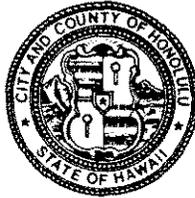


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

CITY CLERK
HONOLULU, HAWAII
DEC 27 3 52 PM '04

JEREMY HARRIS
MAYOR



ERIC G. CRISPIN, AIA
DIRECTOR

BARBARA KIM STANTON
DEPUTY DIRECTOR

2004/SMA-76(DT)
2004/SV-20

RECEIVED

December 27, 2004

The Honorable Donovan M. Dela Cruz, Chair
and Members of the City Council
City Council
City and County of Honolulu
Honolulu, Hawaii 96813

Dear Chair Dela Cruz and Councilmembers:

Application for a Special Management Area Use Permit (SMP)
and Shoreline Setback Variance (SV)

Applicant : Department of Accounting and General Services
Recorded Owner : State of Hawaii and City and County of Honolulu
Location : 85-251 Farrington Highway (Waianae High School)
- Waianae
Tax Map Keys : 8-5-15: 1 and 8-5-2: 18
Acceptance Date : November 8, 2004

We recommend approval of this application for an SMP and SV to construct a new classroom building, fire access lane, and parking modifications, subject to conditions relating to approvals from other government agencies, archaeological resources, flood, and project modifications.

Attached for your consideration are: My report and draft resolution; and the transcript of the public hearing held on December 10, 2004. Eight representatives of the applicant and one member from the community attended the hearing. Concerns were raised by the community member on an evacuation plan for the school in the event of a tsunami. Otherwise, he supports the project.

Pursuant to Chapter 25, Revised Ordinances of Honolulu, the City Council must act within 60 calendar days after the receipt of the agency's findings and recommendations; however, the City Council may extend this period of time upon receipt of a request from the applicant for an extension.

The extension is not automatic and thus, if an extension of time is not requested in a timely manner, the application may be filed due to the Council's time deadline.

Dept. Com. No. 2149

The Honorable Donovan M. Dela Cruz, Chair
and Members of the City Council

Page 2

December 27, 2004

Should you have any questions, please contact Dana Teramoto of our staff at 523-4648.

Sincerely yours,



 ERIC G. CRISPIN, AIA
Director of Planning
and Permitting

EGC:pl

Attachments: Resolution
Public Hearing Transcript

cc: State of Hawaii, Dept. of Accounting & General Services
SSFM International, Inc.
Managing Director
Corporation Counsel
Mayor's Office
Hearings Reporter

G:\LandUse\PosseWorkingDirectory\Dana\SMPSV\2004sma76\councilltr.doc

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

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)
)
 OF)
)
 THE DEPARTMENT OF ACCOUNTING AND)
 GENERAL SERVICES)
) FILE NO. 2004/SMA-76
 FOR) 2004/SV-20
)
 FOR A SPECIAL MANAGEMENT AREA)
 USE PERMIT AND)
 SHORELINE SETBACK VARIANCE)
)

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND RECOMMENDATION

I. APPLICATION

A. Basic Information

APPLICANT : DEPARTMENT OF ACCOUNTING AND
GENERAL SERVICES

LANDOWNER : CITY AND COUNTY OF HONOLULU
(8-5-15: 1) AND STATE OF HAWAII
(8-5-2: 18)

LOCATION : 85-251 FARRINGTON HIGHWAY (WAIANAE
HIGH SCHOOL) - WAIANAE

TAX MAP KEY : 8-5-15: 1 AND 8-5-2: 18

PROJECT AREA : 14.064 ACRES (8-5-15: 1) AND 23.8
ACRES (8-5-2: 18), TOTAL OF 37.864
ACRES

STATE LAND USE
DISTRICT : URBAN

EXISTING ZONING : P-2 GENERAL PRESERVATION DISTRICT

SURROUNDING LAND USES: PARK AND APARTMENT BUILDINGS

B. Proposal

The applicant is proposing to construct a new 21-foot high classroom building and fire access lane, and implement parking modifications. The 13,370-square foot building will consist of eight classrooms. It will be constructed primarily of concrete and have a pitched roof. Construction of this building will replace two existing portables to the left (Makaha side) and some of the parking located in the area. See Exhibits A through D.

The new building will displace 36 parking stalls. The existing parking lot on the makai side of the school will be modified to provide 21 new parking stalls, plus a loading zone stall. Sixteen (16) additional paved parking stalls will be provided along a driveway abutting an unlined drainage canal area, near the school's cafeteria and front parking lot exit driveway. See Exhibits E and F.

A fire access lane will be constructed on the makai side of the new classroom building to provide access to this area. See Exhibit B.

The project is estimated to cost approximately \$4 million. The project should commence in 2005, after obtaining necessary approvals, and is anticipated to be completed within 1 year after the starting date.

II. FINDINGS OF FACT

A. Location

The project site is located at Waianae High School. The school is approximately one-half mile west of the Waianae Public Library. The new classroom will be located on the makai side of the school, behind Building I.

The new classroom building will be sited on tax map key: 8-5-2: 18, which is owned by the State of Hawaii. The new parking lot along the unlined drainage canal will be constructed on City-owned land.

The entire school is located within the Special Management Area (SMA). See Exhibit G. A portion of the fire access

lane and some grading work will be done within the 40-foot shoreline setback area, requiring a Shoreline Setback Variance (SV).

B. Existing Use

The site is currently occupied by a high school. The school consists of classrooms and administration offices, parking areas, cafeteria, library, gymnasium, swimming pool, playcourt, baseball field, and a football field. See Existing Waianae High School Campus Layout (Exhibit A).

C. Environmental Compliance

The Department of Accounting and General Services assessed the proposal under Chapter 343, Hawaii Revised Statutes, and issued a "Finding of No Significant Impact" for the project which was published in the Environmental Notice on May 23, 2004.

D. Consistency With County Plans

The site is zoned P-2 General Preservation District. See Existing Zoning Map (Exhibit H). The existing high school is a permitted public use.

Waianae High School is within the Waianae Sustainable Communities Plan (SCP). The plan states that the 1998 student population of the high school exceeded its capacity by over 200 students. The proposed classroom building expansion is identified in Table 4-3 of the SCP. Thus, the proposal is consistent with the Waianae SCP by providing a much-needed classroom facility for the excessive student population.

E. Other Government Permits Required

Under Article 6 of the Land Use Ordinance (LUO), 39 additional parking spaces are required for the new classrooms. However, only one additional parking stall will be provided. The applicant states there are site limitations to providing more parking, many students do not drive to school, and that part of the new building will replace two portable classrooms which will be demolished. Section 21-2.130 of the LUO allows public uses to qualify for a waiver of LUO requirements. If granted, the waiver would exempt the applicant from the parking requirements of

the LUO. The waiver permit is being concurrently processed with this application; however, the SMA permit must be approved before the department can act on the waiver request.

