

# REPORT OF THE COMMITTEE ON ZONING AND PLANNING

## Voting Members:

Trevor Ozawa, Chair; Ron Menor, Vice-Chair;  
Carol Fukunaga, Ann H. Kobayashi, Joey Manahan

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Committee Meeting Held  
August 25, 2016

Honorable Ernest Y. Martin  
Chair, City Council  
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Planning, to which was referred Resolution 16-203 entitled:

"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,"

as transmitted by Departmental Communication 559, dated August 5, 2016, from the Department of Planning and Permitting (DPP), reports as follows:

The purpose of Resolution 16-203 is to grant a Special Management Area Use Permit (SMP) to the State Department of Education ("Applicant") to reconstruct and expand the existing Kalaheo High School athletic field, as well as construct new bleachers, walkways, drainage improvements, an irrigation system, retaining walls, and appurtenant site improvements.

In Departmental Communication 559 (2016), the DPP reported that the City is proposing to adopt new water quality rules, and that construction and building plans must conform to the applicable water quality standards at the time the permit is reviewed.

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON

**SEP 07 2016**

COMMITTEE REPORT NO. 280

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Your Committee notes that the DPP, after a public hearing held on July 12, 2016, recommends approval of the SMP subject to the conditions set forth in the resolution.

At your Committee's meeting on August 25, 2016, the Applicant and the Applicant's Agent provided a short presentation of the Project. The Applicant confirmed that the athletic field will not have any artificial lighting. One individual provided comments.

Your Committee has carefully reviewed the conditions recommended by the DPP for inclusion in this SMP. Although your Committee generally finds the DPP's proposed conditions to be appropriate, your Committee recommends that certain conditions be clarified as discussed below.

Your Committee has prepared a CD1 version of the resolution that makes the following amendments:

- A. Corrects the spelling of "ATHLETIC" and adds a period at the end of the resolution title.
- B. In the first WHEREAS clause, clarifies that the Project involves the Kalaheo High School athletic field.
- C. In the third and fourth WHEREAS clauses, respectively, lists August 5, 2016 as the date the DPP transmitted its report to the Council, and August 8, 2016 as the date the Council received DPP's report.
- D. In the third WHEREAS clause, in addition to referencing the SMP review guidelines set forth in ROH Sections 25-3.1 and 25-3.2, adds reference to the SMP review guidelines set forth in HRS Sections 205A-2 and 205A-26.

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- E. Clarifies and eliminates duplicative language in Condition C.
- F. Refers to a "building permit" instead of a "development permit" in Condition F.
- G. Makes miscellaneous technical and non-substantive amendments.

Your Committee finds, pursuant to HRS Section 205A-26 and ROH Section 25-3.2, and in agreement with the conclusion of the DPP in Departmental Communication 559 (2016) that:

- A. The development, as conditioned, will not have any substantial adverse environmental or ecological effect, either alone or cumulatively with other projects.
- B. The development is consistent with the objectives and policies set forth in ROH Section 25-3.1 and HRS Section 205A-2, and area guidelines contained in ROH Section 25-3.2 and HRS Section 205A-26.
- C. The development is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON

**SEP 07 2016**

COMMITTEE REPORT NO. **280**





## 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 \_\_\_\_\_, 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



## RESOLUTION

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.



RESOLUTION

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.

