



RESOLUTION

APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE DEVELOPMENT OF THE HAWAII CITY PLAZA CONDOMINIUM DEVELOPMENT PROJECT.

WHEREAS, on July 5, 2016, the Department of Planning and Permitting (DPP) accepted the application of Hawaii City Plaza Condominium Development project (File No. 2016/SDD-40), herein referred to as the "Applicant", for an Interim Planned Development-Transit (IPD-T) Permit to redevelop approximately 39,520 square feet of land with a mixed use residential and commercial project in the Ala Moana neighborhood (the "Project"), and identified as Tax Map Keys: 2-3-14: 2, 4, and 11, as shown on Exhibit A-1. The Project will include the demolition of single- and two-story warehouse structures and the development of a 250-foot-high mixed use tower with 164 multi-family dwelling units (33 units are affordable), roof gardens, community room, ground floor eating and drinking establishments, outdoor dining areas, parking podium, 209 bicycle parking spaces, publicly-accessible ground-level improvements, and various right-of-way improvements. The Project site is in the A-2 Medium-Density Apartment and BMX-3 Community Business Mixed Use Districts and is within a quarter mile of the future transit station in the Ala Moana neighborhood (Exhibits B-2 through F-4); and

WHEREAS, on September 1, 2016, the DPP held a Public Hearing which was attended by the Applicant, its representatives and Agent, and approximately 22 members of the public, of whom three provided testimony; and

WHEREAS, on October 18, 2016, the DPP, having duly considered all evidence and reports of said Public Hearing and the review guidelines established in Sections 21-2.110-2 and 21-9.100-5 of the Land Use Ordinance (LUO), completed its report and transmitted its findings and recommendation of approval to the Council; and

WHEREAS, the conceptual plan for the Project is set forth in the exhibits attached hereto as Exhibits B-2 through F-4, and is further described in the findings and recommendation of approval, all of which are incorporated herein by this reference; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on October 24, 2016, having duly considered the matter, desires to approve the conceptual plan for the Project, subject to the conditions enumerated below; now, therefore,



RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that the conceptual plan for the IPD-Transit Project is approved under the following conditions:

- A. The maximum permitted floor area ratio (FAR) for the Hawaii City Plaza Condominium Development shall be 5.0 or 197,600 square feet.
- B. The maximum height of the Project shall be 250 feet.
- C. No more than 251 off-street parking stalls shall be provided on the site.
- D. The Project may encroach into the street and yard setbacks and exceed the maximum building area as shown on the approved conceptual plans and drawings attached hereto as Exhibits B-2 through F-4.
- E. Rooftop structures shall conform to Land Use Ordinance (LUO) Section 21-4.60(c). The plans shall be revised to show all proposed rooftop elements comply with this section.
- F. The Application shall provide 20 percent of all units or 33 dwelling units, whichever is greater, as affordable housing units. The units for sale, with 50 percent being provided at 100 percent Area Median Income (AMI) and 50 percent being provided between 100 percent and 120 percent AMI, and shall remain affordable for a minimum of 30 years from the time the Certificate of Occupancy (CO) is issued.
- G. Landscaping shall not be required in the five-foot front yard, provided site landscaping is installed pursuant to an approved landscape plan.
- H. The Applicant shall provide a safe, well-lit, paved pedestrian, bicyclist, and vehicular pathway along the private driveway.
- I. Any dewatering and soil removal and disposal shall be conducted in accordance with the Department of Health guidelines.
- J. Prior to issuance of the CO, the Applicant shall provide safety measures around the building and garage, such as security service and a camera surveillance system that can produce a readable image of the vehicle's license plate and identifiable facial images to aid in the investigation of criminal activities that may occur on the site. The Applicant shall submit photos to the Land Use Permit Division (LUPD) as proof of installation.



RESOLUTION

- K. An archaeological inventory survey shall be completed and submitted to the Department of Land and Natural Resources – State Historic Preservation Division (SHPD) for review and approval.
- L. In the event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction activities, all work shall cease in the immediate vicinity of the find. The Applicant shall protect the find from additional disturbance and contact the SHPD immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites are discovered during the course of construction of the Project, all construction activity in the vicinity of the discovery shall stop until the issuance of an archaeological clearance from the SHPD that mitigation measures have been implemented to its satisfaction.
- M. Prior to approval of a building permit for demolition of existing structures, the Applicant shall provide the following:
1. A timeline or phasing plan of the anticipated dates to obtain major building permit(s) for demolition/construction work, including the projected date of occupancy, shall be prepared by the applicant in a format acceptable to the DPP. The time line should identify when the Construction Management Plan (CMP), the Traffic Management Plan (TMP), updates and/or validation to the findings of the initial Traffic Impact Analysis Report (TIAR) dated February 9, 2016 and off-site roadway work will be submitted for review and approval in relation to when approvals for construction plans, building and occupancy permits will be necessary. Typically, the CMP should be submitted for review and approval prior to the issuance of demolition/building permits for major construction work. The TMP or subsequent updates should be submitted and approved prior to the issuance of the (temporary) Certificate of Occupancy. A post TIAR, including supplemental studies or subsequent updates, should be submitted and approved approximately one year after the (temporary) CO. A new TIAR may be required if there is a significant change to the scope or timing of the major work items contained in the initial report.
 2. The CMP shall identify the type, frequency and routing of heavy trucks, and construction related vehicles. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for



RESOLUTION

construction related workers and vehicles to limit the use of on-street parking around the Project site and other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans should also be included in the CMP. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.

3. A TMP shall include Traffic Demand Management (TDM) strategies to minimize the amount of vehicular trips for daily activities by residents and employees. TDM strategies could include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives and other similar TDM measures. A pedestrian and bicycle circulation plan should also be included to provide accessibility and connectivity to and along the surrounding public sidewalks and at street intersections, as it relates to complete streets initiatives. A post TMP will be required approximately one year after the issuance of the CO to validate the relative effectiveness of the various TDM strategies identified in the initial report.
- N. A post TIAR will be required approximately one year after the issuance of the CO to validate the traffic projections, distribution and assignment contained in the initial TIAR. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the Applicant will be required to implement these measures. If the findings of the post TIAR is inconclusive, a follow-up study may be required within a year of this post study, as necessary.
- O. Construction plans for all work within or affecting public streets should be submitted for review and approval. Traffic control plans during construction should also be submitted for review and approval, as required. Vehicular access points shall be constructed as standard City dropped driveways. Adequate vehicular sight distance shall be provided and maintained at all driveways to pedestrians and other vehicles. Driveway grades shall not exceed 5 percent (5 percent) for a minimum distance of 25 feet from the back of the designated pedestrian walkway. The road cross-section along the frontage of the project on Sheridan Street shall remain consistent with the rest of the street. Entry gates and ticket dispensers should be recessed as far into the driveway as necessary to avoid any queuing onto public streets. All loading and parking areas shall be designed such that vehicles enter and exit, front first.



RESOLUTION

- P. Prior to the issuance of a building permit for the superstructure or building shell, the Applicant shall submit all construction plans and drawings to the DPP's Civil Engineering and Wastewater Branch for review and approval for compliance with drainage, grading, and sewer line requirements and recommendations.
- Q. Prior to submittal of a building permit application, the Applicant shall:
1. Complete an agreement with Bikeshare Hawaii to design, implement, fund, construct, and maintain a bikeshare station at the site, and shall fund the required equipment for the bikeshare station.
 2. Submit revised plans showing:
 - a. The new driveway apron on Sheridan Street closest to Rycroft Street that does not abut the existing catch basin and is relocated at least two feet away from the basin;
 - b. The transparent windows along the community room frontage; and
 - c. The revised podium walls showing architectural features and designs to provide visual relief along the sides of the podium that face the rear and side yards and Cedar Street. There shall be no continuous blank walls along the expanse of Levels 1 through 5.
 3. Submit revised landscape plans for review and approval by the DPP's Land Use Permits Division (LUPD) to show the new street trees along Sheridan Street that provide shade.
 4. Submit a revised parking plan for review and approval by the DPP's LUPD to:
 - a. Identify the new off-street parking count;
 - b. Allow for all vehicles to enter and exit the loading stalls in a front-facing manner; and
 - c. Show entry gates and ticket dispensers that are recessed into the driveway as far as necessary to avoid any queuing onto public streets.
 5. Submit a bicycle parking plan for review and approval by the DPP's LUPD to:



RESOLUTION

- a. Identify the new location of the bicycle stalls on ground level and Levels 2 through 5;
 - b. Identify the short- and long-term parking spaces; and
 - c. Identify the new location of the bikeshare station.
6. Submit a draft declaration of restrictive covenant that ensures use of the private driveway will be maintained 24 hours of the day, 7 days of the week for the life of the structure, for review and approval by the Director of the DPP. Upon approval of the draft document, an executed restrictive covenant shall be submitted to the DPP's LUPD.
7. Submit civil drawings to the Honolulu Fire Department (HFD) for their review and approval.
- R. The Applicant shall conduct and implement the recommendations of the wind study.
- S. The Applicant shall design and submit a wayfinding sign plan for review and approval of the Director of the DPP, and then install the approved wayfinding signage prior to the issuance of a CO.
- T. The Applicant shall be responsible for the coordination with applicable public agencies and compliance with applicable regulations for the construction of the proposed Project.
- U. The Applicant shall be responsible for the maintenance of all constructed improvements not otherwise accepted by the City/State for maintenance.
- V. Approval of this Interim Planned Development-Transit Permit does not constitute compliance with other Land Use Ordinance or governmental agencies' requirements, including building permit approval. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this permit comply with all applicable Land Use Ordinance and other governmental provisions and requirements.
- W. The Project shall receive a development permit for the proposed development within five years of the date of this permit. Failure to obtain a development permit within this period shall render this permit null and void, provided that this period may be extended as follows:



RESOLUTION

The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond one year from the initial deadline without the approval of the City Council, which may grant or deny the approval in its complete discretion. If the Applicant has demonstrated good cause for the extension, the Director shall prepare and submit to the Council a report on the proposed extension, which shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final action on the proposed extension within the first to occur of:

1. 60 days after receipt of the Director's report; or
 2. The Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied.
- X. Construction shall be in general conformity with the plans on file with the DPP. Any change in the size or nature of the Project which significantly alters the proposed development shall require a new application. Any change which does not significantly alter the proposed Project shall be considered a minor modification and, therefore, permitted under this resolution, upon review and approval of the Director of the DPP.

BE IT FURTHER RESOLVED that the Council finds as follows with respect to the conceptual plan for the Project, as conditioned herein:

- A. The Project concept, as a unified plan, will not adversely affect adjoining uses, and is in the general interest of the public;
- B. The requested Project boundaries and requested flexibility with respect to development standards are consistent with the objectives of Transit-Oriented Development and the provisions enumerated in Section 21-9.100-4; and
- C. Upon implementation of the conditions of approval, the requested flexibility with respect to development standards and use regulations is commensurate with the public amenities and community benefits proposed.



RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be and is directed to transmit copies of this resolution to Arthur D. Challacombe, Acting Director, of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Hawaii City Plaza LP, 1585 Kapiolani Boulevard, Suite 1215, Honolulu, Hawaii 96814; and FSC Architects (James G. Freeman), 31 Merchant Street, Suite 208, Honolulu, Hawaii, 96813.

INTRODUCED BY:

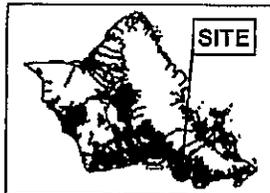
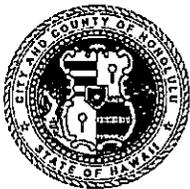
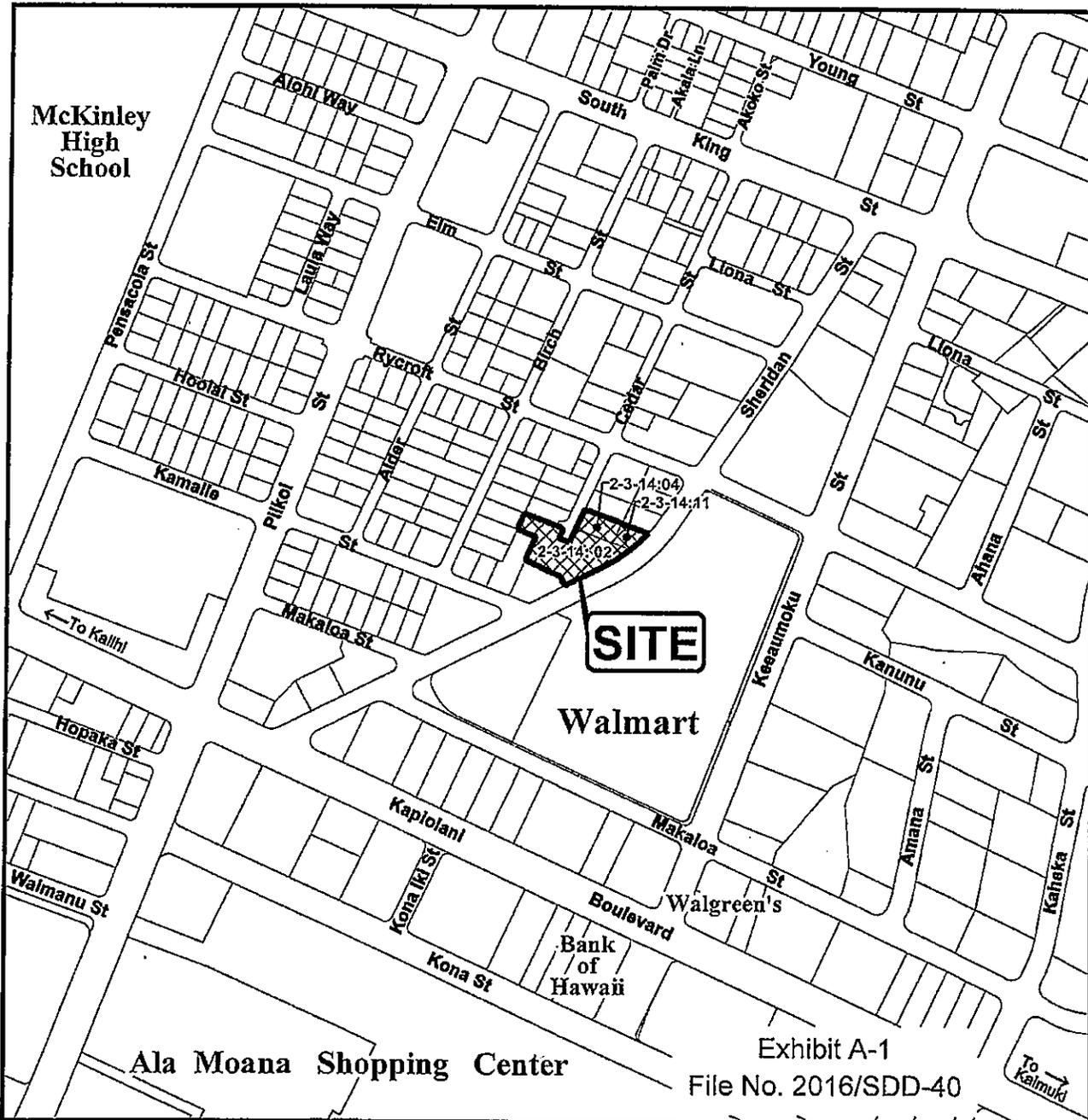
Ann Kabeypak

DATE OF INTRODUCTION:

