

SUMMARY OF PROPOSED COMMITTEE DRAFT:

Resolution 17-273

**GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT TO ALLOW
CONSTRUCTION OF A NEW TWO-STORY WORKSHOP AND CLASSROOM
BUILDING AND CONNECTION OF BUILDINGS SP (SEARIDERS PRODUCTIONS)
AND T (CLASSROOM BUILDING) AT WAIANAE HIGH SCHOOL.**

THE PROPOSED CD1 makes the following amendments:

- A. In the title and first WHEREAS clause, clarifies the description of the Project.
- B. In the third WHEREAS clause, adds reference to HRS Sections 205A-2 and 205A-26.
- C. In the last WHEREAS clause, adds September 29, 2017 as the date the Council received the DPP's findings and recommendations via Departmental communication 686 (2017).
- D. In the BE IT RESOLVED clause, deletes reference to a waiver.
- E. In Condition A, clarifies that the Project involves construction of a new classroom building, triangular open courtyard, and paved parking lot, and refers to Exhibits A, B, C, D, and E-1 through E-12.
- F. Attaches Exhibits A, B, C, and D, and re-labels Exhibits A-1 through A-12 as E-1 through E-12.
- G. Moves the requirement that the Applicant use the lowest wattage bulb as is reasonable and practicable in exterior light fixtures, from Condition B to Condition C.
- H. Consistent with Resolution 17-118, which granted an SMA Use Permit to the same Applicant for improvements to the Waianae High School athletic field, adds a new Condition D requiring that all site work and construction activities be limited to daylight hours only. Re-alphabetizes the subsequent condition.
- I. Makes miscellaneous technical and nonsubstantive amendments.



RESOLUTION

PROPOSED

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY WORKSHOP AND CLASSROOM BUILDING, TRIANGULAR OPEN COURTYARD, AND PAVED PARKING LOT AT WAIANAE HIGH SCHOOL.

WHEREAS, on June 20, 2017, the Department of Planning and Permitting ("DPP") accepted the application (2017/SMA-16) of the State Department of Education ("Applicant") for a Special Management Area ("SMA") Use Permit to construct a new two-story workshop and classroom building, connect the new building with two existing buildings via a triangular open courtyard, and replace a portion of the existing swimming pool with a paved parking lot, on land zoned P-2 General Preservation District, located at 85-251 Farrington Highway, and identified as Tax Map Key 8-5-002: 018 and 8-5-015: 001 ("Project"); and

WHEREAS, on August 31, 2017, the DPP held a public hearing which was attended by representatives of the Applicant, representatives of the Applicant's agent, and three DPP staff members; no members of the public attended or submitted testimony at the hearing; and

WHEREAS, on September 29, 2017, within 20 working days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu 1990 ("ROH"), and Sections 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on September 29, 2017 by Departmental Communication 686 (2017), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Use Permit with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Use Permit be issued to the Applicant for the Project, subject to the following conditions:

- A. Construction of a new classroom building, triangular open courtyard, and paved parking lot must be in general conformity with the proposed Project as described in the DPP's findings and recommendation, referenced above, and as depicted in



RESOLUTION

Exhibits A, B, C, D, and E-1 through E-12, attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that has a significant effect on coastal resources addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Use Permit. Any change that does not have a significant effect on coastal resources will be considered a minor modification, and therefore permitted under this resolution, upon review and approval by the DPP Director.

- B. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.
- C. Artificial light from exterior light fixtures, including but not necessarily limited to floodlights or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed to project across property boundaries toward the shoreline, ocean waters, and sky, except as may otherwise be permitted pursuant to HRS Section 205A-71(b). The Applicant shall use the lowest wattage bulb as is reasonable and practicable in exterior light fixtures.
- D. All site work and construction activities are limited to daylight hours only.
- E. Approval of this SMA Use Permit does not constitute compliance with Land Use Ordinance ("LUO") or other governmental requirements, including but not limited to building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for insuring that the final plans for the Project approved under this SMA Use Permit comply with all applicable LUO and other governmental provisions and requirements.



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 17-273, CD1

RESOLUTION

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to Kathy K. Sokugawa, Acting Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Robert W. Purdie, Jr., Department of Education, State of Hawaii, Office of School Facilities and Support Services, 3633 Waialae Avenue, Honolulu, Hawaii 96816; and Laura Ayers, WhiteSpace Architects, 2051 Young Street, Suite 200, Honolulu, Hawaii 96826.

