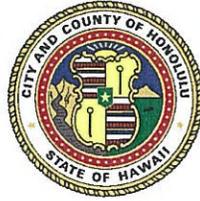


PLANNING COMMISSION
CITY AND COUNTY OF HONOLULU

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

KIRK CALDWELL
MAYOR



DEAN I. HAZAMA, Chair
THERESA C McMURDO, Vice Chair
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DANIEL S. M. YOUNG
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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

Dear Chair Martin and Councilmembers:

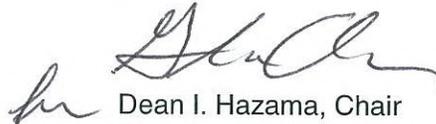
SUBJECT: Request for a Change in Zoning from the F-1 Military and Federal Preservation District to the R-5 Residential District, Island Family Christian Church, Salt Lake, Oahu, Tax Map Key: 1-1-010: 050

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 with the conditions recommended 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,

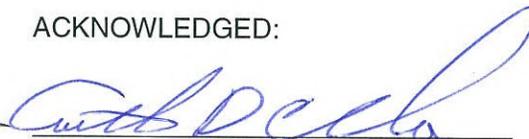

Dean I. Hazama, Chair
Planning Commission

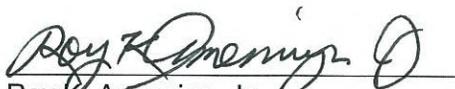
Attachments

ACKNOWLEDGED:


Kirk Caldwell
Mayor

ACKNOWLEDGED:


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


Roy K. Amemiya, Jr.
Managing Director

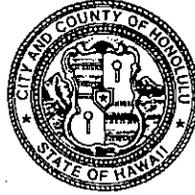
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Authorization: *Arthur D. Challacombe*
Acting Director
Advertisement: *Nov. 25, 2016*
Public Hearing: *Dec. 7, 2016*

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
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KIRK CALDWELL
MAYOR



ARTHUR D. CHALLACOMBE
ACTING DIRECTOR

KATHY K. SOKUGAWA
ACTING DEPUTY DIRECTOR

November 2, 2016

2016/Z-6 (TH)

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

NOV 2 PM 3 43

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 F-1 Military and Federal Preservation District to the R-5 Residential District, Island Family Christian Church Salt Lake, Oahu, Tax Map Key: 1-1-010: 050

Transmitted for appropriate action is our report and recommendation of approval for a proposed zone change on an approximately 1.39-acre parcel of land along a portion of Salt Lake Boulevard. The Applicant, Island Family Christian Church, recently purchased the property from the Federal government and is requesting the zone change to update the property's zoning to reflect the change in ownership from Federal to private. The Applicant proposes to continue its existing use as a meeting facility (church) with no changes to the existing use and structures at this time.

There is no established neighborhood board (NB) in the area, so the Department of Planning and Permitting (DPP) requested the Applicant contact the adjacent Aliamanu/Salt Lake/Foster Village NB No. 18 (NB18) with an offer to present the project to the Board for their discretion. The Applicant's agent made a presentation to the NB18 on April 14, 2016. The Board voted to support the Applicant's proposal to apply for a zone change.

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

The above zone change proposal is consistent with applicable land use laws and county policies, plans, and regulations. Therefore, the DPP recommends approval, subject to conditions relating to affordable housing, flight operations, an elevation agreement, and other standard conditions.

Dean I. Hazama, Chair
and Members of the Planning Commission
November 2, 2016
Page 2

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

Attachment

cc: Island Family Christian Church
HELPS, LLC

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

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)
)
 OF)
)
 ISLAND FAMILY CHRISTIAN CHURCH)
 FOR A ZONE CHANGE)
 FROM THE F-1 MILITARY AND FEDERAL)
 PRESERVATION DISTRICT)
 TO THE R-5 RESIDENTIAL DISTRICT)
)

FILE NO. 2016/Z-6

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

I. APPLICATION

A. Basic Information.

PROJECT : Island Family Christian Church
APPLICANT : Island Family Christian Church
LANDOWNER : Island Family Christian Church
AGENT : HELPS, LLC
LOCATION : 3375 Salt Lake Boulevard, Honolulu, Oahu
(Attachment 1)
TAX MAP KEY : 1-1-010: 050
LAND AREA : Approximately 1.39 acres
RECORDATION : Land Court
STATE LAND USE DISTRICT : Urban District (Attachment 1)
EXISTING ZONING : F-1 Military and Federal Preservation District
(Attachment 1)
SHORELINE SETBACK/
SPECIAL MANAGEMENT AREA : Not in the Shoreline Setback Area or in the Special
Management Area

- DEVELOPMENT PLAN AREA AND LAND USE : The site is located within the Urban Community Boundary in an area described as a Lower-Density Residential community in the Primary Urban Center Development Plan (PUC DP) Area.
- PUBLIC INFRASTRUCTURE MAP : Salt Lake Boulevard (Bougainville Drive to Ala Lilikoi Street) Symbol No. 028, Honolulu High Capacity Transit Corridor Project, Symbol No. 148 (**Attachment 1**)
- FLOOD HAZARD DISTRICT : Flood Zone X (no perceived flood impact) and Flood Zone D (possible but undetermined flood hazard)
- EXISTING USE : The project site is currently being used as a church (meeting facility) that conducts a variety of programs including religious services, child care services, after school tutoring, sports programs, summer fun, fitness classes, occasional luaus, and wedding receptions.
- SURROUNDING LAND USE : Surrounding uses include Aliamanu Elementary and Middle Schools to the east; military housing to the west and south; and residential use, including single-family and multi-family housing, and a neighborhood shopping center to the north.

- B. Proposal. The Applicant, Island Family Christian Church (Church), proposes to rezone approximately 1.39-acres from the F-1 Military and Federal Preservation District to the R-5 Residential District.

The purpose of the proposed zone change is to update the property's zoning to reflect its change in ownership from Federal to private and continue its existing use as a meeting facility (church), which is a permitted use in the R-5 Residential District. The Applicant has no immediate plans to renovate the existing buildings as part of this zone change.

- C. Background. The existing church was established on the property in 1955 and was known as the Pearl Harbor Christian Church. At the time, the church utilized two abandoned Navy Quonset Huts. A former Army Chapel was relocated to the site in 1956. The Applicant has been leasing the site from the Navy since 1957. There are eight main buildings on the project site which were constructed by the Navy between the 1950s and early 1990s. The Applicant provides a variety of services to the local military and civilian communities, including religious services, babysitting service, Samoan language classes, after school activities (such as sports and tutoring, exercise classes, and special events. The Applicant has no current plans to renovate or modify the site or the existing structures.

After the transfer of the property from the Federal government to private ownership, the F-1 District designation remains until amended through the zone change process. However, in the interim, all uses, structures, and development standards specified under the P-2 General Preservation District are automatically in effect, pursuant to

Section 21-3.40(d) of the Revised Ordinances of Honolulu (ROH). Churches are not permitted uses in the P-2 District; therefore, the existing church is considered a nonconforming use until the zoning is amended to the R-5 Residential District and it obtains a CUP or EU permit.

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 3375 Salt Lake Boulevard (TMK: 1-1-010: 050) (**Attachment 1**) and is situated on the periphery of an existing military housing area south of Salt Lake Boulevard. The project site is a rectangular parcel of land approximately 1.39 acres in size situated south of Salt Lake Boulevard. The property contains ten separate structures: eight buildings and two small metal storage sheds. The Sanctuary and six small single-story buildings are located on the eastern half and the Community Center, which is located on the western half of the project site. An asphalt parking lot with 23 marked stalls is between the Community Center and the Sanctuary, and a grass lawn next to the Sanctuary. The project site is enclosed by a chain link fence along the south and east and along most of the north side of the property. Two asphalt driveways that connect to Radford Drive in the Navy housing area provide vehicular access to the project site.

The church conducts two Sunday morning worship services at 8:30 a.m. and 10:30 a.m. There are approximately 300 people, including children that visit the site on Sundays. The church includes both civilian and military members. The Applicant also lets another church, the Filipino American Christian Church, use the Sanctuary for a separate Sunday service from 5:30 p.m. to 6:30 p.m.

The eight main buildings on the project site are all used during the week at various times, as well as in the evenings for a variety of functions, including Sunday religious services, administrative/office functions, Bible study, exercise classes, babysitting services, youth activities, after school tutoring and sports, summer fun, Samoan language classes, parties, and luaus.

2. Topography. The site is relatively flat with an elevation of approximately 100 feet above mean sea level (msl). The center of the site is the high point of the property starting at 100 feet msl then gently sloping to about 90 feet to the west and south. From the site's northern boundary, the land slopes slightly downward to approximately 90 feet msl at about the middle of Salt Lake Boulevard. There is a significant grade change at the site's eastern boundary, which drops from an elevation of about 100 feet msl to approximately 40 feet msl where the neighboring Aliamanu Elementary and Middle Schools are located.
3. Soils. According to the U. S. Natural Resource Conservation Service 1972 Soil Survey, approximately 80 percent of the project site consists primarily of Makalapa Clay (MdC), with 6 to 12 percent slopes. Runoff is slow to medium and the erosion hazard is slight to moderate. This soil is used for urban

development and pasture. Approximately 10 percent of the site along the site's common boundary with Aliamanu Elementary and Middle Schools consists of Rockland (rRK). Areas designated as rRK are made up of exposed rock covering 25 to 90 percent of the surface. These areas are characterized by rock outcrops and very shallow soils.

The project site is in an urbanized area of Oahu that was, until recently, under military jurisdiction. Therefore, soil within the site is not classified for agricultural suitability by the University of Hawaii Land Study Bureau Detailed Land Classification for the Island of Oahu (1972) or the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawaii.

4. Surrounding Uses. Surrounding uses include the Aliamanu Elementary and Middle Schools and the Salt Lake/Moanalua Public Library to the east, a large Joint Base Pearl Harbor-Hickam military housing area to the west and south, and the Salt Lake/Aliamanu/Foster Village residential community is north across Salt Lake Boulevard consisting of single-family and multi-family dwellings, and the Salt Lake Shopping Center.

- B. Other Permits/Approvals Required. If the zone change is granted, the project will need an Existing Use (EU) permit or a Conditional Use Permit (CUP) minor to avoid the strict limits on nonconforming uses. The Applicant stated that there are no plans for new structures or modifications to existing buildings at this time. However, if and when site improvements or alterations and/or additions are proposed in the future, building permits and/or other approvals would be required.

