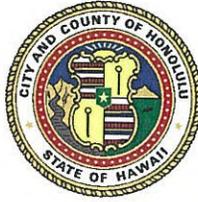


PLANNING COMMISSION  
CITY AND COUNTY OF HONOLULU

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

KIRK CALDWELL  
MAYOR



DEAN I. HAZAMA, Chair  
THERESIA C McMURDO, Vice Chair  
CORD D. ANDERSON  
ARTHUR B. TOLENTINO  
KA'IULANI K. SODARO  
DANIEL S. M. YOUNG  
STEVEN S. C. LIM  
WILFRED A. CHANG  
KEN K. HAYASHIDA

December 29, 2016

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

RECEIVED  
CITY CLERK  
C & C OF HONOLULU  
2017 JAN -4 AM 10:49

Dear Chair Martin and Councilmembers:

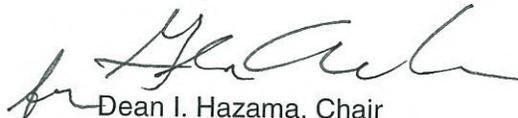
SUBJECT: Request for a Change in Zoning from the B-2 Community Business District and R-7.5 Residential District to the B-1 Neighborhood Business District, Randall Hata, Ohana Pacific Management Company, Kaneohe, Tax Map Key: 4-5-019: 027

The Planning Commission held a public hearing on December 7, 2016 on the above subject matter. No written or oral testimonies were received and the public hearing was closed.

The Planning Commission voted unanimously 7:0 on December 7, 2016 to recommend approval of the request by the Director of the Department of Planning and Permitting (DPP).

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

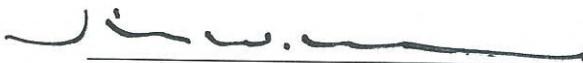
Sincerely,

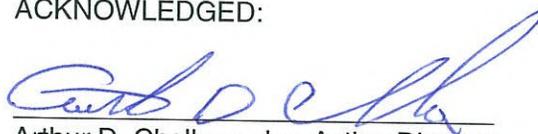
  
Dean I. Hazama, Chair  
Planning Commission

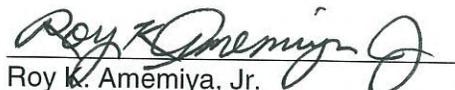
Attachments

ACKNOWLEDGED:

ACKNOWLEDGED:

  
Kirk Caldwell  
Mayor

  
Arthur D. Challacombe, Acting Director  
Department of Planning and Permitting

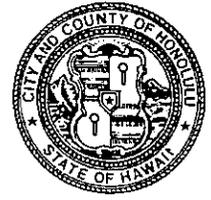
  
Roy K. Amemiya, Jr.  
Managing Director

DEPT. COM. 2

Authorization *Arthur D. Challacombe*  
*Acting Director*  
Advertisement *Nov. 25, 2016*  
Public Hearing *Dec. 7, 2016*

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.dpp.org](http://www.honolulu.dpp.org) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

KIRK CALDWELL  
MAYOR



ARTHUR D. CHALLACOMBE  
ACTING DIRECTOR  
KATHY K. SOKUGAWA  
ACTING DEPUTY DIRECTOR

October 31, 2016

2016/Z-5 (tb)  
2016 NOV 1 PM 2 49  
DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

**MEMORANDUM**

TO: Dean I. Hazama, Chair  
and Members of the Planning Commission

FROM: *Arthur D. Challacombe*  
Arthur D. Challacombe, Acting Director  
Department of Planning and Permitting

SUBJECT: Request for a Change in Zoning from the B-2 Community Business District  
and R-7.5 Residential District to the B-1 Neighborhood Business District  
Ohana Pacific Management Company Offices  
Kaneohe, Oahu, Tax Map Key: 4-5-019: 027

Transmitted for appropriate action is our report and recommendation of approval for a proposed zone change on 6,069 square feet of land near the Windward Mall Shopping Center in Kaneohe. The Applicant, Ohana Pacific Management Company, currently operates an office at the project site as well as other small offices. The Applicant proposes to expand its existing office use and consolidate offices into one location.

Public agencies have expressed no objections to the proposal. No comments of support or opposition have been received from the public.

The zone change proposal is consistent with applicable land use laws and county policies and plans. Therefore, the Department of Planning and Permitting does not recommend any conditions of approval.

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

Attachment

cc: Lisa Imata, PlanPacific, Inc.  
Ohana Pacific Management Company

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

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION )  
 )  
 OF ) FILE NO. 2016/Z-5  
 )  
 OHANA PACIFIC MANAGEMENT COMPANY OFFICES )  
 FOR A ZONE CHANGE FROM THE )  
 B-2 COMMUNITY BUSINESS DISTRICT AND )  
 THE R-7.5 RESIDENTIAL DISTRICT TO THE )  
 B-1 NEIGHBORHOOD BUSINESS DISTRICT )  
 )  
 \_\_\_\_\_ )

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

I. APPLICATION

A. Basic Information.

PROJECT : Ohana Pacific Management Company Offices  
APPLICANT : Randall Hata, Ohana Pacific Management Company  
LANDOWNER : Randall Hata, RSK Holdings, LLC  
AGENT : PlanPacific, Inc.  
LOCATION : 45-505 Pahia Road, Kaneohe, Oahu  
(Attachment 1)  
TAX MAP KEY : 4-5-019: 027  
LAND AREA : Approximately 6,069 square feet  
RECORDATION : Land Court  
STATE LAND USE DISTRICT : Urban District  
EXISTING ZONING : B-2 Community Business District and  
R-7.5 Residential District (Attachment 1)  
SPECIAL MANAGEMENT AREA: N/A

- DEVELOPMENT PLAN : Described as a Regional Town Center area within the Urban Community Boundary of the Koolau-poko Sustainable Communities Plan (SCP)
- PUBLIC INFRASTRUCTURE MAP : Planned facilities in the vicinity include the Kaneohe Park-and-Ride Facility (Windward Mall) Transit Station (Symbol No. 013)
- FLOOD HAZARD DISTRICT : Zone AEF: 1 percent annual chance, floodway; Zone AE: 1 percent annual chance; Zone XS: 0.2 percent annual chance flood, 1 percent annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1 percent annual chance flood; and, Zone X: outside 0.2 percent annual chance flood plain
- EXISTING USE : Single-story residence and office
- SURROUNDING LAND USE : Keaahala Stream drainage channel and Fresh Catch restaurant to the north (B-2 Community Business District); M&W Drive Inn and Kamehameha Highway to the east (B-2 Community Business District); a two-story commercial mall to the southeast (B-2 Community Business District); a single-story residence to the south (R-7.5 Residential District); and a four-story apartment building to the west (R-7.5 Residential District)

B. Proposal. The Applicant, Ohana Pacific Management Company, is proposing to change the zoning of a 0.139 acre split-zoned parcel, from the B-2 Community Business District and the R-7.5 Residential District to the B-1 Neighborhood Business District.

The purpose of the proposed zone change is to allow the Applicant to consolidate their offices into one two-story office building.

Background. The subject property, identified as TMK: 4-5-019: 027, is split-zoned B-2 Community Business District and R-7.5 Residential District and is currently used as a single-story business and residence, totaling 1,449 square feet. The landowner, RSK Holdings, LLC, is a subsidiary of the Applicant, Ohana Pacific Management Company, which operates the office at the subject property.

Office use is not a permitted use in the R-7.5 Residential District, therefore, expansion of the existing office would require a zone change.

## 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 project site is located at 45-505 Pahia Road in Kaneohe. The project site is currently used as an office and residence with Hawaiian Electric Company (HECO) easements.
2. Topography. The project site is steeply sloped along the southern property edge running away from Pahia Road. The remainder of the property is relatively flat and paved, gently sloping toward the channelized Keaahala Stream. Keaahala Stream channel is owned and maintained by the City and is not part of this zone change application.
3. Soils. According to the U. S. Natural Resource Conservation Service 1972 Soil Survey, the project site primarily consists of Lolekaa Silty Clay, 3 to 8 percent slopes (LoB). This soil is well-drained, permeability is moderately rapid, runoff is slow, and the erosion hazard is slight. The soil is typically used for pasture, homesites, orchards, and truck crops. Adjacent to the stream the soils are characterized as Hanalei Silty Clay, 2 to 6 percent slopes (HnB). This soil is poorly drained, permeability is moderate, runoff is slow, and the erosion hazard is slight. The soil is typically used for sugarcane, pasture, and taro.