OCT 24 2017

Honolulu, Hawaii

Councilmembers



VICINITY MAP

400 200 0 400



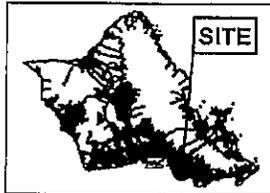
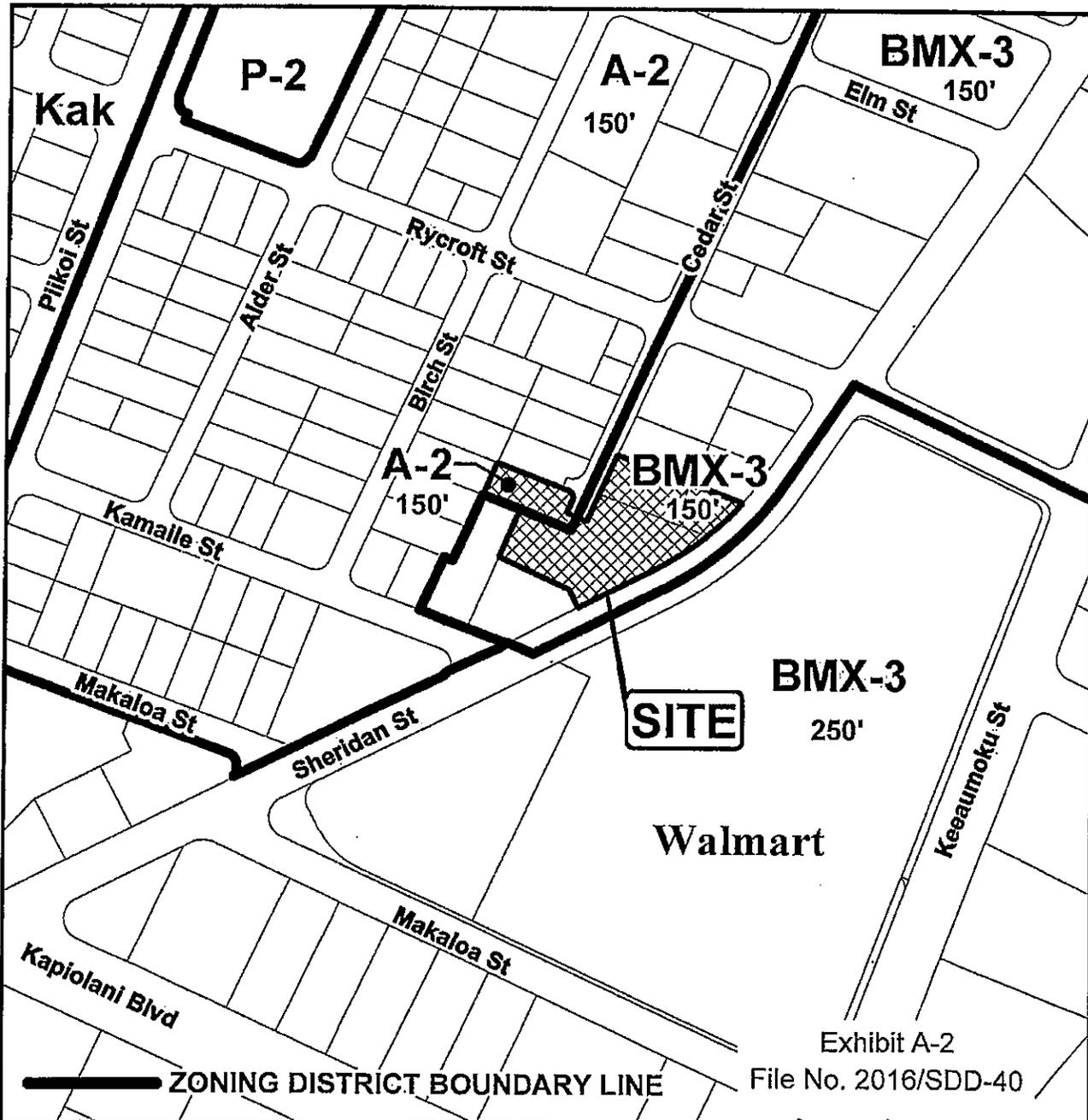
Scale in Feet



LOCATION MAP KEWALO, HONOLULU

TAX MAP KEY(S): 2-3-14: 02, 04 & 11

FOLDER NO.: 2016/SDD-40



VICINITY MAP



PORTION OF
ZONING MAP
 NUUANU - McCULLY

TAX MAP KEY(S): 2-3-14: 02, 04 & 11

FOLDER NO.: 2016/SDD-40

LEGEND

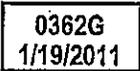
FLOOD ZONES

1% Annual Chance Flood (100 Year Flood):
 AE = Base Flood Elevation Determined

Other:
 X = Outside 0.2% Annual Chance Flood Plain



Base Flood Elevation in Feet



FIRM Panel

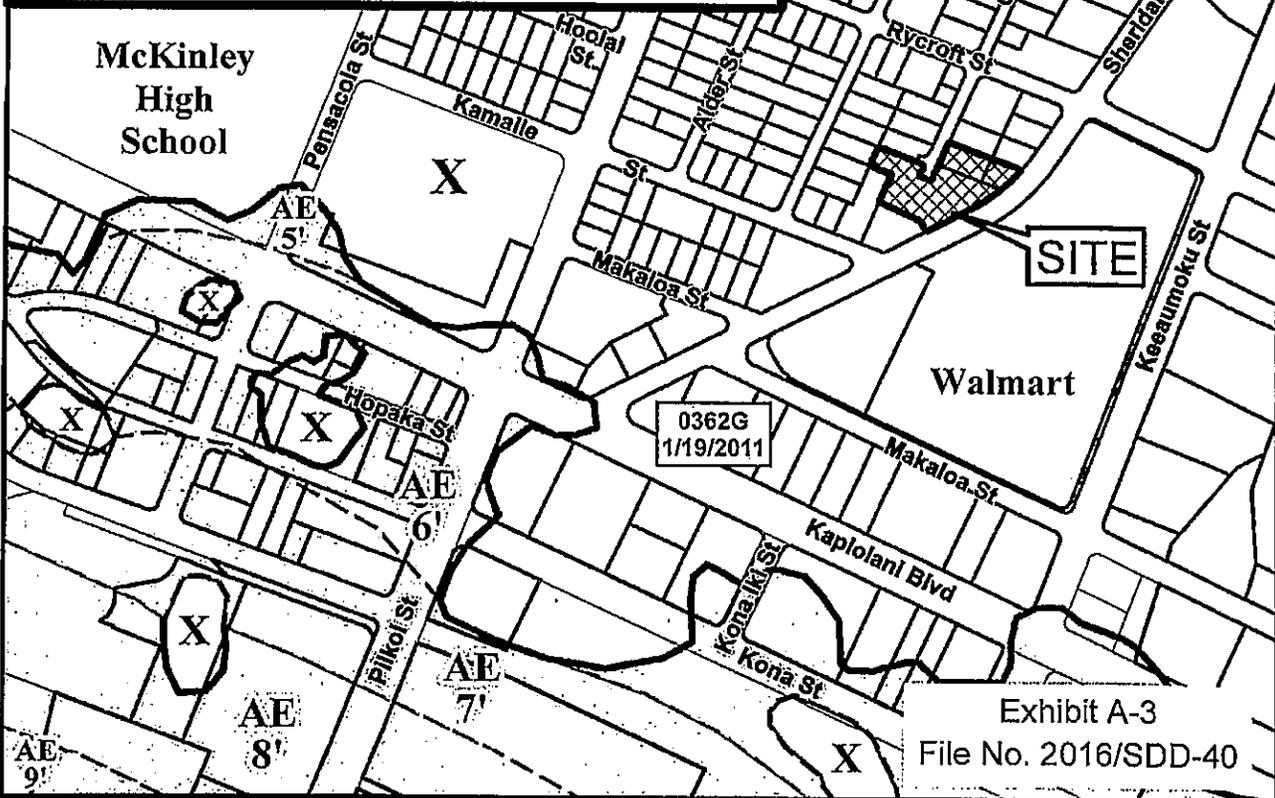


Exhibit A-3
 File No. 2016/SDD-40



VICINITY MAP



Scale in Feet



PORTION OF FLOOD HAZARD MAP FIRM PANEL 362G

TAX MAP KEY(S): 2-3-14: 02, 04 & 11

FOLDER NO.: 2016/SDD-40



ARCHITECT
 1000 KAPUNIAU AVENUE, SUITE 200
 HONOLULU, HAWAII 96815
 TEL: (808) 943-8888
 WWW.FSCARCHITECT.COM

THE COMPASSIONATE
 HONOLULU COMMUNITY
 DEVELOPMENT PROJECT

DEVELOPER
 CAUTIONER
 REGIONAL CENTER, LLC
 PROJECT OWNER
 HAWAII CITY PLAZA, LP

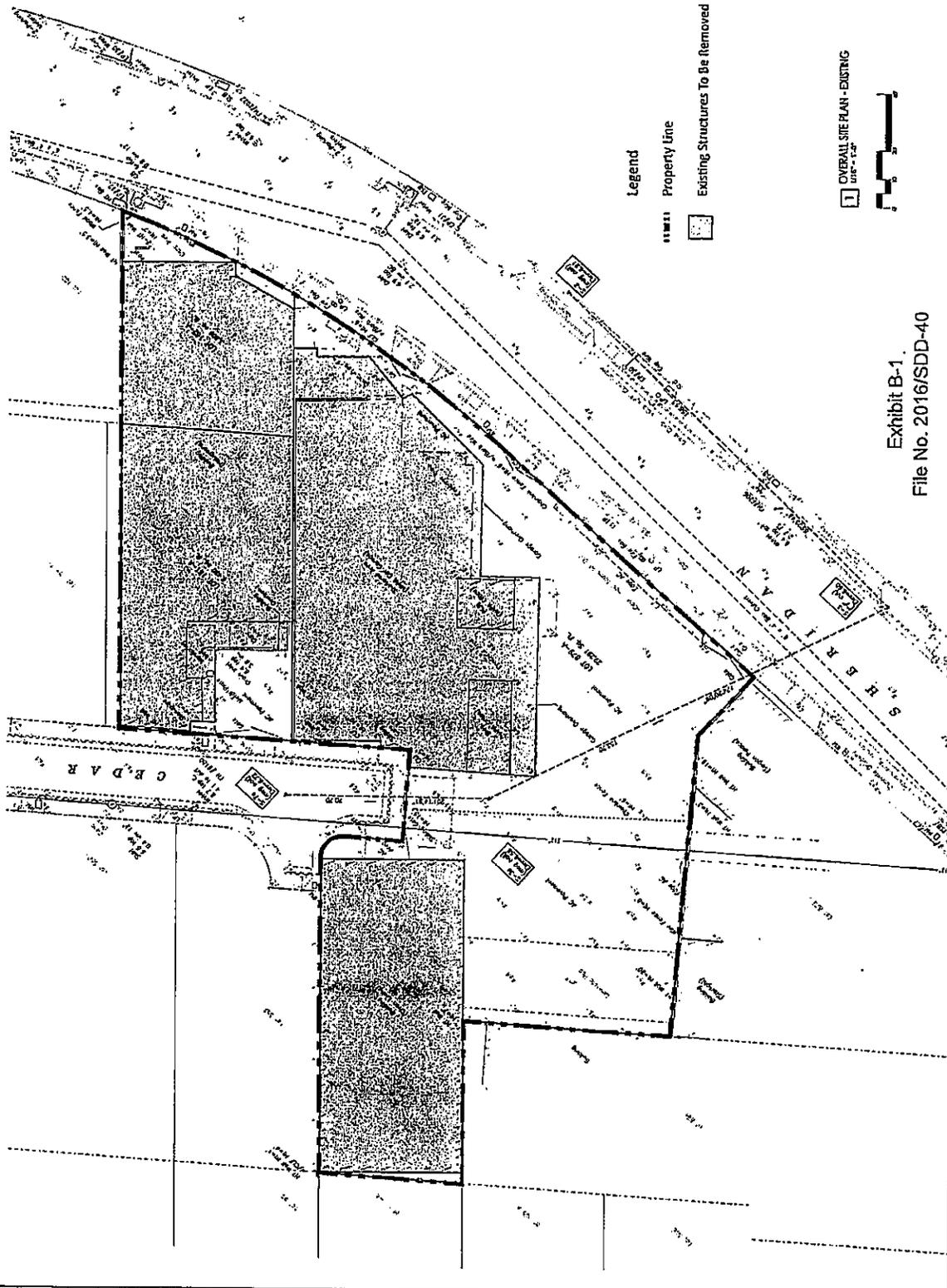
Hawaii City Plaza
 Honolulu, Hawaii
 710 Seward Street
 TMK2-3-014, Parts 002, 004, & 011

Prepared for
 Development Permit
 Application

DATE: 2016 MAR 08
 REV: 2016 APRIL 22
 REV: 2016 JULY 27
 PROJECT # 15004

SHEET TITLE

SHEET NO.
 A0-0.1



Legend

- ▬ Property Line
- ▨ Existing Structures To Be Removed

1 OVERALL SITE PLAN - EXISTING
 SHEET A0-0.1



Exhibit B-1
 File No. 2016/SDD-40



ARCHITECT
18 HONOLULU HAWAII
CHUCKLE LARSEN AND
COLLEEN F. HANCOCK
REGISTERED ARCHITECTS

FOR ENGINEER REVIEW
HONOLULU HAWAII
REGISTERED ENGINEERS

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

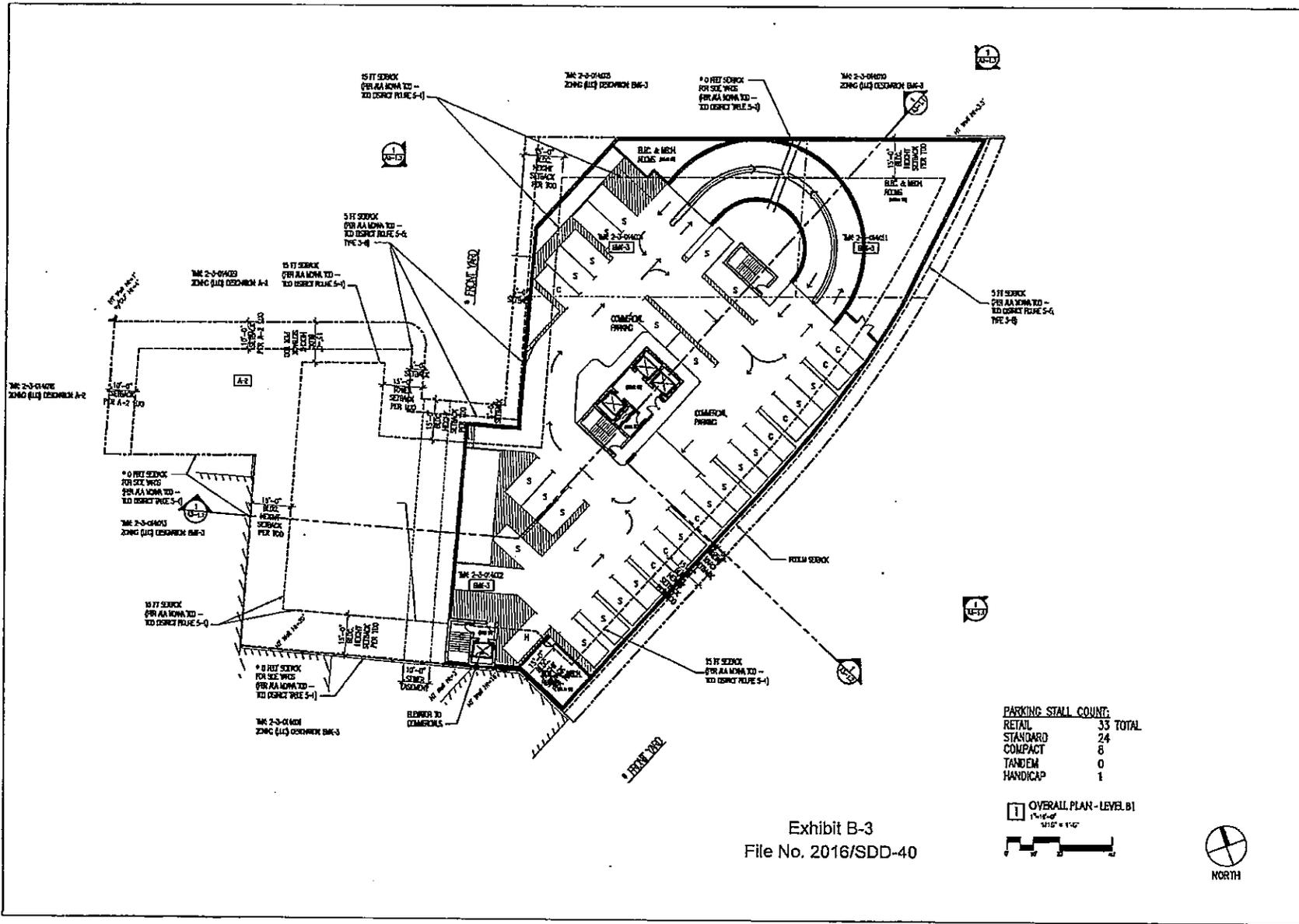
Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TMK 2-3-0142, Parcel 002, 004, 0011

