



## RESOLUTION

### GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT AND SHORELINE SETBACK VARIANCE FOR A NEW CLASSROOM BUILDING

WHEREAS, the Department of Planning and Permitting (DPP) on November 8, 2004, accepted the application of the Department of Accounting and General Services, herein referred to as the Applicant, for a Special Management Area Use Permit (SMP) and Shoreline Setback Variance (SV) to construct a new classroom building, fire access lane, and parking modifications, located at 85-251 Farrington Highway (Waianae High School), in Waianae, Oahu and identified as Tax Map Keys 8-5-15: 1 and 8-5-2: 18 Reference Numbers 2004/SMA-76 and 2004/SV-20; and

WHEREAS, on December 10, 2004, the DPP held a public hearing in which eight representatives of the applicant and one member of the community attended; and

WHEREAS, on December 27, 2004, within ten (10) working days after issuing the finding of no significant impact, the DPP, having duly considered all evidence and reports of said public hearing and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu (ROH), completed its report and transmitted its findings and recommendation of approval to the Council; and

WHEREAS, the City Council, having received the findings and recommendations of DPP on December 27, 2004, and at its meeting of JAN 26 2005, having duly considered all of the findings and reports on the matter, approved the subject application for an SMP with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMP be issued to the Applicant under the following conditions:

1. Approval of this Special Management Area Use Permit does not constitute compliance with other Land Use Ordinance or governmental agencies' requirements, including building or grading permit approval. 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 permit comply with all applicable Land Use Ordinance and other governmental agencies' provisions and requirements.



## RESOLUTION

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2. 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 Department of Land and Natural Resources, Historic Preservation Division immediately. Work in the immediate area shall be stopped until the Division is able to assess the impact and make further recommendations for mitigative activity.
3. Construction shall be in general conformity with the plans on file with the Department of Planning and Permitting. Any change in the size or nature of the project which has a significant effect on coastal resources addressed in Chapter 25, ROH, shall require a new application. Any change which does not have a significant effect on coastal resources shall be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of Planning and Permitting.



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 the Department of Planning and Permitting; the Department of Accounting and General Services; and Mr. Ronald A. Sato, AIA, SSFM International, Inc., 501 Sumner Street, Suite 620, Honolulu, Hawaii 96817.

INTRODUCED BY  
*[Handwritten Signature]*

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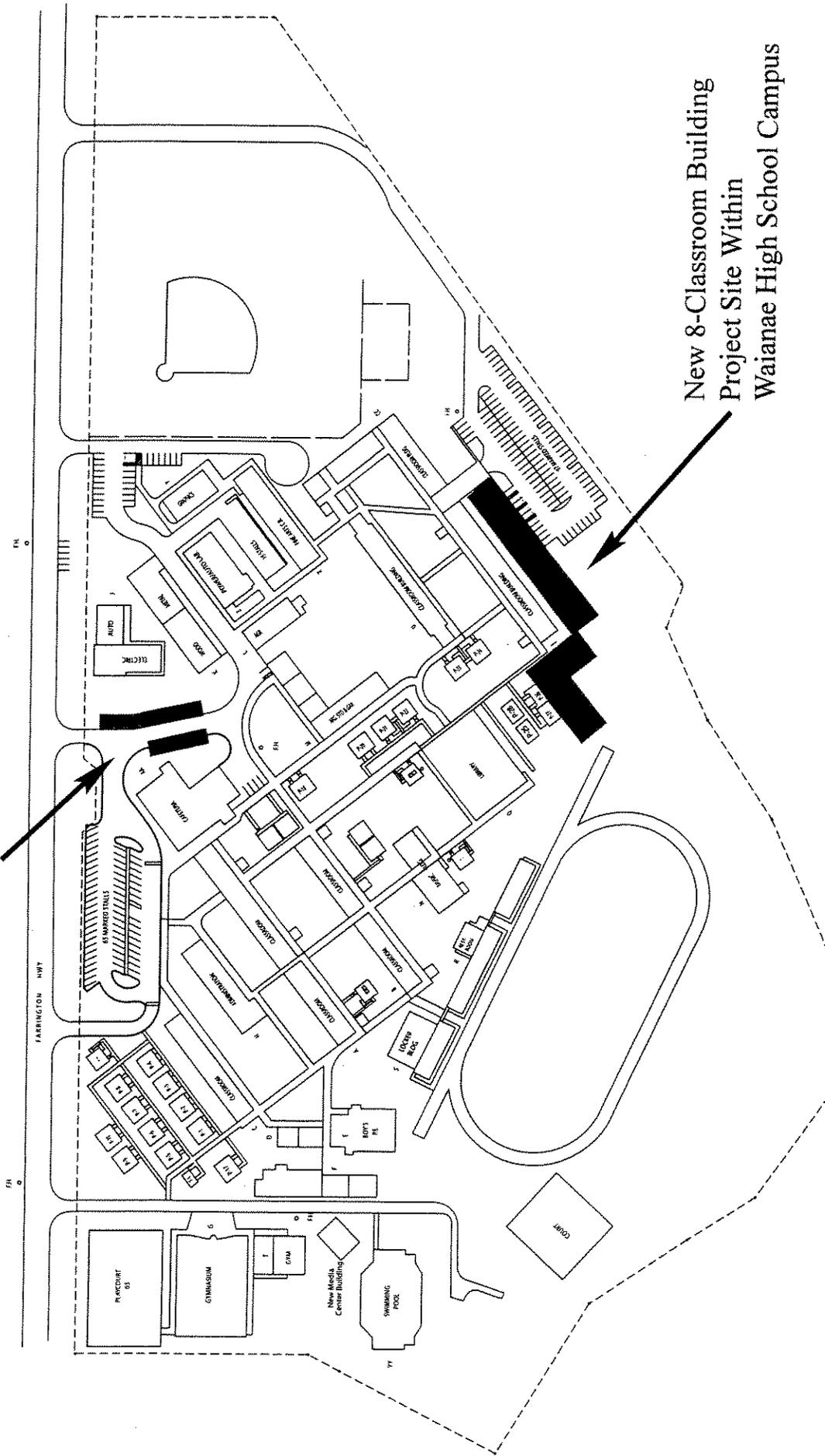
DATE OF INTRODUCTION:

January 3, 2005

\_\_\_\_\_  
Honolulu, Hawaii

\_\_\_\_\_  
Councilmembers

Additional Parking  
Improvements Location



New 8-Classroom Building  
Project Site Within  
Waianae High School Campus

2004/SMA-76, 2004/SV-20

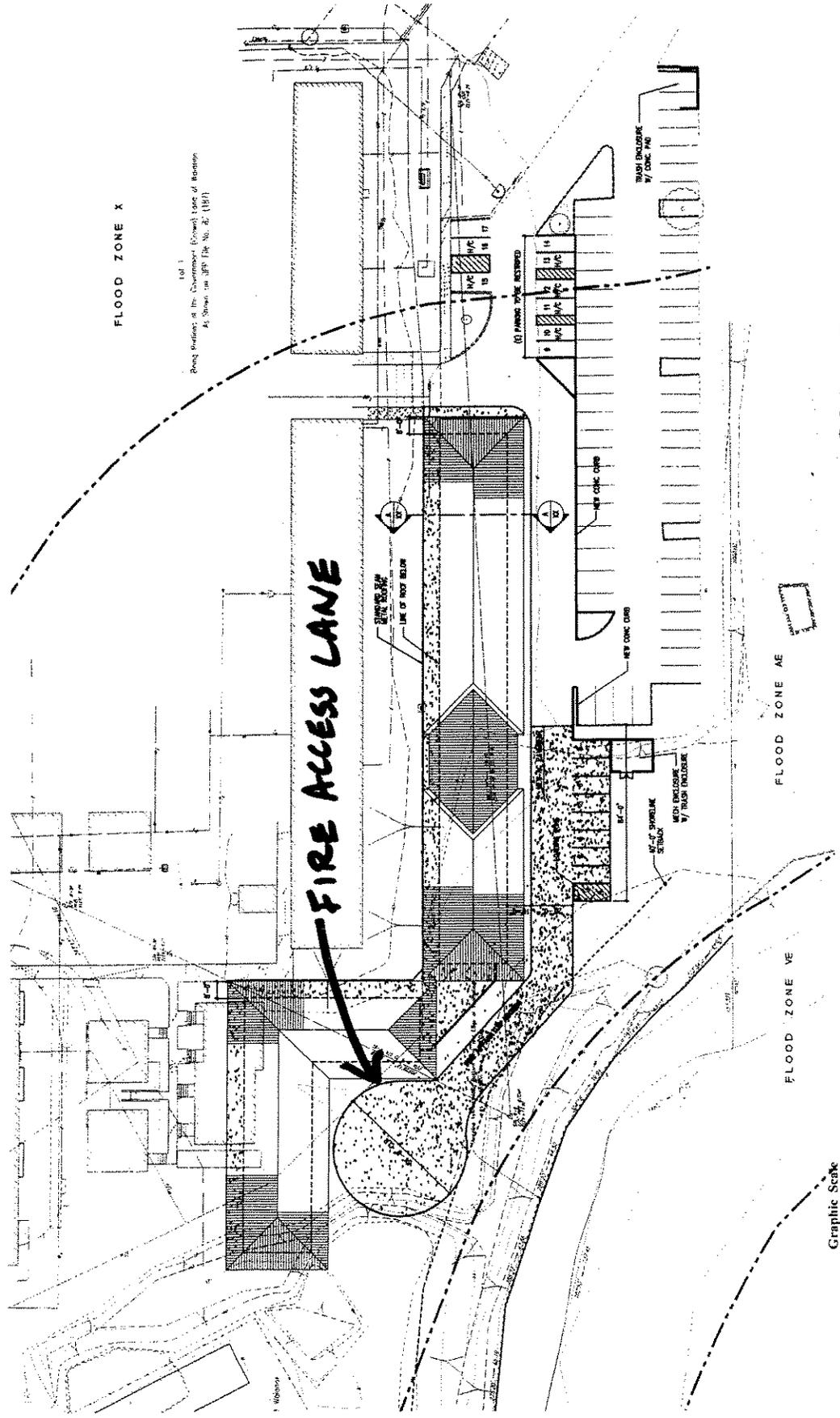
# EXISTING WAIANAE HIGH SCHOOL CAMPUS LAYOUT

