



RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE GRADING, RECONSTRUCTION, AND EXPANSION OF THE EXISTING ATHLETIC FIELD, AS WELL AS THE CONSTRUCTION OF NEW BLEACHERS, WALKWAYS, DRAINAGE IMPROVEMENTS, AN IRRIGATION SYSTEM, RETAINING WALLS, AND OTHER APPURTENANT SITE IMPROVEMENTS AT KALAHEO HIGH SCHOOL.

WHEREAS, the Department of Planning and Permitting (DPP) on June 14, 2016, accepted the application of the State Department of Education, herein referred to as the "Applicant", for a Special Management Area (SMA) Use Permit to allow for the grading, reconstruction, and expansion of the existing Kalaheo High School athletic field, as well as the construction of new bleachers, walkways, drainage improvements, an irrigation system, retaining walls, and appurtenant site improvements, on land located in the R-7.5 Residential and P-1 Preservation Districts at 730 Iliaina Street, Kailua, Oahu, and identified as Tax Map Keys 4-4-34: 024 (por.) and 028, as shown on Exhibit A; Reference Number 2016/SMA-34; and

WHEREAS, on July 12, 2016, the DPP held a public hearing which was attended by about 10 members of the community, including the Agent of the Applicant and neighborhood residents; and

WHEREAS, on August 5, 2016, within twenty (20) working days after the close of the public hearing, the DPP, having duly considered all evidence and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu 1990 ("ROH"), and Sections 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), 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 the DPP on August 8, 2016, and at its meeting of SEP 07 2016, 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 of the new expanded athletic complex must 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 as depicted in the plans attached hereto as Exhibits A through I. Any



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- changes in the size or nature of the Project that have a significant effect on coastal resources addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and permit. Any changes that do not have a significant effect on coastal resources will be considered minor modifications and therefore permitted under this resolution, upon review and approval by the DPP Director.
- B. The construction and building plans must comply with the applicable rules related to water quality, soil erosion, and storm drainage standards in effect at the time the permit application is submitted.
- C. In the event that subsurface archeological or historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are discovered while conducting demolition or construction activities, all work must cease in the immediate vicinity of the find. The Applicant shall protect the find from additional disturbance and immediately contact the Department of Land and Natural Resources, State Historic Preservation Division ("SHPD"). Work in the immediate area must remain stopped until SHPD is able to assess the impact, make recommendations for mitigation measures, and confirm 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, are 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 HRS Section 205A-71(b).
- E. Approval of this SMA Use Permit does not constitute compliance with other Land Use Ordinance (LUO) or governmental requirements, including building permit and grading permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this SMA Use Permit comply with all applicable LUO and other governmental provisions and requirements.
- F. **The Applicant shall obtain a building permit for the proposed development within two years after the effective date of this SMA Use Permit.** Failure to obtain a building permit within this period will render this SMA Use Permit null and void, provided that this period may be extended as follows: The DPP Director may extend this period if the Applicant demonstrates good cause, but the period cannot be extended beyond one year from the initial deadline set by the City Council.



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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 must 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 will be deemed to be denied.

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to George I. Atta, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Duane Kashiwai, State Department of Education, P.O. Box 2360, Honolulu, Hawaii 96804; Lance Fukumoto, Fukunaga and Associates, Inc., 1357 Kapiolani Boulevard, Suite 1530, Honolulu, Hawaii 96814; and Leo R. Asuncion, Jr., AICP, Director of the Office of Planning (Attention: Coastal Zone Management Branch), P.O. Box 2359, Honolulu, Hawaii 96804.

INTRODUCED BY:

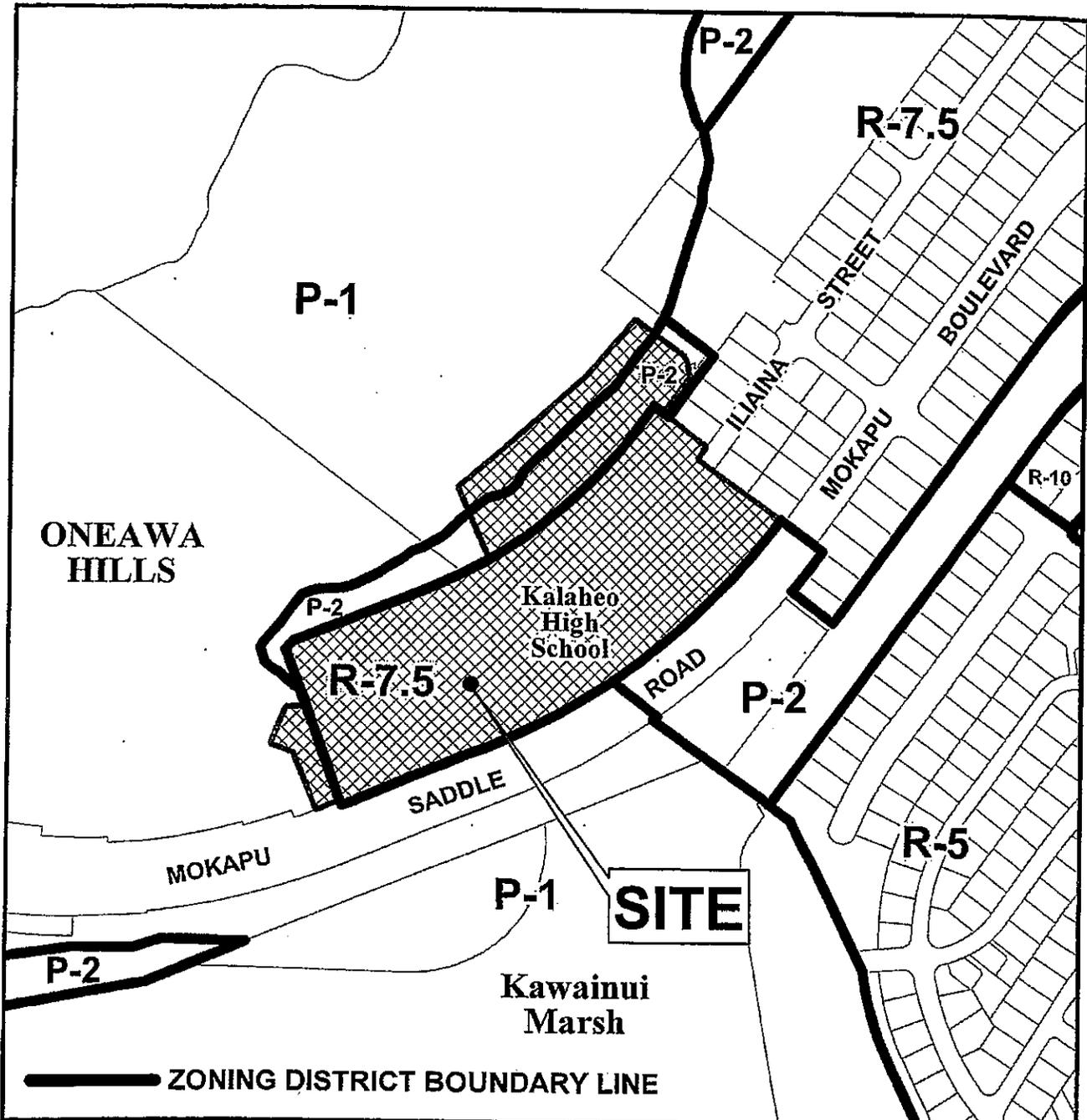
Ernest Martin (br)

DATE OF INTRODUCTION:

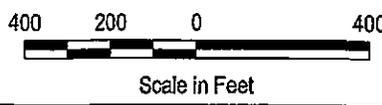
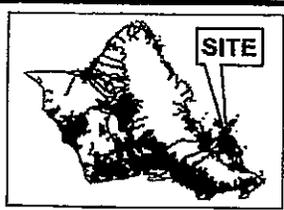
August 8, 2016