Soil within the project site was not classified for agricultural suitability in either the University of Hawaii Land Study Bureau Detailed Land Classification or the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawaii.

4. Surrounding Uses. The project site is 0.25 miles south of the Windward Mall and 0.1 miles northeast of the Kaneohe Community Park. The project site is in a mixed-use neighborhood with apartment (A-2 General Agricultural District) and single-family residences (R-7.5 Residential District) to the west and south, and commercial uses (B-2 Community Business District) to the north and east. The channelized Keaahala Stream is directly north of the project site (B-2 Community Business District). Pahia Road comprises the southern boundary. An abandoned restaurant is located directly to the east at the corner of Pahia Road and Kamehameha Highway.
- B. Other Permits/Approvals Required. If the Zone Change is approved, the Applicant has stated they will apply for a Conditional Use Permit (CUP) to enable off-site parking, potentially at a parcel (TMK: 4-5-019: 037) located along Pahia Road west of the adjacent apartment buildings. The property identified as TMK: 4-5-019: 037 is not part of the zone change application.
- C. Public Agency Notification/Comments. On August 10, 2016, 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 providing information or identifying concerns are identified with a plus sign (+). Agencies stating 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 received prior to the signing of this report are included in their entirety in **Attachment 4**. Comments received after the signing of this report will be transmitted separately to the Planning Commission or the City Council for their consideration.

1. City Agencies:

Board of Water Supply (BWS)\*  
Department of Budget and Fiscal Services  
Department of Design and Construction (DDC)\*  
Department of Emergency Management  
Department of Environmental Services (ENV)\*  
Department of Facility Maintenance (DFM)+  
Department of Parks and Recreation (DPR)\*  
Department of Transportation Services (DTS)+  
Honolulu Authority for Rapid Transit  
Honolulu Emergency Services Department  
Honolulu Fire Department (HFD)\*  
Honolulu Police Department (HPD)+

2. State Agencies:

Department of Business, Economic Development & Tourism  
    Office of Planning (OP)\*  
Department of Education  
Department of Health  
    Environmental Planning Office  
Department of Land and Natural Resources (DLNR)  
    Engineering Division+  
    Commission on Water Resource Management  
    Office of Conservation and Coastal Lands  
    Land Division – Oahu Division\*  
    State Historic Preservation Division (SHPD)\*  
Department of Transportation (DOT)\*  
Office of Hawaiian Affairs

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 within 300 feet of the proposed zone change on August 5, 2016.

Prior to submitting the zone change application, the Applicant notified the Kaneohe Neighborhood Board (NB) No. 30 (NB30) of the zone change application and presented it at the January 21, 2016 meeting. A concern was raised at the NB meeting regarding the project's impact on the safety of the crosswalk along Kamehameha Highway near Pahia Road which was described as dangerous under existing conditions.

On August 10, 2016, the Department of Planning and Permitting (DPP) mailed copies of the zone change application to the NB30; adjacent NBs, including the Kahaluu NB No. 29, the Kailua NB No. 31, and the Waimanalo NB No. 32; the Hawaiian Electric Company (HECO); the Windward City Satellite City Hall; and the Neighborhood

Commission Office. Notices about the proposed zone change went out to media sources, area elected officials, island-wide organizations, and other stakeholders.

The HECO has no objection to the proposed zone change application and requested continued access for maintenance of their facilities and to be informed of any developments to the property. (See discussion on Section III, E.8.)

### III. ANALYSIS

#### A. Compliance with State Land Use Legislation.

1. Chapter 205, Hawaii Revised Statutes (HRS), Land Use Commission. The proposed zone change area is in the State Land Use Urban District. The Urban District includes lands characterized by “city-like” concentrations of people, structures, and services, while also including vacant areas for future development. The proposed zone change is consistent with the purpose of the 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 supports the following General Plan objective and policies:
  - I. Population.
    - Objective C: “To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.”
    - Policy 3: “Manage physical growth and development in the urban-fringe and rural areas so that:
      - a. An undesirable spreading of development is prevented.”
  - II. Economic Activity.
    - Objective A: “To promote employment opportunities that will enable all the people of Oahu to attain a decent standard of living.”
    - Policy 1: “Encourage the growth and diversification of Oahu’s economic base.”
    - Policy 2: “Encourage the development of small businesses and larger industries which will contribute to the economic and social wellbeing of Oahu residents.”

VII. Physical Development and Urban Design.

Objective D: "To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live."

Policy 1: "Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low rise, low density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households."

The Applicant's proposed rezoning from the R-7.5 Residential District and the B-2 Community Business District to the B-1 Neighborhood Business District is in conformance with the above General Plan objectives and policies because it does not significantly alter the general zoning of the site and the low rise, low density character of the area.

2. Koolaupoko SCP. The consistency of the proposed zone change with the vision statements, policies, and guidelines of the Koolaupoko SCP are discussed below:

- a. The proposed zone change is consistent with the designation of the area as a Regional Town Center.
  - b. The zone change is supportive of the General Policies for Regional Town Centers found in Section 3.7.2 by helping to diversify the types of commercial uses in the area.
  - c. Section 3.7.4, Guidelines for Regional Town Centers, includes the following statements applicable to the project:
    - Portions of commercial center buildings that are adjacent to or readily visible from residential areas should reflect and be compatible with, a more residential character, or be screened from view from such areas by landscaping.
    - Buffer noise and other adverse impacts related to parking, loading, and service areas from adjacent residential areas by landscaped berms or solid walls fronted by landscaping.
    - Stormwater runoff should be managed through application of Best Management Practices (BMP), contained, or filtered onsite. To minimize the creation of impervious surfaces, alternatives to hardscape should be encouraged. There should be no discharge into adjacent wildlife preserves, water resources, sanitary sewage systems, or other urban use areas.
3. Chapter 4, ROH, Article 8, Public Infrastructure Map (PIM). The Primary Urban Center (PUC) PIM does not show any PIM symbol on the project site.

The nearest PIM facility symbol is the Kaneohe Park-and-Ride Facility Transit Station (Symbol No. 013) located at the Windward Mall, approximately 0.25 miles north of the project site. (**Attachment 2**)

4. Chapter 21, ROH, Land Use Ordinance (LUO). Per the pre-application meeting between the DPP and PlanPacific, Inc. on February 8, 2016, it was determined that the B-1 Neighborhood Business District was a more appropriate zone for the office use than the existing B-2 Community Business District and would provide a better transition between residential use and commercial uses.

The expanded use of the site for office space is consistent with the purpose and intent of the B-1 Neighborhood Business District as specified in Article 3.110 of the LUO. The zone change will serve the business needs of a relatively small area for the surrounding population. The subject property is adjacent to urban residential areas and not directly along Kamehameha Highway. Other uses permitted in the B-1 Neighborhood Business District include, but are not limited to the following: business services, financial institutions, medical clinics, personal services, retail establishments, day-care facilities, meeting facilities, and schools.

C. Compliance with Environmental Legislation.

1. Chapter 343, HRS, and Title 11, Chapter 200, Hawaii Administrative Rules, Environmental Impact Statements. Section 24-2.1, ROH, defines significant zone changes within the PUC DP area. On March 1, 2016 the DPP determined that the proposed zone change does not qualify as a significant zone change. Therefore, an Environmental Assessment (EA) was not required for the project site.
2. Chapter 6E-42, HRS, Historic Preservation. The subject property is not listed on the National or State Register of Historic Places. The DPP records indicate that the existing building is less than 50 years old.

State law provides guidance on how historic properties are to be protected; therefore, no condition regarding historic preservation is recommended.

3. Chapter 23, ROH, Shoreline Setbacks, and Chapter 25, ROH, Special Management Area (SMA) Ordinances. The project site is outside of the SMA and shoreline setback line; therefore, the project site is not subject to the requirements under Chapter 23 or Chapter 25.
4. Chapter 21A, ROH, Flood Hazard Areas. The subject parcels appear on the Federal Emergency Management Agency Flood Insurance Rate Map No. 15003C0270J dated November 5, 2014. Portions of the site fall into four different Flood Hazard Assessment Areas: Zone X (determined to be outside the 2 percent annual chance floodplain); Zone XS (a 0.2 percent annual chance area); Zone AE (areas within the 1 percent annual chance floodplain with Base Flood Elevation determined); and Zone AEF (floodway area within Zone AE). Zones AE and to a lesser extent, AEF and XS exist roughly in the eastern third of the site area (rear of the parcel). Existing structures are located within the Zone X area (**Attachment 3**).