A waiver is also required to allow the proposed building to exceed the 5 percent maximum building area for the P-2 zoning. The school site has a total of 37.864 acres, and is thus permitted to have a maximum building area of 1.893 acres (82,459 square feet).

The school presently has buildings and facilities (including the portable classrooms), which cover about 220,830 square feet of area, significantly more than the maximum building area allowed. The new building will add to this total. The waiver request would be to allow the new building to increase the maximum building area by .08 percent.

F. Public Hearing

The DPP held a public hearing on December 10, 2004 at the Waianae Public Library. Eight representatives of the applicant and one member of the community attended the hearing. Concerns were raised by the community member on an evacuation plan for the school in the event of a tsunami. Otherwise, the member supports the project.

III. ANALYSIS

A. Compliance with the Special Management Area (SMA) Ordinance

This analysis is based on the objectives, policies, and guidelines found in Sections 25-3.1 and 25-3.2 of the SMA Ordinance, Chapter 25, Revised Ordinances of Honolulu (ROH).

1. Coastal Hazards

The project site is within Flood Zone AE on the Federal Flood Insurance Rate Map (FIRM), revised November 20, 2000. Flood Zone VE is makai of the site. See Flood Zone Map (Exhibit I).

The base flood elevation for Flood Zone AE in this area is between 11 to 13 feet. Zone AE is a flood-fringe district in the 100-year flood plain. Construction in the AE flood-fringe area is subject to the Flood Hazard District provisions of the City Land Use Ordinance (LUO). In order to ensure compliance with the flood hazard regulations, the applicant shall submit a completed flood hazard certification form for compliance with Section 21-9.10 of the LUO, prior to obtaining a grading permit.

2. Alteration to Land Forms

Grading will be required to raise the existing elevation about 4 feet to match the elevation of the adjacent Building I.

The total area to be cleared and grubbed would be about 1.3 acres in size. Approximately 5,850 cubic yards of soil may be affected by grading activities. This includes about 5,000 cubic yards of the existing dirt berm embankment along the shoreline and another 850 cubic yards of other areas.

3. Solid and Liquid Waste Disposal

a. Solid Waste

Solid waste generated from the construction of the project will be disposed of by the contractor. Solid waste generated by the new classroom building will be disposed of by the Department of Environmental Services, Division of Refuse Collection and Disposal. Solid waste from Waianae is disposed of at the Waimanalo Gulch Sanitary Landfill and at the James Campbell Industrial Park H-Power energy recovery incinerator.

b. Liquid Waste

The area is serviced by a City and County of Honolulu sewer force main. The project will connect to the existing school sewer system. A Sewer Connection Application was approved for the project on November 25, 2003.

4. Water Quality and Drainage

To minimize potential short-term erosion impacts during construction activities, various Best Management Practices (BMPs) will be implemented on-site to control polluted runoff. BMPs to be implemented include the following:

- a. Use of temporary sprinklers in non-active construction areas;
- b. Water trucks on the site during construction to provide immediate sprinkling in active construction areas;
- c. Temporary berms and cut-off ditches;
- d. Temporary silt fencing, sand bags, or screens;
- e. Thorough watering of graded areas after construction activity has ceased for the day; and
- f. Sodding or planting immediately after grading work has been completed.

5. Wildlife and Plant Habitats

a. Wildlife

There are no wildlife preserves in the vicinity of the project site. No rare or endangered species of animals are within the site, since it has been heavily used as a school for many years.

b. Plants

No rare or endangered species of plants that will be impacted by the proposal were identified in the Environmental Assessment. Much of the existing vegetation on the site was likely disturbed from the previous construction of Building I and the parking lot.

6. Recreation Resources/Shoreline Access

The proposed project will not adversely affect access to any public beaches. The new building will be located approximately 58 feet from the shoreline.

The nearest public park is Waianae Regional Park, located 140 feet east of the school. The school and the park are separated by a 140-foot wide drainage easement. The proposed project will not have an adverse impact on the beach park.

7. Historic Resources

A letter from the State Department of Land and Natural Resources Historic Preservation Division dated March 19, 2004 stated that the Cultural Impact Assessment for the project did not identify any cultural/historic properties within the project area. Thus, the Division said that this finding concurs with the archaeological assessment that "no historic properties will be affected by construction of the new building."

8. Scenic and Open Space Resources

The project site is in the Pokai Bay section of the Waianae Viewshed, as identified in the City and County's 1987 Coastal View Study. For this area the study states, "few coastal views from the highway can be found due to building placement and stands of vegetation." The objective for scenic and open space resources of Chapter 25, Revised Ordinances of Honolulu is to ensure that any development will not interfere with or detract from the line of sight toward the sea from the state highway nearest the coast. The proposed project does not interrupt coastal views since it will be located behind the existing school buildings.

B. Compliance with the Shoreline Setback Ordinance

This analysis is based on the objectives, policies, and guidelines found in "Shoreline Setbacks," Chapter 23, ROH.

1. Shoreline Certification

The shoreline was certified by the State Department of Land and Natural Resources on October 8, 2003, along the highwater mark as evidenced by the highest wash of waves at the seashore and along the top of the bank and vegetation line.

The applicant proposes to construct a portion of the fire access lane and excavate five cubic yards of soil within the shoreline setback as described in Section B above.

2. Criteria for Approval

A shoreline setback variance may be granted if the proposed structure or activity meets one of the three standards defined in Chapter 23-1.8(b), ROH. The proposed project meets the Public Interest Standard, Section 1.8(b)(2).

The new classroom is clearly in the public interest because it would address the school's need for more classrooms and administrative facilities. This new classroom facility would benefit students at the high school since the school has a shortage of permanent classrooms. The shortage of suitable permanent classrooms causes concerns related to overcrowded conditions and deficient classroom conditions associated with excessive noise, dust, and heat due to these conditions.

The new classroom facilities would support various science programs, such as biology and chemistry classes. The classroom building will also have permanent office space to conduct administrative activities and associated services and for students and faculty. Last, a portion of the new building will accommodate a new food service educational program that will provide laboratory activities, storage requirements, cooking equipment, and security of the equipment.

IV. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of Chapter 25 and 23, ROH, and found to be consistent with the objectives, policies, and guidelines established in these ordinances.

V. RECOMMENDATION

It is recommended that the applications for an SMP and Shoreline SV be APPROVED, subject to 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.
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.

Dated at Honolulu, Hawaii, this 27th day of December, 2004.

