

PLANNING COMMISSION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8007 • FAX: (808) 768-6743
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: 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

February 5, 2014

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

Dear Chair Martin and Councilmembers:

SUBJECT: Request for a Change in Zoning from the R-7.5 Residential District to
the R-5 Residential District, Wahiawa, Tax Map Key: 7-3-004: 027

The Planning Commission held a public hearing on January 22, 2014, on the above subject
matter. One written and no public testimony was received. The public hearing was closed on
January 22, 2014.

The Planning Commission voted on January 22, 2014, to recommend approval of the
request with the conditions recommended by the Director of the Department of Planning and
Permitting (DPP) and a Planning Commission condition requiring that the Declarant provide a
minimum of two on-site parking stalls for each dwelling unit in the project.

Attached is the report from the Director of the DPP and the original copy of the draft Bill.

Sincerely,

[Signature]
for Ka'iulani Sodaro, Chair
Planning Commission

KS:gct
Attachments

APPROVED:

[Signature]

[Signature]
Kirk Caldwell
Mayor

[Signature]

Ember Lee Shinn
Managing Director

APPROVED:

[Signature]

[Signature]
George I. Atta, FAICP, Director
Department of Planning and Permitting

RECEIVED
CITY CLERK
C & C OF HONOLULU
2014 FEB 18 A 8:26

DEPT. COM.

99

Authorization George I. Atta
Advertisement Jan. 10, 2014
Public Hearing Jan. 22, 2014 C

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

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR
ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

December 30, 2013

2013/Z-7 (mw)
2014 JAN 1 AM 10 22
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

MEMORANDUM

TO: Ka'iulani K. Sodaro, Chair
and Members of the Planning Commission
FROM: *George I. Atta*
George I. Atta, FAICP, Director
SUBJECT: Request for a Change in Zoning from the R-7.5 Residential District to the R-5 Residential District, Wahiawa, Oahu, Tax Map Key: 7-3-004: 027

Transmitted for appropriate action is our report and recommendation for a proposed zone change. The Applicant, Vineyard Investment Realty, LLC, proposes to change the zoning of approximately 2.3 acres in Wahiawa from the R-7.5 Residential District to the R-5 Residential District. The Applicant plans to add 6 new homes to the 13 existing homes on the property.

The Wahiawa-Whitmore Village Neighborhood Board No. 26 supported this project at its May 20, 2013 meeting. Also, the zone change is consistent with policies and guidelines in the Central Oahu Sustainable Communities Plan on maintaining and enhancing Wahiawa's small-town plantation character. Thus, we recommend approval of this zone change, subject to conditions relating to transportation, affordable housing, and other standard conditions.

Please review the report and recommendation and forward it, together with your findings and recommendation, through the Mayor to the City Council.

GIA:js

Attachment

cc: Ember Lee Shinn, Managing Director
Vineyard Investment Realty, LLC

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

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)
)
 OF)
)
 VINEYARD INVESTMENT REALTY, LLC)
 FOR A ZONE CHANGE FROM THE)
 R-7.5 RESIDENTIAL DISTRICT TO THE)
 R-5 RESIDENTIAL DISTRICT)
)

FILE NO. 2013/Z-7

FINDINGS OF FACT, ANALYSIS,
CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information.

PROJECT NAME : Hale Ilima
APPLICANT : Vineyard Investment Realty, LLC
AGENT : Patrick Low
LANDOWNER : VINE4, LLC
LOCATION : SE corner of Kilani Avenue and Ilima Street,
Wahiawa, Oahu (**Attachment 1**)
TAX MAP KEY : 7-3-4: 27
TOTAL LAND AREA : Approximately 2.3 acres
RECORDATION : Land Court
STATE LAND USE DISTRICT : Urban District (**Attachment 1**)
DEVELOPMENT PLAN AREA : Central Oahu
DEVELOPMENT PLAN : Residential and Low Density Apartment
LAND USE MAP
EXISTING ZONING : R-7.5 Residential District (**Attachment 1**)

- SHORELINE SETBACK/
SPECIAL MANAGEMENT
AREA : The site is neither within the Special Management Area nor within the Shoreline Setback Area
- EXISTING USE : 13 single-family homes
- SURROUNDING LAND USES : Starting one block east is Wahiawa's commercial and civic center area. On the rest of the project-site block are single-family homes, the Wahiawa Medical Building, and low-rise apartments. All the other blocks are in single-family use except for an area of mixed low-rise apartments and single-family homes to the south, a school, park, and churches on California Avenue, and the City's wastewater treatment plant and corporation yard.
- B. Proposal. The Applicant plans to add 6 new homes to the 13 existing homes on the property. All 19 homes will then be put up for sale under a condominium property regime (CPR).
- C. Background. According to the application, home construction began in 1925 on this 2.3-acre property. A total of nine homes were built between 1925 and 1938, two in 1958, and two in 1967. The homes are one-story single-family units. By 2011, when the Applicant first took an interest in the property, the entire property was in a dilapidated condition. The Applicant's 2011 proposal was to rezone it to A-2 Medium Density Apartment, clear the site, and redevelop it as a 42-unit apartment complex, community center, and pre-school. However, this plan was not supported by the Wahiawa-Whitmore Village Neighborhood Board (NB) No. 26, and the project died when it failed to obtain the tax credits needed for it to move forward. Subsequently, the Applicant acquired the property in early 2013, and devised the current plan to keep the property in single-family residential use.

II. FINDINGS OF FACT

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

- A. Description of Site/Surrounding Land Uses.
1. Location and Current Use. The 2.3-acre project site is located two blocks west of Kamehameha Highway, on the southeastern corner of the intersection of Kilani Avenue and Ilima Street. It contains 13 single-family homes that are being renovated. The site also has many trees and shrubs, including 23 mature lychee trees.
 2. Topography. The project site slopes down to the south, and has a four percent slope. The site elevation ranges from 876 feet to 895 feet.
 3. Soils. According to the United States Department of Agriculture's Natural Resources Conservation Service (NRCS), the project area has a soil type of Wahiawa silty clay, zero to three percent slope. This is a well-drained soil type with good soil stability that is suitable for urban development.

4. Surrounding Uses. The west end of Wahiawa, just west of the Kamehameha Highway commercial strip and commercial and civic center core area, is mostly a single-family residential area. But just south of the project site and the Longley Place cluster of homes is a two-block wide strip of apartments and single-family homes that stretches down to the Wahiawa Reservoir. Other nonresidential uses include the Wahiawa Medical Building near the project site, two churches, a park, and Kaala Elementary School to the west, and the City's Wahiawa Wastewater Treatment Plant and corporation yard to the southwest.
- B. Other Permits/Approvals Required. If more dwelling units are added, the Applicant will need to obtain permits and approvals including, but not limited, to:
- Either a Cluster Housing Permit, Planned Development Housing Permit, or Subdivision Permit
 - Grading, Grubbing, and Stockpiling Permits
 - Building Permits
- C. Public Agency Notification/Comments. On September 27, 2013, the following public agencies were requested to evaluate the impact of the proposed zone change on their facilities and services. Agencies that submitted written comments are identified with a plus sign (+). Agencies stating that they have "no comments," "no objections," or "no impacts on services provided" are identified with an asterisk (*). Significant comments received are addressed in Section III of this report. All written responses are included in their entirety in **Attachment 2**.
1. City Agencies:
 Board of Water Supply (BWS)+*
 Department of Budget and Fiscal Services+*
 Department of Environmental Services (ENV)+*
 Department of Transportation Services
 Honolulu Fire Department (HFD)+*
 Honolulu Police Department (HPD)+*
 2. State Agencies:
 Department of Health +
 Department of Land and Natural Resources +*
 DLNR State Historic Preservation Division (SHPD)+*
- D. Community and Adjoining Property Owners' Notification/Comments. Pursuant to Section 21-2.40-2(b) (2), Revised Ordinances of Honolulu (ROH), the Applicant notified adjacent property owners of the proposed zone change. As required by the Land Use Ordinance (LUO), the Applicant presented the proposed zone change to the Wahiawa-Whitmore Village NB No. 26 at its May 20, 2013 regular meeting, and the Board voted to support the Applicant's project. This was confirmed by the Board in its June 10, 2013 letter to the Department of Planning and Permitting (DPP).