Waianae High School 8-Classroom Building  
Department of Accounting and General Services

## EXHIBIT A

Source:  
Department of Accounting & General  
Services, State of Hawaii





FLOOD ZONE X

Lot 1  
 Being located at the Government (County) Lane of Boston  
 As Shown on DEP File No. 21-1181

**FIRE ACCESS LANE**



Graphic Scale

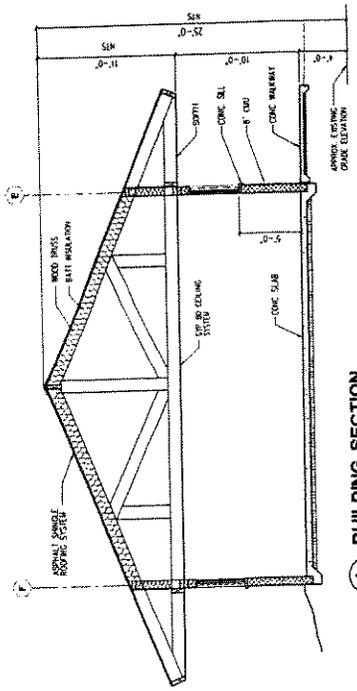
2004/SMA-76 2004/SV-20

**EIGHT-CLASSROOM BUILDING CONCEPTUAL SITE PLAN  
 EXHIBIT B**

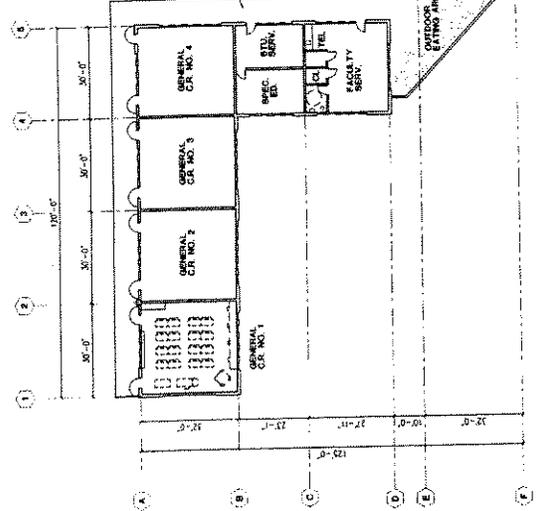


Source:  
 Design Partners, Inc.

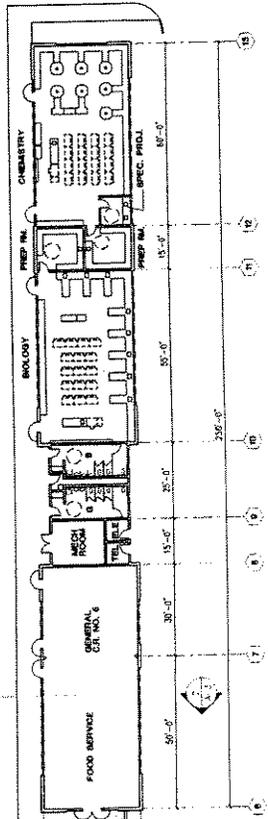
Wenatchee High School 8-Classroom Building  
 Department of Accounting and General Services