Any future development considered within the AE and XS areas of the project site is regulated by the National Flood Insurance Program (NFIP) and must comply with the rules presented in Title 44 of the Code of Federal Regulations.

5. Visual Impacts. The project site does not contain any known landmarks and is not within any public view corridors. The proposed B-1 Neighborhood Business District has a standard height limit of 40 feet. The proposed zone change is not expected to impact existing visual resources. Therefore, no condition regarding visual resources is recommended.

D. Social and Economic Impacts.

1. Education. The property is not in a school impact fee area and will not result in additional housing. The Department of Education did not submit comments. Therefore, no condition regarding education is recommended.
2. Employment. The DPP does not anticipate any significant changes in short-term or long-term employment from the zone change as the subject property is small and limited to B-1 Neighborhood Business District density limits.
3. Affordable Housing. Resolution 09-241, CD1, applies to zone changes for residential uses and requires that no less than 30 percent of the total number of dwelling units in a project be affordable to households meeting specified income thresholds. The DPP's Affordable Housing (AH) Rules for Unilateral Agreements (UA) apply to projects providing a total of 10 housing units or more, unless otherwise specified in the UA of the zone change.

The B-1 Neighborhood Business District does not allow for residential uses, therefore, no condition regarding affordable housing is recommended.

E. Public Facilities and Services. The review conducted by various agencies was based on the Applicant's zone change proposal. A summary of received comments and findings regarding specific public facilities and services are provided below.

1. Transportation. The project site is accessible from Pahia Road (City-owned) off of Kamehameha Highway (State-owned, City-maintained). The proposed zone change is anticipated to increase daily vehicle traffic to the site by 8 to 12 additional vehicles from the existing 2 to 3 vehicles per day. Concerns regarding the provision of off-site parking will be reviewed during the CUP application. Due to the small scale of the project and existing capacity, no condition regarding transportation is recommended.
2. Water. The project site is currently serviced by the BWS. According to the application, there will be no change to the existing water meter, and a payment was made to the BWS for plumbing upgrades in 2014.

The BWS commented that the water system is adequate to accommodate the proposed zone change, but reserves its right to change its position until the final approval of the building permit application. Therefore, no condition regarding water is recommended.

3. Wastewater. The project site is currently serviced by the municipal wastewater system. Wastewater service for the proposed office building was approved by the Wastewater Branch on November 14, 2014 (2014/SCA-0831). Therefore, no condition regarding wastewater is recommended.
4. Drainage. According to the application, rainfall on the site sheet-flows across the site into Keaahala Stream with some percolating into the planter strip that runs adjacent to the concrete drainage channel. The DFM requested that approved BMP be installed at drainage facilities along Pahia Road and Keaahala Stream during construction. There are no significant proposed changes to site drainage; therefore, no condition regarding drainage is recommended.
5. Solid Waste. According to the application, solid waste will continue to be collected and removed by the municipal refuse service. No agency comments or objections were received concerning solid waste; therefore, no condition regarding solid waste is recommended.
6. Police Services. The project site is located in HPD District 4 (Kaneohe). A zone change from the B-2 Community Business District and the R-7.5 Residential District to the B-1 Neighborhood Business District and continuation of its present office use should have no significant impact on its operations; therefore, no condition regarding police services is recommended.
7. Fire Services. The Kaneohe Fire Station No. 17 is located approximately 0.25 miles south of the project site along Kamehameha Highway. There are no fire hydrants on site. The nearest fire hydrant is located at 45-513 Pahia Road, approximately 150 feet to the west. The HFD has reviewed the zone change application and determined there will be no significant impact to the fire department services; therefore, no condition regarding fire services is recommended.
8. Electrical Power. Electric power to the project site and the DPP proposal area are provided by the HECO grid. The HECO has no objection to the zone change application and requests continued access to its facilities and easements to maintain its facilities. As these easements already exist, no condition regarding electric power is recommended.
9. Parks and Recreation. The proposed zone change will not impact any of the DPR programs or facilities; therefore, no condition regarding parks and recreation is recommended.

#### IV. CONCLUSIONS OF LAW

The Director hereby makes the following conclusions:

Based on the foregoing Findings of Facts and Analysis, the proposed zone change from the B-2 Community Business District and the R-7.5 Residential District to the B-1 Neighborhood Business District is consistent with State and City land use plans and policies, including the General Plan and the Koolaupoko Sustainable Communities Plan. The proposed zone change is not anticipated to have significant or adverse impact on the surrounding land uses.

With respect to supporting infrastructure, agencies did not oppose the zone change request. Existing infrastructure systems are handling current uses. Some upgrades and/or modifications, as applicable, may be required for future development and will be assessed under permit reviews. The proposed zone change is not anticipated to have any significantly negative social, economic, or environmental impacts on surrounding land uses.

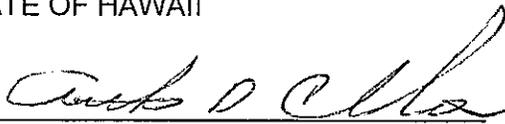
#### V. RECOMMENDATION

Pursuant to the foregoing Findings of Fact, Analysis, and Conclusions of Law, the Director of the Department of Planning and Permitting recommends that a change in zoning from the B-2 Community Business District and the R-7.5 Residential District to the B-1 Neighborhood Business District as shown on the map in the attached draft Ordinance (**Attachment 5**), be APPROVED. There are no recommended conditions of approval.

Dated at Honolulu, Hawaii, this 31<sup>st</sup> day of October, 2016.

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

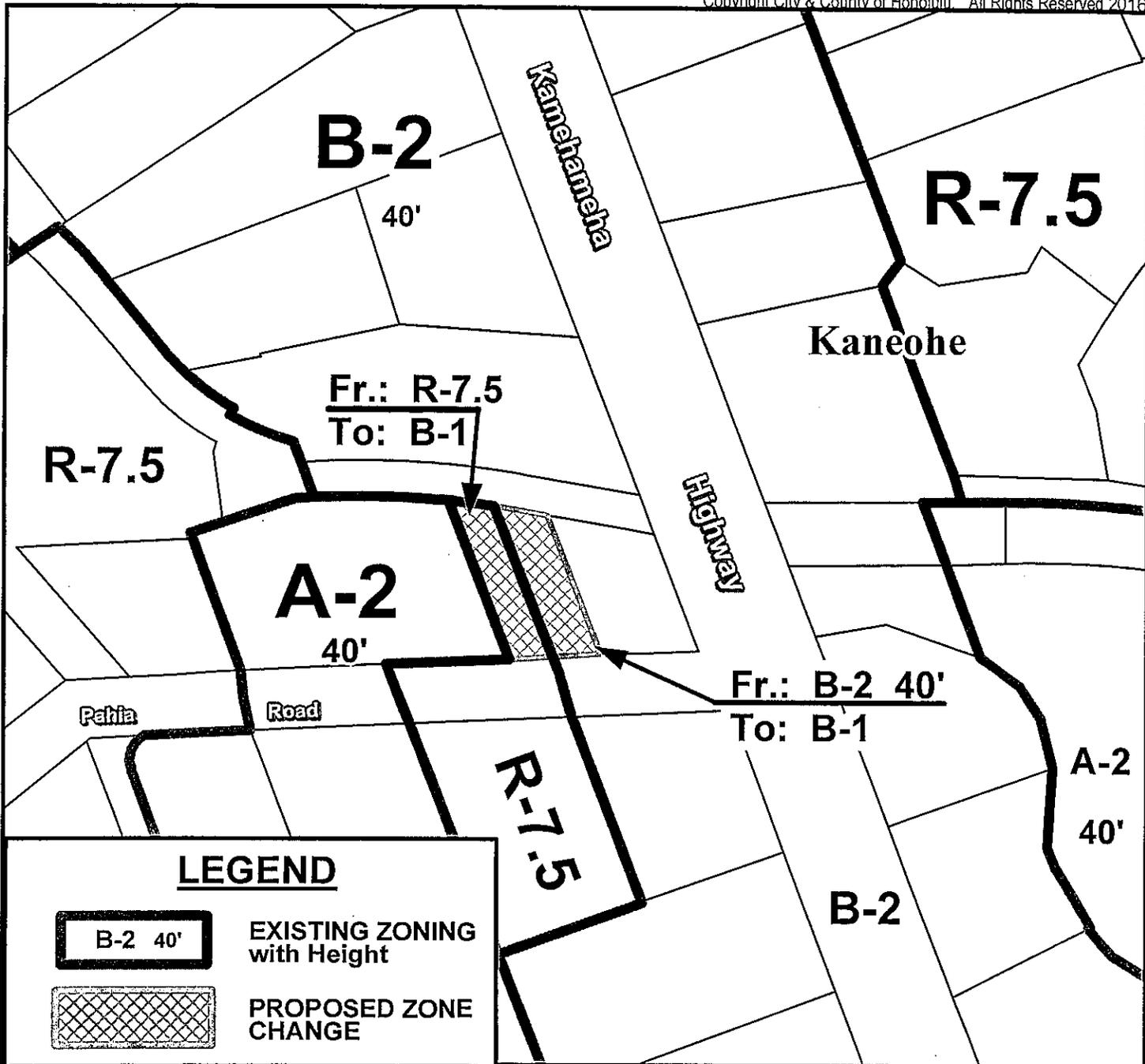
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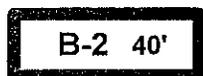
Arthur D. Challacombe  
Acting Director