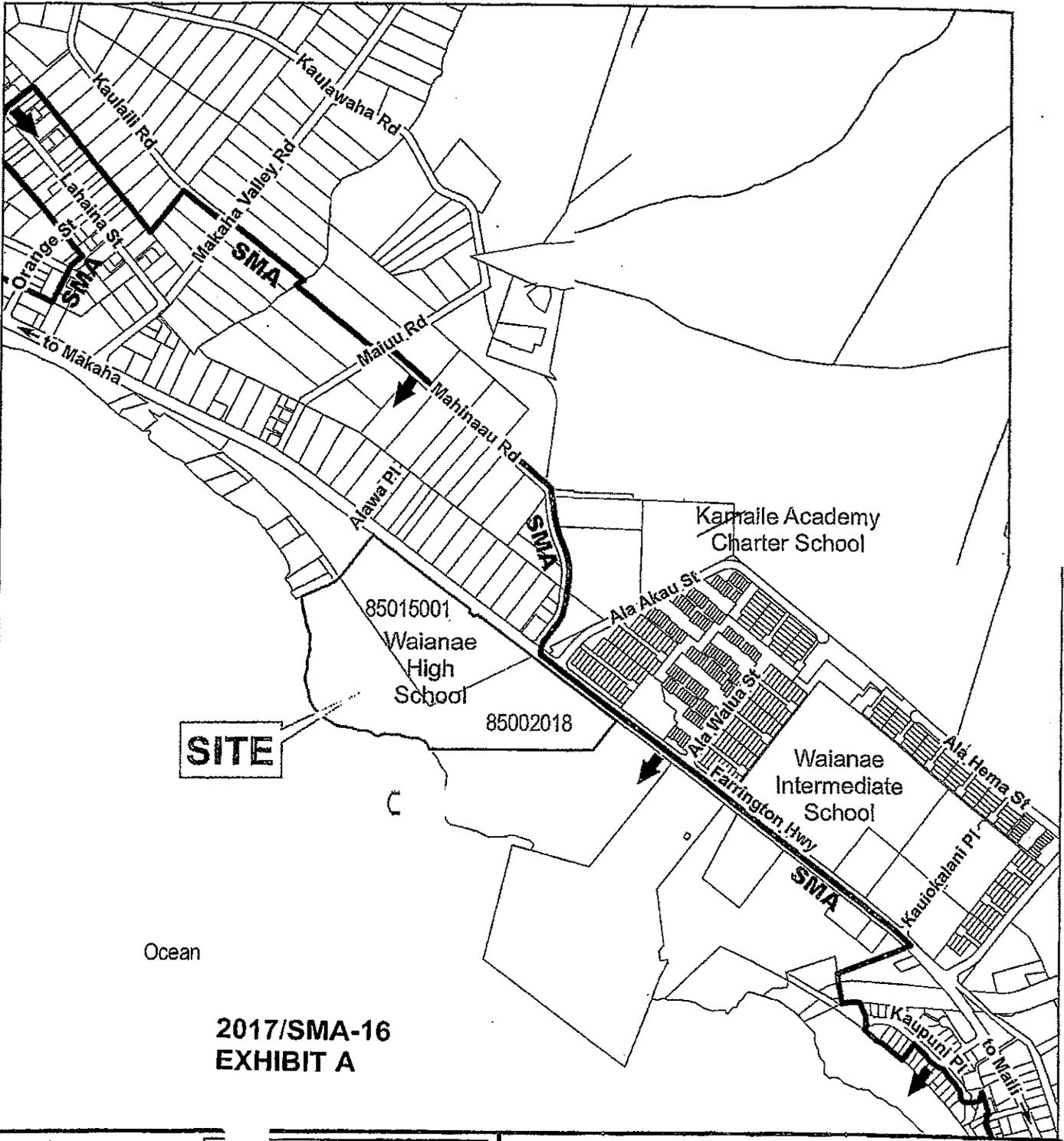
INTRODUCED BY:

Ron Menor (br)

DATE OF INTRODUCTION:

October 2, 2017
Honolulu, Hawaii

Councilmembers



SITE

85015001
Waianae High School

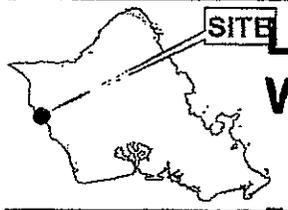
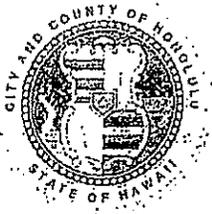
85002018