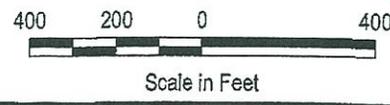
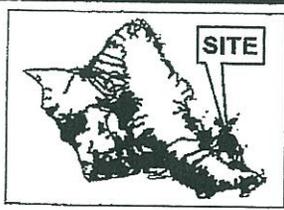
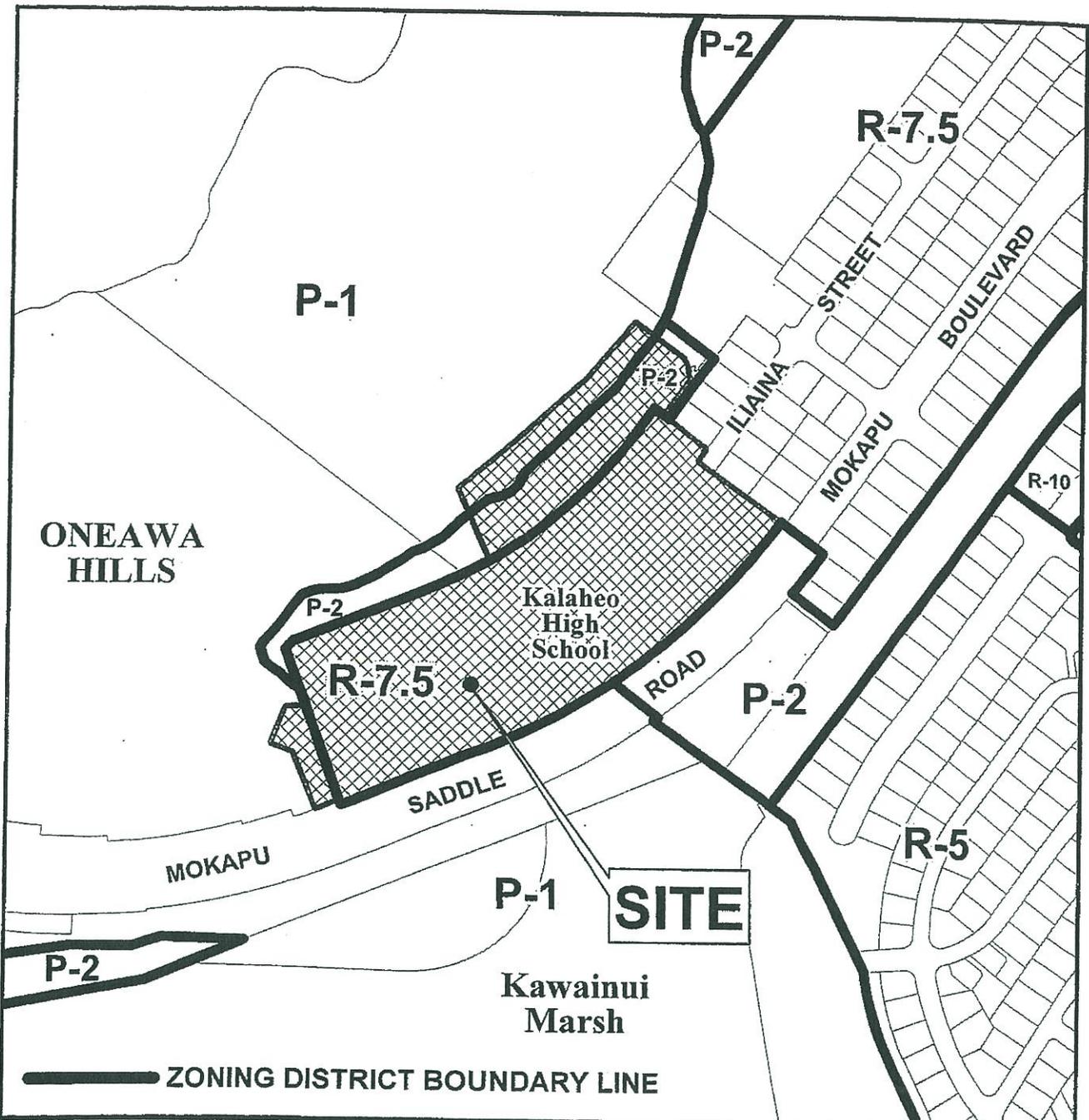
INTRODUCED BY:

Ernest Martin (br)  
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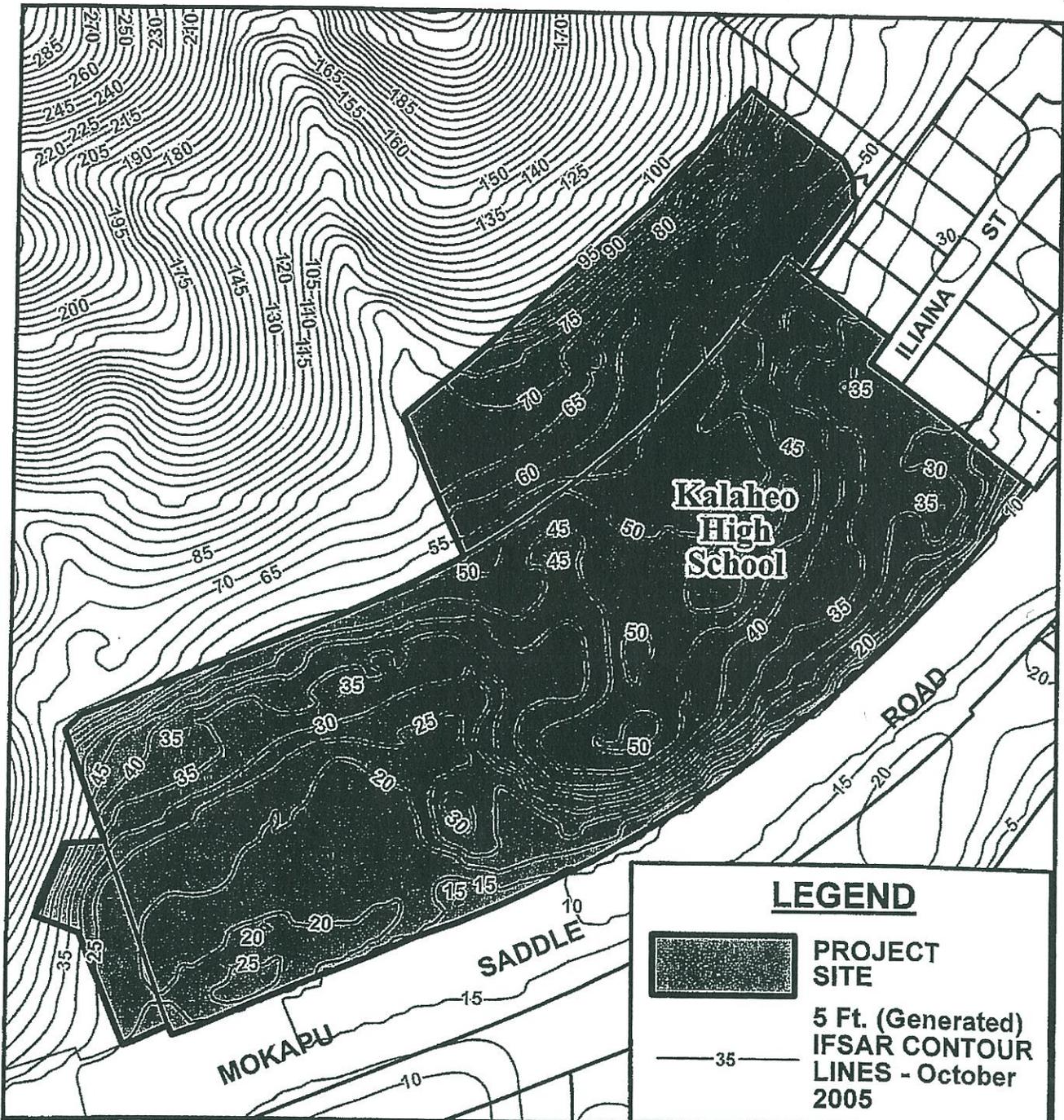
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August 8, 2016  
Honolulu, Hawaii

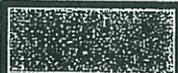
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Councilmembers

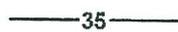


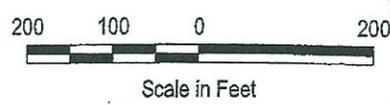
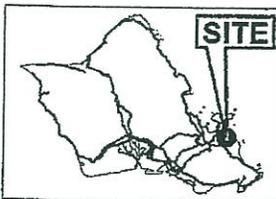
PORTION OF  
**ZONING MAP Exhibit A**  
**KAILUA-LANIKAI-KEOLU**  
 TAX MAP KEY(S): **4-4-34: 24, 28 & 29**  
 FOLDER NO.: **2016/SMA-34**



