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OHANA PACIFIC MANAGEMENT OFFICES

Summary of the Proposed Project and Zone Change

Proposed Action: Renovate the existing residence/office structure on parcel 27 to increase a side setback, add a second story, and increase floor area for office use. Provide some required parking on parcel 37. Parcel 37 is **not** part of the proposed zone change.

Approximately half of parcel 27 is in the B-2 zoning district; the remainder is in the R-7.5 zoning district. The proposed project is a zone change of the entire lot to B-1. B-1 is proposed instead of B-2 to assure lesser potential impacts to the surrounding neighbors and community.

Property: TMK Area
4-5-019:027 6,069 square feet

Owner/Applicant: RSK Holdings LLC

Authorized Agent: PlanPacific, Inc.
P.O. Box 892735
Mililani, HI 96789
Contact: Lisa Leonillo Imata, (808) 521-9418

Approving Agency: Department of Planning and Permitting
City and County of Honolulu

State Land Use: Urban

Zoning Districts: 4-5-019:027– B-2 and R-7.5

**Sustainable Communities
Plan Area:** Ko'olau Poko Sustainable Communities Plan

Special Management Area: Not in Special Management Area

Special District: Not applicable

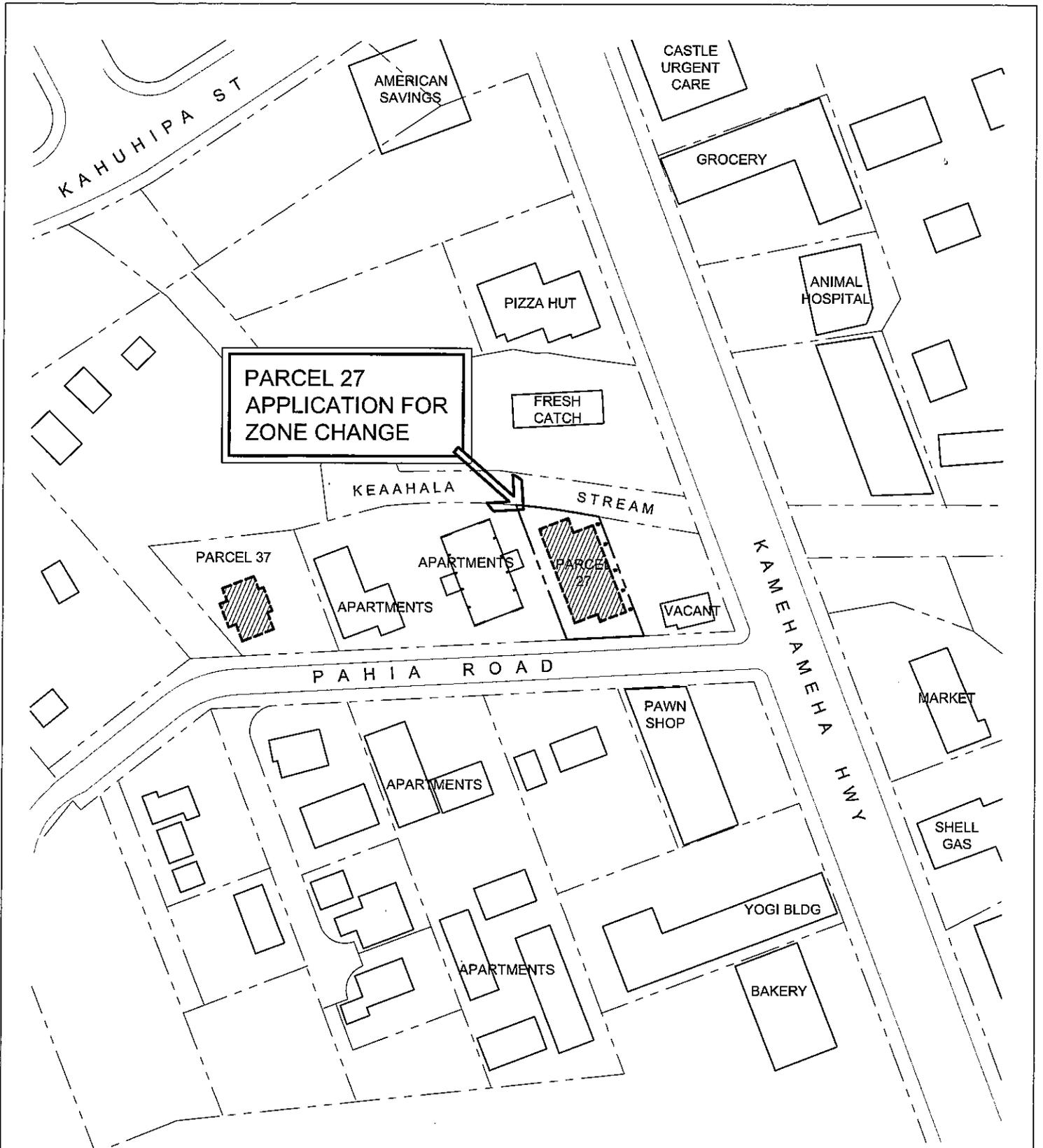
MISC. COM. 1062

Shoreline Setback:

Not applicable

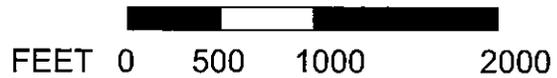
Required Permits:

Change of City Zoning
Conditional Use Permit for Off-Site Parking
Grading Permit
City & County of Honolulu Building Permits



PARCEL 27
APPLICATION FOR
ZONE CHANGE

VICINITY MAP



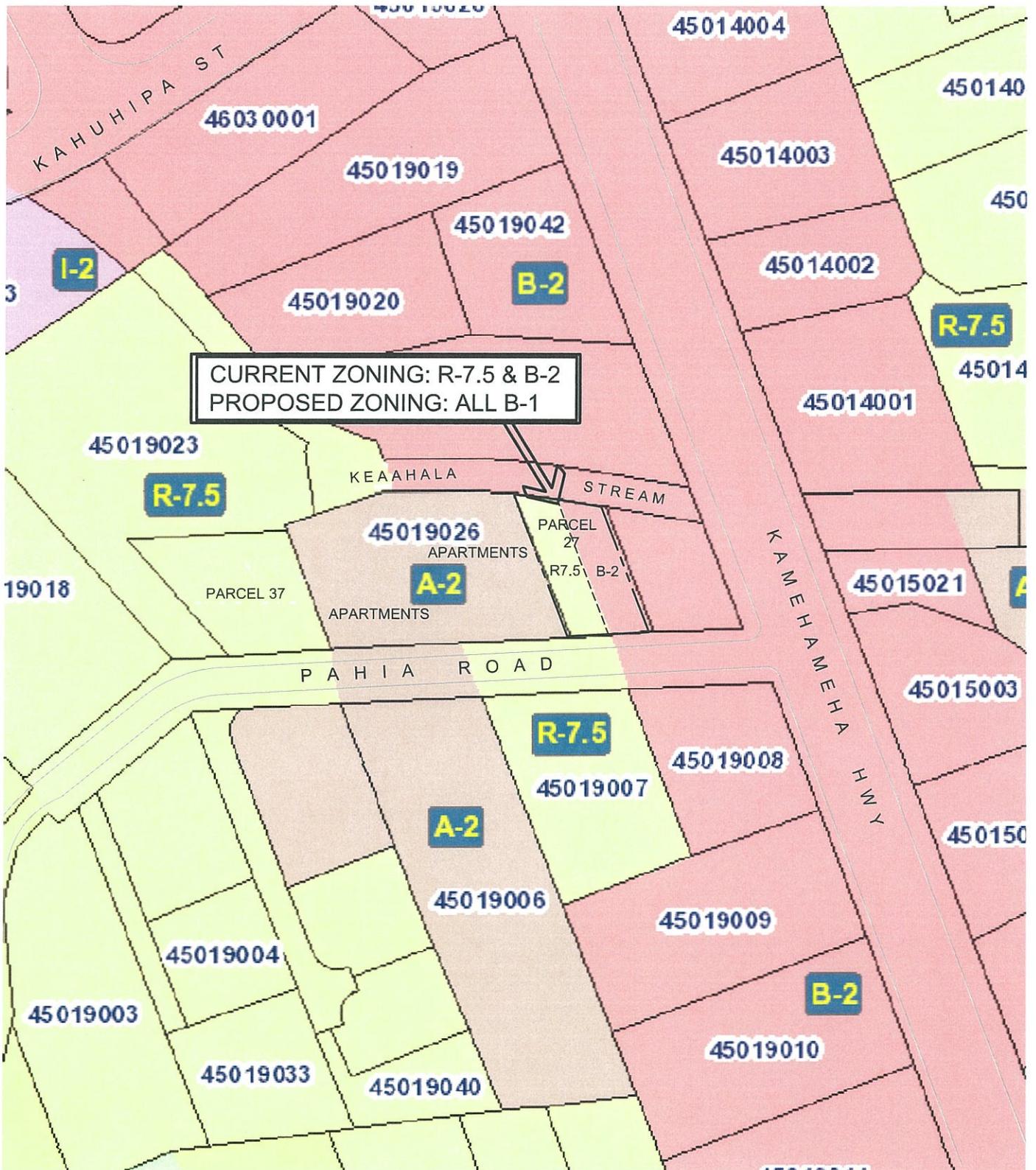


AERIAL VIEW

FEET 0 500 1000 2000