Karrale Academy Charter School

Waianae Intermediate School

Ocean

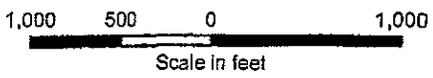
**2017/SMA-16
EXHIBIT A**



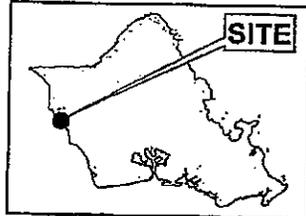
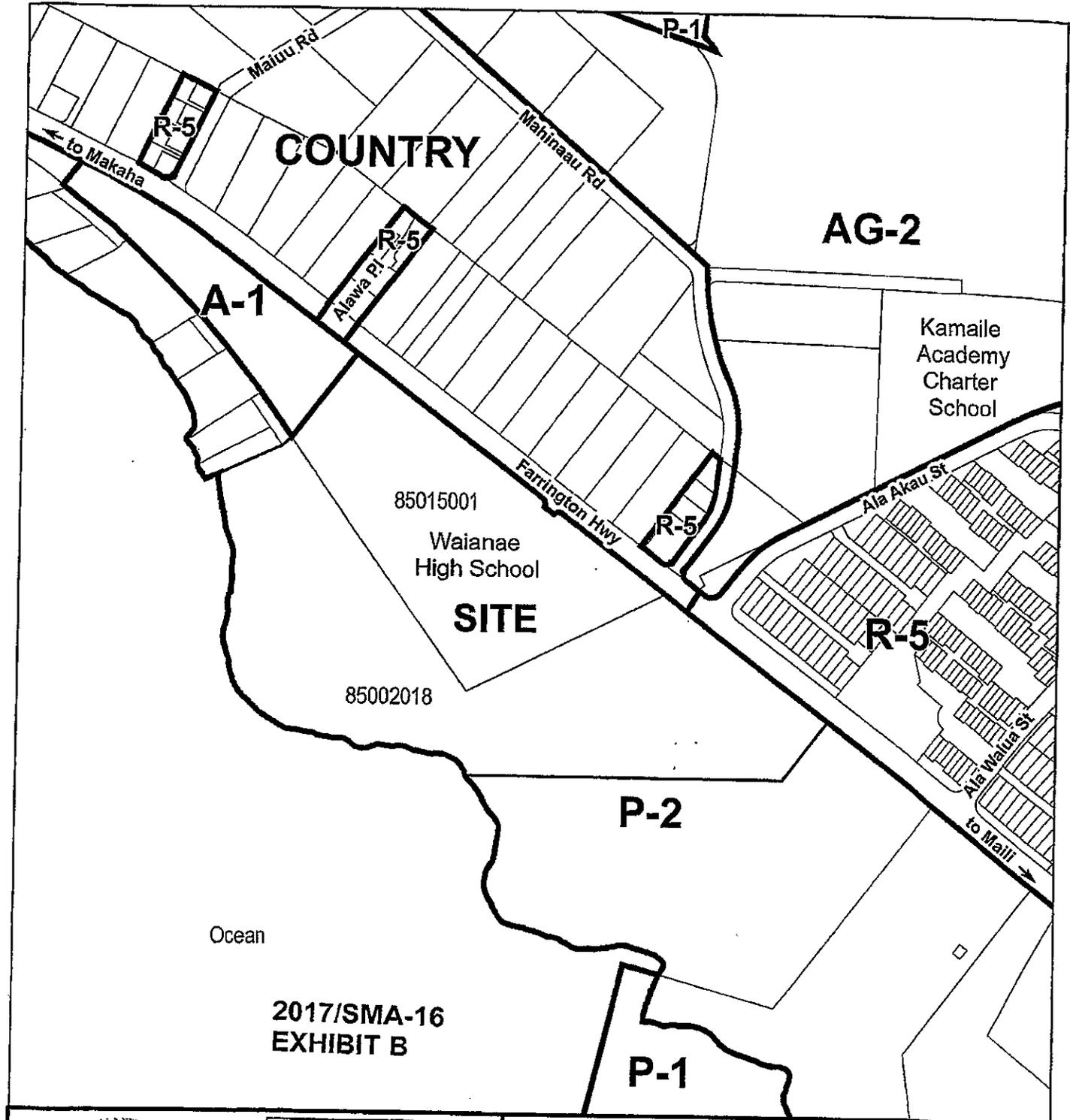
VICINITY MAP

**LOCATION MAP WITH SMA
WAIANAE**

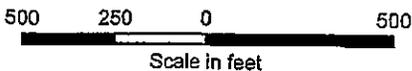
TAX MAP KEY(S): 8-5-015:001, 8-5-002:018



