



RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR ST. AUGUSTINE BY-THE-SEA CHURCH TO CONSTRUCT A NEW ST. DAMIEN AND ST. MARIANNE COPE MUSEUM; DEMOLISH AND REPLACE AN EXISTING PARISH HALL WITH A NEW MULTI-PURPOSE BUILDING WITH PARKING, PARISH HALL, OFFICE AND STORAGE SPACES; AND APPURTENANT SITE IMPROVEMENTS

WHEREAS, the Department of Planning and Permitting (DPP) on December 23, 2015, accepted the application of St. Augustine By-The-Sea Church, herein referred to as the "Applicant," for a Special Management Area (SMA) Use Permit for the construction of a new St. Damien Museum; demolition and replacement of an existing parish hall with a new multi-purpose building with parking, parish hall, office and storage spaces; and appurtenant site improvements, on land zoned Resort Mixed Use Precinct in the Waikiki Special District, located at 130 Ohua Avenue, Honolulu, Oahu and identified as Tax Map Keys 2-6-26: 12 and 15, as shown on Exhibit A; and

WHEREAS, on February 19, 2016, the DPP held a public hearing which was attended by several members of the community, including representatives of the Applicant and neighborhood residents; and

WHEREAS, on March 18, 2016, within twenty (20) working days after the close of the public hearing, the DPP, having duly considered all evidence and reports of said public hearing and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu (ROH), completed its report and transmitted its findings and recommendation of approval to the City Council; and

WHEREAS, the City Council, having received the findings and recommendations of DPP on 03/18/16, and at its meeting of 05/04/16, having duly considered all of the findings and reports on the matter, approved the subject application for an SMA Use Permit with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Use Permit be issued to the Applicant under the following conditions:

- A. Construction and operation of the new St. Damien Museum, multi-purpose building, and other site improvements shall be in general conformity with the Project as described in the Report and Recommendation of the Director of the Department of Planning and Permitting (DPP), referenced herein, and the plans attached hereto as Exhibits D-2 through D-7.

DPP15SMA59.R15



## RESOLUTION

Any changes in the size or nature of the approved Project which have a significant effect on coastal resources addressed in Chapter 25, Revised Ordinances of Honolulu (ROH), and/or Chapter 205A, Hawaii Revised Statutes (HRS), shall require a new application and permit. Any changes which do not have a significant effect on coastal resources shall be considered minor modifications and therefore permitted under this resolution, upon review and approval by the Director of the DPP.

- B. Prior to the issuance of any development permits for the construction of the approved project, the Applicant shall obtain an approved Special District Permit (Major) for the Project from the Director of the DPP.
- C. Prior to Project construction, an archaeological monitoring plan shall be completed and approved by the Department of Land and Natural Resources State Historic Preservation Division (SHPD). In the event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction activities, all work shall cease in the immediate vicinity of the find. The Applicant shall protect the find from additional disturbance and contact the SHPD immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites are discovered during the course of construction of the Project, all construction activity in the vicinity of the discover shall stop until the issuance of an archaeological clearance from the SHPD that mitigation measures have been implemented to its satisfaction.
- D. Artificial light from exterior light fixtures, including, but not necessarily limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, shall be prohibited if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to Section 205A-71(b), HRS.
- E. Approval of this Special Management Area Use Permit does not constitute compliance with other Land Use Ordinance (LUO) or governmental requirements, including building permit approval. They are subject to separate review and approval. The Applicant will be responsible for insuring that the final plans for the Project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.
- F. **The Applicant shall obtain a development permit for the proposed development within two years of the date of this permit.** Failure to obtain a



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## RESOLUTION

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development permit within this period shall render this permit null and void, provided that this period may be extended as follows:

The Director of the Department of Planning and Permitting may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond one year from the initial deadline set by the City Council.

If the Applicant demonstrates good cause for an extension exceeding one year, the Director shall prepare and submit to the Council a report on the proposed extension, which report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final action on the proposed extension within the first to occur of: (a) 60 days after receipt of the Director's report; or, (b) the Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied



RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be and is directed to transmit copies of this resolution to George I. Atta, FAICP, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii, 96813; Father Lane Akiona, St. Augustine by-the-Sea Church, 130 Ohua Avenue, Honolulu, Hawaii, 96815; and Scott Ezer, HNF Planners, Inc., 733 Bishop Street, Suite 2590, Honolulu, Hawaii, 96813.

