

## SUMMARY - PUBLIC HEARING

## HAWAII COMMUNITY DEVELOPMENT AUTHORITY

State of Hawaii

August 7, 2013 - 10:00 a.m.

ATTENDANCE

Members Present: Mary Alice Evans (DBEDT)  
Randy Grune (DOT), (11:41 a.m.)  
Scott Kami (DBF)  
Miles Kamimura  
Brian Lee  
Lois Mitsunaga

Members Absent: Dean Seki (DAGS)

Others Present: Anthony Ching  
Lori Tanigawa (Deputy Attorney General)  
Deepak Neupane  
Shelby Hoota  
Patricia Yoshino  
Holly Hackett (Court Reporter)

A public hearing of the Kakaako members of the Hawaii Community Development Authority (“Authority”), a body corporate and public instrumentality of the State of Hawaii, was called to order by Mr. Brian Lee, Chairperson of the Authority at 11:34 a.m. on Wednesday, August 7, 2013, at the Authority’s principal offices at 461 Cooke Street, Honolulu, Hawaii 96813.

Development Permit Application KAK 13-051: Kamehameha Schools

Chairperson Lee stated that the public hearing was being held under the provisions of §206E-5.6, Hawaii Revised Statutes to render a decision on the development permit application KAK 13-051 (“Application”) dated May 24, 2013. The Project falls under the Kamehameha Schools’ Kaiāulu ‘O Kaka‘ako Master Plan (“KKMP”) Permit No. PL MASP 13.2.8 which was approved by the Hawaii Community Development Authority (“HCDA”) on September 2, 2009 and is vested under the Hawaii Administrative Rules (“HAR”) Chapter 15-22, Mauka Area Rules, that were in effect on that date. A public hearing was held on July 3, 2013 to allow the Application to be presented to the Authority and to provide the public with the opportunity to present oral and/or written testimony.

Chairperson Lee stated that the Applicant is Kamehameha Schools (“Applicant”). The Tax Map Keys are: (1)2-1-055: 003, 006, 021, 026 and 038. The Project site is

bounded by Ala Moana Boulevard and Keawe, Auahi and Coral Streets and identified as Block F in the Kamehameha Schools' Kakaako Master Plan. The applicant proposes the joint development and adaptive reuse of all existing buildings within the Project site. The Project also includes the construction of a 267-stall parking garage.

Notice of the public hearings was published on June 2, 2013, in the Honolulu Star Advertiser. The notice was made available for public review at the office of the Hawaii Community Development Authority ("HCDA") and on the HCDA website. The landowners, lessees and other stakeholders in the Kakaako District and surrounding communities, state and county agencies, state legislators, Honolulu City Councilmembers, Association of Apartment Owners of residential buildings adjacent to the Project, surrounding landowners and businesses, and various interested community groups and individuals were notified of the hearing by fax and e-mail. In addition, public hearing notice was provided to approximately 260 individuals and organizations that have shown interest in development in Kakaako in the past and requested that they be kept informed of development activities in the district. Pursuant to HRS 206E-5.6, notice was provided to the President of the Senate and Speaker of the House.

#### Staff Report, Findings Of Fact And Recommendation

Executive Director Anthony Ching presented a summary of the staff report, findings of fact and recommendation in the packet distributed to Members. He noted that the Applicant was requesting a Base Zone Development Permit and joint development approval to redevelop the site known as Block F as identified in the KKMP.

The Applicant was requesting a modification to allow encroachment into the front yard setback along Auahi and Coral Streets in order to provide a continuous street frontage. Finding of Fact 78 from the Findings of Fact, Conclusions of Law, and Decision and Order that authorized the Master Plan Permit provided that the Applicant may request an increase of the maximum podium height above 45 feet as part of a planned development permit application process as allowed by the Vested Rules. This was to achieve the vision of activating streets while providing adequate parking within each block.

The Applicant was requesting a height modification of 20 feet for the parking garage from the 45 feet allowed to a height of 65 feet. The proposed additions to Buildings 1, 1A and 3, where an encroachment will occur, would maintain the building form and provide some aesthetic rhythm. In addition, the encroachment into the front yard setback will maintain the existing street front boundary and activate the street.

Mr. Ching stated that Section 15-22-9 of the Vested Rules require that Base Zone Developments comply with the applicable use, area, bulk, open space, density, parking, performance standards, and other appropriate rules in Subchapters 2 and 3 and all other applicable rules. Staff found that the Project was consistent with all the requirements from the Vested Rules.

He recommended that the Authority adopt staff's findings of fact relating to the Applicant's request for modification of the provisions of the Mauka Area Rules and the findings of fact

relating to the Base Zone Development permit application. He further recommended that the Authority approve the Applicant's request for modifications and a Base Zone Development Permit.

Chairperson Lee asked representatives of the Applicant to introduce themselves.

Mr. Robert Oda, senior project manager of the Kamehameha Schools Development Department, Mr. Christian O'Connor, senior asset manager, and Derek Takada, INK Architects, were present for the Applicant.

### PUBLIC TESTIMONY

Chairperson Lee noted that written testimony on the project had been received as follows:

- 1 email comment in opposition
- 1 comment from HCDA website in support
- 3 comments from HCDA website in opposition

The following persons provided oral testimony:

1. Monica Toguchi, support
2. Russell Moore, support

### DECISION MAKING

Chairperson Lee polled individual members on whether they had reviewed the record and were prepared to deliberate on the Application. All Members responded in the affirmative.

Chairperson Lee entertained a motion to adopt the staff's findings of fact and recommendation and approve development permit application KAK 13-051 for the Kamehameha Schools' Salt Project, located at the site bounded by Ala Moana Boulevard and Keawe, Auahi and Coral Streets, Tax Map Keys (1)2-1-055: 003, 006, 021, 026 and 038.

A motion was made by Member Grune and seconded by Member Mitsunaga.

A roll call vote was conducted.

Ayes: Members Evans, Grune, Kami, Kamimura, Lee, and Mitsunaga.

Nays: None

The motion passed 6 to 0 with 3 excused (Member Seki and 2 vacant positions).

ADJOURNMENT

The public hearing was adjourned at 11:59 a.m.

Note: The transcript of this meeting contains a verbatim record and should be consulted if additional detail is desired.