Honolulu, Hawaii

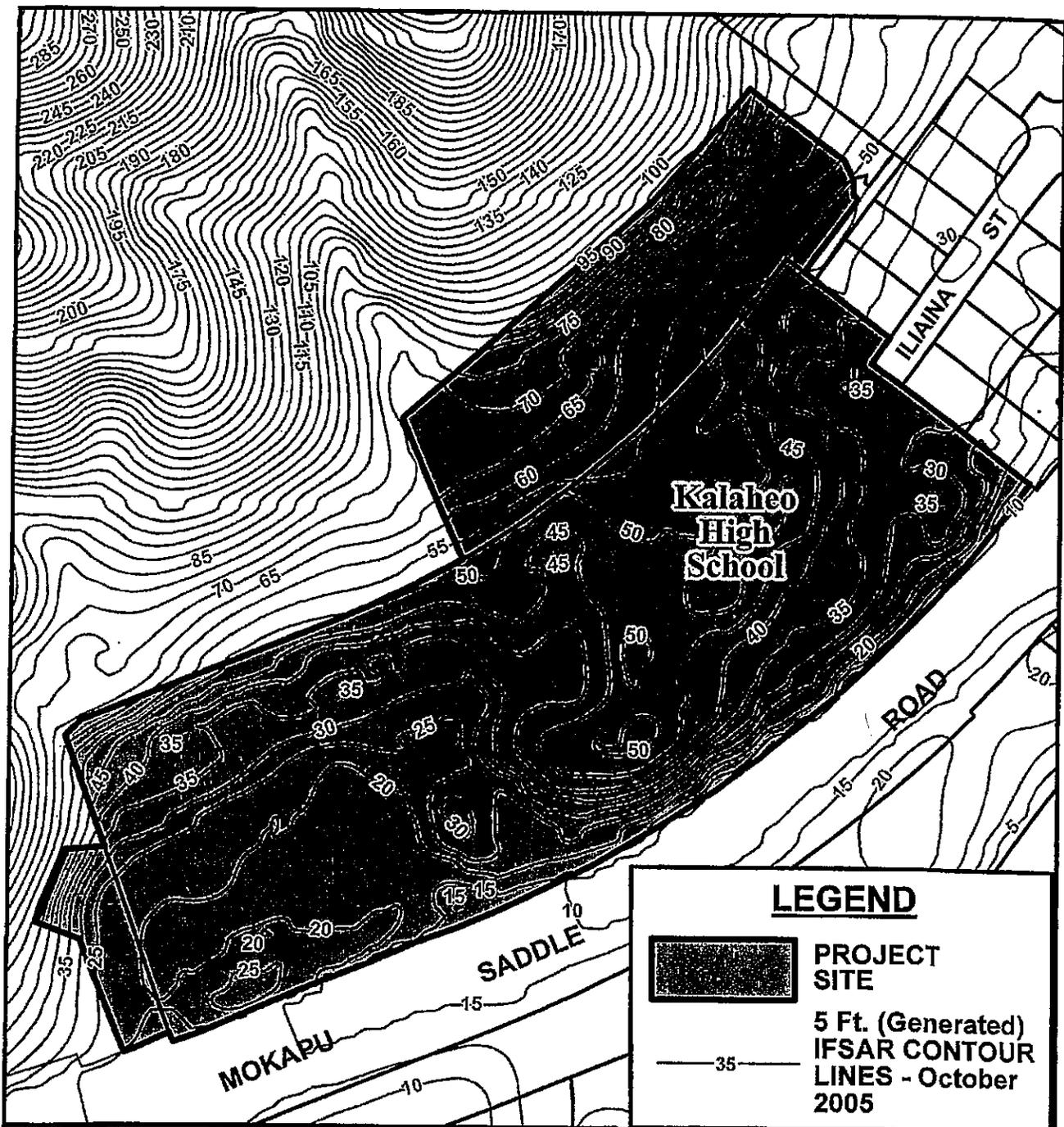
Councilmembers



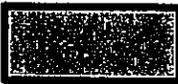
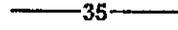
———— ZONING DISTRICT BOUNDARY LINE