On September 27, 2013, the DPP mailed notices about this proposed zone change to the Wahiawa-Whitmore Village NB No. 26, Wahiawa Satellite City Hall, area elected officials, the Hawaiian Electric Company, and other interest groups. All written responses are included in their entirety in **Attachment 2**.

To date, only two community comments have been received. The Hawaiian Electric Company stated in their letter dated October 9, 2013 that they had no objections to the proposed zone change. A letter by Gordon D. Kim dated October 17, 2013 on behalf of his mother, a nearby resident, urged the DPP to deny the rezoning in order to protect the character of this particular neighborhood. He made two points. First, he stated that "I have noticed a degradation and ghettoization of that particular parcel over the years with just thirteen residences." Second, he stated that "Although I think that it is the right of the owner to maximize the use of his property, I don't believe that it would serve this community, by increasing the density of homes and people in this area and upset the community dynamic in terms of the quality of life, serenity and safety that we currently enjoy, not to mention taxing our existing infrastructure."

III. ANALYSIS

A. Compliance with State Land Use Legislation.

1. Chapter 205, Hawaii Revised Statutes (HRS), Land Use Commission. The project site is in the State Urban District. The proposed rezoning from one residential district to another residential district is consistent with the purposes of the State Urban District.

B. Compliance with City Land Use Legislation.

1. General Plan of the City and County of Honolulu (Amended October 3, 2002 by Resolution 02-205, CD1). The proposed zone change and the intended uses on the site adhere most directly to two General Plan statements: Housing Objective A and Physical Development and Urban Design Objective A, Policy 5.

IV. Housing

Objective A: "To provide decent housing for all the people of Oahu at prices they can afford."

VII. Physical Development and Urban Design

Objective A: "To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located."

Policy 5: "Provide for more compact development and intensive use of urban lands where compatible with the physical and social character of existing communities."

The proposed rezoning is in conformance with these objectives and policies. The Applicant intends to repair the existing homes and add six more homes to be sold in the affordable range in an existing neighborhood with available infrastructure.

2. Chapter 24, ROH, Article 5, Central Oahu Sustainable Communities Plan (SCP). Section 24-5.5(c), ROH provides that all proposed developments in Central Oahu

shall be reviewed for their consistency with the vision, policies, and guidelines of the Central Oahu SCP. The consistency of the proposed zone change with the vision statements, policies, and guidelines of the SCP are discussed below:

- a. The Vision for Central Oahu. Section 2.1, the vision statement for Central Oahu, calls for revitalizing Waipahu and Wahiawa, and also mentions that Special Area Plans “will guide redevelopment of these important gateway towns.”

Given that the project-site block already has a few higher-density uses and mixed residential, apartment, and commercial zoning, it is reasonable to rezone the subject property to another, slightly denser single-family residential zoning district to facilitate the block’s further revitalization.

- b. Wahiawa Town. Under Section 3.6, Wahiawa Town, Subsections 3.6.1.1 and 3.6.2.3 state a general policy and a guideline relevant to the project:

“3.6.1.1. Maintain and Enhance Wahiawa’s Plantation Heritage and Rural, Small-Town Atmosphere. The scale and feeling of Wahiawa as a small town should be maintained. Wahiawa’s plantation heritage and “country town” atmosphere give it a character that is not found in newer master planned communities. Commercial and civic buildings and residential neighborhoods which reflect the town’s plantation heritage and multi-cultural roots should be preserved. The quality of the living environment offered by existing single-family residential areas should be maintained and protected.”

“3.6.2.3 Residential Areas. The extensive use of street trees to enhance Wahiawa’s rural character and image as a “town within a forest” should be maintained and extended into all of its residential areas.”

The proposed rezoning is consistent with these policies and guidelines. The Applicant’s proposal will maintain the existing single-family residential uses, although at a slightly higher density. Permitted uses are the same for R-7.5 and R-5 zoning. Also, a landscape plan is required by either a cluster housing permit or a planned development housing permit, and the need for street trees may be considered under a subdivision, so the site may retain a desirable “forested” look under any proposed housing use of the property.

- c. Existing and Planned Residential Communities. Subsection 3.8.2.1 provides guidelines for low-density residential areas. Relevant excerpts are as follows:

“Residential areas consist of one and two-story single-family attached and/or detached dwellings with individual entries.

Density. R-5 Residential density should be 1 unit per 5,000 square feet, which is typical of much of the surrounding residential zoning district.

Building Height. In general, buildings should not exceed two stories, although the height may vary according to required flood elevation, slope, and roof form.”

The proposed rezoning is consistent with these guidelines. Rezoning this 2.3-acre property to R-5 will raise its maximum allowed density to 12 units per acre (with a cluster housing permit allowing up to 27 units) versus the property’s existing density of 6 units per acre and proposed density of 8 units per acre. Thus, the rezoning complies with the SCP’s target range of 5 to 12 units per acre, and the building height guideline above is met by both the Applicant’s plan and the development standards for R-5 zoning.

3. Chapter 21, ROH, LUO. The Applicant’s request to change the zoning from the R-7.5 Residential District to the R-5 Residential District is discussed below.

Residential Districts – Purpose and Intent. Section 21-3.70 of the LUO states, in part:

- “a. The purpose of the residential district is to allow for a range of residential densities. The primary use shall be detached residences. Other types of dwellings may also be allowed, including zero lot line, cluster and common wall housing arrangements. Non-dwelling uses which support and complement residential neighborhood activities shall also be permitted.”
- “c. The intent of the R-7.5, R-5, and R-3.5 districts is to provide areas for urban residential development. These districts would be applied extensively throughout the island.”

The proposed R-5 zoning is consistent with the existing zoning pattern in this general area, which includes areas of R-5, R-7.5, and A-2 zoning. R-5 zoning is located across Kilani Avenue and also further west beyond Kaliponi Street. The block on which the project is located has R-7.5 zoning on its northern half, but A-2 and B-2 zoning on its southern half. The proposed R-5 zoning would represent an extension of the R-5 zoning that is across the street onto this property. Both the R-7.5 and R-5 zoning districts permit the same range of uses and have the same general height limit of 25 feet, but R-7.5 has a larger minimum lot size than R-5 (7,500 square feet versus 5,000 square feet).

Permitted uses include low-density housing, group living facilities, schools, parks, churches and other meeting facilities, day-care facilities, and public facilities.

Housing – Multiple Dwelling Units on a Single Country or Residential District Zoning Lot. Section 21-8.20A (added in 2010) states, in part:

“A maximum of eight dwelling units may be placed on a single zoning lot in a country or residential district, provided:

- (4) This section shall not apply to more than eight dwelling units on a single zoning lot in a country or residential district, which must be processed under the established procedures for cluster housing, planned development housing or subdivision.”

The Applicant states that he will create a CPR and put all 19 units up for sale. However, before the Applicant can add more dwelling units on his 13-unit parcel, he must obtain either a Cluster Housing Permit, a Planned Development Housing Permit, or a Subdivision Permit.

