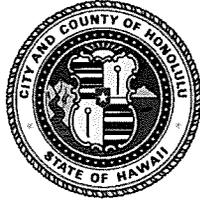


PLANNING COMMISSION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8007 • FAX: (808) 768-6743  
DEPT. WEB SITE: [www.honoluluclerk.org](http://www.honoluluclerk.org) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

KIRK CALDWELL  
MAYOR



KA'IULANI K. SODARO, Chair  
CORD D. ANDERSON, Vice-Chair  
GAYLE PINGREE  
RODNEY KIM  
JAMES C. PACOPAC  
ARTHUR B. TOLENTINO  
DANIEL S. M. YOUNG  
STEVEN S. C. LIM  
DEAN I. HAZAMA

July 15, 2013

**MEMORANDUM**

TO: City Clerk

FROM: Gloria Takara, Hearings Reporter  
Planning Commission

SUBJECT: Amended July 12, 2013 Memo; Request for a Change in Zoning from the A-2 Medium Density Apartment District with a height limit at 150 feet to the AMX-3 High-Density Apartment Mixed-Use District with a height limit of 350 feet; Honolulu, Tax Map Key: 2-3-36: 5

RECEIVED  
CITY CLERK  
& C OF HONOLULU  
2013 JUL 15 PM 2:48

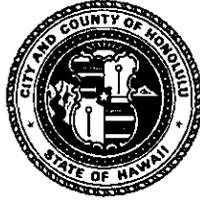
On July 12, 2013, a cover memorandum with the SUBJECT line indicating change in zoning as Kapa'a Valley was submitted incorrectly. It should be YMCA/Aloha Kai Condominium project. Also attached were one-sided copies that may be or have been missing due to duplex/two-sided pages.

Sorry for the inconvenience.

PLANNING COMMISSION  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8007 • FAX: (808) 768-6743  
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KIRK CALDWELL  
MAYOR



July 12, 2013

KA'ULANI K. SODARO, Chair  
CORD D. ANDERSON, Vice-Chair  
GAYLE PINGREE  
RODNEY KIM  
JAMES C. PACOPAC  
ARTHUR B. TOLENTINO  
DANIEL S. M. YOUNG  
STEVEN S. C. LIM  
DEAN I. HAZAMA

RECEIVED  
CITY CLERK  
& C OF HONOLULU  
2013 JUL 12 PM 1:47

**MEMORANDUM**

TO: City Clerk

FROM: Gloria Takara, Hearings Reporter  
Planning Commission

SUBJECT: Request for a Change in Zoning from the P-2 General Preservation District to the I-1 Limited Industrial District; Kapa'a Valley, Kailua, Oahu, Hawaii, Tax Map Key: 4-2-15; Portions of 6 and 12

On July 3, 2013, Department of Planning and Permitting Director's Report and supporting documents for the above-mentioned matter were forwarded to you.

Attached are one-sided copies that may be or have been missing due to duplex/two-sided pages.

DEPT. COM. 515

**Streitz, Timothy**

**From:** Carol Ching [cslching@hotmail.com]  
**Sent:** Wednesday, June 05, 2013 6:03 AM  
**To:** bhong@honolulu.gov; Streitz, Timothy; Mayor Kirk Caldwell; Office of Councilmember Stanley Chang; Munekata, Micah-Seth  
**Cc:** ICStobie@yahoo.com; lanMWashburn@gmail.com  
**Subject:** Objection to zone change at Atkinson YMCA!

My name is Carol Ching. I live in California and plan to move into my unit for my retirement years in a couple of years. My unit is 1600 Ala Moana Blvd, #2900 (Yacht Harbor, EWA tower) and I currently have a tenant.

Just recently, I was made aware of the plans to replace the current YMCA with a new structure and a highrise on that very small footprint of land. There is a proposal to change the zoning to allow a 350 ft. building.

I was also informed there was a hearing about the new building. A study reported increased traffic to an already congested area and many of the local residents of the area expressed concern for the increase in traffic at the intersection of Atkinson and Ala Moana Blvd. They voiced their objections to this possible change. Why was this not enough to keep you from considering this increase in building height?

I understand you are about to approve the zoning change because you received virtually NO OBJECTIONS to the proposal. You never got any objections to the notice of the change from me because I NEVER RECEIVED ANY NOTIFICATIONS!!!

Either you sent it to my then tenant or you never sent me anything. Doesn't this tell you something? Did you ever think or ask WHY to virtually no objections, knowing very well there were objections at the hearing? Was it because these notices never went out, were sent to incorrect addresses or were never sent out in a timely manner? Or maybe people think it is a lost cause because you have already made your decision in spite of all the objections you have received thus far.

Even if you did not receive any objections, for whatever reasons, I am asking you to do the right thing. Do not allow this to happen as it will only further impact an already congested area and dangerous location.

People are commenting the DPP, Zoning Commission and City Council are in bed with the developer of the building and have decided to allow this rezoning to take place.

Please prove us wrong! Do the right thing and not think about the number of jobs it would create. It is about the increase in traffic and population that you and I should be concerned.

PLEASE MOVE THE BUILDING ELSEWHERE!!!

\*\*\*\*\*

**Carol Ching**

\*\*\*\*\*

Grace Lam  
1650 Ala Moana Blvd #3605  
Honolulu, Hi 96815-1471  
303-807-3211  
Email: [gracelam@aol.com](mailto:gracelam@aol.com)

RECEIVED

13 JUN -4 PM 27

DEP  
CITY OF HONOLULU

June 4, 2013

RE: Proposed Condo Development at YMCS, Atkinson and Ala Moana

To PLANNING COMMISSION

I am a resident in the Atkinson Neighborhood. I first heard of the development at the current YMCA from my friends who read about it in the Star Advertiser.

Now I have just learned that the Developer willfully and purposely mailed their notices of their project to wrong addresses so that we, residents of the neighborhood, would not receive them at all, let alone "in a timely manner."

This deceptive action of theirs reflects their total lack of professionalism, any measure of ethics and any business integrity. They are essentially bullying us through pretense and stealth to get their way.

I hope you will launch a full investigation of the matter and withhold your recommendation to the Zoning and Planning Commission and the City Council. Their arrogance and disregard for us the residents is deplorable and they are trying to fool you too. The City of Honolulu and the State of Hawaii should not do business or allow such sleazy and dishonest business people in our fine state.

Aside from their unethical business practice, please consider the current traffic nightmare in our neighborhood.

This condo development will add over 100 units. The development of One Moana over Nordstrom will add over 200 units. Assume that each unit will have just one car; we are looking at 300 extra cars in the neighborhood. Air and noise pollution will undoubtedly intensify. The sheer physical congestion of motor vehicles will not only pose a danger to pedestrians but also aggravate the wear and tear of the already stressed and battered streets. The whole area might be a picture of a parking lot!

The traffic report from the Developer, of course, favors the Developer. It's all idealist theory. We survey traffic every day; we live here and experience the tension of traffic day in and day out. You will witness the impact if you treat yourself one day at Atkinson and Mahukona.

Please do not put more stress on anyone of us residents in the neighborhood.

Apart from the traffic nightmare, the functioning of our sewage system is a serious concern. Water shortage is a potential crisis. The chance of water main breaks is very probable. The drain on energy supply (electricity and gas) is a threat.

On any windy day, you will experience the wind tunnel effect on Atkinson. With another 350 feet high rise, the effect will be intensified. Just yesterday, a traffic light pole was blown down at Atkinson and Mahukona. Fortunately no person or vehicle was injured. This morning it took 6 big guys and 3-4 trucks to restore it. How many hours manpower were spent on this project? Do we want to turn the wind tunnel to a gale force?

I love YMCA! I love all the programs they provide for the neighborhood, especially for the seniors and the children. This YMCA offers the only full-size gym for children within 1 mile. I also love the little Vietnamese restaurant at the Y. It's a small business thriving in the neighborhood. All these positive, beneficial, community centered activities will be gone when the Developer high rise comes in.

You as officials are the gatekeepers of our neighborhood, protecting, guarding and preserving our quality of life. Please do not sell us out to the Developer. They come, destroy our environment, sweep up millions of dollars then they are gone, adding this project on their resume, preying on another condo mania and leaving us a trail of devastation, very much like the Oklahoma tornadoes, except the tornadoes are acts of nature, unpreventable. But you can prevent this.

I hope your legacy will be the one who is courageous to do the right thing and stand up to the big corporation of Developer.

Sincerely,

Grace Lam

ATTACHMENT 1  
(LOCATION MAP WITH EXISTING  
ZONING AND PROPOSED ZONING)

Ala Moana Center

Manukona St

Kopa St

BMX-3

**PROJECT SITE**

**From: A-2 (height limit of 150 ft)  
To: AMX-3 (height limit of 350 ft)**

Atkinson Dr

Kahakai Dr

A-2

P-2

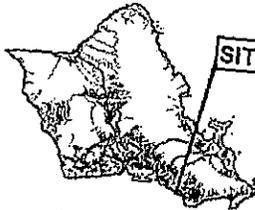
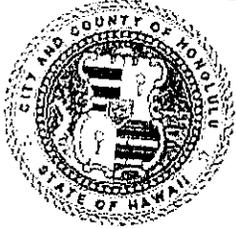
**PUBLIC  
PRECINCT**

Ala Wai Canal

Ala Moana

Ala Wai Blvd

**APT.  
PRECINCT**



VICINITY MAP



**LOCATION MAP w/EXISTING  
ZONING & PROPOSED ZONING**

**ALA MOANA**

**TAX MAP KEY: 2-3-036: 005**

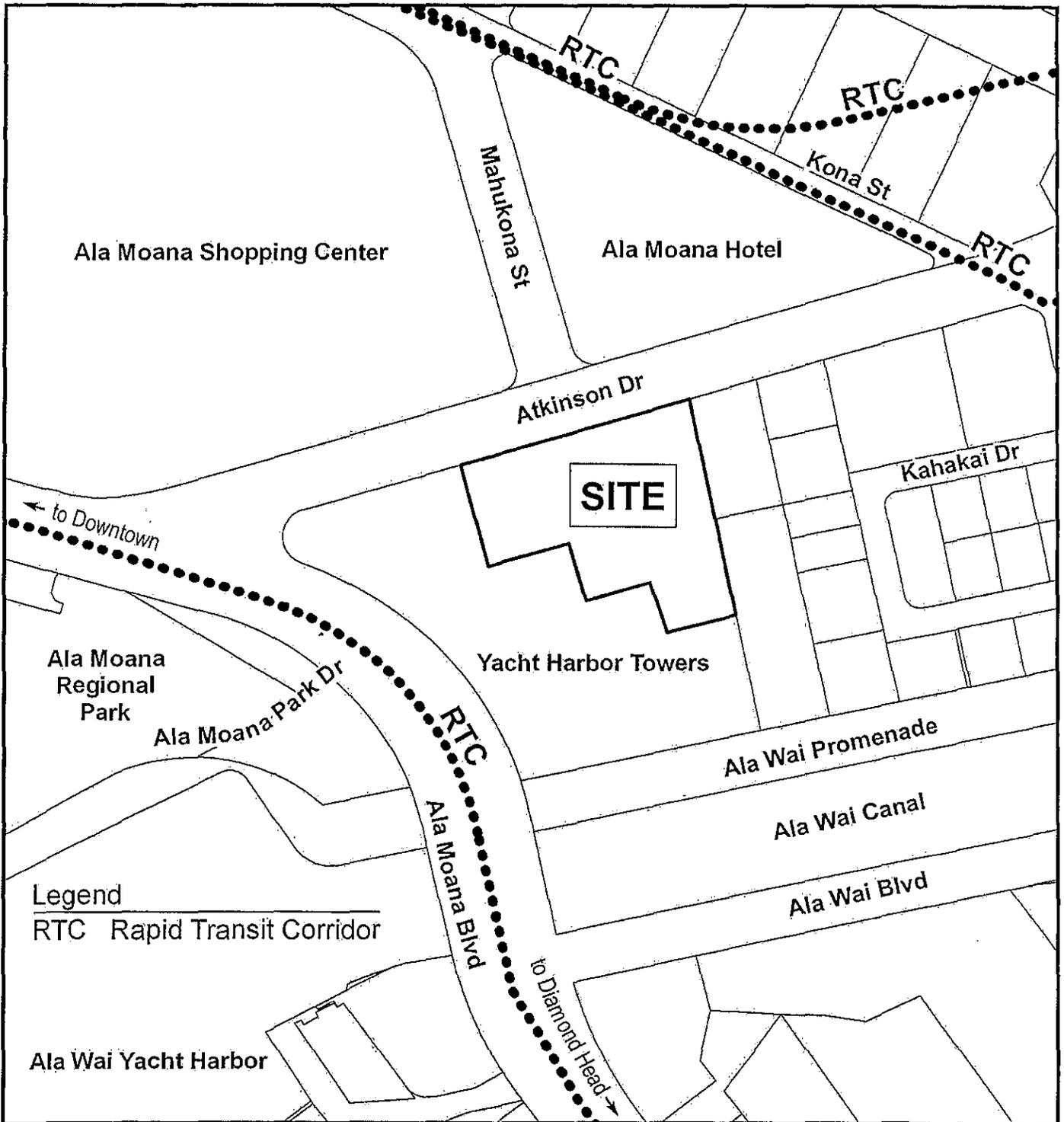
**FOLDER NO.: 2013/Z-1**

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

Date Prepared: February 2013

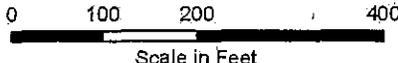
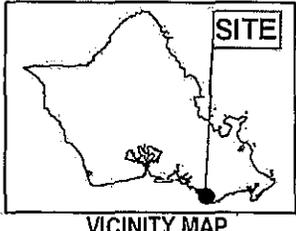
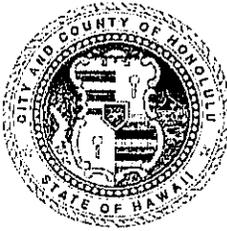
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**ATTACHMENT 2  
(PUBLIC INFRASTRUCTURE MAP)**