- C. Public Agency Notification/Comments. On August 9, 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 that 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 2**. Comments received after the signing of this report will be transmitted separately to the Planning Commission or City Council for their consideration.

1. City Agencies:
 - Board of Water Supply (BWS)+
 - Department of Emergency Management (DEM)
 - Department of Design and Construction (DDC)*
 - Department of Environmental Services (ENV)*
 - Department of Facility Maintenance (DFM)*
 - Honolulu Authority for Rapid Transportation (HART)+
 - Honolulu Emergency Services Department (HES)
 - Honolulu Fire Department (HFD)*
 - Honolulu Police Department (HPD)*
 - Department of Parks and Recreation (DPR)*
 - Department of Transportation Services (DTS)+

2. State Agencies:
Department of Accounting and General Services (DAGS)*
Department of Business, Economic Development & Tourism (DBEDT)
 Office of Planning (OP)*
 Land Use Commission (LUC)
Department of Land and Natural Resources (DLNR)+
 State Historic Preservation Division (SHPD)*
Department of Education (DOE)
Office of Hawaiian Affairs (OHA)*
Department of Hawaiian Home Lands (DHHL)
Department of Health (DOH)
 Environmental Planning Office (EPO)
Department of Transportation (DOT)+
Oahu Metropolitan Planning Organization (OMPO)

3. Federal Agencies:
Department of the Air Force
 Headquarters, 15th Air Base Wing (PACAF)
Commander Navy Region Hawaii*
Naval Facilities Engineering Command (Pacific Division)
Department of the Army
 U. S. Army Corps of Engineers (Honolulu Engineering District)
Federal Aviation Administration (FAA)
 Airport District Office
Department of the Interior, U. S. Fish and Wildlife Services (USFWS)

- D. Community and Adjoining Property Owner's Notification/Comments. Pursuant to Section 21-2.40-2(b)(2), ROH, the Applicant notified adjacent property owners within 300 feet of the proposed zone change.

The project site is within an area adopted by the Neighborhood Commission as the Airport Neighborhood Board (NB) Area No. 19; however, no NB has been formed for this area. As a result, the DPP requested the Applicant to contact the adjacent Aliamanu/Salt Lake/Foster Village No. 18 (NB18) with an offer to present the project to the NB18 at the Board's discretion. On April 14, 2016, the Applicant's agent made a presentation to the NB18 regarding the proposed zone change. The NB18 voted unanimously, 9-0, to support the Applicant's zone change application.

On August 9, 2016, the Applicant mailed written notifications of the proposed zone change to all known property owners within 300 feet of the project site pursuant to Section 21-2.40-2(c)(3), ROH.

On August 12, 2016, The Applicant submitted a notarized affidavit to the DPP confirming that all known property owners within 300 feet of the site were sent written notifications.

On August 9, 2016, the DPP mailed copies of the zone change application to the NB18, Salt Lake Community Association, Hawaiian Electric Company (HECO), Pearlridge Satellite City Hall, and the Neighborhood Commission Office. Notices about the proposed zone change also went out to media sources, area elected officials, and island-wide organizations.

Comments received after the completion of this report will be transmitted separately to the Planning Commission or City Council for their consideration.

III. ANALYSIS

A. Compliance with State Land Use Legislation.

1. Chapter 205, Hawaii Revised Statutes (HRS), Land Use Commission. The project site, as well as the surrounding land, is entirely in the State Land Use Urban District (**Attachment 1**). 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:

Physical Development and Urban Design Objective A:

“To coordinate changes in the physical development of Oahu to ensure that all new development are timely, well-designed, and appropriate for the area in which they will be located.”

Policy 1: “Plan for the construction of new public facilities and utilities in the various parts of the island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban-fringe and rural areas.”

Policy 8: “Locate community facilities on sites that will be convenient to the people they are intended to serve.”

The proposed R-5 Residential District zoning permits churches, which are deemed community facilities to be in their districts. The project site is centrally located in Honolulu’s Primary Urban Center (PUC) region. Therefore, the proposed zone change is consistent with the objective and policies above.

2. Chapter 24, ROH, Article 2, PUC Development Plan (DP). Section 24-2.5(c), ROH provides that all proposed developments in the PUC DP region be evaluated against their consistency with the vision, policies, principles, and guidelines of the DP. The proposed zone change is evaluated in this context below:
 - a. PUC’s Role in Oahu’s Development Pattern. The PUC DP implements the Oahu General Plan objectives and policies which call for full development of the PUC as one of three major population growth areas

for Oahu and as a focus for major economic activities and government services.

The proposed zone change is consistent with this role, as it will allow for continuation of the church and other community services provided by the Applicant. If those services were to end at the site, the proposed R-5 Residential District zoning would allow redevelopment of the project site for housing, which is also consistent with this role.

- b. The Vision for PUC DP. The vision for the PUC, as outlined in Section 2, consists of five key elements:
- (1) Honolulu's natural, cultural, and scenic resources are protected and enhanced.
 - (2) Livable neighborhoods have business districts, parks, plazas, and walkable streets.
 - (3) The PUC offers in-town housing choices for people of all ages and incomes.
 - (4) Honolulu is the Pacific's leading city and travel destination.
 - (5) A balanced transportation system provides excellent mobility for residents and visitors.

Key elements of the vision relevant to the proposed zone change include the following:

- Section 2.2: Livable Neighborhoods Have Business Districts, Parks, Plazas, and Walkable Streets. The PUC DP calls for livable neighborhoods to provide convenient access to "community services" and to integrate these services with residential uses.

The proposed zone change would allow for continuation of long established community services for the Salt Lake area in the form of religious services for its parishioners and other programs and services provided to the community.

- Section 2.3: The PUC DP Offers In-Town Housing Choices for People of All Ages and Incomes. If the church were to cease operating at this site, the residential zoning would allow redevelopment that may provide a modest amount of housing.

- c. Land Use and Public Facility Policies. Specific land use and public facility polices applicable to the proposed zone change consist of the following:

- Section 3.2.2.1 calls for cultivating existing neighborhood centers and promoting mixed land uses. The proposed zone change would permit the church to continue to act as a neighborhood center providing various activities to the community on a daily and weekly basis.
- Section 4.7.2 supports "development of a high quality educational system of schools... that increase the attractiveness of the PUC as a place to live and work". The proposed zone change would permit the

church to continue to offer preschool services and Samoan language classes that provide educational services to the community.

- d. Relation to Land Use Maps. Appendix A of the PUC DP indicates that the Urban Community Boundary for the PUC contains the intended extent of developed or "built-up" areas of urban and urban fringe communities. The project site is within the Urban Community Boundary as described in the text of the PUC DP area shown on Map A-4: Land Use Map PUC – West.

The site is located in an area described as "Lower-Density Residential". Appendix A of the PUC DP describes "Lower-Density Residential" as including "...single-family detached residences, attached houses, and low-density, low-rise multifamily residences that maintain a density between 5 and 12 dwelling units per acre." Lower-Density Residential areas may also "accept clusters of community and neighborhood-level commercial establishments where appropriate." The proposed R-5 Residential District zoning is consistent with the vision, objectives, policies, and guidelines of the PUC DP.

3. Chapter 4, ROH, Article 8, Public Infrastructure Map (PIM). The City Council adopts PIMs showing the general locations of major public infrastructure projects as part of the process by which public infrastructure projects are approved and funded through the capital improvements program. In making any land use decisions, the City is required to consider the potential impact of the decision on any proposed public infrastructure projects shown as symbols on the PIM for the area.

There are no PIM symbols within the site itself. There are three PIM symbols along Salt Lake Boulevard (**Attachment 1**). The first is Salt Lake Boulevard (Bougainville Drive to Ala Liliko'i Street) PIM No. 028. This project is intended to widen Salt Lake Boulevard to improve traffic circulation and increase capacity to meet future transportation needs. The Applicant is aware that the City has plans to widen Salt Lake Boulevard. The second and third symbols show a portion of the Honolulu High Capacity Transit Corridor Project PIM No. 148. The portion of Symbol No. 148 that runs along Salt Lake Boulevard abutting the site includes a corridor symbol and a transit station symbol for an alternate route from West Oahu to Ala Moana Center.

The HART has no objection to the zone change request, but mentioned that Salt Lake Boulevard is one of the locally preferred alternatives shown in the 2010 Final Environmental Impact Statement for the High Capacity Transit Corridor Project. The HART further stated that no engineering design studies of the Salt Lake Boulevard alternative were conducted; the exact location of the future guideway for Salt Lake is subject to change and a schedule for this alternative has not been determined. The Applicant is advised to coordinate with the HART on any future development of the site.

4. Chapter 21, ROH, Land Use Ordinance (LUO). The continued use of the site as a church is consistent with the purpose and intent of the R-5 Residential District as specified in Article 3 of the LUO, as shown below:

Residential Districts-Purpose and Intent; Section 21-3.70, LUO:

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

The proposed zone change is consistent with the purpose and intent of the Residential District in terms of allowing meeting facilities as a permitted use. A church is considered a meeting facility, as defined in Article 10 of the LUO. Table 21-3, Master Use Table of the LUO, lists all the land uses permitted in each zoning district. Meeting facilities are permitted uses in the district with a CUP minor. As this is not a new facility and no modifications are proposed, an EU permit can be applied for in lieu of a CUP.

5. Chapter 21, ROH, Article 9, Special District Regulations, LUO. The project site is not located in a special district, including a Transit-Oriented Development Special District. Thus, the proposed zone change is not subject to the requirements of Article 9 of the LUO.
6. Chapter 21A, ROH, Flood Hazard Areas. The Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Maps (November 2014) show the project site is divided evenly along its long axis between Flood Zone X and D. The northern half of the project site is in Flood Zone X and the southern half is in Flood Zone D. According to the FEMA, areas in Flood Zone X are outside the 100-year and 500-year floodplain. Areas in Flood Zone D are areas having possible but undetermined flood hazards because no flood hazard analysis has been conducted.

The DLNR commented that according to the National Flood Insurance Program (NFIP) rules, Flood Zone X “...is a designation where there is no perceived flood impact.” Therefore, the NFIP does not regulate any development within areas designated Flood Zone X.

The project site is not in a flood hazard area identified in Chapter 21A; thus, it is not subject to any flood hazard regulations, including the NFIP. Therefore, a condition of approval regarding flood mitigation is not recommended.