Initial Permit
Development Permit
Application

DATE 2016 MAR 08
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15028

SHEET TITLE
OVERALL PLAN -
LEVEL B1

SHEET NO.
A1-1.2



PARKING STALL COUNT:

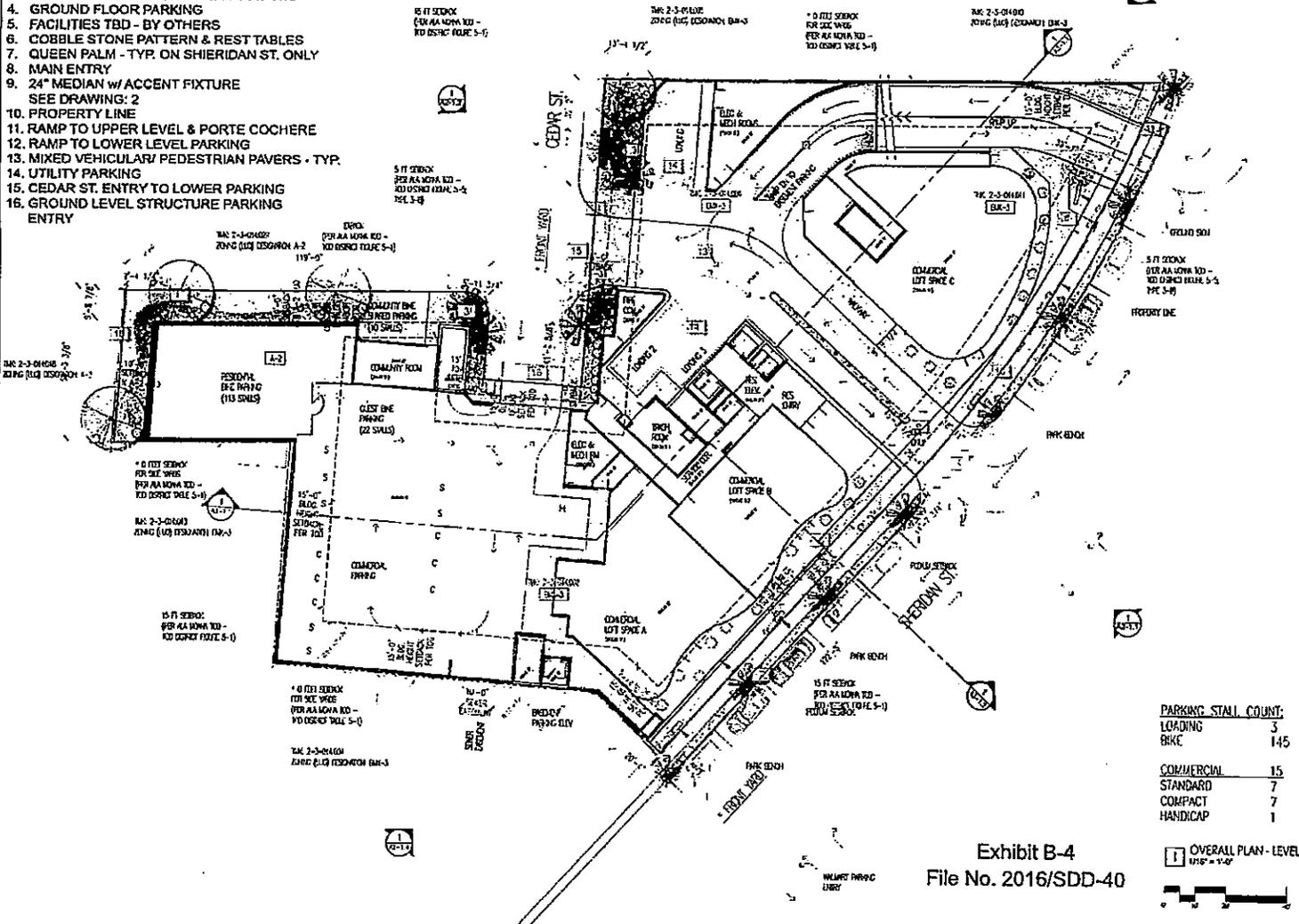
RETAIL	33 TOTAL
STANDARD	24
COMPACT	6
TANDEM	0
HANDICAP	1



Exhibit B-3
File No. 2016/SDD-40

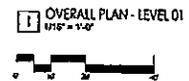
MAP/KEY:

1. FALSE KAMANI TREE
2. INDOOR/ OUTDOOR BICYCLE RACKS
3. FOX TAIL PALM - TYP. ON CEDAR ST. ONLY
4. GROUND FLOOR PARKING
5. FACILITIES TBD - BY OTHERS
6. COBBLE STONE PATTERN & REST TABLES
7. QUEEN PALM - TYP. ON SHIERIDAN ST. ONLY
8. MAIN ENTRY
9. 24" MEDIAN w/ ACCENT FIXTURE
SEE DRAWING: 2
10. PROPERTY LINE
11. RAMP TO UPPER LEVEL & PORTE COCHERE
12. RAMP TO LOWER LEVEL PARKING
13. MIXED VEHICULAR/ PEDESTRIAN PAVERS - TYP.
14. UTILITY PARKING
15. CEDAR ST. ENTRY TO LOWER PARKING
16. GROUND LEVEL STRUCTURE PARKING
ENTRY



PARKING STALL COUNT:

LOADING	3
BIKE	145
COMMERCIAL	15
STANDARD	7
COMPACT	7
HANDICAP	1



NORTH

Exhibit B-4
File No. 2016/SDD-40



ARCHITECT:
345 NORTH WILSON AVENUE
SUITE 200 HONOLULU, HAWAII 96813
TEL: 808-531-1111

NOT TO SCALE UNLESS OTHERWISE INDICATED

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC

PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TKS 2-3-0114, PARAS 002, 001, & 011

3rd Party
Development/Transportation
Application

DATE 2016 MAR 08
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15228

SHEET TITLE
OVERALL PLAN -
LEVEL 01

SHEET NO.
A1-1.3



ARCHITECT:
THE ARCHITECTURAL
COLLEGE OF HAWAII
1000 KALANOAUENANE DRIVE
HONOLULU, HAWAII 96813

FOR CONSTRUCTION
FOR THE DEVELOPER AND
FOR THE CITY OF HONOLULU

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TRAK-2-3-014, Parcel 002, 004, & 011

Into Planned
Development/Map
Application

DATE: 2016 MAR 08
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15024

SHEET TITLE
OVERALL PLAN:
LEVEL 02

SHEET NO.
A1-1.4

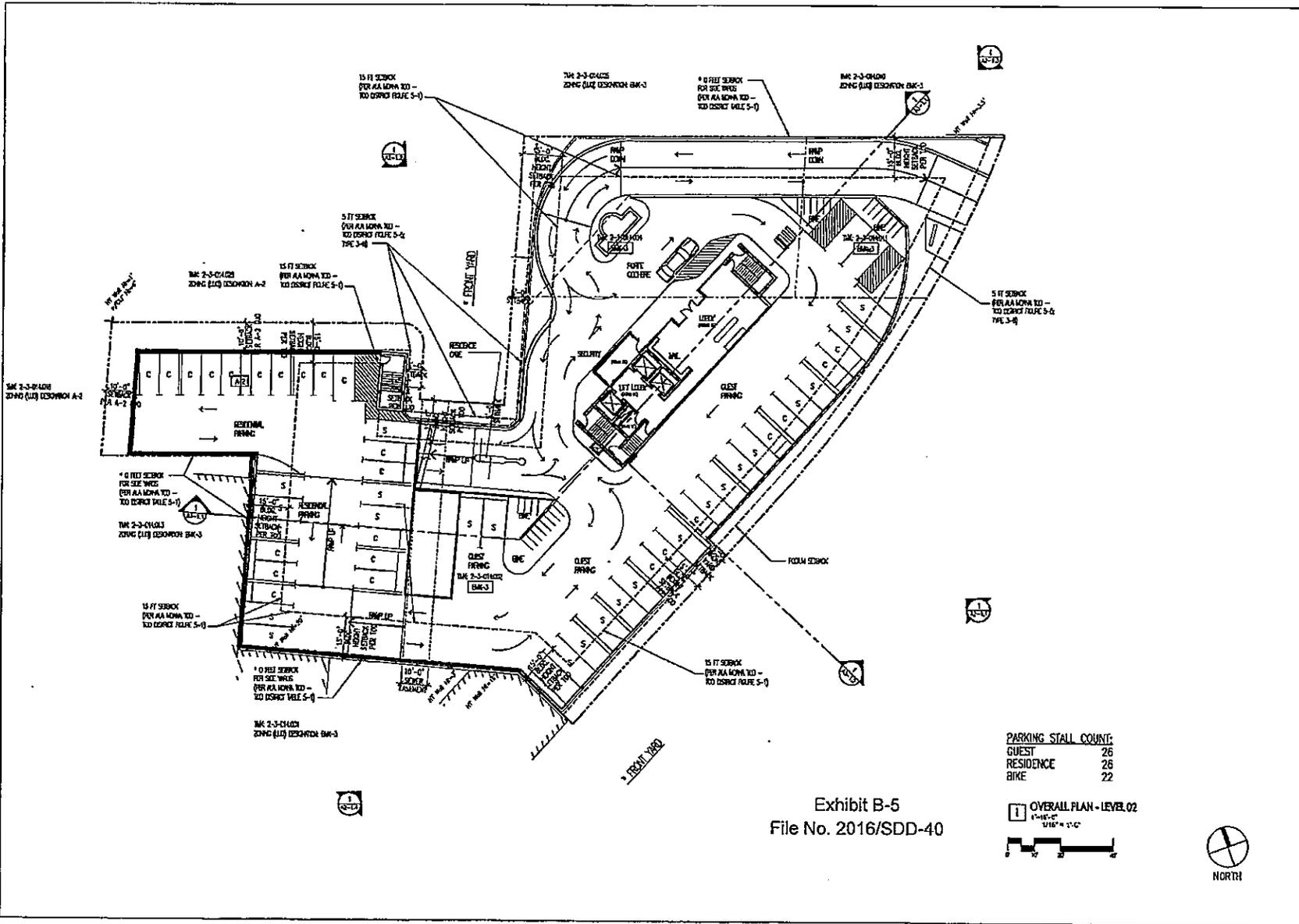


Exhibit B-5
File No. 2016/SDD-40

PARKING STALL COUNT:

GUEST	26
RESIDENCE	26
BIKE	22





ARCHITECT:
THE ENGINEERING GROUP
INCORPORATED
1000 KALANOAUOANUI
HONOLULU, HAWAII

FOR CHECKED PREPARED
FOR SUBMITTAL AND
REVISIONS ONLY

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 South Street
TRAK-2-3-014-Part 02, 03, 04, & 011

