

City and County of Honolulu
DEPARTMENT OF PLANNING AND PERMITTING
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

PLANNING DIVISION MASTER APPLICATION FORM

Additional data, drawings/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing". **PLEASE ASK FOR THESE INSTRUCTIONS.**

All specified materials described in the "Instructions for Filing" and required fees must accompany this form; incomplete applications will delay processing. You are encouraged to consult with Planning Division staff in completing the application. Please call appropriate phone number given in the "Instructions for Filing".

Please print legibly or type the required information.

SUBMITTED FEE: \$ _____

PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> SPECIAL USE PERMIT _____ New _____ Modify Existing
<input type="checkbox"/> STATE LAND USE BOUNDARY AMENDMENT (<15 acres) From _____ (District) To _____ (District)	<input type="checkbox"/> ZONING DISTRICT BOUNDARY ADJUSTMENT, ADMINISTRATIVE
<input type="checkbox"/> DEVELOPMENT PLAN (DP)/SUSTAINABLE COMMUNITIES PLAN (SCP) AMENDMENT Indicate DP/SCP area _____	<input checked="" type="checkbox"/> ZONE CHANGE From <u>R-7.5</u> (District) To <u>P-2</u> (District)
<input type="checkbox"/> PUBLIC INFRASTRUCTURE MAP REVISION (Indicate Map Symbol Request): <input type="checkbox"/> CY (Corporation Yard) <input type="checkbox"/> DSP (Desalination Plant)	
<input type="checkbox"/> D (Drainage Way (Open Channel)) <input type="checkbox"/> TS (Transit Station) <input type="checkbox"/> FS (Fire Station) <input type="checkbox"/> GB (Government Building) <input type="checkbox"/> GC (Golf Course)	
<input type="checkbox"/> P (Parks) <input type="checkbox"/> PS (Police Station) <input type="checkbox"/> PKG (Parking Facility/Transit Center) <input type="checkbox"/> RES (Water Reservoir) <input type="checkbox"/> SPS (Sewage Pump Station)	
<input type="checkbox"/> STP (Sewage Treatment Plant) <input type="checkbox"/> SW (Solid Waste Facility) <input type="checkbox"/> RTC (Rapid Transit Corridor) <input type="checkbox"/> R (Arterial & Collector Roadway) <input type="checkbox"/> W (Potable Well)	

(Project/Parcel specific information should be provided for General Plan and Development Plan amendments only if appropriate.)

TAX MAP KEY(S): 3-6-024:001

STREET ADDRESS/LOCATION OF PROPERTY: 1055 Hao St Honolulu, HI 96821

APPLICATION/SUBJECT AREA (Acres/sq.ft.): 9.5 acres

THE PROPOSED PROJECT IS LOCATED INSIDE OUTSIDE THE:

- | | |
|---|--|
| <input type="checkbox"/> Urban Growth Boundary | <input type="checkbox"/> Community Growth Boundary |
| <input type="checkbox"/> Urban Community Boundary | <input type="checkbox"/> Rural Community Boundary |

OF THE _____
ZONING DISTRICT(S): _____

DEVELOPMENT PLAN/SUSTAINABLE COMMUNITY PLAN
STATE LAND USE DISTRICT: _____

RECORDED FEE OWNER:

Name (& title, if any) C & C of Honolulu
 Organization _____
 Mailing Address 558 S. King St Honolulu HI 96813
 Phone Number (808) 768-4294
 Signature [Signature]

APPLICANT:

Name Seiji Oyawa
 Organization C & C of Honolulu
 Mailing Address 558 S. King St Honolulu, HI 96813
 Phone Number (808) 768-4294
 Signature [Signature]

PRESENT USE(S) OF PROPERTY/BUILDING:

Vacant

AUTHORIZED AGENT/CONTACT PERSON:

Name _____
 Mailing Address _____
 Phone Number _____
 Signature _____

PROJECT NAME (if any): _____

REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project):

Down zone from R-7.5 to P-2

DPP/ELOG NO. _____

DPP/POSSE NO. 2020/2-1
 P:\FORMS\MASTERAPPLICATION-03/31/14.DOC

AINA HAINA ZONE CHANGE APPLICATION

Basic Information.