7. Tsunami Evacuation Zone. Based on City land use records, the project site is outside of the Tsunami Evacuation Zone and the Tsunami Inundation Zone, which

mainly affect areas along the shoreline. Therefore, a condition of approval regarding the Tsunami Evacuation Zone is not recommended.

8. Chapter 23, ROH, Shoreline Setbacks and Chapter 25, ROH, Special Management Area (SMA) Ordinances. The project site is outside of the Shoreline Setback Area and the SMA. Therefore, the zone change is not subject to the requirements under Chapters 23 and 25, respectively.

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. In May 2015, the Applicant's agent wrote to the DPP requesting a determination be made on whether the proposed zone change would require an Environmental Assessment (EA). On June 17, 2015, the DPP responded to the Applicant's agent that the proposed zone change does not qualify as a significant zone change because the site is less than the minimum ten acres as specified in 24-2.1(1) of the PUC DP. Therefore, an EA and project master plan are not required for the proposed zone change.
2. Chapter 6E-42, HRS, Historic Preservation. The February 2016 Draft EA prepared by Belt Collins Hawaii, LLC for the DDC for the widening of Salt Lake Boulevard, Phase 3, revealed no archaeological or buried sites within 400 feet of the Salt Lake Boulevard corridor.

The DLNR's SHPD stated that they had "no objections" to the proposed zone change but "requests the opportunity to review any projects involving ground disturbing activities" on the site.

At this time, the Applicant is not proposing any changes to the site such as renovations of structures or construction of new structures. Therefore, a condition of approval regarding historic preservation is not recommended.

3. Endangered/Threatened Species. The Applicant did not submit a biological survey with the zone change application. A biological study or survey is not required for zone change applications. The site is essentially flat and is within a well-established residential community.

The proposed zone change is intended to recognize the change in ownership of the land from Federal to private and is not anticipated to impact endangered or threatened species since the site is in a highly urbanized area of Oahu. Therefore, a condition of approval regarding endangered or threatened species is not recommended.

4. Visual Impacts. The site does not contain any known landmarks and is not within any public view corridors. The proposed zone change is not anticipated to impact existing visual resources. Therefore, a condition regarding visual resources is not recommended.
5. Noise, Odor, and Glare. According to the State DOT's Airports Division, the project site is within the Honolulu International Airport's 55-60 day/night level

noise contour. The Applicant informed the DPP that aircraft noise has never been a problem. Since no changes to the existing use or structures are proposed, noise is not anticipated to be an issue.

In its October 21, 2016 letter to the DPP, the DOT's Airports Division requested that the landowner grant an aviation and noise easement to provide free and unobstructed flight passage, as well as operations of all types of aircraft in the airspace above the property, including the right to cause noise, fumes, smoke, vibrations, and odors. This request is due to the potential for residential uses, which have a lower tolerable threshold for noise, and may be more sensitive to other effects of airport operations.

As no changes to the existing use or structures are proposed, and the church has operated on the site for more than 50 years without noise and flight operations being an issue, the DPP believes a disclosure requirement, rather than an easement, will satisfactorily address this issue. Should the Federal covenant limiting the Applicant's property to community services use somehow be removed and housing is constructed, a disclosure of these effects would be of particular importance to future residents. The DPP recommends that a condition of approval regarding disclosure of potential impacts from airport operations be required for the project site.

The DOT's Airports Division also mentioned the potential hazards to aircraft posed by wildlife near airports. The DOT recommended the Applicant use appropriate landscaping and building design criteria to prevent attracting wildlife to the property. No changes to the existing use or structures are proposed, including landscaping. Further, the property contains no standing bodies of water that could attract wildlife. Therefore, a condition of approval regarding appropriate landscaping to deter wildlife is not recommended.

The Airports Division also commented that photovoltaic (PV) systems located in or near the approach path of aircraft into Honolulu Airport can create a hazardous condition for pilots due to possible light glint and glare reflected from the PV array. A reflectivity analysis should be done prior to installation of PV systems and the use of the highest-rated non-glare material be used to mitigate the potential hazard. If glint or glare from a PV system creates a hazardous condition, the Applicant must be prepared to immediately mitigate the hazard upon notification by the DOT's Airports Division or the Federal Aviation Administration. No changes to the existing use or structures are proposed, including the installation of PV systems. These issues will be further reviewed under the EU or CUP application process. Therefore, a condition regarding glint and glare is not recommended.

6. Other Environmental Concerns. Prior to the Navy's conveyance of the project site and six other church properties to private ownership, the Navy contracted Environet, a private company, in 2003 to conduct an Environmental Baseline Survey (EBS) of this property and six other church sites. The EBS found no indication of current environmental conditions that would affect human health, the environment, and/or future use of the parcel by the Applicant, except for the possible presence of asbestos containing material and lead-based paint in the older buildings on the project site. The Applicant understands it is responsible for

the remediation of any lead-based paint or asbestos based on the Quit Claim Deed signed with the Navy. Since the Applicant has no immediate plans to improve the existing structures, a condition regarding hazardous material is not recommended.

D. Social and Economic Impacts.

1. Population. The proposed zone change will not significantly affect the current or future population for the Salt Lake area. If church operations at the site should cease and the site converted to residential use, based on the current R-5 Residential District development standards in the LUO, approximately 12 to 18 dwelling units could be developed on the project site.

Assuming the Honolulu average of three persons per household, the residential development could potentially add 36 to 54 more people to the community, a relatively insignificant increase for an area that had almost 50,600 people in 2010, according to U. S. Census Bureau statistics for zip code area 96818.

2. Education. The project site is located within the DOE's Radford Public School Complex of the Central Oahu District. The closest public schools to the site are Aliamanu Elementary and Middle Schools, which are adjacent to and east of the site. There is no housing currently on the site. However, should the site be rezoned to the R-5 Residential District, and the church ceases operations, it could potentially generate a small number of students for the Radford School Complex. The church and its various services do not generate demand for public educational services. The DPP did not receive any comments from the DOE regarding this proposed zone change. Therefore, a condition of approval regarding education is not recommended.
3. Employment. Short-term and long-term employment from the zone change is not anticipated as there are currently no proposals to expand the existing facility or activities.
4. Affordable Housing. The proposed R-5 Residential District zoning would permit the project site to be redeveloped for a single-family, detached two-family, or duplex housing by the Applicant or another landowner in the future. Current R-5 Residential District development standards would permit up to approximately 12 single-family dwelling units and up to approximately 16 dwelling units using cluster or two-family detached dwelling standards in the LUO.

A covenant, included in the sale agreement between the Federal government and the Applicant, restricts use of the site "solely for community-service purposes compatible with the surrounding residential neighborhood, including but not limited to meeting facilities for recreational, social or religious purposes, school, daycare, and parsonage/rectory facilities". However, should the covenant be lifted in the future by mutual consent of the Federal government and the owner of the site, housing could be built on the site. Therefore, the DPP recommends a standard condition requiring an affordable housing provision per City policies established by Resolution 09-241, CD1, which would be triggered if the site was developed for residential use.

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

1. Transportation System. The project site is located on the south side of Salt Lake Boulevard, adjacent to and west of Aliamanu Elementary and Middle Schools. The portion of Salt Lake Boulevard fronting the project site is a City-owned two-lane minor collector street consisting of two travel lanes with a median left-turn lane. This section of Salt Lake Boulevard has a narrow asphalt sidewalk along the north side and an asphalt sidewalk running parallel but setback from the roadway's edge. Vehicular access to the project site is provided from Radford Drive and a small paved road on Navy land within the Navy housing area. Persons visiting the site also park their cars in the Salt Lake Boulevard right-of-way on the north side of the site and walk onto the church property. According to the Applicant, current vehicular access via Navy property may be revoked by the Navy in the future, requiring provision of new vehicular access from Salt Lake Boulevard.

The project site is served by public bus service on Route 32 (Kalihi Transit Station to Pearlridge Center), with a bus stop near the intersection of Salt Lake Boulevard and Ala Lili'okoi Street near the Salt Lake Shopping Center.

The February 2016 Draft EA for Phase 3 of the widening of Salt Lake Boulevard describes City plans to improve an approximately 1.1 mile segment of Salt Lake Boulevard between Maluna Street in the west and Ala Lili'okoi Street in the east that includes the roadway fronting the site. The City project would widen this section of Salt Lake Boulevard from two to four lanes (two travel lanes in each direction) with a median/left-turn storage lane, bike lanes, sidewalk, landscaped strip, on-street parking, and a drainage system. The Draft EA also reports the possibility of constructing a 15-foot retaining wall along the south side of Salt Lake Boulevard between Radford Drive and the Aliamanu Middle School driveway. The Applicant is aware of this project and will work with the City since the widening project will impact their property and result in a new driveway to the project site from Salt Lake Boulevard.

The DTS stated that the Applicant should continue to coordinate with the DDC on the new driveway connection with Salt Lake Boulevard.

The DOT Highway Division stated that based on the distance of the property from State highway facilities, the proposed zone change should not have a significant impact on State highway facilities.

As described in the Applicant's Traffic Evaluation Report (TER) prepared by Julian Ng, Inc., and City records, the portion of Salt Lake Boulevard fronting the project site is a three-lane minor collector street, generally running east to west. This portion of the street consists of one lane in each direction with a median turn lane. There is a narrow asphalt sidewalk running along the north side of the street and an asphalt walkway running parallel to the street but setback from the street's southern edge.

Salt Lake Boulevard widens to a six-lane divided roadway (with an additional turn lane in the median), approximately 0.2 miles east of the project site, with concrete sidewalks on both sides of the roadway. Approximately 0.9 miles west of the project site, Salt Lake Boulevard also widens to accommodate two lanes in each direction, a bicycle lane in the westbound direction, a striped median for left turns, and concrete sidewalks on both sides of the roadway.

The TER was prepared to assess the potential traffic impacts for the proposed zone change based on estimated traffic generated by existing uses on the project site. According to the TER, an estimated 1,000 people typically visit the Church per week. Three Church services are conducted on Sundays with attendance ranging from 40 to 250 people. There are also child care and after school activities for approximately 20 children during the week. Other Church-related activities such as fitness classes, meetings, and administrative duties attract about 15 persons per week to the Church. Based on the approximately 1,000 people that visit the Church weekly, the highest hourly traffic volume generated by the Church is expected to occur on Sunday, between services, with a total of 140 vehicles (to and from the site), assuming that there is less than an hour between services. Peak hourly volumes on other days are expected to be less than 30 vehicles per hour.