FOLDER NO.: 2017/SMA-16



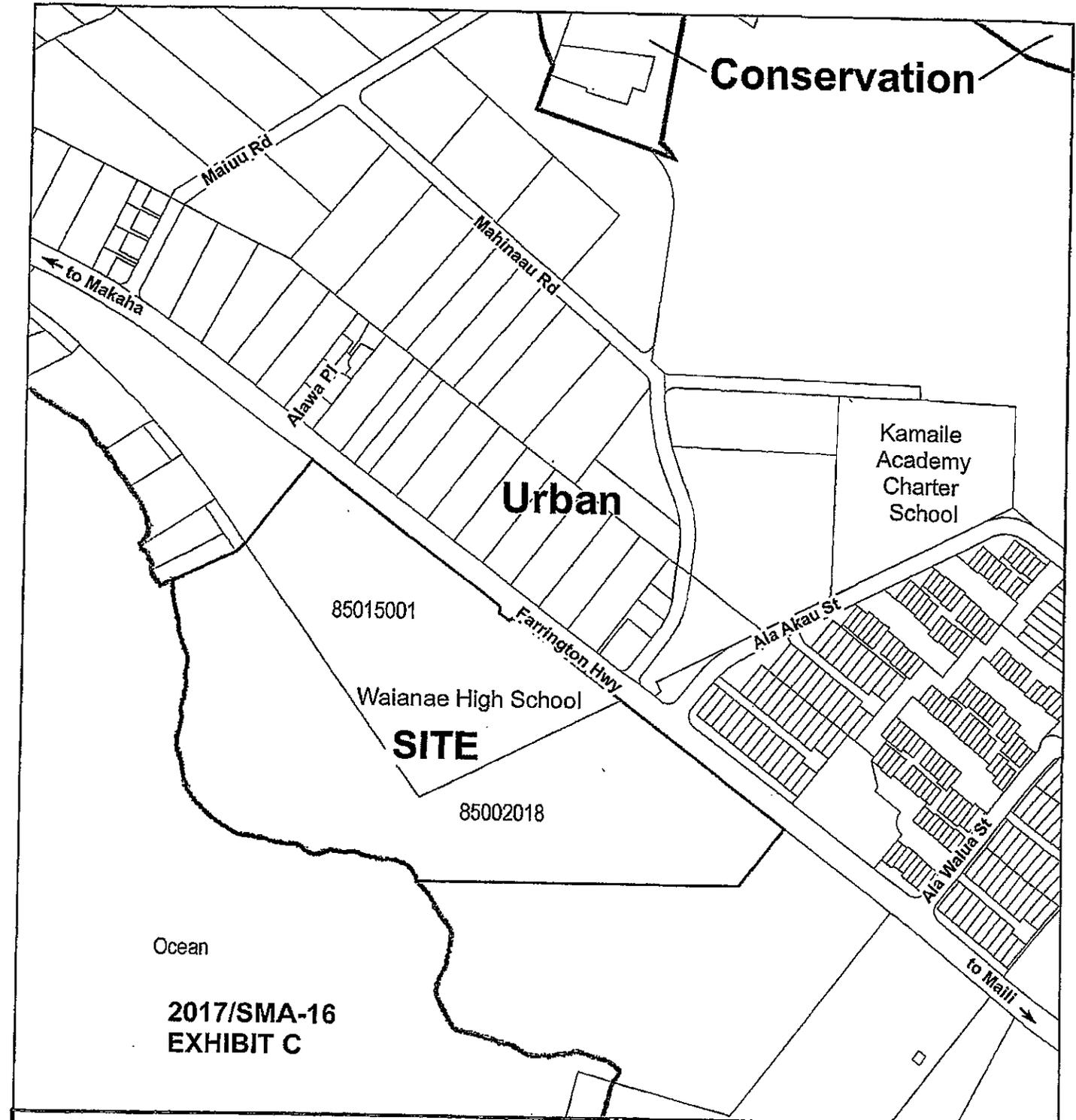
VICINITY MAP



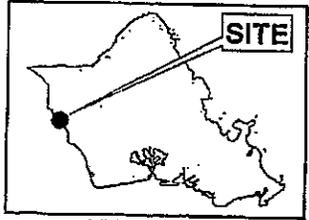
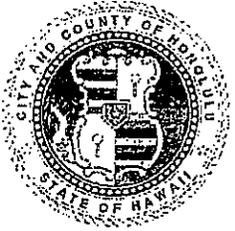
PORTION OF
EXISTING ZONING MAP
(LUALUALEI - MAKAHA)