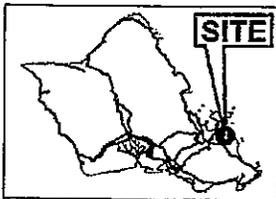


PORTION OF
ZONING MAP Exhibit A
KAILUA-LANIKAI-KEOLU
 TAX MAP KEY(S): 4-4-34: 24, 28 & 29
 FOLDER NO.: 2016/SMA-34

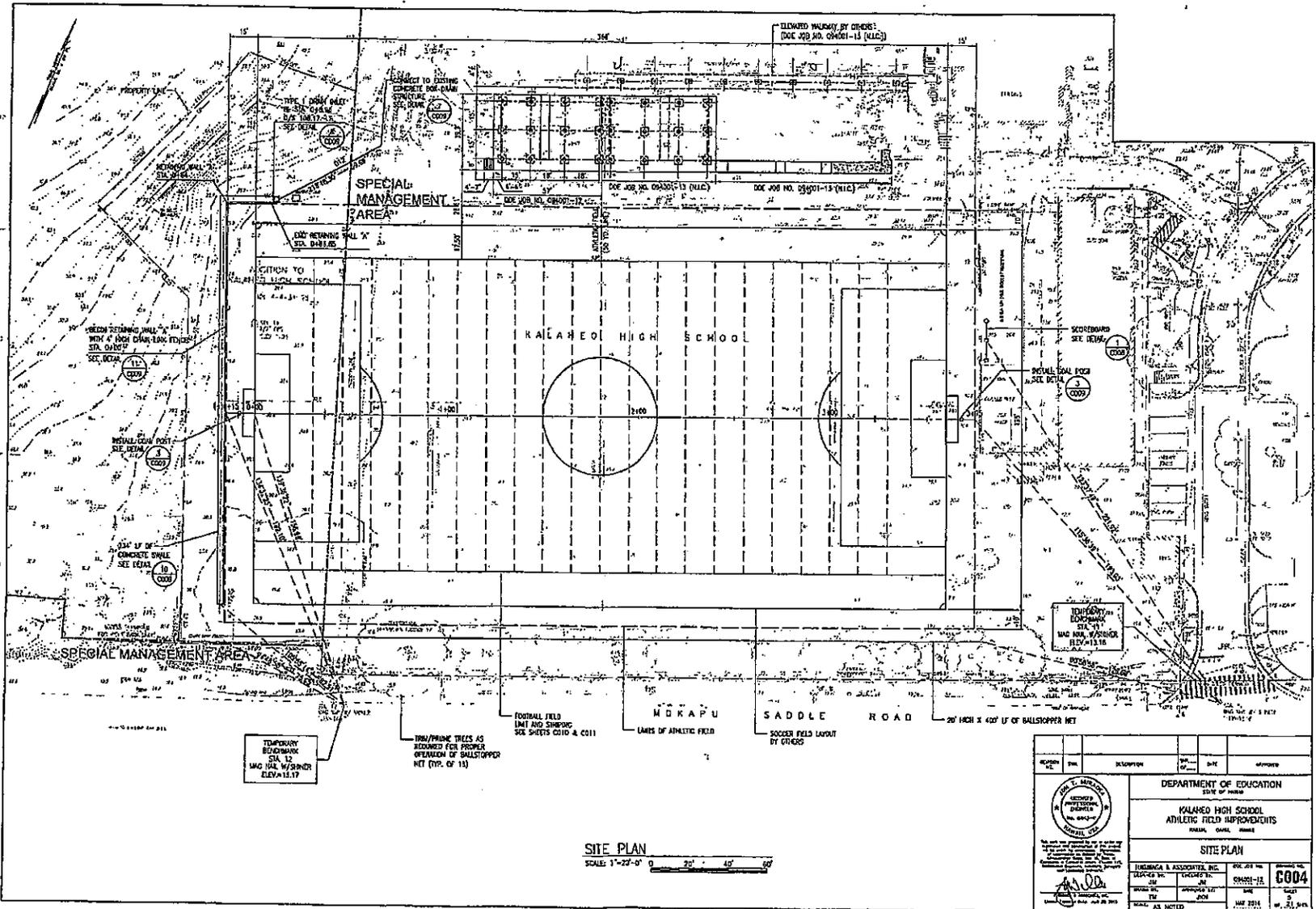


LEGEND

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



PORTION OF **Exhibit B**
TOPOGRAPHIC MAP
KAILUA
 TAX MAP KEY(S): **4-4-34: 24, 28 & 29**
 FOLDER NOs.: **2016/SMA-34**



ALL INFORMATION IS BASED ON THE RECORD PLANS AND SURVEY DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT.