C. Compliance with Environmental Legislation.

1. Chapter 343, HRS and Title 11, Chapter 200, Hawaii Administrative Rules, Environmental Impact Statements. An Environmental Assessment (EA) was not triggered by this zone change application. First, because it is a private action that does not meet any of the 13 environmental triggers under Chapter 343, HRS, and second, because it is not considered a “significant zone change”. Section 24-5.1 of the Central Oahu SCP Ordinance (Chapter 24, Article 5, ROH) defines a “significant zone change” for which an EA must be prepared as not including any rezoning of less than 10 acres to any residential zoning district, unless the rezoning would allow a development that would have major social, environmental, or policy impacts. But the area to be rezoned is (1) only two acres in size; (2) the zone change request is only from one residential district to another; and (3) the allowed uses would not change, only the allowed density (major social, environmental, or policy impacts are not anticipated).
2. Chapter 6E-42, HRS, Historic Preservation. The SHPD reported in its letter dated October 18, 2013 that no historic properties would be affected by the zone change. Therefore, a condition of approval regarding historic preservation is not recommended.
3. Chapter 21, Article 9, Special District Regulations, Flood Hazard Districts, LUO. According to the Federal Emergency Management Agency Flood Insurance Rate Maps, the project site is located in Flood Zone D. Flood Zone D is an area of undetermined flood hazard. It is one of the flood zones not subject to the Flood Hazard District regulations in Section 21-9.10 of the LUO.
4. Tsunami Evacuation Zone. The project site is not located within the Tsunami Evacuation Zone.
5. Chapter 23, ROH, Shoreline Setbacks, and Chapter 25, ROH, Special Management Area (SMA) Ordinances. The project site is not located within either the SMA or the Shoreline Setback Area.
6. Flora and Fauna. The project site is on an urban block in Wahiawa’s core area, and does not serve as a wildlife habitat. The application states that six new homes are the most that can be laid out on the property without disrupting the overall tree cover that the Applicant is preserving at the NB’s request. The site has 23 mature lychee trees, plus several other large and mature trees. The Applicant planned his project with the help of an Arborist, and an Arborist Report was prepared and submitted as part of this application. It recommends leaving in place as many trees as possible when adding the six new homes, protecting the trees’ root systems by using post and pier construction and by leaving grassy areas around the homes, and properly pruning and caring for the trees. The Applicant’s planned layout will result in 15 lychee trees remaining to provide fruit and greenery for the residents.

Even if the Applicant's plan is not followed, the construction of one more dwelling unit on the property will trigger either a Cluster Housing Permit, a Planned Development Housing Permit, or a Subdivision Permit. The first two permits require a landscaping plan. Street trees can be considered in the subdivision of land, but generally will not be required in existing neighborhoods having no street trees. The neighborhood area of the subject property has no street trees. Therefore, a condition of approval is not recommended.

7. Noise and Odor. On-site construction may result in temporary noise and dust that may affect adjacent and nearby residences, as well as any tenants on the property. However, best management practices should mitigate any potential construction impacts, and the Applicant will be required to adhere to applicable State and City rules and regulations relating to noise and air quality. Thus, no condition of approval is recommended.
8. Visual Resources. The Central Oahu SCP lists only one scenic view corridor in Wahiawa that needs to be preserved, and it is located well east of the highway. It is a view to the north toward Whitmore Village and beyond from the end of Koa Street. Therefore, a condition of approval is not recommended.

D. Social and Economic Impacts.

1. Education. The nearest school is Kaala Elementary School three blocks west, which reportedly is growing in enrollment. Wahiawa Middle School is in central Wahiawa, at the bottom of Rose Street, and Leilehua High School is several blocks east, along California Avenue. The State Department of Education stated in a telephone conversation that the project is not in an impact fee area, and have no standard mechanism for imposing an impact fee in such cases. Therefore, a condition of approval regarding education is not recommended.
2. Affordable Housing. Section 1-1 of the DPP's "Affordable Housing Rules for Unilateral Agreements" (amended February 12, 2010) states that the City's affordable housing requirement "shall apply to those projects providing a total of (ten) 10 housing units or more." However, the Applicant plans to provide only 6 additional units, while retaining all 13 existing units. Thus, his current plan falls short of an affordable housing triggering condition.

Despite the Applicant's plan, rezoning the 2.3-acre property to R-5 could allow a maximum of 27 total dwelling units. A Cluster Housing Permit allows a maximum of one dwelling unit for each 3,750 square feet of land area, or 27 dwelling units. Or, subdividing the property into parcels of at least 7,500 square feet to permit two detached dwellings per parcel would allow about 25 dwelling units.

Therefore, a condition of approval is recommended to require an affordable housing agreement with the DPP, triggered if 10 or more additional dwelling units beyond the original 13 units are constructed on the property.

E. Public Facilities and Services. The review conducted by various agencies was based on the proposed uses stated in the Applicant's zone change application. Agency comments received regarding the specific public facilities and services are summarized below.

1. Transportation. The 2.3-acre project site is two blocks west of Kamehameha Highway in Wahiawa. In this area, Kilani Avenue is a two-way, two-lane roadway with no parking and no curbs or gutters. The shoulders have streetlights, planting strips, and asphalt sidewalks. Ilima Street is a two-way, two-lane roadway with no parking and no curbs, gutters, or sidewalks. The Applicant plans to add a new two-way driveway entrance, from Ilima Street in order to access the proposed six new homes on the southern half of the site.

A Traffic Impact Analysis Report (TIAR) dated February 17, 2012 was prepared for the Applicant's prior proposal to seek A-2 zoning for the property in order to build a 42-unit apartment project plus a small community center and a pre-school. The report concluded that this apartment complex would have no significant impact on area traffic. The DPP is not requiring a TIAR for the Applicant's new proposal given that fewer potential dwelling units would be permitted under R-5 than A-2.

Based on general conditions on Kilani Avenue and Ilima Street, which do not meet subdivision standards, the DPP will review roadway improvements such as sidewalk upgrades and corner rounding at the Kilani and Ilima intersection to improve traffic safety and circulation. These will be requested as part of the later processing of either a Cluster Housing Permit or Planned Development Housing Permit. Therefore, a condition of approval regarding these minor street front improvements is not recommended.

2. Water. The BWS, in its October 23, 2013 letter, confirms that the existing water system is adequate to accommodate the proposed zone change. Therefore, a condition of approval is not recommended.
3. Wastewater. The municipal wastewater system serves this area. An October 8, 2013 response letter from the City ENV states that the project will not have a significant impact on wastewater operations. In addition, adequate sewer service to serve this project was confirmed on January 26, 2012 through the approval of a Sewer Connection Application for the prior 42-unit apartment complex. However, a revised application will be required for the current project. Therefore, a condition of approval is not recommended.
4. Drainage. According to the Applicant, there are no drainage improvements on the property, but storm water from the Ilima Street side of the property flows down the street into a storm drain inlet on California Avenue, while the rest of the site's storm water currently sheet flows across adjacent properties down to that drain inlet. The Applicant agrees to and will need to comply with City storm water requirements, which require both a water quality management strategy and measures to ensure that any increase in the amount of impervious surfaces will not increase runoff onto adjacent properties. Therefore, a condition of approval is not recommended.
5. Solid Waste. The 13 existing homes already have municipal refuse service. The Applicant is prepared to either receive the same service for his proposed 6 new

homes or to contract for private refuse service for the 6 homes. Therefore, a condition of approval is not recommended.

6. Police Protection. Wahiawa is within HPD's District 2 (Wahiawa/North Shore) and is served by the Wahiawa Police Station. The HPD foresees no significant impacts of this project on their operations. Therefore, a condition of approval is not recommended.
7. Fire Protection. The nearest fire station, the Wahiawa Fire Station, is only a few blocks east of the project site, on the other side of the highway along California Avenue. The HFD stated in its October 11, 2013 letter that the project will have minimal impact on fire services. The letter also stated HFD's standard requirements for fire access roads, adequate water supply, fire hydrants that are in compliance with the current fire code, civil drawings, and the submittal of plans to the HFD for review and approval. All HFD requirements must be met prior to building permit approval. The Applicant plans to meet all requirements, and his proposed new 32-foot wide driveway to serve the 6 new homes will be designed to serve as a fire lane. Therefore, a condition of approval is not recommended.
8. Parks and Recreation. The recreational needs of this area are served by the two-acre Kaala Neighborhood Park, right next to Kaala Elementary School, three blocks west of the project site.