TAX MAP KEY(S): 8-5-015:001, 8-5-002:018

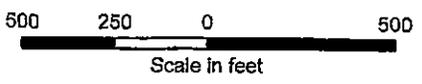
FOLDER NO.: 2017/SMA-16



**2017/SMA-16
EXHIBIT C**



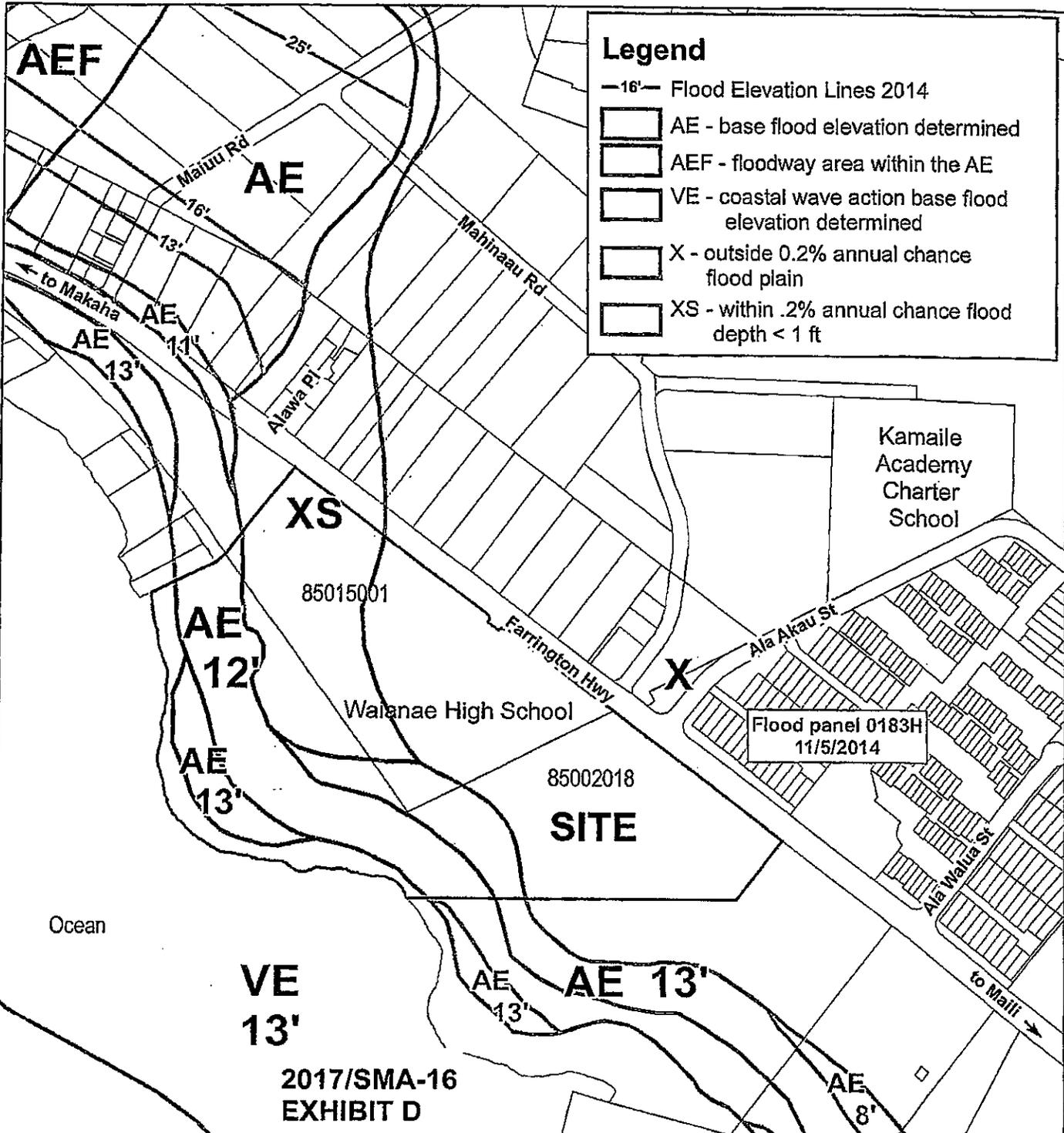
VICINITY MAP



**PORTION OF
STATE LAND USE**

TAX MAP KEY(S): 8-5-015:001, 8-5-002:018

FOLDER NO.: 2017/SMA-16



Legend

- 16'- Flood Elevation Lines 2014
- AE - base flood elevation determined
- AEF - floodway area within the AE
- VE - coastal wave action base flood elevation determined
- X - outside 0.2% annual chance flood plain
- XS - within .2% annual chance flood depth < 1 ft