INTRODUCED BY:

*[Handwritten signature]*  
\_\_\_\_\_

(br)

DATE OF INTRODUCTION:

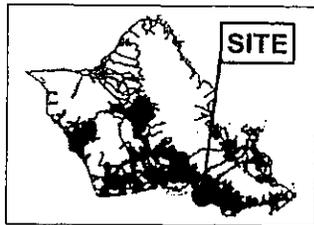
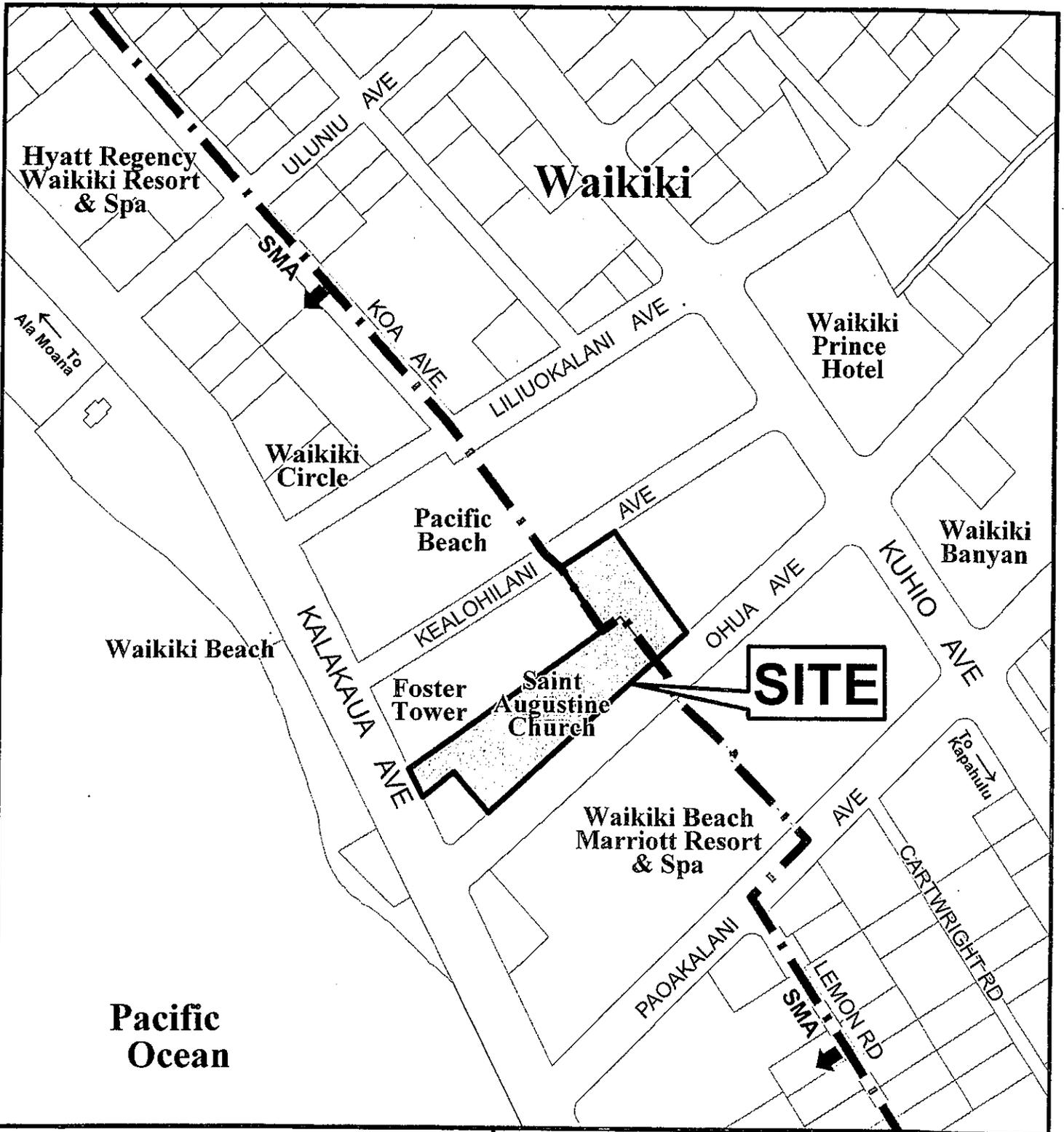
**MAR 18 2016**