Health Related
Development/Therapy
Application

DATE: 2016 MAR 08
REV: 2016 APRIL 22
REV: 2016 JULY 27
PROJECT #: 1502a

SHEET TITLE:
OVERALL PLAN -
LEVEL 03-05

SHEET NO.
A1-1.5

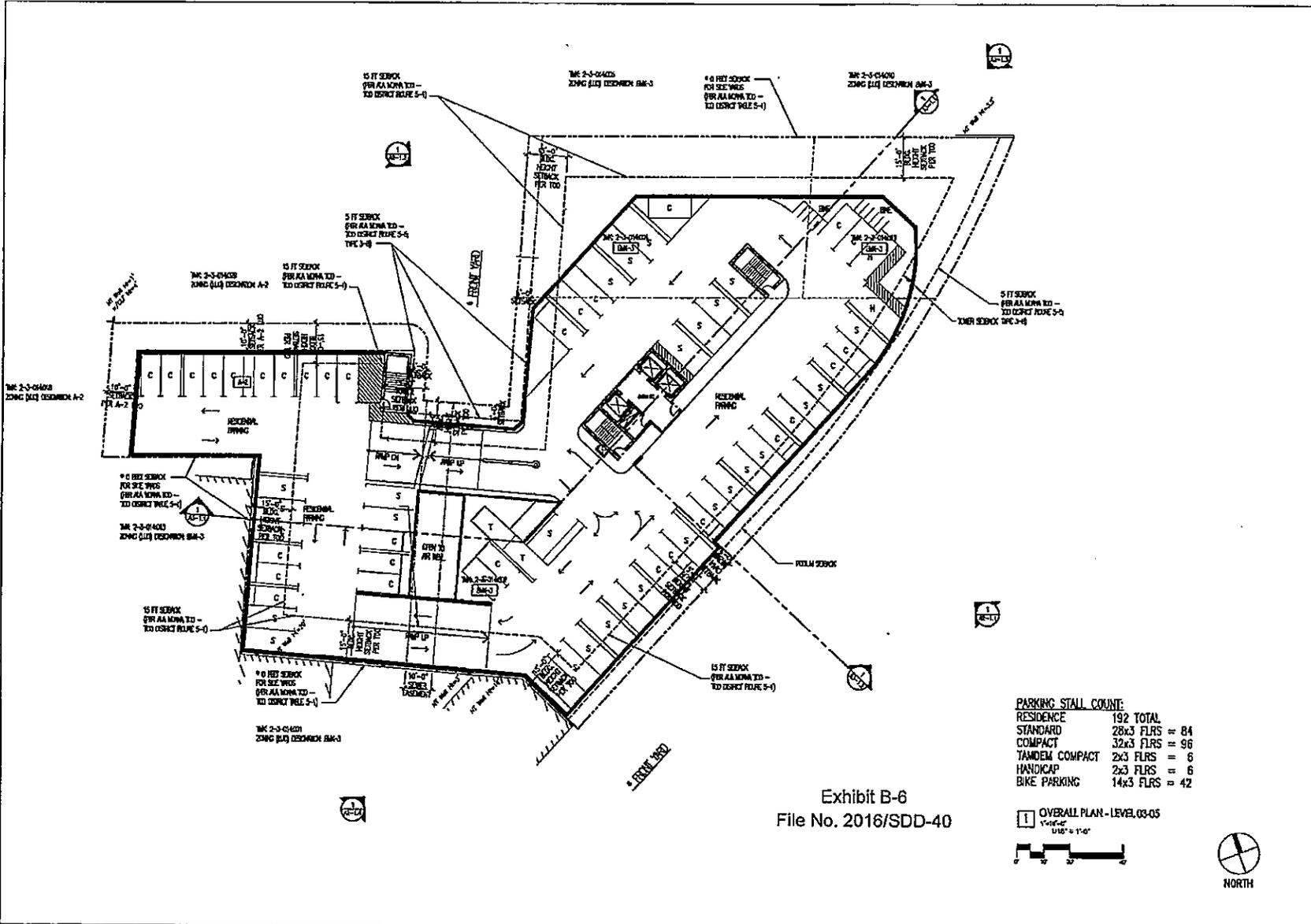


Exhibit B-6
File No. 2016/SDD-40

PARKING STALL COUNTS

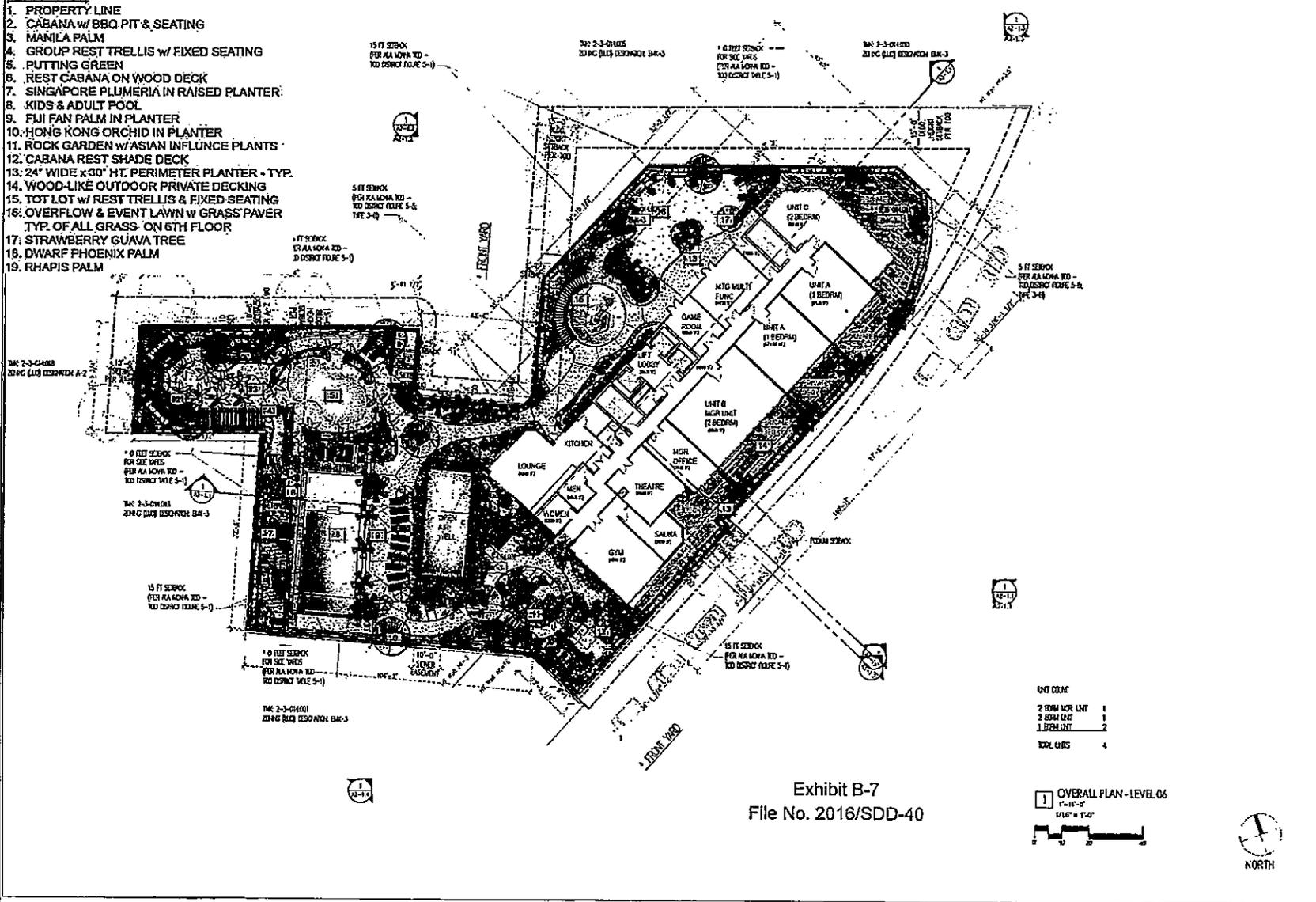
RESIDENCE	192 TOTAL
STANDARD	28x3 FLRS = 84
COMPACT	32x3 FLRS = 96
TANDEM COMPACT	2x3 FLRS = 6
HANDICAP	2x3 FLRS = 6
BIKE PARKING	14x3 FLRS = 42

1 OVERALL PLAN - LEVEL 03-05
1/8" = 1'-0"



MARKKEY

1. PROPERTY LINE
2. CABANA w/ BBQ PIT & SEATING
3. MANILA PALM
4. GROUP REST TRELLIS w/ FIXED SEATING
5. PUTTING GREEN
6. REST CABANA ON WOOD DECK
7. SINGAPORE PLUMERIA IN RAISED PLANTER
8. KIDS & ADULT POOL
9. FLI FAN PALM IN PLANTER
10. HONG KONG ORCHID IN PLANTER
11. ROCK GARDEN w/ ASIAN INFLUNCE PLANTS
12. CABANA REST SHADE DECK
13. 24" WIDE x 30" HT. PERIMETER PLANTER - TYP.
14. WOOD-LIKE OUTDOOR PRIVATE DECKING
15. TOT LOT w/ REST TRELLIS & FIXED SEATING
16. OVERFLOW & EVENT LAWN w GRASS PAVER TYP. OF ALL GRASS ON 6TH FLOOR
17. STRAWBERRY GUAVA TREE
18. DWARF PHOENIX PALM
19. RHAPIS PALM



UNIT COUNT

2 BDRM MOR UNIT	1
2 BDRM UNIT	1
1 BDRM UNIT	2
TOTAL UNITS	4

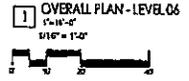


Exhibit B-7
 File No. 2016/SDD-40



ARCHITECT
 85 KONOHIWA DRIVE
 SUITE 200 HONOLULU
 HAWAII 96813

FOR CONSULTATION ONLY
 NOT FOR CONSTRUCTION

DEVELOPER
 CALIFORNIA INVESTMENT
 REGIONAL CENTER, LLC
 PROJECT OWNER
 HAWAII CITY PLAZA, LP

Hawaii City Plaza
 Honolulu, Hawaii
 710 Shalika Street
 TWR 2-3-01 & Panels 02, 03, 04, & 011

In-House Planned
 Development-General
 Application

DATE 28/03/16
 REV. 2016 APRIL 22
 REV. 2016 JULY 27
 PROJECT # 15028

"JUL" TRL
 OVERALL PLAN -
 LEVEL 06

SHEET NO.
 A1-1.6



ARCHITECT:
THE HONOLULU ARCHITECTURAL CENTER
1005 KALANOAUE AVENUE
HONOLULU, HAWAII 96813

FOR INFORMATION ONLY
NO CONTRACTOR SHALL BE RESPONSIBLE FOR
PROJECT COMPLIANCE

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
770 Sheridan Street
TMK 2-3-014 Parcel 002, 004, & 011

Interim Planned
Development-Tentative
Application

DWG: 2016-04-08
REV: 2016-04-22
REV: 2016-07-27
PROJECT # 15024

SHEET TITLE:
OVERALL PLAN -
LEVEL 07-26

SHEET NO.
A1-1.7

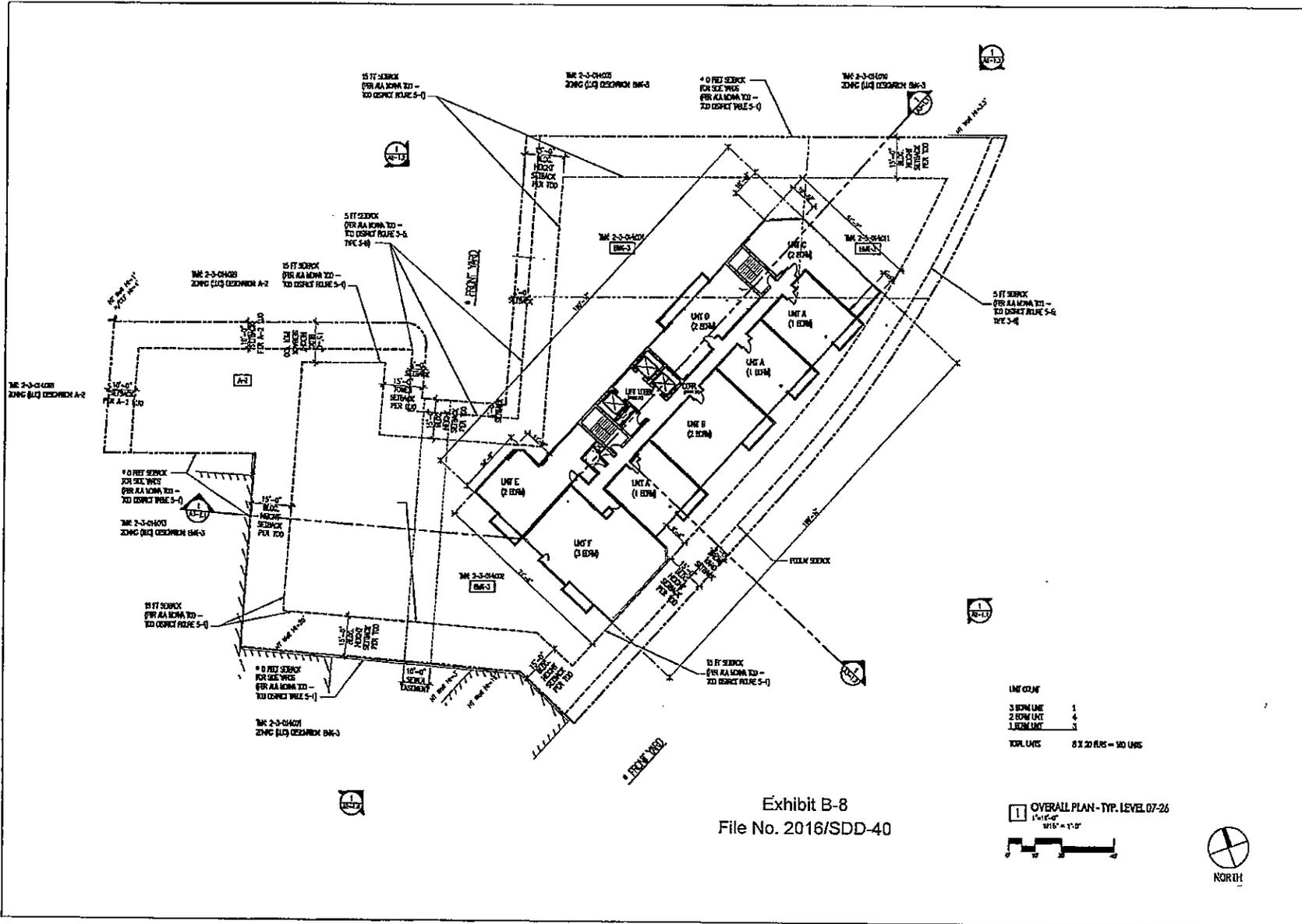


Exhibit B-8
File No. 2016/SDD-40

1 OVERALL PLAN - TYP. LEVEL 07-26
1/16" = 1'-0"





ARCHITECT
BRYAN BARNETT
CHRISTOPHER P. BARNETT
DANIEL J. BARNETT
WILLIAM J. BARNETT

FOR DIMENSIONS SEE
GENERAL NOTES AND
SPECIFICATIONS

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheldon Street
TRAC 2-3-014, Permit 002, 004, 011

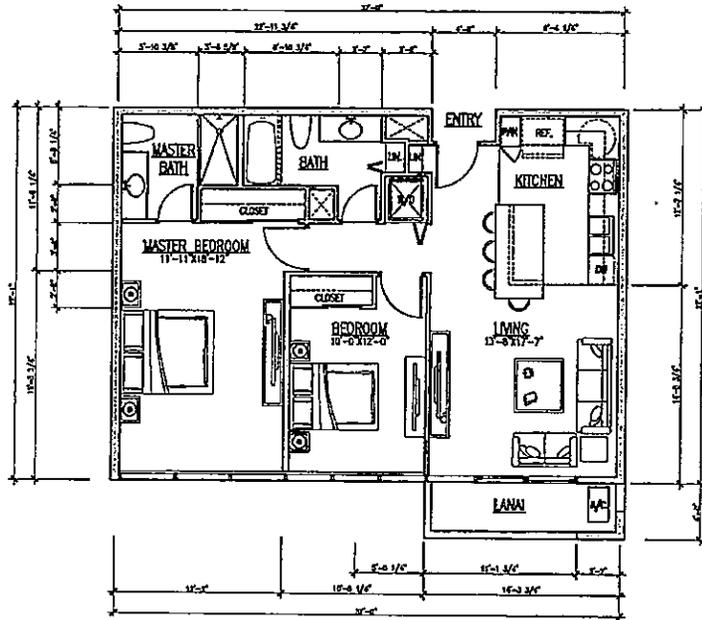
Hawaii Planned
Development Permit
Application

DATE 2016 MAR 03
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 1522 B

"FEET" BLC
UNIT PLAN
TYPE B (2 BR)

SHEET NO.

A1-2.2



1 UNIT PLAN - TYPE B @ LEVEL 04-26
1/4" = 1'-0"

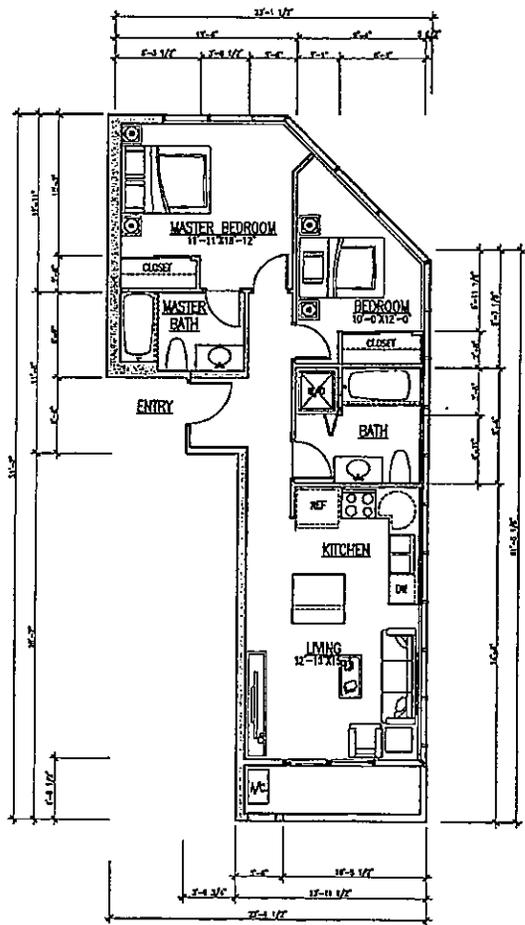
LIVING AREA: 982.00 S.F.
LANAI AREA: 59.00 S.F.
TOTAL AREA: 1041 S.F.

2 UNIT PLAN - TYPE B1 (ADA)
1/4" = 1'-0"

Exhibit B-10
File No. 2016/SDD-40

UNIT PLAN - TYPE B & B1 (2BR)





1 UNIT PLAN - TYPE C @ LEVELS 06-26
1/4" = 1'-0"

LIVING AREA: 788.00 S.F.
BALCONY AREA: 53.00 S.F.
TOTAL AREA: 841.00 S.F.

2 UNIT PLAN - TYPE C (ADJ)
3/4" = 1'-0"

Exhibit B-11
File No. 2016/SDD-40

UNIT PLAN - TYPE C (2 BR)



ARCHITECT:
THE ARCHITECTS OF
CALIFORNIA REGISTERED
ARCHITECTS OF HAWAII
WELLS FARGO COMMERCIAL

FOR CONSULTING ENGINEER
FOR ARCHITECTURAL DESIGN
REVISIONS TO DRAWING

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TWRK 2-3-014; Parcel 003, 004, & 011

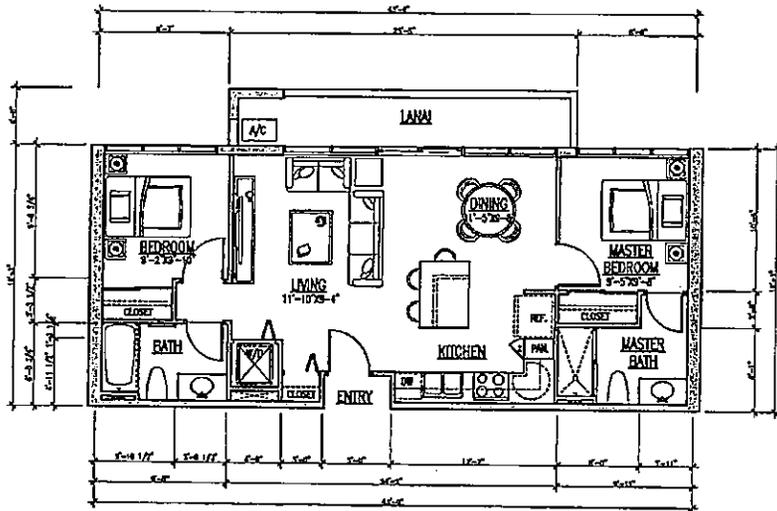
Interim
Development-Final
Application

DATE 2016 MAR 05
REV. 2016 APR 22
REV. 2016 JULY 27
PROJECT # 15028

UNIT TYPE
UNIT PLAN:
TYPE C (2 BR)

SHEET NO.

A1-2.3



1 UNIT PLAN - TYPED @ LEVELS 07-26
 W² = 1'-0"

LIVING AREA: 812.00 S.F.
 LANAI AREA: 102.00 S.F.
 TOTAL AREA: 914.00 S.F.