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

By 
for ERIC G. CRISPIN, AIA
Director

EGC:pl
Attachments

G:\LandUse\PosseWorkingDirectory\Dana\SMPSV\2004sma76\Report.doc

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

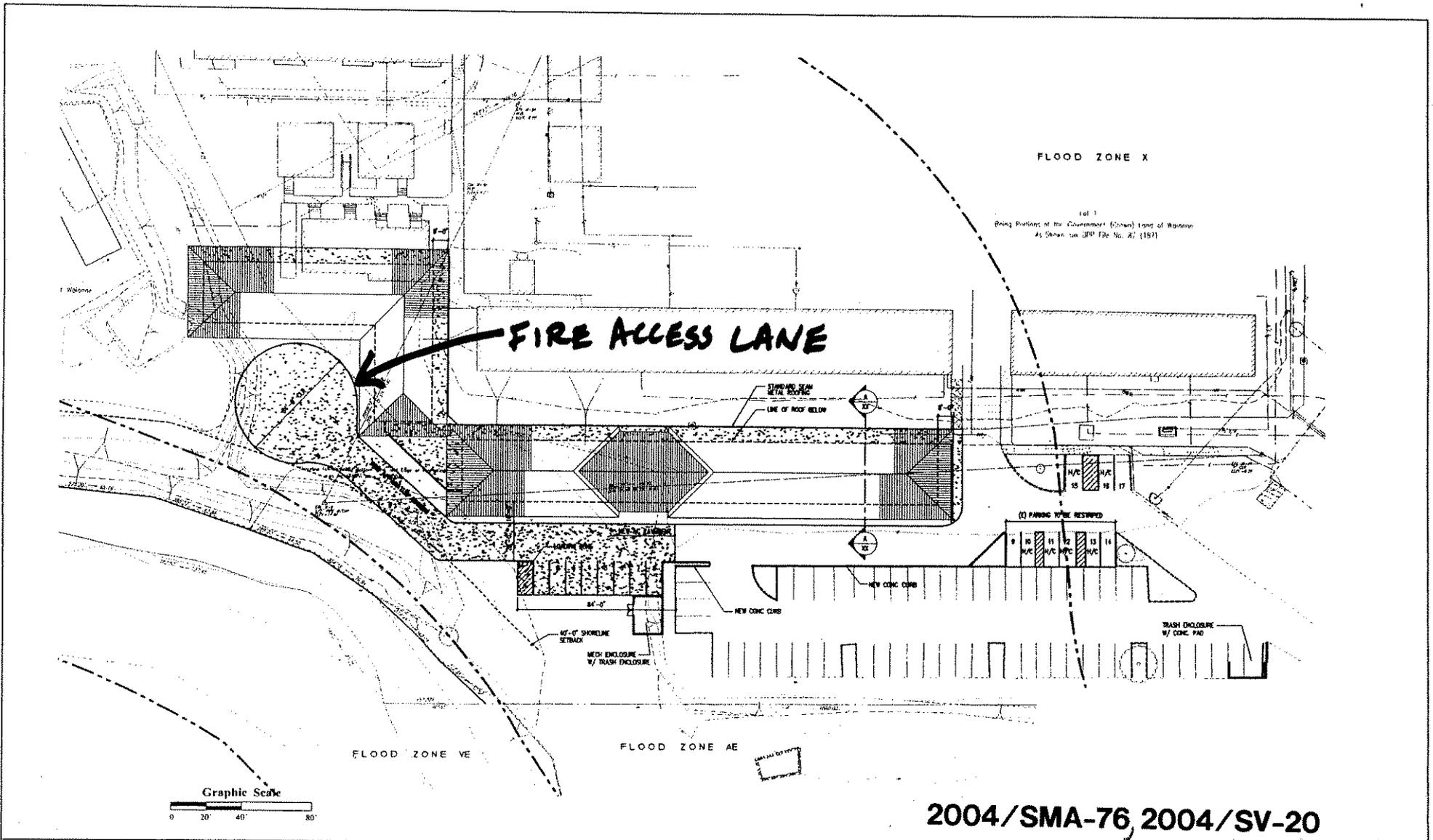
Waianae High School 8-Classroom Building
Department of Accounting and General Services

EXHIBIT A

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



- 6 -



EIGHT-CLASSROOM BUILDING CONCEPTUAL SITE PLAN

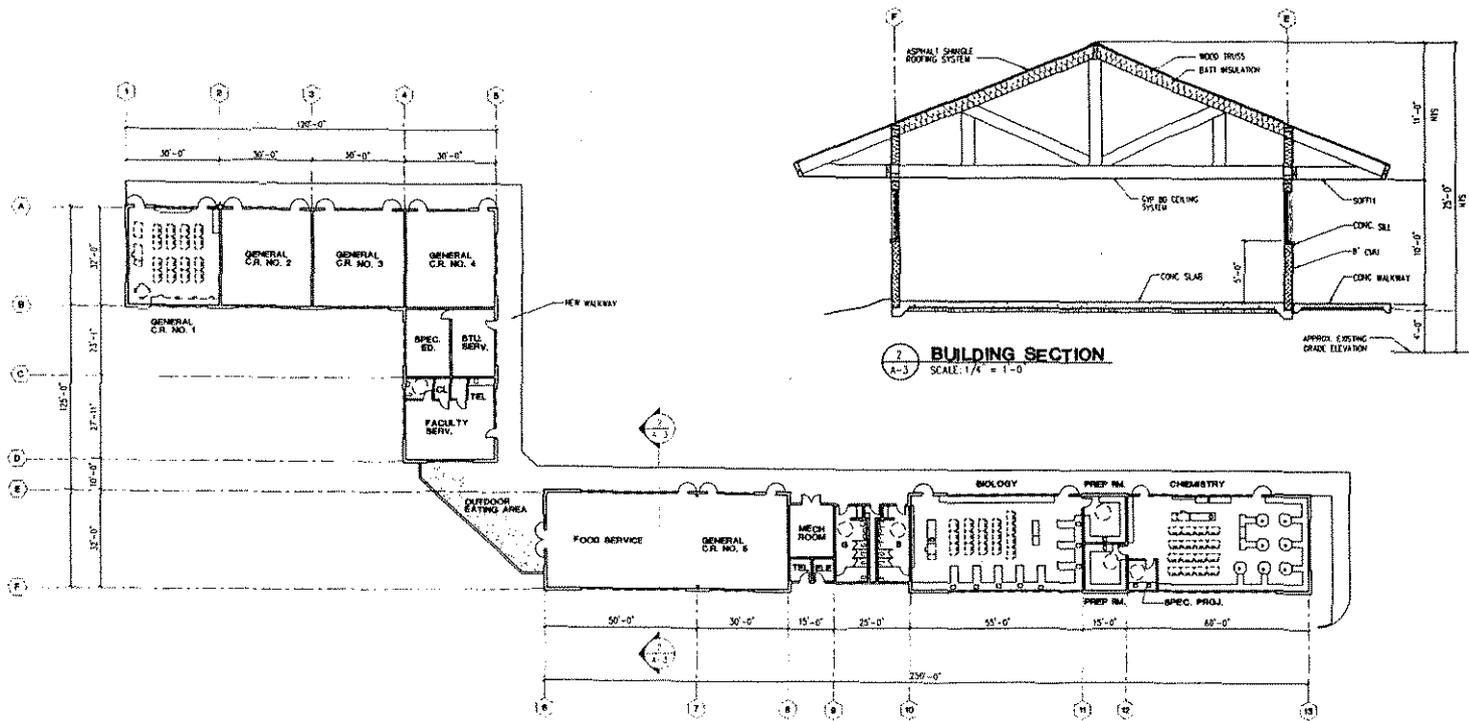
EXHIBIT B

2004/SMA-76, 2004/SV-20

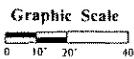
*Waianae High School 8-Classroom Building
Department of Accounting and General Services*

Source:
Design Partners, Inc.