PROJECT : Aina Haina Zone Change

APPLICANT / LANDOWNER : City and County of Honolulu

AGENT : Department of Land Management

LOCATION : 1055 Hao Street, Honolulu, Oahu

TAX MAP KEY (TMK) : 3-6-024: 001

PROJECT AREA : 9.532 acres

STATE LAND USE DISTRICT: Urban District

EXISTING ZONING : R-7.5 Residential District

PROPOSED ZONING : P-2 General Preservation District

DEVELOPMENT PLAN : Outside of the Urban Community Boundary (UCB) in an area designated as Preservation in the East Honolulu Sustainable Communities Plan (EH SCP)

PUBLIC INFRASTRUCTURE : No PIM symbol on project site. Nearby PIM symbols
MAP (PIM) include Park Symbol No. 7 (Aina Haina Nature Preserve) to the north and west; and Drainage System Symbol No. 17 (Wailupe Stream Flood Control Project) to the south

FLOOD HAZARD DISTRICT : Zone X (outside of the 0.2% annual chance floodplain)

EXISTING USE : Trail access and open space

SURROUNDING LAND USE : Single-family dwellings (R-7.5 Residential District) to the south and east; and Aina Haina Nature Preserve (P-2 General Preservation District) to the west and north

Proposal. On February 19, 2020, the Honolulu City Council adopted Resolution 19-304 to initiate a zone change of a 9.532-acre property in the back of Aina Haina Valley from the R-7.5 Residential District to the P-2 General Preservation District. The purpose of the proposed zone change is to add the property to the surrounding City-owned 85-acre

Aina Haina Nature Preserve and protect the land from development. The project site is currently used as trail access and open space. No changes are proposed to the existing uses and site conditions.

Location and Current Use. The property is located at 1055 Hao Street, in the back of Aina Haina at the end of the residential area. Access to the property is via Hao Street.

The project site is 9.532 acres and is heavily vegetated, containing no permanent contemporary structures, with the exception of remnants of a wooden construction fence. Wailupe Stream, an intermittent stream, traverses the project site from north to south.

An unpaved trail traverses the site as part of the Wailupe Loop Trail. The Wailupe Loop Trail is not recognized in the State Na Ala Hele Trail and Access Program database but is used by hikers and hunters as well as organized hiking organizations.

Topography. The project site is heavily vegetated with varied steepness. The project site generally slopes down from north to south, and from west to east toward Wailupe Stream and gulch. There are some clearings found throughout the site, and a wide hiking trail that traverses the site from south to north.

Soils. According to the U. S. Natural Resource Conservation Service 1972 Soil Survey, the project site consists of Lualualei Extremely Stony Clay, with slopes of 3 to 35 percent (LPE). Lualualei soils are well-drained, runoff is medium to rapid, and the erosion hazard is moderate to severe. These soils are impractical to cultivate.

The project site is not designated on the Land Study Bureau Detailed Land Classification map, the Agricultural Lands of Importance to the State of Hawaii map, or as Important Agricultural Lands on Oahu.

Surrounding Uses. The project site is surrounded by single-family residential uses to the south and east, within the R-7.5 Residential District. Directly north and west of the project site, is the 85-acre Aina Haina Nature Preserve, which is similar in character to the project site, and within the P-2 General Preservation District. The Aina Haina Nature Preserve is undeveloped and heavily vegetated containing Wailupe Loop Trail and the intermittent Wailupe Stream. Further north or west extending to the upper valley areas and ridges are areas within the P-1 Restricted Preservation District.

Other Permits/Approvals Required. As the purpose of the land purchase and proposed zone change is to preserve the land from development, there are no plans for new structures or modifications to existing buildings at this time. If and when site improvements or alterations are proposed in the future, an Environmental Assessment (EA) and other approvals may be required at that time.