2 UNIT PLAN - TYPED I (ADA)
 W² = 1'-0"

Exhibit B-12
 File No. 2016/SDD-40

UNIT PLAN - TYPED I (2BR)



ARCHITECT:
 FSC ARCHITECTS
 1000 KALANIAN'OLAHU DRIVE, SUITE 1000
 HONOLULU, HAWAII 96813

100 CONSULTING ENGINEERS
 1000 KALANIAN'OLAHU DRIVE, SUITE 1000
 HONOLULU, HAWAII 96813

DEVELOPER:
 CALIFORNIA INVESTMENT
 REGIONAL CENTER, LLC
 PROJECT OWNER:
 HAWAII CITY PLAZA, LP

Hawaii City Plaza
 Honolulu, Hawaii
 710 Sheridan Street
 TMK2-9-0-1-6, Parcel 002, 004, & 011

Final Planned
 Development/Tenat
 Application

DATE 20/6/MAR 06
 REV. 2018 APRIL 22
 REV. 2015 JULY 27
 PROJECT # 12023

SHEET TITLE
 UNIT PLAN:
 TYPE D (2 BR)

SHEET NO.
 A1-24



ARCHITECT:
FSC ARCHITECTS
1000 KALANIAN'OLUHANA DRIVE, SUITE 200
HONOLULU, HAWAII 96813

FOR DIMENSIONS AND
NOTES SEE SHEET
SDD-40-1000

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

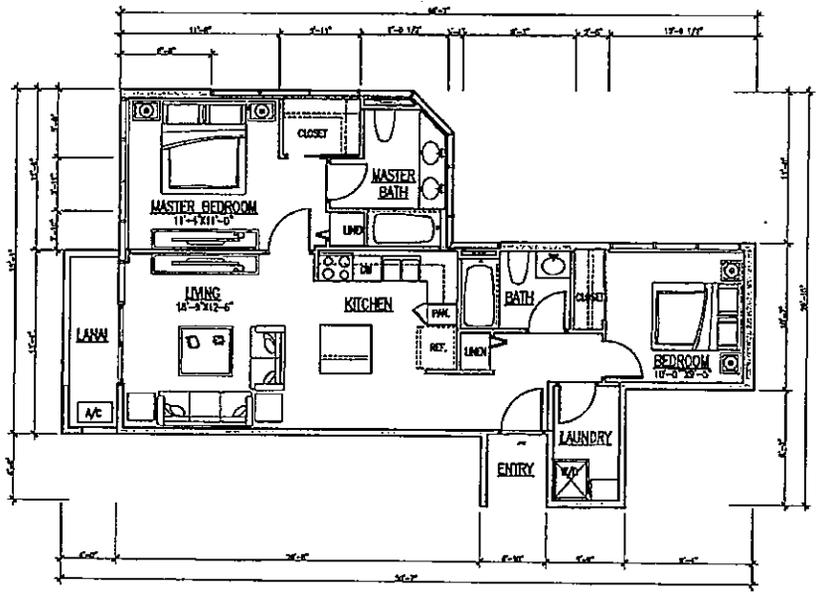
Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TRK 2-B-914, Parcel 102, 004, & 011

Submitted
Development Permit
Application

DATE 2016 MAR 08
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15323

SHEET TITLE
UNIT PLAN:
TYPE E (2 BR)

SHEET NO.
A1-2.5



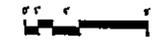
1 UNIT PLAN - TYPE E @ LEVELS 07-26
1/4" = 1'-0"

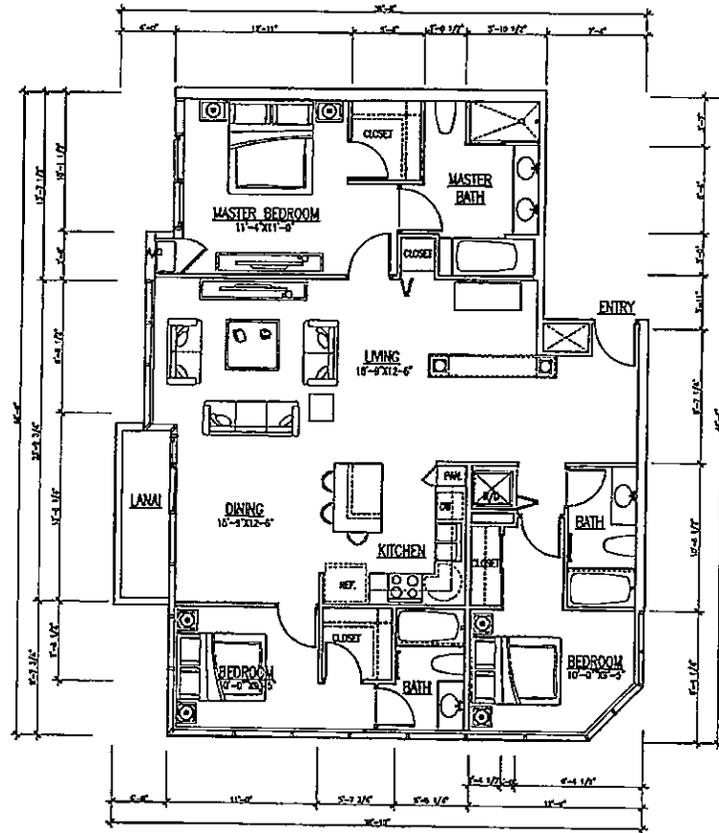
LIVING AREA: 903.00 S.F.
LANAI AREA: 53.00 S.F.
TOTAL AREA: 956.00 S.F.

2 UNIT PLAN - TYPE E (ADA)
1/4" = 1'-0"

Exhibit B-13
File No. 2016/SDD-40

UNIT PLAN - TYPE E (2BR)





1 UNIT PLAN - TYPE F @ LEVELS 07-26
 1/8" = 1'-0"

LIVING AREA: 1528.00 S.F.
 LANAI AREA: 56.00 S.F.
 TOTAL AREA: 1584.00 S.F.

Exhibit B-14
 File No. 2016/SDD-40

UNIT PLAN - TYPE F (3BR)



ARCHITECT:
 THE HONOLULU ARCHITECTURAL CENTER
 710 SHANNON STREET
 HONOLULU, HAWAII

FOR CONSTRUCTION ONLY
 NOT TO BE USED FOR ANY OTHER PURPOSE

DEVELOPER:
 CALIFORNIA INVESTMENT
 REGIONAL CENTER, LLC
 PROJECT OWNER:
 HAWAII CITY PLAZA, LP

Hawaii City Plaza
 Honolulu, Hawaii
 710 Shannon Street
 TMK2-33-0146 Parcel 002, 004, & 011

Interim Mixed
 Development/Tenant
 Application

DATE: 2015 MAR 08
 REV. 2016 APRIL 22
 REV. 2016 JULY 27
 PROJECT # 15528

SHEET TITLE:
 UNIT PLAN:
 TYPE F (3 BR)

SHEET NO.
 A1-2.6



ARCHITECT:
WILSON JENNINGS ARCHITECTS
1000 KALANOAUOANUI DRIVE
HONOLULU, HAWAII 96813

FOR ENGINEERING:
MCCOY ENGINEERING
1000 KALANOAUOANUI DRIVE
HONOLULU, HAWAII 96813

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

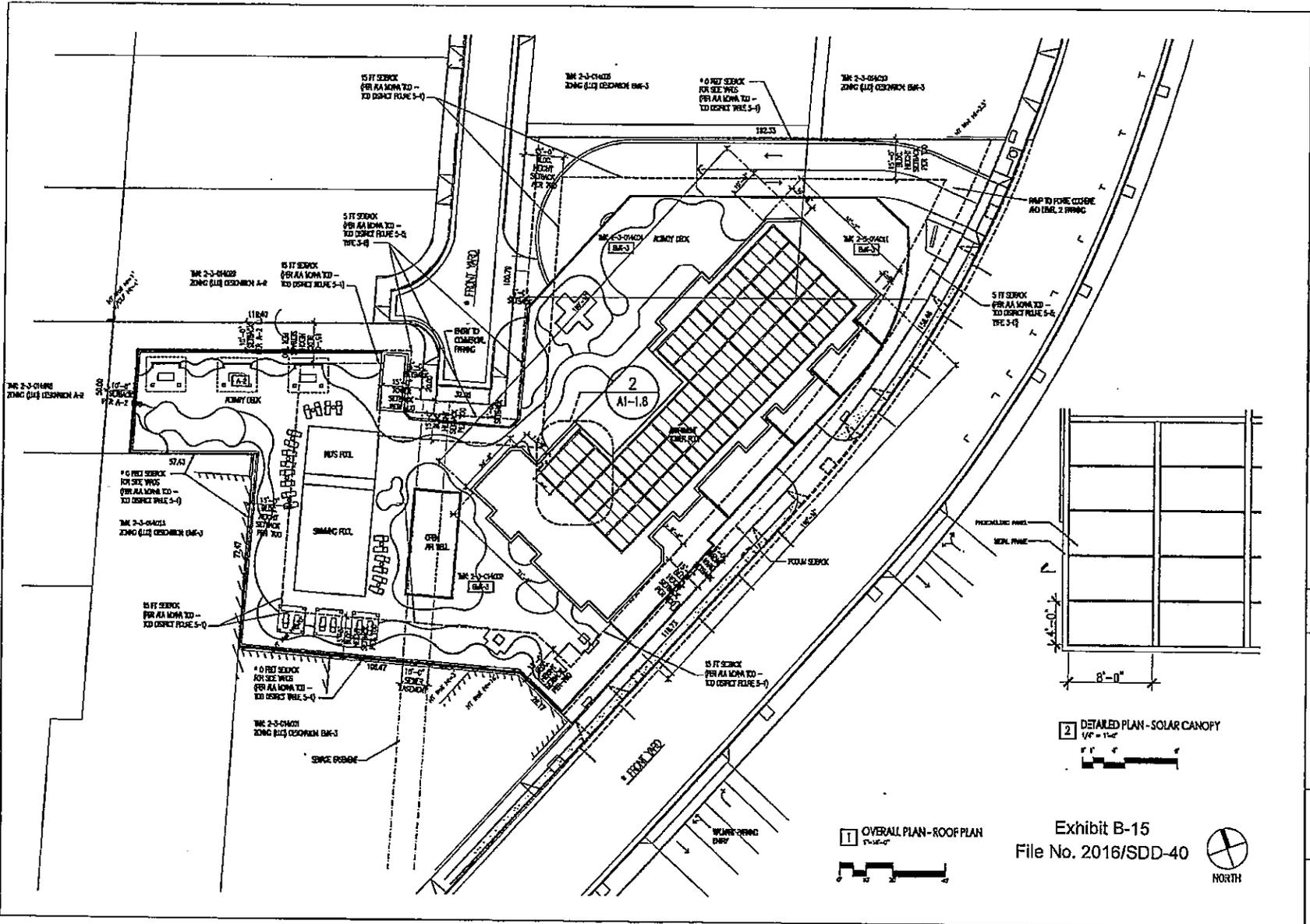
Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TRAC 2-3-014-Permits 002, 004, & 011

Urban Form
Development & Transit
Application

DATE 2016 MAR 08
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15026

SHEET TITLE

SHEET NO.
A1-1.8



2 DETAILED PLAN - SOLAR CANOPY
1/8" = 1'-0"



1 OVERALL PLAN - ROOF PLAN
1/8" = 1'-0"



Exhibit B-15
File No. 2016/SDD-40





ARCHITECT
ES&C ARCHITECTS
1000 KALANOAUE AVENUE
SUITE 200 HONOLULU, HI 96813

CONTRACTOR
HAWAIIAN CONSTRUCTION GROUP
1000 KALANOAUE AVENUE
SUITE 200 HONOLULU, HI 96813

DEVELOPER
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC

PROJECT OWNER
HAWAII CITY PLAZA, LP

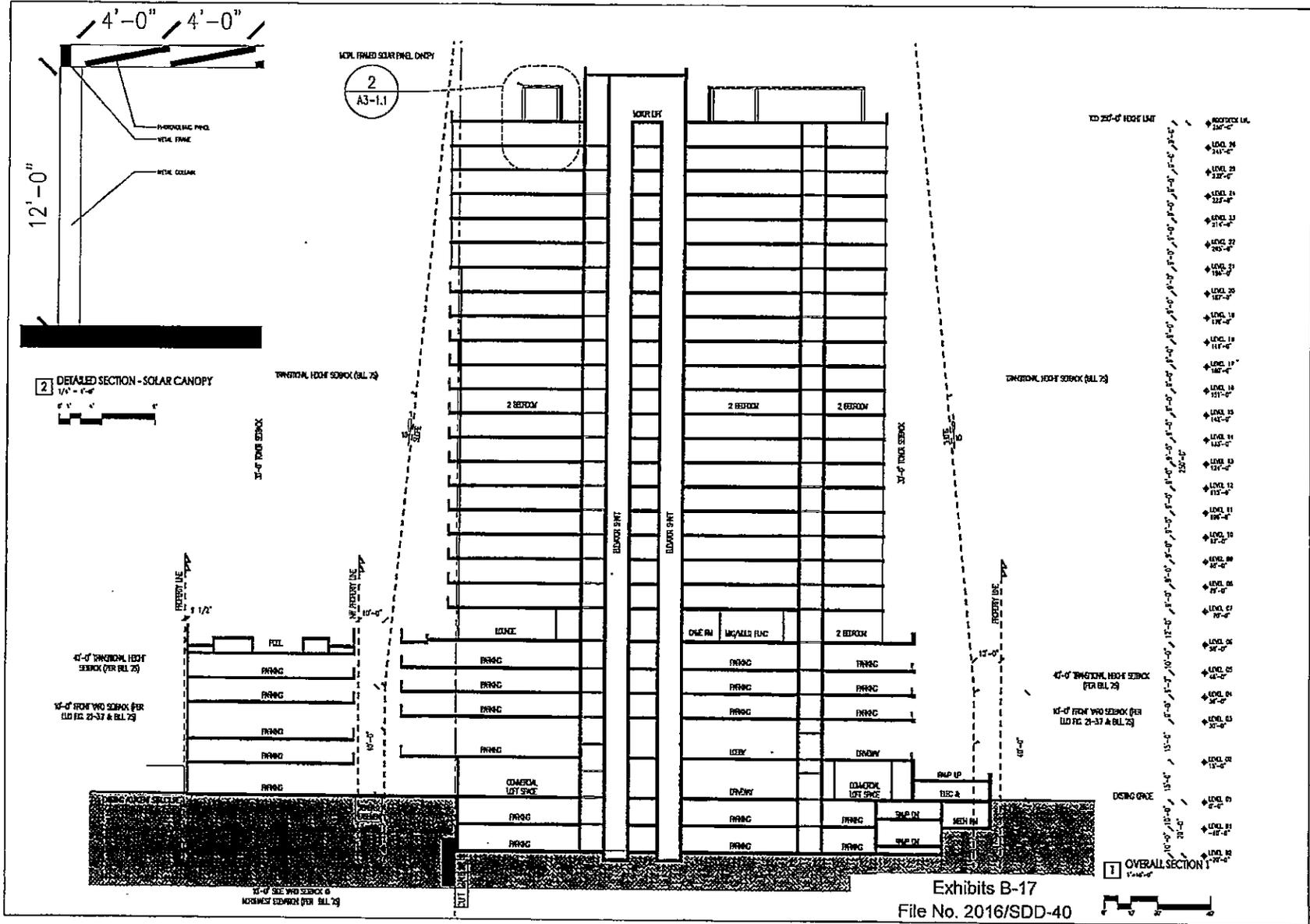
Hawaii City Plaza
Honolulu, Hawaii
710 Sheldon Street
TKW 2-3-07A; PERMITS 002, 004, 011