SITE PLAN
 SCALE: 1"=25'-0"

NO.	DATE	DESCRIPTION	BY	CHECKED	APPROVED
DEPARTMENT OF EDUCATION STATE OF HAWAII					
KALAEHO HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS PAKA, OAKA, HAWAII					
SITE PLAN					
TUMINGA & ASSOCIATES, INC.					
DESIGNED BY:	ENGINEER:	CHECKED BY:	PROJECT NO.:	DATE:	PROJECT NO.:
			C004-15		C004
DRAWN BY:	DATE:	SCALE:	DATE:	SCALE:	DATE:
MAKE ALL NOTED					

0.1. PROPOSED SECTION AND ELEVATION FROM PROPOSED GRADE TO FINISH GRADE
 0.2. FINISH GRADE TO FINISH GRADE
 0.3. FINISH GRADE TO FINISH GRADE
 0.4. FINISH GRADE TO FINISH GRADE

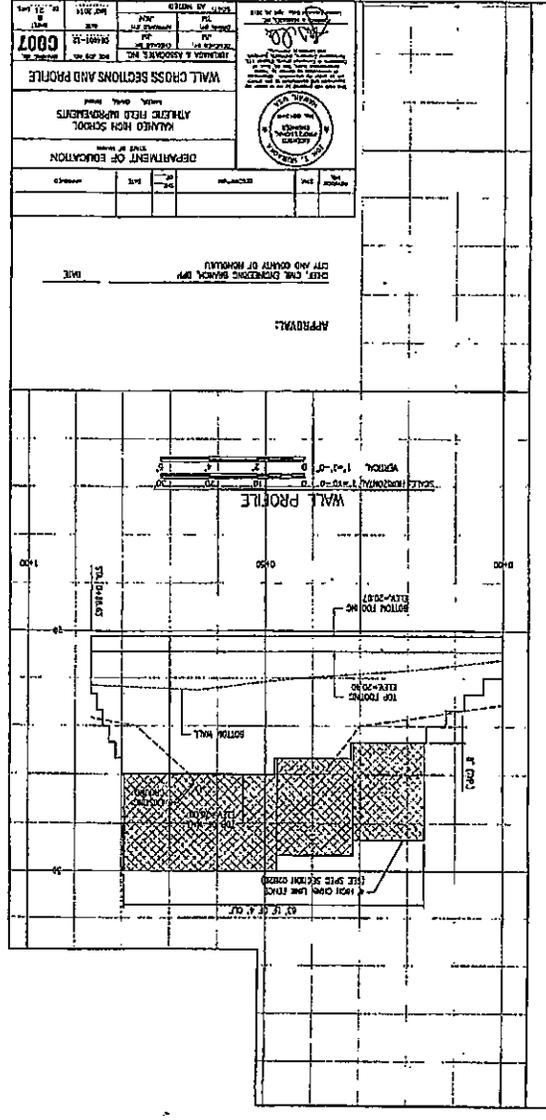
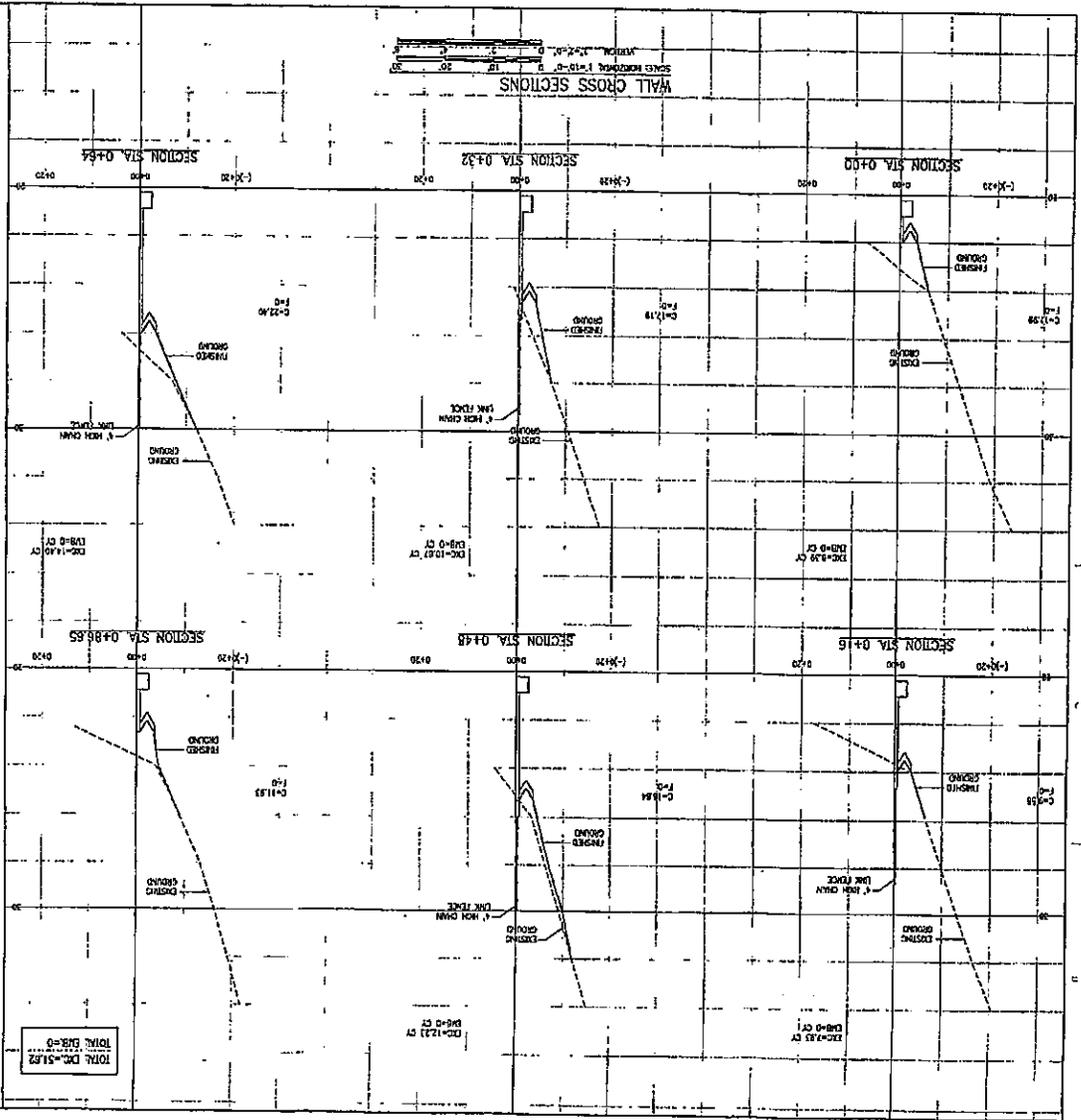