In addition to the weekly activities and Sunday services, the Church is occasionally used for luaus, wedding receptions, or other parties, with attendance ranging from 100 to 400 people. When large events are planned, the Church requests use of the parking lot at Aliamanu Elementary and Middle Schools.

The TER concluded that the proposed zone change will not have any impacts on the traffic generated by activities conducted by the Applicant. However, future access to the project site will be affected by the proposed widening and associated improvements to Salt Lake Boulevard fronting the site. The Applicant will need to account for the new travel lane being closer to the property line, adequate sight lines for exiting and entering traffic, and any necessary grading work when designing a new parking lot. The TER recommends that the new parking lot be designed so that all vehicular movements across the driveway are made in a forward driving direction, and to minimize the possibility of traffic queues in the lot backing out onto the street.

Should the proposed zone change be approved, a new parking lot may require an EU or CUP minor that will involve additional review by the City. Should the Applicant plan any improvements to the project site, potential impacts to traffic and transportation will be reviewed under the EU or CUP process. Conditions regarding traffic and transportation may be imposed as part of the CUP process. These conditions could include preparation of a Traffic Management Plan (TMP) that includes traffic demand management (TDM) strategies to minimize the amount of vehicular trips being generated by Church activities, which include Church services on Sunday, classes, child care services and large events such as luaus and wedding receptions, Easter, and Christmas. The TDM strategies could include carpooling, and ride sharing programs, transit incentives, and other TDM measures. A parking management plan could also be included as necessary to account for how parking will be managed for large events and

services with attendance between 175 to 250 persons. Therefore, since traffic issues will be further analyzed with any new development, uses proposed under an EU or CUP minor application, a condition regarding transportation is not recommended.

2. Water. The project site is currently serviced by the BWS' 180 Aliamanu Water System via a water lateral entering the property from a water main under Salt Lake Boulevard.

The existing water system is adequate to accommodate the existing Church; however, the water pressure is less than the normal 40 pounds per square inch (psi) for the site because the Church sits above the service limit of the Aliamanu 180 Reservoir (approximately half a mile west of the site on Salt Lake Boulevard). Therefore, the BWS requested the Applicant enter into an elevation agreement acknowledging the less than normal water pressure and that the agreement be recorded with the State Bureau of Conveyances.

Although the Applicant is not proposing any changes to the project site, the proposed R-5 Residential District permits housing and other uses that would increase water service to the project site should the current Covenant restricting use of the site to a meeting facility be lifted in the future. Therefore, the DPP recommends a condition of approval regarding an elevation agreement between the Applicant and the BWS.

3. Wastewater. The project site has been connected to the City's wastewater system since 1963 and is adequate to handle wastewater generated by activities on the site. Wastewater from the project site is conveyed to a wastewater main under Salt Lake Boulevard then eventually to the Sand Island Wastewater Treatment Plant for treatment and disposal. The ENV stated the proposed zone change will not impact their services or facilities.

According to the Quit Claim Deed signed by the Federal government and the Applicant as part of the sale agreement, the Applicant is granted "...an easement in perpetuity for the operation, repair, and replacement of sewer line facilities affecting..." the property. However, any costs to maintain, repair, or replace the existing wastewater line must be paid by the Applicant.

Since the Applicant's sewer system is ~~not~~ a City one, a condition of approval regarding wastewater is not recommended.

4. Drainage. Based on the project site's topography and discussions with the Applicant, it is understood stormwater flows away from the center of the project site and toward either Salt Lake Boulevard to the north, Navy property to the west and south, or Aliamanu Elementary and Middle Schools to the east. According to the Draft EA prepared for the Salt Lake Boulevard Widening project, stormwater flows into the underground drainage systems under Salt Lake Boulevard and into the Navy's drainage system, where it enters the Navy Marine Golf Course. Since the Applicant is not proposing any changes to the project site, potential drainage impacts are not anticipated. Any future development will have to comply with the City's Storm Water Quality Rules and Best Management

Practices. Therefore, a condition of approval regarding drainage is not recommended.

5. Solid Waste. The Applicant currently uses a private hauler (Honolulu Disposal Service) to remove solid waste from the project site twice a week. The proposed zone change is not anticipated to impact municipal solid waste services or facilities. Therefore, a condition of approval regarding solid waste is not recommended.
6. Police Services. The project site is located in HPD District 5 (Kalihi). Continuation of existing uses at the project site or replacement of residential uses should have no significant impact on its operations. Therefore, a condition regarding police services is not recommended.
7. Fire Services. The Moanalua Fire Station No. 30 is located near the project site at 2835 Ala Ilima Street. A second fire station, the Mokulele Fire Station No. 26 is located across Valkenburgh Street near Honolulu International Airport, approximately one mile away. The HFD has reviewed the zone change application and determined there will be no significant impact to the fire department services. Therefore, a condition regarding fire services is not recommended.
8. Electrical Power. The HECO provides adequate electric power to the project site. The DPP did not receive any comments from the HECO regarding this zone change. Since the Applicant is not proposing any renovations or improvements to the project site that could affect electrical service, a condition of approval regarding electrical service is not recommended.
9. Parks and Recreational Facilities. There are three City parks within about a mile of the site. The closest City park to the site is the Hoa Aloha Neighborhood Park located approximately three tenths of a mile northeast of the site on Ala Ilima Street in the Salt Lake community. Salt Lake District Park and the adjacent Ala Puumalu Community Park are about a half-mile north of the site. Since the Applicant is required to use the site for only Church purposes, the Applicant is not subject to Section 22-7.3 of the ROH, regarding park dedication requirements. The Department of Parks and Recreation stated that the proposed zone change will not impact any of its current or proposed facilities or services. Therefore, a condition of approval regarding parks and recreation is not 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 F-1 Military and Federal Preservation District to the R-5 Residential District is consistent with State and City land use plans and policies, including the General Plan and the Primary Urban Center Development Plan. The proposal meets the purpose, intent, and development standards of the R-5 District.

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

V. RECOMMENDATION

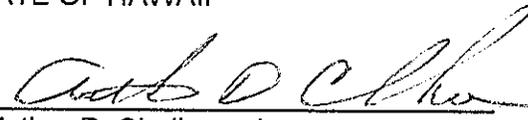
Pursuant to the foregoing Findings of Fact, Analysis, and Conclusions of Law, the Director of the Department of Planning and Permitting (DPP) recommends that a change in zoning from the F-1 Military and Federal Preservation District to the R-5 Residential District be APPROVED as shown on the map marked **Exhibit A**, in the attached draft Ordinance (**Attachment 3**), and subject to the Applicant's execution of a Unilateral Agreement for the project site (TMK: 1-1-010: 050) under the provisions of Section 21-2.80 of the Land Use Ordinance (LUO), to be recorded with the Land Court of the State of Hawaii. The recommended conditions of approval include the following:

1. Affordable Housing. Should the property (see **Exhibit A** of the attached Ordinance) be developed for residential use for ten or more dwelling units, then prior to residential subdivision approval, or residential building permit approval, whichever comes first, the Declarant shall execute a binding agreement to participate in an affordable housing plan that is acceptable to the DPP, in accordance with adopted rules. The agreement shall provide no less than 30 percent of the total residential units for the Project to be affordable housing units with at least 10 percent sold or rented to households not exceeding 80 percent of the median income.
2. Flight Operations Disclosure. The Declarant shall inform all prospective purchasers, lessees, renters, or residential occupants of the property of potential aircraft flight and airport activity and related impacts, including but not limited to, noise, fumes, smoke vibrations, and odors. The Declarant shall record the disclosure statement with the Bureau of Conveyances within 60 days from the date of this approval and provide a copy of the filed document to the DPP for its records.
3. Elevation Agreement. The Declarant shall execute a signed Elevation Agreement with the Honolulu Board of Water Supply acknowledging less than standard water pressure for the property (**See Exhibit A** of the Attached Ordinance). The signed agreement must be filed with the State Bureau of Conveyances.
4. Annual Reports. On an annual basis, the Declarant shall submit a written status report to the DPP documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report shall be submitted to the DPP by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied, or as necessary.
5. Compliance with Other Governmental Requirements. The Declarant acknowledges that approval of the zone change does not constitute compliance with other LUO or other governmental requirements. They are subject to separate review and approval. The Declarant shall be responsible for ensuring that the final plans for the Project comply with all applicable LUO and other governmental provisions and requirements.

6. Noncompliance with Conditions. In the event of noncompliance with any of the conditions set forth herein, the Director of the DPP shall inform the Council and may seek civil enforcement or take appropriate action to terminate or stop the Project until applicable conditions are met, including but not limited to revoking any permits issued under this zoning and withholding issuance of other permits related to the Project. Noncompliance also may be grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.