**Legend**  
 RTC Rapid Transit Corridor

Ala Wai Yacht Harbor



**PUBLIC INFRASTRUCTURE MAP  
 PRIMARY URBAN CENTER**

TAX MAP KEY(S): 2-3-036:005

FOLDER NO.: 2013/Z-1

ATTACHMENT 3  
(FLOOD HAZARD MAP)

**Legend**

7' Flood Elevation

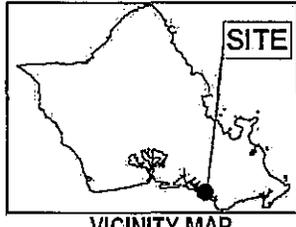
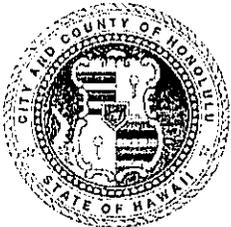
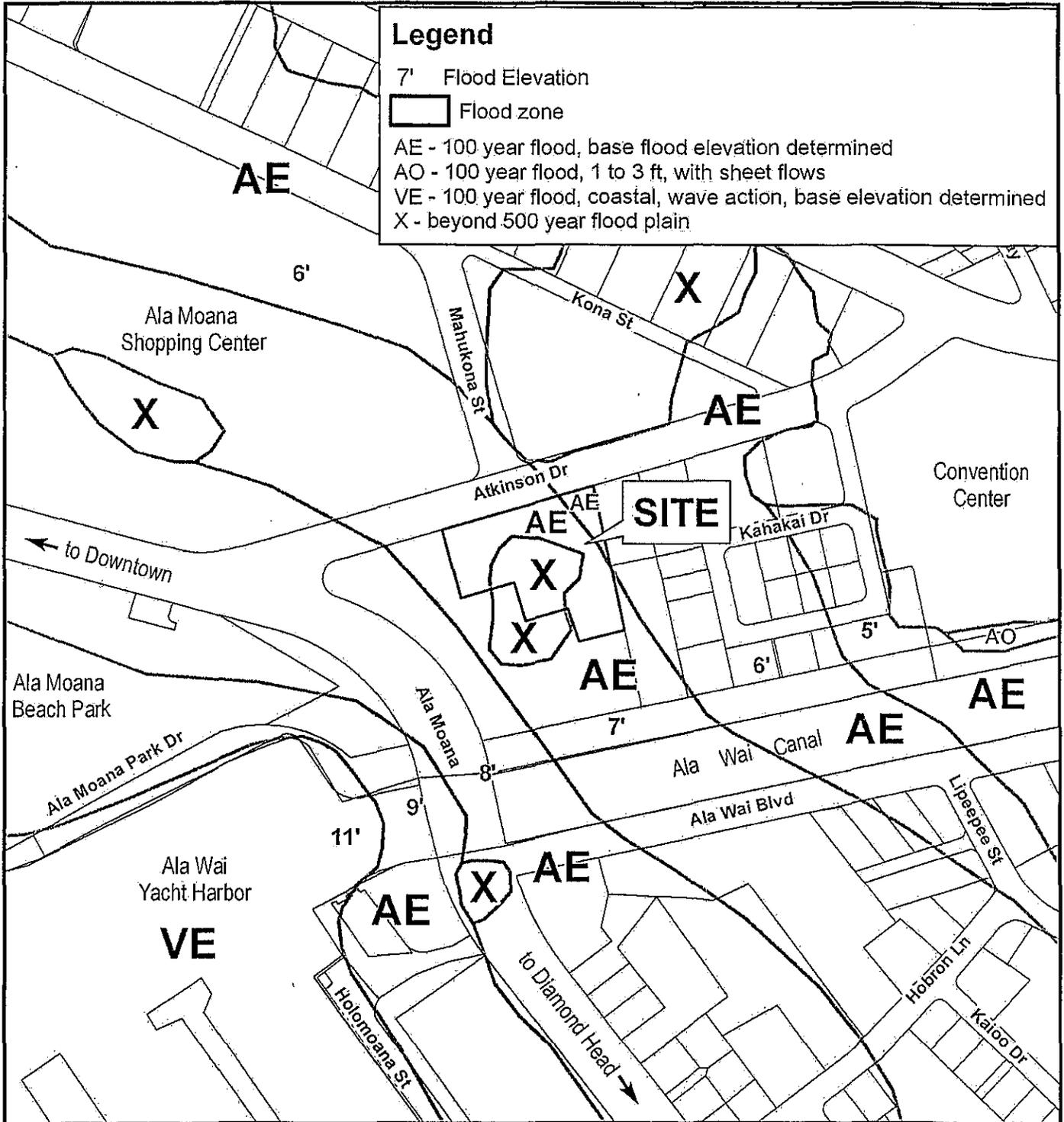
 Flood zone

AE - 100 year flood, base flood elevation determined

AO - 100 year flood, 1 to 3 ft, with sheet flows

VE - 100 year flood, coastal, wave action, base elevation determined

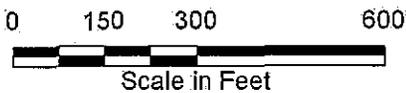
X - beyond 500 year flood plain



**FLOOD HAZARD MAP  
WAIKIKI**

TAX MAP KEY(S): 2-3-036:005

FOLDER NO.: 2013/Z-1



(

(

**ATTACHMENT 4  
(AGENCY COMMENTS)**

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HI 96843

RECEIVED



13 FEB 27 11:13 AM  
February 25, 2013

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

KIRK CALDWELL, MAYOR

DUANE R. MIYASHIRO, Chairman  
MAHEALANI CYPHER, Vice Chair  
THERESIA C. McMURDO  
ADAM C. WONG  
KAULANA H. R. PARK

ROSS S. SASAMURA, Ex-Officio  
GLENN M. OKIMOTO, Ex-Officio

ERNEST Y. W. LAU, P.E.  
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.  
Deputy Manager and Chief Engineer

TO: GEORGE I. ATTA, FAICP, LEED AP, CEI, DIRECTOR DESIGNATE  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ERNEST Y. W. LAU, P.E., MANAGER AND CHIEF ENGINEER *EYWL*

SUBJECT: YOUR MEMORANDUM DATED FEBRUARY 11, 2013, ON THE  
APPLICATION FOR A ZONE CHANGE FROM A-2 MEDIUM-DENSITY  
APARTMENT DISTRICT TO AMX-3 HIGH-DENSITY MIXED-USE  
DISTRICT AT 401 ATKINSON DRIVE – TAX MAP KEY: 2-3-036: 005

The existing water system is adequate to accommodate the proposed zone change for the Central YMCA/Aloha Kai Condominium Project.

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.

High-rise buildings with booster pumps will be required to install water hammer arrestors or expansion tanks to reduce pressure spikes and potential main breaks in our water system.

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

20321

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KIRK CALDWELL  
MAYOR



'13 FEB 14 A8:18

NELSON H. KOYANAGI, JR.  
ACTING DIRECTOR

DEPT OF PLANNING  
AND PERMITTING GARY KUOKAWA  
CITY & COUNTY OF HONOLULU DEPUTY DIRECTOR

February 13, 2013

Memorandum

To: George I. Atta, Director Designate  
Department of Planning and Permitting

From: *For* Wendy K. Imamura, Purchasing Administrator *Michael S. Hise*  
Division of Purchasing  
Department of Budget and Fiscal Services

Subject: Application for a Zone Change  
Project File No. 2013/Z-1  
Central YMCA/Aloha Kai Condominium  
TMK: 2-3-36:5

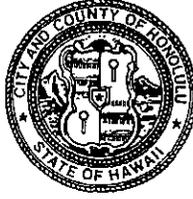
We do not anticipate any impact on the activities and services, which are planned or provided by our department, by the subject application.

Please contact Diane Murata at ext. 83950 for further assistance.

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DEPARTMENT OF COMMUNITY SERVICES  
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 768-7762 • FAX: 768-7792



KIRK CALDWELL  
MAYOR

PAMELA A. WITTY-OAKLAND  
DIRECTOR DESIGNATE

GARY K. NAKATA  
DEPUTY DIRECTOR

March 8, 2013

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAR 12 P2:36

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**MEMORANDUM**

TO: George I. Atta, FAICP, LEED AP, CEI, Director Designate  
Department of Planning and Permitting

FROM: Pamela A. Witty-Oakland, Director Designate  
Department of Community Services

SUBJECT: Zone Change Application for Central YMCA/Aloha Kai Condominium  
Honolulu, Oahu, 2013/Z-1

Thank you for the opportunity to review and comment on the zone change application for the Central YMCA/Aloha Kai Condominium. The applicant, MB Property Acquisitions, proposes to demolish all of the existing structures on the site and develop a new three-story YMCA facility, a new residential tower containing approximately 150 units, and a private ground-level park for residents. The proposed development does not impact any of the Department of Community Services' (DCS') projects or programs.

DCS recommends against granting the applicant, as requested in the zone change application, an exception from the City's Affordable Housing Rules for Unilateral Agreements (UA). The UA requirements for affordable housing require that a minimum of 30 percent of a project's total residential units be affordable to households with incomes not exceeding 140 percent of the median income for Honolulu, and in particular, that no less than ten percent of the total number of units be affordable to households with incomes not exceeding 80 percent of the median income. If the UA requirements for affordable housing are adhered to, approximately 45 units at Aloha Kai Condominium will serve low, moderate, and gap income households and will help to create a mixed-income neighborhood within the close proximity to the future Ala Moana Center transit station.

Although we understand that the application of the City's UA requirements for affordable housing have primarily been in Central Oahu and Ewa, the DCS believes that its application in urban Honolulu, despite higher land values, should not be an exception. Regulatory mechanisms that require the development of new affordable housing is critical, especially in the urban core where the existing inventory of affordable units is aging, and in some cases being replaced with market-rate units. With today's tighter lending environment, it is also becoming increasingly difficult for developers of affordable housing to assemble the necessary financing. Furthermore, the UA requirements for affordable housing is needed to fulfill one of the guiding principles of transit-oriented development, which is to create an affordable urban alternative that offers a mix of for-sale and rental housing within a range of prices.

Thank you again for the opportunity to comment on the Central YMCA/Aloha Kai Condominium zone change application. Should you have any questions, please call Dina Wong of our Community Based Development Division at 768-7783.

PWO:dw

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DEPARTMENT OF DESIGN AND CONSTRUCTION  
CITY AND COUNTY OF HONOLULU  
RECEIVED 650 SOUTH KING STREET, 11<sup>TH</sup> FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 768-8480 • Fax: (808) 768-4567  
Web site: [www.honolulu.gov](http://www.honolulu.gov)

'13 MAR 22 P3:59

KIRK CALDWELL  
MAYOR

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU



CHRIS T. TAKASHIGE, P.E., CCM  
DIRECTOR

MARK YONAMINE, P.E.  
DEPUTY DIRECTOR

March 21, 2013

MEMORANDUM

TO: GEORGE I. ATTA, FAICP, LEED AP, CEI, DIRECTOR DESIGNATE  
DEPARTMENT OF PLANNING AND PERMITTING

FROM:  CHRIS TAKASHIGE, P.E., CCM, DIRECTOR

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM A-2 MEDIUM-DENSITY  
APARTMENT DISTRICT TO AMX-3 HIGH-DENSITY MIXED-USE  
DISTRICT; 401 ATKINSON DRIVE, HONOLULU, OAHU;  
TAX MAP KEY: 2-3-36:5

The Department of Design and Construction has the following comments to offer on the subject project.

Our agency's concern is that park dedication requirements are appropriately met and in conformance with needs of the Department of Parks and Recreation (DPR). We would like to know the anticipated demographic profile of the residents projected to live in the condominium tower and specific private park facilities that are proposed.

If the zone change is approved, we recommend that the applicant meet with representatives of our department, the DPR, and the Department of Planning and Permitting concerning park dedication requirements at an early stage of project planning and design.

Thank you for the opportunity to review and comment. Should you have any questions, please contact me at x88480.

CTT:cf (501724)

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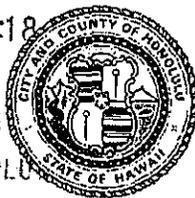
2013/Z-1

DEPARTMENT OF ENVIRONMENTAL SERVICES  
**CITY AND COUNTY OF HONOLULU**

1090 KALANOA STREET, SUITE 308, KAPOLEI, HAWAII 96707  
TELEPHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: <http://envhonolulu.org>

KIRK CALDWELL  
MAYOR

73 MAR -4 A9:18



DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

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

EDUARDO P. MANGLALLAN  
DEPUTY DIRECTOR

ROSS S. TANIMOTO, P.E.  
DEPUTY DIRECTOR

IN REPLY REFER TO  
PRO 13-009

February 27, 2013

**MEMORANDUM**

TO: JIRO A. SUMADA, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM:   
LORI M.K. KAHIKINA, P.E., DIRECTOR  
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM A-2 MEDIUM-DENSITY  
APARTMENT DISTRICT TO AMX-3 HIGH-DENSITY MIXED-USE  
DISTRICT; 401 ATKINSON DRIVE, HONOLULU, O'AHU;  
TAX MAP KEY: 2-3-36: 5

We have reviewed the subject document as transmitted to us by your letter dated February 11, 2013, ref. #2012/Z-1 (ts). We have no comments or objections to the application at this time.