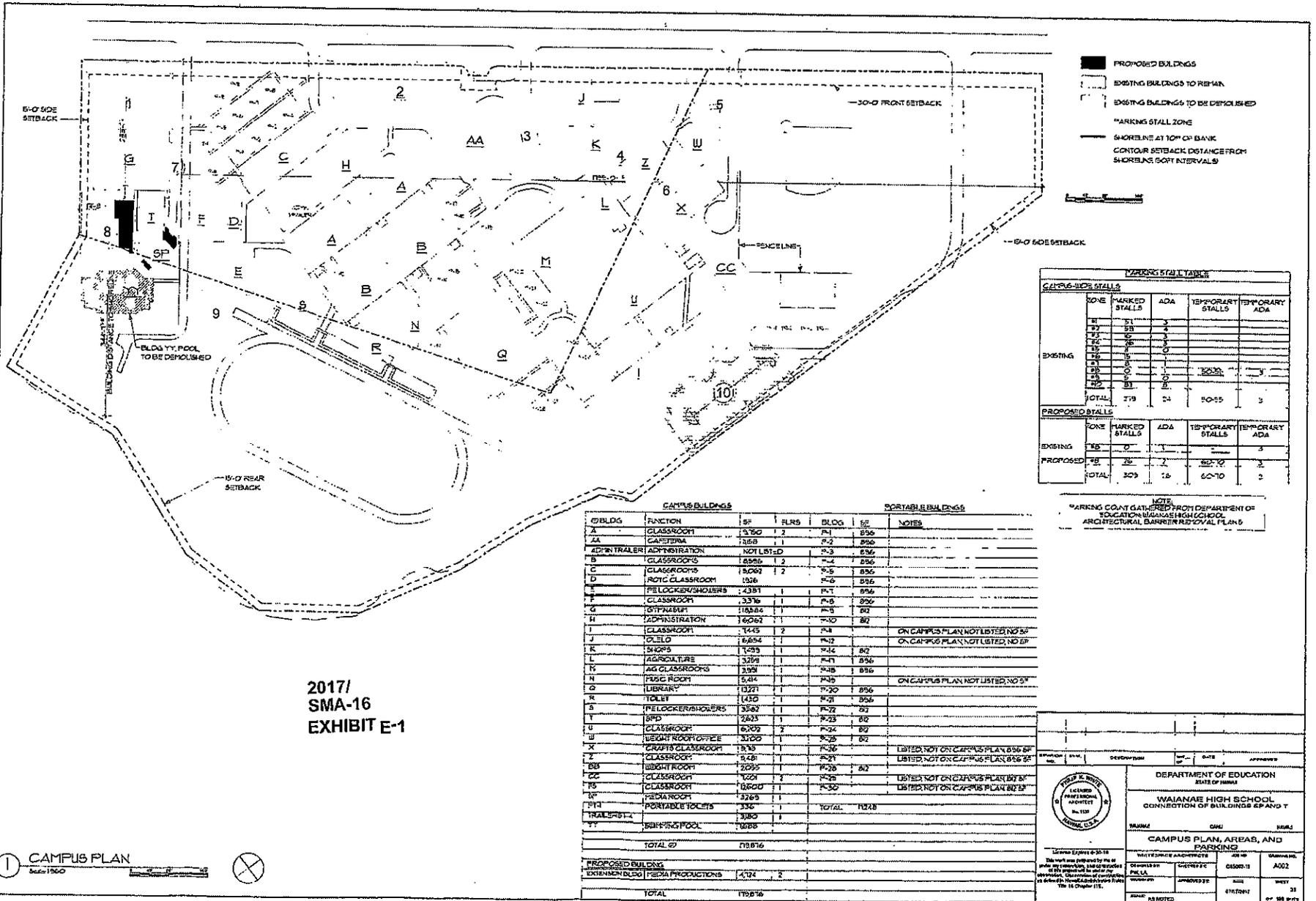
VICINITY MAP

Scale in feet

FLOOD HAZARD MAP WAIANAE

TAX MAP KEY(S): 8-5-015:001, 8-5-002:018

FOLDER NO.: 2017/SMA-16



- PROPOSED BUILDINGS
- EXISTING BUILDINGS TO REMAIN
- EXISTING BUILDINGS TO BE DEMOLISHED
- MARKING STALL ZONE
- SHORELINE AT TOP OF BANK
- CONTOUR SETBACK DISTANCE FROM SHORELINE (50' INTERVALS)

PARKING STALL TABLE

CAMPUS BLDG STALLS					
	ZONE	MARKED STALLS	ADA	TEMPORARY STALLS	TEMPORARY ADA
EXISTING	B1	51	3		
	B2	58	4		
	B3	52	3		
	B4	56	3		
	B5	54	3		
	B6	50	2		
	B7	53	3		
	B8	55	3		
	B9	57	3		
	B10	59	3		
TOTAL	B1-B10	519	24	50-55	3
PROPOSED STALLS					
	ZONE	MARKED STALLS	ADA	TEMPORARY STALLS	TEMPORARY ADA
EXISTING	B11	0	1		3
	B12	0	1		3
PROPOSED	B13	25	2	50-55	3
	B14	25	2	50-55	3
TOTAL	B11-B14	509	12	50-55	12

NOTES:
MARKING COUNT GATHERED FROM DEPARTMENT OF EDUCATION/WAIAKANE HIGH SCHOOL ARCHITECTURAL BARRIER REMOVAL PLANS

CAMPUS BUILDINGS					PORTABLE BUILDINGS		NOTES
BLDG	FUNCTION	SF	F.LRS	BLOG	SC		
A	CLASSROOM	13750	2	P-1	B96		
AA	CAFETERIA	11568	1	P-2	B96		
ADMINTRALER	ADMINISTRATION	NOT LISTED		P-3	B96		
B	CLASSROOMS	18955	2	P-4	B96		
C	CLASSROOMS	15201	2	P-5	B96		
D	ROTC CLASSROOM	1516		P-6	B96		
E	PELLOCKER/SHOWERS	4381	1	P-7	B96		
F	CLASSROOM	3376		P-8	B96		
G	GYMNASIUM	18886		P-9	B2		
H	ADMINISTRATION	16067		P-10	B2		
I	CLASSROOM	1745	2	P-11			ON CAMPUS PLAN, NOT LISTED, NO SF
J	FIELD	16654		P-12			ON CAMPUS PLAN, NOT LISTED, NO SF
K	SHOPS	1793		P-13	B2		
L	AGRICULTURE	3294		P-14	B96		
M	AG CLASSROOMS	399		P-15	B96		
N	MUSIC ROOM	544		P-16			ON CAMPUS PLAN, NOT LISTED, NO SF
O	LIBRARY	1377		P-17	B96		
P	TOILET	1410		P-18	B96		
R	PELLOCKER/SHOWERS	3562	1	P-19	B2		
S	SPD	2823	1	P-20	B2		
T	CLASSROOM	6702	2	P-21	B2		
U	WEIGHT ROOM/OFFICE	3120		P-22	B2		
V	MEDIA CLASSROOM	1819		P-23			LISTED, NOT ON CAMPUS PLAN, B96 SF
W	CLASSROOM	948		P-24			LISTED, NOT ON CAMPUS PLAN, B96 SF
BB	WEIGHT ROOM	2295		P-25	B2		
CC	CLASSROOM	1221	2	P-26			LISTED, NOT ON CAMPUS PLAN, B96 SF
PS	CLASSROOM	8600		P-27			LISTED, NOT ON CAMPUS PLAN, B96 SF
MP	MEDIA ROOM	3263					
PTA	PORTABLE TOILETS	336		TOTAL	1128		
TRAILER	TRAILER	3189					
PP	SWIMMING POOL	1683					
TOTAL		118616					
PROPOSED BUILDING							
EXTENSION BLDG	MEDIA PRODUCTIONS	474	2				
TOTAL		119090					

