

**2835 and 2829 Dole Street  
TMKs: 2-8-030: 038 and 058  
Zone Change**

**Applicant:**

2835 Dole Street: Lily Ochoco, Garret & Carolyn Watanabe  
2829 Dole Street: Wayne & Ann Okubo

**Prepared for:**

City and County of Honolulu  
Department of Planning and Permitting  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

**Prepared by:**



Hawai'i Planning LLC

June 2020

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- 6 United States Fish and Wildlife Service, Birds of Conservation Concern

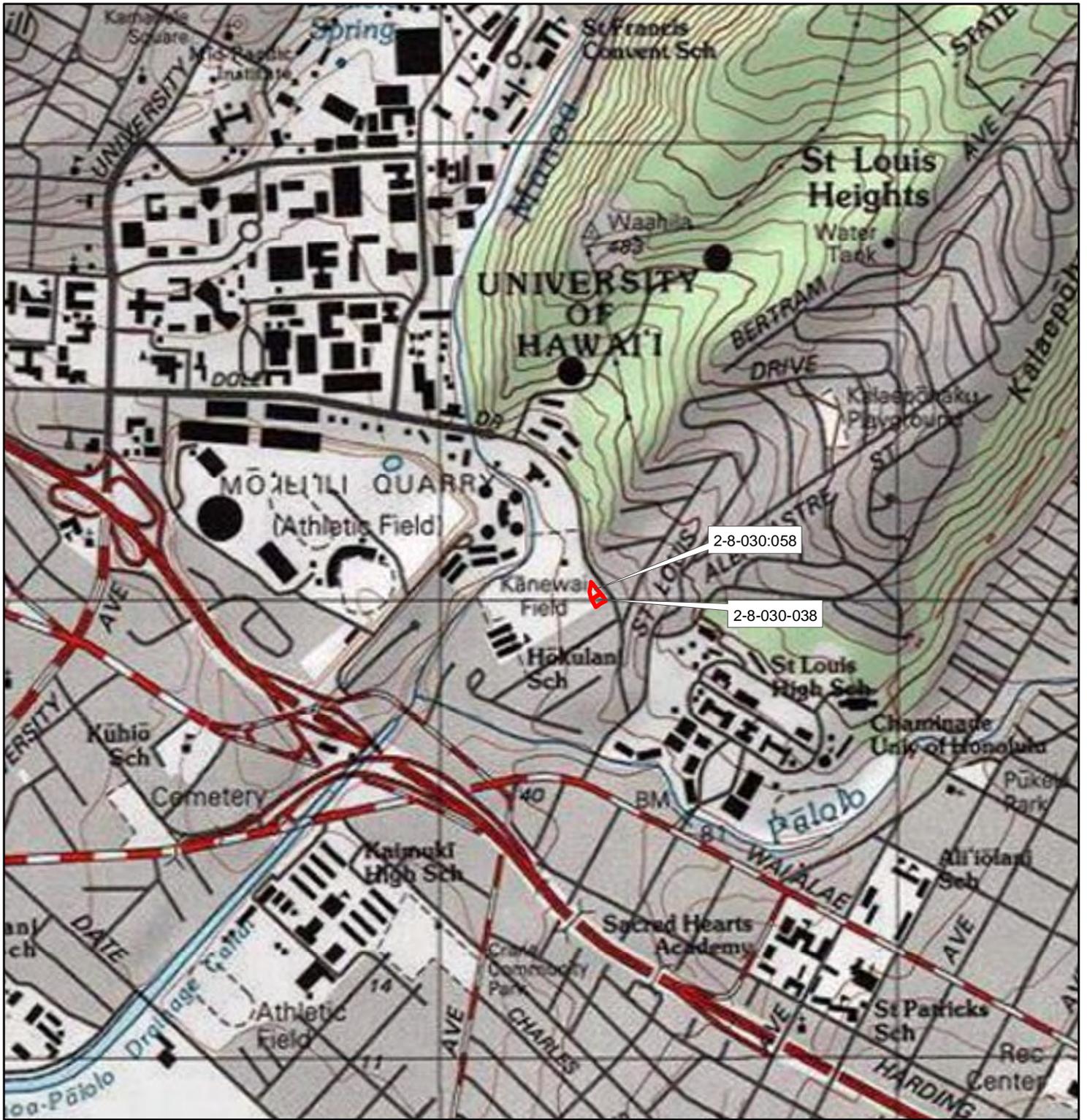
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- 1 Ordinance 982, Approved April 2, 1943
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- 4 Dole Street View to the West

## 1.0 Project Summary

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Project Name:	2835 and 2829 Dole Street Zone Change
Applicants:	2835 Dole Street: Lily Ochoco, Garret & Carolyn Watanabe 2829 Dole Street: Wayne & Ann Okubo
Authorized Agent:	Hawai'i Planning LLC 1031 Nu'uuanu Avenue, #2306 Honolulu, HI 96817 Telephone: (808) 347-3999 Contact: Dennis Silva, Jr.
Property Owners:	2835 Dole Street: Lily Ochoco, Garret & Carolyn Watanabe 2829 Dole Street: Wayne & Ann Okubo
Project Location:	Honolulu (Figure 1)
Tax Map Keys:	2-8-030: 038 and 058 (Figure 2)
Address:	2835 Dole Street 2829 Dole Street Honolulu, HI 96816
Project Area:	Parcel 038: 4,912 SF (Ochoco & Watanabe) Parcel 058: 4,920 SF (Okubo)
Existing Zoning:	P-2 General Preservation (Figure 3)
Proposed Zoning:	R-5 Residential
State Land Use:	Urban (Figure 4)
Special Management Area:	No
Flood Zone:	X (Figure 5)
Project Request:	The proposed zone change from P-2 General Preservation to R-5 Residential results in the two subject parcels consistency with R-5 Residential zoning.
Primary Urban Center Development Plan:	Lower-Density Residential (Figure 6)
Tsunami Evacuation Zone:	No (Figure 7)



**LEGEND**

 Subject Properties

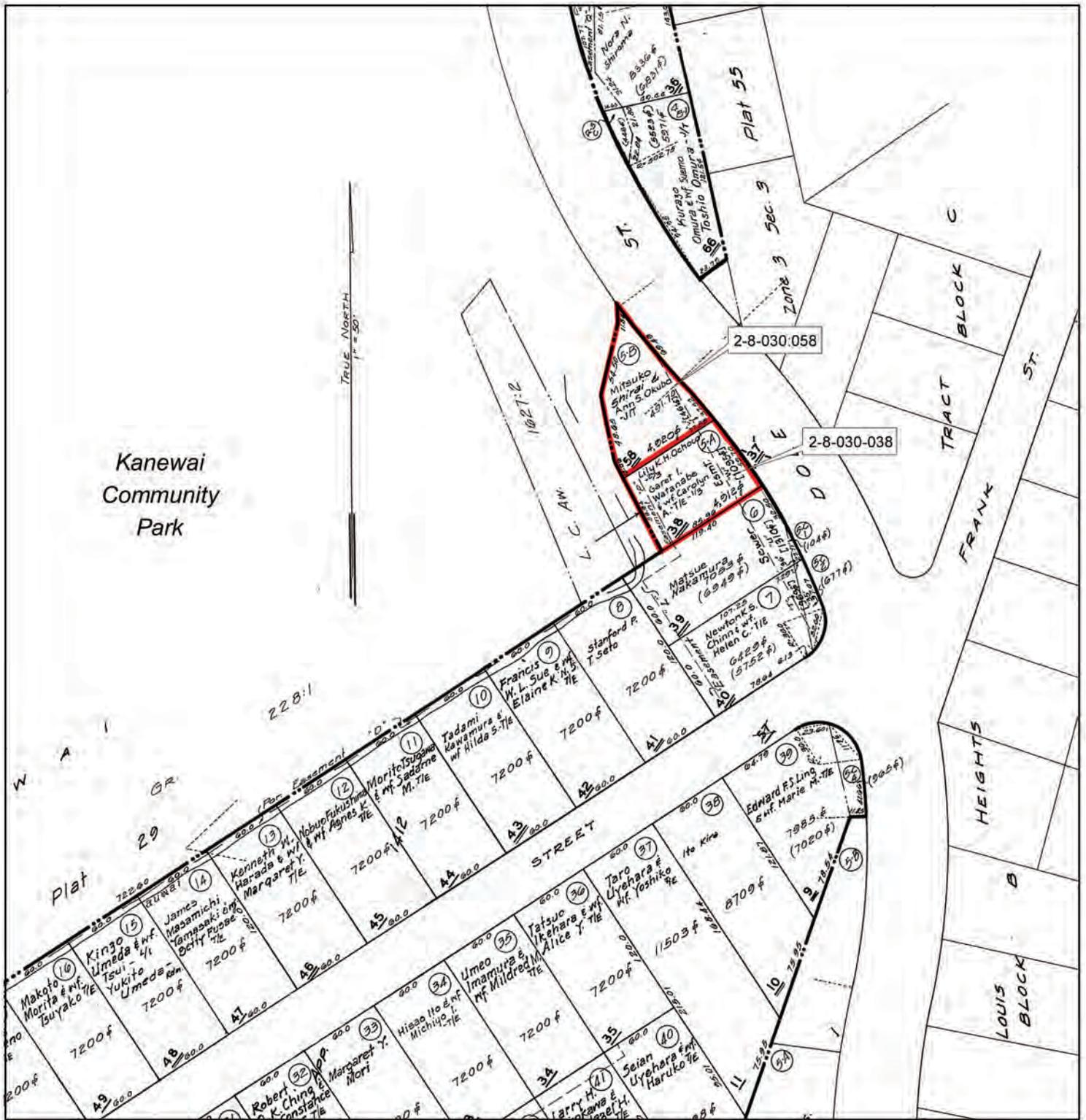


Figure 1  
Location

**Dole Street Zone Change**



Source: National Geographic Society (2013).  
Disclaimer: This graphic has been prepared for general planning purposes only.