Community and Adjoining Property Owners Notification/Comments. Pursuant to Section 21-2.40-2(b)(2), Revised Ordinance of Honolulu (ROH), the Applicant mailed notices to adjoining landowners on June 1, 2020, informing them of the presentation of

the proposal to the Kuliouou / Kalani Iki Neighborhood Board No. 2 (NB2). On June 4, 2020, the City presented the proposed zone change to the NB2.

Compliance with State Land Use Legislation, Chapter 205, Hawaii Revised Statutes (HRS), Land Use Commission. The project site is in the State Land Use Urban District. The Urban District includes “lands that are now in urban use and a sufficient reserve area for foreseeable urban growth”, as stated in Section 205-2(1), HRS. The proposed zone change is not inconsistent with the purpose of the Urban District, which includes parks and open spaces as well, for the benefit of the resident population in the urban area. The adjacent Aina Haina Nature Preserve is also located in the State Urban District.

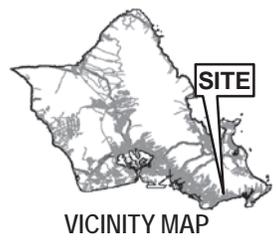
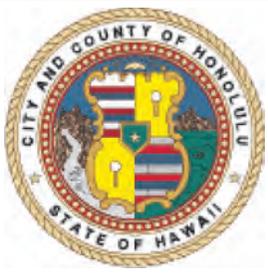
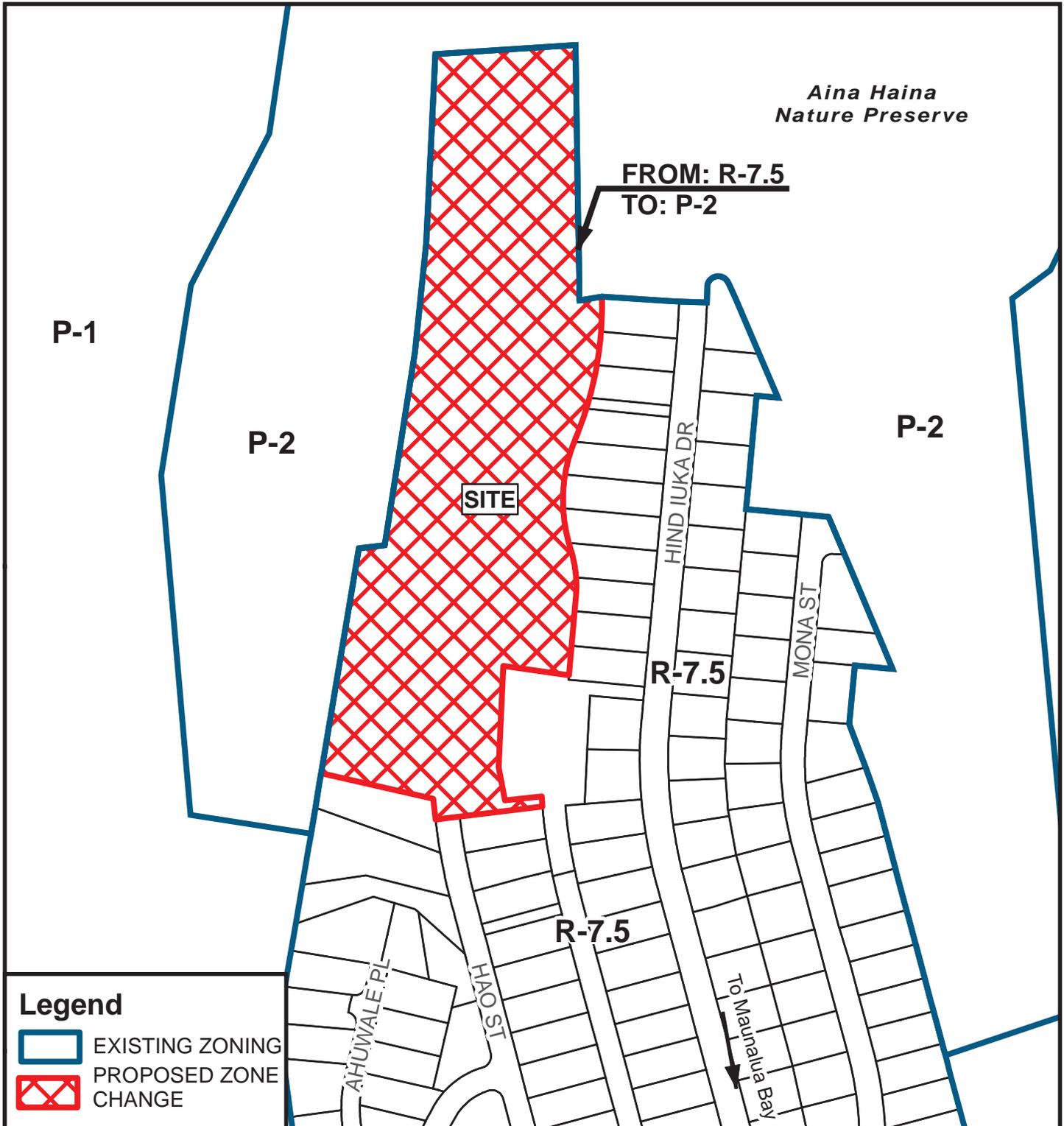
Compliance with City Land Use Legislation. The proposed zone change supports the General Plan objectives and policies to protect and preserve the natural environment; to protect O’ahu’s cultural, historic, architectural, and archaeological resources; and to provide a wide range of recreational facilities and services. The proposed rezoning from the R-7.5 Residential District to the P-2 General Preservation will protect the on-site resources from development and preserve access to the adjacent Aina Haina Nature Preserve.