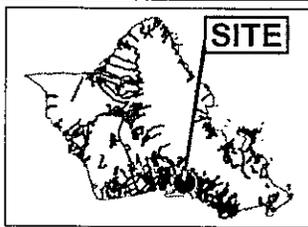
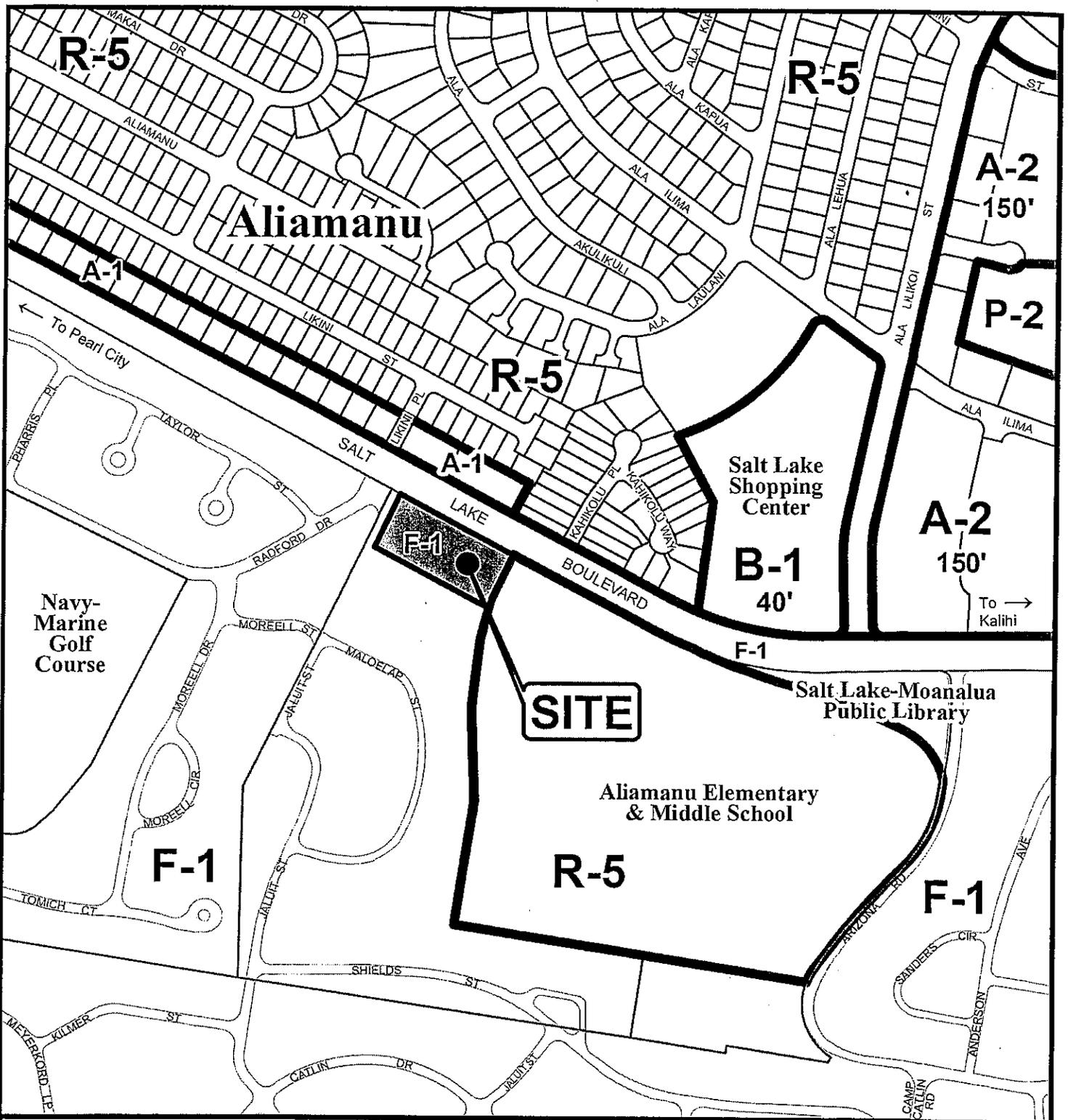
Dated at Honolulu, Hawaii, this 2nd day of November, 2016.

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

By 
Arthur D. Challacombe
Acting Director

Attachments

ATTACHMENT 1
(MAPS: EXISTING ZONING,
STATE LAND USE, ZONING MAP (PORTION
OF), PUBLIC INFRASTRUCTURE MAP
(PRIMARY URBAN CENTER))



VICINITY MAP

400 200 0 400



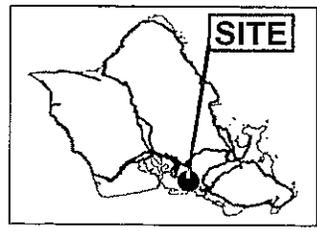
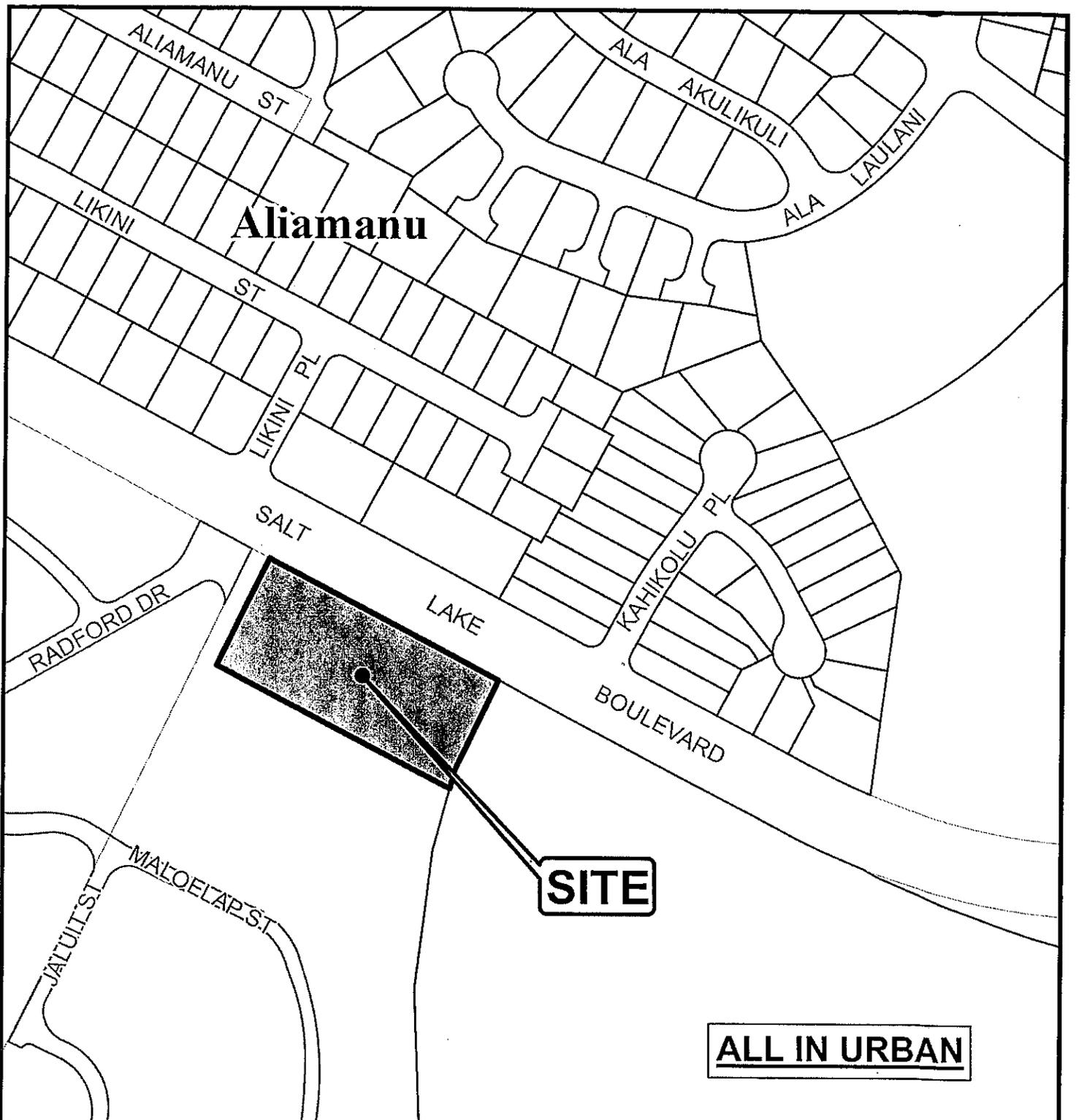
Scale in Feet



LOCATION MAP with EXISTING ZONING MOANALUA

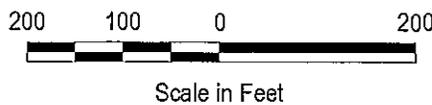
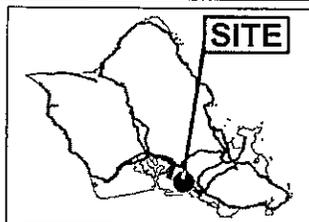
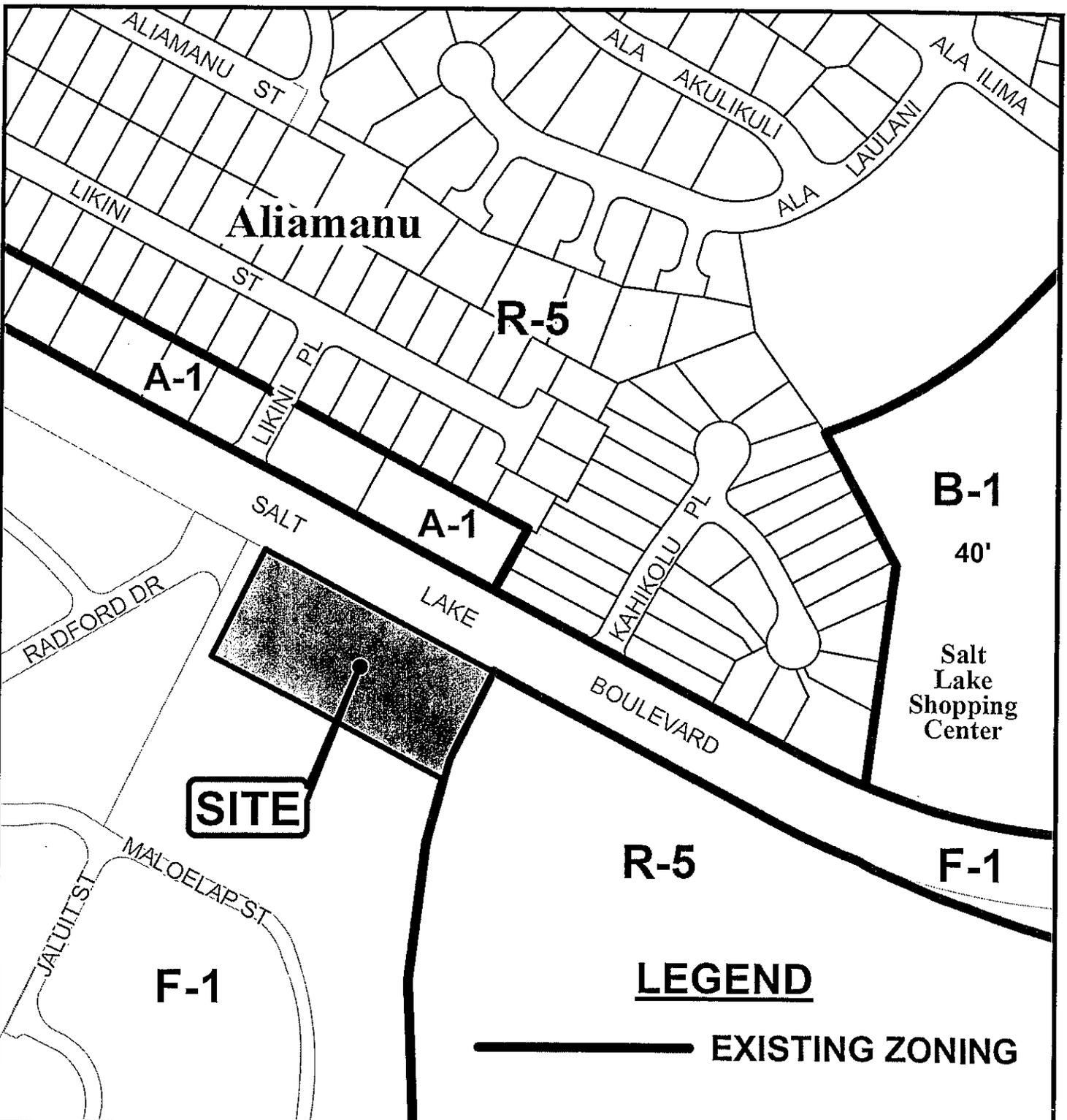
TAX MAP KEY(S): 1-1-10: 50