1 CAMPUS PLAN
Scale: 1/8" = 1'-0"

DEPARTMENT OF EDUCATION
STATE OF HAWAII

WAIAKANE HIGH SCHOOL
CONNECTION OF BUILDINGS SPAND T

CAMPUS PLAN, AREAS, AND PARKING

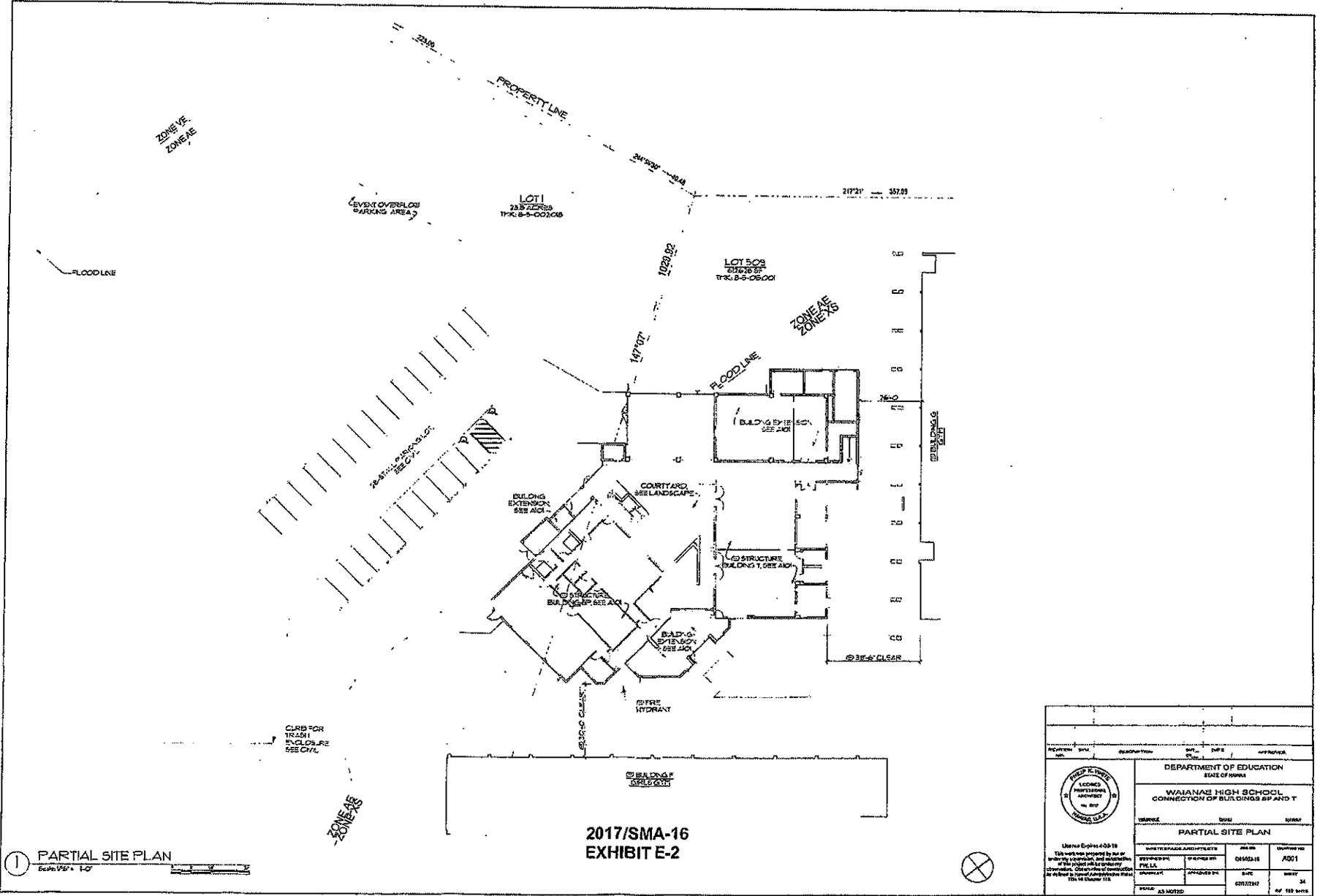
DRAWN: CHU
SCALE: AS SHOWN

DATE: 05/20/11
JOB NO: A002

DESIGNED BY: CHU
CHECKED BY: CHU
APPROVED BY: CHU
DATE: 05/20/11
JOB NO: A002

SCALE: AS SHOWN
DATE: 05/20/11
JOB NO: A002

1175

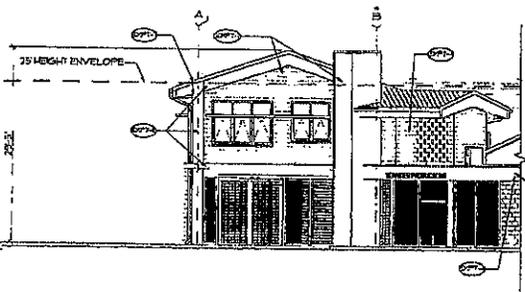


① PARTIAL SITE PLAN
Scale 1/8" = 1'-0"