1 Auto Placed
Development-Track
Application

DATE 2016/09/05
REV. 2016/09/22
REV. 2016/09/22
REV. 2016/09/16
PROJECT # 15928

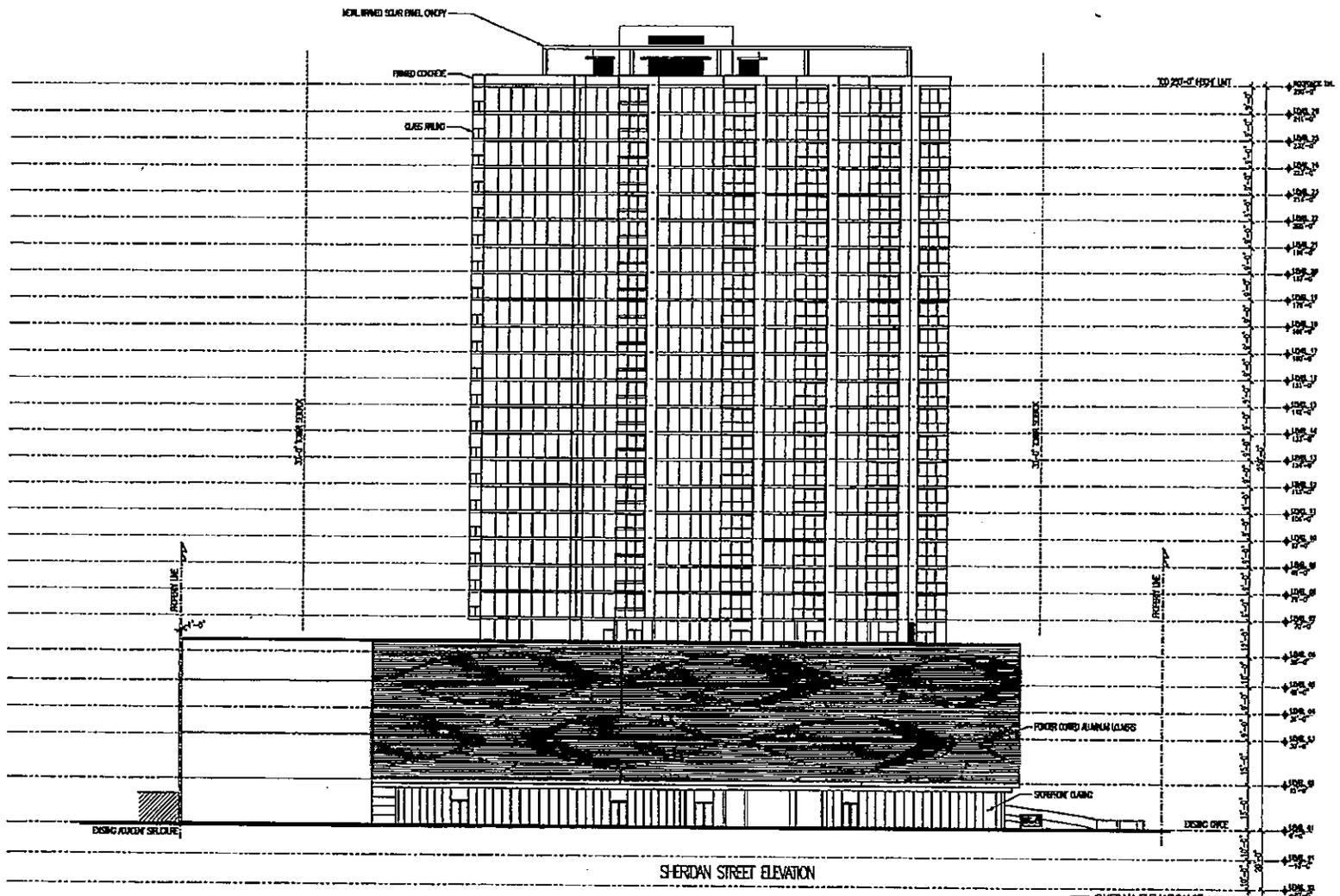
SHEET TITLE
OVERALL
SECTION 1

SHEET NO.
A3-1.1



Exhibits B-17
File No. 2016/SDD-40





SHERIDAN STREET ELEVATION

Exhibits B-18
File No. 2016/SDD-40



ARCHITECT
ESCAPE ARCHITECTS
1000 KALANIANAʻOHE
DRIVE, SUITE 200
HONOLULU, HAWAII

FOR CHANGES ONLY
NO OTHER CHANGES
WITHOUT OWNER'S
APPROVAL

DEVELOPER
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER
HAWAII CITY PLAZA, LP

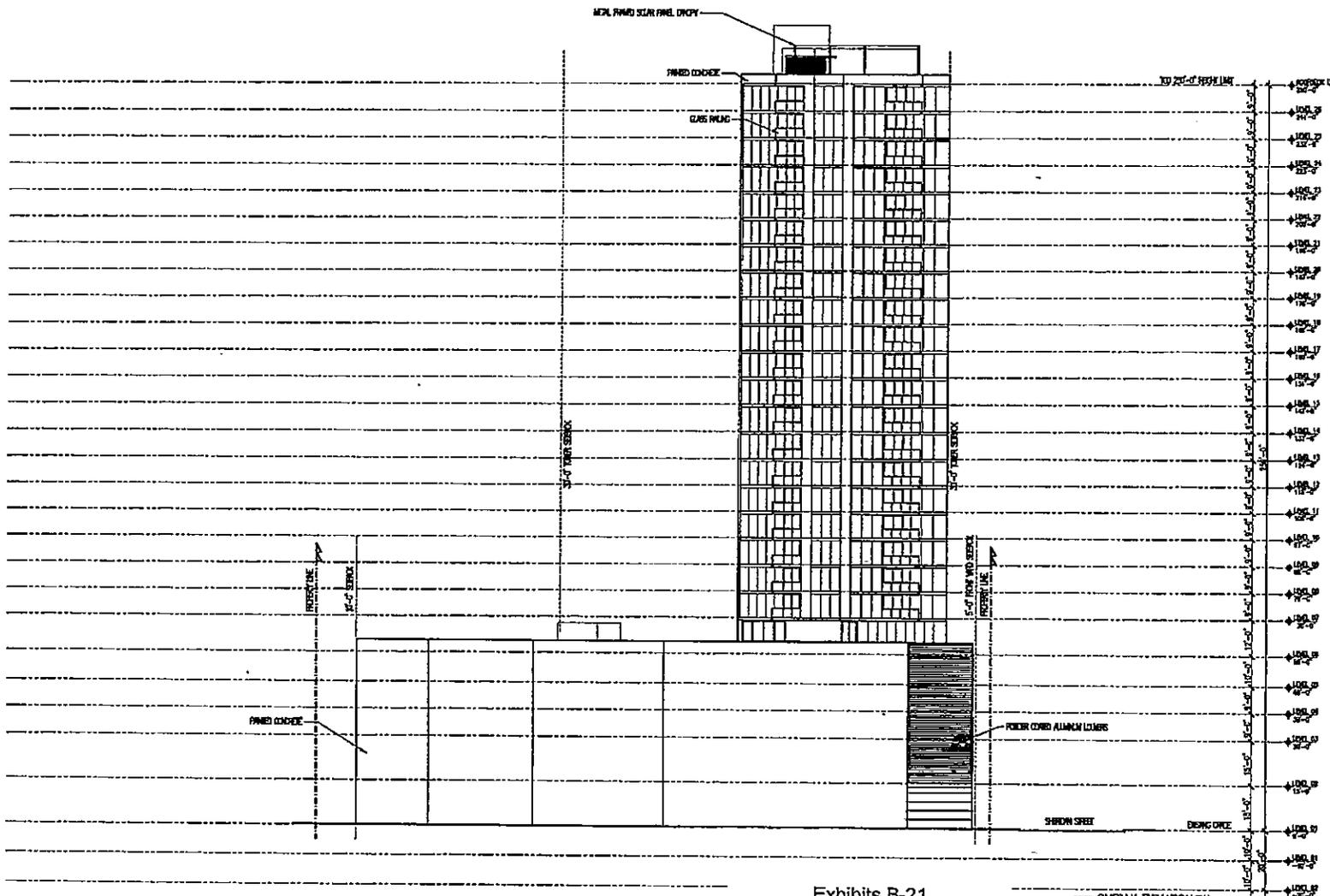
Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TRAC23-01-A-Permit 002, 004, 001

Master Planned
Development/Mark
Application

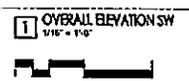
DATE 2016 MAR 06
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 16228

SHEET TITLE
OVERALL
ELEVATION SE

SHEET NO.
A2-1.1



Exhibits B-21
File No. 2016/SDD-40



ARCHITECTS
150 KUMUWAI DRIVE
HONOLULU, HAWAII 96813
PHONE: (808) 551-1111
WWW.ESCARCHITECTS.COM

FOR CONSTRUCTION
HONOLULU, HAWAII 96813
PHONE: (808) 551-1111

DEVELOPER
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER
HAWAII CITY PLAZA, LP

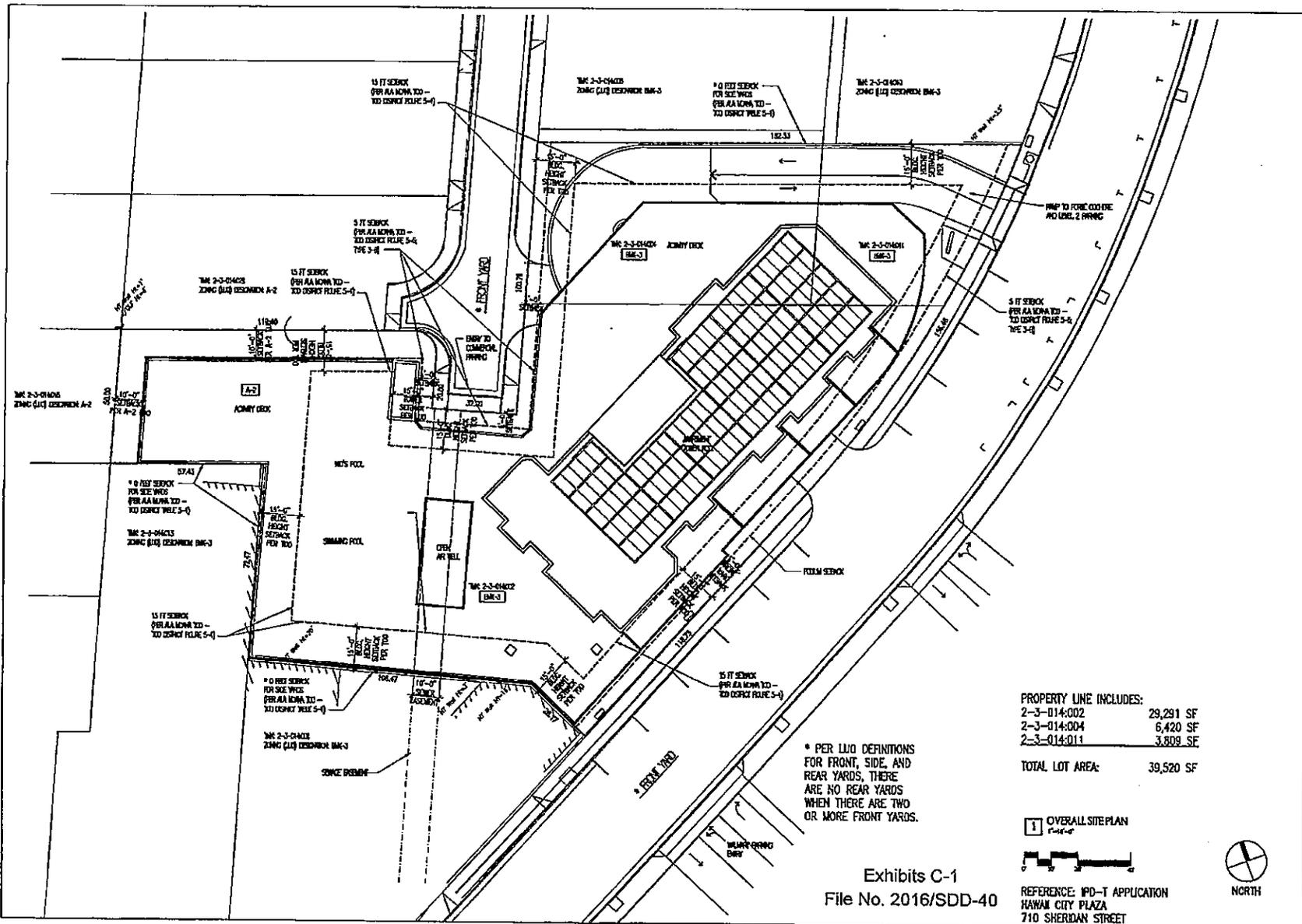
Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TWA-23-014 Permits 002, 004, & 011

Hawaii Revised
Development Permit
Application

DATE 2016 MAR 08
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15324

1/4\"/>

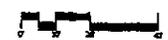
SHEET NO.
A2-1.4



* PER LUG DEFINITIONS FOR FRONT, SIDE, AND REAR YARDS, THERE ARE NO REAR YARDS WHEN THERE ARE TWO OR MORE FRONT YARDS.

PROPERTY LINE INCLUDES:	
2-3-014-002	29,291 SF
2-3-014-004	6,420 SF
2-3-014-011	3,809 SF
TOTAL LOT AREA:	39,520 SF

1 OVERALL SITE PLAN
1" = 40'



REFERENCE: IPD-1 APPLICATION
HAWAII CITY PLAZA
710 SHERIDAN STREET



ARCHITECT:
FSC ARCHITECTS
1000 KALANOAUE AVENUE, SUITE 200
HONOLULU, HAWAII 96813

DEVELOPER:
CALIFORNIA INVESTMENT REGIONAL CENTER, LLC

PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TRAC 2-3-014-002, 004, & 011

Site Plan
Development & Detail
Application

DATE: 2016 MAR 05
REV: 2016 APRIL 22
REV: 2016 JULY 27

PROJECT # 15028

SHEET TITLE
SITE SETBACK
DIAGRAM

SHEET NO.
A0-0.3

Exhibits C-1
File No. 2016/SDD-40



Exhibits D-1
 File No. 2016/SDD-40

South-East Perspective
 Sheridan Street



ARCHITECTS
 800 KALANIANAʻOHA BLVD
 SUITE 1000 HONOLULU, HI 96813
 TEL: (808) 551-1111 FAX: (808) 551-1112

PROJECT ARCHITECT
 800 KALANIANAʻOHA BLVD
 SUITE 1000 HONOLULU, HI 96813
 TEL: (808) 551-1111 FAX: (808) 551-1112

DEVELOPER
 CALIFORNIA INVESTMENT
 REGIONAL CENTER, LLC
 PROJECT OWNER
 HAWAII CITY PLAZA, LP

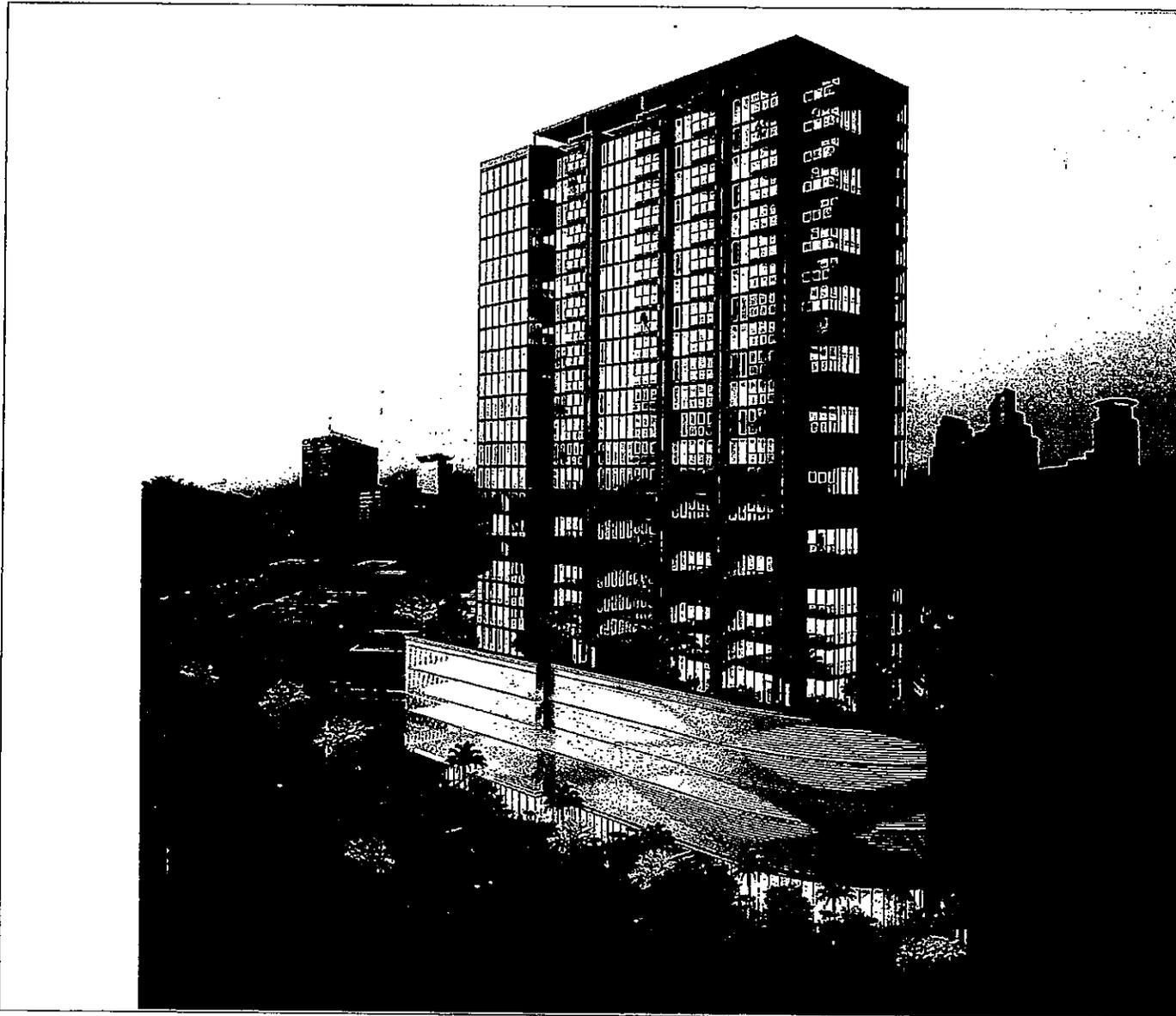
Hawaii City Plaza
 Honolulu, Hawaii
 710 Sheridan Street
 TNS: 2-3-014; Permit: 02-004, 8, 011