Although the 13 homes are being renovated, the value of the repairs are less than fifty percent of the replacement costs and therefore not subject to park dedication requirements. However, regarding the addition of 6 new homes, the Applicant will be subject to the City's Park Dedication Ordinance (Section 22-7.3, ROH). Under this Ordinance, any requirement to provide park space or an in-lieu fee must be satisfied prior to subdivision or building permit approval. Therefore, no condition of approval is recommended.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following conclusions:

Based on the foregoing analysis, the proposed zone change is consistent with State and City land use plans and policies. The proposed zone change also meets the purpose, intent, and development standards of the R-5 Residential District in the LUO and can be supported by existing and planned infrastructure. The proposed zone change, which would allow somewhat higher residential densities but leave unchanged the current height limit and allowed uses, is anticipated to not have a significant negative social, economic, or environmental impact on the surrounding land uses.

V. RECOMMENDATION

Pursuant to the foregoing Findings of Fact, Analysis, and Conclusions of Law, the Director of the Department of Planning and Permitting (DPP) recommends that a change in zoning from the R-7.5 Residential District to the R-5 Residential District be APPROVED as shown on the map marked **Exhibit A** in the attached draft Ordinance (**Attachment 3**) and subject to the Applicant's execution of a Unilateral Agreement under the provisions of Section 21-2.80 of the Land Use

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

1. Affordable Housing. If 10 or more dwelling units beyond the original 13 are to be constructed, prior to a building permit approval for the tenth additional unit, an agreement shall be executed with the DPP in accordance with adopted rules. The agreement shall provide that at least 30 percent of the additional units are to be within the affordable range.
2. Compliance with Other Governmental Requirements. The Declarant acknowledges that approval of the zone change does not constitute compliance with other LUO or other governmental requirements. They are subject to separate review and approval. The Declarant shall be responsible for ensuring that the final plans for the Project comply with all applicable LUO and other governmental provisions and requirements.
3. Annual Reports. On an annual basis, the Declarant shall submit a written status report to the DPP documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. This status report shall be submitted to the DPP by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied.
4. Noncompliance with Conditions. In the event of noncompliance with any of the conditions set forth herein, the Director of DPP shall inform the Council and may seek civil enforcement or take appropriate action to terminate or stop the Project until applicable conditions are met, including but not limited to revoking any permits issued under this zoning and withholding issuance of other permits related to the Project. Noncompliance also may be grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.

Dated at Honolulu, Hawaii, this 30th day of December, 2013.

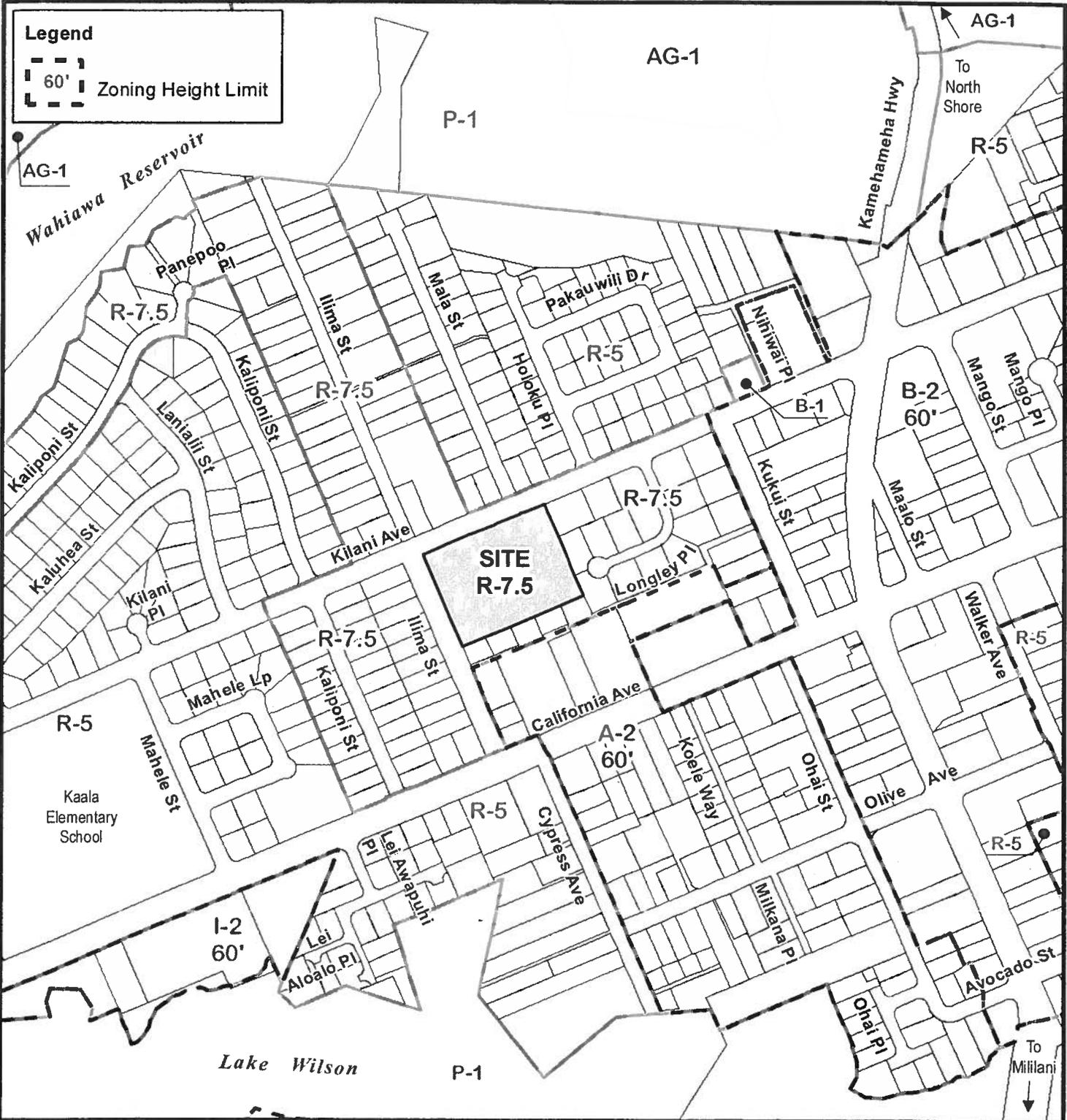
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

By George I. Atta
George I. Atta, FAICP, Director
Department of Planning and Permitting