Attachments

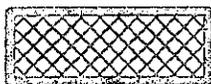
ATTACHMENT 1  
(EXHIBIT A – ZONING MAP NO. 22)



### LEGEND



EXISTING ZONING with Height



PROPOSED ZONE CHANGE

## ZONING MAP No. 22 (HEEIA-KANEOHE-MAUNAWILI)



Land situated on Pahia Road approximately seventy feet west of Kamehameha Highway.



Scale in Feet

APPLICANT: Ohana Pacific Management Company Offices

TAX MAP KEY(S): 4-5-19: 27

FOLDER NO.: 2016/Z-5

LAND AREA: 6069 S.F.

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING  
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING: PLANNING COMMISSION CITY COUNCIL



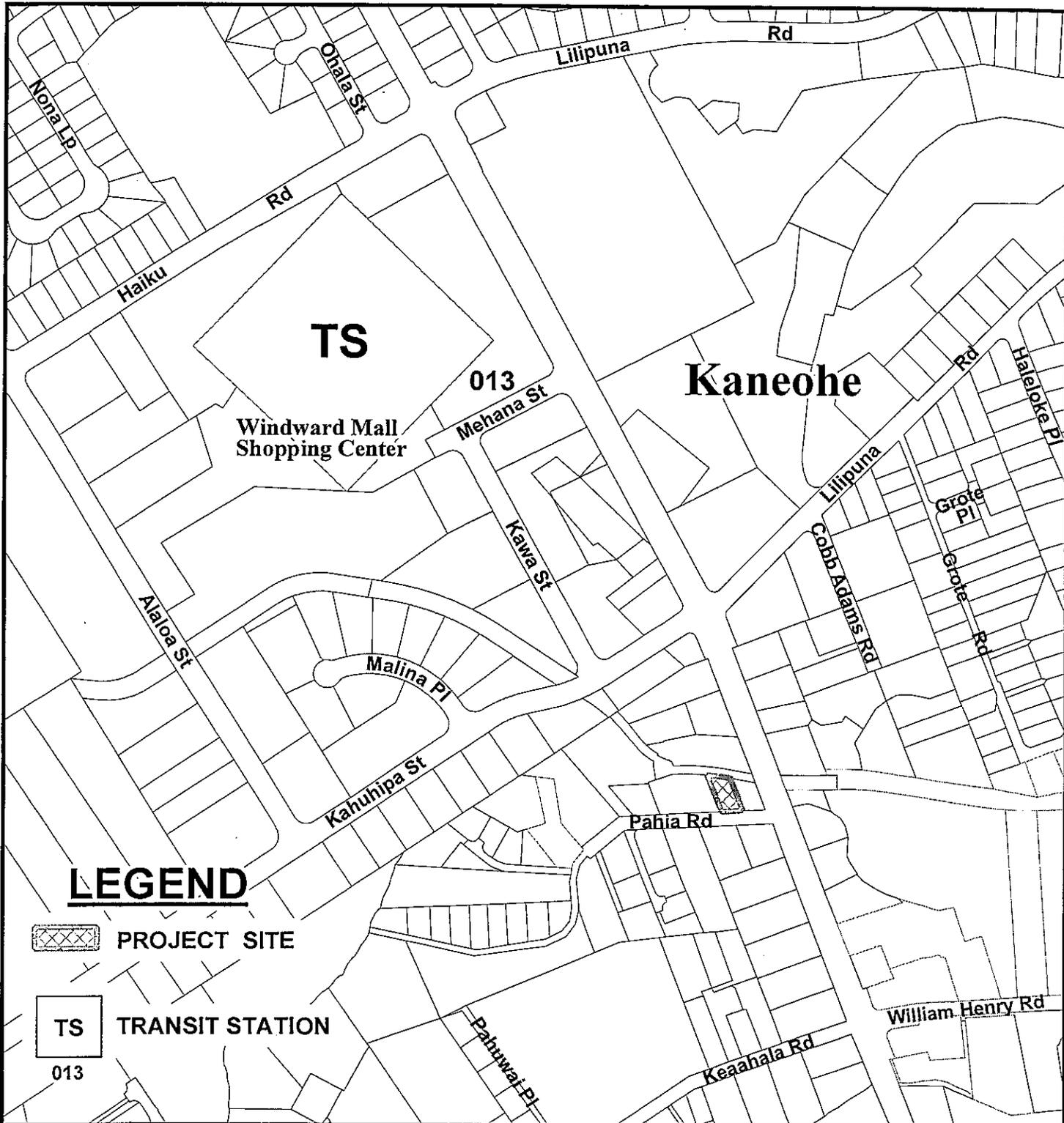
ORD. NO.

2016/Z-4

EFF. DATE:

EXHIBIT A

ATTACHMENT 2  
(PUBLIC INFRASTRUCTURE  
MAP KOOLAUPOKO)



**LEGEND**

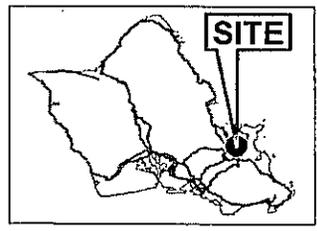
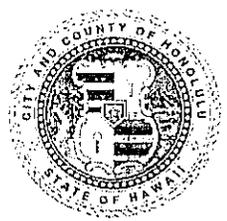