Department of Planning and Permitting, Wastewater Branch has the lead role in issuing sewer connection permits.

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

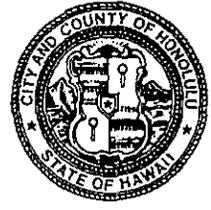
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DEPARTMENT OF FACILITY MAINTENANCE  
**CITY AND COUNTY OF HONOLULU**

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

2013/2/21

KIRK CALDWELL  
MAYOR



ROSS S. SASAMURA, P.E.  
DIRECTOR AND CHIEF ENGINEER

IN REPLY REFER TO:  
DRM 13-147

February 22, 2013

**MEMORANDUM**

TO: GEORGE I. ATTA, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

ATTENTION: TIM STREITZ

FROM: ROSS S. SASAMURA, P.E.  
DIRECTOR AND CHIEF ENGINEER  
DEPARTMENT OF FACILITY MAINTENANCE

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM A-2 MEDIUM-DENSITY APARTMENT DISTRICT TO AMX-3 HIGH-DENSITY MIXED-USE DISTRICT; 401 ATKINSON DRIVE, HONOLULU  
TMK: 2-3-36:5

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 FEB 27 P2:51

RECEIVED

Thank you for the opportunity to review and comment on the subject project.

We have no objections to the proposed change as it will not adversely affect our existing facilities or maintenance operations of City-owned roadways in the near vicinity. We have no facilities or easements within the property in question.

Should there be any questions, please call Dexter Akamine of the Division of Road Maintenance at 768-3696.

Scanner 1017761



RECEIVED

2013/03/21

IN REPLY REFER TO:  
CMS-ENV00222

HONOLULU AUTHORITY for RAPID TRANSPORTATION

13 APR -1 P3:26

Daniel A. Grabauskas  
EXECUTIVE DIRECTOR AND CEO

March 21, 2013

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

BOARD OF DIRECTORS

Carrie K.S. Okinaga, Esq.  
CHAIR

Ivan M. Lui-Kwan, Esq.  
VICE CHAIR

MEMORANDUM

George I. Atta, FAICP, LEED AP, CEI  
Robert Bunda  
Michael D. Formby  
William "Buzz" Hong  
Donald G. Horner  
Kestie W.K. Hui  
Damien T.K. Kim  
Glenn M. Okimoto, Ph.D.

TO: GEORGE ATTA, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: DANIEL A. GRABAUSKAS, EXECUTIVE DIRECTOR AND CEO

SUBJECT: ZONE CHANGE, A-2 APARTMENT TO AMX-3 APARTMENT  
MIXED-USE, 401 ATKINSON DRIVE, TMK 2-3-36: 5

This is in response to your January 22, 2013 request for our review of and comments on the YMCA application for a change in zoning, File No. 2013/Z-1, for a new YMCA facility and a multi-family residential tower at 401 Atkinson Drive.

The applicant's proposal to improve sidewalk and crosswalk conditions prior to adoption of neighborhood improvement plan(s) for creating suitable pedestrian access to transit stations within the Transit-Oriented Development (TOD) 1/2-mile circle and also the Honolulu Rail Transit Project (2019) seemingly meets the intent and spirit of TOD and would be a most welcome start. To encourage a lesser dependence on the automobile, provisions for bicycle parking/storage could be considered for not only the residents but the 'Y' users as well, toward enhancing the TOD experience.

In the future also, the mixed-use project would be even closer to the Hawaii Convention Center Transit Station (unofficial name), a quarter of a mile away in the vicinity of the Kapiolani Boulevard-Kalakaua Avenue Intersection and near the mauka end of Atkinson Drive. This station would be a part of the anticipated extension of the rail system to service the University of Hawaii.

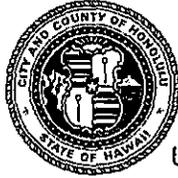
Should you have any questions on the matter, please contact Bruce Nagao of my staff at Local 88351.

DANIEL A. GRABAUSKAS  
Executive Director and CEO

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

KIRK CALDWELL  
MAYOR



RECEIVED  
13 FEB 21 P2 50

MANUEL P. NEVES  
FIRE CHIEF

LIONEL CAMARA JR.  
DEPUTY FIRE CHIEF

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

February 21, 2013

**TO:** GEORGE ATTA, FAICP, LEED AP, CEI, DIRECTOR DESIGNATE  
DEPARTMENT OF PLANNING AND PERMITTING

**FROM:** MANUEL P. NEVES, FIRE CHIEF

**SUBJECT:** APPLICATION FOR A ZONE CHANGE  
401 ATKINSON DRIVE  
TAX MAP KEY: 2-3-036: 005

In response to your memorandum dated February 11, 2013, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1; Uniform Fire Code [UFC]<sup>TM</sup>, 2006 Edition, Section 18.2.3.2.2.)

A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA1; UFC<sup>TM</sup>, 2006 Edition, Section 18.2.3.2.1.)

2. A water supply approved by the county, capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an

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George Atta, FAICP, LEED AP, CEI, Director Designate  
Page 2  
February 21, 2013

approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction].  
(NFPA 1; UFC<sup>TM</sup>, 2006 Edition, Section 18.3.1, as amended.)

3. Submit civil drawings to the HFD for review and approval.

Should you have questions, please contact Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151 or [sbratakos@honolulu.gov](mailto:sbratakos@honolulu.gov).

A handwritten signature in black ink, appearing to read 'M.P.N.', is positioned above the printed name and title.

MANUEL P. NEVES  
Fire Chief

MPN/SY:jl

2013/2

DEPARTMENT COMMENTS:

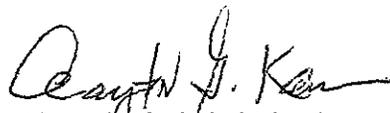
PROJECT FILE NUMBER 2013/Z-1

The Honolulu Police Department (HPD) has some concerns regarding the zone change and its impact on patrol operations in the future. This project will increase the number of people and vehicular traffic in the designated area thus resulting in an increase in calls for police services.

Page 8 of the Traffic Impact Report indicates mitigating the undesirable future traffic conditions by prohibiting left turns from the driveway. However, the Condo Concept Design on sheet C-1 does not indicate any physical design prohibiting a left turn. To further mitigate traffic congestion, motor vehicle collisions, and the need for traffic enforcement, we recommend a design that utilizes the signalized intersection at Mahukona Street and Atkinson Drive to facilitate ingress and egress.

During the planning phase of the project, the HPD would have to reassess the project's impact to future police operations.

If there are any questions, please call Major Roy Sugimoto of District 1 (Honolulu) at 723-3327.

  
CLAYTON G. KAU, Assistant Chief  
Signature/Title Support Services Bureau

March 8, 2013  
Date

101 7761

- EXISTING USE : The site proposed for rezoning is currently occupied by the Central YMCA, which includes recreational facilities, meeting rooms, offices, storage, food concessions, and 116 residential units.
- SURROUNDING LAND USE : Fronting along the north side of the site is Atkinson Drive (perpendicular to Mahukona Street), and across the street is Ala Moana Center and Ala Moana Hotel, both zoned BMX-3. Immediately east of the site are residential buildings, Sunset Towers and Atkinson Towers, both zoned A-2. Immediately south and west of the site is a residential building, Yacht Harbor Towers, zoned A-2, and beyond that is the Ala Moana Regional Park, Ala Wai Canal, and Ala Wai Harbor.
- PROPOSAL : The Applicant proposes to change the zoning of one parcel (Tax Map Key: 2-3-36: 5), approximately 1.8 acres in size, from the A-2 Medium-Density Apartment District with a height limit of 150 feet to the AMX-3 High-Density Apartment Mixed-Use District with a height limit of 350 feet. The purpose of the proposed zone change is to develop a new condominium building along with new facilities for the Central YMCA. A private, ground-level park is also proposed on site for residents. All existing structures would be demolished to make way for the proposed buildings.

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DEPARTMENT COMMENTS:

Refer to the attachment.

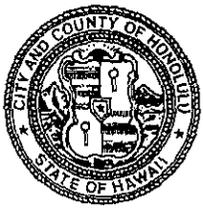
2013.3-1

DEPARTMENT OF PARKS & RECREATION  
**CITY AND COUNTY OF HONOLULU** RECEIVED

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707  
Phone: (808) 768-3003 • Fax: (808) 768-3053  
Website: www.honolulu.gov

'13 MAR -8 P2:28

KIRK CALDWELL  
MAYOR



DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

TONI P. ROBINSON  
DIRECTOR DESIGNATE  
JEANNE C. ISHIKAWA  
DEPUTY DIRECTOR

March 6, 2013

TO: GEORGE I. ATTA, FAICP, LEED AP, CEI, DIRECTOR DESIGNATE  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: TONI P. ROBINSON, DIRECTOR DESIGNATE

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM A-2 MEDIUM  
DENSITY APARTMENT DISTRICT TO AMX-3 HIGH DENSITY  
MIXED-USE DISTRICT; 401 ATKINSON DRIVE , HONOLULU,  
HAWAII TAX MAP KEY: 2-3-036:005

Thank you for the opportunity to review and comment on the subject application from MB Property Acquisitions for a zone change of the Central YMCA property from A-2 Medium Density to AMX-3 High-Density Mixed Use for the development of a high rise residential condominium.

The Department of Parks and Recreation has no objection to approval of the application however; we request the developer contact my office at 768-3001 to schedule an appointment with me and my staff to discuss how this project will be addressing their requirements of the park dedication ordinance.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

*Toni P. Robinson*  
Toni P. Robinson  
Director Designate

TPR:jr  
(501907)

1017761

**Streitz, Timothy**

---

**From:** Bisho, Virginia  
**Sent:** Thursday, March 28, 2013 12:51 PM  
**To:** Streitz, Timothy  
**Subject:** 2013/Z-1 Central YMCA  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Hi Tim,

My apologies on this being provided so late; there were just a couple of typos that we picked up on and a few comments I am passing along from our Traffic Engineering Division:

1. In the subject application, Figures 1, 2 and 3 should change Kapiolani Avenue to Kapiolani Boulevard.
2. In the Preliminary Engineering Report, Figure 1 should change Kapiolani Avenue to Kapiolani Boulevard.
3. Improvements within the rezoned areas should include bicycle facilities (i.e. parking)
4. We recommend consolidating driveways to align with Ala Moana Shopping Center driveway. Should there be any questions regarding the driveway alignment recommendation please contact Phillippe Galicinao at local 88341.

Thank you,

***Virginia C. Bisho***

Department of Transportation Services  
Transportation Planning Division  
650 S. King Street 3rd Floor  
Honolulu, Hawaii 96813  
(808) 768 - 5461  
[vbisho@honolulu.gov](mailto:vbisho@honolulu.gov)





RECEIVED

STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
P.O. BOX 2360  
HONOLULU, HAWAII 96804

'13 MAR -4 A11 :02

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

February 28, 2013

Mr. Jiro Sumada, Acting Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, Seventh Floor  
Honolulu, Hawaii 96813

Dear Mr. Sumada:

Subject: **Application for Zone Change at 401 Atkinson Drive  
Honolulu, TMK: 2-3-36:5**

The Department of Education (DOE) has reviewed the application for a zone change for the current Central YMCA site. The DOE does not have any major concerns about the proposed project's impact on the public schools that would serve 401 Atkinson. We would like to point out that students residing in the project would attend Ala Wai Elementary School, Washington Middle School and Kaimuki High School.

Ala Wai Elementary's enrollment has been stable over the past five years and is expected to remain stable over the next five years. Washington Middle and Kaimuki High have experienced enrollment declines in the past five years. Washington Middle enrollment is expected to stabilize over the next five years. Kaimuki High enrollment is expected to increase over the next five years.

There is sufficient classroom capacity in the schools to accommodate the students who will live in the proposed project.

Thank you for the opportunity to review and comment on this application. Should you have any questions, please call Heidi Meeker of the Planning Section, Facilities Development Branch at 377-8301.

Sincerely yours,

A handwritten signature in black ink that reads "Duane Kashiwai".

Duane Kashiwai  
Public Works Administrator  
Facilities Development Branch

DYK:jmb



RECEIVED

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

\*13 FEB 26 P 3:14  
In reply, please refer to:  
File:

13-036  
2013/Z-1(ts)

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

February 14, 2013

TO: Jiro A. Sumada, Acting Director  
Department of Planning and Permitting

FROM: Laura McIntyre, Program Manager *Laura McIntyre*  
Department of Health, Environmental Planning Office

SUBJECT: **Application for a Zone Change from A-2 MEDIUM-DENSITY  
APARTMENT DISTRICT TO AMX-3 HIGH-DENSITY MIXED-USE  
DISTRICT; 401 ATKINSON DRIVE, HONOLULU, OAHU  
TMK: (1) 2-3-036: 005**

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your letter dated February 11, 2013. Thank you for allowing us to review and comment on the subject document. The document was routed to the relevant Environmental Health divisions and offices. They will provide specific comments to you if necessary. EPO recommends that you review the Standard Comments ([www.hawaii.gov/health/epo](http://www.hawaii.gov/health/epo) under the land use tab). You are required to adhere to all Standard Comments specifically applicable to this application.