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Honolulu, Hawaii

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\_\_\_\_\_  
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Councilmembers

OFFICE OF THE CLERK



VICINITY MAP

200 100 0 200



Scale in Feet



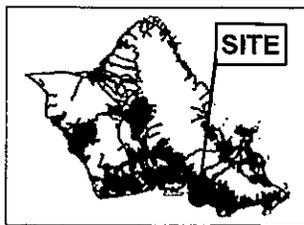
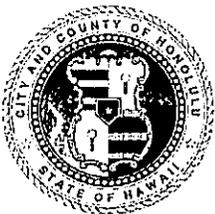
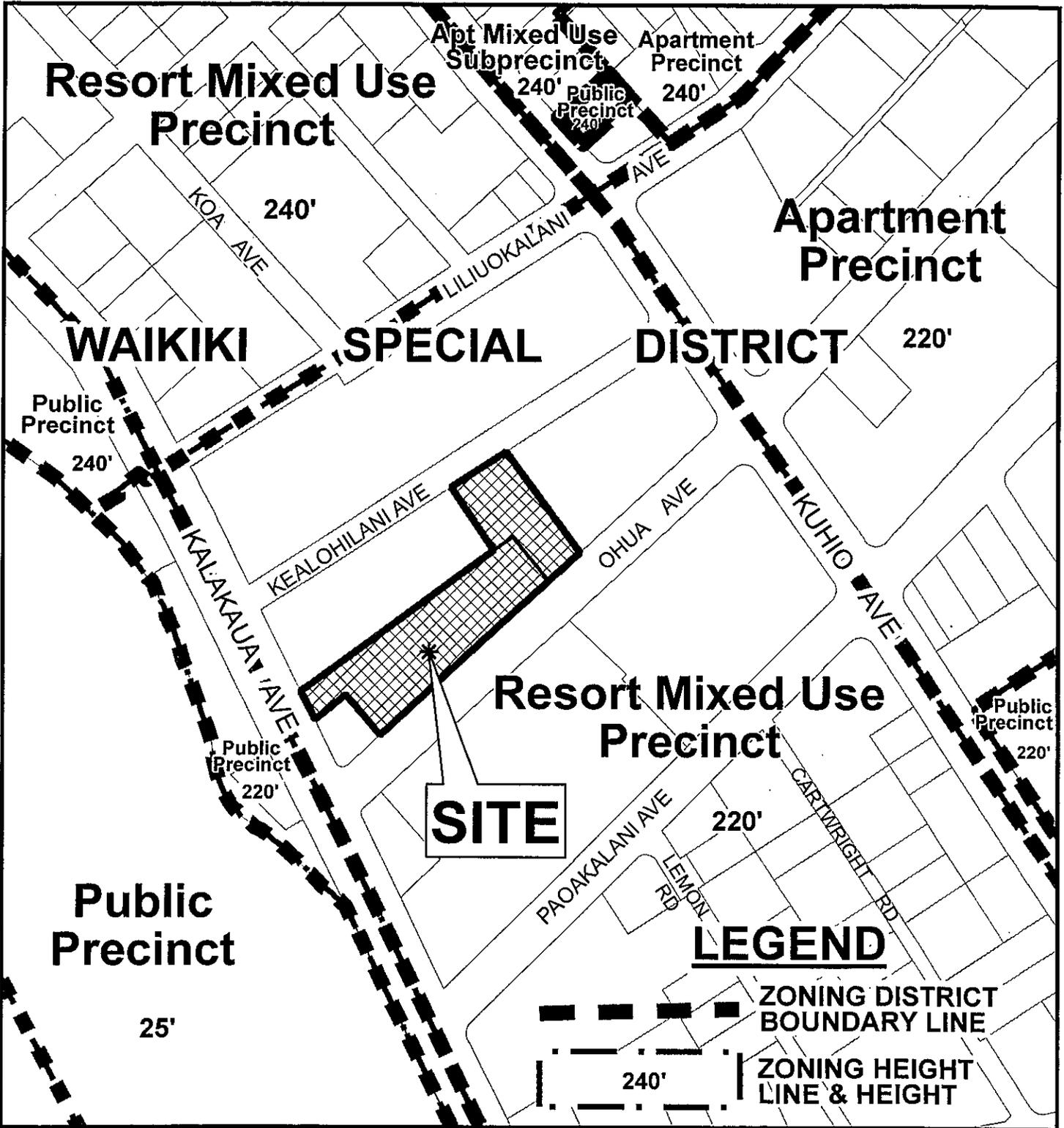
# LOCATION MAP