PROJECT SITE

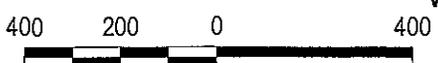


TRANSIT STATION

013



VICINITY MAP



Scale in Feet

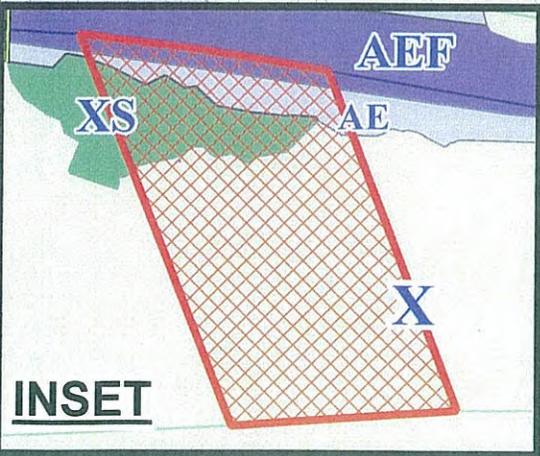
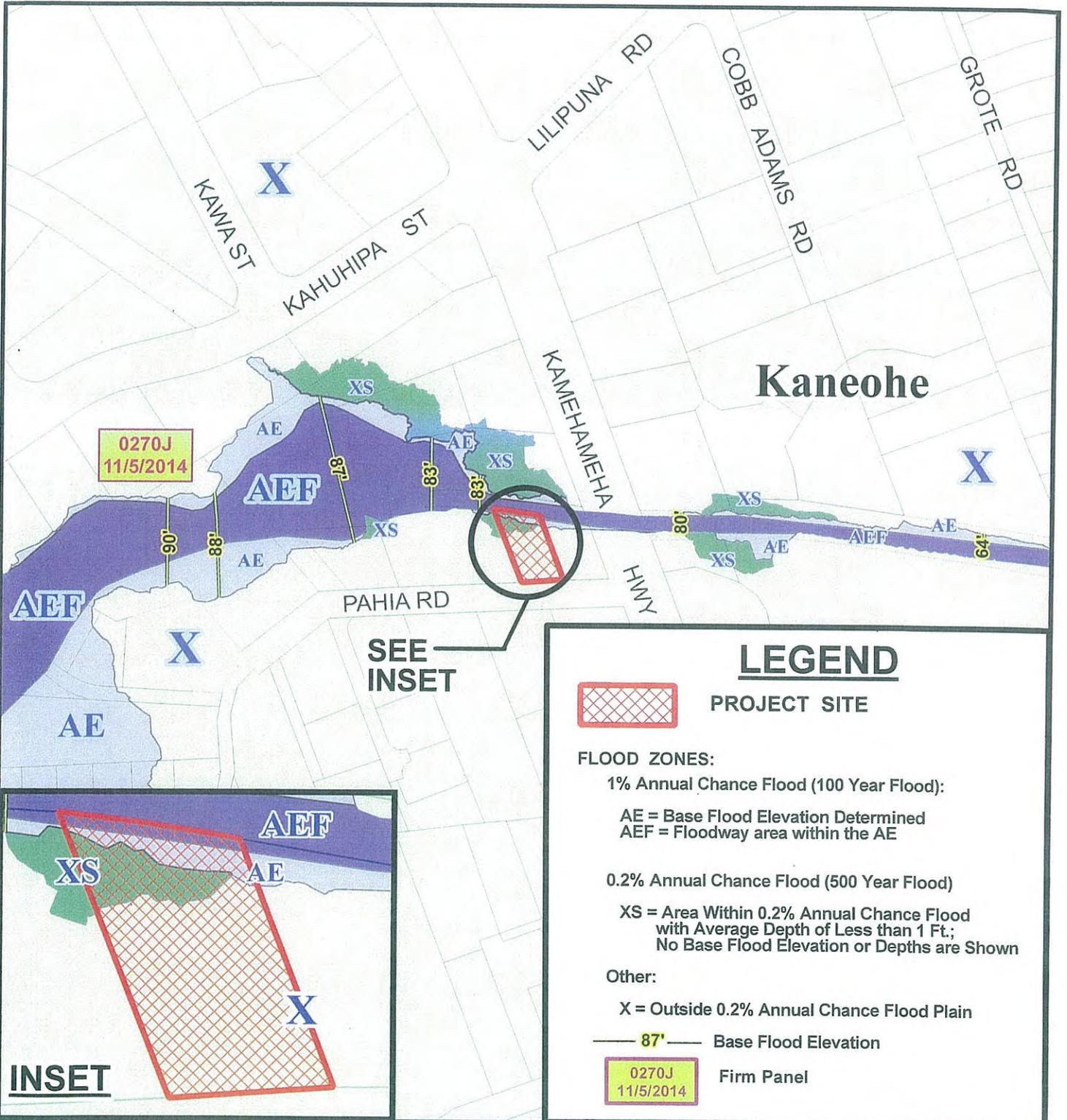


PORTION OF  
**PUBLIC INFRASTRUCTURE  
 MAP**  
**KOOLAUPOKO**

TAX MAP KEY(S): **4-5-19: 27**

FOLDER NOS.: **2016/Z-5**

ATTACHMENT 3  
(FLOOD MAP)



### LEGEND

 PROJECT SITE

**FLOOD ZONES:**

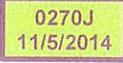
1% Annual Chance Flood (100 Year Flood):

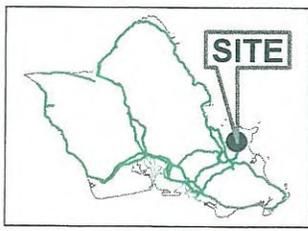
- AE = Base Flood Elevation Determined
- AEF = Floodway area within the AE

0.2% Annual Chance Flood (500 Year Flood)

- XS = Area Within 0.2% Annual Chance Flood with Average Depth of Less than 1 Ft.; No Base Flood Elevation or Depths are Shown

**Other:**

- X = Outside 0.2% Annual Chance Flood Plain
-  87' = Base Flood Elevation
-  Firm Panel



**PORTION OF  
FLOOD HAZARD MAP  
FIRM PANEL 0270J**

**TAX MAP KEY(S): 4-5-19: 27**  
**FOLDER NOs.: 2016/Z-5**

ATTACHMENT 4  
(AGENCY COMMENTS)

# BOARD OF WATER SUPPLY

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

www.boardofwatersupply.com \*16 AUG 31 10:33 AM



August 29, 2016

KIRK CALDWELL, MAYOR

DUANE R. MIYASHIRO, Chair  
ADAM C. WONG, Vice Chair  
DAVID C. HULIHEE  
KAPUA SPROAT  
BRYAN P. ANDAYA

ROSS S. SASAMURA, Ex-Officio  
FORD N. FUCHIGAMI, Ex-Officio

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

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

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

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

SUBJECT: YOUR MEMORANDUM DATED AUGUST 10, 2016, REGARDING THE  
APPLICATION FOR A ZONE CHANGE FROM B-2 COMMUNITY  
BUSINESS DISTRICT AND R-7.5 RESIDENTIAL DISTRICT TO B-1  
BUSINESS NEIGHBORHOOD DISTRICT ON PAHIA ROAD IN KANEOHE  
2016/Z-5(TB) – TAX MAP KEY: 4-5-019: 027

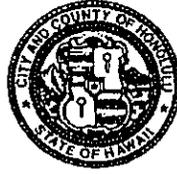
The existing water system is adequate to accommodate the zone change for the proposed building renovations. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until 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, Project Review Branch of our Water Resources Division at 748-5443.

DEPARTMENT OF DESIGN AND CONSTRUCTION  
CITY AND COUNTY OF HONOLULU

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



KIRK CALDWELL  
MAYOR

ROBERT J. KRONING, P.E.  
DIRECTOR

MARK YONAMINE, P.E.  
DEPUTY DIRECTOR

August 25, 2016

Memorandum

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

FROM: *for Mr. Yonamine*  
Robert J. Kroning, P.E.  
Director

SUBJECT: Application for Zone Change from B-2 Community Business District  
And R-7.5 Residential District to B-1 Business Neighborhood District,  
Ohana Pacific Management Company Offices  
Kaneohe ,Oahu, TMK: 4-5-019: 027

The Department of Design and Construction does not have comments at this time.

Thank you for the opportunity to review and comment. Should there be any questions, please contact me at 768-8480.

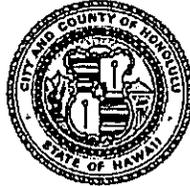
RJK: ms (662563)

16 AUG 26 10:00 AM  
CITY & COUNTY OF HONOLULU  
DEPT. OF DESIGN AND CONSTRUCTION

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

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

KIRK CALDWELL  
MAYOR



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

TIMOTHY A. HOUGHTON  
DEPUTY DIRECTOR

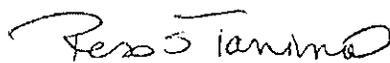
ROSS S. TANIMOTO, P.E.  
DEPUTY DIRECTOR

IN REPLY REFER TO  
PRO 18-163

August 17, 2016

**MEMORANDUM**

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

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

SUBJECT: Application for Zone Change from B-2 Community Business District and R-7.5 Residential District to B-1 Business Neighborhood District, Ohana Pacific Management Company Offices Kaneohe, Oahu, Tax Map Key: 4-5-019: 027

We have reviewed the subject application as transmitted to us by your memo dated August 10, 2016, reference number 2016/Z-5 (tb). We have no comments or objections to the proposed zone change.

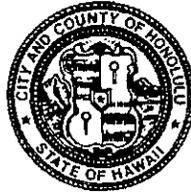
Should you have any questions, please call Marisol Olaes, Civil Engineer, at 768-3467.