EPO suggests that you examine the many sources available on strategies to support the sustainable design of communities, including the:

U.S. Environmental Protection Agency's sustainability programs: [www.epa.gov/sustainability](http://www.epa.gov/sustainability)  
U.S. Green Building Council's LEED program: [www.new.usgbc.org/leed](http://www.new.usgbc.org/leed)

The DOH encourages everyone to apply these sustainability strategies and principles early in the planning and review of projects. We also request that for future projects you consider conducting a Health Impact Assessment (HIA). More information is available at [www.cdc.gov/healthyplaces/hia.htm](http://www.cdc.gov/healthyplaces/hia.htm). We request you share all of this information with others to increase community awareness on sustainable, innovative, inspirational, and healthy community design.

We request a written response confirming receipt of this letter and any other letters you receive from DOH in regards to this submission. You may mail your response to 919 Ala Moana Blvd., Ste. 312, Honolulu, Hawaii 96814. However, we would prefer an email submission to [epo@doh.hawaii.gov](mailto:epo@doh.hawaii.gov). We anticipate that our letter(s) and your response(s) will be included in the final document. If you have any questions, please contact me at (808) 586-4337.

c: Tim Streitz, Department of Planning and Permitting

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



RECEIVED Electron /  
'13 MAR-21 A7:19  
Department of Planning and Permitting  
City and County of Honolulu

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

ESTHER KIA'AINA  
FIRST DEPUTY

WILLIAM M. TAM  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

**HISTORIC PRESERVATION DIVISION  
DEPARTMENT OF LAND AND NATURAL RESOURCES**

601 Kamokila Boulevard, Suite 555  
Kapolei, HI 96806

March 20, 2013

Mr. George Atta  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813  
[G.Atta@honolulu.gov](mailto:G.Atta@honolulu.gov)

LOG NO: 2013.1814  
DOC NO: 1303SL30  
Archaeology  
Architecture

Dear Mr. Atta:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –  
Application for a Zone Change from A-2 Medium-Density Apartment District to  
AMX-3 High-Density Mixed-Used District, Central YMCA, 401 Atkinson Drive  
Waikiki Ahupua'a, Honolulu (Kona) District, Island of O'ahu  
TMK: (1) 2-3-036:005**

Thank you for the opportunity to review this zone change application for the current Central YMCA property which comprises about 1.8 acres at 401 Atkinson Drive. The applicant proposes to change the zoning from A-2 with a height limit of 150 feet to AMX-3 with a height limit of 350 feet. The zone change is requested in supported of a proposal to develop a new condominium building along with new facilities for the YMCA. All existing structures, including the YMCA building will be demolished. Our Kapolei office received this submittal on February 14, 2013.

**Architecture**

The applicant indicates there "are no buildings on the property that are listed on or have been nominated to the National or Hawai'i Registers of Historic Places." The Honolulu municipal online records show a construction date of 1951 for the Central YMCA. It is eligible for the Hawaii Register under Criteria A (Events – community activities at the YMCA) and C (Period Architecture).

Criterion A relates to use. The land was originally planned by the Territory of Hawaii for park use, but when the funds were not available, use of the property by the Young Men's Christian Association (YMCA) was felt to be following the intent of the land use plan. When the complex was finished in 1951, it included athletic fields stretching from Atkinson Boulevard to the Ala Wai Promenade along Ala Moana Boulevard. It also included a pool, gym, and overnight accommodations. In later years, the YMCA sold off the *makai* portion of the campus, renovated the 1951 building, and added an additional structure on the *mauka* side along Atkinson. The facility, even in its reduced form, still acted as a community center for generations of both islanders and visitors. Members learned to swim there, exercise and socialize. The "Y" provided a safe, inexpensive place to sleep. From what we have learned, the latter function will be discontinued in the new facility.

Criterion C represents the International Style of architecture popular during the decade in which the building was erected. Architectural features from that period include the relatively low rise nature of the building, its horizontal design emphasis in windows and concrete "eyebrows", and generous use of operable windows rather than air conditioning. As mentioned before, the building also has dormitories.

SHPD Architectural Branch believes that the project will have an *effect with proposed mitigation*. We request this mitigation include photograph and design documentation according to the *Secretary of the Interior's Standards*, Historic American Building Survey Level I, and oral and archival documentation history of the complex.

Mr. Atta  
March 20, 2013  
Page 2

Please contact Ross Stephenson at (808) 692-8028 or at [Ross.W.Stephenson@hawaii.gov](mailto:Ross.W.Stephenson@hawaii.gov) if you have any questions regarding the architectural resources.

#### Archaeology

Our records indicate no archaeological inventory survey (AIS) has been conducted for the subject property at TMK: (1) 2-3-036:005. The soils are identified as FL-Fill land and building coverage likely exceeds 90% of the parcel. However, archaeological historic properties, including *iwi kūpuna* (human burials and remains) have been identified on properties in the vicinity. Such properties may occur in the undeveloped portions of the parcel, within deposits disturbed during prior development (including in fill deposits), or within intact deposits below existing building footprints.

The applicant indicates that Cultural Surveys Hawaii (CSH) conducted a Cultural Impact Assessment (Ishihara et al., July 2012) for the proposed project. This CIA concluded that there "is a high possibility that *iwi kūpuna* may be present in the Project area, and that land-disturbing activities during construction may uncover previously undetected burials or other cultural finds." Based on this conclusion, CSH recommended (1) archaeological monitoring of construction activities, (2) construction personnel be informed of inadvertent cultural and burial find procedures, and (3) the project developer designate a qualified cultural consultant to consult with descendants connected to the project area and to develop appropriate plans in the event that any human remains, cultural sites, or artifacts are uncovered during project activities. The application states that "The applicant agrees to take the steps recommended by CSH."

SHPD believes the potential exists for **historic properties to be affected** by the proposed project, primarily human burials. Due to the potential for historic properties to be affected by the proposed work, we recommend that ground-disturbing activities associated with this permit be monitored by a qualified archaeologist. We request that the applicant submit an archaeological monitoring plan to our office for review and approval. The plan should include all information as specified in Hawaii Administrative Rule §13-279-4. We will notify your office when the plan has been approved and work may proceed.

Please contact me at (808) 692-8019 or at [Susan.A.Lebo@hawaii.gov](mailto:Susan.A.Lebo@hawaii.gov) if you have any questions regarding the archaeological resources or this letter.

Aloha,



Susan A. Lebo, PhD  
O'ahu Lead Archaeologist

cc: Tim Streitz, [tstreitz@honolulu.gov](mailto:tstreitz@honolulu.gov)  
Ross Stephenson, [Ross.W.Stephenson@hawaii.gov](mailto:Ross.W.Stephenson@hawaii.gov)

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



WILLIAM J. AHLA, 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

RECEIVED electronically  
'13 MAR-12 A11:09  
Department of Planning and Permitting  
City and County of Honolulu

March 11, 2013

City and County of Honolulu  
Department of Planning and Permitting  
Attn: Mr. Tim Streitz  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

via email: [tstreitz@honolulu.gov](mailto:tstreitz@honolulu.gov)

Dear Mr. Streitz,

SUBJECT: File Number 2013/Z-1, Application for a Zone Change from A-2 Medium-Density Apartment District to AMX-3 High-Density Mixed-Use District, Central YMCA/Aloha Kai Condominium Project

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 the Land Division – Oahu District. No other comments were received as of our suspense date. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Sincerely,

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

Russell Y. Tsuji  
Land Administrator

Enclosure(s)

1017761

Signed:         
Print Name:         
Date:       

( ) We have no objections.  
( ) We have no comments.  
( ) Comments are attached.

Attachments

Please submit any comments by March 7, 2013. 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 Supervising Land Agent Steve Mohlen at (808) 587-0439. Thank you.

1. Go to: <https://sp01.jd.dnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments
4. Click on the subject file "Central YMCA/Aloha Kai Condominium Project", then click on "Files" and "Download a copy";

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document. The applicant provided only a limited number of CD-ROMS and hard copies of the Zone Change Application. If we have not provided you with a copy, it can be located here:

TO: DLNR Agencies:

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Application for a Zone Change from A-2 Medium-Density Apartment District to AMX-3 High-Density Mixed-Use District; 401 Atkinson Drive, Central YMCA/Aloha Kai Condominium Project

LOCATION: 401 Atkinson Drive, Honolulu, Oahu; Tax Map Key: 2-3-36: 5 MB Property Acquisitions

- 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

MEMORANDUM

February 13, 2013

HONOLULU, HAWAII 96809  
POST OFFICE BOX 621

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION



WILLIAM T. ALHA, JR.  
CHAIRMAN  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCES MANAGEMENT



MHI. ABERCROMBIE  
GOVERNOR OF HAWAII



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GLENN M. OKIMOTO  
DIRECTOR

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

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

13 APR 11 12:13

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLU

IN REPLY REFER TO:  
DIR 0208  
HWY-PS  
2.4426

April 10, 2013

Mr. George Atta  
Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup>, Floor  
Honolulu, Hawaii 96813

Dear Mr. Atta:

Subject: Zone Change Application, Central YMCA/Aloha Kai Condominium Project;  
401 Atkinson Drive, Honolulu, Hawaii, TMK: (1)2-3-36:005

Thank you for consulting with us regarding the subject project. It is our understanding that the Applicant proposes to construct a new 3-story YMCA facility that will be approximately the same size as the existing facility and a new 150 unit residential tower with 282 parking spaces. All existing structures will be demolished.

We have the following comments:

1. The Traffic Impact Report (TIR) for the Proposed Aloha Kai Condominium and New Central YMCA, prepared by Julian Ng, Inc., dated December 2012 is not acceptable. The Department of Transportation (DOT) recommends that the Applicant revise the TIR to address all of the applicable comments herein and submit a revised TIR for DOT's review and acceptance prior to applying for a building permit.
2. It is DOT's policy to require a traffic study area which extends out to intersections where a change in peak hour traffic volume due to the project is within DOT's threshold of 3 to 5 percent. The Applicant shall validate that the Ala Moana Boulevard/Atkinson Drive intersection is the limit of this threshold.
3. The TIR should include a discussion/evaluation and analysis of weekend traffic during YMCA special events such as the summer camp programs, swim and water polo meets, after school care and preschool programs, special performances, etc. since the new facility is designed to serve 500 to 700 patrons a day. It should be noted that one of the major traffic generators in the area is the Hawaii Convention Center, which has conventions, banquets, receptions, seminars, etc. that often occur on weekends.
4. The traffic report should provide the traffic level of service (LOS) for all turning movements at the Ala Moana Boulevard/Atkinson Drive intersection.

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5. It is DOT's policy that the Applicant mitigate all transportation impacts due to the project in order to maintain the satisfactory operating traffic LOS and delay levels at the without the project conditions for the horizon (baseline) year. In addition, should the LOS without the project be lower than the desirable DOT threshold of LOS "D", the Applicant may be required to provide mitigation improvements to improve the State facilities to LOS "D" or better with the project.
6. The subject project will generate additional pedestrian traffic in the area. The Traffic Report should include a discussion of this increase and the impact on walking routes along Ala Moana Boulevard especially at its intersection with Atkinson Drive. The report should evaluate whether or not pedestrian traffic would impact the traffic level of service at Ala Moana Boulevard/Atkinson Drive intersection.
7. The Applicant shall coordinate with DOT and provide a pro rata contribution to the cost of regional improvements to state highways and/or traffic mitigation measures that will help to alleviate the transportation impacts generated by the Project, as determined by the Applicant and DOT.
8. During YMCA's special performances/special events etc., the traffic noise levels along Ala Moana Boulevard should be addressed by the applicant with noise compatible planning and sound abatement measures to comply with DOT's noise policy.
9. The Applicant is required to obtain a permit from DOT Highways Division, if any oversize and overweight equipment/loads for the subject project will be transported on State highways facilities.
10. Construction plans for work done within Ala Moana Boulevard right-of-way must be submitted for our review and approval.

If you have any questions, please contact Gary Ashikawa, Systems Planning Engineer, Highways Division, Planning Branch, at 587-6336. Reference file number 2013-055.

Very truly yours,



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

RECEIVED

Name: Lenore M. Waijiana

Address: 419 Atkinson Dr Honolulu HI 96814

Telephone: 808-947-8992

Email address: \_\_\_\_\_

Date: 4/30/13

13 APR 30 P2:02  
DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
Location:	401 Atkinson Drive, Honolulu, O'ahu
TMK:	2-3-36:5
State Land Use District:	Urban District
Existing Zoning:	A-2 Medium-Density Apartment District
SMA:	None
Planning Area:	Primary Urban Center Development Plan
Acceptance Date:	January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

Please postpone for at least 45 days the Department of Planning and Permitting (DPP) application reviewers' decision regarding the Zoning Change Application for 401 Atkinson Drive, until all adjacent property owners, or their building associations, are properly notified in accordance with Land Use Ordinance 21-2-4-20 (c) (3). Property owners need time to review the zone change application and its supporting documents. Property owners also need time to prepare and present testimony and evidence. This testimony and evidence will support DDP application reviewers' recommendation that this application be denied, *before* being handed on to the Planning Commission.

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1. Applicant's legally required notification letter allegedly mailed to the SUNSET TOWERS AOA Board was improperly addressed and was never received. It was returned to the applicant by the U.S. Postal Service as "undeliverable". Applicant did not make a "good faith effort" to insure that the notification was received by SUNSET TOWERS AOA Board, whose proper addressing is readily available online, or from other sources.

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f. **Other causes of concern, to be presented.**

In summary, SUNSET TOWERS property owners need time to present comments and reports supporting the City and County of Honolulu's Department of Planning and Permitting application reviewers' decision to recommend denial of the zone change application by the Planning Commission.