FOLDER NOs.: 2016/Z-6



PORTION OF
STATE LAND USE MAP
PUULOA QUADRANGLE

TAX MAP KEY(S): **1-1-10: 50**
 FOLDER NOS.: **2016/Z-6**

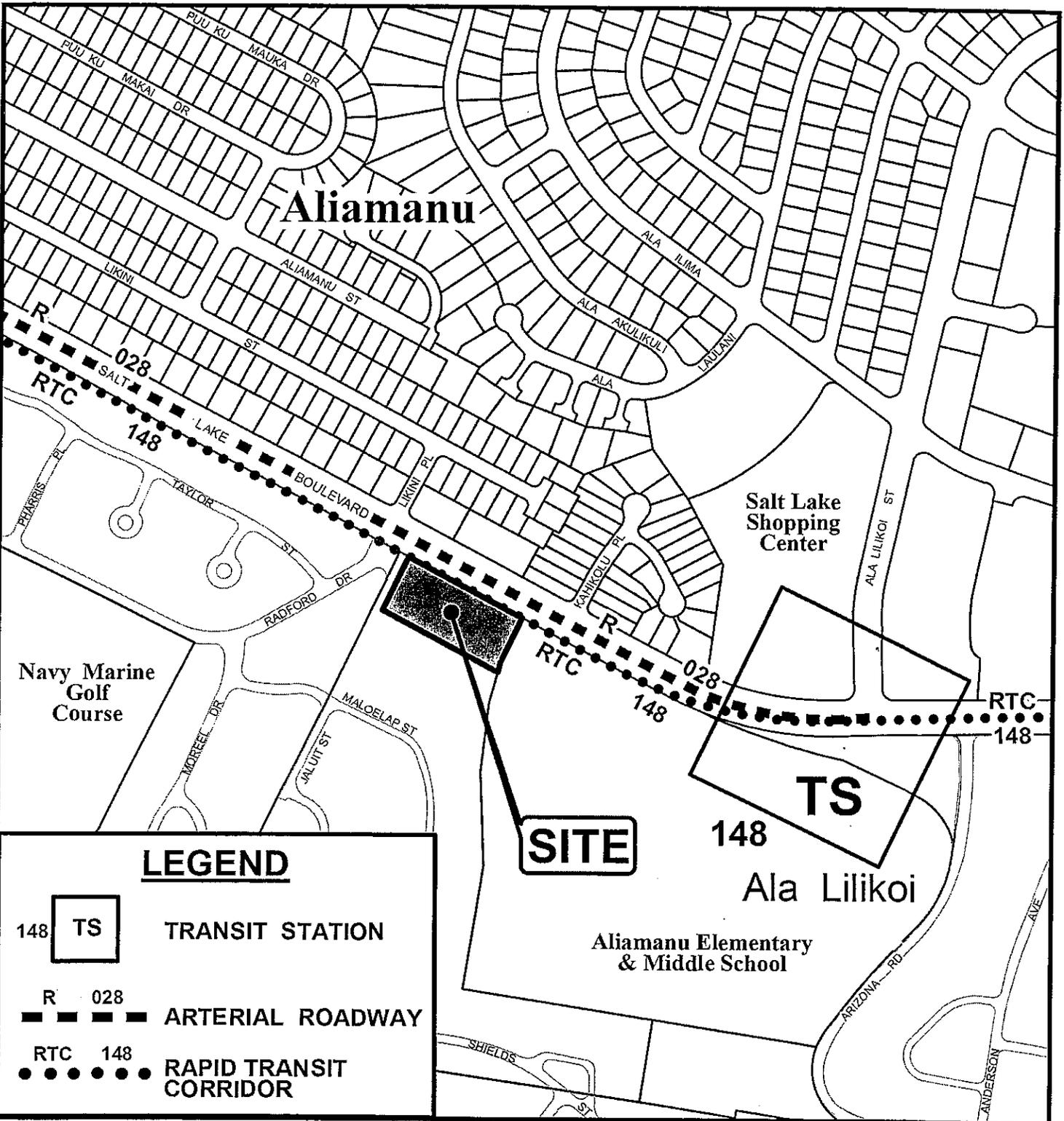


PORTION OF
ZONING MAP

RED HILL - FORT SHAFTER

TAX MAP KEY(S): **1-1-10: 50**

FOLDER NOs.: **2016/Z-6**



LEGEND

148 **TS** TRANSIT STATION

R 028 **ARTERIAL ROADWAY**

RTC 148 **RAPID TRANSIT CORRIDOR**

VICINITY MAP

400 200 0 400

Scale in Feet

PORTION OF PUBLIC INFRASTRUCTURE MAP

PRIMARY URBAN CENTER

TAX MAP KEY(S): **1-1-10: 50**

FOLDER NOs.: **2016/Z-6**

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

BOARD OF WATER SUPPLY

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

www.boardofwatersupply.com

SEP -9 P 2:51



September 8, 2016

KIRK CALDWELL, MAYDR

ADAM C. WONG, Acting Chair
DAVID C. HULIHEE
KAPUA SPROAT
BRYAN P. ANDAYA
KAY C. MATSUI

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 *Ellen*

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 9, 2016, REGARDING THE APPLICATION FOR A ZONE CHANGE FROM F-1 MILITARY AND FEDERAL PRESERVATION DISTRICT TO R-5 RESIDENTIAL DISTRICT, ISLAND FAMILY CHRISTIAN CHURCH ON SALT LAKE BOULEVARD – TAX MAP KEY: 1-1-010: 050

The existing water system is adequate to accommodate the zone change for the existing church. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply (BWS) 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.

An elevation agreement should be entered with the BWS for this lot. The agreement should be recorded with the Deed and filed at the Bureau of Conveyances.

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, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 768-4567
Web site: 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

Robert J. Kroning

FROM: Robert J. Kroning, P.E.
Director

SUBJECT: Application for Zone Change from F-1 Military and Federal Preservation
District to R-5 Residential District, Island Family Christian Church
Honolulu, Oahu, TMK: 1-1-010: 050

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.

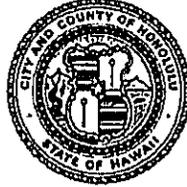
RJK: ms (662261)

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DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU

1000 ULUOHA STREET, SUITE 308, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 788-3466 • 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 16-162

August 12, 2016

MEMORANDUM

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

Ross Tanimoto

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

SUBJECT: Application for Zone Change from F-1 Military and Federal Preservation District to R-5 Residential District, Island Family Christian Church Honolulu, Oahu, Tax Map Key: 1-1-010: 050

We have reviewed the subject application as transmitted to us by your memo dated August 9, 2016, reference number 2016/Z-6 (th). The proposed change will not impact our services or facilities, and we have no objections.

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

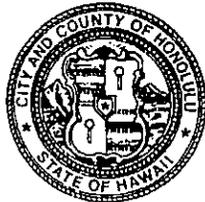
16 AUG 16 10:27
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TH

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. MANGLALLAN
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 16-663

September 2, 2016

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 Zone Change from F-1 Military and Federal Preservation District to R-5 Residential District, Island Family Christian Church Honolulu, Oahu, Tax Map Key: 1-1-010: 050

Thank you for the opportunity to review and comment on your memorandum dated August 9, 2016, on the above subject.

We have no objections to the subject zone changes as the Department of Facility Maintenance has no facilities or easements that will be impacted by the zone changes.

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



RECEIVED
16 SEP -6 11:04

IN REPLY REFER TO:
CMS-AP00ENV-00845

HONOLULU AUTHORITY for RAPID TRANSPORTATION

August 29, 2016

DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

BOARD OF DIRECTORS

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CHAIR

Damien T.K. Kim
VICE CHAIR

George I. Atta
John Henry Felix
Terri Fujii
William "Buzz" Hong
Terrence M. Lee
Colbert M. Matsumoto

MEMORANDUM

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

FROM: MICHAEL D. FORMBY
ACTING EXECUTIVE DIRECTOR

SUBJECT: APPLICATION FOR ZONE CHANGE
F-1 MILITARY AND FEDERAL PRESERVATION
DISTRICT TO R-5 RESIDENTIAL DISTRICT
ISLAND FAMILY CHRISTIAN CHURCH
HONOLULU, OAHU, TAX MAP KEY: 1-1-010: 050

The Honolulu Authority for Rapid Transportation (HART) has reviewed the above-mentioned application for the 1.3 acre property located at 3375 Salt Lake Boulevard.

HART has no objection to the zone change request for this property. Please note that per City Ordinance 07-001, Salt Lake Boulevard is identified as one of the locally-preferred alternatives for the rail guideway. Overall layout of the Salt Lake alternative is shown in the Final Environmental Impact Statement of the Honolulu High-Capacity Transit Corridor Project, which is available upon request. HART has not conducted engineering designs of this alternative, so the exact location of the future guideway is subject to change, and a schedule for this alternative has not been determined. Please coordinate with HART for any future development on the parcel to accommodate the future rail guideway.

Should you have any questions regarding this matter, please contact Tomo Murata, Land Use Planner, at Local 86120 or masatomo.murata@honolulu.gov.

Michael D. Formby
Acting Executive Director

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

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

KIRK CALDWELL
MAYOR



MANUEL P. NEVES
FIRE CHIEF

LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

August 26, 2016

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

FROM: SOCRATES D. BRATAKOS, ASSISTANT CHIEF

SUBJECT: APPLICATION FOR A ZONE CHANGE (2016/A-6) FROM F-1 MILITARY
AND FEDERAL PRESERVATION DISTRICT TO R-5 RESIDENTIAL
DISTRICT, ISLAND FAMILY CHRISTIAN CHURCH
HONOLULU, OAHU
TAX MAP KEY: 1-1-010: 050

In response to your memorandum dated August 9, 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.