16 AUG 18 PM 1:11  
11/18/16 11:11 AM  
11/18/16 11:11 AM

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

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

KIRK CALDWELL  
MAYOR



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

EDUARDO P. MANGALLAN  
DEPUTY DIRECTOR

August 30, 2016

IN REPLY REFER TO:  
DRM 16-019

6  
AUG 29 11:39

**MEMORANDUM**

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

FROM:   
Ross S. Sasamura, P.E.  
Director and Chief Engineer  
Department of Facility Maintenance

SUBJECT: Application for a Zone Change from B-2 Community Business District and R-7.5 Residential District to B-1 Business Neighborhood District, Ohana Pacific Management Company Offices Kaneohe, Oahu, Tax Map Key: 4-5-019: 027

Thank you for the opportunity to review and comment on your memorandum dated August 10, 2016, on the above subject.

Our comments are as follows:

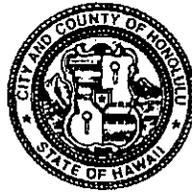
- Once construction phase commences, install approved Best Management Practices fronting all drainage facilities along Pahia Road and Keaahala Stream.
- During construction and upon completion of the project, any damages/deficiencies within Pahia Road right-of-way shall be corrected to City standards and accepted by the City at the contractor's expense.

If you have any questions, please call Mr. Kyle Oyasato of the Division of Road Maintenance at 768-3697.

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

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707  
Phone: (808) 768-3003 • Fax: (808) 788-3053  
Website: www.honolulu.gov

KIRK CALDWELL  
MAYOR



MICHELE K. NEKOTA  
DIRECTOR

JEANNE C. ISHIKAWA  
DEPUTY DIRECTOR

August 25, 2016

16 AUG 30 11:26 AM '16

**MEMORANDUM**

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

FROM: Michele K. Nekota *Michele K. Nekota*  
Director

SUBJECT: Application for Zone Change from B-2 Community Business District and  
R-7.5 Residential District to B-1 Business Neighborhood District  
Kaneohe, Oahu, Hawaii  
Tax Map Key 4-5-019:027 2016/Z-5

Thank you for the opportunity to review and comment on the subject Ohana Pacific Management Company Office application for zone change.

Approval of the proposed zone change will have no impact on any of the Department of Parks and Recreation's programs and facilities.

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

DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR  
HONOLULU, HAWAII 96813

Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

KIRK CALDWELL  
MAYOR



MARK N GARRITY AICP  
ACTING DIRECTOR

TP8/16-662600R

September 7, 2016

**MEMORANDUM**

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

A handwritten signature in black ink, appearing to read "Mark N. Garrity", is written over the printed name of the Acting Director.

FROM: Mark N Garrity AICP, Acting Director  
Department of Transportation Services

SUBJECT: Application for Zone Change for the Ohana Pacific Management Company  
Offices, Kaneohe, Oahu, Hawaii

SEP 16 11:03 AM  
16 SEP -6 ... 23

In response to your memorandum dated August 10, 2016 (Project File Number 2016/Z-5), we have the following comments:

1. Section 5.1 Existing Conditions, Page 23, fourth paragraph, remove "and dangerous" from first sentence.
2. All access driveways to the project sites should be designed with the highest pedestrian and bicycle safety measures.
3. All parking needs for the proposed facility (residents, employees and visitors) should be handled on-site.
4. Any damage to the existing roadway caused by the project should be restored to its original or better condition.
5. The area Neighborhood Board, as well as the area residents, businesses, emergency personnel (fire, ambulance and police), Oahu Transit Services, Inc. (TheBus), etc., should be kept apprised of the details of the proposed project and the impacts that the project may have on the adjoining local street area network.

George I. Atta, FAICP, Director  
September 7, 2016  
Page 2

6. Construction materials and equipment should be transferred to and from the project site during off-peak traffic hours (8:30 a.m. to 3:30 p.m.) to minimize any possible disruption to traffic on the local streets.
7. A street usage permit from the City's Department of Transportation Services should be obtained for any construction-related work that may require the temporary closure of any traffic lane on a City street.

Should you have any questions, please contact Renee Yamasaki of my staff at 768-8383.

HONOLULU FIRE DEPARTMENT  
CITY AND COUNTY OF HONOLULU

636 South Street  
Honolulu, Hawaii 96813-5007  
Phone: 808-723-7138 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

KIRK CALDWELL  
MAYOR



'16 SEP -2 P 3:56

MANUEL P. NEVES  
FIRE CHIEF

LIONEL CAMARA JR.  
DEPUTY FIRE CHIEF

August 31, 2016

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

FROM: SOCRATES D. BRATAKOS, ASSISTANT CHIEF

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM B-2 COMMUNITY  
BUSINESS DISTRICT AND R-7.5 RESIDENTIAL DISTRICT TO B-1  
BUSINESS NEIGHBORHOOD DISTRICT  
OHANA PACIFIC MANAGEMENT COMPANY OFFICES  
KANEHOE, HAWAII  
TAX MAP KEY: 4-5-019: 027

In response to your memorandum dated August 10, 2016, regarding the above-mentioned subject, the Honolulu Fire Department determined that there will be no significant impact to fire department services.

Should you have questions, please contact Battalion Chief Terry Seelig of our Fire Prevention Bureau at 723-7151 or tseelig@honolulu.gov.

A handwritten signature in black ink that reads "Socrates D. Bratakos".

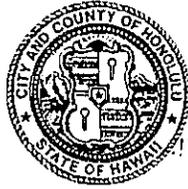
SOCRATES D. BRATAKOS  
Assistant Chief

SDB/SY:bh

POLICE DEPARTMENT  
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813  
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulu.gov

KIRK CALDWELL  
MAYOR



16 AUG 22 11:05

LOUIS M. KEALOHA  
CHIEF

MARIE A. McCAULEY  
GARY OKIMOTO  
DEPUTY CHIEFS

OUR REFERENCE MT-DK

August 18, 2016

**MEMORANDUM**

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

FROM: Louis M. Kealoha, Chief of Police

SUBJECT: Application for a Zone Change from B-2 Community Business District  
and R-7.5 Residential District to B-1 Business Neighborhood District  
Ohana Pacific Management Company Offices  
Kaneohe, Oahu, Tax Map Key: 4-5-019: 027  
Project File Number 2016/Z-5

Thank you for the opportunity to review the subject application.

The Honolulu Police Department has reviewed this project and has concerns regarding the safe flow of vehicular traffic and pedestrian passage in the project area.

We recommend that the developer evaluate the outcome of the traffic flow affected by construction vehicles commuting to the project site. The developer should also consider effects to the community caused by vehicles moving in and out of the area during the construction phases of this project. This area will require a sufficient amount of traffic safety oversights and controls (e.g., flag persons or traffic monitors, special duty officers, etc.) to accommodate the construction vehicles driving to and from the work site, especially during peak traffic times at the intersection of Kamehameha Highway and Pahia Road. This will ensure a safe means of ingress/egress for construction vehicles, motorists, and pedestrians in the vicinity.

Additionally, the contractor should obtain the necessary street usage permits to facilitate the use of Pahia Road.

George I. Atta, FAICP, Director  
August 18, 2016  
Page 2

If there are any questions, please call Major Gordon Gomes of District 4  
(Kailua-Kaneohe-Kahuku) at 723-8639.

Thank you for the opportunity to review this project.