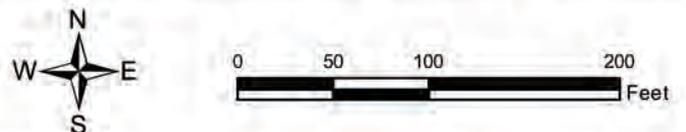
**LEGEND**

- Subject Properties
- Tax Parcel

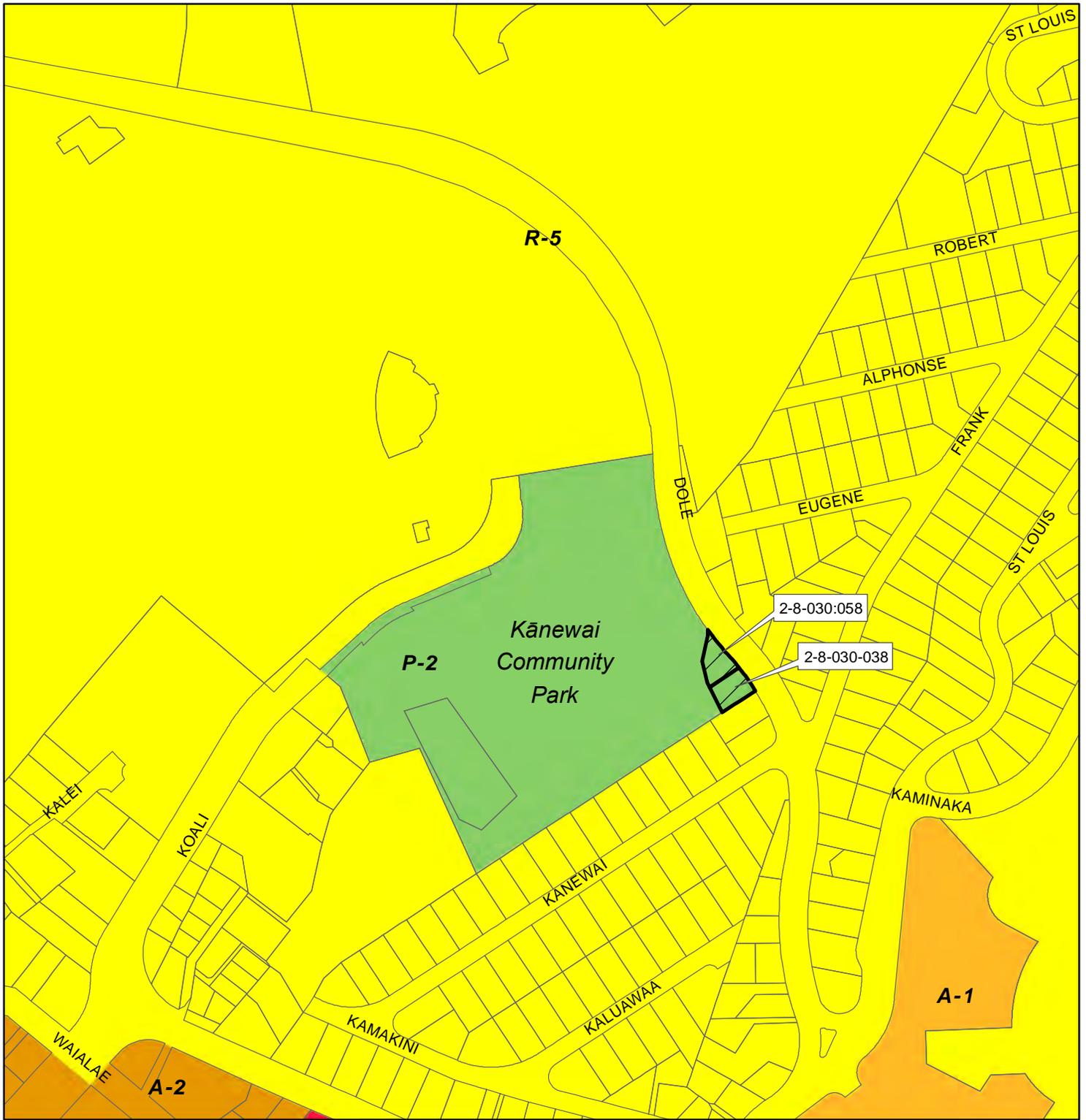
Figure 2  
Tax Map Key



**Dole Street Zone Change**



Source: Tax Maps Bureau.  
Disclaimer: This graphic has been prepared for general planning purposes only.



**LEGEND**

-  Subject Properties
-  Tax Parcel

**Zoning Class**

-  A-1 Low-density Apartment District
-  A-2 Medium-density Apartment District
-  P-2 General Preservation District
-  R-5 Residential District

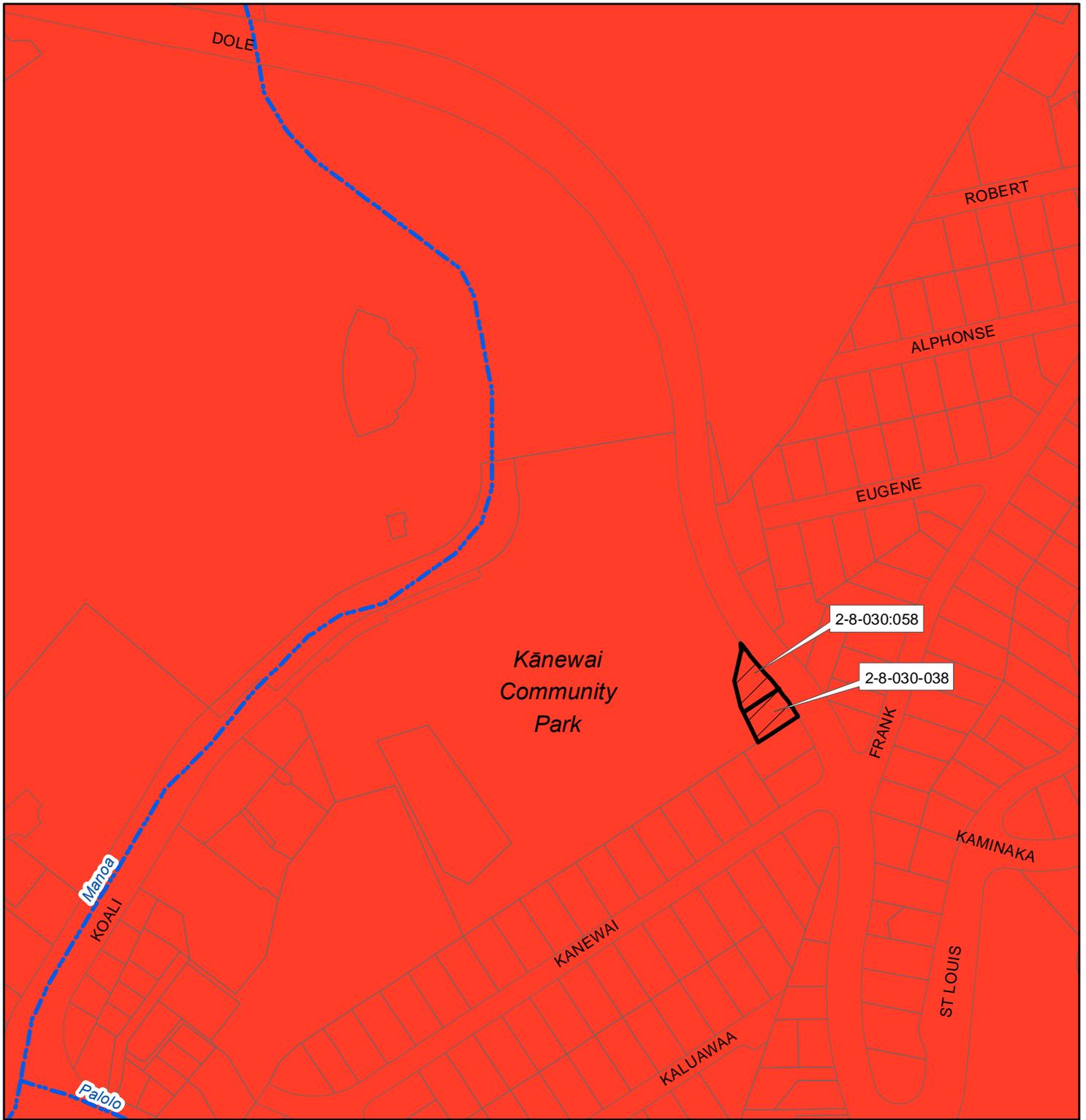


Figure 3  
Existing Zoning

**Dole Street Zone Change**



Source: City & County of Honolulu, August 2018.  
Disclaimer: This graphic has been prepared for general planning purposes only.