Exhibit E

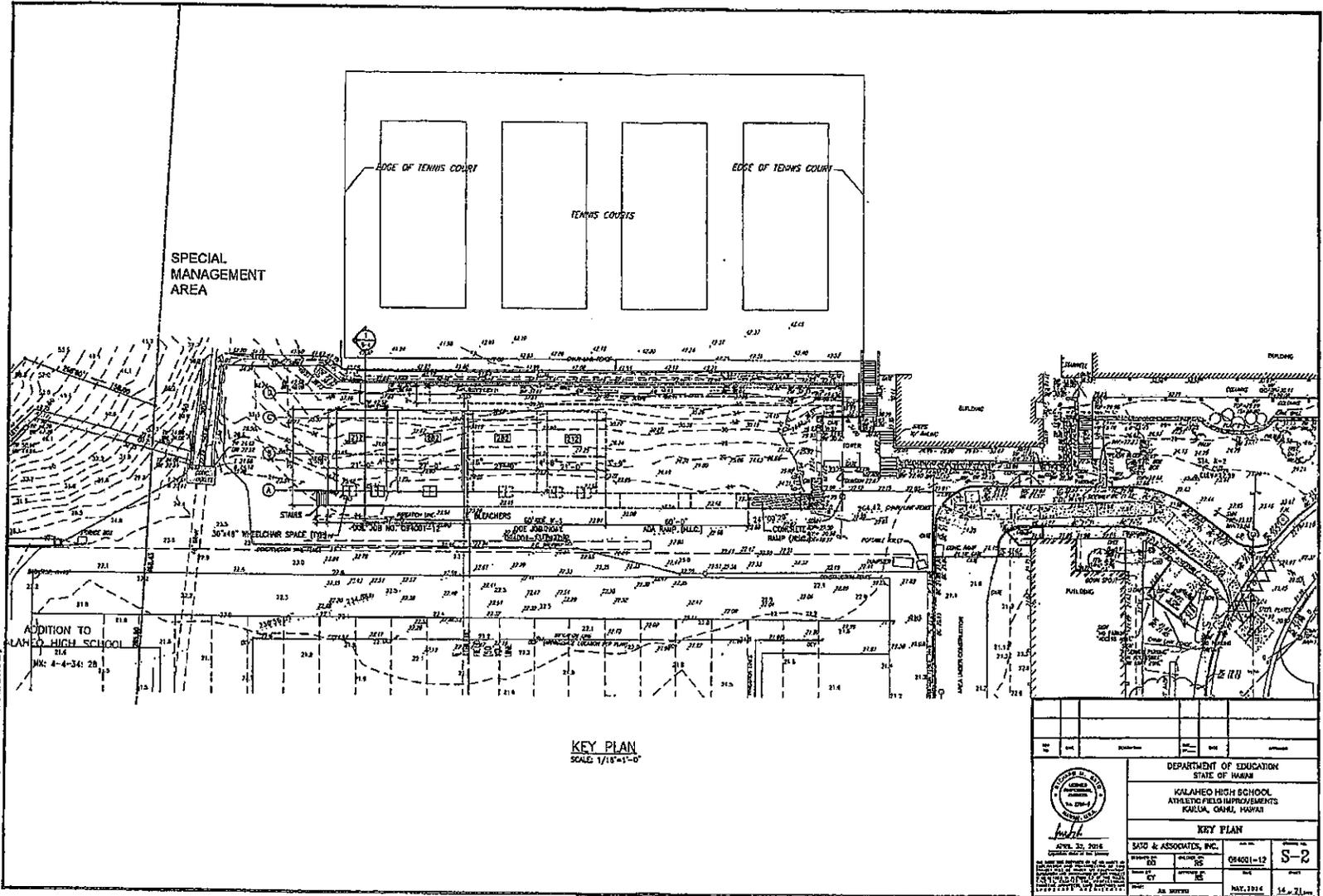


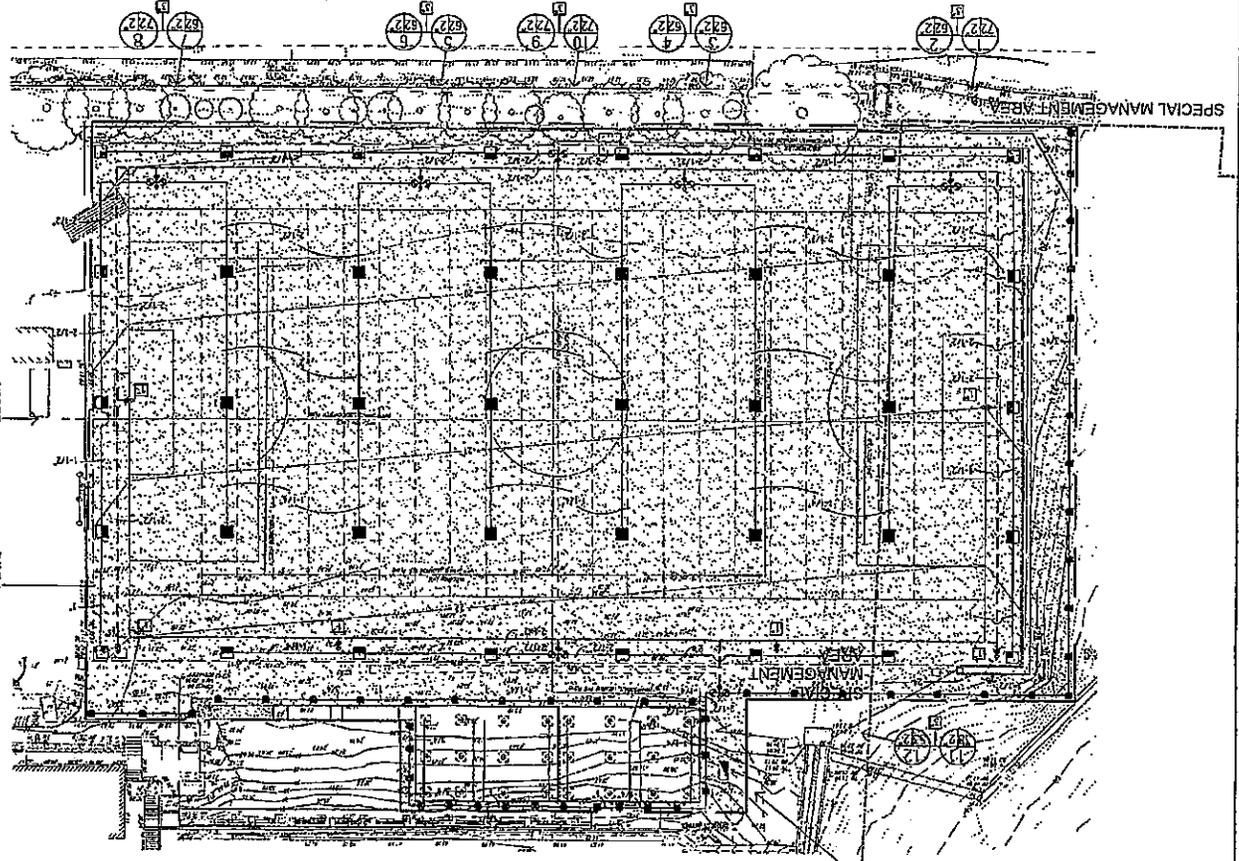
Exhibit G

		DEPARTMENT OF EDUCATION STATE OF HAWAII	
APRIL 22, 2016 EXPIRES 04/22/2019		KALAEHO HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS KALAEHO, OAHU, HAWAII	
KEY PLAN			
SUDO & ASSOCIATES, INC. 1001 KALAEHO AVENUE SUITE 200 KALAEHO, OAHU, HAWAII 96741	PROJECT NO. 084001-12	SHEET NO. 5-2	DATE MAY, 2016
DRAWN BY J.S.	CHECKED BY J.S.	SCALE AS SHOWN	TOTAL SHEETS 14 - 21

DEPARTMENT OF EDUCATION KENNEDY HIGH SCHOOL ANNETT FIELD IMPROVEMENTS LANDSCAPE PLAN	
PROJECT NO. 1-1 DATE 08-01-11	DRAWN BY [Signature] CHECKED BY [Signature]
SCALE 1"=20'-0" LANDSCAPE PLAN	PROJECT NO. 1-1 DATE 08-01-11



LANDSCAPE PLAN
SCALE 1"=20'-0"



LOCATION POINT OF CONNECTION
 TO BE SHOWN IN
 STIPPLED AREA. SEE
 ONE DRAWING FOR LOCATION.

10,000 S.F.
 STONE (GRADE 2' OF
 ANNETT HIGHWAY)

PROVIDE EXISTING ELEVATION POINT