1 FLOOR PLAN
SCALE: 1/16" = 1'-0"



2004/SMA-76, 2004/SV-20

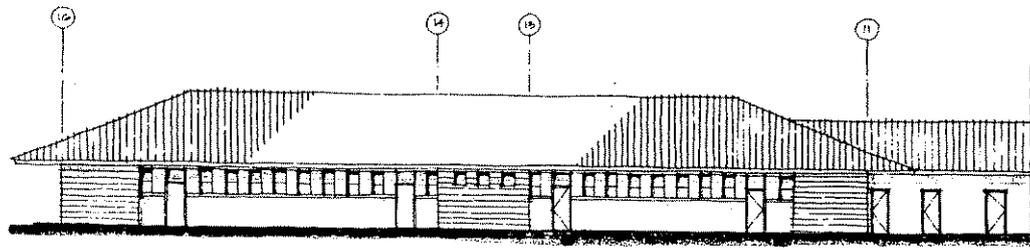
DEPT. OF ACCOUNTING AND GENERAL SERVICES BUREAU OF PUBLIC WORKS STATE OF HAWAII	
WAIANAE HIGH SCHOOL EIGHT-CLASSROOM BUILDING WAIANAE, OAHU, HAWAII	
FLOOR PLAN	
DESIGN PARTNER, INC. 10/04	12-16-4739
SCALE AS NOTED	A-3
JAN 2004	K

CONCEPTUAL FLOOR PLAN

EXHIBIT C

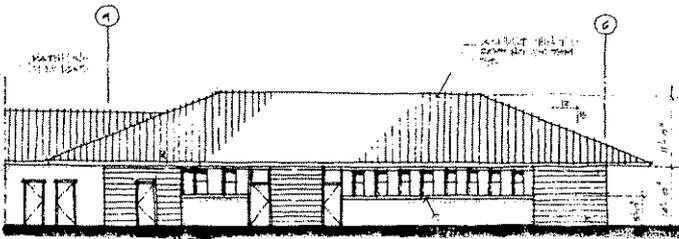
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Design Partners, Inc.



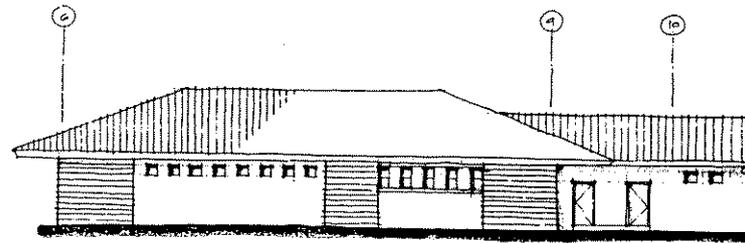


12 14 15 11
 12/14/15/11 - EAST SIDE ELEVATION

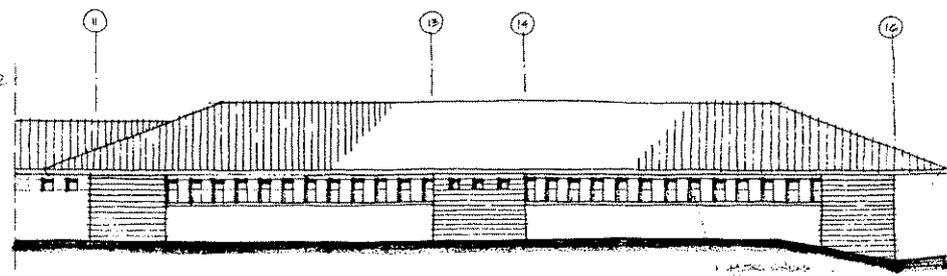
MATCH WITH SHEET 2004/76



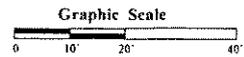
1 6
 1/6 - KITCHEN SERV. CLASSROOM - NORTH ELEVATION



6 1 10
 6/1/10 - KITCHEN SERV. CLASSROOM - EAST ELEVATION



8 13 14 10
 8/13/14/10 - WEST SIDE ELEVATION



2004/SMA-76, 2004/SV-20

DATE		DRAWN		CHECKED		APPROVED	
DEPT. OF ACCOUNTING AND GENERAL SERVICES DIVISION OF PUBLIC WORKS STATE OF HAWAII							
WAIANAЕ HIGH SCHOOL EIGHT-CLASSROOM BUILDING WAIANAЕ, OAHU, HAWAII							
EXTERIOR ELEVATIONS							
This work was prepared by me or under my supervision.							
DESIGN PARTNERS, INC.		DRAWN BY		DATE		SHEET NO.	
17-15-4238		NSI		12-15-4238		A-5	
1/8" = 1'-0"		NSI		JAN 2004		XX	

EXTERIOR ELEVATIONS PLAN

EXHIBIT D

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

Source:
 Design Partners, Inc.



LEGEND

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

Summary of Parking Stall Modifications

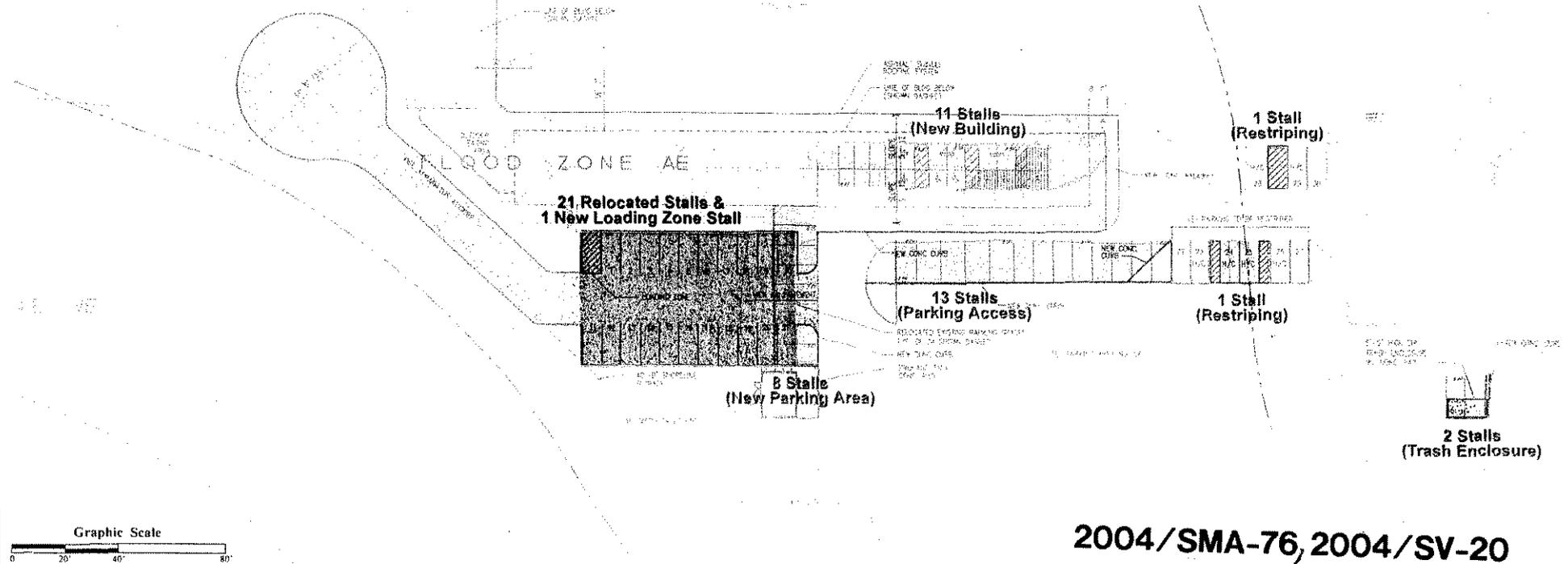
- Stalls Being Displaced**
- 11 - New Building
 - 13 - Parking Lot Access
 - 08 - New Parking Area
 - 02 - New Trash Enclosure
 - 02 - Restriping