Sincerely,

LOUIS M. KEALOHA  
Chief of Police

By   
MARK TSUYEMURA  
Management Analyst VI  
Office of the Chief

**Blair, Thomas G**

---

**From:** Mishima, Iris [iris.mishima@hawaii.gov]

**Sent:** Thursday, August 18, 2016 3:29 PM

**To:** Blair, Thomas G

**Cc:** Funakoshi, Rodney Y

**Subject:** Application for Zone Change; Project File Number 2016/Z-5

Aloha Thomas,

*Sending on behalf of the Office of Planning*

No comments in reference to:

Application for Zone Change from B-2 Community Business District and R-7.5 Residential District to B-1 Business Neighborhood District, Ohana Pacific Management Company Offices; Kaneohe, Oahu. TMK: 4-5-019:027

Thank you,

Iris

---

Iris Mishima, Secretary

Office of Planning-Land Use Division

P.O. Box 2359

Honolulu, HI 96804

Ph: (808) 587-2846 [main]

DAVID Y. IGE  
GOVERNOR OF HAWAII



SUZANNE D. CASE  
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

August 17, 2016

MEMORANDUM

RECEIVED  
LAND DIVISION  
2016 AUG 18 AM 9:18  
DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

*FROM: X*

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

*TO:* FROM:  
SUBJECT:

Russell Y. Tsuji, Land Administrator  
Application for Zone Change from B-2 Community Business District and R-7.5 Residential District to B-1 Business Neighborhood District, Ohana Pacific Management Company Offices

LOCATION: Kaneohe, Island of Oahu; TMK: (1) 4-5-019:027  
APPLICANT: Ohana Pacific Management Company / RSK Holdings, LLC

Transmitted for your review and comment is information on the above-referenced application. We would appreciate your comments on this application which can be found at:

1. <https://hawaiiomt.sharepoint.com/sites/dlnr-ld> (using the Chrome browser)
2. Username: your Hawaii.gov email address
3. Password: outlook password (if you do not know it, please contact IT by email to reset and get a password)
4. Click on: Request for Comments, then click on the subject link—Ohana Pacific Management Company. Please contact Susan Lau at (808) 587-0427 or [susan.k.lau@hawaii.gov](mailto:susan.k.lau@hawaii.gov) if there are any issues accessing the document.

Please submit any comments by September 7, 2016. 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 Lydia Morikawa at 587-0410. Thank you.

Attachments

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

Signed: *T. Che*  
Print Name: *Timothy Che*  
Date: *8/17/16*

cc: Central Files

DAVID Y. IGE  
GOVERNOR OF HAWAII



SOZANNE D. CASE  
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

August 17, 2016

MEMORANDUM

TO:  
SP  
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

16 AUG 17 PM 10:22 ENGINEERING  
RECEIVED  
LAND DIVISION  
2016 AUG 24 PM 3:45  
DEPT. OF LAND & NATURAL RESOURCES  
STATE OF HAWAII

TO:  
FROM:  
SUBJECT:

*R*  
Russell Y. Tsuji, Land Administrator  
Application for Zone Change from B-2 Community Business District and R-7.5 Residential District to B-1 Business Neighborhood District, Ohana Pacific Management Company Offices

LOCATION: Kaneohe, Island of Oahu; TMK: (1) 4-5-019:027  
APPLICANT: Ohana Pacific Management Company / RSK Holdings, LLC

Transmitted for your review and comment is information on the above-referenced application. We would appreciate your comments on this application which can be found at:

1. <https://hawaiioint.sharepoint.com/sites/dlnr-ld> (using the Chrome browser)
2. Username: your Hawaii.gov email address
3. Password: outlook password (if you do not know it, please contact IT by email to reset and get a password)
4. Click on: Request for Comments, then click on the subject link-Ohana Pacific Management Company. Please contact Susan Lau at (808) 587-0427 or [susan.k.lau@hawaii.gov](mailto:susan.k.lau@hawaii.gov) if there are any issues accessing the document.

Please submit any comments by **September 7, 2016**. 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 Lydia Morikawa at 587-0410. Thank you.

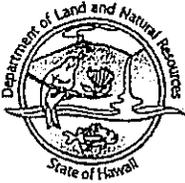
Attachments

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

Signed: *Carty S. Chang*  
Print Name: Carty S. Chang, Chief Engineer  
Date: 8/23/16

cc: Central Files

DAVID V. IGE  
GOVERNOR OF HAWAII



SUZANNE D. CASE  
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

September 8, 2016

2016 SEP 8 PM 12 49  
DEPT OF PLANNING  
and PERMITTING  
CITY & COUNTY OF HONOLULU

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

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

Dear Mr. Blair:

**SUBJECT:** Application for Zone Change from B-2 Community Business District and R-7.5 Residential District to B-1 Business Neighborhood District, Ohana Pacific Management Company Offices

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from the (a) Engineering Division and (b) Land Division – Oahu District on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

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

Russell Y. Tsuji  
Land Administrator

Enclosure(s)  
cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION**

**To: Land Division**

**Ref: Application for Zone Change from B-2 Community Business District and R-7.5  
Residential District to B-1 Business Neighborhood District, Ohana Pacific  
Management Company Office, Kaneohe, Oahu**

**COMMENTS**

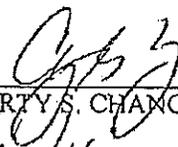
The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a designated Flood Hazard.

The owner or the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zone designations can be found using the Flood Insurance Rate Map (FIRM), which can be accessed through the Flood Hazard Assessment Tool (FHAT) (<http://gis.hawaii.nfip.org/FHAT>).

National Flood Insurance Program establishes the rules and regulations of the NFIP - Title 44 of the Code of Federal Regulations (44CFR). The NFIP Zone X is a designation where there is no perceived flood impact. Therefore, the NFIP does not regulate any development within a Zone X designation.

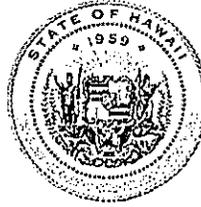
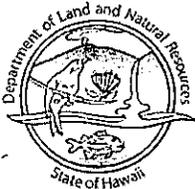
Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may take precedence over the NFIP standards as local designations prove to be more restrictive. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- o Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- o Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- o Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- o Kauai: County of Kauai, Department of Public Works (808) 241-4846.

Signed:   
CARTY S. CHANG, CHIEF ENGINEER

Date: 8/25/16

DAVID Y. IGE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING  
601 KAMOKILA BLVD, STE 555  
KAPOLEI, HAWAII 96707

SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA  
FIRST DEPUTY

JEFFREY T. PEARSON  
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

October 24, 2016

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

IN REPLY REFER TO:  
Log No. 2016.01982  
Doc No. 1610GC21  
Archaeology

Dear Mr. Atta:

**SUBJECT: Chapter 6E-42 Historic Preservation Review -  
Application for Zone Change from B-2 Community Business District and R-7.5  
Residential District to B-1 Business Neighborhood Business District – 2016/Z-5 (tb)  
Ohana Pacific Management Company Offices  
Kāneʻohe Ahupuaʻa, Koʻolaupoko District, Island of Oʻahu  
TMK: (1) 4-5-019:027**

Thank you for the opportunity review this application that was received by our office on August 18, 2016. The submittal indicates that the applicant, Ohana Pacific Management Company Offices, is requesting a zone change from B-2 and R-7.5 to B-1 for the 0.139-acre parcel identified as TMK: (1) 1-4-5-019:027. The proposed project site is located within the Urban Community Boundary known as a Regional Town Center within the town of Kaneohe. The submittal indicates that the proposed zone change is being sought in order to demolish the dwelling portion and to renovate the existing office by adding a second story.

SHPD records review indicate that no archaeological inventory survey (AIS) has been conducted within the proposed project location, and that no archaeological historic properties have been identified. Aerial imagery indicates that the project location has been previously disturbed by residential and commercial development and roadway construction. The USDA identifies the soils as Lolekaa clay (Foote et al. 1972).

Based on the above information, **SHPD has no objections** to the applicant's request for a Zone Change from B-2 and R-7.5 to B-1. However, SHPD requests the opportunity to review any projects involving ground disturbing activities and/or commercial buildings over 50 years old.

Please contact me at [Susan.A.Lebo@hawaii.gov](mailto:Susan.A.Lebo@hawaii.gov) or at (808) 692-8019 for any questions regarding this letter.

Aloha,

Handwritten signature of Susan A. Lebo in black ink.