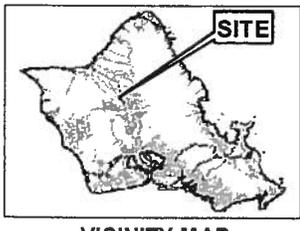
GIA:js

Attachments

**ATTACHMENT 1
(MAPS)**

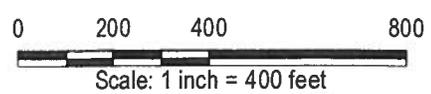


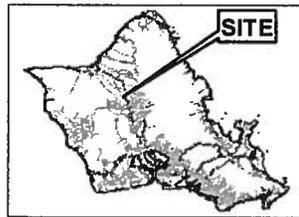
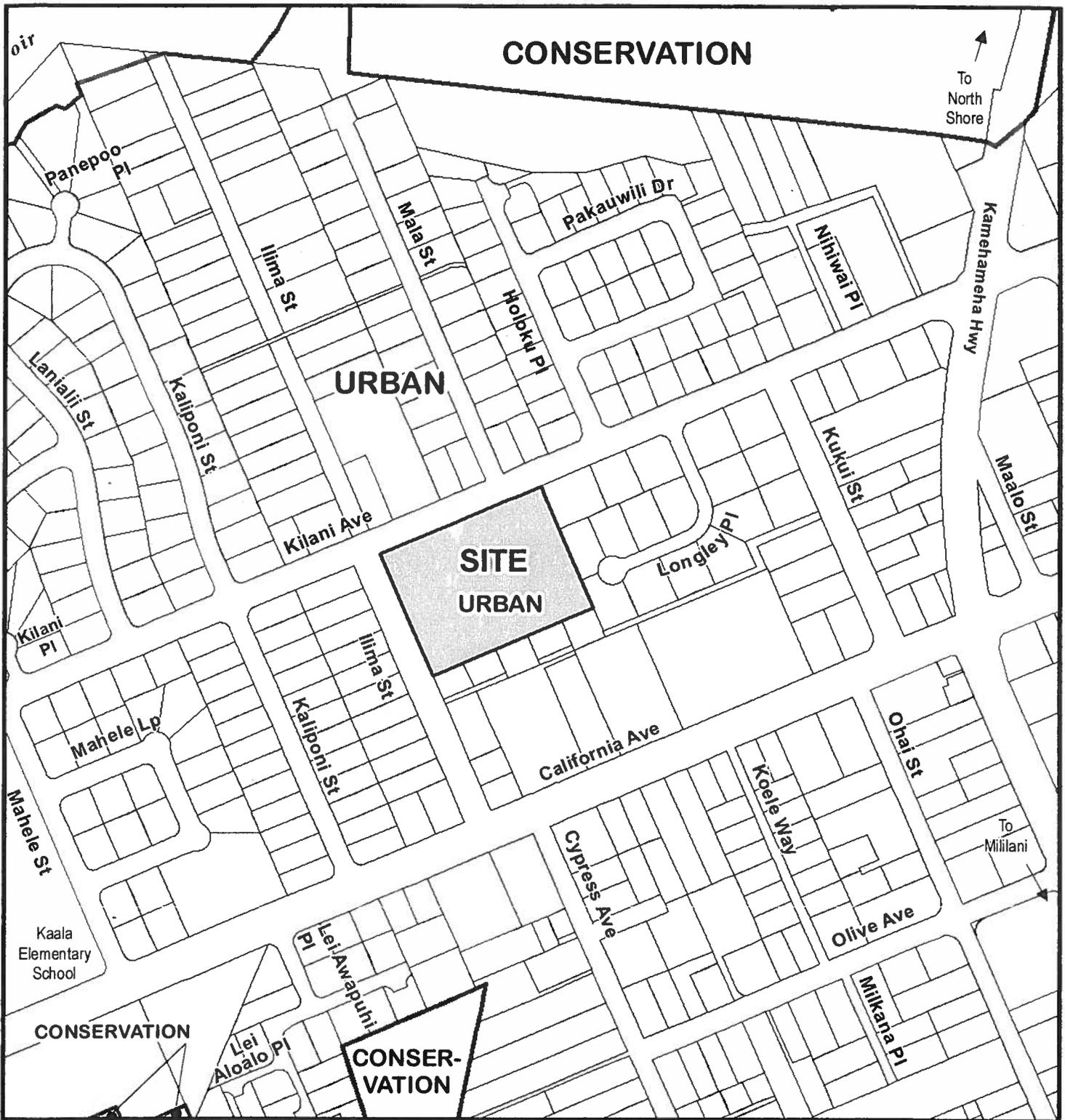
Legend
 [Dashed Box] 60' Zoning Height Limit