**LEGEND**

-  Subject Properties
-  Tax Parcel
-  Streams
- State Land Use Districts**
-  Urban

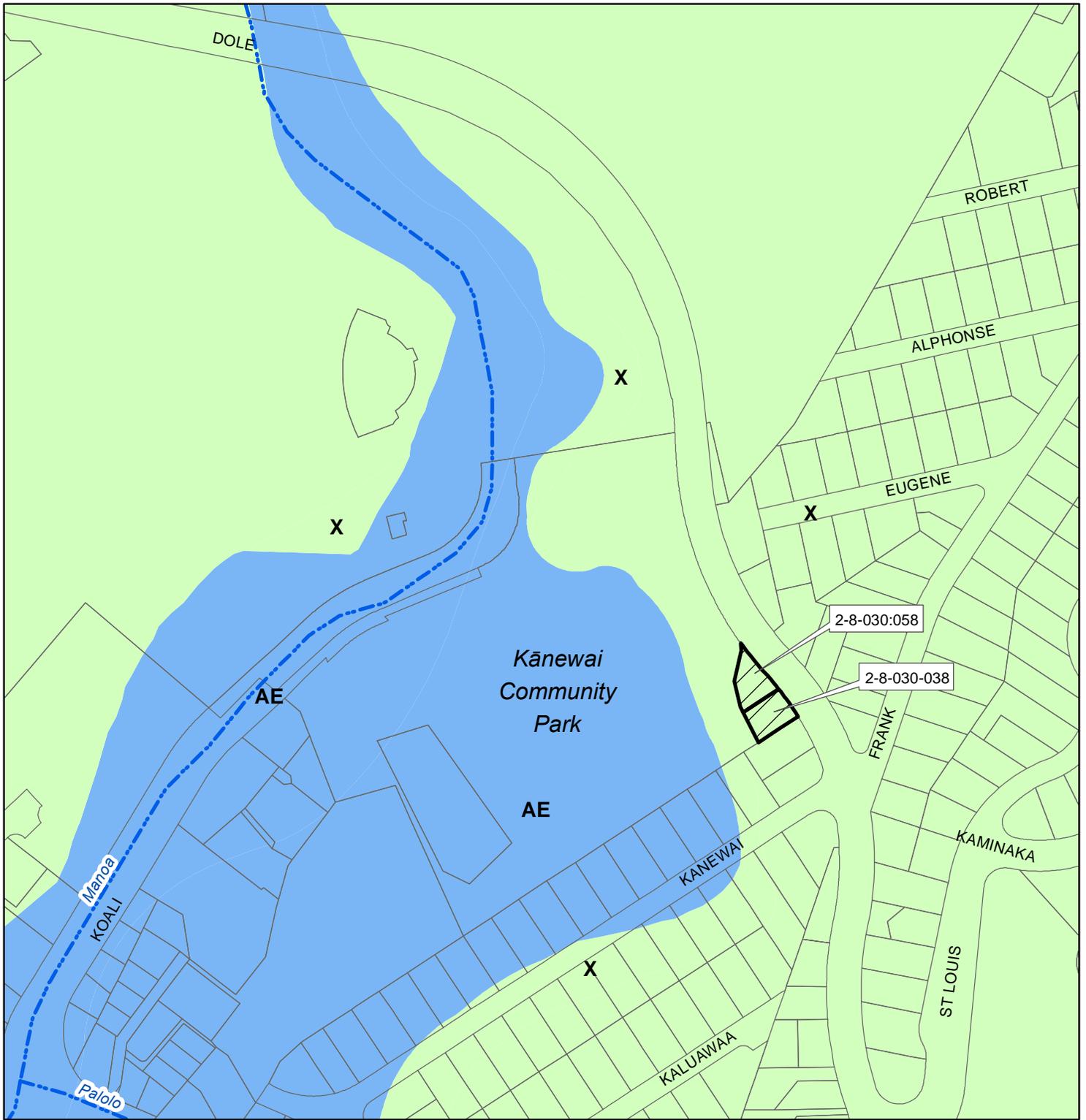


Figure 4  
State Land Use Districts

**Dole Street Zone Change**



Source: State Land Use Commission (2016).  
Disclaimer: This graphic has been prepared for general planning purposes only.



**LEGEND**

-  Subject Properties
-  Tax Parcel
-  Streams

**Flood Hazard Areas**

-  AE: 1% Annual Chance Floodplain
-  X: 0.2% Percent Annual Chance Flood Hazard



Figure 5  
Flood Hazard Areas

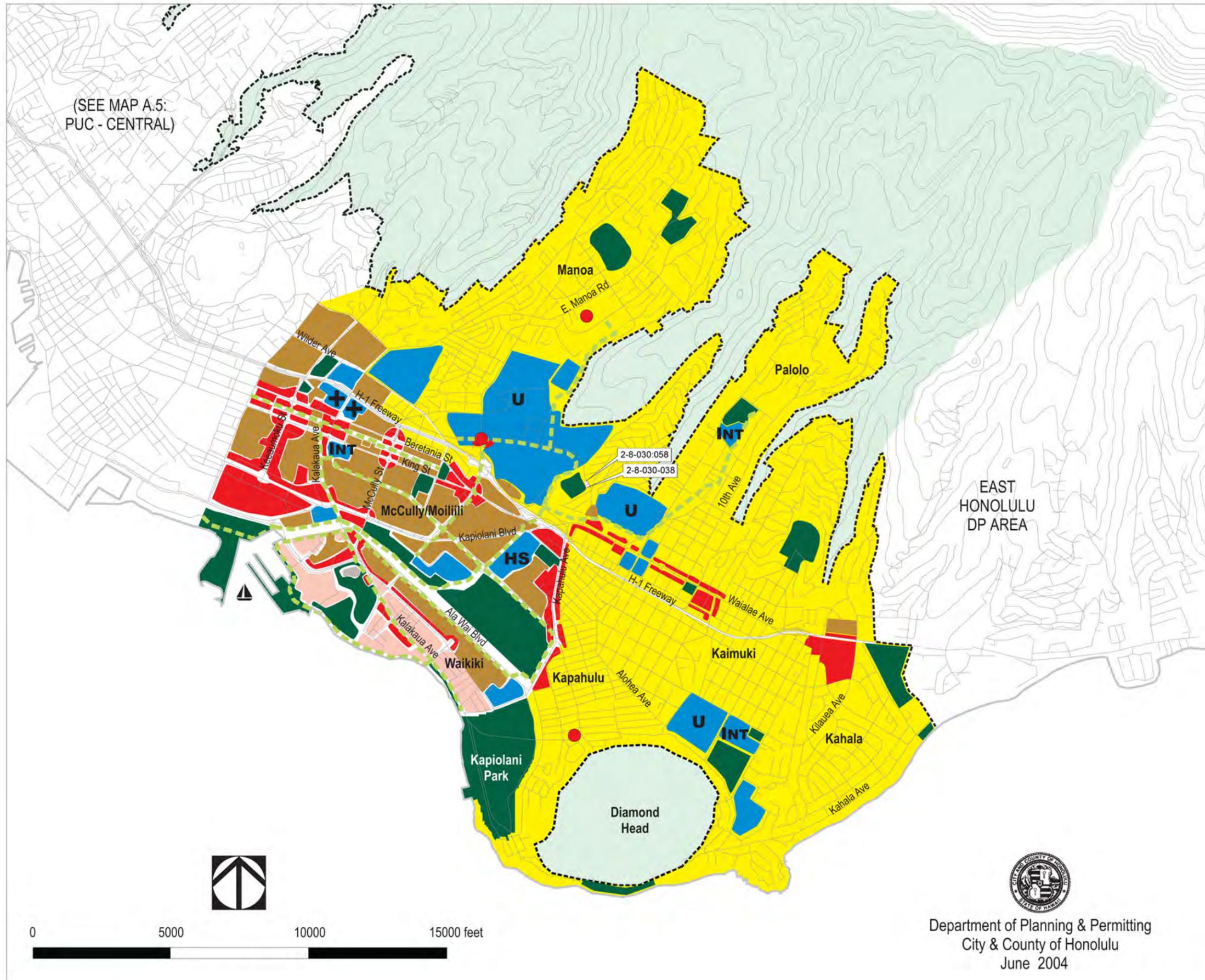
**Dole Street Zone Change**



Source: Federal Emergency Management Agency (2014).  
Disclaimer: This graphic has been prepared for general planning purposes only.

# PRIMARY URBAN CENTER DEVELOPMENT PLAN

## A.6: Land Use Map PUC - East



- Lower-Density Residential
- Medium and Higher-Density Residential/Mixed Use
- Community/Neighborhood Commercial
- District Commercial
- Industrial
- Resort
- Institutional
- Major Parks and Open Space
- Preservation
- Military
- Urban Community Boundary
- Pedestrian Network
- U** College/University
- +** Hospital/Medical Center
- INT** Intermediate School (State)
- HS** High School (State)
- Small Boat Marina
- Harbor
- Airport

0 5000 10000 15000 feet



Department of Planning & Permitting  
City & County of Honolulu  
June 2004

Figure 6  
Primary Urban Center  
Development Plan Land Use Designation



### Dole Street Zone Change



## 1.1 Background

The proposed zone change is located along Dole Street adjacent to Kānewai Community Park and parcel 038 is 4,912 square feet and parcel 058 is 4,920 square feet. Surrounding uses include a community park and single-family residential uses. The Kānewai Community Park carries a recreation complex, outdoor swimming pool, playground, basketball and tennis courts, and athletic field. A driveway from Dole Street to the basketball courts runs along the 'Ewa portion of parcel 058, and the community park's basketball court lies directly adjacent to the parcels. The proposed zone change will bring the two parcels consistent with their current residential land uses. The discussion and tables below describe the land use and permits history for the two subject parcels. Refer to Appendix A: Site Photographs and Photograph Key for the existing condition of the Project Sites. The zone change is an administrative proposal to bring the two (2) Sites in conformance with the R-5 Residential zoning district and will not consist of new construction.

### Parcels Historical Zoning and Use

#### Zoning

According to the City and County of Honolulu, Department of Planning and Permitting (DPP) records, the two (2) existing dwellings were constructed in 1947. Exhibit 1: Ordinance 982, Approved April 2, 1943, pertains to zoning and the two (2) sites were in the Residential Class 'A' Residential District. Section 102-C, Class 'A' Residential Districts is equivalent to the modern-day R-5 Residential zoning district. In researching the City's Geographic Information System (GIS) and TMK search on the DPP HONLINE website, the original dwellings in the residential neighborhood adjacent to Kānewai Community Park were constructed in the early to late-1940s, consistent with the adoption of Ordinance 982 (Exhibit 1). Exhibit 1: Ordinance 982 is contained in the historical files at the City and County of Honolulu, Municipal Reference Center (MRC) DocuShare files <http://www4.honolulu.gov/docushare/dsweb/View/Collection-3245>.

