water to serve the proposed project, including adherence to fire protection standards, will be handled through the regular permitting process. The

proposed zone change is not anticipated to have a significant impact on water resources, therefore, a condition of approval is not recommended.

3. Wastewater. According to the applicant's FEA, the project site is not connected to the city's wastewater system. Currently, wastewater from the existing businesses is collected via a cesspool and septic tanks with leeching disposal fields. The DOH informed the applicant that the project area is located above the Underground Injection Control (UIC) Line. The primary purpose of the UIC line is to protect underground sources of drinking water by not permitting the use of injection wells and seepage pits used for wastewater disposal. Based on the applicant's Preliminary Engineering Report (PER), there were two possible options to address wastewater: a centralized wastewater treatment plant (WWTP); or multiple Individual Wastewater Systems (IWS) at a maximum design flow of 1,000 gallons per day (GPD) per IWS. Based on the PER's projections, individual tenants would exceed the 1,000 GPD threshold per IWS. Therefore, installation of a new centralized WWTP was the only viable option.

The applicant is considering two types of WWTP designs: Aerobic Treatment Units (ATU) and Constructed Wetlands. Both systems utilize secondary treatment processes that would result in desired effluent quality and provide an added level of protection. Final selection of the type of WWTP will be determined during the design phase of the project and will depend on the types of businesses, flow patterns, desired effluent quality, disposal method, and final site plan.

The DOH stated that they have no objections to a private WWTP as long as it is constructed in accordance with applicable provisions of Chapter 11-62, HAR. The proposed private WWTP will be regulated by the DOH, therefore, a condition of approval is not recommended.

4. Drainage. There is no municipal drainage system in Haleiwa Town. Storm water runoff throughout Haleiwa generally sheet flows from properties on the east side of Kamehameha Highway across the highway to properties on the west side of Kamehameha Highway.

Runoff in the area of the project site begins around Amara Road and flows north through drain pipes and overland across Kewalo Lane onto the project site. For instance, runoff from the adjacent Haleiwa Town Center flows under Kewalo Lane via six 12-inch drain pipes that convey runoff to the low spot on the western side of the project site. The lack of a dedicated drainage system for the project site results in tenants experiencing some flooding during heavy rains.

The DFM stated that Kamehameha Highway's unimproved shoulders contribute to "a severe ponding problem" along this city roadway. Further development will only increase the drainage problem due to a lack of drainage facilities. The applicant acknowledged the area's lack of adequate drainage facilities and its impact to some of the tenants in the project site. According to the applicant, the proposed project is anticipated to increase storm water runoff by approximately 9 cubic feet per second from pre-development conditions. Therefore, the applicant will construct a drainage system to handle storm water runoff for the proposed project that will convey runoff to a detention basin on the proposed Country zoned lot behind the storefronts. The detention basin will be designed in

compliance with the DPP's Rules Relating to Storm Drainage Standards (April 2011). The applicant will also employ the city's Best Management Practices to minimize potential drainage impacts. Approval of the drainage system will be determined at the time of subdivision and/or building permit issuance. Therefore, a condition of approval is not recommended.

5. Solid Waste. According to the applicant, the proposed redevelopment will use a private refuse collection service. The ENV had no comments or concerns on the planned rezoning. Therefore, a condition regarding solid waste is not recommended.
6. Police Protection. Haleiwa is within HPD's District 2 (Wahiawa/North Shore) and is served by the Wahiawa Police Station located in Wahiawa. The HPD did not offer any written comments on the proposed rezoning. Therefore, a condition of approval is not recommended.
7. Fire Protection. The nearest fire station is the Haleiwa Fire Station located on Haleiwa Road near Haleiwa Elementary School and is approximately eight-tenths of a mile from the project site. Additionally, there are three fire hydrants in close proximity to the project site along Kamehameha Highway. The first hydrant is located on the project side of Kamehameha Highway at the intersection of Kamehameha Highway and Mahaulu Lane. The second hydrant is located across Kamehameha Highway in front of the Matsumoto Store. The third hydrant is located across Kamehameha Highway in front of the Aoki Store.

The HFD stated that the project must have fire access roads, adequate water supply, fire hydrants that are in compliance with the current fire code. Additionally, the applicant will need to submit civil drawings and plans to the HFD for review and approval. The proposed rezoning is not anticipated to negatively impact HFD services. All HFD requirements must be met prior to building permit approval. Therefore, a condition of approval is not recommended.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following conclusions:

Based on the foregoing analysis, the proposed zone change is consistent with state and city land use plans and policies. The proposed zone change also meets the purpose, intent and development standards of the B-1 Neighborhood Business District and the Country District in the LUO, and can be handled by existing and planned infrastructure. The proposed zone change would not have a significant negative social, economic, or environmental impact on the surrounding land uses.

V. RECOMMENDATION

Pursuant to the foregoing Findings of Fact, Analysis, and Conclusions of Law, I recommend that a change in zoning from AG-2 General Agricultural District and R-5 Residential District to B-1 Neighborhood Business District and Country District be APPROVED as shown on the map marked **Exhibit A** in the attached draft Ordinance and subject to the applicant's execution of a Unilateral Agreement under the provisions of Section 21-8.40 of the Land Use Ordinance (LUO)

to be recorded with the Bureau of Conveyances. The recommended conditions of approval include the following:

1. Transportation. The Declarant shall carry out the following requirements related to traffic and transportation improvements for the project:
 - a. The Declarant shall update the Traffic Impact Analysis Report (TIAR) approximately one year after the completion of the project, provided at least 80 percent of the development is occupied or as otherwise determined by the Department of Planning and Permitting (DPP) to validate projections to the trip generation rates and traffic assignment volumes at each driveway, as contained in the initial TIAR dated May 2011. The update shall identify whether additional traffic mitigation measures are necessary to support this project. The cost to implement any necessary proposed mitigation measures shall be borne by the Declarant.
 - b. The Declarant shall submit a Construction Management Plan (CMP) to the DPP for review and approval as required prior to the issuance of demolition and/or building permits (whichever comes first) for the redevelopment of the project site that shall identify the type, and 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 timeframes outside of peak traffic periods, utilizing alternate routes for heavy trucks, staging locations for construction workers and vehicles, and other mitigation measures that may impact traffic. The Declarant shall document the condition of roadways in the immediate vicinity of the project site prior to the commencement of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, and/or reconstruction if the condition of these roadways have deteriorated as a result of the project's construction activities.
 - c. The Declarant shall consult with the DPP and the Department of Transportation Services (DTS) prior to building permit approval for the redevelopment of the project site, and shall fund, construct, or cause to be constructed all necessary road widening and street improvements along the project's frontage of Kamehameha Highway as required by the DPP and DTS. The roadway section may be modified to retain existing historic structures to the greatest extent practical, provided traffic flow, operations, and safety are not compromised. Further, to preserve the rural streetscape design principles for this area, the Declarant may use landscaping between the vehicular travel way and pedestrian walkway along sections of the Kamehameha Highway frontage, provided that adequate pedestrian access can be made available and maintained to the adjacent businesses. Maintenance of these landscaped areas will be the responsibility of the Declarant. Roadway improvements to the frontage of the project shall be completed prior to issuance of the Certificate of Occupancy for any development fronting Kamehameha Highway.
 - d. Construction plans for all work within or affecting public streets shall be submitted to the DPP for review and approval. A Traffic Control Plan shall be submitted to the DPP for review and approval as required. Vehicular access points shall be constructed as standard city dropped driveways. Adequate vehicular sight distances shall be provided and maintained at all driveways to pedestrians and

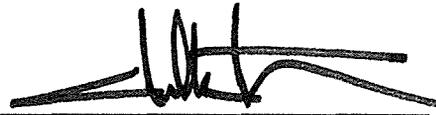
other vehicles. Driveway grades shall not exceed five percent for a minimum distance of 25 feet from the property line.

2. Compliance with Other Governmental Requirements. The Declarant acknowledges that approval of this zone change does not constitute compliance with other LUO or governmental agencies' requirements. They are subject to separate review and approval. The Declarant shall be responsible for ensuring that the final plans for the proposed project approved under this permit comply with all applicable LUO and other governmental agencies' provisions and requirements.
3. Annual Reports. On an annual basis, the Declarant shall submit a written status report to the DPP documenting its satisfaction and/or describing its progress toward complying with each condition of approval for this zone change. This status report shall be submitted to the DPP by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied. Failure to do so may result in delays in processing of further permits.
4. Noncompliance or Failure to Fulfill Any Conditions. In the event of noncompliance or failure to fulfill any of the conditions set forth herein, the Director of the DPP shall inform the Council and may institute action to terminate or stop the project until applicable conditions are met. Noncompliance also may be grounds for revocation of the permits issued under this zone change. Noncompliance also may be grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.