**LEGEND**

 PROJECT SITE

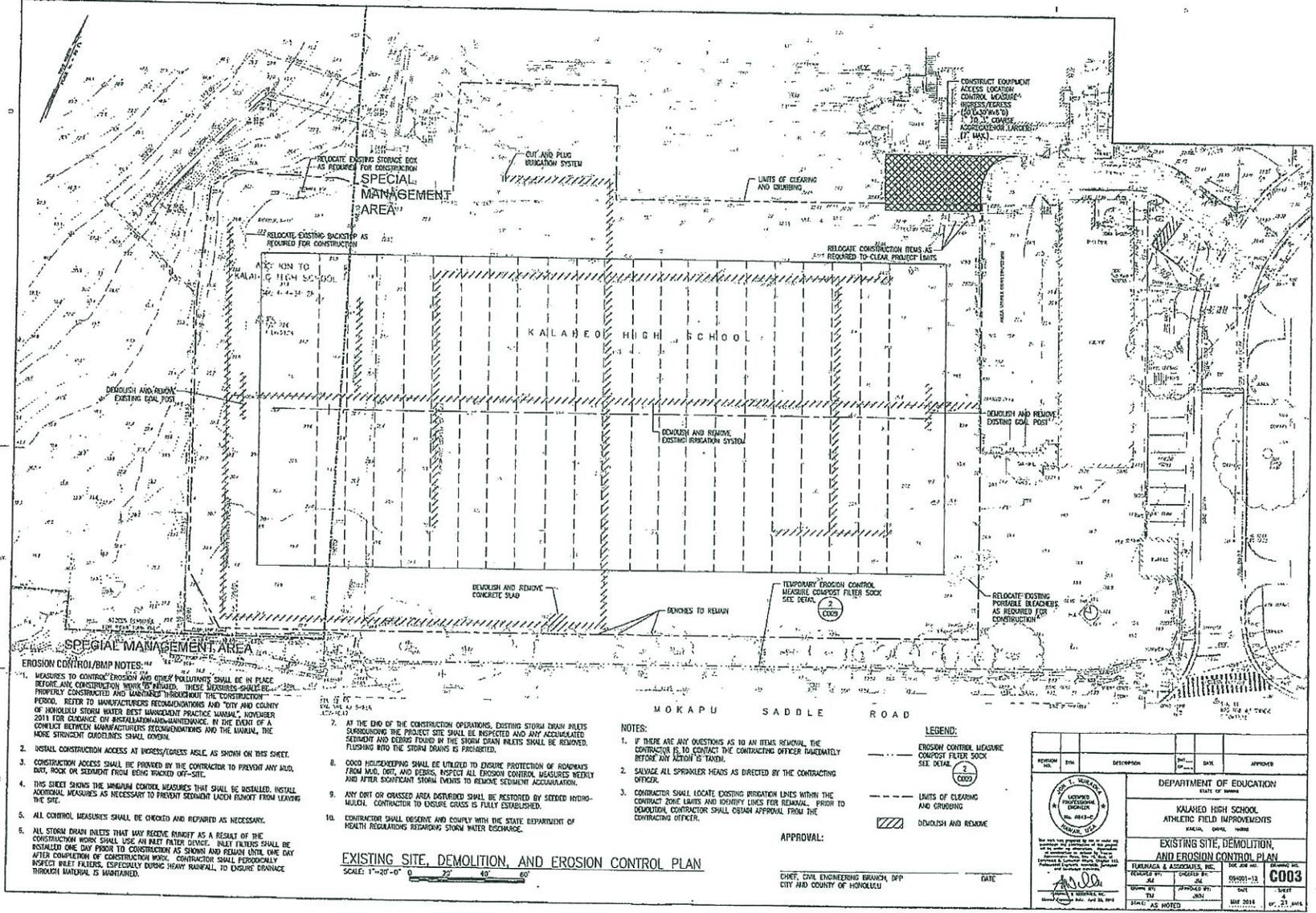
 5 Ft. (Generated) IFSAR CONTOUR LINES - October 2005



PORTION OF **Exhibit B**  
**TOPOGRAPHIC MAP**  
**KAILUA**

TAX MAP KEY(S): **4-4-34: 24, 28 & 29**

FOLDER NOs.: **2016/SMA-34**



- EROSION CONTROL/BMP NOTES:**
1. MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE ANY CONSTRUCTION WORK IS INITIATED. THESE MEASURES SHALL BE PROPERLY CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. REFER TO MANUFACTURERS RECOMMENDATIONS AND TOWN AND COUNTY OF HONOLULU STORM WATER BEST MANAGEMENT PRACTICE MANUAL, NOVEMBER 2011 FOR GUIDANCE ON INSTALLATION/MAINTENANCE. IN THE EVENT OF A CONFLICT BETWEEN MANUFACTURERS RECOMMENDATIONS AND THE MANUAL, THE MORE STRINGENT GUIDELINES SHALL GOVERN.
  2. INSTALL CONSTRUCTION ACCESS AT INGRESS/EGRESS AS SHOWN ON THIS SHEET.
  3. CONSTRUCTION ACCESS SHALL BE PROVIDED BY THE CONTRACTOR TO PREVENT ANY AND ALL RISK OR DAMAGE FROM BEING TRACKED OFF-SITE.
  4. THIS SHEET SHOWS THE MINIMUM CONTROL MEASURES THAT SHALL BE INSTALLED. INSTALL ADDITIONAL MEASURES AS NECESSARY TO PREVENT SEDIMENT LOAD FROM LEAVING THE SITE.
  5. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY.
  6. ALL STORM DRAIN INLETS THAT MAY RECEIVE RUNOFF AS A RESULT OF THE CONSTRUCTION WORK SHALL USE AN INLET FILTER DEVICE. INLET FILTERS SHALL BE INSTALLED ONE DAY PRIOR TO CONSTRUCTION AS SHOWN AND REMAIN UNTIL ONE DAY AFTER COMPLETION OF CONSTRUCTION WORK. CONTRACTOR SHALL PERIODICALLY INSPECT INLET FILTERS, ESPECIALLY DURING HEAVY RAINFALL, TO ENSURE DRAINAGE THROUGH MATERIAL IS MAINTAINED.
  7. AT THE END OF THE CONSTRUCTION OPERATIONS, EXISTING STORM DRAIN PIPES SURROUNDING THE PROJECT SITE SHALL BE INSPECTED AND ANY ACCUMULATED SEDIMENT AND DEBRIS FOUND IN THE STORM DRAIN INLETS SHALL BE REMOVED. FLUSHING INTO THE STORM DRAINS IS PROHIBITED.
  8. GOOD HOUSEKEEPING SHALL BE UTILIZED TO ENSURE PROTECTION OF ADJACENT FROM MUD, DIRT, AND DEBRIS. INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER SIGNIFICANT STORM EVENTS TO ENSURE SEDIMENT ACCUMULATION.
  9. ANY DIRT OR GRASSED AREA DISTURBED SHALL BE RESTORED BY SEEDING HYDROMULCH. CONTRACTOR TO ENSURE GRASS IS FULLY ESTABLISHED.
  10. CONTRACTOR SHALL OBSERVE AND COMPLY WITH THE STATE DEPARTMENT OF HEALTH REGULATIONS REGARDING STORM WATER DISCHARGE.