 TO BE SHOWN IN
 STIPPLED AREA. SEE OTHER DRAWINGS
 FOR LOCATION.

Exhibit I

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 16-203, CD1

Introduced: 08/08/16 By: ERNEST MARTIN – BY REQUEST Committee: ZONING AND PLANNING

Title: RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE GRADING, RECONSTRUCTION, AND EXPANSION OF THE EXISTING ATHLETIC FIELD, AS WELL AS THE CONSTRUCTION OF NEW BLEACHERS, WALKWAYS, DRAINAGE IMPROVEMENTS, AN IRRIGATION SYSTEM, RETAINING WALLS, AND OTHER APPURTENANT SITE IMPROVEMENTS AT KALAHEO HIGH SCHOOL.

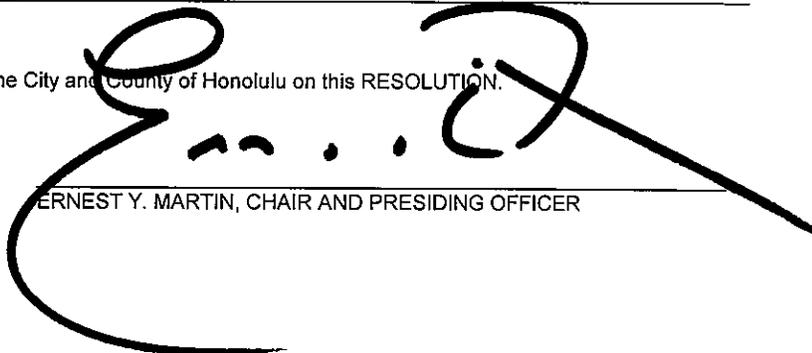
Voting Legend: * = Aye w/Reservations

08/25/16	ZONING AND PLANNING	CR-280 - RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM.
09/07/16	COUNCIL	CR-280 AND RESOLUTION 16-203, CD1 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.



GLEN I. TAKAHASHI, CITY CLERK



ERNEST Y. MARTIN, CHAIR AND PRESIDING OFFICER