The proposed zone change is consistent with the EH SCP vision to protect natural and scenic resources and preserve cultural and historical resources. The project is located outside of the UCB in the 1999 EH SCP, and the proposed Community Growth Boundary in the EH SCP Proposed Revised Plan, published in April 2020, which will be transmitted to the Planning Commission in the fall of 2020.

Chapter 343, HRS, and Title 11, Chapter 200, Hawaii Administrative Rules, Environmental Impact Statements. The proposed zone change does not trigger the requirements for an EA, per Chapter 343, HRS. In a letter dated May 15, 2020, the Department of Planning and Permitting (DPP) determined that, even though the property is City-owned, the proposed zone change does not propose any change of use or improvements for the site. The proposed zone change does not involve use of state or county funds. Therefore, an EA is not required prior to the proposed zone change.

Chapter 6E-42, HRS, Historic Preservation. The project site is not listed on the National or State Register of Historic Places. According to the Phase I Environmental Site Assessment (2018) conducted for the sale of the property to the City, the site contains historical Hawaiian cultural sites. No changes to the site conditions and existing uses are proposed at this time. Should future improvements be considered for the site, the City will consult with the Department of Land and Natural Resources, State Historic Preservation Division.

Impact on Public Facilities and Services. As no changes to the existing uses and site conditions are proposed at this time, the proposal is not anticipated to have any impact on public facilities or services. Should future improvements be considered for the project site, the City will consult with pertinent government agencies and the surrounding community.