Exhibit 1: Ordinance 982, Approved April 2, 1943

ORDINANCE NO. 982  
BILL NO. 14 (1943)

AN ORDINANCE AMENDING CHAPTER 2 OF THE REVISED ORDINANCES OF HONOLULU 1942, BY AMENDING SECTIONS 100, 102, 103, 105, 106, 113 AND 116 THEREOF, AND BY ADDING THERETO SECTIONS 102-A, 102-B, 102-C, 102-D AND 102-E, AND BY REPEALING SECTION 104 THEREOF, ALL PERTAINING TO ZONING.

BE IT ORDAINED by the People of the City and County of Honolulu:

Section 1. Chapter 2 of the Revised Ordinances of Honolulu 1942 is hereby amended in the following respects:

(a) by amending section numbered 100 thereof to read as follows:

"Sec. 100. Use Districts in the City of Honolulu. The City of Honolulu, which is defined as the "Honolulu District", that is to say, in the island of Oahu from Makapuu Head in Maunaloa to Moanalua inclusive, and from the crest of the Koolau Range to the sea, is divided into the following use districts:

1. Class 'AA' residential districts.
2. Class 'A-1' residential districts.
3. Class 'A' residential districts.
4. Class 'B' residential districts.
5. Class 'C' residential districts.
6. Unrestricted residential districts.
7. Hotel and Apartment districts.
8. Farming districts.
9. Business districts.
10. Semi-industrial districts.
11. Industrial districts.
12. Noxious industry districts."

(b) by amending section numbered 102 thereof to read as follows:

"Sec. 102. Residential Districts. Within any Class 'AA', 'A-1', 'A', 'B' or 'C' residential district, as established under the procedure set forth in Section 3134, Revised Laws of Hawaii 1935, and as indicated on the official zone map, no buildings or premises shall be used and no buildings shall be erected or structurally altered, unless otherwise legally provided, except for one or more of the following uses:

1. One family dwellings.
2. Churches.
3. Hospitals.
4. Libraries.
5. Schools, elementary and high.
6. Greenhouses.
7. Flower and Truck Gardens.
8. Accessory buildings. There may be the usual necessary buildings in connection with any such dwelling, including a private garage of such size as may be necessary for the occupants of each dwelling. Such accessory buildings shall include buildings used for servants' quarters provided that the front yard, side yard, rear yard and other legal requirements have been complied with.

The renting of rooms, or the furnishing of table board, for not more than five persons in any such dwelling may be permitted when such use is incidental only."

(c) by adding thereto five new sections to be numbered 102-A, 102-B, 102-C, 102-D and 102-E, respectively, and to read as follows:

"102-A. Class 'AA' Residential Districts. Within any Class 'AA' residential district no dwelling referred to in Section 102 shall be constructed on any lot having an area of less than ten thousand square feet. There may be one or more such single family dwellings on any lot having an area of twenty thousand feet or more provided there is not less than ten thousand square feet of lot area for each dwelling; provided, however, that this area requirement shall not apply to the building of a single family dwelling on lots of less than ten thousand square feet in area where the existing boundaries of such lots were actually established on or prior to March 21, 1940.

"Sec. 102-B. Class 'A-1' Residential Districts. Within any Class 'A-1' residential district no dwelling referred to in Section 102 shall be constructed on any lot having an area of less than seventy-five hundred square feet. There may be one or more such single family dwelling on any lot having an area of fifteen thousand feet or more provided there is not less than seventy-five hundred feet of lot area for each dwelling; provided, however, that this area requirement shall not apply to the building of a single family dwelling on lots of less than seventy-five hundred square feet in area where the

existing boundaries of such lots were actually established on or prior to February 5, 1941.

"Sec. 102-C. Class 'A' Residential Districts. Within any Class 'A' residential district no dwelling referred to in Section 102 shall be constructed on any lot having an area of less than five thousand square feet. There may be one or more such single family dwelling on any lot having an area of ten thousand feet or more provided there is not less than five thousand square feet of lot area for each dwelling; provided, however, that this area requirement shall not apply to the building of a single family dwelling on lots of less than five thousand square feet in area where the existing boundaries of such lots were actually established on or prior to February 6, 1940.

"Sec. 102-D. Class 'B' Residential Districts. Within any Class 'B' residential district no dwelling referred to in Section 102 shall be constructed on any lot having an area of less than thirty-five hundred square feet. There may be one or more such single family dwelling on any lot having an area of seven thousand square feet or more provided there is not less than thirty-five hundred square feet of lot area for each dwelling; provided, however, that this area requirement shall not apply to the building of a single family dwelling on lots of less than thirty-five hundred square feet in area where the existing boundaries of such lots were actually established on or prior to April 1, 1943.

"Sec. 102-E. Class 'C' Residential Districts. Within any Class 'C' residential district no dwelling referred to in Section 102 shall be constructed on any lot having an area of less than twenty-five hundred square feet. There may be one or more such single family dwelling on any lot having an area of five thousand square feet or more provided there is not less than twenty-five hundred square feet of lot area for each dwelling; provided, however, that this area requirement shall not apply to the building of a single family dwelling on lots of less than twenty-five hundred square feet in area where the existing boundaries of such lots were actually established on or prior to April 1, 1943."

(d) by amending Section 103 thereof to read as follows:

"Sec. 103. Unrestricted Residential Districts. Within the unrestricted residential districts only single or two-family dwellings, buildings for truck and flower gardens, greenhouses, hospitals, sanitariums, churches, schools and the usual accessory buildings used in connection with such dwellings shall be erected or used; provided, however, that the renting of rooms, or the furnishing of table board, for not more than five persons in a dwelling occupied as a private residence shall be permitted when such use is incidental only."

(e) by amending Section 105 thereof to read as follows:

"Sec. 105. Hotel and Apartment Districts. Within the hotel and apartment districts, any use is permitted excepting farming, business, semi-industrial, industrial and noxious industry uses."

(f) by amending Section 106 thereof to read as follows:

"Sec. 106. Farming districts. Within the farming districts any use is permissible excepting business, semi-industrial, industrial and noxious industry uses.

The term 'farming' shall include dairies, poultry farms, piggeries, orchards, ranches and other agricultural uses."

(g) by amending Section 113 thereof to read as follows:

"Sec. 113. Minor variances from zoning requirements. In any particular case where compliance with the requirements set forth in this chapter would cause practicable difficulty or unnecessary hardship, the city planning commission, with the approval of the board of supervisors may vary such requirements, provided this can be done in such a way as to grant relief and at the same time protect the public interest and general welfare."

(h) by amending Section 116 thereof to read as follows:

(i) by repealing Section 104 thereof.

"Sec. 116. Unclassified area as unrestricted residential districts. All those portions of the City of Honolulu which are not set aside for other use districts shall for the purposes of this chapter be deemed and are unrestricted residential districts."

Section 2. This Ordinance shall take effect upon its approval.

Introduced by

Date of Introduction:  
March 16, 1943.

PHILIP N. SING,  
Supervisor.

Approved this 2nd day of April, A. D. 1943.

(Adv.—April 5, 1943)

(s) LESTER PETRIE,  
Mayor, City and County of Honolulu.

## Use

Pre-1947, the Project Sites consisted of one parcel, TMK: 2-8-028: 010 (Appendix B). Subdivision file 1947(205) officially subdivided the original 9,832 SF lot into Lots 5-A: 4,912 SF, parcel 038, and 5-B: 4,920 SF, parcel 058. There is a 10-foot wide Easement on Lot 5-A, parcel 038, and the documentation is provided in Appendix B: Ochoco, TMK: 2-8-030: 038. The Easement documents are highlighted within Appendix B. "The purpose of the Easement was to re-install, maintain, operate, repair and remove an underground sewer pipeline or pipelines with manholes and other equipment under and across 10-foot wide on Lot 5-A marked Easement P, Map 6, Land Court Application 1412 (Appendix B, page 8, Document # 97334)." The research was conducted at the City and County of Honolulu's Real Property Tax Office (RPT). According to the City and County of Honolulu, Department of Planning and Permitting (DPP) HONLINE website and Appendix B, page 19, the house on parcel 038 was constructed in 1947. According to the DPP HONLINE website and Appendix C: Okubo, TMK: 2-8-030: 058, Permits History, the house on this parcel was constructed in 1947. Additional research at the RPT Office is included in Appendix B and page 7 illustrates the 1947 Site Plan of the house.

## Building Permits

Appendix B: Ochoco, TMK: 2-8-030: 038, Permits History, includes the building permits history for parcel 038 from the years 1933 to 2000.

The first 10 pages of Appendix A includes building permits information from the City and County of Honolulu's Real Property Tax Office (RPT) from 1933-1958. The next two (2) pages include building permits information from RPT dated 1959-1987. The next six (6) pages include building permits information from RPT dated 1938-1987. The remaining pages were obtained from research at the Data Access and Imaging Branch (DAIB) and the applicant.

Appendix C: Okubo, TMK: 2-8-030: 058, Permits History, includes building permits history for parcel 058 from the years 1938 to 1987. The first six (6) pages of Appendix B includes building permits information from the RPT Office from 1938 to 1987. The next page includes building permits information from 1959 to 1987.

Adjacent and Surrounding Uses

The two (2) Project Sites are adjacent to the Kānewai Community Park. Additional surrounding uses and structures are residential dwellings within the R-5 Residential zoning district neighborhood. The adjacent and surrounding structures are one (1) to two (2) story residential dwellings. The two (2) Sites and residential dwellings are consistent with the surrounding neighborhood.

Soils

The soil type is shown in Figure 8: Soils. The subject properties are located within the KIA: Kawaihapai clay loam, 0 to 2 percent slopes. The Soil Survey of Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i states that this soil occupies smooth slopes. Permeability is moderate. Runoff is slow, and the erosion hazard is no more than slight. There will be no new dwelling units constructed on the Project Sites as there are two (2) single-family residences; one (1) on each of the two parcels.