2 BUILDING SECTION  
SCALE: 1/8\"/>



1 FLOOR PLAN  
SCALE: 1/8\"/>



2 FLOOR PLAN  
SCALE: 1/8\"/>

# 2004/SMA-76, 2004/SV-20

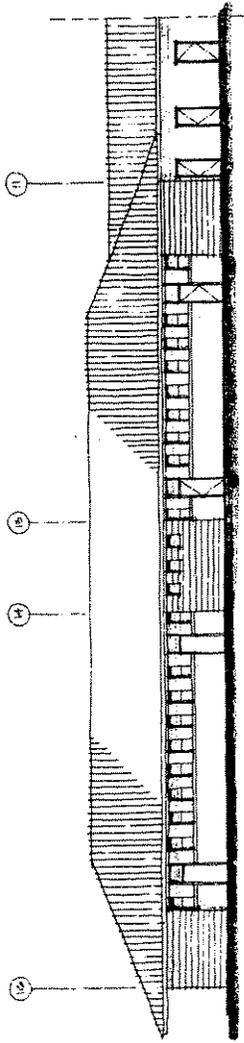
## CONCEPTUAL FLOOR PLAN

### EXHIBIT C

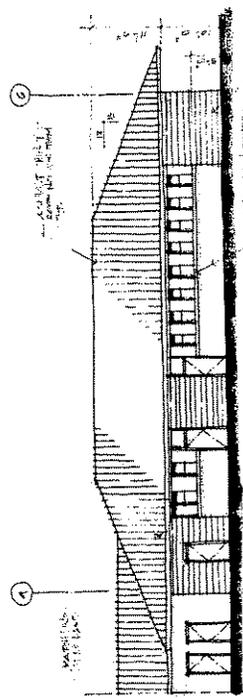


		DEPT. OF ACCOUNTING AND GENERAL SERVICES DIVISION OF PUBLIC WORKS <b>WAIANAE HIGH SCHOOL          EIGHT-CLASSROOM BUILDING</b> WAIANAE, OAHU, HAWAII	
DESIGN PARTNER, INC.	17-18-4218	DATE	JUN. 2004
SCALE	AS NOTED	PROJECT NO.	A-3
This work was prepared by the architect as a consultant to the Department of Accounting and General Services		SCALE AS NOTED	

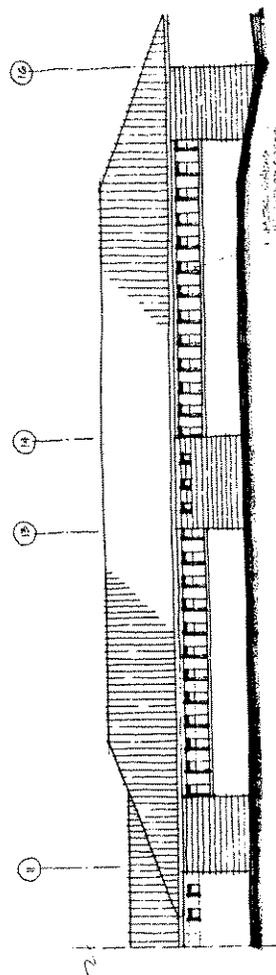
Source:  
Design Partners, Inc.



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2004/SMA-76, 2004/SV-20

EXTERIOR ELEVATIONS PLAN

EXHIBIT D



DEPT. OF ACCOUNTING AND GENERAL SERVICES STATE OF HAWAII		PROJECT NO. 12-15-4230		DRAWING NO. A-5	
WAIANAE HIGH SCHOOL CLASSROOM BUILDING		DATE: JAN. 2004		SHEET NO. XX	
DESIGNED BY: DEBBIE HARTNER, INC.		SCALE: 1/8" = 1'-0"		DATE: JAN. 2004	
DRAWN BY: DEBBIE HARTNER, INC.		CHECKED BY: DEBBIE HARTNER, INC.		APPROVED BY: DEBBIE HARTNER, INC.	