 - 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

EXHIBIT E

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

Source:
Design Partners, Inc.

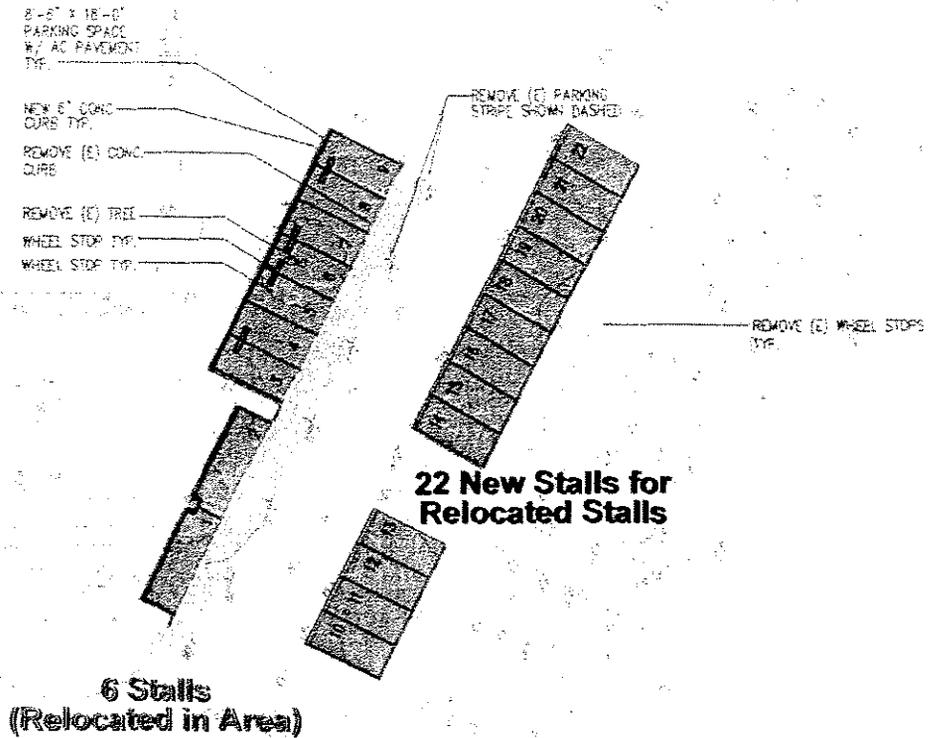


Summary of Parking Stall Modifications for Canal Area

Stalls Being Displaced
06 - Stalls Relocated in Area

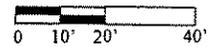
New Parking Stalls Provided
22 - New Parking Areas for Relocated Stalls

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



2004/SMA-76, 2004/SV-20

Graphic Scale



LEGEND

-  Parking Stalls Relocated
-  New Relocated Parking Stalls



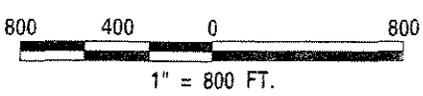
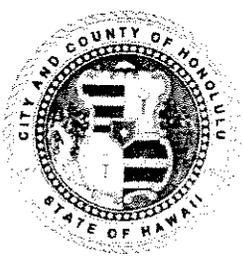
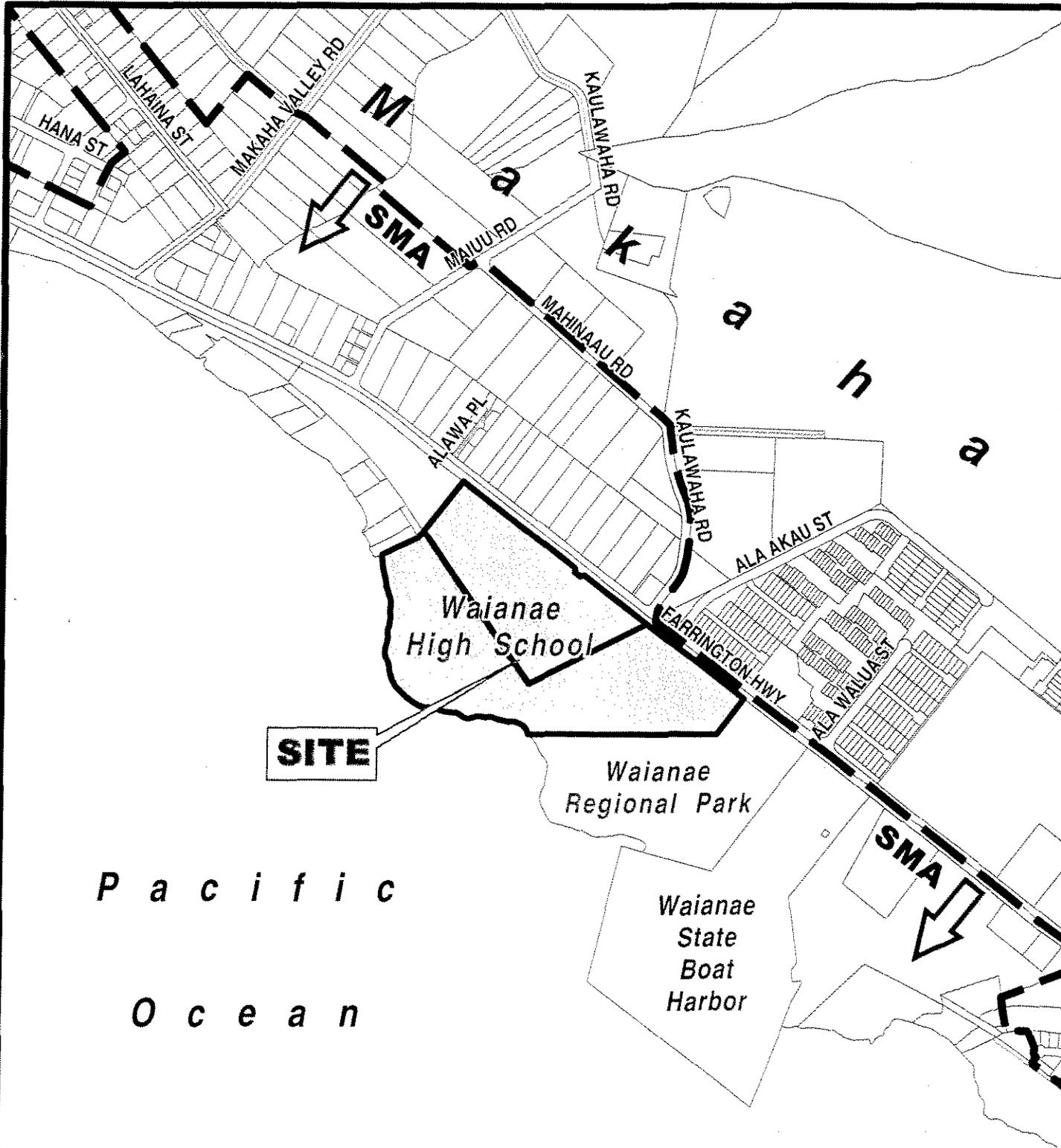
PARKING RELOCATION PLAN AT CANAL