We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

Thank you for your consideration.

Leona M. Nishijima  
Signature

4/30/13  
Date

LEONA M. NISHIJIMA  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: VICTOR TSONG  
Address: 419 ATKINSON DRIVE, #702  
Telephone: (808) 941-4034  
Email address: yaukettylucien@hotmail.com  
Date: MAY 3<sup>RD</sup> 2013

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY -7 P1:36

RECEIVED

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
Location:	401 Atkinson Drive, Honolulu, O'ahu
TMK:	2-3-36:5
State Land Use District:	Urban District
Existing Zoning:	A-2 Medium-Density Apartment District
SMA:	None
Planning Area:	Primary Urban Center Development Plan
Acceptance Date:	January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

Please postpone for at least 45 days the Department of Planning and Permitting (DPP) application reviewers' decision regarding the Zoning Change Application for 401 Atkinson Drive, until all adjacent property owners, or their building associations, are properly notified in accordance with Land Use Ordinance 21-2-4-20 (c) (3). Property owners need time to review the zone change application and its supporting documents. Property owners also need time to prepare and present testimony and evidence. This testimony and evidence will support DDP application reviewers' recommendation that this application be denied, *before* being handed on to the Planning Commission.

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We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

Thank you for your consideration.

  
\_\_\_\_\_  
Signature

MAY 31<sup>st</sup> 2013  
Date

VICTOR TSONG  
Printed Name  
SUNSET TOWERS property owner or tenant.

G.A. and J.E. Ringstad  
9202 Olympic View DR  
Edmonds , WA 98020  
425-776-6301  
5/7/13

To: Honolulu Department of Planning and Permitting  
Mr George Atta, Director  
Mr Timothy Streitz, Project Manager  
650 So. King Street, 7<sup>th</sup> floor  
Honolulu, Hawaii 96813

REC'D  
13 MAY 13 AM 10:21  
DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

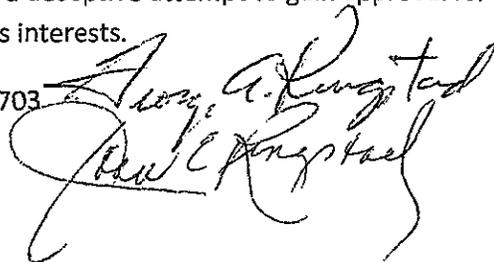
Subject: Zoning change and condo tower on Atkinson DR permit application, comments concerning

We agree with the concerns indicated by the Sunset Towers Zoning committee regarding the proposed new condominium complex on the YMCA property off Atkinson Drive. As owners of unit 703 Sunset Towers next door to the proposed new complex, we concur with the request for the 45 day extension of the permit process to allow full consideration of the negative aspects of this proposal. It is our recommendation, that when all factors are considered, the permit to construct will be denied.

In addition to the comments provided by the Sunset tower Zoning committee, we note the following:

1. Noise: As a result of traffic and density increases, the noise level in this area will be increased to more unacceptable levels. The noise level currently now exceeds 85 DBA at times. This is already excessive for a residential area and will likely become worst with the new building installed.
2. Pollution: Similarly, the pollution resulting from increased traffic and population density will increase to an unacceptable level and be a health hazard to visitors and residents. Note that now the amount of pollution including soot deposits from automobile exhaust is now very high and will get even higher when the new 350 foot tower is constructed.
3. YMCA Property: It is not clear that the YMCA property originally transferred to the YMCA can ((or should) be used for reasons other than that originally authorized and intended. As the new building may have both commercial and residential applications, we question the proposed usage as being equivalent to the not -for-profit current YMCA use. The smaller new YMCA building proposed is seen as not equivalent in fit or function to the original complex and, therefore, is a mis-representation. It is seen as a deceptive attempt to gain approval for the larger "for profit" goals of the private developer's interests.

George and Joan Ringstad, owners Sunset Towers unit #703



Name: GEORGE + JOAN RINGSTAD

Owner of: Apt. 703, Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: 9202 Olympic View Dr, Edmonds, WA 98020

Telephone: 425-776-6301

Email address: gRINGSTAD@ComCAST.net

Date: 5/7/2013

Mr. Timothy Streit, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
Location:	401 Atkinson Drive, Honolulu, O'ahu
TMK:	2-3-36:5
State Land Use District:	Urban District
Existing Zoning:	A-2 Medium-Density Apartment District
SMA:	None
Planning Area:	Primary Urban Center Development Plan
Acceptance Date:	January 9, 2013

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We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

Thank you for your consideration.

*George A. Ringstad, Joan E. Ringstad*  
Signature

*5/7/2013*  
Date

*GEORGE A. RINGSTAD, JOAN E. RINGSTAD*  
Printed Name  
SUNSET TOWERS' property owner, Apt. *703*

*Honolulu Department of Planning & Permitting (DPP)*

*Please see additional comments and concerns against allowing the construction of the proposed Condo complex on Atkinson Drive on the YmCA property*

G.A. and J.E. Ringstad  
9202 Olympic View DR  
Edmonds, WA 98020  
425-776-6301  
5/7/13

To: Honolulu Department of Planning and Permitting  
Mr George Atta, Director  
Mr Timothy Streitz, Project Manager  
650 So. King Street, 7<sup>th</sup> floor  
Honolulu, Hawaii 96813

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CITY & COUNTY OF HONOLULU

RECEIVED

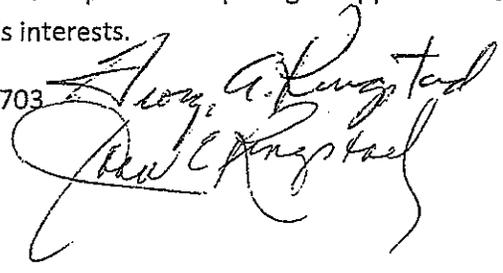
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George and Joan Ringstad, owners Sunset Towers unit #703



Name: David & Kazuko Rodriguez  
Address: 419 Atkinson Dr. #705 Honolulu, HI 96814  
Telephone: (808) 945-9100  
Email address: daverodriguez@gmail.com  
Date: April 30, 2013

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY -1 P 1:20

RECEIVED

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

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Name: Velma Goo - Sunset Towers ADO Board Member RECEIVED  
Address: 419 Atkinson Dr. # 730 APR 30 Honolulu 96814  
Telephone: 808-946-2107  
Email address: \_\_\_\_\_ DEPT OF PLANNING AND PERMITTING CITY & COUNTY OF HONOLULU  
Date: 4/30/2013

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
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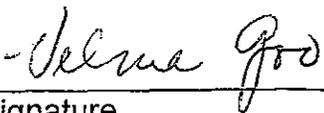
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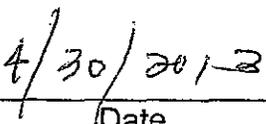
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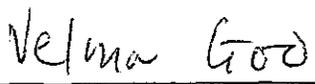
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We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

Thank you for your consideration.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: ERIC WONG/DEBRA LOH  
Address: 419 ATKINSON #801  
Telephone: 916-508-1314  
Email address: erw@surrewest.net  
Date: 5/8/13

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT. OF PLANNING AND PERMITTING  
CITY & COUNTY OF HONOLULU

'13 MAY 10 AM 1:27

RECEIVED

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
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Location: 401 Atkinson Drive, Honolulu, O'ahu  
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Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

Please postpone for at least 45 days the Department of Planning and Permitting (DPP) application reviewers' decision regarding the Zoning Change Application for 401 Atkinson Drive, until all adjacent property owners, or their building associations, are properly notified in accordance with Land Use Ordinance 21-2-4-20 (c) (3). Property owners need time to review the zone change application and its supporting documents. Property owners also need time to prepare and present testimony and evidence. This testimony and evidence will support DPP application reviewers' recommendation that this application be denied, *before* being handed on to the Planning Commission.

1. Applicant's legally required notification letter allegedly mailed to the SUNSET TOWERS AOA Board was improperly addressed and was never received. It was returned to the applicant by the U.S. Postal Service as "undeliverable". Applicant did not make a "good faith effort" to insure that the notification was received by SUNSET TOWERS AOA Board, whose proper addressing is readily available online, or from other sources.

2. Even had applicant's letter been properly addressed, the wording of the letter is misleading. The wording of the letter implies to the normal person that the application had already been approved. It also gives the impression that there would be no public input to DPP until "later in the year" and April "at the earliest". Further, the letter asks property owners with concerns to contact the sender, Mr. Jon Whalen, the applicant's agent. There is no mention of property owners contacting DPP directly, as there is in DPP's own notification letters sent to governmental agencies.

3. Property owners of adjacent properties need to be properly notified per the Land Use Ordinance cited above. Therefore, it is requested that applicant resend the notification letter with proper addressing and give property owners 45 days, until June 15th, to present their causes of concern *before* the application is passed on to the Planning Commission.

4. Adjacent property owners, boards and associations need at least 45 days to collect information and present evidence and testimony to document their causes of concerns. Property owners will prepare comments and present evidence in support of the DPP's zone change application reviewers' recommendation of denial to the Planning Commission. These concerns include but are not limited to:

a. **Traffic Impact Assessment Report (TIAR)**; the applicant's TIAR says the change to mixed-use zoning, which includes commercial and business use, and the construction of a new 350 foot residential tower will have no significant impact on traffic. Property owners need time to present to the DPP application reviewers a TIAR showing the very significant negative impact that the traffic generated by a mixed-use 350 foot tower will have on already congested Atkinson Drive;

b. **Destruction of view corridor.** The proposed tower will create a huge "wall" since it will be built between the two existing Yacht Harbor Towers. Property owners need time to produce graphic illustrations (pictures) of the destruction of an important view corridor;

c. **Quality of life:** The proposed zone change and 350 foot tower will have a significant negative impact on the quality of life of this already densely populated neighborhood. Aside from aesthetic destruction of the view corridor, studies need to be conducted and then presented to the DPP zone change application reviewers, showing

the negative impacts of "wind tunnel" effects, shadow effects, pedestrian and vehicular congestion, and other factors that affect the quality of daily life;

d. **Usurpation of value:** Property owners' property values will be reduced once the view corridor is destroyed. Many of SUNSET TOWERS' units have valuable views that will disappear if the tower is built. Property owners need 45 days to present testimony and evidence showing significant negative financial impact on property owners, including but not limited to the lowering of their property value;

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f. **Other causes of concern, to be presented.**

In summary, SUNSET TOWERS property owners need time to present comments and reports supporting the City and County of Honolulu's Department of Planning and Permitting application reviewers' decision to recommend denial of the zone change application by the Planning Commission.

We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

Thank you for your consideration.

Eric R. Wong  
Signature

5/8/13  
Date

ERIC R. WONG  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: Jiro Tanabe

Owner of: Apt. 803, Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: 99-712 Nakui Place, Aiea, HI 96701

Telephone: (808) 4882692

Email address: \_\_\_\_\_

Date: May 02, 2013

REC'D  
13 MAY -6 10:14  
DEPT OF PLANNING  
CITY & COUNTY OF HONOLULU

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

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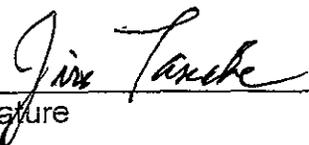
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We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

Thank you for your consideration.

  
\_\_\_\_\_  
Signature

May 02, 2013  
Date

Jiro Tanabe  
\_\_\_\_\_  
Printed Name  
SUNSET TOWERS' property owner, Apt. 803

Name: Melvin E. Hamada

RECEIVED

Address: 419 ATKINSON DR., Apt. 804., Hon. HI 96813

Telephone: (808) 955-7739

Email address: melhamada@yahoo.com

Date: 5/1/13

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
Location:	401 Atkinson Drive, Honolulu, O'ahu
TMK:	2-3-36:5
State Land Use District:	Urban District
Existing Zoning:	A-2 Medium-Density Apartment District
SMA:	None
Planning Area:	Primary Urban Center Development Plan
Acceptance Date:	January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

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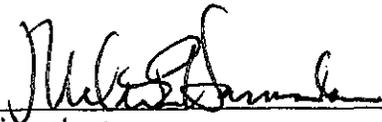
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\_\_\_\_\_  
Signature

5/1/13  
\_\_\_\_\_  
Date

Melvin E Hamada  
\_\_\_\_\_  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: GORDON LI  
Address: 419 ATKINSON DR. #904  
Telephone: 722-4372  
Email address: gordon.jj.li@gmail.com  
Date: 4/30/13

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT. OF PLANNING  
AND PERMITTING  
CITY AND COUNTY OF HONOLULU

'13 MAY 10 AM 1:28

RECEIVED

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

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\_\_\_\_\_  
Signature

4/30/13  
Date

GORDON LI  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: Robert C BRACKT

Owner of: Apt. 902, Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: 419 KENNA RD #1803

Telephone: 508-312-4043

Email address: BRACKT@hawaii.pr.com

Date: 5/3/13

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY -3 AM 1:17

RECEIVED

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
Location:	401 Atkinson Drive, Honolulu, O'ahu
TMK:	2-3-36:5
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Acceptance Date:	January 9, 2013

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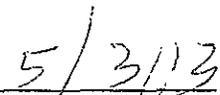
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Signature

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Printed Name  
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Name: GORDON LI  
Address: 419 ATKINSON DR. #904  
Telephone: 722-4372  
Email address: gordon.jj.li@gmail.com  
Date: 4/30/13

CE  
PLANNING & PERMITTING

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PERMITTING

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
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e. **Geological substrate analysis and danger of subsidence:** Subsidence is a flattening or lowering of the geologic material under a building's foundation. This can cause the foundation to crack, tilt, slide, etc. Subject property appears to be located on what is basically a bed of coral. It appears that other tall buildings in the immediate vicinity are developing cracks in their foundations due to subsidence. Property owners need time to have a geological report prepared to present to the DPP zone change application reviewers;

f. **Other causes of concern, to be presented.**

In summary, SUNSET TOWERS property owners need time to present comments and reports supporting the City and County of Honolulu's Department of Planning and Permitting application reviewers' decision to recommend denial of the zone change application by the Planning Commission.