Land Use and Permits History

The proposed zone change for the properties is requesting P-2 General Preservation to R-5 Residential. Tax Map Key 2-8-030: 038 is 4,912 square feet and TMK: 2-8-030: 058 is 4,920 square feet. The surrounding parcels are R-5 Residential and P-2 General Preservation (Kānewai Community Park). The subject parcels consist of residential use consistent with the R-5 Residential zoning district and are adjacent to the Kānewai Community Park.

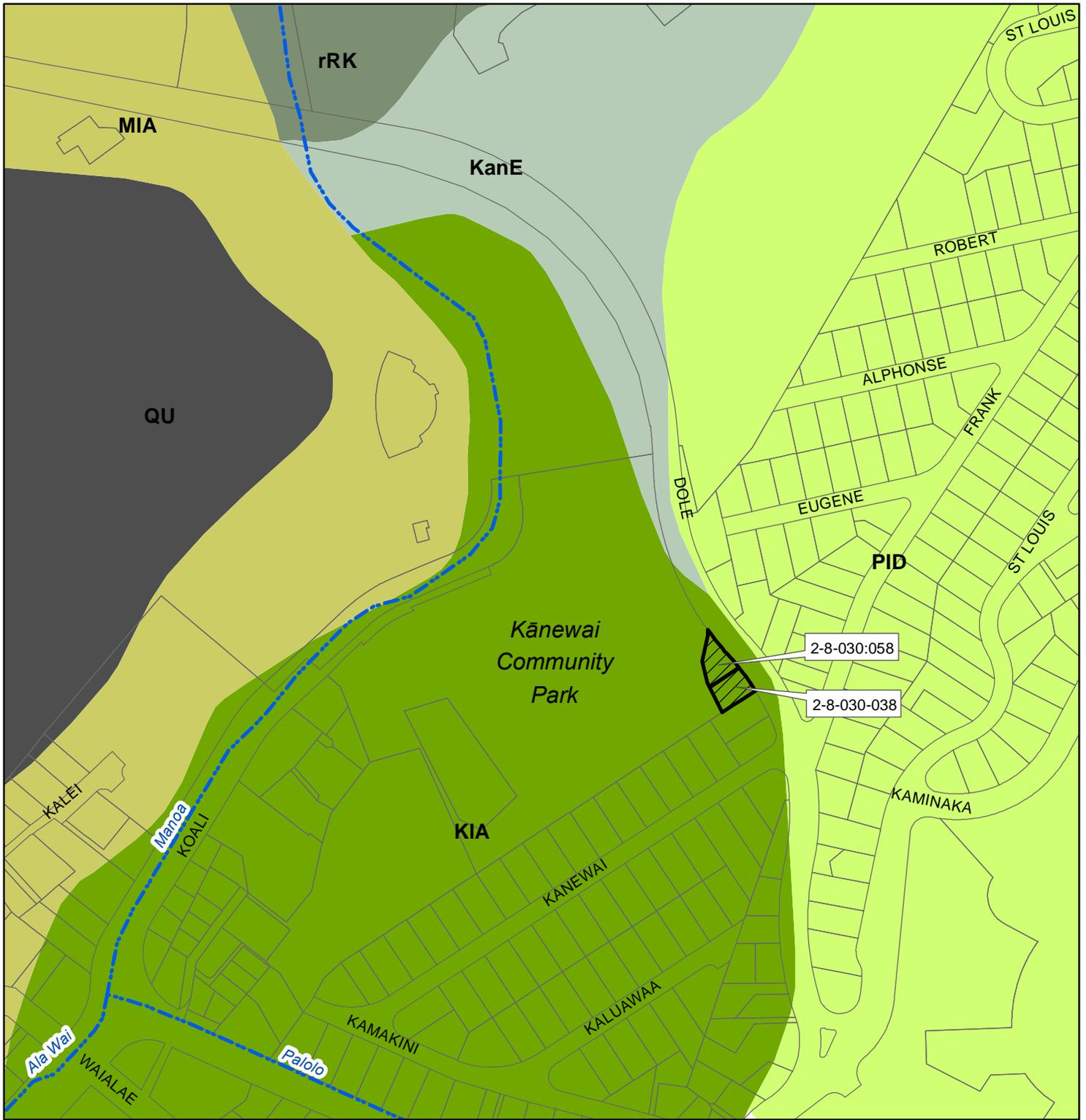
DPP HONLINE records list the following information for the existing structures and residences on-site: <http://dppweb.honolulu.gov/DPPWeb/default.aspx?PossePresentation=PropertySearch>

The research was also conducted at DPP's Data Access and Imaging Branch (DAIB).

**2835 Dole Street, TMK: 2-8-030: 038 (Ochoco and Watanabe)**

<b>Facility</b>	<b>Year Built</b>
Single-Family Dwelling	1947

The following Table describes the permits history for the subject property:



**LEGEND**

-  Subject Properties
-  Tax Parcel
- Soil Type**
-  KIA: Kawaihapai clay loam, 0 to 2 percent slopes
-  MIA: Makiki stony clay loam, 0 to 3 percent slopes
-  PID: Pamoia silty clay, 5 to 20 percent slopes
-  KanE: Kaena very stony clay, 10 to 35 percent slopes
-  QU: Quarry
-  rRK: Rock land



Figure 8:  
Soils

**Dole Street Zone Change**



Source: U.S. Department of Agriculture, Natural Resources (2017).  
Disclaimer: This graphic has been prepared for general planning purposes only.

**Table 1: Building Permits, TMK: 2-8-030: 038**

<b>Application Number</b>	<b>Permit Number</b>	<b>Job Location</b>	<b>Description</b>	<b>Created Date</b>	<b>Issue Date</b>
A1995-08-0086	403264	2835 Dole St.	Permit Application Closed	5/27/1997	5/27/1997
A1999-05-0574	431066	2835 Dole St.	Permit Application Closed	5/14/1999	5/14/1999
A1999-05-0659	432797	2835 Dole St.	Completed	6/25/1999	6/25/1999

Source: City and County of Honolulu, DPP, HONLINE, April 2018

**Discussion:**

- Permit #403264 work included Addition, Alteration, Electrical Work, and Plumbing Work. The Permit Application was closed on November 5, 2001. Refer to Appendix A for the approved permit.
- Permit #431066 work included Electrical Work, Plumbing Work, and other work. The Permit Application was closed on March 21, 2002. The DPP Data Access and Imaging Branch (DAIB) did not have microfiche or paper copies of this permit.
- Permit #432797 work included Addition, Alteration, and Electrical Work. The completed date was June 16, 2000. Refer to Appendix A for the approved permit.

**Table 2: Other Permits, TMK: 2-8-030: 038**

Application Number	Job Location	Description	Created Date	Issue Date
47/VLOG-51 47(205)	2835 Dole Street	Approved	5/8/1947	5/8/1947
87/SUB-312	2835 Dole Street	Subdivide Various Lots for Sewer Tunnel Relief Increment 4	10/22/1987	12/3/1987
95/VAR-57	2835 Dole Street	To allow an addition to a non-conforming (Use) Single-Family Dwelling which is not permitted and encroaches into yards and increases nonconformity. Approved Subject to Conditions	11/20/1995	3/25/1996
98/VAR-43	2835 Dole Street	To allow an addition to a Single-Family dwelling to encroach into the required yards, exceed the maximum building area, and increase nonconformity. Pending	9/25/1998	
2014/NOV-08-171	2835 Dole Street	HC 2835 Dole Street Curb painted red.  NOV File Closed	8/22/2014	9/12/2014

Source: Source: City and County of Honolulu, DPP, HONLINE, April 2018

**Discussion:**

- Application 47/VLOG-51 / 47(205). The Land Court Map is enclosed in Appendix B.
- Application 87/SUB-312 was a subdivision of various lots for Sewer Tunnel Relief, Increment 4. This application was approved on December 3, 1987. Refer to Appendix B microfiche pictures of the Approval letter and maps.
- Application 95/VAR-57 was a Use Variance to allow for an addition to a non-conforming (Use) Single-Family Dwelling which is not permitted and encroaches into yards and increases nonconformity. Approved Subject to Conditions on March 25, 1996. Refer to Appendix B approval letter and map.
- Application 98/VAR-43 was a Variance to allow an addition to a Single-Family dwelling to encroach into the required yards, exceed the maximum building area, and increase nonconformity. The status of this application is Pending. Refer to Appendix B approval letter and map.
- Application 2014/NOV-08-171 was a violation of the 2835 Dole Street Curb painted red. This NOV file was closed on September 12, 2014.

**2829 Dole Street, TMK: 2-8-030: 058 (Okubo)**

**Facility**                                      **Year Built**  
Single Family Dwelling                      1947

**Table 3: Building Permits, TMK: 2-8-030: 058**

<b>Application Number</b>	<b>Permit Number</b>	<b>Job Location</b>	<b>Description</b>	<b>Created Date</b>	<b>Issue Date</b>
A2013-11-0032	739102	2829 Dole Street	OKUBO Residence - New PV system. PV Mfr & Model No.: LG LG290N1C-G3 MONO BLK.267 ptc.; COUNT: 31 Inverter Mfr & Model No.: ENPHASE M250 (.240kWAC); COUNT: 31 # of PV Circuits: 2	10/29/2013	11/1/2013
A2013-11-0039	736361	2829 Dole Street	Okubo Residence - Electrical Meter Replace the existing 200 Amp Meter with a new 200 Amp Meter in the same location.	11/1/2013	11/1/2013

Source: Source: City and County of Honolulu, DPP, HONLINE, April 2018

**Discussion:**

- Permit #739102 work included Electrical Work and Solar Photovoltaic Installation. The Permit was issued on December 10, 2013. There are no files at DPP DAIB since this is a photovoltaic permit.
- Permit #736361 work included Electrical Work and Electrical Meter only to replace the existing 200 Amp Meter with a new 200 Amp Meter in the same location. There are no files at DPP DAIB since this an electrical permit.