LOCATION OF PROPOSED ZONE CHANGE

POR. KAHALA - KULIOUOU

TAX MAP KEY 3-6-024:001

FOLDER NO.: 2020/Z-1

P7

*Aina Haina
Nature Preserve*

SITE

HINDIUKA DR

MONAST

HAOST

D 117

D 117

To Maunaloa Bay

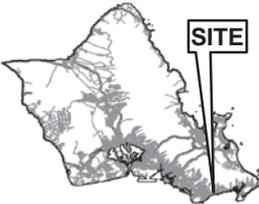
Legend



Parks



Drainage System



VICINITY MAP



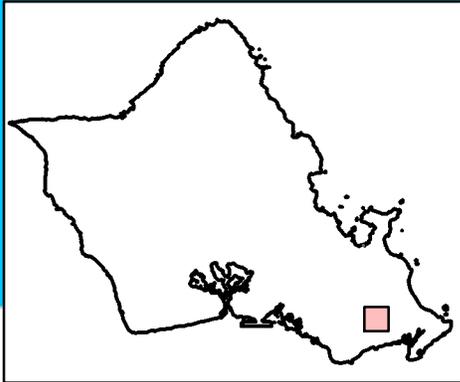
Scale in Feet



PUBLIC INFRASTRUCTURE MAP

TAX MAP KEY 3-6-024:001

FOLDER NO.: 2020/Z-1



TMK 3-6-024: 001

Ahuwale Pl

Mona St

Ekoa Pl

Ahuwale St

Hao St

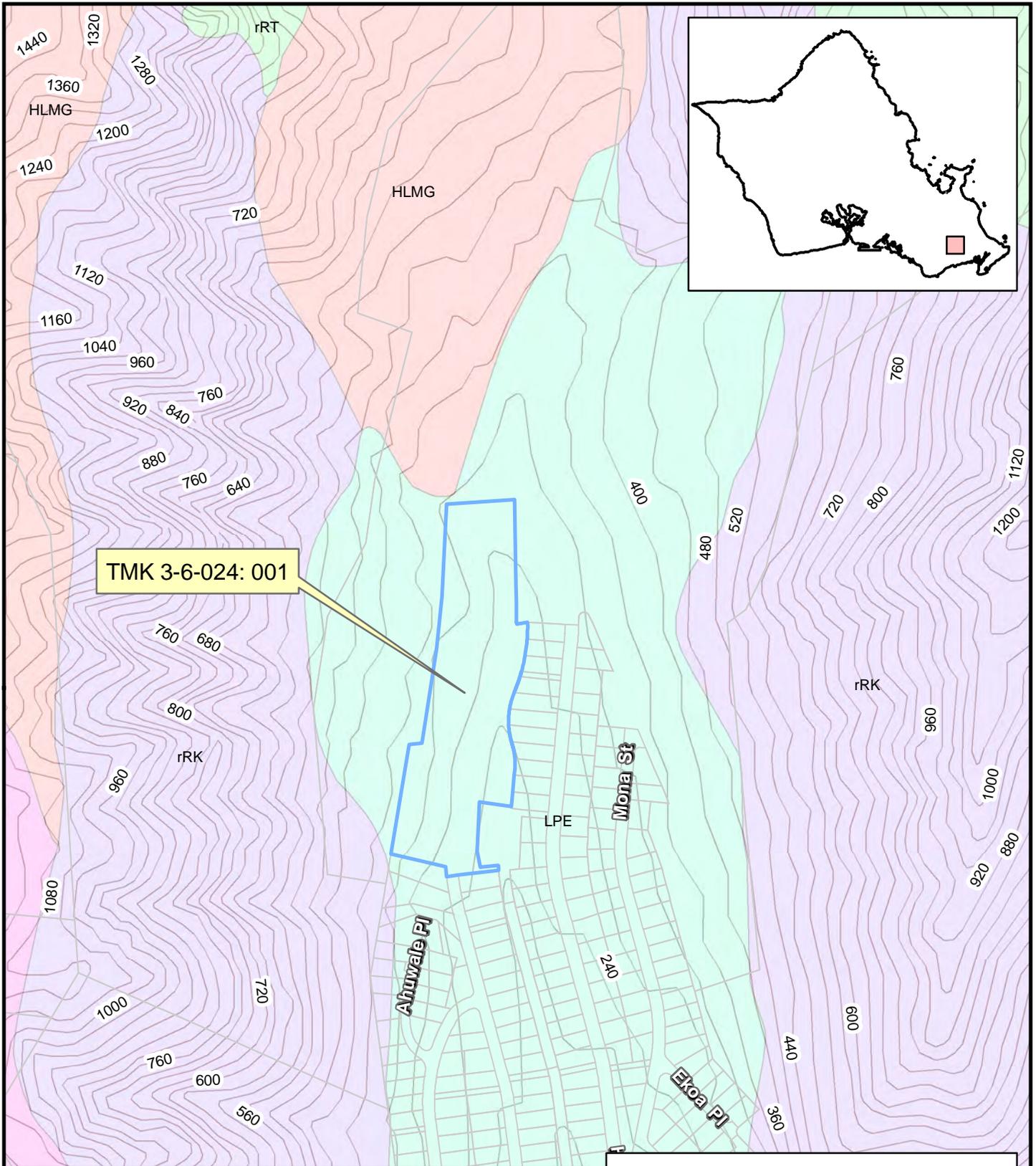
Aina Haina Zone Change SLUD Map

TMK 3-6-024: 001

0 250 500 1,000 Feet

Note: Data represented on this map is not intended to replace site survey.





TMK 3-6-024: 001

- 40 Ft. Contours (USGS)
- HELEMANO SILTY CLAY, 30 TO 90 PERCENT SLOPES
- LAHAINA SILTY CLAY, 7 TO 15 PERCENT SLOPES, SEVERELY ERODED
- LUALUALEI EXTREMELY STONY CLAY, 3 TO 35 PERCENT SLOPES
- ROCK LAND
- ROUGH MOUNTAINOUS LAND

**Aina Haina Zone Change
Soil and Elevation Map
TMK 3-6-024: 001**

0 250 500 1,000 Feet

Note: Data represented on this map is not intended to replace site survey.



RESOLUTION

PROPOSING AN AMENDMENT TO ZONING MAP NO. 2 (KAHALA-KULIOUOU), ORDINANCE 86-105, TO REZONE LAND SITUATED AT WAILUPE, OAHU, HAWAII.

WHEREAS, in September 2019, the City and County of Honolulu ("City"), the Trust for Public Land, the Aina Haina Community Association, and the Wailupe Ohana Council completed the purchase of a 9.5-acre parcel of land in Wailupe from the Residences at Aina Haina LLC, an entity owned by developer Jeff Stone; and

WHEREAS, the \$4.1 million purchase price included \$4.05 million from the City's Clean Water and Natural Lands Fund, and \$50,000 in private funds from the Aina Haina community through the Trust for Public Land; and