**EXISTING SITE, DEMOLITION, AND EROSION CONTROL PLAN**  
 SCALE: 1"=20'-0"

- NOTES:**
1. IF THERE ARE ANY QUESTIONS AS TO AN ITEMS REMOVAL, THE CONTRACTOR IS TO CONTACT THE CONTRACTING OFFICER IMMEDIATELY BEFORE ANY ACTION IS TAKEN.
  2. SALVAGE ALL SPRINKLER HEADS AS DIRECTED BY THE CONTRACTING OFFICER.
  3. CONTRACTOR SHALL LOCATE EXISTING IRRIGATION LINES WITHIN THE CONTRACT ZONE LIMITS AND IDENTIFY LINES FOR REMOVAL. PRIOR TO DEMOLITION, CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CONTRACTING OFFICER.

- LEGEND:**
- EROSION CONTROL MEASURE COMPOST FILTER SOCK SEE DETAIL (2) C003
  - - - LIMITS OF CLEARING AND GRUBBING
  - /// DEMOLISH AND REMOVE

APPROVAL:

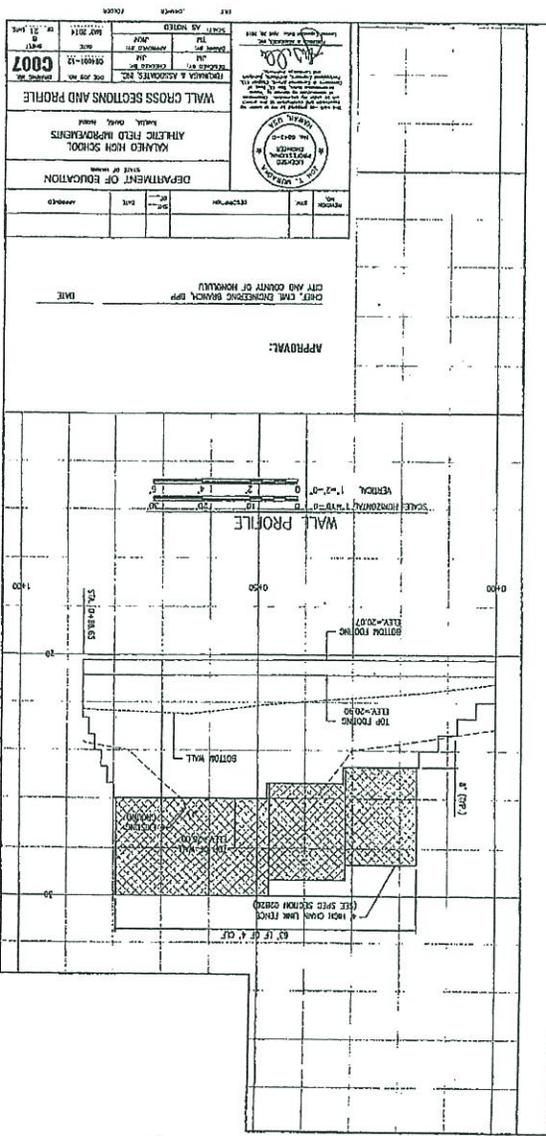
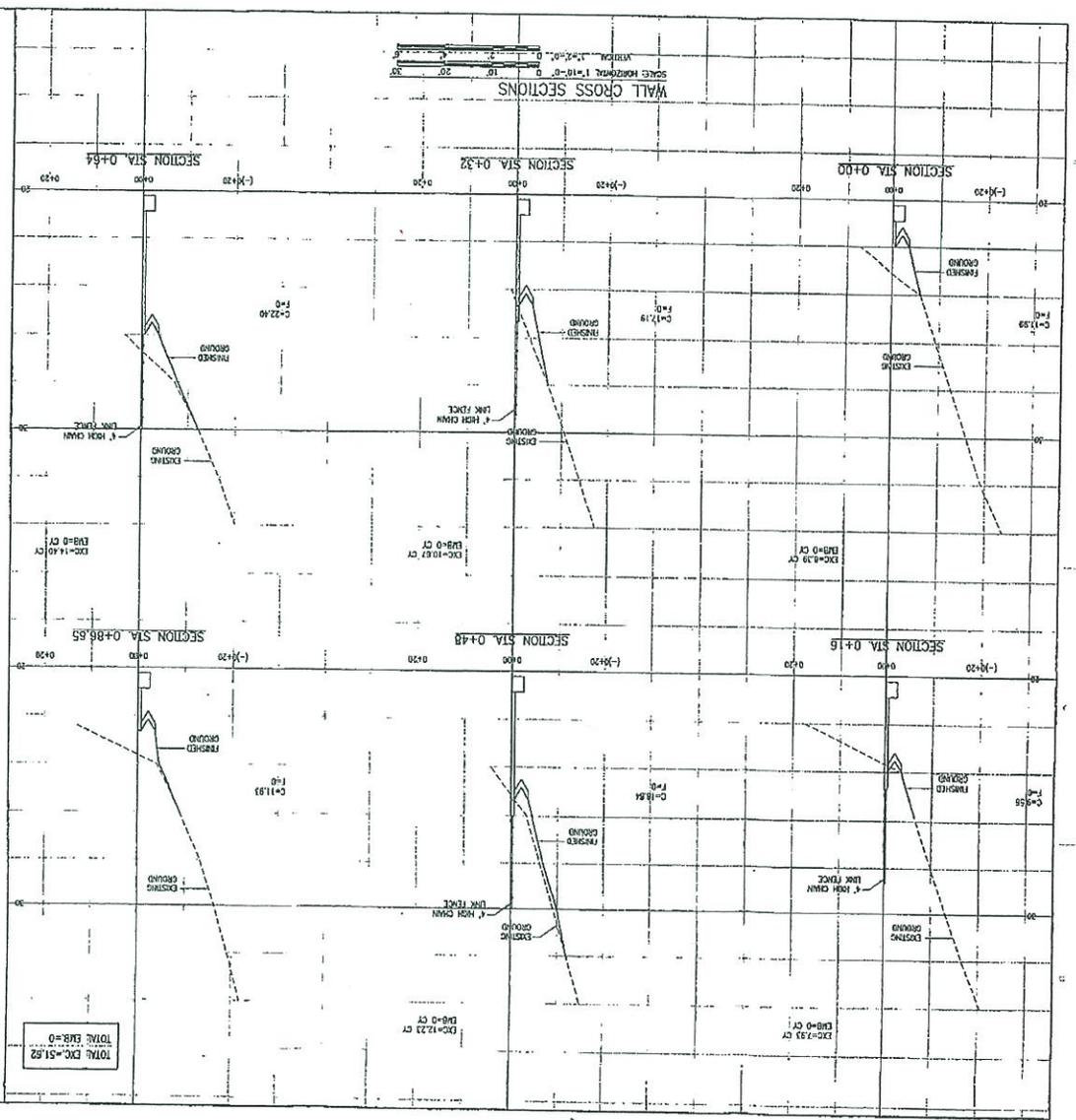
CHIEF, CIVIL ENGINEERING BRANCH DFP  
 CITY AND COUNTY OF HONOLULU

PROJECT NO.	DATE	APPROVED
DESCRIPTION		
DEPARTMENT OF EDUCATION STATE OF HAWAII KALAEO HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS KALAEO, OAHU, HAWAII		
EXISTING SITE, DEMOLITION, AND EROSION CONTROL PLAN		
DESIGNED BY	DATE	SHEET NO.
CHECKED BY	DATE	OF 21 SHEETS
SCALE AS NOTED		
DRAWING NO. <b>C003</b> DATE 09/01/13 SHEET 21 OF 21		

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 Date: 3/17/2014 10:28:38 AM



ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



**APPROVAL:**

CITY AND COUNTY OF HONOLULU  
CITY ENGINEERING BUREAU, CIVIL DIVISION

DATE: \_\_\_\_\_

DEPARTMENT OF EDUCATION  
KAIUNO HIGH SCHOOL  
ATHLETIC FIELD IMPROVEMENTS

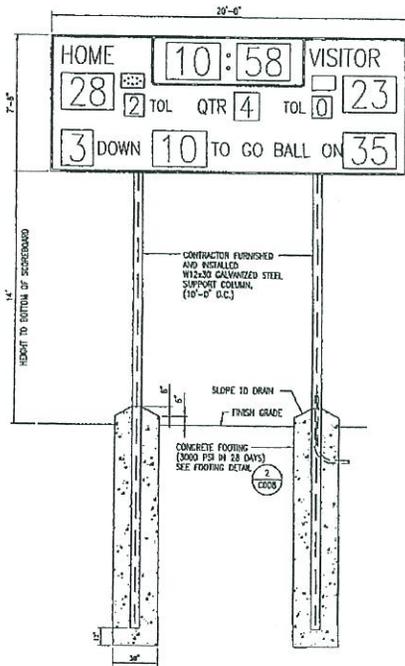
WALL CROSS SECTIONS AND PROFILE

PROJECT NO. 05494-12  
SHEET NO. 07 OF 11

DATE: 07/2014

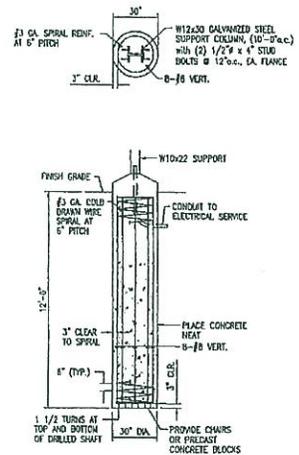
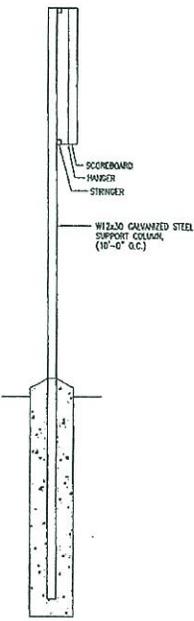
SCALE: 1"=10'-0"

**Exhibit E**



- SCOREBOARD NOTES:**
- CURRENT FOUNDATION DESIGN IS BASED ON FAIR-PLAY MODEL NO. FB-8120-2. CONTRACTOR SHALL SUBMIT INSTALLATION DETAILS FOR APPROVAL BY THE CONTRACTING OFFICER.
  - SCOREBOARD SHALL BE ETL LISTED. SCOREBOARD SHALL DISPLAY THE FOLLOWING INFORMATION: TIME, SCORE, QUARTER, YARDS TO GO, BALL LOCATION, QUARTER AND TIME OUIB. EQUIPMENT TO BE SOLID STATE ELECTRONIC TECHNOLOGY.
  - OVERALL CABINET SIZE SHALL BE 7 FEET 6 INCHES IN HEIGHT BY 29 FEET IN LENGTH BY 10 INCHES IN DEPTH INCLUDING MOUNTING BRACKETS AND CONSTRUCTED OF ALUMINUM. APPROXIMATE WEIGHT IS 500 POUNDS.
  - STRUCTURAL STEEL MATERIAL SHALL BE ASTM: CONNECTION MATERIAL AND STIFFENER PLATES: A36 ROLLED SECTIONS AND PLATE
  - STRUCTURAL STEEL DETAILS, FABRICATION, AND ERECTION SHALL CONFORM TO THE AISC "MANUAL OF STEEL CONSTRUCTION-405" LATEST EDITION UNLESS OTHERWISE SHOWN OR SPECIFIED.

**1 SCOREBOARD DETAIL**  
COORD NOT TO SCALE



**2 SCOREBOARD FOOTING DETAIL**  
COORD NOT TO SCALE

- ALL STRUCTURAL TUBE CHGS TO BE COVERED WITH LIGHT CHISEL END CAPS.
- ALL NEW STEEL TO BE PRIMED AND PAINTED WITH AN APPROVED COLOR.
- ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS WITH EXPERIENCE AND CERTIFICATION IN THE TYPES OF WELDS CALLED FOR. CERTIFICATES SHALL BE NOT MORE THAN 6 MONTHS OLD AND SHALL BE THOSE ISSUED BY AN ACCEPTABLE TESTING AGENCY.
- ALL WELDS SHALL BE EXPOS. ELECTRODES, AND SHALL BE PRIMED AND PAINTED WITH AN APPROVED COLOR.
- UNLESS OTHERWISE NOTED, ALL WELDS SHALL BE CONTINUOUS 1/4" FILLER WELDS. ALL FULL AND/OR PARTIAL PENETRATION WELDS SHALL BE FULLY DETAILED ON THE SHOP DRAWINGS.
- COLOR OF SCOREBOARD AND TRIM SHALL BE AS DIRECTED BY CONTRACTING OFFICER.