We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

Thank you for your consideration.

  
Signature

4/30/13  
Date

GORDON LI

Printed Name  
SUNSET TOWERS property owner or tenant.

Name: JOHN N. HASHIMOTO

Owner of: Apt. 906, Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: 2210 DESCANSO WAY, TORRANCE, CA 90504

Telephone: 310-324-4931

Email address: jn.hashimoto777@gmail.com

Date: 12 May 2013

RECEIVED  
13 MAY 16 AM 0:37  
DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

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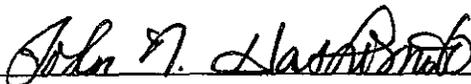
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We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

Thank you for your consideration.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

**JOHN N. HASHIMOTO**  
\_\_\_\_\_  
Printed Name  
SUNSET TOWERS' property owner, Apt. 906

Name: Robert + Sonya Sinclair

Owner of: Apt. 907, Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: 925 Cedar St. Honolulu HI 96814

Telephone: 808 292 6076 ; 808 721 8013

Email address: RobertSinclair@yahoo.com

Date: 5.6.13 Sonya Sinclair edeanfoods.com

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HAWAII

13 MAY 10 AM 1:28

PERCEIVED

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
Location:	401 Atkinson Drive, Honolulu, O'ahu
TMK:	2-3-36:5
State Land Use District:	Urban District
Existing Zoning:	A-2 Medium-Density Apartment District
SMA:	None
Planning Area:	Primary Urban Center Development Plan
Acceptance Date:	January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

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Name: Robert + Sonya Sinclair

Owner of: Apt. 907, Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: 925 Cedar St. Honolulu HI 96814

Telephone: 808 292 6076 ; 808 721 8013

Email address: Robert.Sinclair@yahoo.com

Date: 5.6.13 Sonya Sinclair edcomfunds.com

RECEIVED  
MAY -7 08:00

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
Location:	401 Atkinson Drive, Honolulu, O'ahu
TMK:	2-3-36:5
State Land Use District:	Urban District
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SMA:	None
Planning Area:	Primary Urban Center Development Plan
Acceptance Date:	January 9, 2013

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RECEIVED

Name: Calvin T.H. Au

Address: 419 ATKINSON DR. #10013 APR 30 P2:02

Telephone: 808 955-5031

Email address: MAXIMA@HAWAIIANTEL.NET

Date: 4/23/13

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
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TMK: 2-3-36:5  
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SMA: None  
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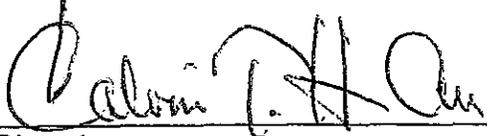
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\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: David Leigh  
Address: 419 Atkinson Drive #1003  
Telephone: 258-4860  
Email address: leighd0010@hawaii.rr.com  
Date: 4/30/13

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY -1 P1:20

RECEIVED

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
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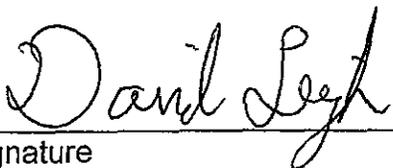
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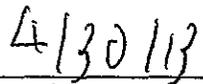
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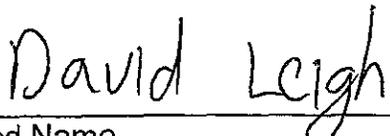
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Thank you for your consideration.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Printed Name  
SUNSET TOWERS property owner or tenant.

**Subject:** Request of suspension of action due to improper noticing of adjacent property owners  
**From:** lyn stobie (lostobie@yahoo.com)  
**To:** tstreitz@honolulu.gov;  
**Cc:** gatta@honolulu.gov; achallacombe@honolulu.gov; ksokugawa@honolulu.gov; rhara@honolulu.gov; bchong2@honolulu.gov; stjima@honolulu.gov; jsakamoto@honolulu.gov; IanMWashburn@gmail.com;  
**Date:** Thursday, April 25, 2013 1:44 PM

RECEIVED

'13 APR 26 AM 1:15

DEPT. OF PLANNING AND PERMITS CITY & COUNTY OF HONOLULU

CORRECTION to first paragraph. The Ordinance number should be 21-2.40-2(c)(3).

Lyn Stobie  
Sunset Towers, Apt. 1006

**From:** Ian M. Washburn <ianmwashburn@gmail.com>  
**To:** "Streitz, Timothy" <tstreitz@honolulu.gov>  
**Cc:** "Atta, George I" <gatta@honolulu.gov>; "Challacombe, Arthur D." <achallacombe@honolulu.gov>; "Sokugawa, Kathy K." <ksokugawa@honolulu.gov>; "Hara, Randy K." <rhara@honolulu.gov>; "Chong, Blanche" <bchong2@honolulu.gov>; "Tajima-Ueki, Sarah" <stajima@honolulu.gov>; "Sakamoto, Judith J." <jsakamoto@honolulu.gov>  
**Sent:** Thursday, April 25, 2013 12:10 PM  
**Subject:** Request of suspension of action due to improper noticing of adjacent property owners.

RE: 401 Atkinson Zone Change application

Please postpone decision regarding Zone Change Application until all adjacent property owners, or their building associations, are properly notified in accordance with Land Use Ordinance 21-2-4-2 (c) (3).

1. Applicant's letter, sent by John Whalen of PlanPacific, was not mailed within 10 working days of Acceptance Date, January 9, 2013, as shown on NOTICE OF APPLICATION ZONE CHANGE. Whalen's letter shows a date of January 31, 2013.
2. Applicant's letter was improperly addressed to the Sunset Tower's Building Association. Mr. Whalen is a long-time professional and former DPP executive, so he knows how to properly address such letters to building associations and boards. The letter was apparently addressed to "Condo Master", which he must know is a non-existent entity.
3. Even had his letter been properly addressed, the wording at the end of the letter is misleading. It implies that there would be no public input to DPP until April "at the earliest", and asks property owners with concerns to contact him. There is no mention of property owners contacting DPP directly.
4. Property owners of adjacent properties need to be properly notified per the Land Use

Ordinance cited above. Therefor it is requested that Mr. Whalen resend his notification letter with proper addressing.

5. Adjacent property owners, boards and associations need 45 days to collect information and voice their concerns, which include:

a) Traffic Impact Assessment

b) Destruction of view corridor (the proposed tower will create a huge "wall" since it is between the two existing Yacht Harbor Towers.

c) Usurpation of value from long-standing property owners whose property values will be reduced once the view corridor is destroyed.

d) Other concerns include: sewer capacity; destruction of scenic coastal views from land and water; traffic generated by mixed-use zoning (AMX-3), where business trip-generation has not been adequately calculated; and other issues.

Fair is fair. The adjacent property owners and their boards and associations were not properly notified by the applicant, and need time to prepare and present their concerns to DPP, before DPP makes any decision recommending this Zone Change to the Planning Commission.

Thank you very much.

Lyn Stobie, former Board President  
SUNSET TOWERS  
419 Atkinson Drive, #1006  
Honolulu, HI 96814

Ian M. Washburn  
475 Atkinson Drive, #1608  
Honolulu, HI 96826  
(808) 347-9951 cell  
IanMWashburn@gmail.com

Name: Lynette C. Stobie  
Address: 419 Atkinson Drive, #1006, Honolulu, HI 96814  
Telephone: 946-7365  
Email address: lcastobie@yahoo.com  
Date: 4/30/13

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT. OF PLANNING  
AND PERMITTING  
CITY AND COUNTY OF HONOLULU

13 APR 30 18:18

RECEIVED

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

Please postpone for at least 45 days the Department of Planning and Permitting (DPP) application reviewers' decision regarding the Zoning Change Application for 401 Atkinson Drive, until all adjacent property owners, or their building associations, are properly notified in accordance with Land Use Ordinance 21-2-4-20 (c) (3). Property owners need time to review the zone change application and its supporting documents. Property owners also need time to prepare and present testimony and evidence. This testimony and evidence will support DDP application reviewers' recommendation that this application be denied, *before* being handed on to the Planning Commission.

1. Applicant's legally required notification letter allegedly mailed to the SUNSET TOWERS AOA Board was improperly addressed and was never received. It was returned to the applicant by the U.S. Postal Service as "undeliverable". Applicant did not make a "good faith effort" to insure that the notification was received by SUNSET TOWERS AOA Board, whose proper addressing is readily available online, or from other sources.

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3. Property owners of adjacent properties need to be properly notified per the Land Use Ordinance cited above. Therefore, it is requested that applicant resend the notification letter with proper addressing and give property owners 45 days, until June 15th, to present their causes of concern *before* the application is passed on to the Planning Commission.

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f. **Other causes of concern, to be presented.**

In summary, SUNSET TOWERS property owners need time to present comments and reports supporting the City and County of Honolulu's Department of Planning and Permitting application reviewers' decision to recommend denial of the zone change application by the Planning Commission.

We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

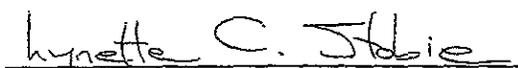
Thank you for your consideration.



Signature

\_\_\_\_\_

Date



Printed Name

SUNSET TOWERS property owner or tenant.

Name: ALIA SERBAN  
 Address: 419 ATKINSON DR #1007  
 Telephone: 232 1507  
 Email address: \_\_\_\_\_  
 Date: 4/30/2013

Mr. Timothy Streitz, Project Manager  
 Mr. George Atta, Director  
 CITY AND COUNTY OF HONOLULU  
 DEPARTMENT OF PLANNING AND PERMITTING  
 650 S. King Street, 7<sup>th</sup> Floor  
 Honolulu, HI 96813

DEPT. OF PLANNING AND PERMITTING  
 CITY & COUNTY OF HONOLULU

13 APR 30 P2:02

RECEIVED

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
Location:	401 Atkinson Drive, Honolulu, O'ahu
TMK:	2-3-36:5
State Land Use District:	Urban District
Existing Zoning:	A-2 Medium-Density Apartment District
SMA:	None
Planning Area:	Primary Urban Center Development Plan
Acceptance Date:	January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

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In summary, SUNSET TOWERS property owners need time to present comments and reports supporting the City and County of Honolulu's Department of Planning and Permitting application reviewers' decision to recommend denial of the zone change application by the Planning Commission.

We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

Thank you for your consideration.



Signature

4/30/2013  
Date

ALIA SEKBAN

Printed Name

SUNSET TOWERS property owner or tenant.

Name: Matt Muccio  
Address: 419 Atkinson Dr. #1007 (1007 verified by phone)  
Telephone: 366.5600  
Email address: MattMuccio@ymca.com  
Date: 4/30/13

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

REC'D  
13 APR 30 P2:02  
DEPT. OF PLANNING AND PERMITTING  
CITY & COUNTY OF HONOLULU

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

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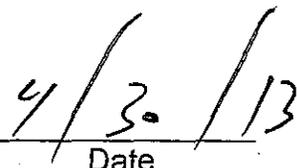
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We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

Thank you for your consideration.



Signature



Date



Printed Name

SUNSET TOWERS property owner or tenant.

Name: SHIRLEY CHAI PEI YEN

Owner of: Apt. 1007, Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: 17048 E. Colima Rd. # 191, Hacienda Heights, CA. 91745

Telephone: 626-964-2321

Email address: CHRISTINA.E.HUI@GMAIL.COM

Date: 5-11-13

DEPT. OF PLANNING AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY 16 AM 36

RECEIVED

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

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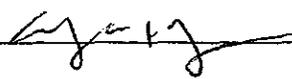
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Thank you for your consideration.

Signature 

5-11-13  
Date

SHIRLEY CHAIPEL (EN)  
Printed Name  
SUNSET TOWERS' property owner, Apt. 1067

Name: Tokiko Okano

Owner of: Apt. #1102, Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: 1720 Young St.

Telephone: 808-949-8520

Email address: t-okano@hawaii.mn.com

Date: 5/6/13

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

'13 MAY -8 P1:35

RECEIVED

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
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Thank you for your consideration.

Tokiko Okano  
Signature

5/6/13  
Date

TOKIKO OKANO  
Printed Name  
SUNSET TOWERS' property owner, Apt. \_\_\_\_\_

Name: MARK TONINI

Address: 419 Atkinson Dr Apt. 1103 + 1904

Telephone: 381-5268

Email address: MARKTONINI@HFAHAWAII.COM

Date: 5/6/2013

DEPT OF Planning  
AND PERMITTING  
CITY AND COUNTY OF HAWAII

13 MAY -8 P1:35

RECEIVED

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
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TMK: 2-3-36:5  
State Land Use District: Urban District  
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We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

Thank you for your consideration.

Mark Tonini  
Signature

5/6/2013  
Date

MARK TONINI  
Printed Name

Apartment 1103 + 1904

SUNSET TOWERS property owner or tenant.