WHEREAS, the City now owns the 9.5-acre parcel, which is located at 1057 Hao Street (at the end of upper Hao Street), zoned R-7.5 Residential District, and identified as Tax Map Key 3-6-024:001 (the "Property"); and

WHEREAS, the Property serves as the trailhead for the Wailupe Valley Trail and the Honolulu Watershed Forest Reserve; contains historic and cultural sites; is designated as a critical habitat for the endangered Oahu elepaio forest bird; provides the only access to the State-designated Wailupe Valley hunting area; and is regularly used by the public to gain access to Wailupe Valley for hiking, gathering of traditional plants, recreation, worship, bird watching, and pig hunting; and

WHEREAS, in order to protect important cultural landmarks and maintain access to Wailupe Valley's rich traditions and resources, the City plans to add the Property to the surrounding City-owned 85-acre Aina Haina Nature Preserve; and

WHEREAS, the Aina Haina Nature Preserve is zoned P-2 General Preservation District, and the Council desires to rezone the Property from the R-7.5 Residential District to the P-2 General Preservation District, which would be consistent with the purpose of the P-2 District to preserve and manage major open space and recreation lands, and lands of scenic and other natural resource value; and

WHEREAS, Charter Section 6-1513 provides that "[a]ny revision of or amendment to the zoning ordinances may be proposed by the council and shall be processed in the same manner as if proposed by the director [of planning and permitting]"; and