**Summary of Parking Stall Modifications**

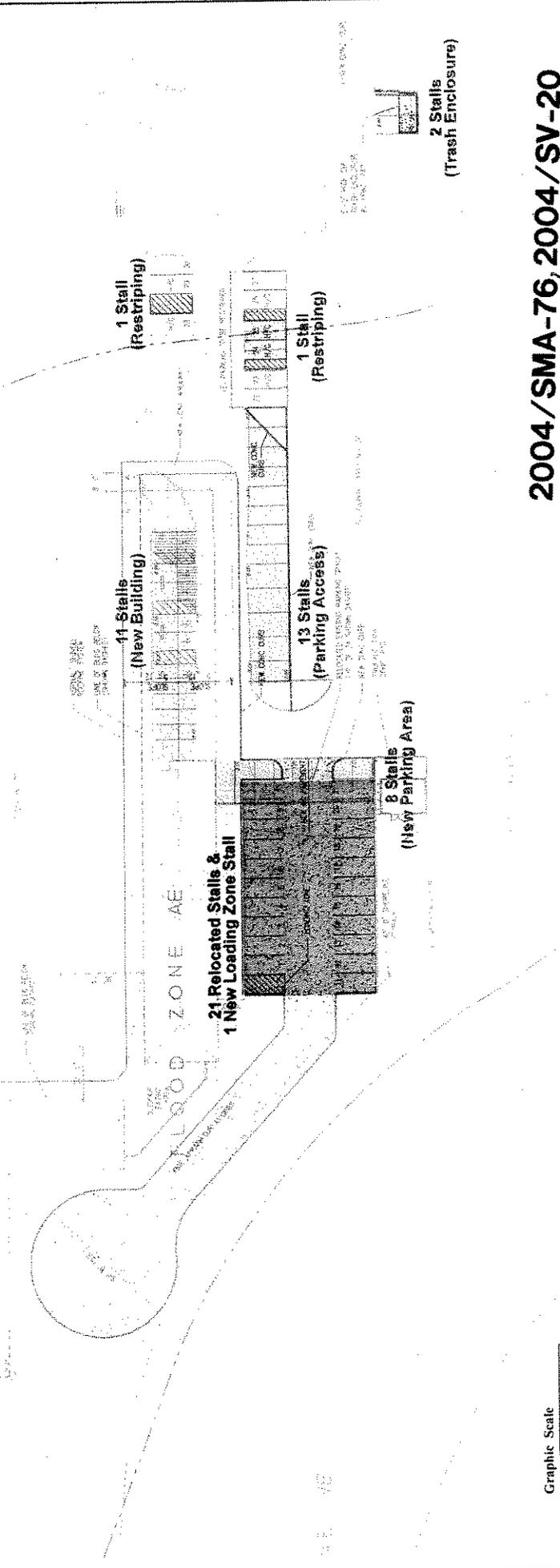
**LEGEND**

-  Parking Stalls Relocated (Reason)
-  New Relocated Parking Stalls

- Stalls Being Displaced**
- 11 - New Building
  - 13 - Parking Lot Access
  - 08 - New Parking Area
  - 02 - New Trash Enclosure
  - 02 - Restriping
  - 36 - Total Stalls Being Relocated

- New Parking Stalls Provided**
- 21 - New Parking Area for Relocated Stalls
  - 06 - New Parking Area Located by School Entrance Near Canal
  - 37 - Total New Stalls Being Created

- Net Change in Parking Stalls**
- +01 Additional Stall Being Added
  - +01 Loading Zone Stall



**2004/SMA-76, 2004/SV-20**

**PARKING MODIFICATIONS SITE PLAN**

Source: Design Partners, Inc.



**EXHIBIT E**



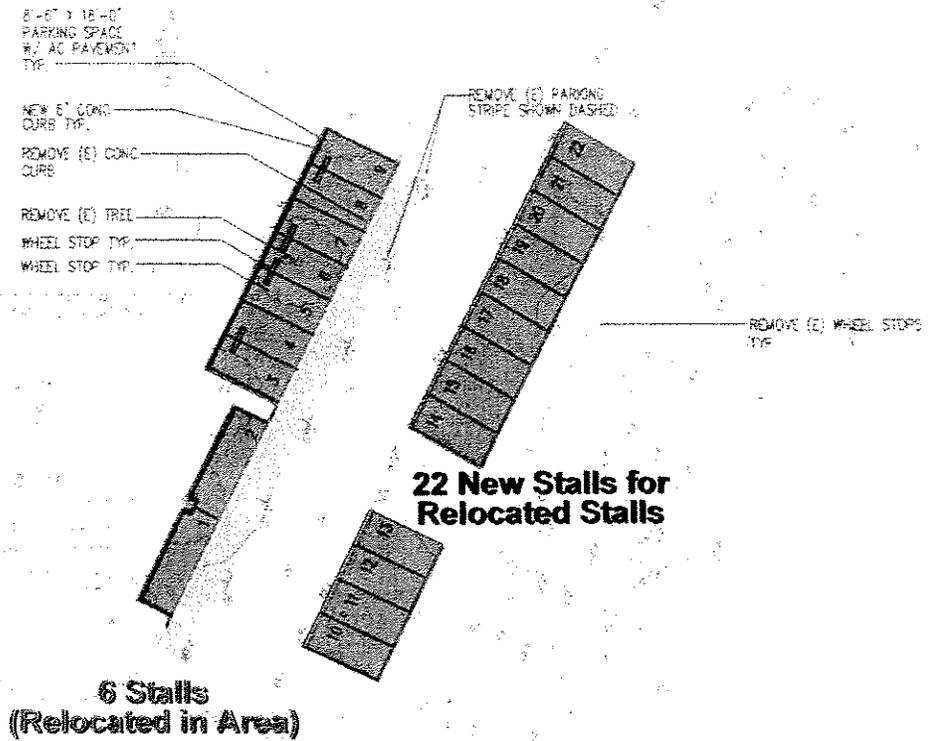
Waukena High School B-Classroom Building  
Department of Accounting and General Services

# Summary of Parking Stall Modifications for Canal Area

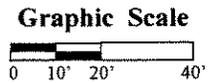
**Stalls Being Displaced**  
06 - Stalls Relocated in Area