Dated at Honolulu, Hawaii, this 30th day of January, 2012.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

By

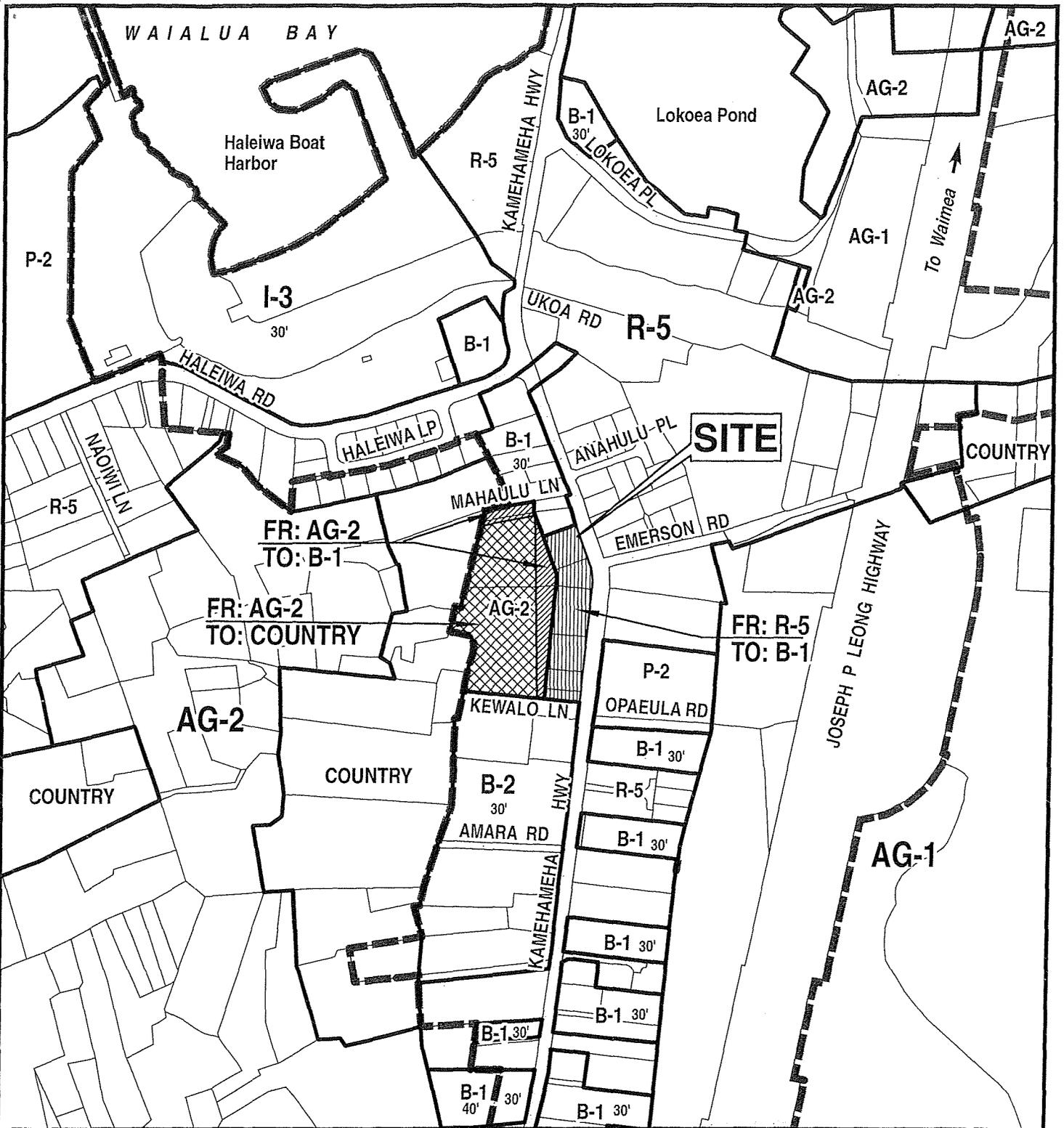


David K. Tanoue, Director
Department of Planning and Permitting

DKT:js

Attachments

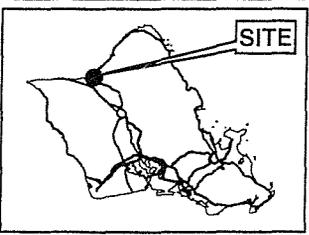
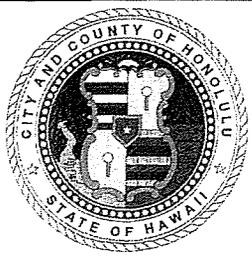
ATTACHMENT 1
(MAPS)



FR: AG-2
TO: B-1

FR: AG-2
TO: COUNTRY

FR: R-5
TO: B-1



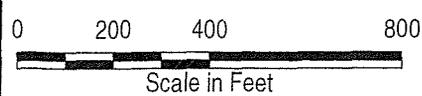
VICINITY MAP

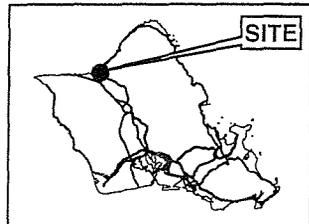
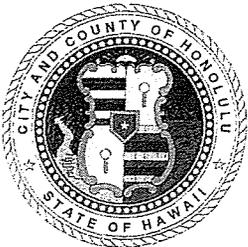
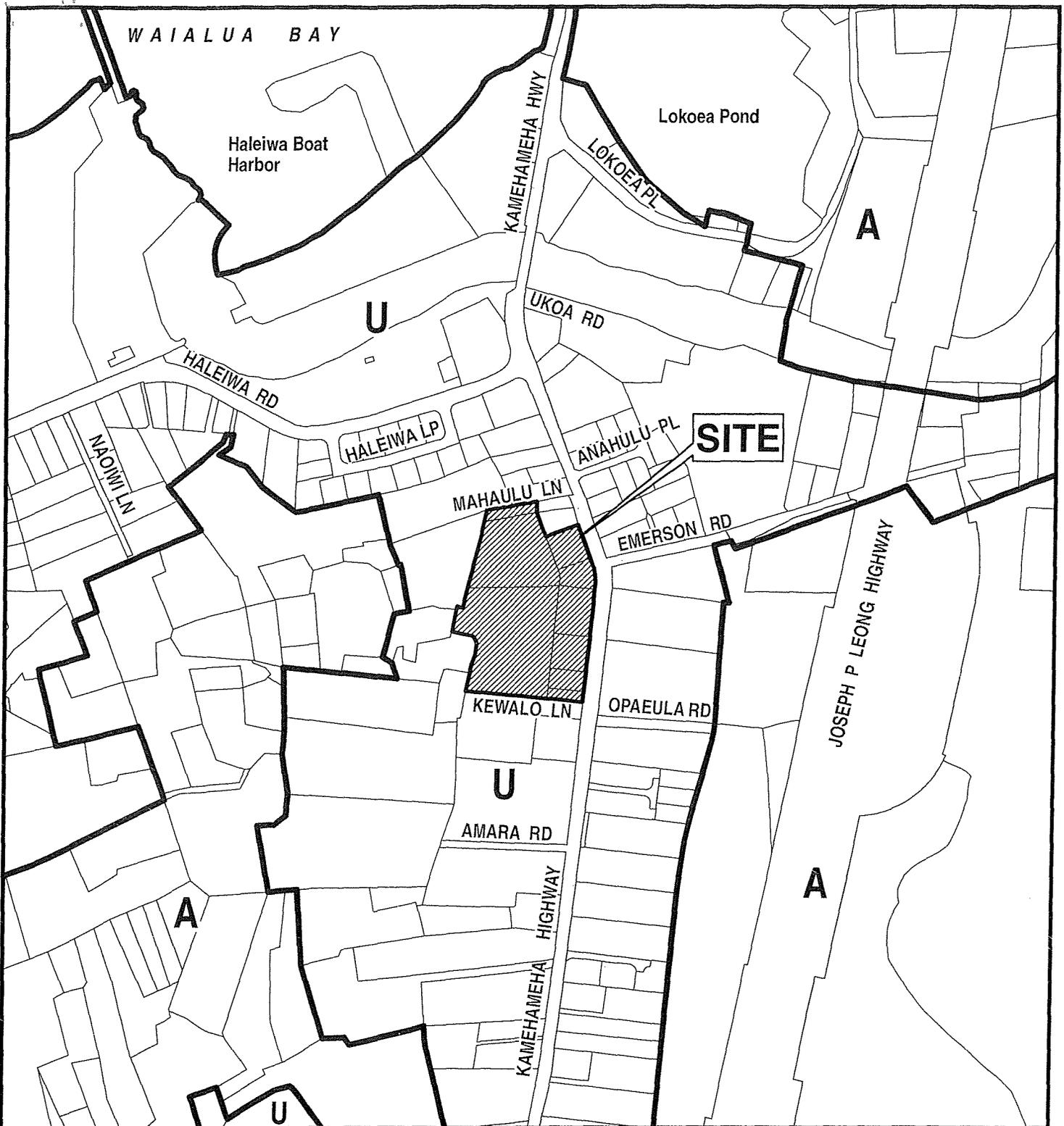
LOCATION MAP