LOCATION MAP WITH EXISTING ZONING WAHIAWA

TAX MAP KEY(S): 7-3-004:027
FOLDER NO.: 2013/Z-7



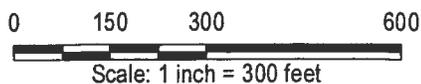


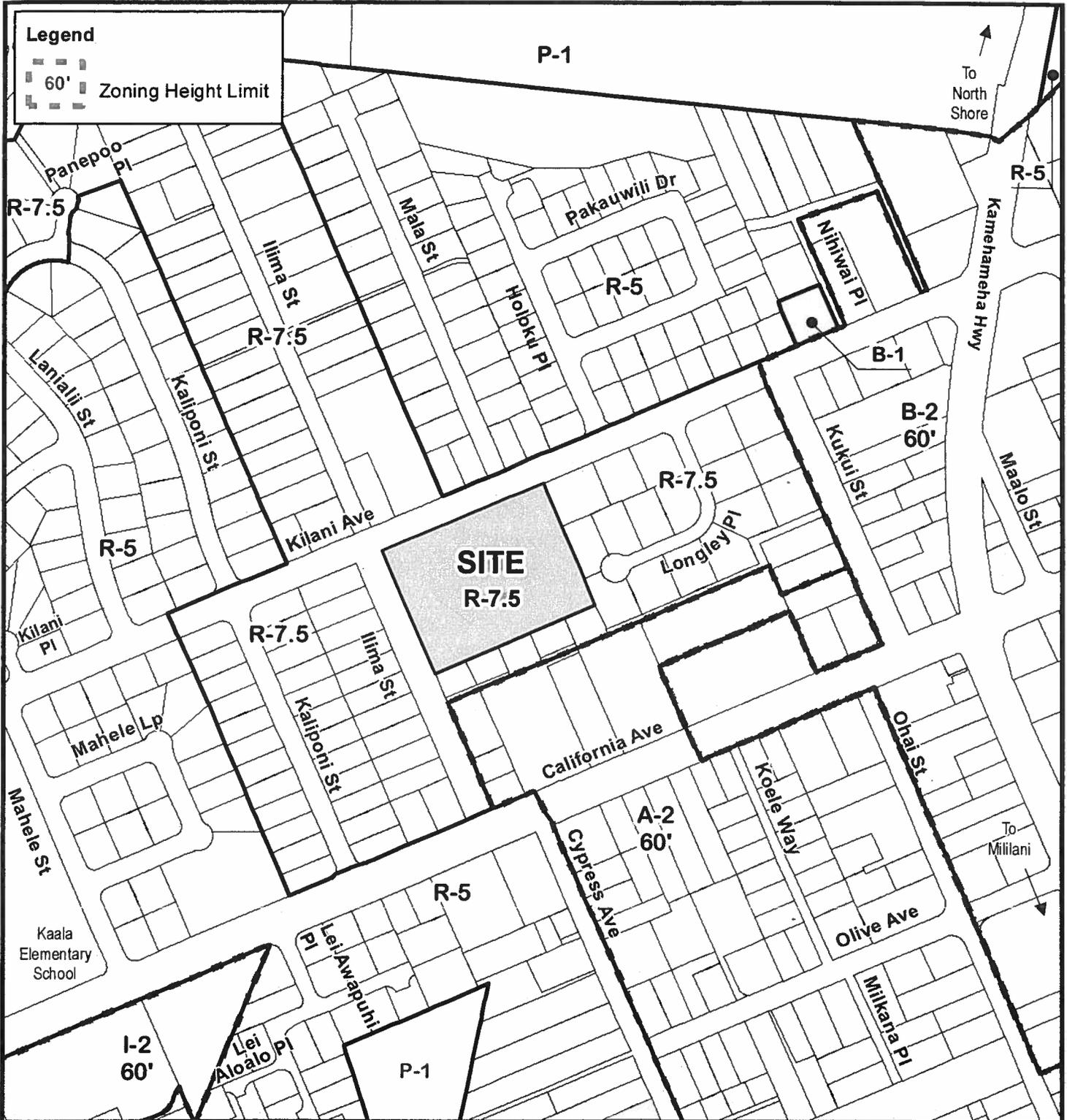
VICINITY MAP

PORTION OF
STATE LAND USE MAP
WAHIAWA

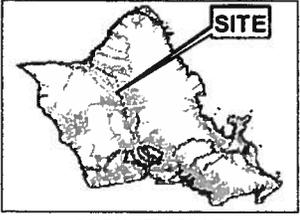
TAX MAP KEY(S): 7-3-004:027

FOLDER NO.: 2013/Z-7





Legend
 60' Zoning Height Limit

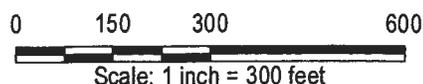


VICINITY MAP

**PORION OF
 EXISTING ZONING MAP # 11
 (WAHIAWA-WHITMORE)**

TAX MAP KEY(S): 7-3-004:027

FOLDER NO.: 2013/Z-7



**ATTACHMENT 2
(AGENCY & COMMUNITY COMMENTS)**

BOARD OF WATER SUPPLY

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

'13 OCT 28 P12:56

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU



October 23, 2013

KIRK CALDWELL, MAYOR

DUANE R. MIYASHIRO, Chairman
MAHEALANI CYPHER, Vice Chair
THERESIA C. McMURDO
ADAM C. WONG
DAVID C. HULIHEE

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
DEPARTMENT OF PLANNING AND PERMITTING

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

SUBJECT: YOUR MEMORANDUM DATED SEPTEMBER 27, 2013 REGARDING
THE APPLICATION FOR A ZONE CHANGE FOR HALE ILIMA ON
KILANI AVENUE FROM R-7.5 RESIDENTIAL DISTRICT TO THE R-5
RESIDENTIAL DISTRICT, 2013/Z-7 - TAX MAP KEY: 7-3-004: 027

The existing water system is adequate to accommodate the proposed zone change. 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.

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

DEPARTMENT OF BUDGET AND FISCAL SERVICES
RECEIVED CITY AND COUNTY OF HONOLULU
530 SOUTH KING STREET, ROOM 208 • HONOLULU, HAWAII 96813
PHONE: (808) 768-3900 • FAX: (808) 768-3179 • INTERNET: www.honolulu.gov

'13 OCT -9 A8:31

KIRK CALDWELL
MAYOR

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU



NELSON H. KOYANAGI, JR.
DIRECTOR

GARY T. KUROKAWA
DEPUTY DIRECTOR

October 4, 2013

MEMORANDUM

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

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

Subject: Application for a Zone Change
Project File No. 2013/Z-7
Vineyard Investment Realty, LLC
TMK: 7-3-4:27

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.

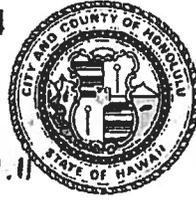
Scanned 1086317

DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU

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

KIRK CALDWELL
MAYOR

'13 OCT -9 P2:34



DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

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

TIMOTHY A. HOUGHTON
DEPUTY DIRECTOR

ROSS S. TANIMOTO, P.E.
DEPUTY DIRECTOR

IN REPLY REFER TO
PRO 13-097

October 8, 2013

MEMORANDUM

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

FROM:  Lori M.K. Kahikina, P.E.
Director

SUBJECT: Application for a Zone Change from the R-7.5 Residential District to the
R-5 Residential District, Wahiawa, Oahu
Tax Map Key: 7-3-4:27

We have reviewed the subject document as transmitted to us by your memo dated September 27, 2013, reference number 2013/Z-7 (mw), and we do not believe the proposed zone change will significantly impact our services or facilities.

Should you have any questions, please call Marisol Olaes, Civil Engineer, at 768-3467.

Scanned 08/21/13

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

2013/2-7

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

KIRK CALDWELL
MAYOR



13 OCT 11 P2:35

MANUEL P. NEVES
FIRE CHIEF

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

October 11, 2013

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

FROM: SCOTT LAWTON, ASSISTANT CHIEF

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM THE R-7.5 RESIDENTIAL
DISTRICT TO THE R-5 RESIDENTIAL DISTRICT
WAHIAWA, OAHU, HAWAII
TAX MAP KEY: 7-3-004: 027

In response to your memorandum of September 27, 2013, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) requires that the following be complied with for all new construction:

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]TM, 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; UFCTM, 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 approved route around the exterior of the facility or building, on-site fire

Scanned 08/23/17

George Atta, FAICP, LEED AP, CEI, Director
Page 2
October 11, 2013

hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction]. (NFPA 1; UFCTM, 2006 Edition, Section 18.3.1, as amended.)

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

The proposed zone change will have a minimal impact on the HFD's ability to provide emergency services to the project. No HFD facilities are in the environment impact area.

Should you have questions, please contact Management Analyst Michael Ito of our Planning and Development section at 723-7186 or mito1@honolulu.gov.



SCOTT LAWTON
Assistant Chief

SL/MI:ms

PROPOSAL

The Applicant plans to refurbish the 13 existing homes on the property and add six new homes in a vacant corner of the property.

DEPARTMENT COMMENTS:

PROJECT FILE NUMBER 2013/Z-7

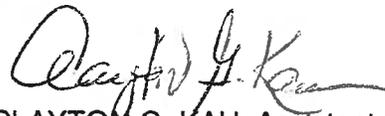
This project should have no significant impact on the operations of the Honolulu Police Department.

If there are any questions, please contact Acting Major Larry Lawson of District 2 at 723-8703 or via e-mail at llawson@honolulu.gov.

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU, HI

13 OCT 14 08:52

RECEIVED



CLAYTON G. KAU, Assistant Chief

Signature/Title

Support Services Bureau

Date October 10, 2013

Scanned 086317



RECEIVED

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

'13 OCT 21 A11:53

In reply, please refer to:
File:

13-189
2013/Z-7

October 14, 2013

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU, HI

TO: Mike Watkins
Department of Planning and Permitting

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

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM THE R-7.5 RESIDENTIAL DISTRICT TO THE R-5 RESIDENTIAL DISTRICT, WAHIAWA, OAHU
TAX MAP KEY: (1) 7-3-004: 027

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your letter dated September 27, 2013. Thank you for allowing us to review and comment on the subject document. EPO recommends that you review the Standard Comments (www.health.hawaii.gov/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 following:
State of Hawaii, Office of Planning: www.planning.hawaii.gov and the new 2013 ORMP;
U.H., School of Ocean and Earth Science and Technology: www.soest.hawaii.edu;
U.S. Environmental Protection Agency's sustainability programs: www.epa.gov/sustainability; and
U.S. Green Building Council's LEED program: www.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. We request you share all of this information with others to increase community awareness on sustainable, innovative, inspirational, and healthy community design.

We require 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. 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.

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD STE 555
KAPOLEI HI 96707

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION 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

DATE: October 18, 2013 **LOG:** 2013.5717
DOC: 1310MB79

TO: Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

SUBJECT: **Section 6E-42 Historic Preservation Review**
Project: Change of Zoning to Allow for increase in Number of Dwellings
Owner Name: Vineyard LLC
Building Permit: 2013/Z-7
Address: SE Corner of Kilani and Ilima - Wahiawa
Tax Map Key: (1) 7-3-004:027

Date Received by SHPD: October 3, 2013

Description of Project/Undertaking: Change in zoning on the southeast corner of Kilani and Ilima, 2 blocks west of Kamehameha to allow the number of dwelling on the parcel to go from 13 to 19.

Area of Potential Effect (APE): Parcel

Eligibility: Based on the information provided, eligibility of the dwellings cannot be determined. Yet; a change in zoning will not impact their potential to be eligible.