WAIKIKI

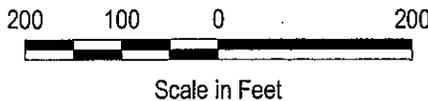
Exhibit A

TAX MAP KEY(S): 2-6-26: 12 & 15

FOLDER NOs.: 2015/SMA-59



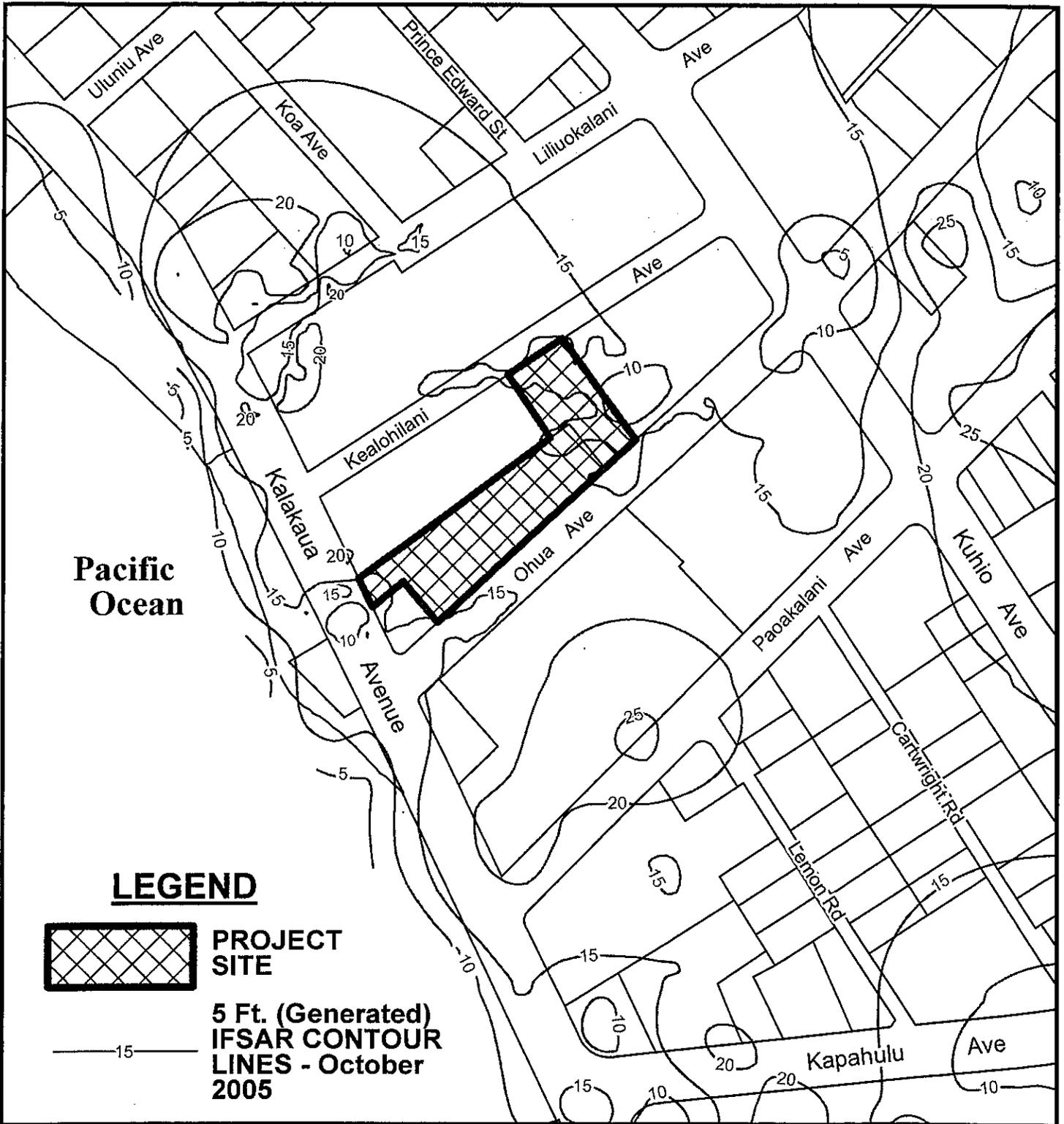
VICINITY MAP



PORTION OF  
**ZONING MAP Exhibit B**  
 MOILILI - KAIMUKI

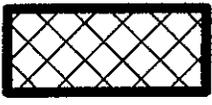
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FOLDER NO.: 2015/SMA-59