TAX MAP KEY(S): 6-6-004: 13, 15-19, 28, 32 & Por. 27

FOLDER NO.: 2011/Z-3

Haleiwa Special District Boundary





VICINITY MAP

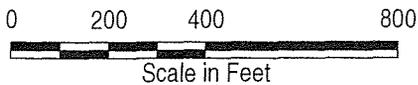
PORTION OF STATE LAND USE MAP

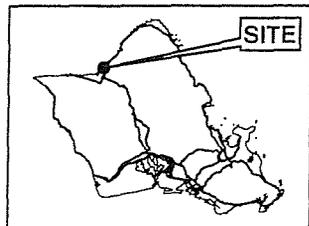
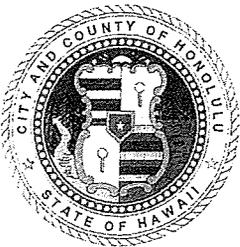
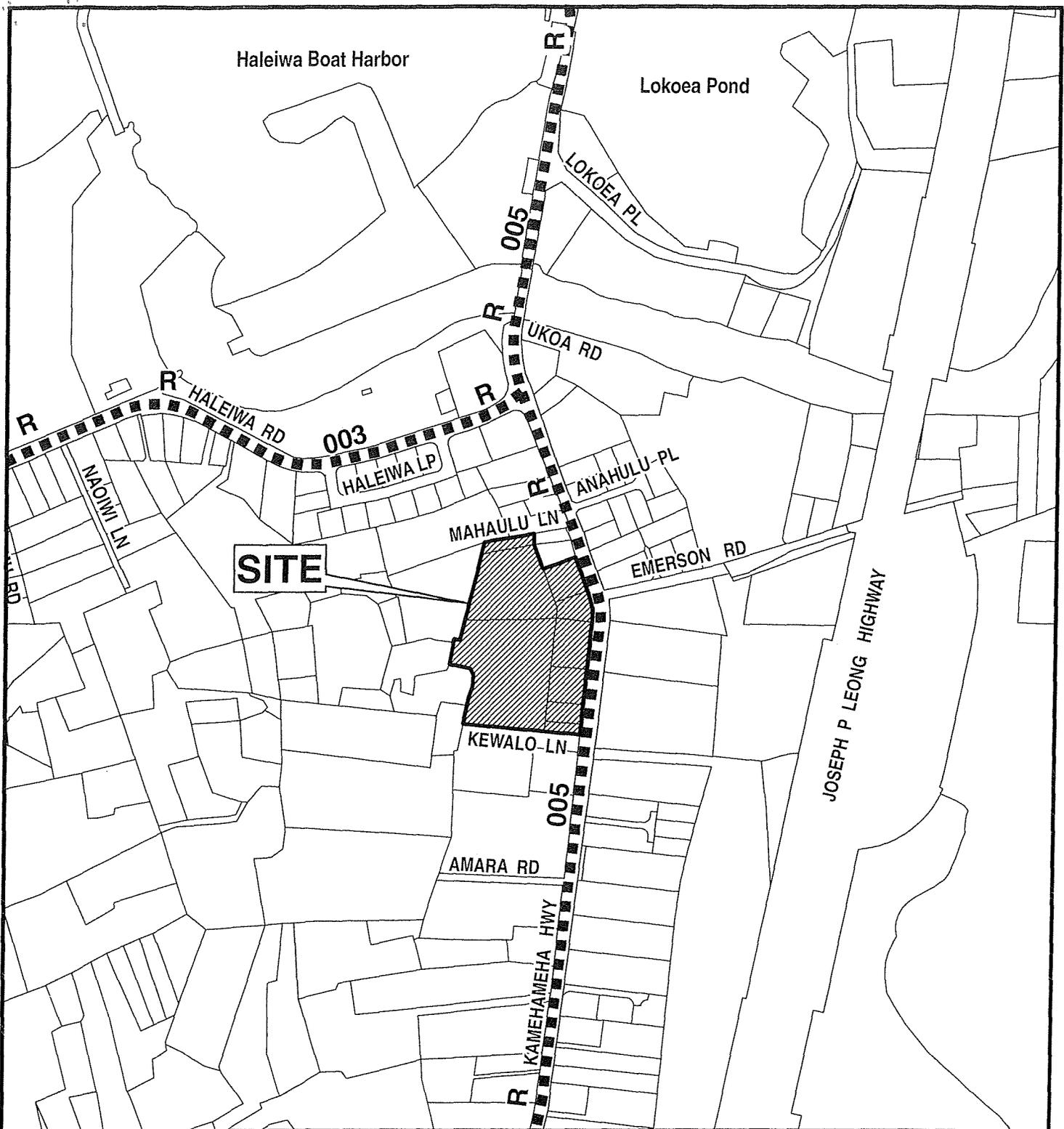
LEGEND:

- A = AGRICULTURE
- C = CONSERVATION
- U = URBAN

TAX MAP KEY(S): 6-6-004: 13, 15-19, 28, 32 & Por. 27

FOLDER NO.: 2011/Z-3



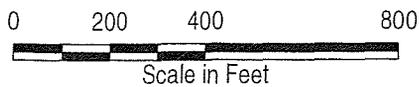


VICINITY MAP

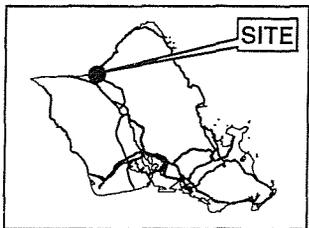
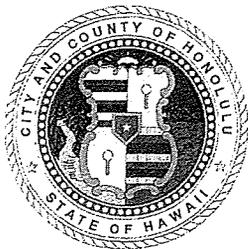
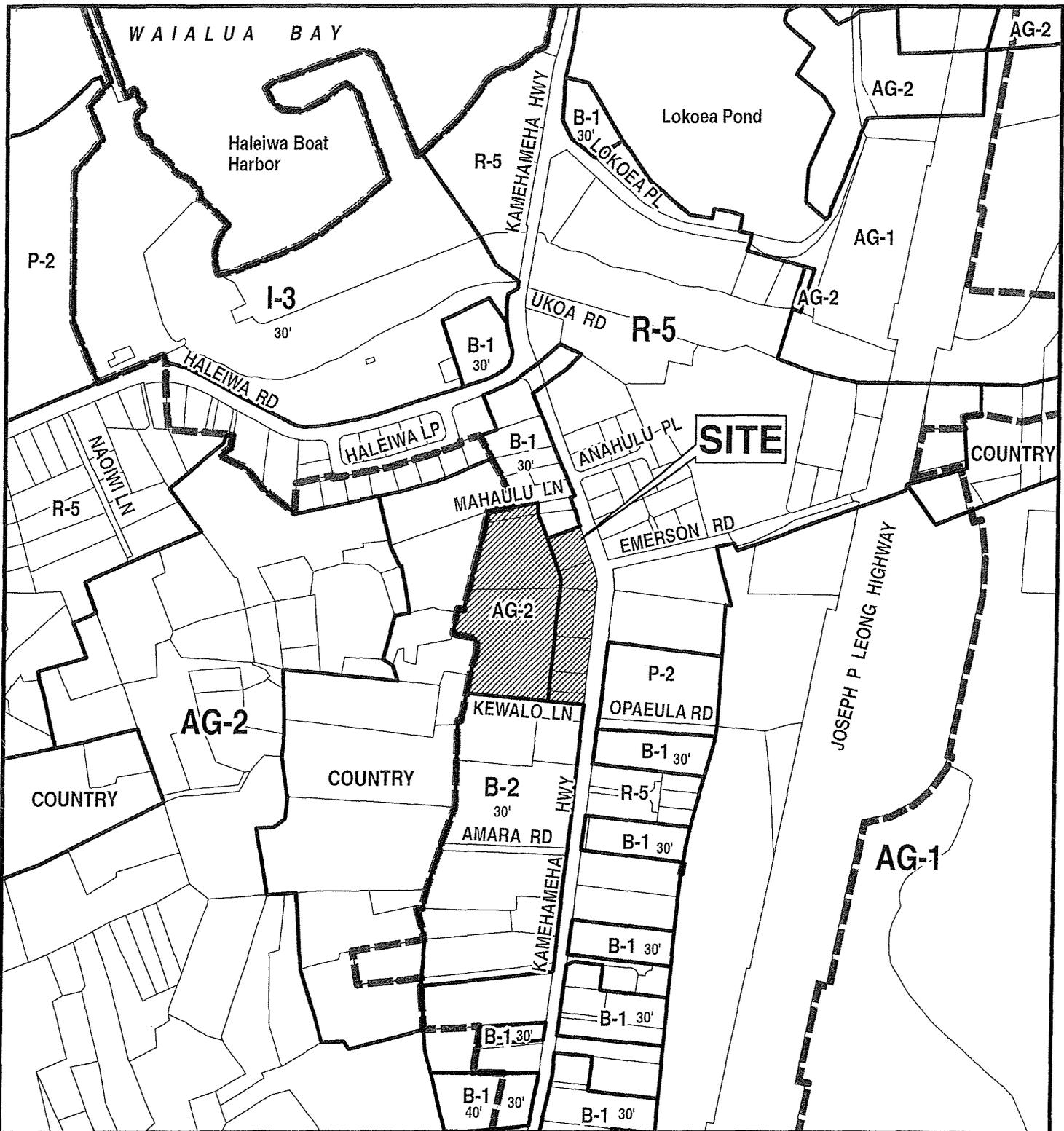
**PORTION OF
PUBLIC INFRASTRUCTURE MAP
(NORTH SHORE)**