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

EXHIBIT F

Source:
Design Partners, Inc.





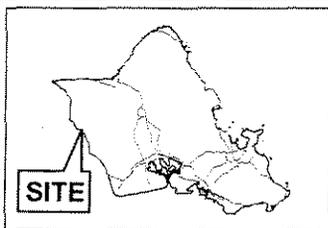
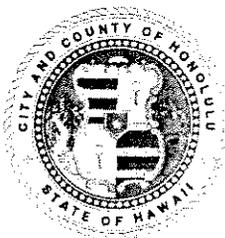
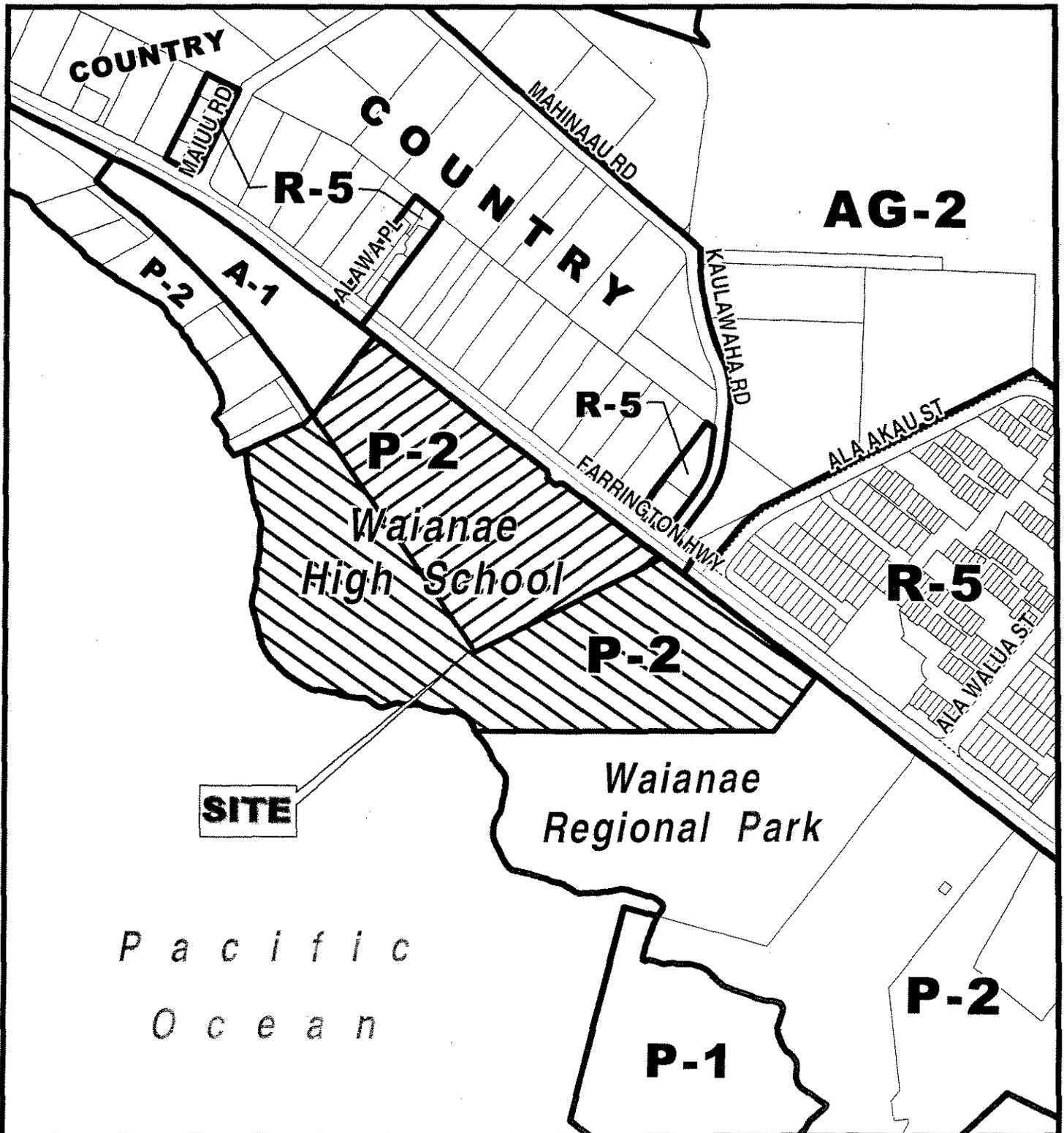
LOCATION MAP