**Table 4: Other Permits, TMK: 2-8-030: 058**

<b>Application Number</b>	<b>Job Location</b>	<b>Description</b>	<b>Created Date</b>	<b>Issue Date</b>
87/SUB-312	2829 Dole Street	Subdivide various Lots for sewer tunnel relief Increment 4.	10/22/1987	12/3/1987

**Discussion:**

- Project 87/SUB-312 work included subdivision of various Lots for sewer tunnel relief Increment 4. The permit was approved on December 3, 1987. Refer to Appendix C, microfiche pictures of the Approval letter, and maps.

## 1.2 Project Description

The existing use on each property is a single-family residential dwelling, and the proposed rezoning to R-5 Residential results in the two (2) properties land use conformance with the zoning district and the surrounding neighborhood. The two (2) properties have a lot area of 4,912 square feet and 4,920 square feet, which is slightly under the 5,000 square foot minimum lot size as required in the R-5 Residential zoning district. However, the properties comply with other development standards, such as height, density, and height setback. Residential district development standards permit a maximum building area of 50% of the zoning lot. Parcel 038 and parcel 058 have a building area of 1,656 and 1,650 square feet respectively, covering 33.7% and 33.5% of their respective lot sizes. The height and setback of the two (2) properties also observe 25 feet maximum, with heights of 22'-10" and 22'-9". The two (2) properties comply with the 25 feet maximum height setback, as they have setbacks of 22'-10" and 22'-9". Additionally, parcel 058 has a sewer easement that crosses its front yard, and an easement exists and runs along the backyard of parcel 038.

Refer to Appendix D: Ochoco-Okubo As-Built Plans and Floor Plans for the existing residences on the two (2) Project Sites. Appendix E includes the Land Court Map from 1947 for the Lot 5-A, Parcel 038 and Lot 5-B, Parcel 058.

Appendix F includes the Ochoco, Parcel 038 Warranty Deed and Appendix G includes the Okubo, Parcel 058 Warranty Deed.

### Minimum Lot Area

In the R-5 Residential zoning district of the City and County of Honolulu, Land Use Ordinance (LUO) the minimum lot area is 5,000 SF. Parcel 038 is 4,912 SF and Parcel 058 is 4,920 SF. Both Sites do not comply with the LUO minimum lot area requirement. However, both lots are slightly under the minimum lot area requirement and there will be no new structures on both Sites. As described in Section 1.1: Background, pre-1947, the Project Sites consisted of one parcel, TMK: 2-8-028: 010 (Appendix B). Subdivision file 1947(205) officially subdivided the original 9,832 SF lot into Lots 5-A: 4,912 SF, parcel 038, and 5-B: 4,920 SF, parcel 058.

### Lot Width and Depth

In the R-5 Residential zoning district, the LUO requires a minimum-lot width and depth of 50-feet. Parcel 038 consists of a lot width of 59.7-feet, and a lot depth of 119.4-feet. Parcel 058 consists of a lot width 107.01-feet, and a lot depth of 75.55-feet. Both Sites comply with the LUO requirement.

### Setbacks

Front: Parcel 038 is 25-feet.

Parcel 058 is 8" from the carport and 14-feet from the covered patio and 15-feet from the existing house. The carport does not comply with the R-5 Residential zoning district front setback requirements.

Side: Parcel 038 Diamond Head is 7.5-feet and the 'Ewa is 14-feet.

Parcel 058: The Diamond Head is 9.75-feet and the 'Ewa side carport is 5-feet.

Rear: Parcel 038 is 18-feet.

Parcel 058 is an irregular-shaped lot so there are multiple rear setback areas. From the rear of the existing house, there are two rear setback points, 15-feet, and 11-feet.

### Lot Coverage

Parcel 038 has a lot coverage of 1,656 SF or 33.7%, which complies with the LUO of a maximum 50% lot coverage. The formula to calculate lot coverage is  $4,912 \text{ (lot area)} \times .50$ .

Parcel 058 has a lot coverage of 2,460 SF or 33.5%, which complies with the LUO of a maximum 50% lot coverage. The formula to calculate lot coverage is  $4,920 \text{ (lot area)} \times .50$ .

### Floor Area

Parcel 038: Ochoco

Ground Floor Area: 1,109 SF

Second Floor Area: 1,306 SF

Garage: 197 SF

**Total Floor Area: 2,612 SF**

Parcel 058: Okubo  
Ground Floor Area: 1,056 SF  
Second Floor Area: 1,056 SF  
Garage: 420 SF  
**Total Floor Area: 2,532 SF**

### Heights

The R-5 Residential zoning district's maximum height is 25-feet. The residential dwelling on Parcel 038 is 22-feet, 10-inches. The residential dwelling on Parcel 058 is 22-feet, 9-inches.

### Parking

Parcel 038 consists of a two-car garage that has ample parking for two vehicles in addition to an on-site parking space to the right of the entrance of the Site.

Parcel 058 consists of a carport that has ample parking for two vehicles.

### Easements

The Easement documents are highlighted within Appendix B. "The purpose of the Easement was to re-install, maintain, operate, repair and remove an underground sewer pipeline or pipelines with manholes and other equipment under and across 10-foot wide on Lot 5-A marked Easement P, Map 6, Land Court Application 1412 (Appendix B, page 8, Document # 97334)."

### **TMK: 2-8-030: 038, Ochoco and Watanabe proposed property improvements**

- Refinance mortgage: need R-5 Residential zoning to complete refinance application.
- Solar Panels.

### **TMK: 2-8-030: 058, Okubo proposed property improvements**

- Make house hurricane-resistant
- Repair garage and replace the roof
- Replace roof between house and garage
- Replace windows
- Paint house

## 2.0 Public Plans and Land Use Policies

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### 2.1 State Land Use Legislation (Chapter 205, HRS)

The State of Hawai'i Land Use Law regulates and classifies the uses of lands in the State to accommodate growth and development, and to retain the natural resources in the area. All state lands are classified by the State Land Use Commission, as Urban, Rural, Agricultural, or Conservation, with consideration given to the General Plan of the County.

**Discussion:** The subject properties State Land Use District is Urban, and the proposed rezoning and existing use are consistent with this land use designation (Figure 4).

### 2.2 City and County of Honolulu Legislation

#### 2.2.1 General Plan

##### ***General Plan Objectives and Policies***

The Project complies with the following policies and guidelines of the City and County of Honolulu's 1992 General Plan Objectives and Policies. The General Plan is a statement of the long-rang social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O'ahu. The Plan is also a statement of broad policies that facilitate the attainment of the Plan objectives. The General Plan addresses eleven subject areas, which include population; economic activity; the natural environment; housing; transportation and utilities; energy; physical development and urban design; public safety; health and education; culture and recreation; and government operations and fiscal management. The following subsections relate to the proposed zone change and include discussion on how the Project complies with the relevant General Plan Objectives and Policies.

#### I. Population

*Objective C: To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.*

**Policy 4 (Amended, Resolution 02-205, CD1)**

Direct growth according to Policies 1, 2, and 3 above by providing land development capacity and needed infrastructure to seek a 2025 distribution of Oahu's residential population as follows:

**Distribution of Residential Population**

LOCATION	% SHARE OF 2025 ISLANDWIDE POPULATION
Primary Urban Center	46.0%
Ewa	13.0%
Central Oahu	17.0%
East Honolulu	5.3%
Koolaupoko	11.6%
Koolauloa	1.4%
North Shore	1.7%
Waianae	4.0%
	100.0%

Source: City and County of Honolulu, General Plan

**Discussion:** The subject properties are within the Primary Urban Center, which, as illustrated in the Distribution of Residential Population table above consists of the highest percentage share of the residential population on the Island of O’ahu. The subject parcels are not adding density or population to the Primary Urban Center as the zone change will bring the two parcels in compliance with the R-5 Residential zoning district development standards. Therefore, the proposed rezoning complies with the Distribution of Residential Population table and percentage share of the islandwide population.

IV. Housing

*Objective C: To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities.*

**Policy 3**

*Encourage residential development near employment centers.*

**Discussion:** The two (2) subject properties are centrally located in compliance with this General Plan policy. The Project Sites are in proximity to The University of Hawai’i at Mānoa and adjacent to Kānewai Community Park. The two (2) existing residential dwellings are adequately served by

public utilities and there are no plans to densify residences, hence there will be no additional demands on public utilities.

### **2.2.2 Primary Urban Center Development Plan**

“The Primary Urban Center (PUC) extends from the core of historic downtown Honolulu to Pearl City in the west and Wai‘alae-Kahala in the east. The *Primary Urban Center Development Plan* is one of a set of eight (8) community-oriented plans intended to help guide public policy, investment, and decision-making through the 2025-planning horizon. Each plan addresses one of eight geographic planning regions on O‘ahu, responding to the specific conditions and community values of each region (PUC DP, page 1-1).”

Two (2) of the eight (8) planning regions, ‘Ewa and the Primary Urban Center, are the areas to which major growth in population and economic activity will be directed over the next twenty years and beyond. The plans for these regions will continue to be titled “Development Plans,” and will serve as the policy guides for the development decisions and actions required to support that growth.