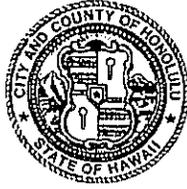
A handwritten signature in black ink that reads "Socrates D. Bratakos".

SOCRATES D. BRATAKOS
for Assistant Chief

SDB/DB:bh

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

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



KIRK CALDWELL
MAYDR

LOUIS M. KEALOHA
CHIEF

MARIE A. McCAULEY
CARY OKIMOTO
DEPUTY CHIEFS

OUR REFERENCE MT-DK

August 22, 2016

16 AUG 23 PM 11
DEF
MAY 11
11:00 AM

MEMORANDUM

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

FROM: Louis M. Kealoha, Chief of Police

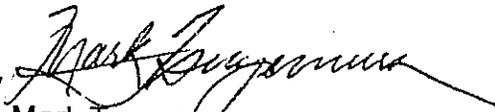
SUBJECT: Application for a Zone Change from F-1 Military and Federal Preservation
District to R-5 Residential District, Island Family Christian Church,
Honolulu, Oahu, Tax Map Key: 1-1-010: 050
(Project File Number 2016/Z-6)

Thank you for the opportunity to review the subject application.

Based on the information provided, this project should have no significant impact on the services or operations of the Honolulu Police Department.

If there are any questions, please call Major Crizalmer Caraang of District 5 (Kalihi) at 723-8202.

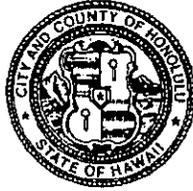
Louis M. Kealoha
Chief of Police

By 
Mark Tsuyemura
Management Analyst VI
Office of the Chief

DEPARTMENT OF PARKS & RECREATION
CITY AND COUNTY OF HONOLULU

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

KIRK CALDWELL
MAYOR



MICHELE K. NEKOTA
DIRECTOR

JEANNE C. ISHIKAWA
DEPUTY DIRECTOR

August 24, 2016

MEMORANDUM

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

FROM: Michele K. Nekota 
Director

SUBJECT: Application for a Zone Change from the F-1 Military and Federal
Preservation District to R-5 Residential District, Island Family Christian
Church Honolulu, Oahu
Tax Map Key: 1-1-010:50

16
AUG 30 9 22 16

Thank you for the opportunity to review and comment on the subject Zone Change Application.

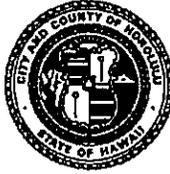
Approval of the proposed zone change will have no impact on the Department of Parks and Recreation's current or planned facilities or services.

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

September 2, 2016

TP8/16-662579R

MEMORANDUM

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

A handwritten signature in black ink, appearing to read "Mark N Garrity".

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

SUBJECT: Application for Zone Change for the Island Family Christian Church,
Honolulu, Oahu, Hawaii

This is in response to your memorandum dated August 9, 2016 (Project File Number 2016/Z-6), requesting our review and comments for the Island Family Christian Church.

The church should continue to coordinate with the Department of Design and Construction on their new driveway connection to Salt Lake Boulevard.

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

16 SEP 14 10:53 AM
11/11/16

DAVID Y. IGE
GOVERNOR



DOUGLAS MURDOCK
COMPTROLLER
AUDREY HIDANO
Deputy Comptroller

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)1250.6

AUG 16 2016

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

Dear Mr. Atta:

Subject: Project File Number: 2016/Z-6
Application for Zone Change from F-1 Military and
Federal Preservation District to R-5 Residential District,
Island Family Christian Church
Honolulu, Oahu, TMK: 1-1-010:050

Thank you for the opportunity to provide comments for the subject application for zone change. The proposed change does not impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer at this time.

If you have any questions, your staff may call Mr. David DePonte of the Planning Branch at 586-0492.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott M. Ojiri".

SCOTT M. OJIRI
Acting Public Works Administrator

DD:mo

From: Mishima, Iris [mailto:iris.mishima@hawaii.gov]
Sent: Tuesday, August 16, 2016 2:01 PM
To: Hata, Tim K.
Cc: Funakoshi, Rodney Y
Subject: Project File 2016/Z-6

Sending on behalf of the Office of Planning

No comments in reference to:

Application for Zone Change from F-1 Military and Federal Preservation District to R-5 Residential District,
Island Family Christian Church, Honolulu, Oahu.
TMK: 1-1-010:050

Thank you,
Iris

Iris Mishima, Secretary
Office of Planning-Land Use Division
State Dept. of Business, Economic Development and Tourism (DBEDT)
P.O. Box 2359
Honolulu, HI 96804
Ph: (808) 587-2846 [main]

Hata, Tim K.

From: Morikawa, Lydia M [lydia.m.morikawa@hawaii.gov]
Sent: Thursday, September 08, 2016 6:46 AM
To: Hata, Tim K.
Subject: Application for Zone Change from F-1 Military and Federal Preservations District to R-5 Residential District, Island Christian Church
Attachments: Island Family Christian Church 09.07.16.pdf

2016 SEP 8 AM 9 15
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

Good morning, Mr. Hata;

Attached for your review are comments for the subject application.

Mahalo,

Lydia M. Morikawa
DLNR – Land Division
1151 Punchbowl Street; Rm. 220
Honolulu, Hawaii 96813
Phone: (808) 587-0410
Fax: (808) 312-6357

DAVID Y. IGE
GOVERNOR OF HAWAII



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

2016 SEP 8 AM 9 15

DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

September 7, 2016

City and County of Honolulu
Department of Planning and Permitting
Attention: Mr. Tim Hata
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

via email: thata@honolulu.gov

Dear Mr. Hata:

SUBJECT: Application for Zone Change from F-1 Military and Federal Preservation District to R-5 Residential District, Island Family Christian Church
Project File No.: 2016/Z-6

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

DAVID Y. IGE
GOVERNOR OF HAWAII



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

2016 SEP 8 AM 9 15

DEPT OF PLANNING
and PERMITTING

STATE OF HAWAII CITY & COUNTY OF HONOLULU
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 12, 2016

MEMORANDUM

TO:
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

FROM: TD:
SUBJECT:

Russell Y. Tsuji, Land Administrator
 Application for Zone Change from F-1 Military and Federal Preservation
 District to R-5 Residential District, Island Family Christian Church
 Honolulu, Island of Oahu; TMK: (1) 1-1-010:050
 APPLICANT: City and County of Honolulu, Department of Planning and Permitting

LOCATION:
APPLICANT:

RECEIVED
LAND DIVISION
2016 AUG 24 PM 3:46
DEPT. OF LAND AND
NATURAL RESOURCES
STATE OF HAWAII

15 PLS 15 PHOTO ENGINEERING

Transmitted for your review and comment is information on the above-referenced application. We would appreciate your comments on this application. Please submit any comments by **September 6, 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:

Print Name:

Cary S. Chang, Chief Engineer

Date:

01/23/16

cc: Central Files

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

To: Land Division

**Ref: Application for Zone Change from F-1 and Federal Preservation District to R-5
Residential District, Island Family Christian Church, 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.hawaiiinfip.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: _____


CARY S. CHANG, CHIEF ENGINEER

Date: _____

9/29/16

DAVID Y. IGE
GOVERNOR OF HAWAII



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

2016 SEP 8 AM 9 15

DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 12, 2016

MEMORANDUM

TO:

DLNR Agencies:

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

RECEIVED
LAND DIVISION
2016 AUG 17 AM 7:34
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Application for Zone Change from F-1 Military and Federal Preservation District to R-5 Residential District, Island Family Christian Church

LOCATION:

Honolulu, Island of Oahu; TMK: (1) 1-1-010:050

APPLICANT:

City and County of Honolulu, Department of Planning and Permitting

Transmitted for your review and comment is information on the above-referenced application. We would appreciate your comments on this application. Please submit any comments by **September 6, 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:

Tsuji

Print Name:

Tsuji

Date:

8/16/16

cc: Central Files

HW

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 17, 2016

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

Log No. 2016.01953
Doc No. 1610GC12
Archaeology

Dear Mr. Atta:

**SUBJECT: Chapter 6E-42 Historic Preservation Review -
Application for Zone Change from F-1 Military and Federal Preservation District to
(R-5) Residential District, Island Family Christian Church - 2016/Z-6(th)
Moanalua Ahupua'a, Kona District, Island of O'ahu
TMK: (1) 1-1-010:050 [Formerly (1) 1-1-010:004]**

Thank you for the opportunity to review this application that was received by our office on August 11, 2016. The submittal indicates that the applicant, Island Christian Church, is requesting a zone change from (F-1) Military and Federal Preservation District to (R-5) Residential District, for the 1.3-acre parcel identified as TMK: (1) 1-1-010:050. The church is bounded by Salt Lake Boulevard to the north, Aliamanu Elementary and Middle School to the east and military housing to the south and west. The property was leased by the church from 1957 to 2014, until the property was acquired from the Navy as part of a conveyance of seven properties to various religious entities, which have used them for over 40 years. The submittal indicates that the proposed zone change is to update the property's zoning to reflect its change in ownership from Federal to private and to continue its existing use as a church and daycare facility, which are permitted uses in the R-5 District.

A review of our records shows that the parcel has not been surveyed for historic properties, and that no historic properties have been identified. SHPD records also indicate that a recent archaeological literature review and field inspection was submitted for the Salt Lake Boulevard Widening Project Phase 3 (Hammatt and Shideler, January 2016) as a supporting document. The report specified that a number of archaeological studies have been conducted to the north of the project area and to the south within the joint Pearl Harbor-Hickam Air Force Base. No historic properties were identified during the pedestrian field inspection. Hammatt and Shideler (2016) note that the project area is within Makalapa Clay (MdC; Foote et al. 1972) and indicate there is little potential to encounter subsurface historic properties.

Based on the above information, **SHPD has no objections** to the applicant's request for a Zone Change from F-1 Military and Federal Preservation District to R-5 Residential District. However, SHPD requests the opportunity to review any projects involving ground disturbing activities.

Please contact me at 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: Tim Hata, DPP (thata@honolulu.gov)

PHONE (808) 594-1888

FAX (808) 594-1938



16 SEP -6 8:26

JEP
AM
DIT

STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
560 N. NIMITZ HWY., SUITE 200
HONOLULU, HAWAII 96817

HRD 16-7951

August 23, 2016

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

Re: Application for Zone Change from F-1 Military and Federal Preservation District to R-5 Residential District, Island Family Christian Church (Ref. #: 2016/Z-6)
Moanalua Ahupua'a, Kona Moku, O'ahu Moku
TMK: (1) 1-1-010-050

Aloha Mr. Atta:

The Office of Hawaiian Affairs (OHA) received your letter dated August 5, 2016, on the above-titled project. Given the project descriptions provided, our agency has no comments at this time. Should you have any questions, please contact Anita Manzano at 594-1755 or anitam@oha.org.