**New Parking Stalls Provided**  
22 - New Parking Areas for Relocated Stalls

**Net Change in Parking Stalls**  
**+16 Additional Stalls Being Added to Canal Area**



2004/SMA-76, 2004/SV-20



## LEGEND

- Parking Stalls Relocated
- New Relocated Parking Stalls



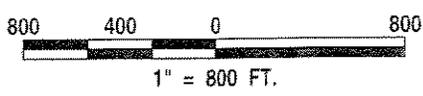
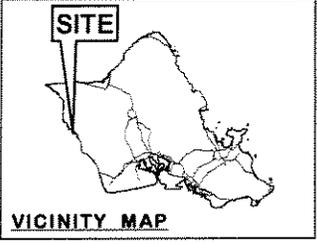
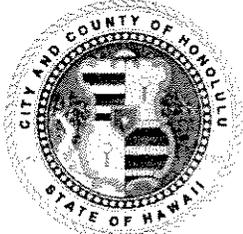
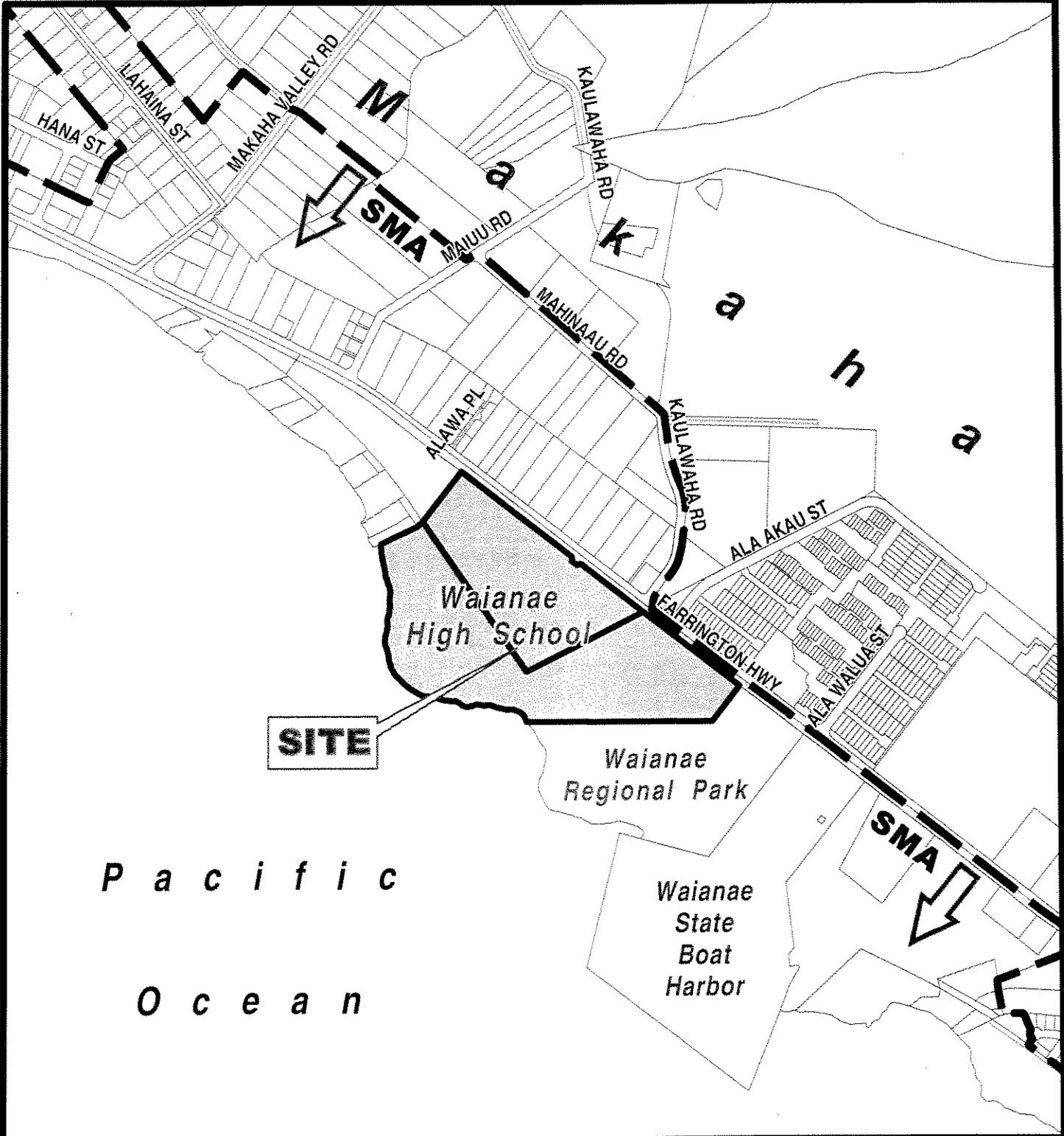
## PARKING RELOCATION PLAN AT CANAL

Waianae High School 8-Classroom Building  
Department of Accounting and General Services

## EXHIBIT F

Source:  
Design Partners, Inc.