The following guidelines and policies are relevant to the proposed zone change:

#### ***In-Town Housing Choices***

*While other vision elements address the livability of communities, this element emphasizes the need to provide residential choices for in-town (urban) living that are affordable and meet the lifestyle needs and preferences of different population groups.*

#### **3.2.2.3 In-Town Residential Neighborhoods**

- **Density.** *Areas close to transit lines and the major east-west arterials should be zoned for medium-density residential, which may range from 13 to 90 units per acre, or high-density residential mixed-use, which may range up to 140 units per acre.*

#### **3.2.3 Relation to Land Use Maps (A.4 – A.6) and Zoning**

*The Land Use Maps, which illustrate generalized categories of land use within the region, are conceptual in nature. The land use designations and broad classifications that refer to the desired character of the area and not the specific use of the individual parcels.*

- **Lower-Density Residential.** *Areas designated Lower-Density Residential are shown as yellow on the maps. Areas designated Lower-Density Residential encompass most of the established single-family residential neighborhoods in Honolulu and Pearl City.*

**3.3 IN-TOWN HOUSING CHOICES**

*The PUC of the future “offers in-town housing choices for people of all ages and incomes.” This third element of the Vision addresses the need for affordable housing, both rental and for sale, in the PUC to serve families with young children as well as young adults, elderly residents, and multigenerational households.*

**3.3.2 POLICIES**

*The following policies are intended to promote housing choices in livable in-town neighborhoods that are planned for higher-density residential and mixed uses. The first two policies entail changing development standards for apartment zoned districts and other zoning districts that allow multifamily dwellings.*

**Lower Density Residential**

*Lower-Density Residential generally refers to single-family detached residences, attached houses, and low-density, low-rise multifamily residences that maintain a density between five and 12 dwelling units per acre.*

**Discussion:** The PUC DP Lower-Density Residential designation generally refers to single-family detached residences, attached houses, and low-density, low-rise multifamily residences that maintain a density between five (5) and 12 dwelling units per acre. The proposed rezoning and existing residential uses comply with the PUC DP policy related to in-town residential neighborhoods and the density range of five (5) to 12 dwelling units per acre. The two (2) existing residential dwellings can be classified as in-town housing as it is in proximity to major employment centers, minimizing the need to drive long distances to work, school, and daily living services.

**2.2.3 Special Area Plans/Neighborhood Transit-Oriented Development (TOD) Plans**

Not Applicable. This section is intentionally left blank.

**2.2.4 Significant Zone Change**

The PUC DP defines significant zone change as:

*“Significant zone change” means a zone change which involves at least one of the following:  
(1) Any change in zoning of 10 or more acres to a low-density residential district from a less-intensive zoning district;*

*(2) Any change in zoning of two or more acres to a medium- or high-density residential (multi-family or apartment) district from a less-intensive zoning district;*

*(3) Any change in zoning of five or more acres to a resort, commercial, industrial or mixed-use zoning district from a less-intensive zoning district; or*

*(4) Any development which would have a major social, environmental, or policy impact, or major cumulative impacts due to a series of applications in the same area.*

**Discussion:** Based on the PUC DP definition of a significant zone change, the proposed zone change is not considered “significant.” The subject parcels are 4,912 square feet and 4,920 square feet, respectively. Appendix H: Request for Determination Memo and DPP Correspondence concurs that the proposed zone change will have no significant environmental impact. Therefore, the proposed action is not considered a significant zone change and does not require an Environmental Assessment.

## **2.2.5 Revised Ordinances of Honolulu, Chapter 21, Land Use Ordinance**

The following Land Use Ordinance (LUO) provisions relating to the R-5 Residential zoning district and the discussion below will describe how the proposed zone change and development coincides with the stated purpose and intent of the proposed zoning district. As previously stated in this report, the two (2) properties will be slightly under the 5,000 square foot minimum lot size as required in the R-5 Residential zoning district, but the other development standards such as height, density, and setbacks will comply.

### **Sec. 21-3.70 Residential districts -- Purpose and intent.**

- a) The purpose of the residential district is to allow for a range of residential densities. The primary use shall be detached residences. Other types of dwellings may also be allowed, including zero lot line, cluster and common wall housing arrangements.*
- c) The intent of the R-7.5, R-5 and R-3.5 districts is to provide areas for urban residential development. These districts would be applied extensively throughout the island.*

**Discussion:** The proposed zone change from P-2 General Preservation to R-5 Residential will bring the existing uses on the subject properties in compliance with the surrounding uses of the

residential zoning district. There will be no intention to convert the two (2) residential dwellings to operate as “Monster Homes.” The existing dwellings will remain in single-family residential use.

**Table 5: R-5 Residential Development Standards**

Development Standard		LUO Requirement	Existing
Minimum Lot Area (square feet) One-family dwelling		5,000 SF	Parcel 038: 4,912 SF Parcel 058: 4,920 SF
Minimum Lot Width and Depth (feet)		50-feet	Parcel 038: lot width = 59.7-feet / lot depth = 119.4-feet  Parcel 058: lot width = 107.01-feet / lot depth = 75.55-feet
Yards	Front	10-feet	Parcel 038: 25-feet Parcel 058: carport = 8” / covered patio = 14-feet / dwelling = 15-feet
	Side & Rear	Side: 5-feet Rear: 5-feet	Parcel 038: (E) side = 7.5-feet / (W) side = 14-feet  Parcel 058: (E) side = 9.75-feet / (W) carport = 5-feet
Maximum Building Area (Building Coverage) 50% of zoning lot		Parcel 038: (4,912 x .50) = 2,456 SF Parcel 058: (4,920 x .50) = 2,460 SF	Parcel 038: 1,656 SF (33.7% building area)  Parcel 058: 1,650 SF (33.5% building area)
Floor Area		N/A	Parcel 038: 2,612 SF Parcel 058: 2,532 SF Both dwellings are 2-stories.
Maximum Height (feet)		25-feet	Parcel 038: 22’ 10” Parcel 058: 22’ 9”
Height Setbacks		Per Section 21-3.70-1(c) 25-feet	Parcel 038: 22’ 10”  Parcel 058: 22’ 9”

Sources: LUO Table 21-3.2 Residential Districts Development Standards and Appendix C: Ochoco-Okubo As-Built Plans and Floor Plans

### 2.2.6 Unilateral Agreement (UA)

Not Applicable. This section intentionally left blank.

## **2.3 Resiliency/Climate Change Adaptation**

### Sea Level Rise

The subject properties are not adjacent to or in proximity to the shoreline and, hence, will not be impacted by future sea-level rise. The subject properties will not be impacted by coastal flooding, and mitigation measures are not required.

### Flood Hazards

This neighborhood is located upland of any coastal area and the subject properties are not in a designated flood zone. As shown in Figure 5: Flood Hazard Areas, the subject properties are situated in Flood Zone X, which are areas determined to be outside the 0.2% annual chance floodplain.

### Tsunami

As illustrated in Figure 7: Tsunami Evacuation Zones, the subject properties are in the safe zone, hence, no evacuation is necessary for this area. Evacuation and emergency shelter plans are not required for the subject properties.

## **2.4 Streets and Transportation, Traffic Assessment**

The City and County of Honolulu, Department of Public Works, Bureau of Plans, Dole Street Extension Plans approved October 13, 1953, Job No. 43-53. Job No. 43-53, Grade Map 152, Dole Street Striping Plans illustrate Dole Street fronting the two subject parcels as a 30-foot wide road. Appendix I: DPP, Traffic Review Branch (TRB) Correspondence includes an email from TRB stating that a Traffic Analysis Report (TAR) and a Traffic Impact Analysis Report (TIAR) are not required for this project. A Traffic Assessment is required which is included in this section. The discussion below includes Exhibits illustrating the existing street conditions, sidewalks, bike lanes, and bus stops.

Dole Street allows street parking on both sides of the roadway as illustrated in Exhibits 2, 3, and 4. There are also the bike lane symbol delineations on both sides of Dole Street as illustrated in the Exhibits, connecting the bike route from the surrounding neighborhoods to The University of Hawai'i at Mānoa. As the following Exhibits illustrate, Dole Street is well-maintained and consists

of sidewalks on both sides of the street, ensuring pedestrian connectivity to The University of Hawai'i at Mānoa and the surrounding neighborhoods.

**Exhibit 2: Dole Street, View to the East**



Exhibit 2 illustrates Dole Street looking east and allowing street parking on both sides of the street. Also shown is the bike route symbol on both sides of Dole Street traveling east and west.

### Exhibit 3: Dole Street, View to the West



Exhibit 3 illustrates the view towards The University of Hawai'i at Mānoa and shows street parking allowed on both sides except for certain no parking segments to maintain sight distance for ingress and egress and delineated bus stops.

#### Exhibit 4: Dole Street, View to the West



Exhibit 4 is also a view to the west, with the subject properties to the left of the photograph. This Exhibit illustrates street parking allowed on both sides and that Dole Street is a well-maintained City road.

Additional discussion on the existing streets, sidewalks, bike lanes, and bus stops are included in Section 2.5.6 Complete Streets of this zone change report.

## **2.5 Infrastructure**

### **2.5.1 Wastewater**

There will be no additional demands on the sewer system as no new development will occur on the two (2) subject properties. The two residences are currently connected to the City and County of Honolulu, a municipal sewer system.

### **2.5.2 Water**

There will be no additional demands on water usage on the subject properties as no new residential development will occur. The two existing residential dwellings are currently served by the Board of Water Supply.

### **2.5.3 Solid Waste**

According to the City and County of Honolulu's Department of Environmental Services website ([www.opala.org](http://www.opala.org)), refuse collection for the subject properties occurs on Thursdays, and recycling occurs on Mondays. Bulky item pickup occurs every 3<sup>rd</sup> Monday of each month. There will be no additional demands on solid waste as no new development will occur on the subject properties.

### **2.5.4 Drainage**

The proposed rezoning will not entail new development within the subject properties and will, therefore, have no impact on the existing drainage onsite.

### **2.5.5 Parks and Playgrounds**

Park dedication will not be required for this project as there is no new development on the subject properties. The two existing residences are adjacent to the Kānewai Community Park. The Department of Parks and Recreation (DPR) was notified regarding the Diamond Head / Kapahulu / St. Louis Heights Neighborhood Board meeting and presentation that was conducted on January 10, 2019.