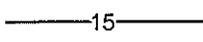


Pacific Ocean

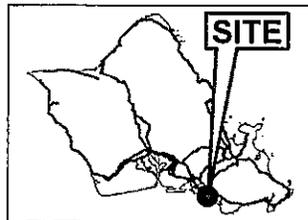
**LEGEND**



**PROJECT SITE**



**5 Ft. (Generated) IFSAR CONTOUR LINES - October 2005**



VICINITY MAP



Scale in Feet



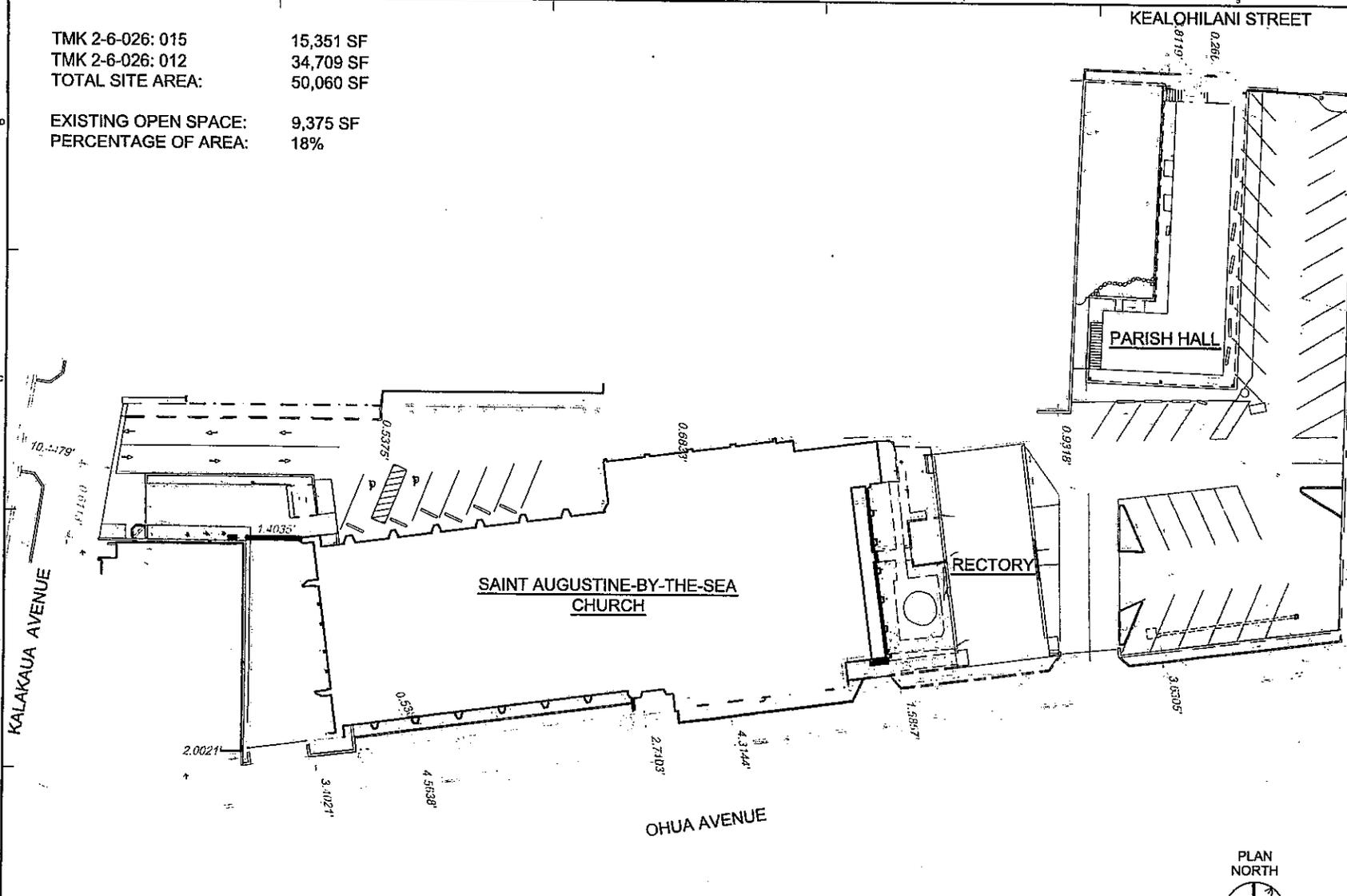
PORTION OF  
**TOPOGRAPHIC MAP**  
**WAIKIKI** **Exhibit C**