TAX MAP KEY(S): 6-6-004: 13, 15-19, 28, 32 &
Por. 27

FOLDER NO.: 2011/Z-3



R ■■■■■■■■ R Arterial Roadway



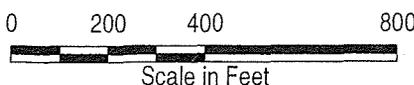
VICINITY MAP

PORTION OF EXISTING ZONING MAP (MOKULEIA - WAIALUA - HALEIWA)

TAX MAP KEY(S): 6-6-004: 13, 15-19, 28, 32 & Por. 27

FOLDER NO.: 2011/Z-3

Haleiwa Special District Boundary



Hale'iwa Commercial Redevelopment
Change of Zone Application

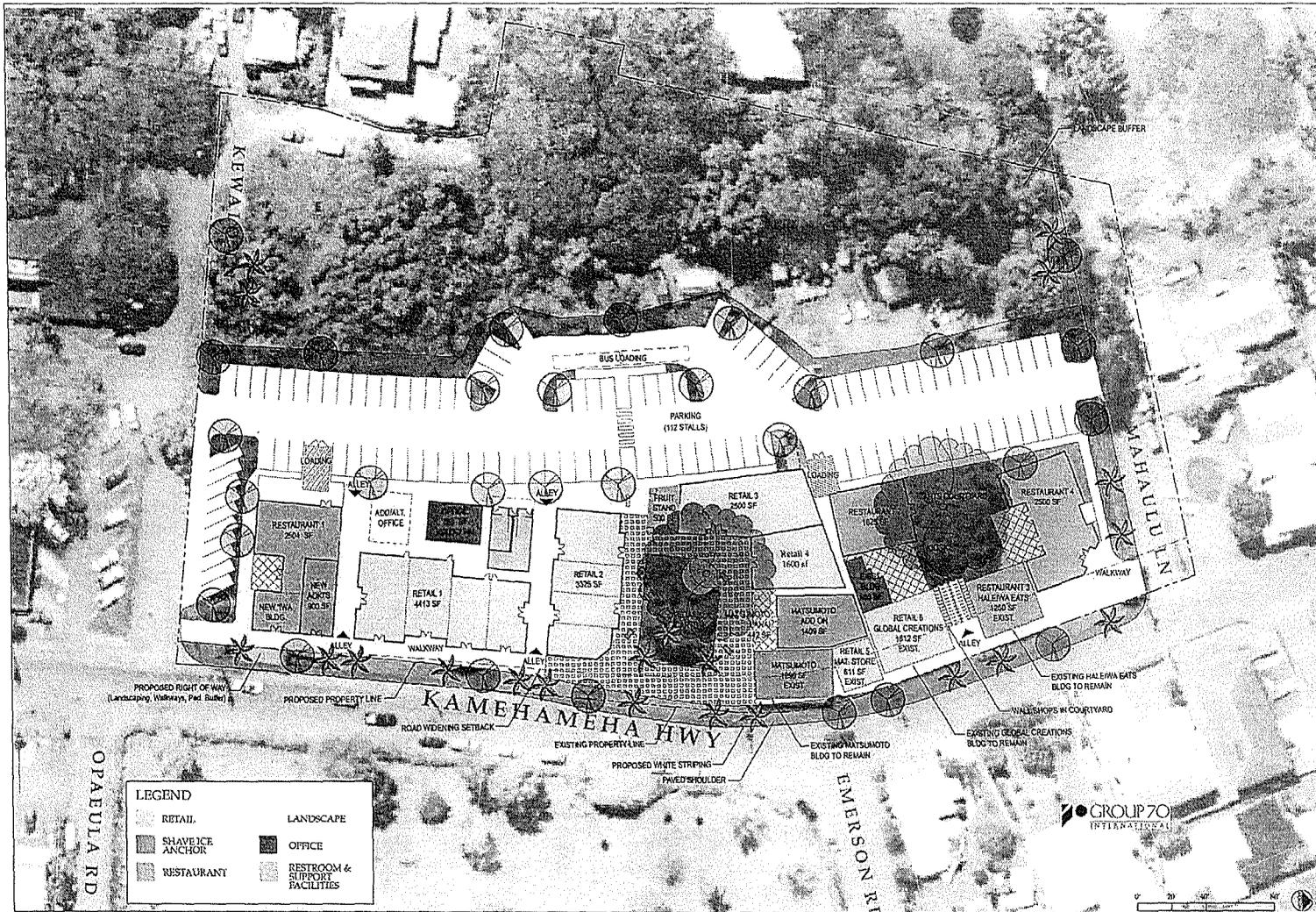


Figure 2.2 Hale'iwa Commercial Redevelopment Conceptual Site Plan (subject to change)

ATTACHMENT 2
(AGENCY AND COMMUNITY COMMENTS)

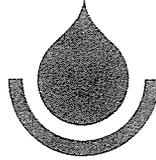
BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96849

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DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU



November 18, 2011

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PETER B. CARLISLE, MAYOR

RANDALL Y. S. CHUNG, Chairman
DENISE M. C. DE COSTA, Vice Chair
THERESA C. McMURDO
DUANE R. MIYASHIRO
ADAM C. WONG

WESTLEY K.C. CHUN, Ex-Officio
GLENN M. OKIMOTO, Ex-Officio

DEAN A. NAKANO
Acting Manager

TO: DAVID K. TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: *Susan Uyesugi*
SUSAN UYESUGI, PROGRAM ADMINISTRATOR
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM DATED NOVEMBER 10, 2011 ON THE
APPLICATION FOR A ZONE CHANGE FROM AG-2 GENERAL
AGRICULTURAL DISTRICT AND R-5 RESIDENTIAL DISTRICT TO B-1
NEIGHBORHOOD BUSINESS DISTRICT AND COUNTRY DISTRICT IN
HALEIWA, FILE NO. 2011/Z-3 (TH), TMK: 6-6-4: 13-19, 27, 28, 32

The existing water system is adequate to accommodate the proposed zone change for the Haleiwa Commercial Redevelopment. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Robert Chun at 748-5443.