RESOLUTION

WHEREAS, the term "zoning ordinances," as used in Charter Section 6-1513, includes both amendments to the Land Use Ordinance ("LUO") and to ordinances designating particular parcels of property in terms of the LUO; and

WHEREAS, ROH Chapter 2, Article 24, Part A, establishes procedures and deadlines for the processing of the City Council ("Council") proposals to revise or amend the general plan, the development plans, the zoning ordinances, and the subdivision ordinance, and clarifies the responsibility of the Director of Planning and Permitting to assist the Council in adequately preparing its proposals for processing; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the Director of Planning and Permitting and the Planning Commission are directed, pursuant to Charter Section 6-1513, and ROH Chapter 2, Article 24, Part A, to process the proposed amendment to Zoning Map No. 2 (Kahala-Kuliouou), Ordinance 86-105, attached hereto as Exhibit 1, in the same manner as if the proposal had been proposed by the Director; and

BE IT FURTHER RESOLVED that the Director of Planning and Permitting is directed to inform the Council upon the transmittal of the Director's report and the proposed zone change ordinance to the Planning Commission; and



RESOLUTION

BE IT FINALLY RESOLVED that, pursuant to ROH Chapter 2, Article 24, Part A, the Clerk shall transmit copies of this resolution and the Exhibit attached hereto to the Director of Planning and Permitting, and the Planning Commission, and shall advise them in writing of the date by which the Director's report and accompanying proposed ordinance are required to be submitted to the Planning Commission.

INTRODUCED BY:

Tony Water

DATE OF INTRODUCTION:

NOV 8 2019

Honolulu, Hawaii

Councilmembers

EXHIBIT 1



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

TO REZONE LAND SITUATED AT WAILUPE, OAHU, HAWAII.

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

SECTION 1. Zoning Map No. 2 (Kahala-Kuliouou), Ordinance 86-105, is hereby amended as follows: Land situated at 1057 Hao Street, Wailupe, Oahu, Hawaii, hereinafter described, is hereby rezoned from the R-7.5 Residential District to the P-2 General Preservation District. The boundaries of said District shall be described as shown on the map attached hereto as Exhibit A and made a part hereof, and as further identified as Tax Map Key 3-6-024:001.



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

SECTION 2. This ordinance takes effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