Documentation Received: Notice of Application to Change Zoning

SHPD Determination: *No Historic Property Affected.*

Any questions should be addressed to Megan Borthwick, SHPD Architectural Historian at Anna.M.Borthwick@hawaii.gov

Mahalo for the opportunity to comment.

A handwritten signature in cursive script that reads "Angie Westfall".

Angie Westfall
Architecture Branch Chief, Hawaii Historic Preservation Division

In the event that historic resources, including human skeletal remains, cultural layers, cultural deposits, features, artifacts, or sinkholes, lava tubes or lava blisters/bubbles are identified during construction activities, all work should cease in the immediate vicinity of the find, the find should be protected from additional disturbance, and the State Historic Preservation Division should be contacted immediately at (808) 692-8015.

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AIEA, 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

October 21, 2013

City and County of Honolulu
Department of Planning and Permitting
Attention: George I. Atta, Director
Mr. Mike Watkins
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

via email: mwatkins@honolulu.gov

Dear Mr. Atta and Mr. Watkins,

SUBJECT: Application for a Zone Change from the R-7.5 Residential District to the R-5 Residential District, Wahiawa, Oahu; Tax Map Key: 7-3-4: 27

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 (1) Land Division – Oahu District; (2) Commission on Water Resource Management; and (3) Engineering Division. 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)

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AHL, 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

October 1, 2013

MEMORANDUM

TO: *TL*

DLNR Agencies:

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

19 FROM: *[Signature]* Russell Y. Tsuji, Land Administrator
 SUBJECT: Application for a Zone Change from the R-7.5 Residential District to the R-5 Residential District, Wahiawa, Oahu
 LOCATION: Wahiawa, Oahu; Tax Map Key: 7-3-4: 27
 APPLICANT: Vineyard Investment Realty, LLC

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document, which can be found here if we have not provided you with a CD-ROM:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: Opa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments
4. Click on the subject file "Application for a Zone Change from the R-7.5 Residential District to the R-5 Residential District, Wahiawa, Oahu, TMK 7-3-4: 27", then click on "Files" and "Download a copy".

Please submit any comments by October 18, 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 Molmen at (808) 587-0439. Thank you.

Attachments

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

Signed: *[Signature]*
 Print Name: *Tim Chee*
 Date: *10/3/13*

c: Central Files

BC

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AHA, JR.
CHAIRPERSON
HAWAIIAN 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

October 1, 2013

MEMORANDUM

RECEIVED
LAND DIVISION
2013 OCT 10 10:11:20
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

TO:

DLNR Agencies:

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

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Application for a Zone Change from the R-7.5 Residential District to the R-5 Residential District, Wahiawa, Oahu

LOCATION:

Wahiawa, Oahu; Tax Map Key: 7-3-4: 27

APPLICANT:

Vineyard Investment Realty, LLC

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document, which can be found here if we have not provided you with a CD-ROM:

1. Go to: <https://sp01.ld.dlnr.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 "Application for a Zone Change from the R-7.5 Residential District to the R-5 Residential District, Wahiawa, Oahu, TMK 7-3-4: 27", then click on "Files" and "Download a copy".

Please submit any comments by October 18, 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 Molmen at (808) 587-0439. Thank you.

Attachments

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

Signed: W. P. Tsuji
Print Name: W. P. Tsuji
Date: 10/7/13

c: Central Files

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



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



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

October 1, 2013

MEMORANDUM

NO: FR.

DLNR Agencies:

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

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

13 OCT 17 AM 9:42
LAND DIVISION

13 OCT 2 PM 2:00 ENGINEERING NED

TV:

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Application for a Zone Change from the R-7.5 Residential District to the R-5 Residential District, Wahiawa, Oahu

LOCATION: Wahiawa, Oahu; Tax Map Key: 7-3-4: 27

APPLICANT: Vineyard Investment Realty, LLC

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document, which can be found here if we have not provided you with a CD-ROM:

1. Go to: <https://sp01.ld.dlnr.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 "Application for a Zone Change from the R-7.5 Residential District to the R-5 Residential District, Wahiawa, Oahu, TMK 7-3-4: 27", then click on "Files" and "Download a copy".

Please submit any comments by October 18, 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 Molmen at (808) 587-0439. Thank you.

Attachments

() We have no objections.

() We have no comments.

(✓) Comments are attached.

Signed: _____

Print Name: Cory S. Chang, Chief Engineer

Date: 10/10/13

c: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/SteveMolmen
RE:WahiawaResChangeZone
Oahu.938

COMMENTS

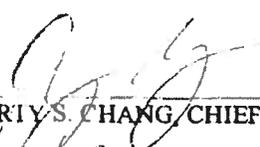
- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ____.
- (X) **Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone X. The National Flood Insurance Program does not have any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

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

- () Mr. Mario Siu Li at (808) 768-8098 or Ms. Ardis Shaw-Kim at (808) 768-8296 of the City and County of Honolulu, Department of Planning and Permitting.
 - () Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
 - () Ms. Carolyn Cortez at (808) 270-7813 of the County of Maui, Department of Planning.
 - () Mr. Stanford Iwamoto at (808) 241-4884 of the County of Kauai, Department of Public Works.
- () The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
 - () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.
 - () Additional Comments: _____

 - () Other: _____

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: 
CARY S. CHANG, CHIEF ENGINEER

Date: 10/16/13 _____

RECEIVED

'13 OCT 16 P2:03

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU, HI

October 9, 2013

Mr. George Atta, FAICP
Director, Department of Planning and Permitting
City & County of Honolulu
650 South King St. 7th floor
Honolulu, Hawaii 96813

Dear Mr. Atta:

Subject **Application for Zone Change from the R-7.5 Residential District to the R-5
Residential District, Wahiawa, Oahu. TMK 7-3-4:27**

Project file number, 2013/2-7

Thank you for the opportunity to comment on the subject zone change application. Hawaiian Electric Company has no objections to the proposed change. Should HECO have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities.

We appreciate your efforts to keep us apprised of zone change applications in the planning process.

If you have any questions, please call me at 543-7245.

Sincerely,



Rouen Q. W. Liu
Permits Engineer
Engineering Department

Scanned

October 17, 2013

RECEIVED

Mr. George I. Atta, FAICP, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813

'13 OCT 21 A8:57

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Dear Mr Atta,

This is in response to the letter dated September 30, 2013 that my mother (Suon Ouk Kim) received from Vineyard Investment Realty LLC for notification to area residents of an intent to request a change to the parcels current zoning designation from an R-7.5 to an R-5 at the address at Kilani Street and Ilima Street, Wahiawa, Hawaii (tax map key: 7-3-004:027)(folder no.: 2013/Z-7)(copy attached).

I understand that the owner is requesting this change to allow him to build six additional units for possible sale while retaining the existing thirteen units for rentals. Although I think that it is the right of the owner to maximize the use of his property, I don't believe that it would serve this community, by increasing the density of homes and people in this area and upset this community dynamic in terms of the quality of life, serenity and safety that we currently enjoy, not to mention taxing our existing infrastructure.

Is the owner going to be living at that address as well? If not, that tells me that he has no other vested interest in the neighborhood other than to profit by it. We will have to put up with added neighbors, noise, traffic, stresses, security issues etc, that more people will bring, not him. The quality of our lives should not be compromised by an absentee landlord who has no other desire than to fatten his pocketbook at our expense.

I have noticed a degradation and ghettoization of that particular parcel over the years with just thirteen residences. What's going to happen when six more units are added with an untold number of people per residence. Just because he is renovating existing structures, or building new does not ensure that they will be filled with quality people.

To summarize, I don't think that he thought beyond the additional income he will enjoy with the addition of these proposed units that the neighboring resident's peace of mind, tranquility and safety could be negatively impacted. A lot of these residents are elderly and don't need extra stress. For that reason I humbly urge the Department of Planning and Permitting to deny his application for a zoning change. Thank you.