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 768-4567
Web site: www.honolulu.gov

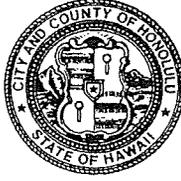
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PETER B. CARLSON
MAYOR

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU



COLLINS D. LAM, P.E.
DIRECTOR

LORI M. K. KAHIKINA, P.E.
DEPUTY DIRECTOR

December 23, 2011

MEMORANDUM

TO: DAVID K. TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM:  COLLINS D. LAM, P.E. DIRECTOR
DEPARTMENT OF DESIGN AND CONSTRUCTION

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM AG-2 GENERAL
AGRICULTURAL DISTRICT AND R-5 RESIDENTIAL DISTRICT TO B-1
NEIGHBORHOOD BUSINESS DISTRICT AND COUNTRY DISTRICT,
HALEIWA, OAHU, TAX MAP KEY: 6-6-004: 013-019, 027, 028, AND
032

Thank you for inviting us to review the above application, The Department of Design and Construction does not have any comments to offer at this time.

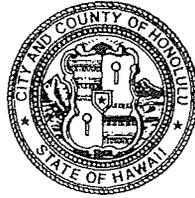
Should you have any questions, please contact me at ext. 88480.

CL:pg(441589)

DEPARTMENT OF EMERGENCY MANAGEMENT
CITY AND COUNTY OF HONOLULU

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650 SOUTH KING STREET HONOLULU, HAWAII 96813
PHONE: (808)523-4121 FAX: (808)524-3439 WORLDWIDE WEB: www.oahudem.org



PETER B. CARLISLE
MAYOR

MELVIN N. KAKU
DIRECTOR

December 12, 2011

TO: DAVID K. TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: MELVIN N. KAKU, DIRECTOR
DEPARTMENT OF EMERGENCY MANAGEMENT

SUBJECT: COMMENTS ON APPLICATION FOR A ZONE CHANGE FOR TAX MAP
KEYS 6-6-004: 013-019, 027, 028, AND 032

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

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Peter V. Hirai Por

Thank you for submitting a request for review and general comments for the zone change from AG-2 General Agricultural District and R-5 Residential District to B-1 Neighborhood Business District and Country District for ten parcels of land in historic Haleiwa Town along Kamehameha Highway between Mahaulu Lane and Kewalo Lane.

The only comment from this department is that all the TMK in question fall within the tsunami evacuation zone; any development, renovation, or change should take this fact into consideration as occupants will be required to evacuate during a tsunamigenic event.

Should you have any questions, please call Deputy Director Mr. Peter Hirai at 723-8960 or e-mail phirai@honolulu.gov. Thank you for your support of public safety programs.

DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU

1000 ULUOHIA STREET, SUITE 308, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: <http://envhonolulu.org>

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PETER B. CARLISLE
MAYOR

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

TIMOTHY E. STEINBERGER, P.E.
DIRECTOR

MANUEL S. LANUEVO, P.E., LEED AP
DEPUTY DIRECTOR

ROSS S. TANIMOTO, P.E.
DEPUTY DIRECTOR

IN REPLY REFER TO:
PRO 11-116

November 25, 2011

MEMORANDUM

TO: DAVID K. TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM:  TIMOTHY E. STEINBERGER, P.E., DIRECTOR
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM AG-2 GENERAL
AGRICULTURAL DISTRICT AND R-5 RESIDENTIAL DISTRICT TO B-1
NEIGHBORHOOD BUSINESS DISTRICT AND COUNTRY DISTRICT,
HALEIWA, OAHU, TAX MAP KEY 6-6-004:013-019, 027, 028, AND 032

We have reviewed the subject application as transmitted to us by your memo dated November 10, 2011, ref # 2011/Z-3(TH). We have no objections to the proposed action, as it will not impact our facilities and services. In regards to wastewater, there presently is no City sewer system in this area.

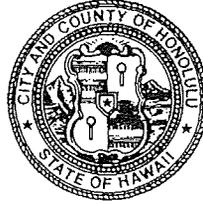
Should you have any questions, please call Liz Ngo, Civil Engineer, at 768-3470.

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

Stamped 894150

1000 Uluohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

PETER B. CARLISLE
MAYOR



WESTLEY K.C. CHUN, Ph.D., P.E., BCEE
DIRECTOR AND CHIEF ENGINEER

KENNETH A.S. HIMIZU
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 11-1018

December 5, 2011

MEMORANDUM

TO: DAVID K. TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: *Westley K.C. Chun*
WESTLEY K.C. CHUN, Ph.D., P.E., BCEE
DIRECTOR AND CHIEF ENGINEER
DEPARTMENT OF FACILITY MAINTENANCE

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM AG-2 GENERAL
AGRICULTURAL DISTRICT AND R-5 RESIDENTIAL DISTRICT TO B-1
NEIGHBORHOOD BUSINESS DISTRICT AND COUNTRY DISTRICT,
HALEIWA, OAHU, TMK: 6-6-004:013-019, 027, 028 AND 032

Thank you for the opportunity to review the zoning change in Haleiwa. Our main comment is this area has unimproved shoulders and there is a severe ponding problem along Kamehameha Highway which is a City road. Further development will only increase the problem and generate more complaints which there are very little that can be done since there is minimal drainage in the area.

Should you have any further questions, please call Lan Yoneda of the Division of Road Maintenance at 768-3600.

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

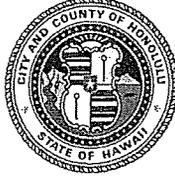
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HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

PETER B. CARLISLE
MAYOR



KENNETH G. SILVA
FIRE CHIEF

EMMIT A. KA'ANE
DEPUTY FIRE CHIEF

December 2, 2011

TO: DAVID TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: KENNETH G. SILVA, FIRE CHIEF

SUBJECT: APPLICATION FOR A ZONE CHANGE
HALEIWA, OAHU
TAX MAP KEYS: 6-6-004: 013-019, 027, 028, AND 032
PROJECT FILE NUMBER: 2011/Z-3

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

11 DEC -7 AMO:26

RECEIVED

In response to your memorandum of November 10, 2011, regarding the above-mentioned subject, the Honolulu Fire Department determined that there will be no significant impact to fire department services.

Should you have any questions, please contact Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151 or sbratakos@honolulu.gov.

A handwritten signature in cursive script, appearing to read "Kenneth G. Silva".

KENNETH G. SILVA
Fire Chief

KGS/SY:jl

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

Serial 894150

PETER B. CARLISLE
MAYOR



WAYNE Y. YOSHIOKA
DIRECTOR

KAI NANI KRAUT, P.E.
DEPUTY DIRECTOR

January 3, 2012

TP11/11-441739R

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

12 JAN -5 10:24

RECEIVED

MEMORANDUM

TO: DAVID K. TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: WAYNE Y. YOSHIOKA, DIRECTOR
DEPARTMENT OF TRANSPORTATION SERVICES

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM AG-2 GENERAL
AGRICULTURAL DISTRICT AND R-5 RESIDENTIAL DISTRICT TO B-1
NEIGHBORHOOD BUSINESS DISTRICT AND COUNTRY DISTRICT,
HALEIWA, OAHU, TAX MAP KEY: 6-6-004: 013-019, 027, 028 AND 032

This responds to your memorandum of November 10, 2011, requesting our review and comments for the subject project.

Our Traffic Engineering Division (TED) has the following comments:

1. Page 4-9, paragraph 3, states that "The recommended traffic mitigation for installation of a left turn lane into Mahaulu Street would encounter significant problems with pedestrian safety..." Please provide us with further explanation of what the potentially significant problems are.
2. Page 4-11, paragraph 5, line 8, "A bike route, according to the OPB..." should be replaced with "A bike route, according to the OBP..."

Page 4-11, paragraph 5 line 11, states "This section of the bicycle network will be under the State's jurisdiction." The jurisdiction should be verified.

3. Page 4-12, paragraph 1 – we recommend the use of sharrows along with the "signed shared roadway."

David K. Tanoue, Director
Page 2
January 3, 2012

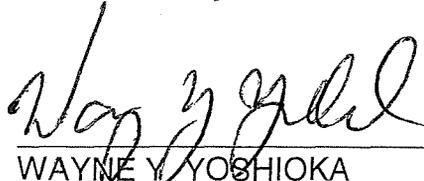
4. A Street Usage Permit from our department is required for construction work that may require the closure of any City street, traffic lane, or sidewalk.

Our Public Transit Division (PTD) has the following comments:

1. TheBus service along Kamehameha Highway will be impacted by the subject project; specific impacts on public transit during construction, and mitigation measures taken should be examined. Basic information on bus routes and operating schedules are available on our websites: www.thebus.org and www.honolulu.gov/dts.
2. There are four existing bus stops along Kamehameha Highway that will be impacted within the project surrounding area. The existing bus stop locations and potential improvements should be discussed further with my staff at 768-8370.
3. Pre-construction notes shall include the following transit note: "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."