Susan A. Lebo, PhD  
Archaeology Branch Chief

cc: Thomas Blair, DPP ([Thomas.Blair@honolulu.gov](mailto:Thomas.Blair@honolulu.gov))  
Russell Y. Tsuji, DLNR-Land ([Russell.Y.Tsuji@hawaii.gov](mailto:Russell.Y.Tsuji@hawaii.gov))  
Lydia Morikawa, DLNR-Land ([Lydia.M.Morikawa@hawaii.gov](mailto:Lydia.M.Morikawa@hawaii.gov))

DAVID Y. IGE  
GOVERNOR



FORD N. FUCHIGAMI  
DIRECTOR

Deputy Directors  
JADE T. BUTAY  
ROSS M. HIGASHI  
EDWIN H. SNIFFEN  
DARRELL T. YOUNG

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11

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

October 14, 2016

IN REPLY REFER TO:  
DIR 1112  
HWY-PS 2.3402

Mr. Arthur Challacombe  
Acting Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Challacombe:

Subject: Change in Zone Application from B-2 Community Business District and R-7.5 Residential District to B-1 Business Neighborhood District  
Ohana Pacific Management Company Offices  
Kaneohe, Oahu, Hawaii  
TMK: (1) 4-5-019-027

Thank you for the opportunity to review the application for change in zone of the subject project approximately 6,069 sq ft parcel at 45-505 Pahia Road with an existing dwelling and office from B-2 Community Business District and R-7.5 Residential District to B-1 Business Neighborhood District. The application indicates that the proposed change of zone is to convert the existing dwelling to office use and add a second floor for a total floor area of 4,366 sq ft for office use to accommodate up to 15 employees. Additional employee parking will be provided on parcel TMK: (1)4-5-019-37, also located on Pahia Road. The subject property is approximately 0.7 miles from Kahekili Highway (State Route 83), with a functional classification of principal arterial.

Based on the traffic assessment, the proposed change in zone should not have a significant impact to any State highway facilities.

Should you have any questions, please contact Nami Wong, Systems Planning Engineer, Highways Division, Planning Branch, at (808) 587-6336. Please reference file review number PS 2016-164 in all contacts and correspondence regarding these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Ford N. Fuchigami".

FORD N. FUCHIGAMI  
Director of Transportation



BA/G

September 7, 2016

SEP 15 10:47 AM '16

16 SEP 15 10:47

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

Dear Mr. Atta:

Subject: Application for a Zone Change from B-2 Community Business District and R-7.5 Residential District to B-1 Business Neighborhood District, Ohana Pacific Management Company Offices  
Kaneohe, Oahu, Tax Map Key: 4-5-019: 027

Thank you for the opportunity to comment on the subject project. Hawaiian Electric Company has no objection to the project. 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 the subject project in the planning process. As the proposed zone change Application for the Ohana Pacific Management Update comes to fruition, please continue to keep us informed. Further along in the design, we will be better able to evaluate the effects on our system facilities. If you have any questions, please call me at 543-7245

Sincerely,

Rouen Q.W. Liu  
Permits Engineer

RL:kmk

ATTACHMENT 5  
(DRAFT ORDINANCE)



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ORDINANCE \_\_\_\_\_

BILL \_\_\_\_\_

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**A BILL FOR AN ORDINANCE**

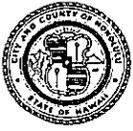
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TO REZONE LAND SITUATED AT KANEOHE, OAHU, HAWAII

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

SECTION 1. Zoning Map No. 22 (Heeia – Kaneohe - Maunawili), Ordinance No. 86-123, is hereby amended as follows: Land situated at 45-505 Pahia Road, Kaneohe, Oahu, Hawaii, hereinafter described, is hereby rezoned from the B-2 Community Business District, and R-7.5 Residential District to the B-1 Neighborhood Business 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: 4-5-019: 027.

DPP16Z-5.B16



A BILL FOR AN ORDINANCE

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SECTION 2. This ordinance shall take effect upon its approval.

INTRODUCED BY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE OF INTRODUCTION:

\_\_\_\_\_

Honolulu, Hawaii

Councilmembers

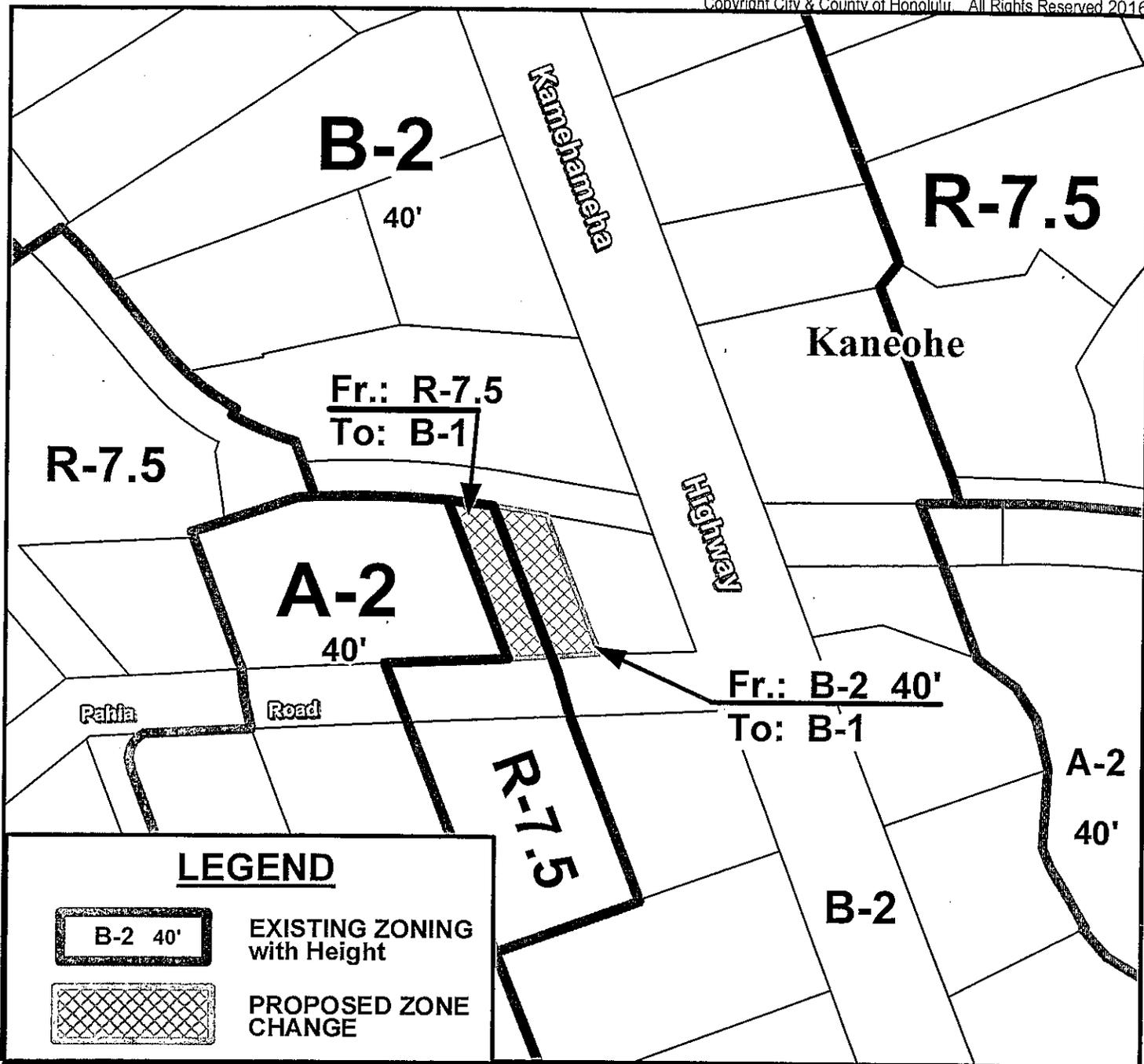
APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Deputy Corporation Counsel

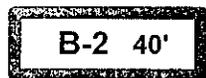
APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
KIRK CALDWELL, Mayor  
City and County of Honolulu

# **Exhibit A**



**LEGEND**



EXISTING ZONING with Height



PROPOSED ZONE CHANGE

**ZONING MAP No. 22  
(HEEIA-KANEOHE-MAUNAWILI)**

Land situated on Pahia Road approximately seventy feet west of Kamehameha Highway.



0 50 100

Scale in Feet



**APPLICANT:** Ohana Pacific Management Company Offices  
**TAX MAP KEY(S):** 4-5-19: 27  
**FOLDER NO. :** 2016/Z-5  
**LAND AREA:** 6069 S.F.  
**PREPARED BY:** DEPARTMENT OF PLANNING & PERMITTING  
 CITY AND COUNTY OF HONOLULU  
**PUBLIC HEARING:** PLANNING COMMISSION CITY COUNCIL

ORD. NO.

2016/Z-4

EFF. DATE:

EXHIBIT A