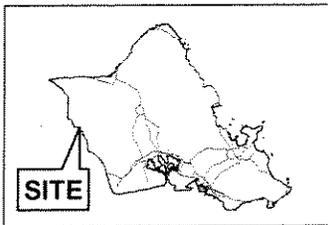
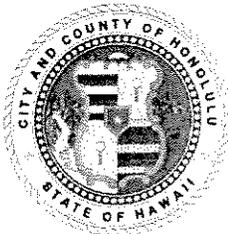
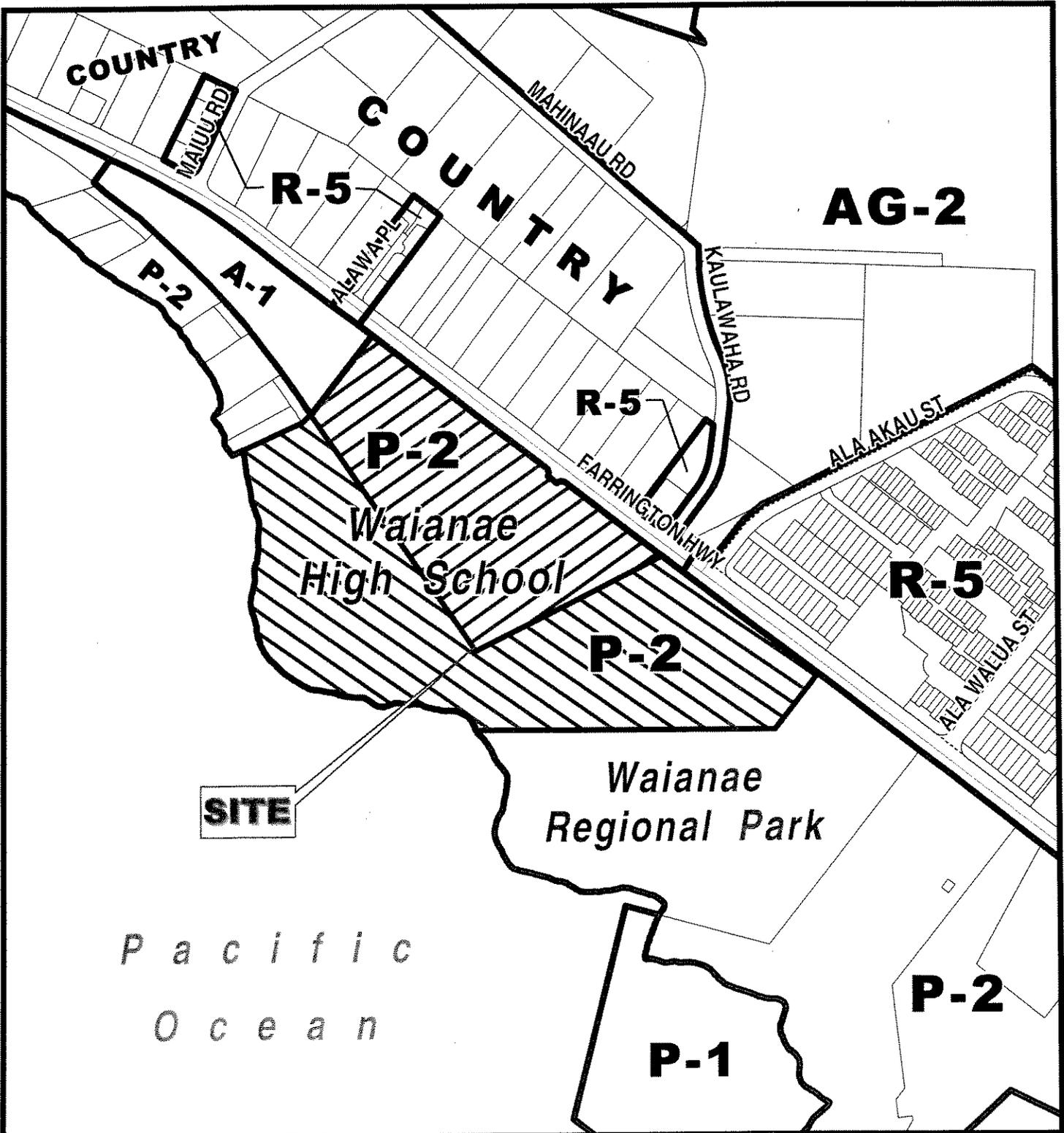
# LOCATION MAP