Prior to the start of the project, all affected Neighborhood Boards, residents, and businesses should be informed about the scope and duration of the project.

Thank you for the opportunity to review this matter. Should you have any further questions on the matter, you may contact Virginia Bisho of my staff at Local 85461.



WAYNE Y. YOSHIOKA
Director

NEIL ABERCROMBIE
GOVERNOR



JAN S. GOUVEIA
ACTING COMPTROLLER
KERRY K. YONESHIGE
ACTING DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)1328.1

NOV 29 2011

Mr. David K. Tanoue, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawai'i 96813

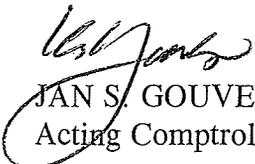
Dear Mr. Tanoue:

Subject: Application for Zone Change from AG-2 General Agricultural District and R-5 Residential District to B-1 Neighborhood Business District and Country District Haleiwa, Oahu
TMK: 6-6-004:013-019, 027, 028, and 032

Thank you for the opportunity to provide comments for the subject project. This project does not impact any of the Department of Accounting and General Services' projects or existing facilities in the general area, and we have no comments to offer at this time.

If you have any questions, please call me at 586-0400 or have your staff call Mr. Alva Nakamura of the Public Works Division at 586-0488.

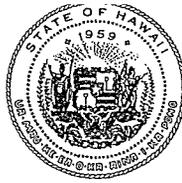
Sincerely,


JAN S. GOUVEIA
Acting Comptroller

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

11 NOV 30 P 2:37

RECEIVED



Scanned 8/9/15

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
File:

LUD - 1 6 6 004 013 etc - ID836
Zone Change Haleiwa Bus Dist

December 8, 2011

Mr. David K. Tanoue, Director
Department of Planning & Permitting
City & County of Honolulu
650 South King Street 7th Floor
Honolulu, Hawaii 96813

RECEIVED
11 DEC 13 P1:50
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Dear Mr. Tanoue:

Subject: **Hale'iwa Commerical Redevelopment**
Application for Zone Change
Kamehameha Hwy. From Kewalo Lane to Mahaulu Lane
Haleiwa, Oahu
TMK (1) 6-6-004: 013, 014, 015, 016, 017, 018, 019, 027, 028 and 032

Thank you for allowing us the opportunity to comment on the subject project's Application for Zone Change to a Neighborhood Business District and Country District. We have the following comments to offer:

The subject project is located in the critical wastewater disposal area as determined by the Oahu Wastewater Advisory Committee. It is also located in the Pass Zone. Based on the information provided in the subject application, a wastewater treatment plant (WWTP) will be provided for the proposed commercial development. We have no objections to the proposal as long as the WWTP is designed and constructed in accordance with applicable provisions of our chapter 11-62, Hawaii Administrative Rules (HAR), "Wastewater Systems".

All wastewater plans must conform to applicable provisions of chapter 11-62, HAR. We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please contact the Planning & Design Section of the Wastewater Branch at 586-4294.

Sincerely,

MARSHALL LUM, P.E., ACTING CHIEF
Wastewater Branch

LM:cle

c: DOH's Environmental Planning Office (EPO 11-240)
Mr. Jeffrey Overton, Group 70 International

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

RECEIVED

LORETTA J. FUDDY, A.C.S.W., M.P.H.
DIRECTOR OF HEALTH

'11 DEC -1 AIO :56

In reply, please refer to:
DOH/CWB

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU 11029PDCL.11

November 30, 2011

Mr. David K. Tanoue
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Tanoue:

**SUBJECT: Comments on Application for a Zone Change from AG-2 General Agricultural District and R-5 Residential District to B-1 Neighborhood Business District and Country District Haleiwa Commercial Redevelopment Haleiwa, Island of Oahu, Hawaii
TMK: (1) 6-6-004:013 to 019, 27, 28, and 32
CCH File No. 2011/Z-3**

The Department of Health (DOH), Clean Water Branch (CWB), has reviewed the subject document and has no comments at this time. The DOH-CWB provided comments for the Draft Environmental Assessment pre-assessment consultation for this project (Letter No. 12004PSW.10, dated December 1, 2010). Enclosed is a copy of this letter.

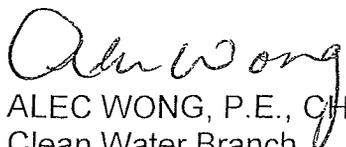
Please note that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. Your applicant (Kamehameha Schools) may be responsible for fulfilling additional requirements related to our program. We recommend that they read our standard comments on our website at:
<http://hawaii.gov/health/environmental/env-planning/wqm/landuse/landuse.html/CWB-standardcomment.pdf>.

David K. Tanoue
November 30, 2011
Page 2

11029PDCL.11

If you have any questions, please visit our website at:
<http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the
Engineering Section, CWB, at (808) 586-4309.

Sincerely,

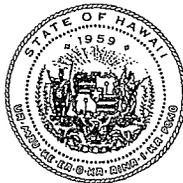

ALEC WONG, P.E., CHIEF
Clean Water Branch

DCL:ml

Enclosure: DOH-CWB Letter No. 12004PSW.10

c: DOH-EPO # 11-240 [via e-mail only]

LINDA LINGLE
GOVERNOR OF HAWAII



COPY

CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
DOH/CWB

12004PSW.10

December 1, 2010

Mr. Jeff Overton
Group 70 International, Inc.
925 Bethel Street, Fifth Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

**SUBJECT: Pre-Assessment Consultation for the Draft Environment Assessment
Kamehameha Schools Hale'iwa Commercial Redevelopment Project
Waialua District, Island of Oahu, Hawaii
TMK: (1) 6-6-004: 013 through 019, 27, 28, and 32 (portions)**

The Department of Health, Clean Water Branch (CWB), has reviewed the document received November 15, 2010 regarding the subject project and offers these comments. Please note that our review is based solely on the document for the subject project and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at <http://hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf>

1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Anti-degradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
2. You are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for NPDES general permit coverage by submitting a Notice of Intent (NOI) form:
 - a. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction

activities may be taking place at different times on different schedules under a larger common plan of development or sale. This includes areas used for a construction base yard and the storage of any construction related equipment, material, and waste products. An NPDES permit is required before the start of the construction activities.

- b. Hydrotesting water,
- c. Construction dewatering effluent.

You must submit a separate NOI form for each type of discharge at least 30 calendar days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI forms may be picked up at our office or downloaded from our website at

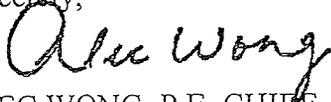
<http://hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>

- 3. For other types of wastewater not listed in Item No. 2 above or wastewater discharging into Class 2 or Class AA waters, an NPDES individual permit will need to be obtained. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES application forms may be picked up at our office or downloaded from our website at
<http://hawaii.gov/health/environmental/water/cleanwater/forms/environmental/water/cleanwater/forms/indiv-index.html>
- 4. Please call the Army corps of Engineers at (808) 438-9258 to determine which Department of the Army (DA) permit(s) shall be required for the subject project. Permits may be required for work performed in, over, and under navigable waters of the United States. Projects requiring a DA permit also require a Section 401 Water Quality Certification (WQC) from our office.
- 5. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

If you have any questions, please visit our website at

<http://hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the Engineering Section, CWB, at 586-4309.

Sincerely,



ALEC WONG, P.E. CHIEF
Clean Water Branch

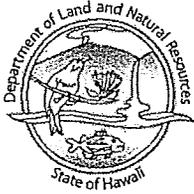
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c: DOH-EPO #I-3437 [via email only]

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 12, 2012

Department of Planning and Permitting
City and County of Honolulu
Attention: Mr. Tim Hata
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

via email: thata@honolulu.gov

Dear Mr. Hata

SUBJECT: Project File No. 2011/Z-3 - Haleiwa Commercial Redevelopment's Application for Zone Change, Haleiwa Town, Island of Oahu; TMK: (1) 6-6-004:013-19, 27, 28, and 32

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from (a) Engineering Division; (b) Division of Forestry & Wildlife; and (c) Land Division -- Oahu District on the subject matter. Should you have any questions, please feel free to call Darlene Nakamura at 587-0417. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosures

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
RECEIVED
LAND DIVISION



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

2011 DEC 30 A 10:39

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

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December 14, 2011

MEMORANDUM

- TO: DLNR Agencies:
- Div. of Aquatic Resources
 - Div. of Boating & Ocean Recreation
 - Engineering Division
 - Div. of Forestry & Wildlife
 - Div. of State Parks
 - Commission on Water Resource Management
 - Office of Conservation & Coastal Lands
 - Land Division – Oahu District
 - Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Haleiwa Commercial Redevelopment's Application for Zone Change

LOCATION: Haleiwa Town, Island of Oahu; TMK: (1) 6-6-004:013-19, 27, 28, and 32

APPLICANT: C&C of Honolulu, Department of Planning and Permitting

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 29, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: _____
Date: 12/29/11

cc: Central Files

11 DEC 30 PM 12:07 ENGINEERING

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji

REF: Haleiwa Commercial Redevelopment's Application for Zone Change
Oahu.017

COMMENTS

- (X) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone X. The National Flood Insurance Program (NFIP) does not regulate developments within Zone X.
- () Please take note that the project site according to the Flood Insurance Rate Map (FIRM), is located in Zone ____.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Mario Siu Li at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.
- () The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.
- () Additional Comments: _____

- () Other: _____

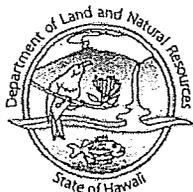
Should you have any questions, please call Mr. Dennis Imada of the Planning Branch at 587-0257.