TAX MAP KEY(S): **2-6-26: 12 & 15**

FOLDER NOS.: **2015/SMA-59**

TMK 2-6-026: 015 15,351 SF  
 TMK 2-6-026: 012 34,709 SF  
 TOTAL SITE AREA: 50,060 SF

EXISTING OPEN SPACE: 9,375 SF  
 PERCENTAGE OF AREA: 18%



**M** ARCHITECTURE  
 RESTORATION  
 RENOVATION  
 RESEARCH

**Mason Architects**  
 119 Merchant Street, Suite 501  
 Honolulu, Hawaii 96813  
 www.masonarch.com  
 Voice: 808 536-0558  
 Fax: 808 526-0577

**PROGRESS SET**  
 Not for Construction

PROJECT  
**SAINT AUGUSTINE  
 DEVELOPMENT PLAN**

130 OHUA STREET  
 HONOLULU, HI  
 (1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION

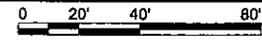
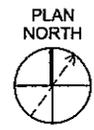
MARK	DATE	DESCRIPTION
ISSUE:		
PROJECT NO:		
CAD DWG FILE: A1 - Site_exist.dwg		
PLOTTED: Apr 16, 2012 - 4:06PM		
DESIGNED BY: BSS		
DRAWN BY: BSS		
CHECKED BY: tgm		

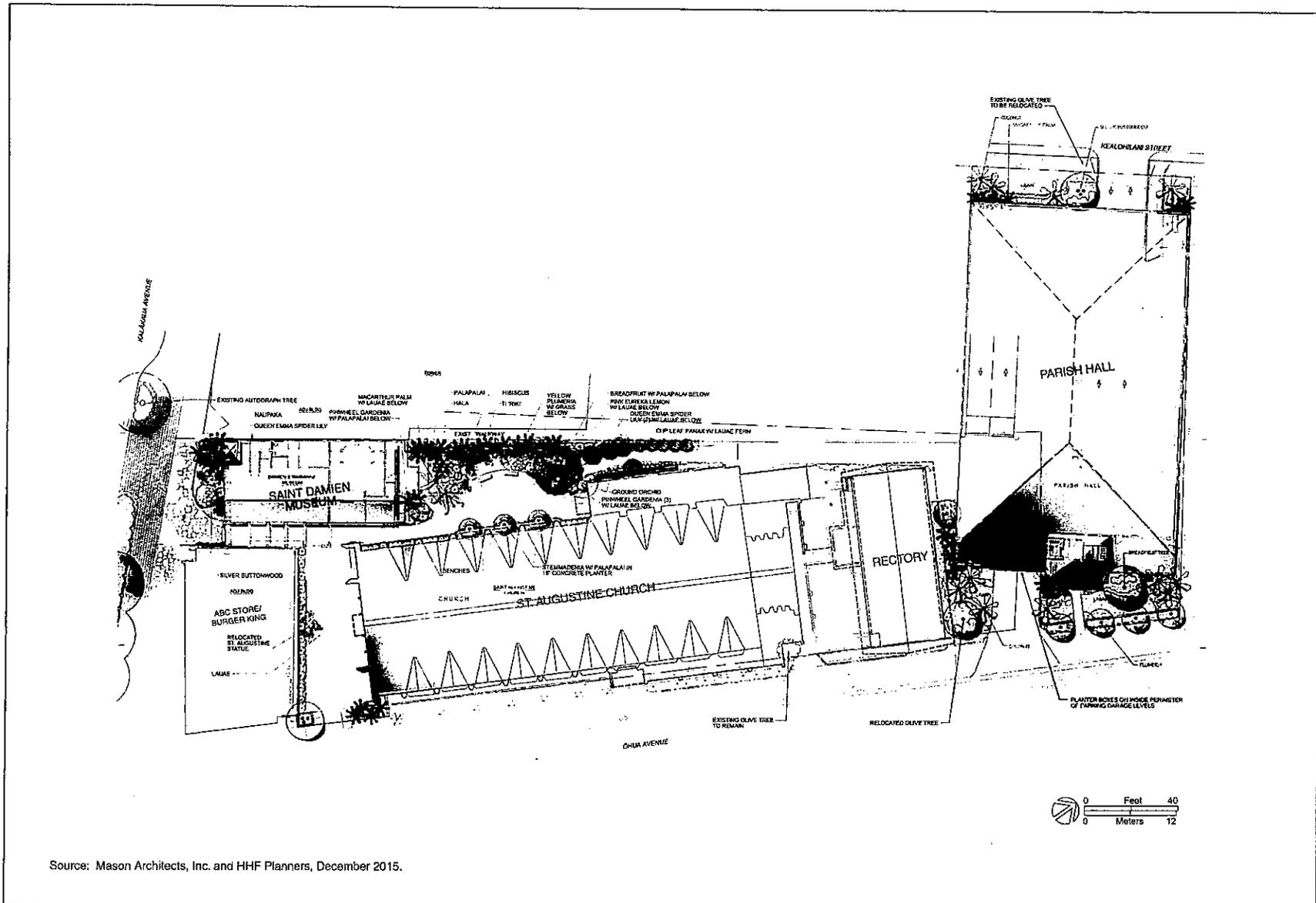
SHEET TITLE  
 SAINT AUGUSTINE CHURCH  
 DEVELOPMENT PLAN