*M a h a k a*

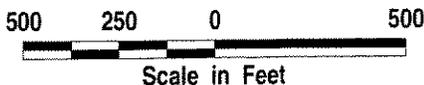
FOLDER NO: 2004/SMA-76; 2004/SV-20

TAX MAP KEY(S): 8-5-2 : 18 & 8-5-15 : 1

Date Prepared: NOVEMBER 2004



VICINITY MAP



Scale in Feet

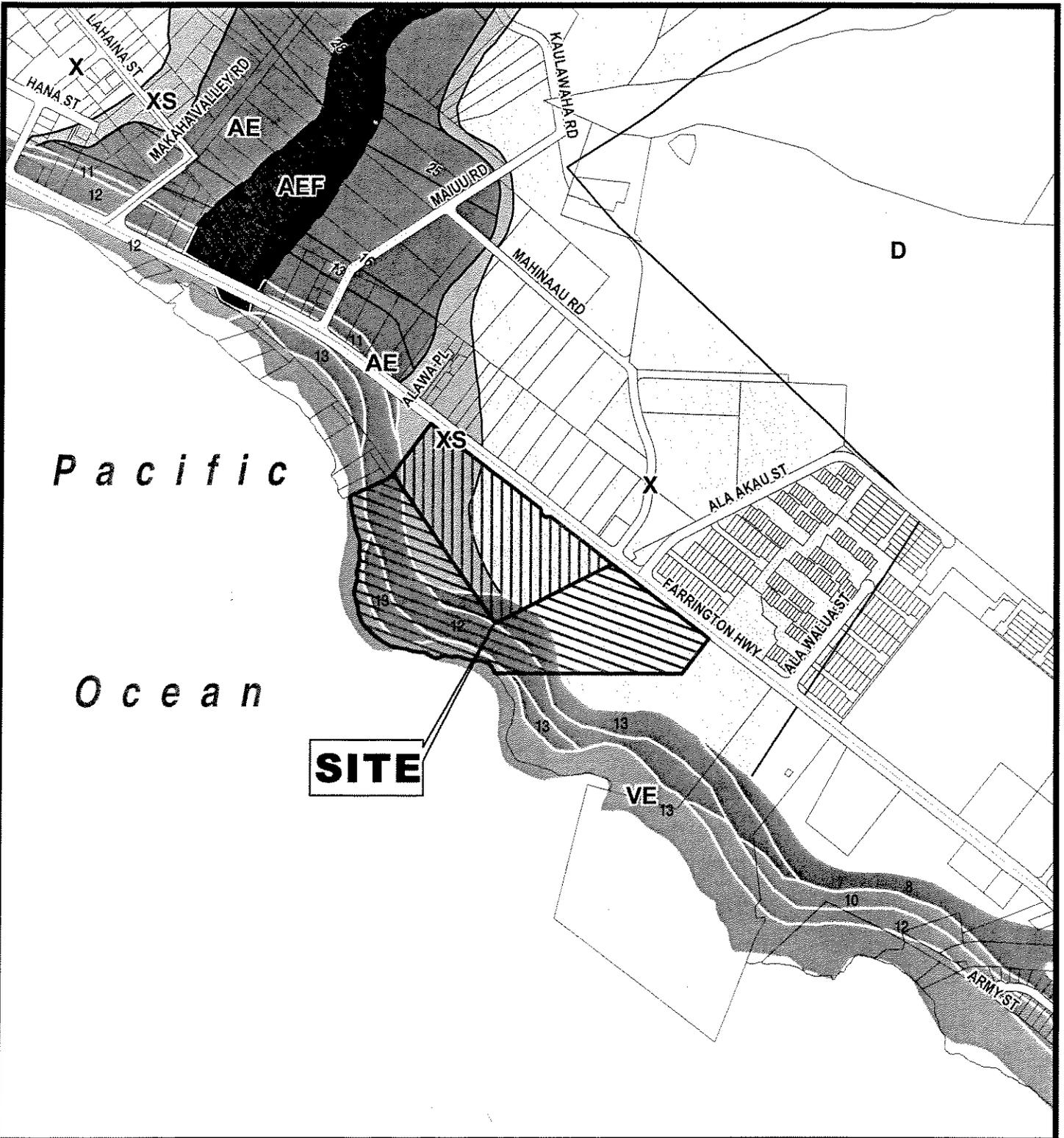


Portion of  
**EXISTING ZONING MAP**  
 Z-5 [Lualualei-Makaha]

FOLDER NO.: 2004/SMA-76; 2004/SV-20

TAX MAP KEY(S): 8-5-2 : 18 & 8-5-15 : 1

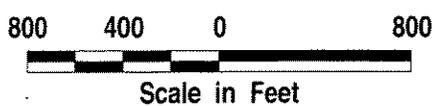
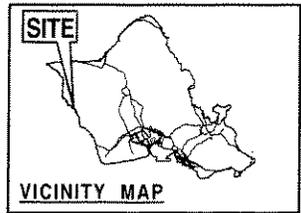
Date Prepared: November 2004 **EXHIBIT H**



Pacific

Ocean

**SITE**



Portion of  
**FLOOD MAP**  
*Makaha*

FILE NO.: 2004/SMA-76; 2004/SV-20  
 TAX MAP KEY: 8-5-2:18 & 8-5-15:1  
 FIRM PANEL: 185

**EXHIBIT I**

CITY COUNCIL  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII  
CERTIFICATE

**RESOLUTION 05-001**

Introduced: 1/3/05 By: DONOVAN DELA CRUZ (BY REQUEST) Committee: ZONING

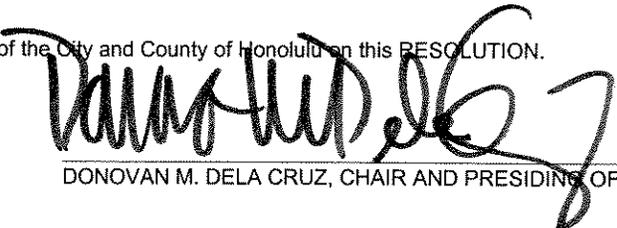
Title: RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT AND SHORELINE SETBACK VARIANCE FOR A NEW CLASSROOM BUILDING.

Links: RES. 05-001  
D-1148 (04)

Zoning	1/11/05	CR-4 – Resolution reported out of committee for adoption.
Council	1/26/05	Resolution and CR-4 adopted.
		Apo Y Cachola Y Dela Cruz Y Djou Y Garcia Y Kobayashi Y Marshall Y Okino Y Tam Y

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.

  
DENISE C. DE COSTA, CITY CLERK

  
DONOVAN M. DELA CRUZ, CHAIR AND PRESIDING OFFICER