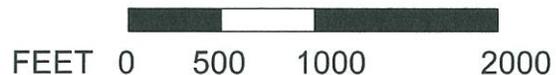
NORTH

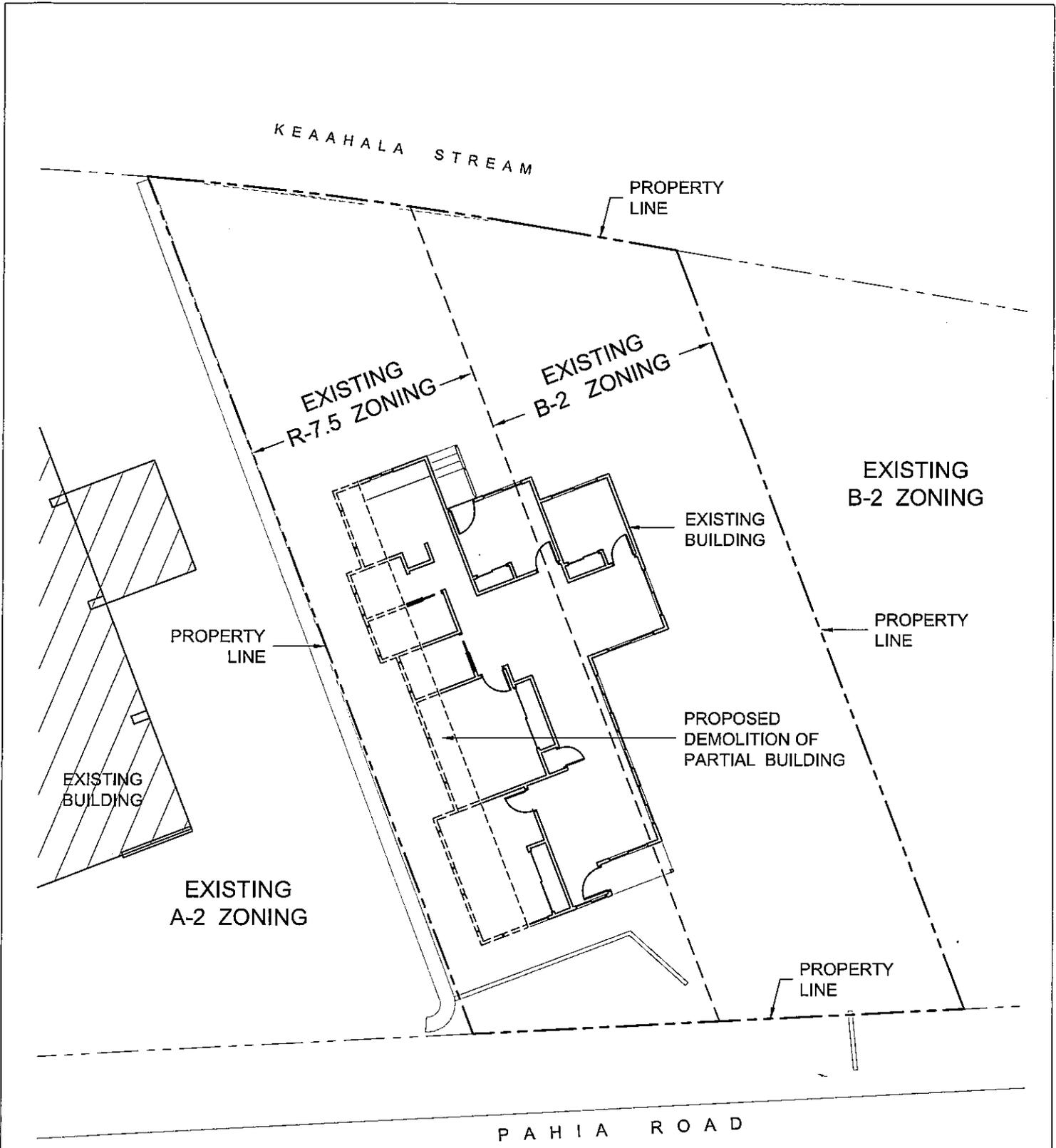


ZONING MAP

ZONING DISTRICT ABBREVIATIONS

A-2	MEDIUM DENSITY APARTMENT DISTRICT
B-1	NEIGHBORHOOD BUSINESS DISTRICT
B-2	COMMUNITY BUSINESS DISTRICT
I-2	INTENSIVE INDUSTRIAL DISTRICT
R-7.5	RESIDENTIAL DISTRICT





PARCEL 27: EXISTING BUILDING

DRAFT