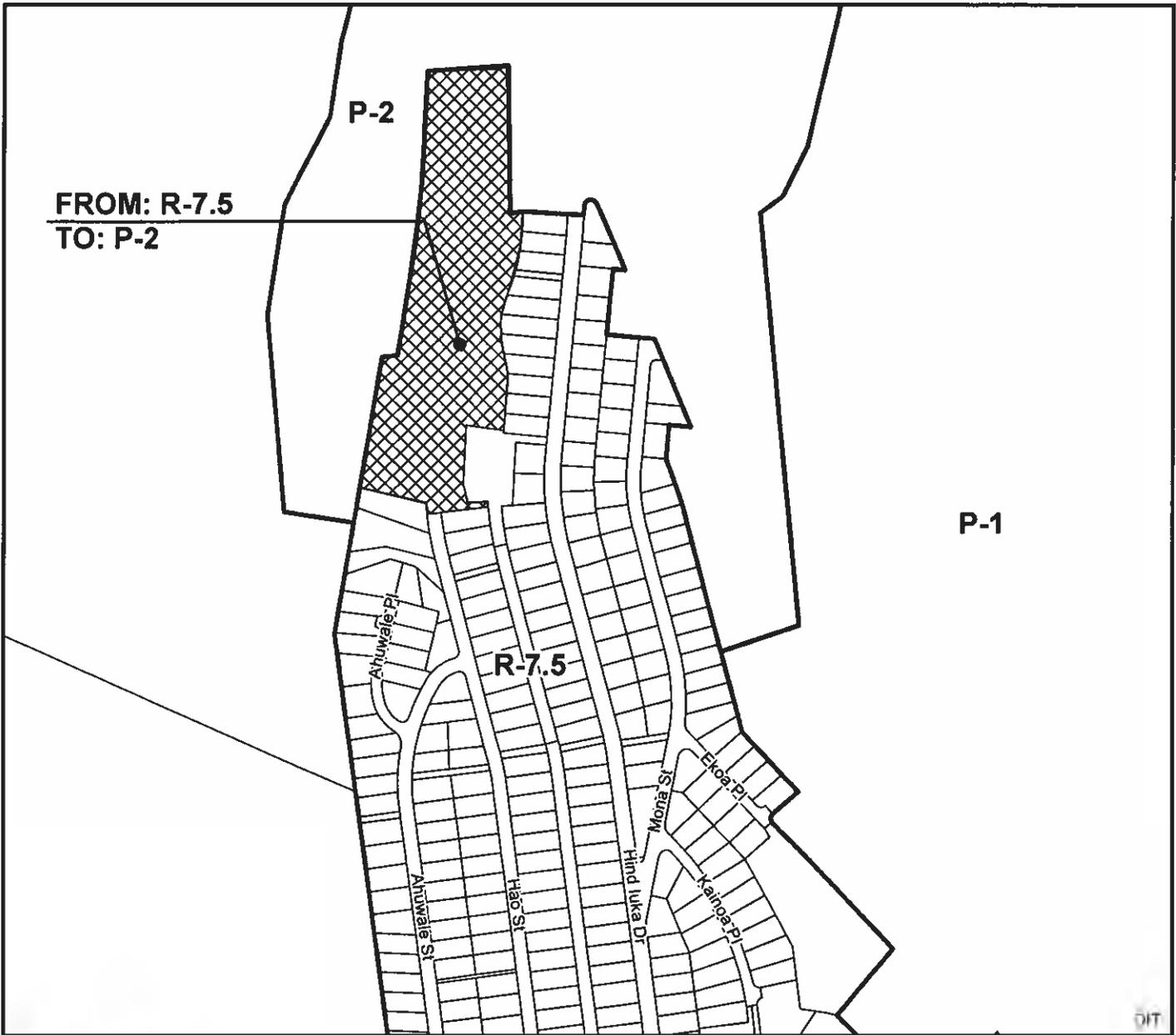
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20____.

Mayor
City and County of Honolulu



**PORTION OF
ZONING MAP NO. 2
(KAHALA -- KULIOUOU)**

INITIATED BY: CITY COUNCIL

TAX MAP KEY(S): 3-6-024:001

FOLDER NO.:

LAND AREA: 9.532 Acres

**PREPARED BY: CITY COUNCIL
CITY AND COUNTY OF HONOLULU**

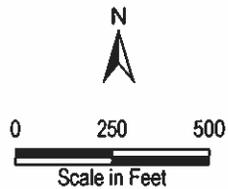
PUBLIC HEARING: PLANNING COMMISSION CITY COUNCIL

ORD. NO.:

EFF. DATE:

EXHIBIT A

BILL:



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 19-304

Introduced: 11/08/19 By: TOMMY WATERS

Committee: ZONING, PLANNING AND HOUSING

Title: RESOLUTION PROPOSING AN AMENDMENT TO ZONING MAP NO.2 (KAHALA-KULIOUOU), ORDINANCE 86-105, TO REZONE LAND SITUATED AT WAILUPE, OAHU, HAWAII.

Voting Legend: * = Aye w/Reservations

02/06/20	ZONING, PLANNING AND HOUSING	CR-63(20) -- RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION. 5 AYES: ELEFANTE, KOBAYASHI, MANAHAN, MENOR, WATERS.
02/19/20	COUNCIL	CR-63(20) AND RESOLUTION 19-304 WERE ADOPTED. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, TSUNEYOSHI, WATERS.

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



GLEN I. TAKAHASHI, CITY CLERK



IKAIKA ANDERSON, CHAIR AND PRESIDING OFFICER