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FORM NO.	REV.	DESCRIPTION	DATE	APPROVED:
<b>DEPARTMENT OF EDUCATION</b> STATE OF HAWAII <b>KALAHIGH SCHOOL</b> <b>ATHLETIC FIELD IMPROVEMENTS</b> KALAHIGH, KAUAI, HAWAII				
<b>SCOREBOARD DETAILS</b>				
FIBERGLASS & ASSOCIATES, INC. PROJECT NO. 11000000000000000000 SHEET NO. 11000000000000000000 DATE: 01/11/14		DRAWING NO. CO08 SCALE: AS NOTED DATE: 01/11/14		

Exhibit F

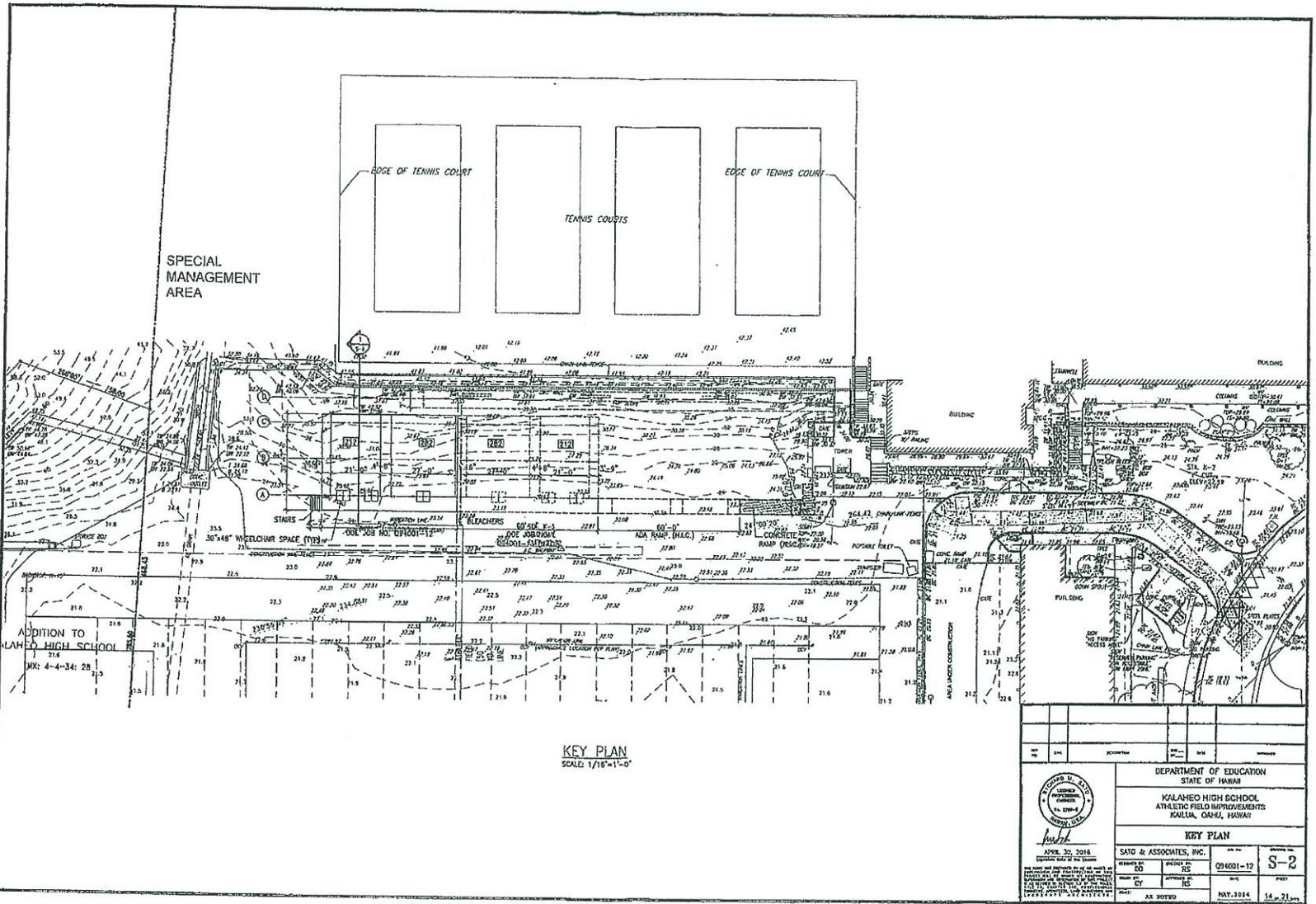


Exhibit G

NO.	DATE	DESCRIPTION	BY	CHECK

		DEPARTMENT OF EDUCATION STATE OF HAWAII	
		KALAMAEO HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS KALUA, OAHU, HAWAII	
<b>KEY PLAN</b>		PROJECT NO.	094601-12
DATE	APR 30, 2018	SCALE	S-2
DESIGNED BY	BS	CITY	HONOLULU
DRAWN BY	BS	DATE	MAY 2014
CHECKED BY	BS	SHEET NO.	14 of 21