Signed: _____

for CARTY S. CHANG, CHIEF ENGINEER

Date: _____

12/29/11



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 14, 2011

MEMORANDUM

TO: DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Oahu District
- Historic Preservation

RECEIVED
 LAND DIVISION
 2011 DEC 23 P 2:46
 ID & PROCESSES
 11/17/11

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Haleiwa Commercial Redevelopment's Application for Zone Change

LOCATION: Haleiwa Town, Island of Oahu; TMK: (1) 6-6-004:013-19, 27, 28, and 32

APPLICANT: C&C of Honolulu, Department of Planning and Permitting

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 29, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: Ry Tsuji

Date: 12.21.11

cc: Central Files



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 14, 2011

MEMORANDUM

~~TO:~~

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Oahu District
- Historic Preservation

705

~~FROM:~~

Russell Y. Tsuji, Land Administrator

~~SUBJECT:~~

Haleiwa Commercial Redevelopment's Application for Zone Change

~~LOCATION:~~

Haleiwa Town, Island of Oahu; TMK: (1) 6-6-004:013-19, 27, 28, and 32

~~APPLICANT:~~

C&C of Honolulu, Department of Planning and Permitting

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by December 29, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: T. Che

Date: 12/21/11 *bc*

cc: Central Files

RECEIVED



'12 JAN -6 A10:35

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
 711 KAPI'OLANI BOULEVARD, SUITE 500
 HONOLULU, HAWAII 96813

HRD11/5393E

December 21, 2011

Tim Hata
 City and County of Honolulu-Department of Permitting and Planning
 650 South King Street, 7th Floor
 Honolulu, Hawai'i 96813

Re: Change in Zone Application
Hale'iwa, Island of O'ahu

Aloha e Tim Hata,

The Office of Hawaiian Affairs (OHA) is in receipt of your November 10, 2011 letter requesting comments on a change in zone (CIZ) application submitted by the Kamehameha Schools (the applicant). The CIZ requests to rezone approximately four (4) acres of land in Hale'iwa Town from AG-2 General Agriculture and R-5 Residential to B-1 Neighborhood Business and Country. The CIZ will facilitate the redevelopment of a 4.22 acre-project area proposed by the applicant. OHA has previously reviewed and commented on a draft environmental assessment which was prepared to support the applicant's redevelopment project (project) and the CIZ application. OHA had no objection to the anticipated "finding of no significant impact" determination (FONSI) in the DEA. OHA is aware that by letter dated September 28, 2011 to the Office of Environmental Quality Control, the City and County of Honolulu-Department of Permitting and Planning has accepted the FONSI in the final environmental assessment for the project.

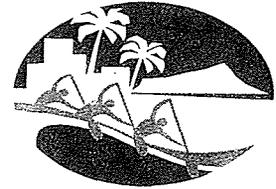
OHA has no objections to this CIZ moving forward and we look forward to seeing the applicant's project completed. Thank for the opportunity to provide comments. Should you have any questions or concerns, please contact Keola Lindsey at 594-0244 or keolal@oha.org.

'O wau iho nō me ka 'oia'i'o,

Clyde W. Nāmu'o
 Chief Executive Officer

CWN:kl

C: Jeffrey Overton, Group 70 International



OahuMPO

December 21, 2011

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RECEIVED

'11 DEC 22 12:51

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Mr. David Tanoue, Director
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Mr. Tim Hata

Dear Director Tanoue:

Response to Proposed Haleiwa Zone Change, Project File Number 2011/Z-3

Thank you for the opportunity for OahuMPO to comment on the above-cited proposal.

OahuMPO identifies five primary goals of the regional transportation network:

1. Provide an inclusive, multi-modal transport system whose connectedness provides efficient means for users desiring to move about this island by bicycle, freight carrier, pedestrian facility, road, transit service, and intermodal connectors.
2. Develop, operate, and maintain Oahu's island-wide transportation system to ensure the efficient, dependable, safe, secure, convenient, and economical movement of people and goods.
3. Develop, operate, and maintain Oahu's transportation system in a manner that sustains environmental quality.
4. Develop, operate, and maintain Oahu's transportation system in a manner that supports community-wide values related to health, safety, and civil rights.
5. Develop, operate, and maintain Oahu's transportation system in a manner that integrates effective land use and transportation with established sources of funding in a fair and equitable manner.

It is with these goals in mind that OahuMPO staff makes the following comments on the proposal:

The intersection level-of-service (LOS) in the Traffic Impact Analysis Report gives preference to the movement of automobiles. The LOS analysis, by its nature, asks what impact a change may have on the existing flow of automobile traffic. On its own, this may not be the most appropriate tool to measure impact for this area¹. The surrounding land use is urban and zoned as Neighborhood Business District and Community Business District. There are many access points from intersecting roadways, driveways, and parking lots. Further, some of the adjacent buildings are historic in nature.

¹ For more details, see: <http://www.theatlanticcities.com/commute/2011/12/transportation-planning-law-every-city-should-repeal/636/>

Oahu Metropolitan Planning Organization

Ocean View Center / 707 Richards Street, Suite 200 / Honolulu, Hawaii 96813-4623
Telephone (808) 587-2015 • (808) [REDACTED] / Fax (808) 587-2018 / email: OahuMPO@OahuMPO.org

OahuMPO encourages the consideration of a broader question: what should be the nature of Kamehameha Highway in Haleiwa's commercial district? To that end, we encourage the consideration of alternative visions for Kamehameha Highway and public input to help shape those alternatives and select a final choice. For instance, one alternative scenario may include traffic calming features or a "road diet" on Kamehameha from the Haleiwa Bypass Road (south) to Jameson's By The Sea (north).

From the standpoint of regional traffic flows, it is important to balance households and jobs within any sub-area of Oahu. Providing more jobs than workers in an area forces some workers to live in other areas of the island and commute into work daily, such as we see with the Primary Urban Center of Honolulu. Providing housing for more workers than there are jobs encourages those workers to find employment in other areas of the island, again resulting in the need to commute. The U.S. Census American Community Survey 5-year estimate (2004-2009) shows 1,244 workers living in Haleiwa. DPP estimated the number of jobs in Haleiwa in 2007 at 1,730. Some jobs may only be part-time and some workers may hold multiple jobs. However, since there are currently more jobs in Haleiwa than workers, it is reasonable to assume that increasing the number of jobs in Haleiwa may increase the need for workers to commute, adding to area traffic. Further, by increasing the square feet of gross commercial area, it is likely that traffic will increase from additional patronage of the stores and restaurants, as shown in the Traffic Impact Analysis Report. OahuMPO encourages the careful consideration and analysis of the jobs-to-workers ratio in the community to ensure an appropriate balance.

Greater connectivity of transportation infrastructure in a neighborhood can lighten the load that any one roadway must carry. For example, a bike path or boardwalk connecting Kewalo Lane to Niuula Road or Walikanahale Road may reduce the need for residents to travel on Haleiwa Road and Kamehameha Highway. While it is understood that such a connection is outside the scope of the proposed redevelopment, OahuMPO encourages at least the preservation of the future option to connect the proposed re-development parcels with residents living on Haleiwa Road.

OahuMPO supports the development of rear parking with storefronts facing the roadway. OahuMPO also supports the development of truck loading zones in the rear area of the development, and the bus loading area that eliminates the need for pedestrians to cross Kamehameha Highway. However, forcing buses to make a left-turn on Kamehameha Highway to reach the rear parking area could add time to the routes, especially if Kamehameha Highway will carry more traffic in the future. Reducing the flow of automobiles on Kamehameha Highway and/or designing the roadway to give preference to the movement of pedestrians may eliminate the need to provide the rear bus loading zone.