Name: FRANCIS K.Y. & LORRAINE C. MAU

Owner of: Apt. 1104 Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: 5278 MAKALENA ST. HONO. 96821

Telephone: 373-1659

Email address: —

Date: 5/8/13

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY 10 AM 11:27

RECEIVED

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
Location:	401 Atkinson Drive, Honolulu, O'ahu
TMK:	2-3-36:5
State Land Use District:	Urban District
Existing Zoning:	A-2 Medium-Density Apartment District
SMA:	None
Planning Area:	Primary Urban Center Development Plan
Acceptance Date:	January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

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Name: HAO CHIH HO

Owner of: Apt. 1105, Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: 2424 EAST MANOA ROAD, HONOLULU, HI 96822

Telephone: 808-258-6197

Email address: haochinho@aol.com

Date: 5/2/2013

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY -6 AM '14

RECEIVED

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

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Thank you for your consideration.

  
\_\_\_\_\_  
Signature

5/2/2013  
Date

HAO CHIH HO  
Printed Name  
SUNSET TOWERS' property owner, Apt. 1105

Name: 1. Luann D. Pace 2. Donna R. Pace 3. Janis M. [Signature]  
 Address: 419 Atkinson Dr # 1204 Honolulu HI 96814-4721  
 Telephone: 808 945-1534  
 Email address: N/A  
 Date: 05/01/2013

RECEIVED  
 13 MAY -1 P1:20  
 DEPT. OF PLANNING AND PERMITTING  
 CITY & COUNTY OF HONOLULU

Mr. Timothy Streitz, Project Manager  
 Mr. George Atta, Director  
 CITY AND COUNTY OF HONOLULU  
 DEPARTMENT OF PLANNING AND PERMITTING  
 650 S. King Street, 7<sup>th</sup> Floor  
 Honolulu, HI 96813

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 Landowner: YMCA of Honolulu  
 Location: 401 Atkinson Drive, Honolulu, O'ahu  
 TMK: 2-3-36:5  
 State Land Use District: Urban District  
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Thank you for your consideration.

1. *Luann D. Pace*  
2. *Donna R. Pace*  
3. *[Signature]*  
\_\_\_\_\_  
Signature

*05-11-2013*  
\_\_\_\_\_  
Date

1. *Luann D. Pace*  
2. *Donna R. Pace*  
3. *Janis M. [Signature]*  
\_\_\_\_\_

Printed Name

SUNSET TOWERS property owner or tenant.

May 1, 2013

RECEIVED

To: Mr Timothy Streitz, Project Manager  
City and County of Honolulu  
Department of Planning and Permitting  
CC: Mr George Atta, Director

'13 MAY -3 A7:52

From: Curt Carson  
Sunset Towers Unit 1206  
419 Atkinson Drive  
Honolulu, HI 96814

Dear Mr Streitz and Mr Atta,

I am writing in objection to the proposed Central YMCA/Aloha Kai Condominium development project. I apologize for the delivery of this letter so close to the end of the 45-Day Zone Application Review Period. Unfortunately, I was not notified of the zoning changes until just a few days ago, and the initial notification recommended sending concerns/objections directly to the condominium project managers, not to the Department of Planning and Permitting. While I am not asserting any malicious intent on the behalf of the project managers, it certainly seems that good faith efforts to properly notify the area residents of the zoning changes were not performed.

I have several concerns about this proposed project. In addition to the loss of the Ala Wai Harbor view corridor for both my building and all of the visitors staying in the Ala Moana Hotel, the 350 foot building, as proposed, will create a singular, solid "wall" of buildings. Those individuals who stay for Convention Center events will not see the tropical paradise exemplified by the opening sequence of "Gilligan's Island", but will rather gaze out onto an unsightly example of urban verticalization.

The values of both the residential and hotel properties will drop dramatically once this massive building is erected. I can say this with absolute certainty from my own personal experience. I had my condo appraised at \$711,000 two months before the announcement of the (then 150 foot) project. Ten months later, a reappraisal of my unit came back at \$530,000. While there are obviously other factors to consider, the single largest change in that short time period was the announcement of the new condo project. Placing a building of more than double that size will no doubt have an even greater adverse effect on property values and the ultimate opinion of visitors on our beautiful city.

While the previous reasons are both legitimate and reasonable reasons to not approve the construction of the 350 foot condominium project, they pale in comparison to the absolutely horrendous effect this project will have on traffic in the area. After all, some degree of verticalization is expected with the growth of any city. However, Atkinson Drive occupies a unique place in Honolulu's traffic network. It is the only true cross-street to Kapiolani Boulevard from Ala Moana Boulevard for a distance of over half a mile, and there is no other direct route back to Kapiolani once the Ala Wai bridge is

crossed. I'm not sure what sort of magical thinking was employed to come to the conclusion that adding a 350 foot, mixed commercial/residential building would have no significant impact on the traffic flow of an already stressed, vital, and unique connecting street. On a daily basis, I watch as traffic backs up at the Mahukona stop light in both directions, and that is without a Convention Center "event" taking place. When I imagine what will happen when you add a mixed use skyscraper that has to allow sidewalk pedestrian traffic to dictate when cars can turn into the building (as currently occurs at Yacht Harbor Towers), "no significant impact" goes from being an unlikely to an absurd assessment. If the Traffic Impact Assessment Report did not specifically address the enormous effect that pedestrian traffic will have on all days, and not just selected days of minimal activity, I would consider that TIAR to be invalid, if not downright misleading.

In closing, I would like to thank you for your time and consideration of this matter. I would like to request that the Zone Change Application Review period be extended for an additional 45 days, or that the Zone Change be denied outright. Common sense dictates that this project, in its proposed form, is a bad idea. It will create problems that will have significant impact on the quality of life of not just the area residents, but all people who travel in the Ala Moana/Waikiki Corridor. I certainly would not want to be the individual judged by history after this project makes the worst traffic in the nation even worse.

Sincerely,

Curt Carson, MD  
419 Atkinson Drive #1206  
Honolulu, HI 96814  
(808) 352-0769

RECEIVED

Name: LEONA BAYNE

Address: 419 ATKINSON DR. 13013 APR 30 P2:02

Telephone: 808-941-5493

Email address: \_\_\_\_\_

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

Date: 4/30/2013

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

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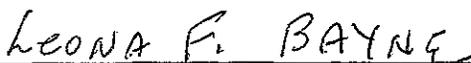
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Signature

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: ALBERT LIU

Owner of: Apt. 1309, Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: 419 ATKINSON DR. #1309, HONOLULU, HI 96814

Telephone: 942-8070

Email address: ALU6899@YAHOO.COM

Date: 5/2/2013

DEPT. OF PLANNING AND PERMITTING  
CITY & COUNTY OF HONOLULU  
13 MAY -7 AM 1:12

RECEIVED

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

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Landowner: YMCA of Honolulu  
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Thank you for your consideration.

  
\_\_\_\_\_  
Signature



\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Printed Name  
SUNSET TOWERS' property owner, Apt. 1304

Name: ALBERT LIU

Address: 419 ATKINSON DR. #1304 HONOLULU, HI 96814

Telephone: (808) 942-8172

Email address: ALIU6827@YAHOO.COM

Date: 4/29/2013

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY -8 P1:35

RECEIVED

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
Location:	401 Atkinson Drive, Honolulu, O'ahu
TMK:	2-3-36:5
State Land Use District:	Urban District
Existing Zoning:	A-2 Medium-Density Apartment District
SMA:	None
Planning Area:	Primary Urban Center Development Plan
Acceptance Date:	January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

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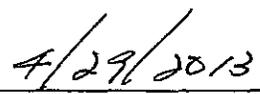
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\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: Rex J. & Dorothy H. Johnson

Owner of: Apt. \_\_\_\_\_, Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: PO Box 874, Baker City, OR 97814

Telephone: 541-523-2322

Email address: REXANDDOT@GMAIL.COM

Date: 5-9-13

RECEIVED  
13 MAY 14 AM 2:25  
DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

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Name: Michael Look

Owner of: Apt. 140, Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: \_\_\_\_\_

Telephone: (808) 262-6447

Email address: lookm@hawaii-rr.com

Date: 5-12-13

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
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Landowner:	YMCA of Honolulu
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M. Look  
Signature

5-12-13  
Date

Michael Look  
Printed Name  
SUNSET TOWERS' property owner, Apt. 1401

Name: Joseph & Jacqueline Sanchez

Owner of: Apt. 403, Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: 45-1071 Grote Rd. Kaneohe HI 96744

Telephone: 941-4676

Email address: 3fold@hawaii.rr.com

Date: 5/2/13

RECEIVED  
13 MAY -3 AM 10:05

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
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**Streitz, Timothy**

**From:** Bill Munekata [unisbill@hawaii.rr.com]

**Sent:** Thursday, May 02, 2013 5:52 PM

**To:** Streitz, Timothy

**Subject:** Re: Project 2013/Z-1 Central YMCA/Aloha Kai Condominium Project

Dear Mr. Streitz:

Please extend the time for DPP's Agency and Public Review of the above project by 45 days, due to the fact that Sunset Towers was not notified in accordance with the Ordinance.

William Munekata  
419 Atkinson Dr 1404  
Ph. 808-330-532

5/14/2013

Name: William Muekata  
Address: 419 Atkinson Dr 1404  
Telephone: 808 3305328  
Email address: wis.bill@hawaii.net  
Date: 4-30-13

Mr. Timothy Streit, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT OF  
PLANNING  
& PERMITTING  
CITY & COUNTY OF  
HONOLULU

13 MAY 10 AM 1:28

RECEIVED

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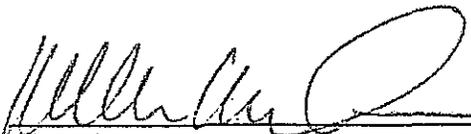
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\_\_\_\_\_  
Signature

4-30-13  
\_\_\_\_\_  
Date

William Munkwitz  
\_\_\_\_\_  
Printed Name  
SUNSET TOWERS property owner or tenant.

You can also email your concerns to the DPP at the email addresses listed below, but mailing or hand-delivery is better.

For emails:

DPP's contact person for this application is:

Mr. Timothy Streitz, Project Manager [tstreitz@honolulu.gov](mailto:tstreitz@honolulu.gov) Telephone: 788-8042  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING

Please cc: Mr. George Atta, Director [gatta@honolulu.gov](mailto:gatta@honolulu.gov) Telephone: 768-8000

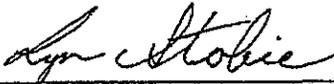
Please bcc me on any emails to DPP: [lcstobie@yahoo.com](mailto:lcstobie@yahoo.com)

**IMPORTANT!** Please slip your completed letter under my door in SUNSET TOWERS #1006. I will see that it reaches DPP as soon as possible.

If you decide to mail your own letter, please get your contact details to me, so I can keep you informed.

But remember, if we have much hope of getting a recommendation for denial, we must send as many letters as possible, as soon as possible.

Thank you for helping to stop the YMCA change and the giant tower!



\_\_\_\_\_  
Lyn Stobie, Apt. #1006  
946-7365 (Home); 535-8418 (Office Direct)  
[LCStobie@yahoo.com](mailto:LCStobie@yahoo.com)

Please sign and add your name and address:



\_\_\_\_\_  
William Munkwitz

\_\_\_\_\_  
409 Atkinson Dr 1404

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
[wnis\\_bill@hawaii.untel.net](mailto:wnis_bill@hawaii.untel.net)

\_\_\_\_\_  
Email address

\_\_\_\_\_  
Date: 4-30-13

Name: Johnny JW. Jung & Marsha Fujinaga-Jung

Address: 419 ATKINSON DR #406 Honolulu, HI 96814

Telephone: (510) 862-5548

Email address: sweerny8062@soi.com

Date: 4/30/13

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Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

REC'D  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
APR 30 12:07 PM '13

RECEIVED

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f. **Other causes of concern, to be presented.**

In summary, SUNSET TOWERS property owners need time to present comments and reports supporting the City and County of Honolulu's Department of Planning and Permitting application reviewers' decision to recommend denial of the zone change application by the Planning Commission.

We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

Thank you for your consideration.

Johnny J.W. JUNG  
Signature PRINTED NAME

4/30/13  
Date

[Signature]  
Printed Name SIGNATURE  
SUNSET TOWERS property owner or tenant.

Name: Maiko Hanawa

Address: 419 Atkinson Dr. #1503

Telephone: 808-206-0567

Email address: maiko-hanawa@hotmail.com

Date: May 21, 2013

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPARTMENT OF  
PLANNING AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY -8 P1:35

RECEIVED

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
Location:	401 Atkinson Drive, Honolulu, O'ahu
TMK:	2-3-36:5
State Land Use District:	Urban District
Existing Zoning:	A-2 Medium-Density Apartment District
SMA:	None
Planning Area:	Primary Urban Center Development Plan
Acceptance Date:	January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

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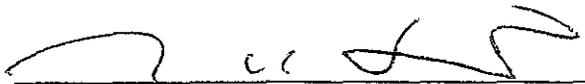
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Thank you for your consideration.

  
\_\_\_\_\_  
Signature

5/2/13  
\_\_\_\_\_  
Date

Maiko Hanawa  
\_\_\_\_\_  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: REX J. & DOROTHY H. JOHNSON

Owner of: Apt.     , Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: PO Box 874, BAKER CITY, OR 97814

Telephone: 541-523-2322

Email address: REXANDDOTE@GMAIL.COM

Date: 5-9-13

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY 14 AM 12:25

RECEIVED

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
Location:	401 Atkinson Drive, Honolulu, O'ahu
TMK:	2-3-36:5
State Land Use District:	Urban District
Existing Zoning:	A-2 Medium-Density Apartment District
SMA:	None
Planning Area:	Primary Urban Center Development Plan
Acceptance Date:	January 9, 2013

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Thank you for your consideration.