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

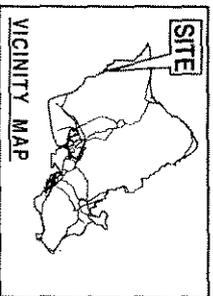
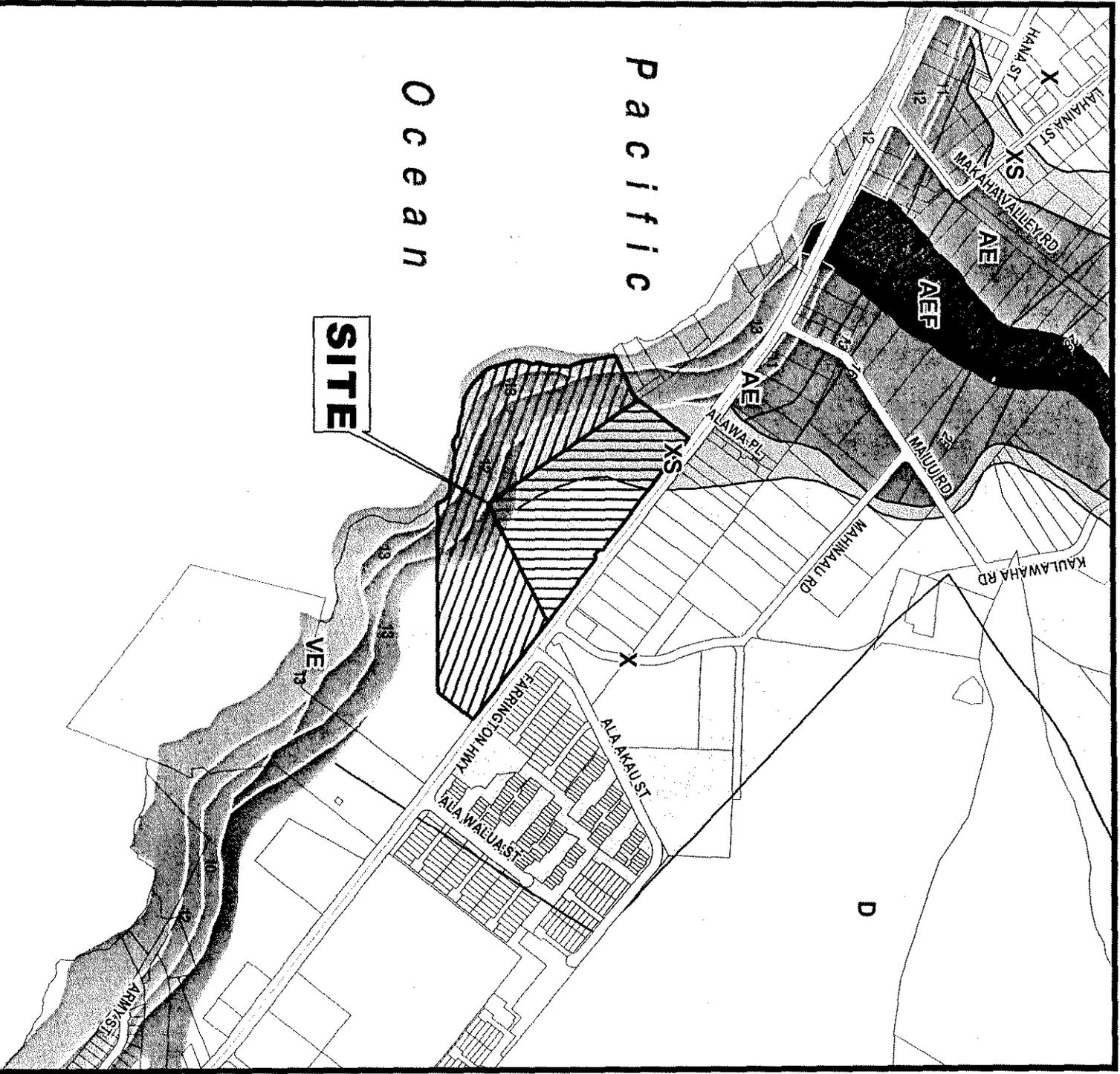


Portion of
EXISTING ZONING MAP
Z-5 [Lualualei-Makaha]

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**



Portion of
FLOOD MAP
 M a k a h a

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

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
PUBLIC HEARING MINUTES

The Department of Planning and Permitting held a public hearing on Friday, December 10, 2004, at the Waianae Public Library, 85-625 Farrington Highway, Waianae, Hawaii, starting at 10:36 a.m. This hearing was held in compliance with the Special Management Area Ordinance, Chapter 25, R.O.H., and the Shoreline Setback Ordinance, Chapter 23, R.O.H., as amended.

PUBLIC HEARINGS OFFICER: ELIZABETH CHINN
STAFF PLANNER: DANA TERAMOTO

FILE NOS.: 2004/SMA-76(DT) and 2004/SV-20(DT)
APPLICANT: Department of Accounting and General Services
LANDOWNERS: City and County of Honolulu, State of Hawaii
TAX MAP KEYS: 8-5-2: 18 and 8-5-15: 1
LOCATION: 85-251 Farrington Highway (Waianae High School) - Waianae
REQUEST: To construct a new classroom building and other improvements.

The Public Hearings Officer read the Notice of Public Hearing, which was published, pursuant to Section 25-5.3, R.O.H., in the Thursday, November 18, 2004, Honolulu Star Bulletin.

CHINN: Good morning ladies and gentlemen. My name is Elizabeth Chinn, and I'm conducting the public hearing today in accordance with Chapter 25, Revised Ordinances of Honolulu, and Chapter 23, Revised Ordinances of Honolulu, to hear testimony on the item that was advertised on Thursday, November 18, 2004 in the Honolulu Star Bulletin. The project will require a major Special Management Area Use Permit and a Shoreline Setback Variance. This public hearing is a combined public hearing for both permits. The project will be for development within the Special Management Area, which is created by the Shoreline Protection Ordinance.

This ordinance was enacted by the City Council as mandated by State Law, Chapter 205A. All development within the SMA is reviewed by the City Council to ensure that:

- 1) there is adequate access by dedication or other means to publicly owned or used beaches, recreation areas, and natural reserves and that is provided to the extent consistent with sound conservation principles;
- 2) adequate and properly located public recreation areas and wildlife preserves are reserved;
- 3) provisions are made for solid and liquid waste treatment, disposition and management which will minimize adverse effects upon Special Management Area resources; and
- 4) alterations to existing landforms and vegetation except crops and construction of structures shall cause minimum adverse effect to water resources, historic resources, and scenic and recreational amenities and also shall cause minimum danger of floods, land slides, erosion, siltation or failure in the event of earthquake.

As I mentioned, this project also requires a Shoreline Setback Variance, so the hearing is also in accordance with the Shoreline Setback rules and regulations also advertised in the Star Bulletin on the same day. Because this is a joint application for a Special Management Area Use Permit and a Shoreline Setback Variance, both actions will be by the City Council. The City Council will review the application to see if: 1) the structure, activity, or facility requested is in the public interest; 2) hardship will be caused to the applicant if the proposed structure, activity, or facility is not allowed on that portion of the land within the shoreline setback; 3) if the structure is needed for safety reasons or to protect the property from erosion or wave damages; 4) if the proposed construction is the best alternative of several investigated; and 5) if the proposed construction will not cause any adverse effect or significant change to the shoreline.

Anyone wishing to testify today, I would ask that you confine your comments so that they relate to the criteria either to the SMA or the Shoreline Setback Variance as I've mentioned. I also would like to note that this project will also require a waiver from the zoning code requirements for parking, and that will be acted on by the department.

Right now, I would like to ask the staff planner, Dana Teramoto to briefly present the project. Then I would like the applicant or his agent to briefly give another presentation, and then, sir (addressing a member of the audience), if you would like to speak after that, that would be your opportunity. Dana.