EXISTING  
 SITE PLAN

**Exhibit D-1**

**A1** **SITE PLAN -- EXISTING**  
 1" = 40'-0"  
 REF FROM:





Source: Mason Architects, Inc. and HHF Planners, December 2015.

**CONCEPTUAL LANDSCAPE / SITE PLAN**  
 ST. AUGUSTINE-BY-THE-SEA CHURCH MASTER PLAN  
 WAIKIKI, O'AHU, HAWAII

**Exhibit D-2**











CITY COUNCIL  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII  
CERTIFICATE

**RESOLUTION 16-74**

Introduced: 03/18/16

By: ERNEST MARTIN – BY REQUEST

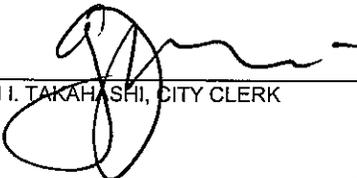
Committee: ZONING AND PLANNING

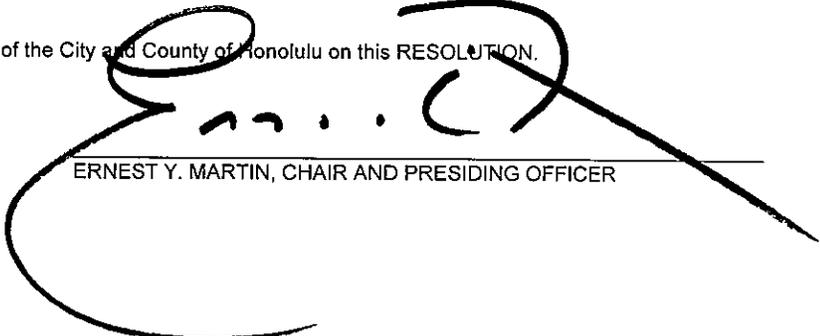
Title: RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR ST. AUGUSTINE BY-THE-SEA CHURCH TO CONSTRUCT A NEW ST. DAMIEN AND ST. MARIANNE COPE MUSEUM; DEMOLISH AND REPLACE AN EXISTING PARISH HALL WITH A NEW MULTI-PURPOSE BUILDING WITH PARKING, PARISH HALL, OFFICE AND STORAGE SPACES; AND APPURTENANT SITE IMPROVEMENTS.

Voting Legend: \* = Aye w/Reservations

04/28/16	ZONING AND PLANNING	CR-151 RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION.
05/04/16	COUNCIL	CR-151 AND RESOLUTION 16-74 WERE ADOPTED. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.

  
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GLEN I. TAKAHASHI, CITY CLERK

  
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ERNEST Y. MARTIN, CHAIR AND PRESIDING OFFICER