Rex J. Johnson Dorothy H. Johnson  
Signature

5-9-13  
Date

REX J. JOHNSON Dorothy H. Johnson  
Printed Name  
SUNSET TOWERS' property owner, Apt. 1504

Name: Marion M. Tuckerton

Owner of: Apt. 1703 Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: 1079 Pua Alani Way Pearl City, HI 96782

Telephone: 808-455-3359 (Bus)

Email address: marionmt@hawaiiinternet.net

Date: 5/2/2013

RECEIVED

13 MAY -6 4 7:56

RECEIVED

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

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Signature

5/3/2013  
Date

Marion M Taketa  
Printed Name  
SUNSET TOWERS' property owner, Apt. 1703

Name: Marion M Taketau

Owner of: Apt. 1703 Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: 1079 Pele Alani Way Pearl City, HI 96782

Telephone: 808-455-3389 (Bus.)

Email address: mariont@hawaiiantel.net

Date: 5/3/2013

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT OF PLAN AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY 10 AM 12:27

RECEIVED

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
Location:	401 Atkinson Drive, Honolulu, O'ahu
TMK:	2-3-36:5
State Land Use District:	Urban District
Existing Zoning:	A-2 Medium-Density Apartment District
SMA:	None
Planning Area:	Primary Urban Center Development Plan
Acceptance Date:	January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

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\_\_\_\_\_  
Signature

5/3/2013  
Date

Marion M Taketa  
Printed Name  
SUNSET TOWERS' property owner, Apt. 1703

RECEIVED

Name: James F. Sellar  
Address: 419 Atkinson Dr. #1120A P2:02  
Telephone: 808-941-7625  
Email address: \_\_\_\_\_  
Date: 4-30-13

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

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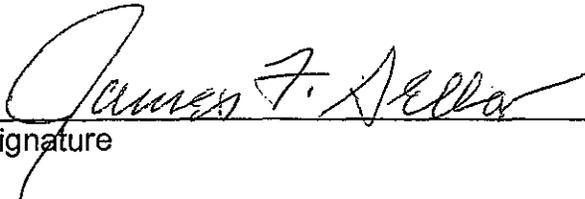
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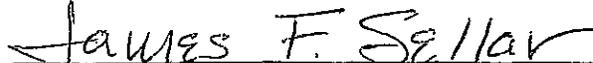
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We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

Thank you for your consideration.

  
\_\_\_\_\_  
Signature

4-30-13  
Date

  
\_\_\_\_\_  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: LINDA LATTER  
Address: 419 ALAHI #1805  
Telephone: 255 3128  
Email address: mlchihgdi@yahoo.com  
Date: 5/9/13

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY 10 AM 1:27

RECEIVED

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
Location:	401 Atkinson Drive, Honolulu, O'ahu
TMK:	2-3-36:5
State Land Use District:	Urban District
Existing Zoning:	A-2 Medium-Density Apartment District
SMA:	None
Planning Area:	Primary Urban Center Development Plan
Acceptance Date:	January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

Please postpone for at least 45 days the Department of Planning and Permitting (DPP) application reviewers' decision regarding the Zoning Change Application for 401 Atkinson Drive, until all adjacent property owners, or their building associations, are properly notified in accordance with Land Use Ordinance 21-2-4-20 (c) (3). Property owners need time to review the zone change application and its supporting documents. Property owners also need time to prepare and present testimony and evidence. This testimony and evidence will support DPP application reviewers' recommendation that this application be denied, *before* being handed on to the Planning Commission.

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Thank you for your consideration.

Linda Lattin  
Signature

5/9/13  
Date

LINDA LATTIN  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: - T. Atta -

Address: 401 Atkinson Drive, Honolulu, HI

Telephone: \_\_\_\_\_

Email address: tim.atta@hawaii.gov

Date: 5/6/13

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY -8 P1:35

REC'D

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

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Thank you for your consideration.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: MASAGO TAKAHASHI

Address: 419 ATKINSON DR #1903 HONOLULU HI 96814

Telephone: 227 5004

Email address: masago2@hawaii-ht.com

Date: 5/4/13

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

CITY AND COUNTY OF HONOLULU  
DEPT. OF PLANNING AND PERMITTING

13 MAY -7 P1:36

RECEIVED

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

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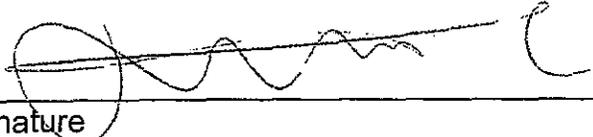
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Thank you for your consideration.

  
\_\_\_\_\_  
Signature

5/4/13  
\_\_\_\_\_  
Date

MASAGO TAKAHASHI  
\_\_\_\_\_  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: MASAGO TAKAHASHI

Owner of: Apt. 1003 Sunset Towers, 419 Atkinson Drive, Honolulu, Hawaii 96814

Address: same as above

Telephone: 808 227 5904

Email address: masago2@hawaii.rr.com

Date: 5/7/13

CITY AND COUNTY OF HONOLULU  
DEPT. OF PLANNING AND PERMITTING

13 MAY 15 AM 5:4

RECEIVED

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

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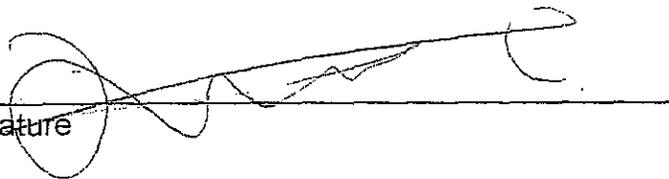
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Thank you for your consideration.

Signature



Date

5/7/13

Printed Name

MASAKO TAKAHASHI

SUNSET TOWERS' property owner, Apt. ~~1904~~ 1903

RECEIVED

Name: ERNEST E ESPINOSA

Address: 419 ATKINSON DR 1905 APR 30 11:02 AM '13

Telephone: 808 946-2266 Cell 808 286-5761

Email address: ESPINOSAEEE@AOL.COM DEPT OF PLANNING AND PERMITTING HONOLULU

Date: 4/30/13

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
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TMK: 2-3-36:5  
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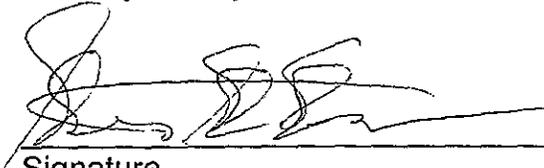
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Thank you for your consideration.

  
Signature

4/30/13  
Date

ERNEST + JUANCA 45<sup>02</sup> ESPINOZA  
Printed Name  
SUNSET TOWERS property owner or tenant.

**Streitz, Timothy**

**From:** Robin Schousboe [rschousboe@yahoo.com]  
**Sent:** Friday, May 03, 2013 3:51 AM  
**To:** Streitz, Timothy  
**Subject:** DPP Hearing for Honolulu YMCA Condo variance

Dear Mr. Streitz,

This is an important request to extend the DPP review of the above condo ordinance for 45 days. I am an owner in Sunset Towers next door and was never notified of such ordinance in the legal time period. Of course it will have a very negative influence in the traffic pattern on Atkinson Drive. I strongly oppose any variance to build a 35 story condo in this neighborhood. Please add my name to any correspondence you may send out. Thank you.

Robin Schousboe  
419 Atkinson Drive, Apt. 2003  
Honolulu, Hawaii 96814  
(206) 697-7761

Name: Ragnar & Robin Schousboe  
Address: 419 Atkinson Dr, #2003  
Telephone: (206) 697-7761  
Email address: r&rschousboe@yahoo.com  
Date: 4/30/13

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY -1 P1:20

RECEIVED

Project: Central YMCA/Aloha Kai Condominium Project (2013/Z-1)  
Applicant: MB Property Acquisitions  
Landowner: YMCA of Honolulu  
Location: 401 Atkinson Drive, Honolulu, O'ahu  
TMK: 2-3-36:5  
State Land Use District: Urban District  
Existing Zoning: A-2 Medium-Density Apartment District  
SMA: None  
Planning Area: Primary Urban Center Development Plan  
Acceptance Date: January 9, 2013

**Re: Request for 45-Day Extension of Zone Change Application Review**

Dear Mr. Atta and Mr. Streitz:

Please postpone for at least 45 days the Department of Planning and Permitting (DPP) application reviewers' decision regarding the Zoning Change Application for 401 Atkinson Drive, until all adjacent property owners, or their building associations, are properly notified in accordance with Land Use Ordinance 21-2-4-20 (c) (3). Property owners need time to review the zone change application and its supporting documents. Property owners also need time to prepare and present testimony and evidence. This testimony and evidence will support DDP application reviewers' recommendation that this application be denied, *before* being handed on to the Planning Commission.

1. Applicant's legally required notification letter allegedly mailed to the SUNSET TOWERS AOA Board was improperly addressed and was never received. It was returned to the applicant by the U.S. Postal Service as "undeliverable". Applicant did not make a "good faith effort" to insure that the notification was received by SUNSET TOWERS AOA Board, whose proper addressing is readily available online, or from other sources.

2. Even had applicant's letter been properly addressed, the wording of the letter is misleading. The wording of the letter implies to the normal person that the application had already been approved. It also gives the impression that there would be no public input to DPP until "later in the year" and April "at the earliest", Further, the letter asks property owners with concerns to contact the sender, Mr. Jon Whalen, the applicant's agent. There is no mention of property owners contacting DPP directly, as there is in DPP's own notification letters sent to governmental agencies.

3. Property owners of adjacent properties need to be properly notified per the Land Use Ordinance cited above. Therefore, it is requested that applicant resend the notification letter with proper addressing and give property owners 45 days, until June 15th, to present their causes of concern *before* the application is passed on to the Planning Commission.

4. Adjacent property owners, boards and associations need at least 45 days to collect information and present evidence and testimony to document their causes of concerns. Property owners will prepare comments and present evidence in support of the DPP's zone change application reviewers' recommendation of denial to the Planning Commission. These concerns include but are not limited to:

a. **Traffic Impact Assessment Report (TIAR)**; the applicant's TIAR says the change to mixed-use zoning, which includes commercial and business use, and the construction of a new 350 foot residential tower will have no significant impact on traffic. Property owners need time to present to the DPP application reviewers a TIAR showing the very significant negative impact that the traffic generated by a mixed-use 350 foot tower will have on already congested Atkinson Drive;

b. **Destruction of view corridor.** The proposed tower will create a huge "wall" since it will be built between the two existing Yacht Harbor Towers. Property owners need time to produce graphic illustrations (pictures) of the destruction of an important view corridor;

c. **Quality of life:** The proposed zone change and 350 foot tower will have a significant negative impact on the quality of life of this already densely populated neighborhood. Aside from aesthetic destruction of the view corridor, studies need to be conducted and then presented to the DPP zone change application reviewers, showing

the negative impacts of "wind tunnel" effects, shadow effects, pedestrian and vehicular congestion, and other factors that affect the quality of daily life;

d. **Usurpation of value:** Property owners' property values will be reduced once the view corridor is destroyed. Many of SUNSET TOWERS' units have valuable views that will disappear if the tower is built. Property owners need 45 days to present testimony and evidence showing significant negative financial impact on property owners, including but not limited to the lowering of their property value;

e. **Geological substrate analysis and danger of subsidence:** Subsidence is a flattening or lowering of the geologic material under a building's foundation. This can cause the foundation to crack, tilt, slide, etc. Subject property appears to be located on what is basically a bed of coral. It appears that other tall buildings in the immediate vicinity are developing cracks in their foundations due to subsidence. Property owners need time to have a geological report prepared to present to the DPP zone change application reviewers;

f. **Other causes of concern, to be presented.**

In summary, SUNSET TOWERS property owners need time to present comments and reports supporting the City and County of Honolulu's Department of Planning and Permitting application reviewers' decision to recommend denial of the zone change application by the Planning Commission.

We therefore ask for the review period to be extended for at least 45 days, until June 15th, at the earliest.

Thank you for your consideration.

Robin Schausboe  
Signature

4/30/13  
Date

Robin Schausboe  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: Takako Shimamura

Address: 419 Atkinson Dr #2005, Honolulu HI 96814

Telephone: 808-949-8841

Email address: % Jackieh@cbpacific.com

Date: 4/29/2013

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

DEPT  
PLANNING  
AND  
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CITY AND COUNTY  
OF HONOLULU

13 APR 30 AM 11:18

RECEIVED

Project:	Central YMCA/Aloha Kai Condominium Project (2013/Z-1)
Applicant:	MB Property Acquisitions
Landowner:	YMCA of Honolulu
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Thank you for your consideration.

  
\_\_\_\_\_  
Signature

29/04/13  
Date

TAKAKO SHIMOMURA  
Printed Name  
SUNSET TOWERS property owner or tenant.

Name: Patrick Bear's  
Address: 419 Atkinson Dr  
Telephone: 808 651-4780  
Email address: \_\_\_\_\_  
Date: 5/1/13

DEPT. OF PLANNING AND PERMITTING  
CITY & COUNTY OF HONOLULU

13 MAY -8 P1:35

RECEIVED

Mr. Timothy Streitz, Project Manager  
Mr. George Atta, Director  
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DEPARTMENT OF PLANNING AND PERMITTING  
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Signature

5/1/13  
\_\_\_\_\_  
Date

Patrick Bearis  
\_\_\_\_\_  
Printed Name  
SUNSET TOWERS property owner or tenant.