When designing drainage structures, OahuMPO encourages the consideration of the potential for climate change impacts – specifically: 1) the likelihood of heavy rainfall events occurring more frequently and 2) sea level rise. Designing drainage structures to the current 1% (a.k.a., 100-year) rainfall event may be inadequate in the future if current climate change trends continue.

OahuMPO encourages and supports planning, design, and development that are consistent with the State's Complete Streets policy.

A 300% increase in on-site parking may unintentionally encourage more automobile traffic, and may not be necessary if other enhancements that are made, such as safe and convenient bicycle, pedestrian, and transit features.

OahuMPO encourages American with Disabilities Act (ADA) compliant pedestrian features. Of specific concern are the stamped wood plank concrete-walkways. By 2035, one-in-four Oahu residents are expected to be over the age of 65, and uneven walking surfaces may not be the best choice for these residents. OahuMPO is not familiar with the specific production process for the walkways in question, but, in general, discourages uneven walkways or a finishing process that may create a trip hazard.

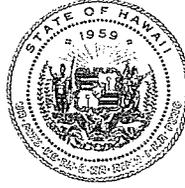
Again, we greatly appreciate the opportunity to comment on this development proposal and stand ready to assist DPP, the community of Haleiwa, or the developer if further planning resources or assistance are needed for the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Gibson". The signature is fluid and cursive, with the first name "Brian" being larger and more prominent than the last name "Gibson".

Brian Gibson
Executive Director

NEIL ABERCROMBIE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

Scanned 894.50

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
JADE T. BUTAY
FORD N. FUCHIGAMI
RANDY GRUNE
JADINE URASAKI

IN REPLY REFER TO:
STP 8.0680

December 16, 2011

Mr. David K. Tanoue
Director
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

RECEIVED
11 DEC 27 PM 2:55
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Dear Mr. Tanoue:

Subject: Kamehameha Schools, Haleiwa
Zone Change (2011/Z-3)

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project.

DOT understands the applicant proposes the 4 acre zone change to facilitate redevelopment of the project area including upgrading the site's infrastructure. The project access is Kamehameha Highway.

Given the project's location, DOT does not anticipate any significant adverse impacts to its transportation facilities.

DOT appreciates the opportunity to provide comments. If there are any questions or the need to meet with DOT staff, please contact Mr. Elton Teshima of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7978.

Very truly yours,

GLENN M. OKIMOTO, Ph.D.
Director of Transportation

ATTACHMENT 3
(DRAFT ORDINANCE)



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

TO REZONE LAND SITUATED AT HALEIWA, NORTH SHORE, OAHU, HAWAII

BE IT ORDAINED by the People of the City and County of Honolulu.

SECTION 1. Zoning Map No. 17 (Mokuleia-Waiialua-Haleiwa), Ordinance 86-134, is hereby amended as follows: Land situated at Haleiwa, North Shore, Oahu, Hawaii hereinafter described, is hereby rezoned from the AG-2 General Agricultural District and R-5 Residential District to the B-1 Neighborhood Business District and Country District. The boundaries of said Districts shall be described as shown on the map attached hereto, marked "Exhibit A" and made a part hereof, and further identified as Tax Map Key 6-6-004:013, 015-019, 028, 032, and a portion of 027.

SECTION 2. A Unilateral Agreement marked "Exhibit B" is by reference incorporated herein and made a part hereof.

DPP11Z-3.B12



A BILL FOR AN ORDINANCE

SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

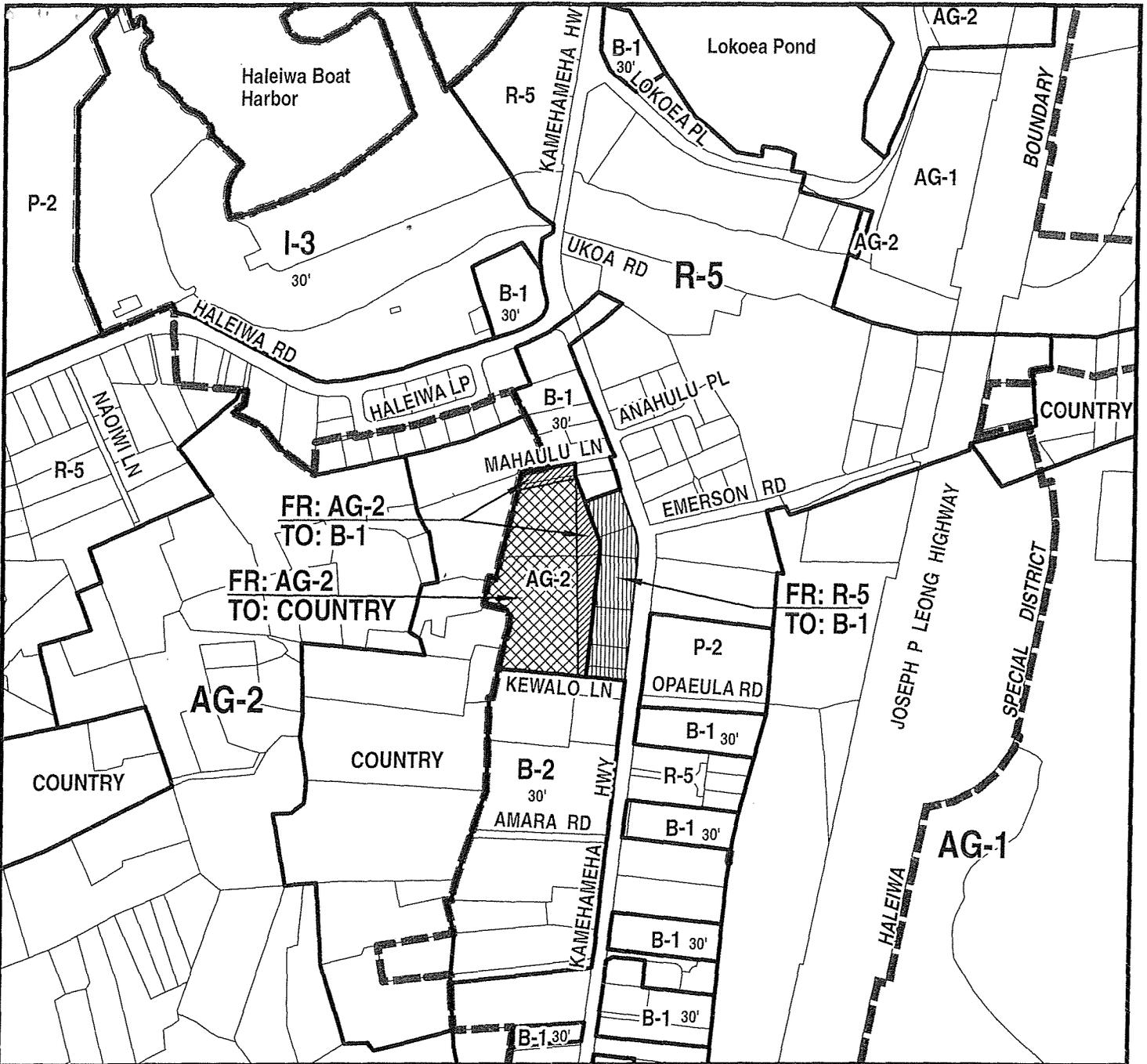
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 _____.

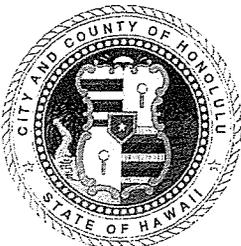
PETER CARLISLE, Mayor
City and County of Honolulu



PORTION OF
ZONING MAP NO. 17
 (MOKULEIA - WAIALUA - HALEIWA)



0 200 400
 Scale in Feet



**APPLICANT: TRUSTEES OF THE ESTATE OF
 BERNICE PAUHI BISHOP**

TAX MAP KEY(S): 6-6-004: 13, 15-19, 28, 32 & Por. 27

FOLDER NO.: 2011/Z-3

LAND AREA: 4.00 Ac.

**PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
 CITY AND COUNTY OF HONOLULU**

PUBLIC HEARING PLANNING COMMISSION CITY COUNCIL

ORD. NO.

EFF. DATE:

EXHIBIT A

BILL

2011/Z-3

EXHIBIT B
(DRAFT UNILATERAL AGREEMENT)