Sincerely,



Gordon D. Kim (on behalf of Suon Ouk Kim Trust)

**Testimony in Support of
Central Oahu - Zone Change Request - 2013/Z-7
TMK 7-3-004: 027**

2014 JAN 22 AM 10 02

City and County of Honolulu
Planning Commission

DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

Dear Planning Commissioners,

My name is Taeyong Kim, Principal of Environmental Communications, Inc. and I am providing this written testimony in support of the zone change request by Vineyard Investment Realty, LLC.

While I am a planning consultant, today I am writing to you as a long-time resident of Wahiawa Town. I would like to state clearly that I did not prepare this zone change application nor am I being remunerated for this testimony however I am acquainted with Vineyard Investment Realty, LLC and its agent Mr. Patrick Low. I am acquainted with Mr. Low and believe that Mr. Low has and will continue to be a key figure in the revitalization of an aging Wahiawa Town.

Presently, the site under consideration is old and has not adapted well with the times. If the property is rezoned, the owner will have the financial means to improve the existing units, create new, highly desirable single-family dwellings at reasonable prices and at the same time retain the residential character of rural Wahiawa Town.

The Applicant has shared his vision of creating a more vibrant Wahiawa community and I believe that this rezoning project will have the effect of bettering the area not only with improved dwellings but also through new housing opportunities in which new residents may become vested in to the community.

Wahiawa, particularly within the project vicinity, is experiencing a renaissance of sorts with the addition of new businesses and improved housing opportunities along California Avenue. Mr. Low has also made great strides in cleaning up the infamous Ohai Street, and his proposed work for the rezoning under consideration will certainly bring about similar change.

The bottom line is not many developers are willing to make commitments in aging neighborhoods with challenging demographics such as this portion of Wahiawa. The applicant's track record and vision along with the new vigor along the Kamehameha Corridor will, taken as a whole, be instrumental in revitalizing Wahiawa.

Thank you for your consideration of this supporting testimony.

**ATTACHMENT 3
(DRAFT ORDINANCE)**



A BILL FOR AN ORDINANCE

TO REZONE LAND SITUATED AT WAHIAWA, OAHU, HAWAII

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

SECTION 1. Zoning Map No. 11 (Wahiawa-Whitmore), Ordinance No. 86-113, is hereby amended as follows: Land situated at Wahiawa, Oahu, Hawaii hereinafter described, is hereby rezoned from the R-7.5 Residential District to the R-5 Residential District. The boundaries of said District shall be described as shown on the map attached hereto, marked "Exhibit A" and made a part hereof, and further identified as Tax Map Key: 7-3-004: 027.

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



A BILL FOR AN ORDINANCE

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

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

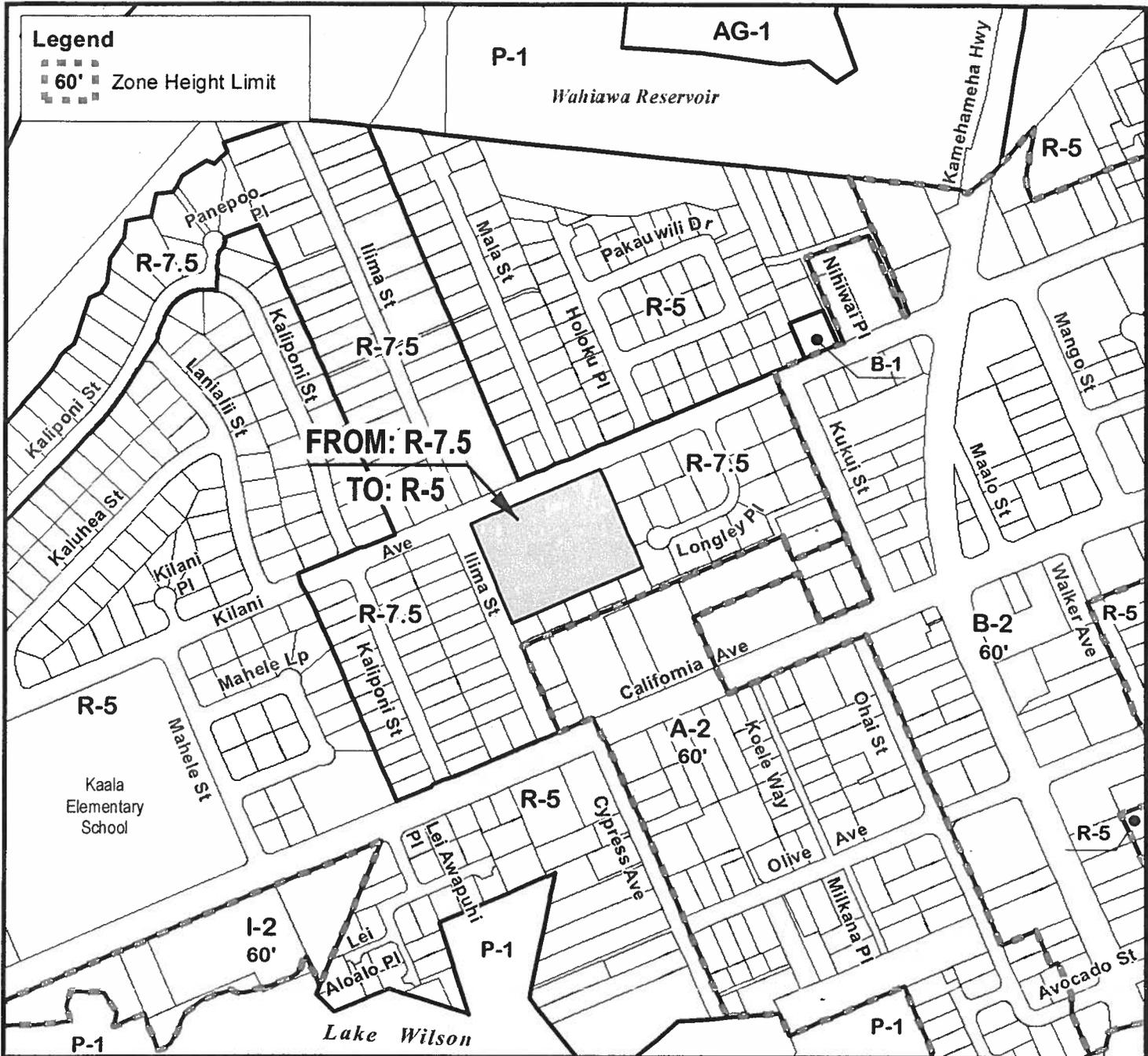
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 _____.

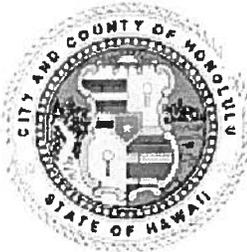
KIRK CALDWELL, Mayor
City and County of Honolulu



Legend
 [Dashed Box] 60' Zone Height Limit

**PORTION OF
 ZONING MAP NO. 11
 (WAHIAWA-WHITMORE)**

Land situated at the southeasterly corner of the intersection of Kilani Avenue and Ilima Street.



APPLICANT: VINE4, LLC.
TAX MAP KEY(S): 7-3-004:027
FOLDER NO.: 2013/Z-7
LAND AREA: 2.32 ACRES
PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING PLANNING COMMISSION CITY COUNCIL

ORD. NO.

2013/Z-5

EFF. DATE:

EXHIBIT A

BILL

EXHIBIT B

DRAFT UNILATERAL AGREEMENT INCORPORATING THE CONDITIONS RECOMMENDED BY THE DPP IN THE DIRECTOR'S REPORT

To be prepared by the Applicant and submitted to the Council.