'O wau iho nō me ka 'oia 'i'o,

A handwritten signature in black ink, appearing to read "Kamana'opono M. Crabbe".

Kamana'opono M. Crabbe, Ph.D.
Ka Pouhana, Chief Executive Officer

KC:acm

**Please address replies and similar, future correspondence to our agency:*

*Dr. Kamana'opono Crabbe
Attn: OHA Compliance Enforcement
560 N. Nimitz Hwy., Ste. 200
Honolulu, Hawaii 96817*



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

October 21, 2016

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

Dear Mr. Atta:

Subject: Application for Zone Change from F-1 Military and Federal Preservation
District to R-5 Residential District (2016/Z-6)
Island Family Christian Church
Honolulu, Oahu
TMK: (1) 1-1-010:050

The Department of Transportation (DOT) has the following comments on the subject action:

Airports Division (DOT-AIR)

1. The subject property is within 1.2 miles of Runway 4L/22R of the Honolulu International Airport (HNL). It is also located within the HNL's Noise Exposure Map 55-60 Day-Night Average Sound Level (DNL) noise contour, and the granting of the rezoning should include a recording disclosure and a future development conditional requirement to soundproof structures. While a church and daycare are acceptable uses within the 55-60 DNL noise contour, the developer should be cognizant that the property may be impacted by single-event noise from aircraft operating at the HNL.
2. As a condition to the rezoning, the landowner should grant an aviation and noise easement to the DOT-AIR. An aviation and noise easement is a perpetual easement to provide for free and unobstructed flight and passage, and operations of all types of aircraft in the airspace above the property, including the right to cause noise, fumes, smoke, vibrations, odors, etc. The landowner must not create any hazards to air navigation.

3. The developer should be aware of Federal Aviation Administration (FAA) Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants On or Near Airports, that requires a minimum distance of five (5) statute miles between the farthest edge of the Airports Operations Area and the hazardous wildlife attractant if the attractant could cause hazardous wildlife movement into or across the approach or departure space. Therefore, the developer should use appropriate landscaping and building design criteria to prevent wildlife being attracted to the site.
4. The developer/builder/installer should be aware that photovoltaic (PV) system, located in or near the approach path of aircraft into the HNL can create a hazardous condition for a pilot due to possible glint and glare. The following website may help with preparation of a glint and glare analysis: www.sandia.gov/glare. The reflectivity analysis should be done prior to installation. It is recommended that the highest rated non-glare material be used in the PV system installed to mitigate potential hazard. If glint or glare from the PV array creates a hazardous condition for pilots, the owner of the PV system must be prepared to immediately mitigate the hazard, upon notification by the DOT-AIR or the FAA.
5. For further information on preventing or minimizing land use planning conflicts with existing airport development, please refer to the following Technical Advisory Memorandum found at the State of Hawaii, Office of Planning website:
http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf

Highways Division (DOT-HWY)

The purpose of the proposed change of zone is to update the property's zoning to reflect its change of ownership from Federal to private (Island Family Christian Church) and continue its existing use. Access to Nimitz Highway, State Route 92, and Puuloa Road, State Route 7310, both classified as principal arterials, are approximately 0.9 miles and 1.1 miles, respectively, from the project site.

Being that the existing use of the property as a church and daycare will continue after the change of zone is approved, and based on the distance of the property from State highway facilities, the proposed change in zone should not have a significant impact on any State highway facility.

Mr. George I. Atta
October 21, 2016
Page 3

STP 8.2036

If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Sincerely,



FORD N. FUCHIGAMI
Director of Transportation



DEPARTMENT OF THE NAVY

COMMANDER
NAVY REGION HAWAII
860 TICONDEROGA ST STE 110
JBPHH, HAWAII 96860-6101

'16 AUG 17 P1:42

DEP
A
CITY & C

11011
Ser N4/0606
August 15, 2016

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

Dear Mr. Atta:

SUBJECT: REFERENCE 2016/Z-6, APPLICATION FOR ZONE CHANGE FROM F-1 MILITARY AND FEDERAL PRESERVATION DISTRICT TO R-5 RESIDENTIAL DISTRICT, ISLAND FAMILY CHRISTIAN CHURCH HONOLULU, OAHU, TAX MAP KEY: 1-1-010:050

This letter is in response to your letter of August 9, 2016 requesting review and general comment of the proposed project regarding the zone change from F-1 to R-5.

The Navy has no comments regarding the proposed zone change from F-1 to R-5.

The Navy appreciates the opportunity to provide input on this project. Should you have any questions, please contact Mr. Chad Kutara of the Assistant Regional Engineer's Office at (808)473-0723 or chad.kutara@navy.mil.

Sincerely,

B. D. LEPPARD
Commander, CEC, U.S. Navy
Assistant Regional Engineer
By direction of the
Commander

**ATTACHMENT 3
(DRAFT ORDINANCE)**



A BILL FOR AN ORDINANCE

RELATING TO REZONE LAND SITUATED AT MOANALUA, OAHU, HAWAII

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

SECTION 1. Zoning Map No. 6 (Red Hill-Fort Shafter), Ordinance 86-109, is hereby amended as follows: Land situated at 3375 Salt Lake Boulevard, Honolulu, Oahu, Hawaii, hereinafter described, is hereby rezoned from the F-1 Military and Federal Preservation District to the R-5 Residential District. The boundaries of said District shall be described as shown on the map attached hereto, marked "Exhibit A" and made a part hereof, and further identified as Tax Map Key: 1-1-010:050.

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



A BILL FOR AN ORDINANCE

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

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

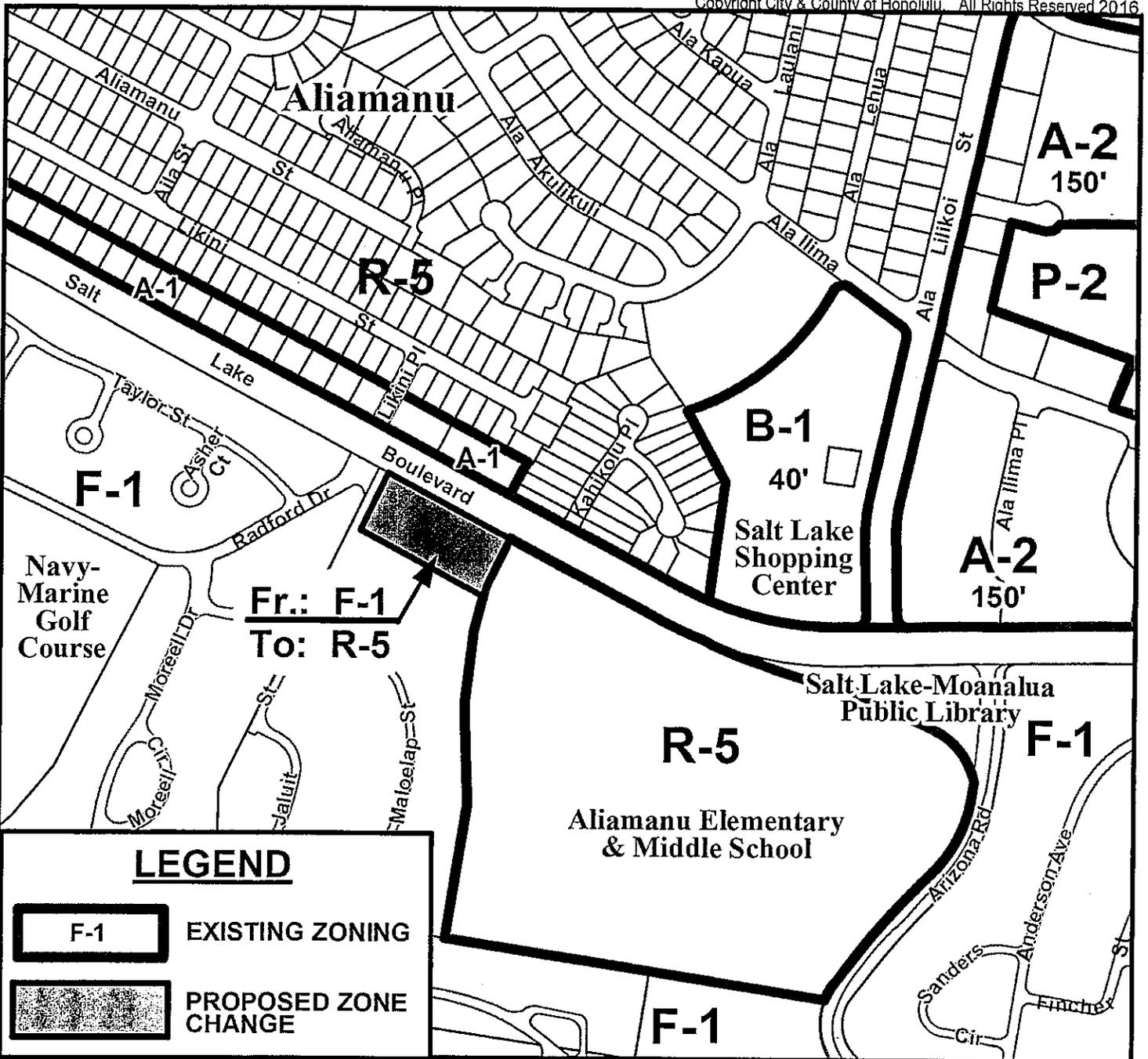
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20__.

KIRK CALDWELL, Mayor
City and County of Honolulu



ZONING MAP No. 6 (RED HILL - FORT SHAFTER)

Land situated along Salt Lake Boulevard approximately fifty feet east of Radford Drive, west of and adjacent to Aliamanu Elementary & Middle School and approximately 600 feet west of and across the street from Salt Lake Shopping Center.



APPLICANT: Island Family Christian Church
TAX MAP KEY(S): 1-1-10: 50
FOLDER NO. : 2016/Z-6
LAND AREA: 1.389 Acres
PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
 CITY AND COUNTY OF HONOLULU
PUBLIC HEARING: PLANNING COMMISSION CITY COUNCIL

ORD. NO.

2016/Z-5

EFF. DATE:

EXHIBIT A

EXHIBIT B

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

To be prepared by the Applicant and submitted to the Council