TERAMOTO: Good morning. The applicant is the Department of Accounting and General Services also known as DAGS. DAGS proposes to construct a new single-story classroom building and a fire access lane and modify the existing parking. The building will consist of eight classrooms. It will be constructed primarily of concrete and have a pitched roof. Construction of this building will replace two existing portables located in this area and some of the parking. The new classroom will be located on the makai side of the school behind building I. The site is identified by Tax Map Keys 8-5-15: parcel 1 and 8-5-2: parcel 18.

The new building will displace thirty-six parking stalls and the two portable classrooms. The existing parking lot on the makai side of the school will be modified to provide twenty-one new parking stalls plus a loading zone stall. Sixteen additional parking stalls will be provided along a driveway running along the unlined drainage canal area near the school's front parking lot exit driveway. A fire access lane will be constructed on the makai side of the new classroom building to provide access to this area. A small portion of this access lane, parking, and grading will encroach into the forty-foot shoreline setback area. The project is estimated to cost approximately four million, and the project should commence in 2005 after obtaining the necessary government approvals and is anticipated to be completed within one year after the starting date.

The Department of Accounting and General Services assessed the proposal under Chapter 343, Hawaii Revised Statutes, and issued a finding of no significant impact for the project, which was published in the environmental notice on May 23, 2004. This ends my presentation.

CHINN: Thank you. May I ask the applicant or the applicant's representative to briefly give a short presentation on the project?

SATO: My name is Ron Sato; I'm with SSFM International. With us today, we have a lot of people representing the DOE and DAGS and the school. We have Walter Kobayashi who is the project manager for DAGS, Nick with DOE Facilities, Jana with DOE Facilities, Galen who is also with DAGS. We have the principal, Joanne, Vice Principal, Ryan. We have the project's architect, Nhan from Design Partners, Inc. We are basically here to answer any questions that you folks may have or the public may have on the project.

Basically, everything you covered is in the application. We did have a presentation to the Waianae Neighborhood Board as part of the EA process. One item I did want to add was that there is a waiver also from the maximum developable area for the school because it is in a preservation-zoned district, so they've had waivers before for the area because they're adding a new building and it exceeds the five percent developable area. That's the only additional one. Otherwise, I really don't have much. You have the site plans, the information, and basically, we're here to answer any questions.

CHINN: Thank you. Sir, would you like to speak now?

AILA: You want me to fill out the pink paper first?

CHINN: You can do that afterwards. If you would just come up front and just use the microphone. It doesn't amplify, but it goes straight to the recorder so we can catch your words. Would you please state your name for the record?

AILA: My name is William J. Aila, Jr. I'm the harbormaster, so I'm the neighbor of Waianae High School, but I'm not here in that capacity today. I'm here as an individual, a graduate from Waianae High School. I fully support the SMA approval to construct these classes. I firmly believe that this is the only place that it can happen, so it meets your criteria that you stated earlier. I understand that it's going to facilitate the development of the food service. For the record, I'm fully in support. I am not aware of any cultural sites that are associated or near this property right now. I would add that for the record that it should not impact any cultural sites.

CHINN: Do you have any questions you want to ask about the project while we have so many people here?

AILA: I only have one quick concern, and that is I'm sure that there's a tsunami evacuation plan for this area because it would be the closest building to the ocean, right?

UNKNOWN: I would like for you to help us on that.

AILA: Oh boy. Okay. We'll continue to work with that. That's my concern, that there be an appropriate plan.

CHINN: Would you fill this out? Thank you. If there's nobody else who wishes to testify on this project, then I will close the public hearing at this time. Since the final EA process has been completed, we are required to transmit our report and recommendation to the City Council within ten working days from today. I believe our deadline is Christmas Eve,

December 24, but since most of us aren't working that day, we will be transmitting it by the day before.

After we transmit to City Council, action and timeline is under the control of Council. There will be consideration by the City Council's Zoning Committee first, and then the resolution will go to the full City Council for action. If you would like, you can contact Dana some time in January to see if we know if it's been scheduled. The Council committee clerk will always contact the agent or applicant once they've scheduled the item for action.

As of today, we do not have a calendar for next year's Council meetings yet, so I can't even give you a guess as to when the first Council committee meeting will be in January.

KOBAYASHI: Does the County Clerk's Office call us or do they actually send a written notification?

CHINN: There's a clerk assigned to each council committee. In my experience, the clerk of that committee will call the applicant or the applicant's agent as soon as they've had their meeting and they've determined that the item will be put on the calendar for a specific meeting. One of you should be receiving a call from the committee clerk's office, but if you want to double check with us just to see if we've heard, we don't object to that. In my experience, they've always called the applicant.

KOBAYASHI: The agenda is usually available in advance of the meeting?

CHINN: By council rules and other regulations, the agenda must be posted by the Wednesday afternoon prior to the Tuesday committee hearing. The council committee for zoning is usually starts at 9:00 on a Tuesday morning. Once in awhile it changes, but its normal meeting time is 9 a.m. on Tuesday in the committee meeting room on the third floor of Honolulu Hale. Usually, the agenda is posted by the previous Wednesday before. My experience also has been it's usually late that Wednesday afternoon, but is usually posted by 4:30 that Wednesday. The calendar can also be accessed on the City's web site.

Since you're all here and so are the agent and the architect, the public hearing is closed, but since everybody is here, if you want to ask any questions that you haven't already asked about the project, please feel free to do so. I would ask the agent and the architect just to spend a few minutes if anyone wants to do so. Thank you.

KOBAYASHI: Last question. On the parking waiver, is that going to be processed separately within the DPP?

CHINN: Yes. Thank you for asking. Procedurally, the department cannot take any action on the parking waiver until the SMA has been granted. We will hold the parking waiver application until such time as the SMA has been granted. Then it will be an administrative approval if we grant it from the department or if we grant it with conditions, it would be approval with conditions. But it cannot be granted in advance of these two permits, especially since part of the parking is in the shoreline setback.

Are there any other questions I can answer? I'd be glad to. If not, if anyone has any questions for the architect or the agent or DAGS or DOE or the principal or Vice Principal,

please feel free to just take this opportunity, since you're all here, to ask each other. Thank you for coming today.

Three representatives of the Applicant were present.

Six people from the community were present.

The Public Hearings Officer closed the public hearing at 10:49 a.m.

Department of Accounting and General Services
2004/SMA-76(DT) & 2004/SV-20(DT)
December 14, 2004
PAGE 6

I, Patricia J. Kalapa, Secretary-Reporter, Department of Planning and Permitting, City and County of Honolulu, certify that the foregoing pages comprise true and accurate minutes of the entitled matter held on Friday, December 10 2004.

Patricia J. Kalapa

December 14, 2004



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 _____, and at its meeting of _____, 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

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:

DATE OF INTRODUCTION:

Honolulu, Hawaii

Councilmembers