2017/SMA-16
EXHIBIT E-2

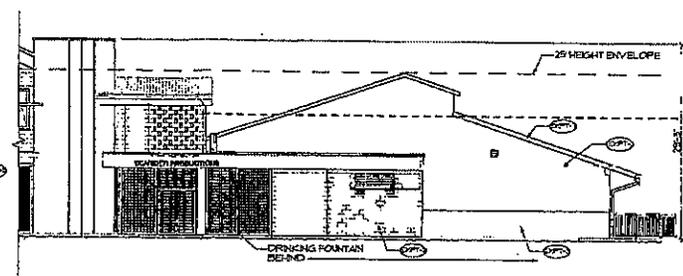
	DEPARTMENT OF EDUCATION STATE OF HAWAII		
	WAIĀNAE HIGH SCHOOL CONNECTION OF BUILDINGS SP AND T		
	PARTIAL SITE PLAN		
	SHEET NO. A001	DATE 01/20/18	DRAWN BY JAC
CHECKED BY JAC	DATE 01/20/18	SHEET NO. 34	
TOTAL AS NOTED			OF 118 SHEETS

NTS



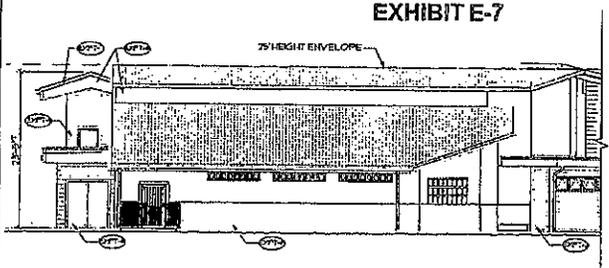
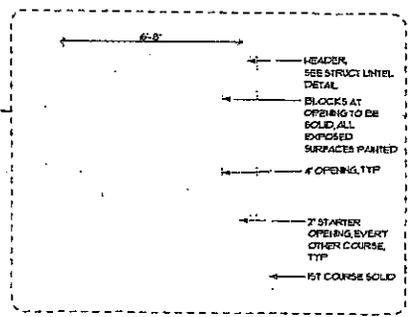
① LEFT ELEVATION: FACING FIELD
Scale: 1/8" = 1'-0"

2017/
SMA-16
EXHIBIT E-7



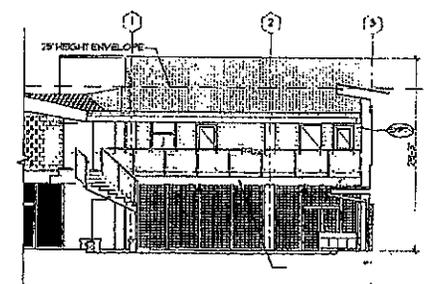
② BLDG SP BACK ELEVATION
Scale: 1/8" = 1'-0"

2017/SMA-16
EXHIBIT E-8



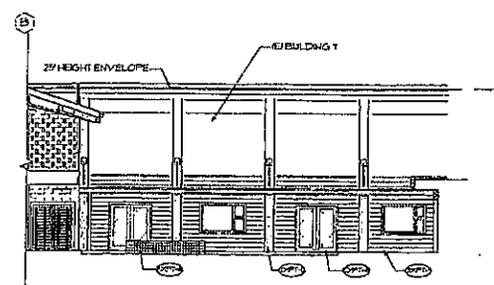
③ BLDG SP LEFT ELEVATION
Scale: 1/8" = 1'-0"

2017/SMA-16
EXHIBIT E-9



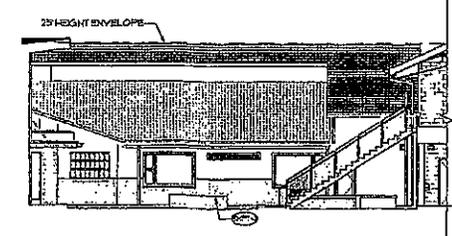
④ COURTYARD ELEVATION A
Scale: 1/8" = 1'-0"

2017/SMA-16
EXHIBIT E-10



⑤ COURTYARD ELEVATION B
Scale: 1/8" = 1'-0"

2017/SMA-16
EXHIBIT E-11



⑥ COURTYARD ELEVATION D
Scale: 1/8" = 1'-0"

2017/SMA-16
EXHIBIT E-12

REVISION	DATE	DESCRIPTION	BY	DATE	APPROVED
DEPARTMENT OF EDUCATION STATE OF HAWAII WAIANA'E HIGH SCHOOL CONNECTION OF BUILDINGS SP AND T					
		EXTERIOR ELEVATIONS			
License Expires 6-30-18 <small>This work was prepared by me or under my supervision and consultation. I hereby certify that I am a duly Licensed Professional Engineer in the State of Hawaii and that I am duly Licensed in the State of Hawaii.</small>		ARCHITECT DATE: 05/20/15	DRAWN BY DATE: 05/20/15	CHECKED BY DATE: 05/20/15	PROJECT NO. 10120
SCALE: AS NOTED		SHEET NO. 10 OF 100 SHEETS			

117.9