Form Planned
 Development/Tenant
 Application

DATE 2016 MAR 08
 REV. 2016 APRIL 22
 REV. 2016 JULY 27
 PROJECT # 15028

SHEET TITLE

SHEET NO.
 T0-0.5



ARCHITECT:
 REGIONAL CENTER, LLC
 710 SHERIDAN STREET
 HONOLULU, HAWAII 96813

ALL CHANGES TO THE
 ARCHITECTURAL DRAWINGS
 SHALL BE MADE BY THE ARCHITECT

DEVELOPER:
 CALIFORNIA INVESTMENT
 REGIONAL CENTER, LLC

PROJECT OWNER:
 HAWAII CITY PLAZA, LP

Hawaii City Plaza
 Honolulu, Hawaii
 710 Sheridan Street
 TMA 2-3-014; P-046; 002, 004, 005, 011

Interim Planned
 Development/Taxuse
 Application

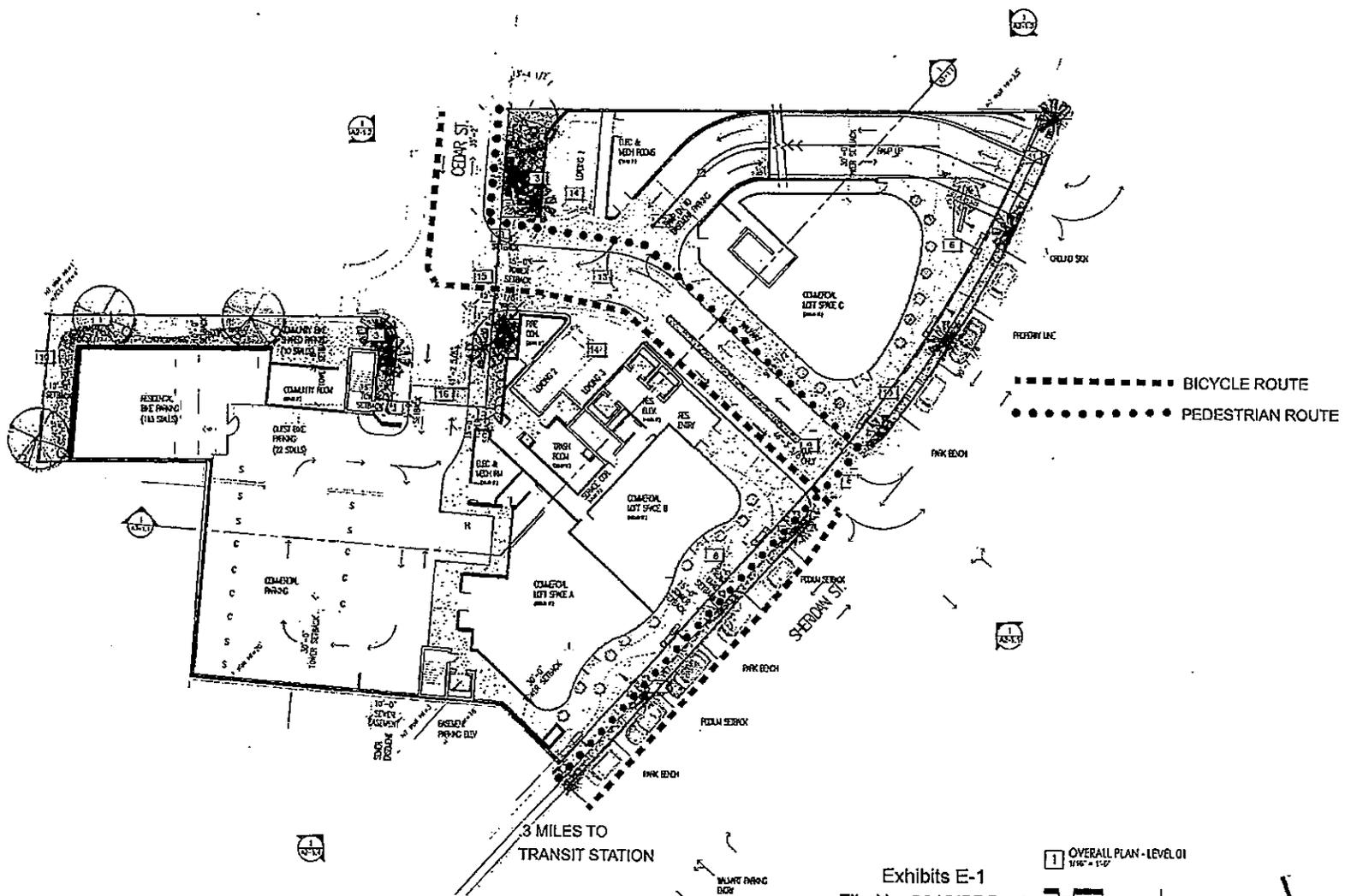
DATE: 2016 MAR 08
 REV. 2016 APRIL 22
 REV. 2016 JULY 27
 PROJECT # 15024

SHEET TITLE

SHEET NO.
 T0-0.6

Exhibits D-2
 File No. 2016/SDD-40

North-East Perspective
 Sheridan Street



ARCHITECT:
 FSC ARCHITECTS
 710 SERRANI STREET
 HONOLULU, HAWAII

DEVELOPER:
 CALIFORNIA INVESTMENT
 REGIONAL CENTER, LLC

PROJECT OWNER:
 HAWAII CITY PLAZA, LP

Hawaii City Plaza
 Honolulu, Hawaii
 710 Serrani Street
 TRAC 2-016 Parcel Map, COA, S011

Interim Financial
 Development Bank
 Application

DATE 2016 MAR 08
 REV. 2016 APRIL 22
 REV. 2016 JULY 27
 PROJECT # 15026

SHEET TITLE
 COMMUNITY
 BENEFIT #2

SHEET NO.
 A4-1.4

Exhibits E-1
 File No. 2016/SDD-40

1 OVERALL PLAN - LEVEL 01
 1/8" = 1'-0"



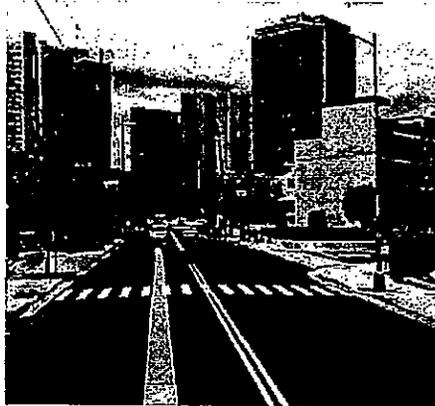
NORTH

SHERIDAN STREET

Sheridan Street runs parallel to Keeaumoku Street, and offers a convenient mauka-makai connection for pedestrians and bicyclists. It mainly serves the Sheridan neighborhood, and connects King Street with Kapiolani Boulevard. Various auto shops and small businesses are located along this street.

RECOMMENDED MODIFICATIONS INCLUDE:

- Sharrow striping for better motorist awareness of bicycle traffic
- Sidewalk enhancements
- Street trees for shade



Sheridan Street - Existing



Sheridan Street - TOD Plan

Exhibits E-2
File No. 2016/SDD-40



ARCHITECT
REYNOLDS & REYNOLDS
CONSULTING ARCHITECTS
HAWAIIAN SERVICE

100 CHURCH STREET
HONOLULU, HAWAII 96813
PHONE: 808-531-1111

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TMK 2-2-016 Parcel 002, 004, & 011

Initial Permitted
Development Permit
Application

DATE 2016 MAR 06
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15028

SHEET TITLE
COMMUNITY
BENEFIT #2

SHEET NO.
A4-1.5



ARCHITECT
 THE ARCHITECTURAL
 CONSULTANTS ASSOCIATES
 INCORPORATED

FOR CONTRACT DOCUMENTS,
 SPECIFICATIONS AND
 GENERAL NOTES, SEE
 SHEET SDD-40-100

DEVELOPER:
 CALIFORNIA INVESTMENT
 REGIONAL CENTER LLC
 PROJECT OWNER:
 HAWAII CITY PLAZA LP

Hawaii City Plaza
 Honolulu, Hawaii
 710 Sheridan Street
 TNC 2-3-016 PARADE COZ. COA 8.011

Initial Planned
 Development/Trunk
 Application

DATE: 2016 MAR 09
 REV. 2016 APRIL 22
 REV. 2016 JULY 27
 REV. 2016 SEP. 16
 PROJECT # 15026

SHEET TITLE
 COMMUNITY
 BENEFIT #5

SHEET NO.
 A4-1.10

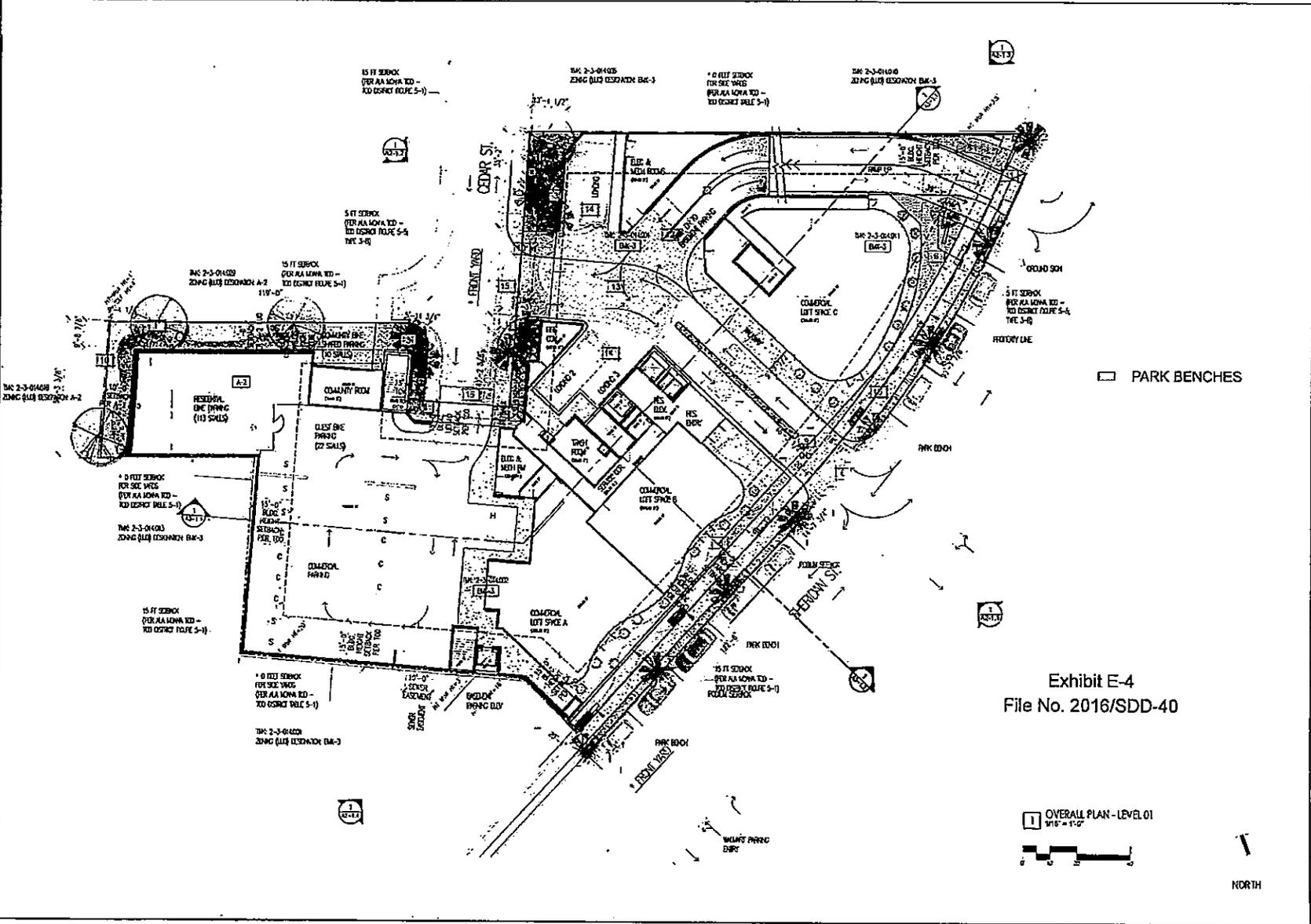


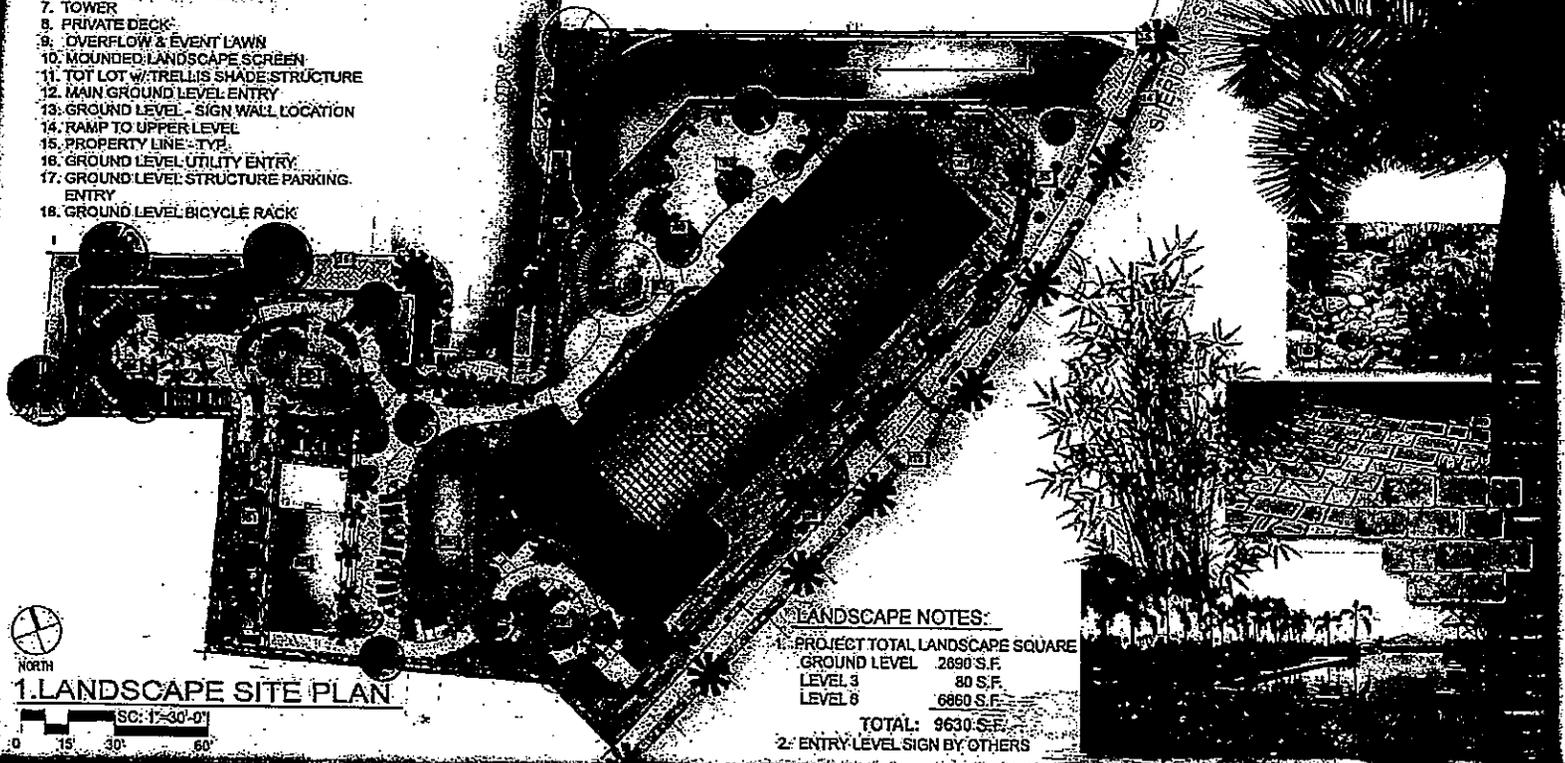
Exhibit E-4
 File No. 2016/SDD-40

1 OVERALL PLAN - LEVEL 01
 1/8" = 1'-0"



MAP KEY:

1. BBQ & OUTDOOR FAMILY AREA
2. PUTTING GREEN
3. CABANA ON RAISED WOOD DECK
4. ADULT & KIDS SWIMMING POOL
5. OPEN AIR WELL TO BE SCREENED W/ BAMBOO HEDGE
6. QUIET ZONE & ROCK GARDEN
7. TOWER
8. PRIVATE DECK
9. OVERFLOW & EVENT LAWN
10. MOUNDED LANDSCAPE SCREEN
11. TOT LOT W/ TRELLIS SHADE STRUCTURE
12. MAIN GROUND LEVEL ENTRY
13. GROUND LEVEL - SIGN WALL LOCATION
14. RAMP TO UPPER LEVEL
15. PROPERTY LINE - TYPE
16. GROUND LEVEL UTILITY ENTRY
17. GROUND LEVEL STRUCTURE PARKING ENTRY
18. GROUND LEVEL BICYCLE RACK



1. LANDSCAPE SITE PLAN

LANDSCAPE NOTES:
 PROJECT TOTAL LANDSCAPE SQUARE
 GROUND LEVEL 2690 S.F.
 LEVEL 3 80 S.F.
 LEVEL 6 6860 S.F.
 TOTAL: 9630 S.F.
 2: ENTRY LEVEL SIGN BY OTHERS

PLAZA FORCED LANDSCAPE CONCEPT
 710 GUERIDAN ST. HO, HONOLULU, HI 96814
international

Exhibit F-1
 File No. 2016/SDD-40



ARCHITECT:
 THE HONOLULU ARCHITECTURAL CENTER
 710 GUERIDAN STREET
 HONOLULU, HAWAII

FOR COMMERCIAL USE,
 ARCHITECTS MUST REGISTER
 WITH THE STATE OF HAWAII

DEVELOPER:
 CALIFORNIA INVESTMENT
 REGIONAL CENTER, LLC
 PROJECT OWNER:
 HAWAII CITY PLAZA, LP

Hawaii City Plaza
 Honolulu, Hawaii
 710 Gueridan Street
 TM/C-3-01/Parade/CDD, 8/011

Final Plan
 Conditional Use
 Application

DATE 2016 MAR 08
 REV. 2016 APRIL 22
 REV. 2016 JULY 27
 PROJECT # 15028

TITLE
 LANDSCAPE
 SITE PLAN

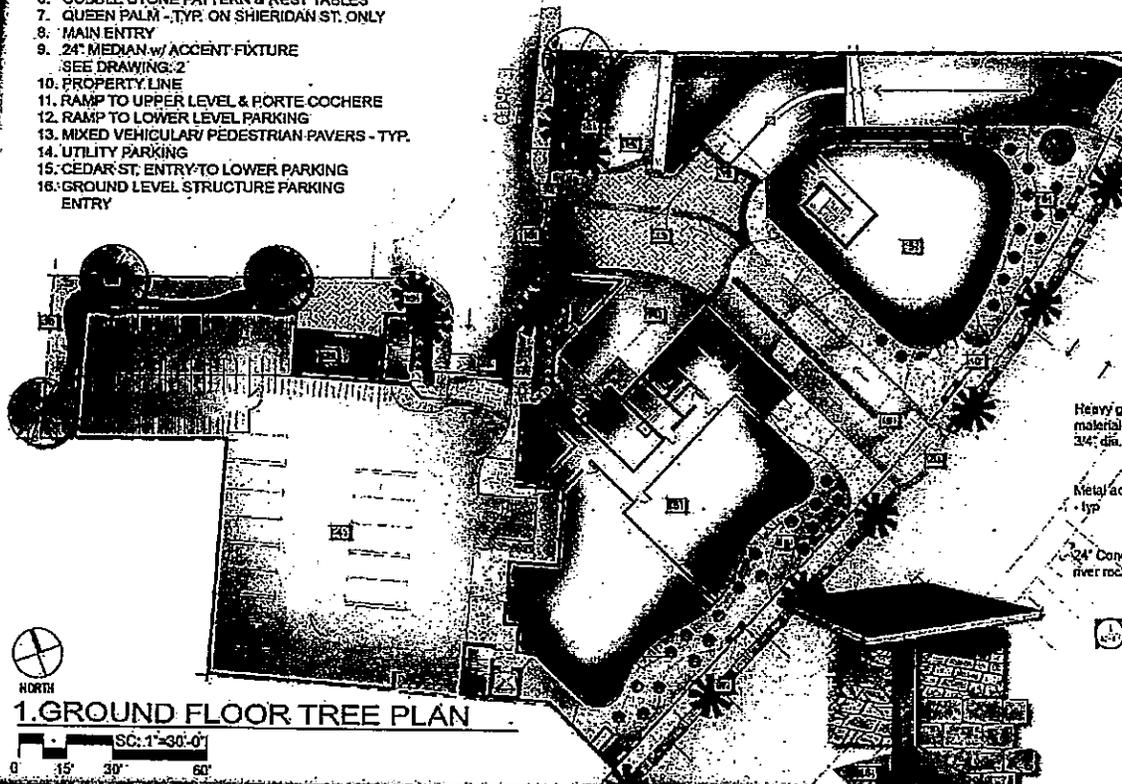
SHEET NO.
 L-1

MAP KEY

1. FALSE KAMANI TREE
2. INDOOR/ OUTDOOR BICYCLE RACKS
3. FOX TAIL PALM - TYP. ON CEDAR ST. ONLY
4. GROUND FLOOR PARKING
5. FACILITIES TBD - BY OTHERS
6. COBBLE STONE PATTERN & REST TABLES
7. QUEEN PALM - TYP. ON SHERIDAN ST. ONLY
8. MAIN ENTRY
9. 24" MEDIAN w/ ACCENT FIXTURE
SEE DRAWING 2
10. PROPERTY LINE
11. RAMP TO UPPER LEVEL & PORTE COCHERE
12. RAMP TO LOWER LEVEL PARKING
13. MIXED VEHICULAR/ PEDESTRIAN PAVERS - TYP.
14. UTILITY PARKING
15. CEDAR ST. ENTRY TO LOWER PARKING
16. GROUND LEVEL STRUCTURE PARKING ENTRY

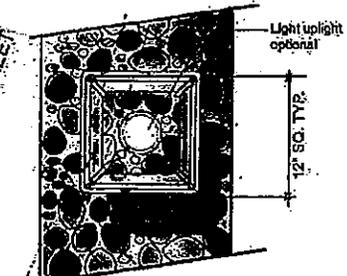
GROUND FLOOR TREE & PALM PLANT LIST

NO.	COMMON NAME	SCIENTIFIC NAME	AMT.	SIZE	NOTES
1	False Kamani	<i>Terminalia catappa L.</i>	4	45 g.c.	Min. 8' trk. ht. 6" Cal.
2	Foxtail Palm	<i>Wodyetia bifurcata</i>	6	25 g.c.	Min. 5' trk. ht. 4" Cal.
3	Queen Palm	<i>Syagrus romanzoffian</i>	8	f.s.	Min. 6' trk. ht. 8" Cal.



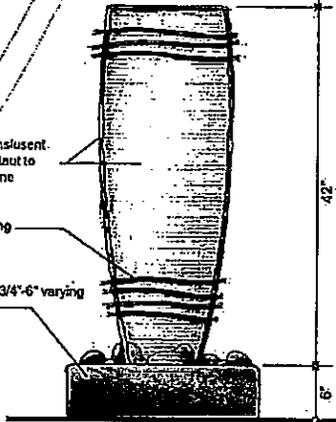
1. GROUND FLOOR TREE PLAN

SC: 1"=30'-0"
0 15' 30' 60'



PLAN

Heavy glass or translucent material stretched taut to 3/4" dia. metal frame
Metal accent bracing - typ
24" Conc. base w/ 3/4"-6" varying river rock inset



2. ELEVATION: MEDIAN ACCENT FIXTURE

SC: NTS

HAWAII CITY PLAZA PROPOSED LANDSCAPE CONCEPT
1710 SHERIDAN ST. HONOLULU, HI 96814

Exhibit F-2
File No. 2016/SDD-40

ARCHITECT
HKS INC.

ARCHITECT
HKS INC.
1000 CALIFORNIA STREET
SUITE 1000
SAN FRANCISCO, CA 94108

CLIENT
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC

PROJECT OWNER
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
Tel: 202-314-1000, 1004, & 011

John Harwood
Development Branch
Architect

DATE 2016 MAR 06
REV. 2016 APR 22
REV. 2016 JULY 27
PROJECT # 15004

SHEET NO.
GROUND FLOOR
TREE PLAN

SHEET NO.
L-2

GROUND FLOOR SHRUB PLANT LIST

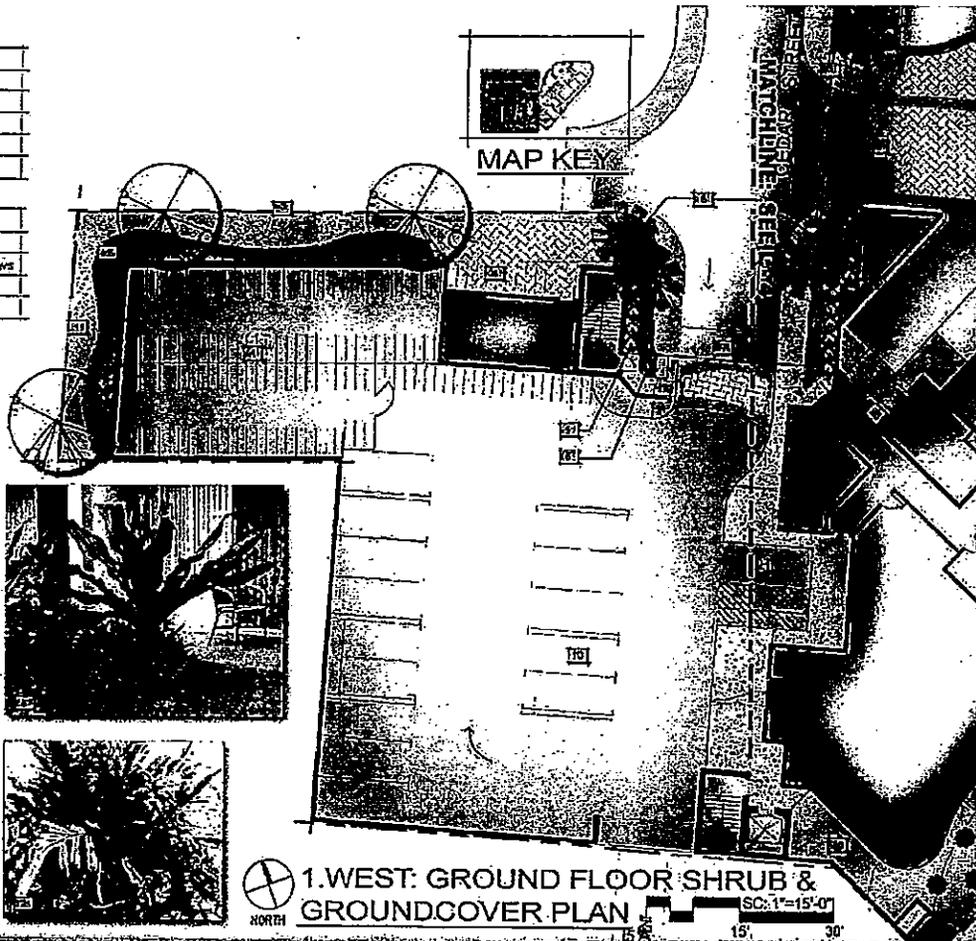
NO.	COMMON NAME	SCIENTIFIC NAME	AMT./ SIZE/ DESCRIPTION
1	Red 'Kink' Ginger	<i>Albizia purpurata</i>	110 ea., 3 g.c. @ 30" o.c., staggered rows
2	Red 'Lilinoe' TI	<i>Cordia alliodora</i>	36 ea., 3 g.c. @ 12" o.c., clustered
3	Queen Emma Spider Lily	<i>Cyrtosperma argenteum</i>	84 ea., 3 g.c. @ 24" o.c., staggered rows
4	Yellow Daylily	<i>Henrickeella 'Hyperion'</i>	140 ea., 1 g.c. @ 8" o.c., clustered
5	Tiari Gardens Hedge	<i>Garcinia tataria</i>	90 ea., 3 g.c. @ 30" o.c.

GROUND FLOOR GROUND COVER PLANT LIST

NO.	COMMON NAME	SCIENTIFIC NAME	AMT./ SIZE/ DESCRIPTION
1	St. Augustine grass	<i>Stenotaphrum secundatum</i>	720 s.f., Hydro Spray
2	Dwarf Llave Fern	<i>Phymatopteris gracilis</i>	280 ea., 4" pots @ 16" o.c. staggered rows
3	Dwarf Pittosporum	<i>Pittosporum tobira 'Nana'</i>	180 ea., 3 g.c. @ 24" o.c., clustered
4	Mondo Grass	<i>Ophiopogon japonicus</i>	120 s.f. Sprigs & 3" o.c., staggered rows

MARKS

1. ST. AUGUSTINE GRASS
2. DWARF LAVAE FERN
3. PROPERTY LINE
4. INDOOR/ OUTDOOR BICYCLE RACKS
5. ASSORTED GINGERS, TYP.
6. DWARF PITTOSPORUM
7. GROUND LEVEL STRUCTURE, PARKING ENTRY
8. QUEEN EMMA SPIDER LILY & ACCENT RED TI
9. CEDAR ST. ENTRY TO LOWER PARKING
10. TO SHERIDAN ST. SEATING



1. WEST: GROUND FLOOR SHRUB & GROUND COVER PLAN
 NORTH
 SC: 1"=15'-0"

HAWAII CITY PLAZA - PROPOSED LANDSCAPE CONCEPT



710 SHERIDAN ST. HONOLULU, HI 96814

Exhibit F-3
 File No. 2016/SDD-40

JAN 12 2016



ARCHITECT
 HONOLULU, HAWAII

DEVELOPER
 CALIFORNIA INVESTMENT REGIONAL CENTER, LLC

PROJECT OWNER
 HAWAII CITY PLAZA, LP

Hawaii City Plaza
 Honolulu, Hawaii
 710 Sheridan Street
 TRAC 23-016 Permit 002, 004, 8,011

Interior Merit
 Development/Trade
 Application

DATE: 2015 MAR 06
 REV: 2016 APRIL 22
 REV: 2016 JULY 27

PROJECT # 15028

SHEET TITLE
 WEST: GROUND FLOOR SHRUB & GROUND COVER PLAN

SHEET NO.

L-3