### 2.5.6 Complete Streets

The City and County of Honolulu define complete streets as “Complete Streets are part of a transportation and design approach that aims to create a comprehensive, integrated network of streets that are safe and convenient for all people. Complete Streets solutions are designed to accommodate people traveling by foot, bicycle, transit, or automobile, and of all ages and abilities. Complete Streets principles move away from streets designed with a singular focus on automobiles toward a design approach that is context-sensitive, multimodal, and integrated with the community's vision and sense of place (<http://www.honolulu.gov/completestreets> ).”

**Discussion:** As illustrated and described in Section 2.4: Streets and Transportation, Traffic Assessment, Dole Street can be classified as a complete street. Sidewalks are constructed on both sides of the street, facilitating pedestrian travel and forming an integrated pedestrian network that connects the surrounding neighborhood with the University of Hawai'i at Mānoa. Shared Lane Markings (or “sharrows”) are marked on Dole Street and accommodate bicycle travel. Bus stops on both sides of Dole Street also effectively provide transit service and mobility along a corridor that leads directly to the university campus.

### 2.5.7 Schools

The following schools serve the subject properties:

Hokulani Elementary School  
2940 Kamakini Street  
Honolulu, HI 96816

Kaimukī Middle School  
631 18<sup>th</sup> Avenue  
Honolulu, HI 96816

Kaimukī High School  
2705 Kaimuki Avenue  
Honolulu, HI 96816

**Discussion:** The proposed zone change will have no impact on schools in the area since there will be no new residential development on the two (2) subject properties.

## 2.6 Environmental Laws

### 2.6.1 Chapter 343, HRS, State Environmental Impact Statement Law

A Request for Determination Letter dated September 20, 2018, was submitted to DPP, and the applicant received a response memo dated November 21, 2018, with the following conclusion on the Project not requiring an Environmental Assessment:

“Your submittal included a summary evaluation of the proposed zone change in accordance with Chapter 343-5 of the Hawaii Revised Statutes relating to triggers for an EA, and Section 11-200-12 of the Hawaii Administrative Rules, which lists criteria that can be used to determine if an action may have a significant impact on the environment. You concluded that the proposed zone change does not trigger an EA and is not anticipated to have significant environmental impact. We concur with your assessment (DPP Response memo, November 21, 2018).”

### 2.6.2 Chapter 6E, HRS, State Historic Preservation Law

The requirement for an Archaeological Impact Study (AIS) is typically required during the EA process. The proposed zone change does not require an EA and therefore, will not require an AIS. “The implementing administrative rules for 6E-08 and 6E-42 are Hawai'i Administrative Rules (HAR) 13-275 and 13-284 (<https://dlnr.hawaii.gov/shpd/hrs-6e-8-6e-42-review-process/> ).” The Department of Land and Natural Resources (DLNR), State Historic Preservation Division (SHPD) is the reviewing agency for AIS. There will be no ground disturbance as the proposed zone change is administrative and does not consist of new development or construction.

### 2.6.3 Chapter 23, Revised Ordinances of Honolulu, Shoreline Setback Ordinance, and Chapter 25, ROH, Special Management Area

Not Applicable. This section intentionally left blank.

### 2.6.4 Revised Ordinances of Honolulu, Chapter 21A, Flood Hazard Areas

#### ***Section 21A-1.1 Purpose.***

*(a) Within the City and County of Honolulu, certain areas are subject to periodic inundation by flooding or tsunami or both, resulting in loss of life and property, creation of health and safety hazards, disruption of commerce and governmental services as well as extraordinary public expenditures for flood and tsunami protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.*

**Discussion:** As shown in Figure 5: Flood Hazard Areas, the subject properties are in Flood Zone X which are areas determined to be outside the 0.2% annual chance floodplain. Most of Kānewai Community Park is within Flood Zone AE; however, the two (2) subject properties are outside this flood zone.

### 2.6.5 Endangered Species Act

The United States Fish and Wildlife Service (USFWS), Information for Planning and Consultation (IPaC) website <https://ecos.fws.gov/ipac/> lists eight (8) migratory birds that are protected by the Migratory Bird Treaty Act of 1918. The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in the project location.

**Table 6: United States Fish and Wildlife Service, Birds of Conservation Concern**

<b>Name / Level of Concern</b>	<b>Breeding Season</b>
Apapane, <i>Himatione sanguinea</i> , BCC, Rangewide HPI	December 1 <sup>st</sup> to July 1 <sup>st</sup>
Black Noddy, <i>Anous minutus melanogenys</i> , BCC, Rangewide HPI	April 1 <sup>st</sup> to November 30 <sup>th</sup>
Brown Booby, <i>Sula leucogaster</i> , BCC, Rangewide HPI	January 1 <sup>st</sup> to October 15 <sup>th</sup>
Bulwer's Petrel, <i>Bulweria bulwerii</i> , BCC, Rangewide HPI	May 1 <sup>st</sup> to September 30 <sup>th</sup>
Laysan Albatross, <i>Phoebastria immutabilis</i> , BCC, Rangewide HPI	November 15 <sup>th</sup> to June 15 <sup>th</sup>
Masked Booby, <i>Sula dactylatra</i> , BCC, Rangewide HPI	January 1 <sup>st</sup> to November 30 <sup>th</sup>
O'ahu 'Amakihi, <i>Hemignathus flavus</i> , BCC, Rangewide HPI	April 1 <sup>st</sup> to July 1 <sup>st</sup>
Red-Tailed Tropicbird, <i>Phaethon rubricauda</i> , BCC, Rangewide HPI	December 15 <sup>th</sup> to October 15 <sup>th</sup>

Source: U.S. Fish and Wildlife Service, IPaC Website  
<https://ecos.fws.gov/ipac/location/T2HCLCOA4BEOXMQC7ZLCQJFHIQ/resources#migratory-birds>

Note: (HPI) Hawaii and the Pacific Islands



Papane, *Himatione sanguinea*



Black Noddy, *Anous minutus melanogenys*



Brown Booby, *Sula leucogaster*



Bulwer's Petrel, *Bulweria bulwerii*



Laysan Albatross, *Phoebastria immutabilis*



Masked Booby, *Sula dactylatra*



O'ahu 'Amakihi, *Hemignathus flavus*



Red-tailed Tropicbird, *Phaethon rubricauda*

Source: USFWS, IPaC Website,

<https://ecos.fws.gov/ipac/location/T2HCLCOA4BEOXMQC7ZLCQJFHIQ/resources#migratory-birds>

**Discussion:** As previously stated in this zone change report, there will be no new residential development on the two (2) subject properties, and hence, there will be no harm to the above-listed migratory birds.

## **3.0 Neighborhood Board**

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### **3.1 Diamond Head / Kapahulu / St. Louis Heights Neighborhood Board No.5**

Hawai'i Planning LLC presented the proposed zone change to the Neighborhood Board (NB) on September 13, 2018, introducing the project and soliciting comments from the NB and community. The following were questions and comments from the NB and community:

The parcels of 2835 and 2829 Dole Street adjacent to Kānewai Community Park are currently zoned P-2 General Preservation, and the proposed zoning is R-5 Residential. The homes on the parcels were built in 1947, and the proposed zoning change to R-5 is to keep the property consistent with its current use and the surrounding neighborhood. In the event of a natural disaster, the two (2) properties would struggle to get insurance with the current zoning P-2.

Questions, comments, and concerns followed: Matson asked and Hawai'i Planning LLC responded that the elevation of the proposal is consistent with the pre-existing structures. Matson asked and Hawai'i Planning LLC responded that there is no intention to make these homes into Monster Homes. He added that the purpose is to keep it consistent with the uses in the surrounding neighborhood. The Neighborhood Board Minutes are enclosed as Appendix J. The existing uses on both properties are single-family residential; the Ochoco family resides in the 2835 Dole Street property and the Okubo family resides in the 2829 Dole Street property.

DPP required the neighborhood board notices to be expanded, therefore, the proposed rezoning was presented for a 2<sup>nd</sup> time on January 10, 2019, Neighborhood Board meeting. The notarized list of neighbors notified is enclosed in Appendix J. The only question asked by a neighborhood board member pertained to monster homes. We assured the neighborhood board and community that the two subject properties will not function as monster homes. There were no questions from the community. The minutes will be provided to DPP once it is adopted at the Neighborhood Board meeting and published online.

## 4.0 Other Impacts

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### 4.1 Public Services

#### 4.1.1 Refuse Collection

The City and County of Honolulu, Department of Environmental Services, [http://www.opala.org/solid\\_waste/collection\\_schedule\\_search.html](http://www.opala.org/solid_waste/collection_schedule_search.html) website contains solid waste, recycling, and bulk trash pick-up schedules. The subject properties refuse pick-up day occurs on Thursdays, recycling pick up day occurs on Mondays, and bulky pick-up items are on every 3<sup>rd</sup> Wednesday of each month.

#### 4.1.2 Fire Protection

The subject properties are served by the McCully-Mō'ili'ili Fire Station Number 29, located at 2425 Date St, Honolulu, HI 96826, 1.5 miles from both properties. As there will be no new development, the proposed rezoning will have minimal impacts on fire protection services.

#### 4.1.3 Police Services

The nearest police station is located at the Alapa'i Police Headquarters at 801 South Beretania Street. The subject properties are located 3.3 miles from the Alapa'i Police Headquarters. As there will be no new development, the proposed rezoning will have minimal impacts on police service.

## 5.0 References

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City and County of Honolulu, Department of Environmental Services, website [http://www.opala.org/solid\\_waste/collection\\_schedule\\_search.html](http://www.opala.org/solid_waste/collection_schedule_search.html).

City and County of Honolulu, Department of Planning and Permitting (1992). General Plan.

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