



Date: October 7, 2013

To: Hawaii Community Development Association
461 Cooke Street
Honolulu, Hawaii 96813
(808) 692-7245

From: Cloudbreak Hawaii, LLC
P.O. Box 75492
Kapolei, Hawaii 96707
(808) 682-1949

Subject: **Permit Application for the Hale Uhiwai Nalu (Building 34) Addition**

Landowner: United States Department of Veterans Affairs ("VA")

Applicant: Cloudbreak Hawaii, LLC; pursuant to Enhanced Use Lease of Certain Real Property and Buildings Located at the Former Barbers Point Naval Air Station in Oahu, Hawaii.

Enclosed, please find our permit application and plans for the Hale Uhiwai Nalu addition ("Project") and request for a Conditional Use Permit pursuant to Section 15-215-89(f), Kalaeloa Community Development District Rules ("Kalaeloa Rules"), Hawaii Administrative Rules ("HAR"). The Project site is located within the Kalaeloa Community Development District and identified as TMK: 9-1-013:054. The site address is 91-1078 Yorktown Street, Kapolei, Hawaii 96707.

The Project site is 1.68 acres in size and currently contains an existing three-story residential facility for U.S. veterans and non-veterans. Although the target group is for homeless U.S. veterans, the Lease contains provisions for homeless non-veterans upon insufficient demand from U.S. veterans. The site is owned by the VA. The proposed Project is considered an expansion of the existing facility, Hale Uhiwai Nalu, Barbers Point Veterans Housing Building 34. There are 62 parking stalls on site, with four accessible parking stalls and one loading stall.

On March 17, 2003, Cloudbreak Hawaii LLC entered into a 50-year Enhanced-Use Lease ("Lease") with the Secretary of the VA to construct a Transitional Housing Facility of not less than 118 beds for the purpose of providing Transitional Housing for homeless veterans and non-veterans. There are 80 units/beds located in the existing 3-story structure. The Project proposes an additional 50 units/beds for a total of 130 units/beds. The Lease is attached as Exhibit 1 for your reference.

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

2013 OCT 8 AM 11 26

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Office Location: 91-1078 Yorktown St. Kapolei, HI 9670

Mailing Address: PO Box 75492 Kapolei, HI 96707

Office: (808)682-1949

Fax: (808)682-1970

Email: cloudbreakhi@cantwell-anderson.com



The Project proposes the construction of a four-story, 50-unit/bed residential rental facility for U.S. veterans and non-veterans. The new four-story structure will be located at the rear portion of the site, adjacent to the existing structure. The Project will provide safe, clinically supported housing and employment assistance and other life skills services for U.S. veterans. The Project will expand current services to a group of individuals identified as a special needs population. Each of the 50 studio apartments will include a bed, kitchen facilities (range, refrigerator, and disposal), air conditioning, window treatments, furniture and internet access. The proposed Project was built in compliance with the 2010 Federal Americans with Disability Act standards.

An Environmental Assessment was prepared in accordance with the National Environmental Policy Act (NEPA) of 1969, as amended, Council on Environmental Quality regulations and Chapter 343, HRS, and associated Title 11, Chapter 200, HAR. A Final EA and Finding of No Significant Impact ("FONSI") determination were issued on July 9, 2013 by the State of Hawaii, Hawaii Housing Finance and Development Corporation. The Final EA and FONSI are attached as Exhibit 2.

We offer the following supporting documentation for the Development Permit application and request for a Conditional Use Permit:

1. Conformance to the Kalaeloa Community Development District Rules ("Kalaeloa Rules"). The attached Table 1 summarizes the Project's conformance to the Kalaeloa Rules.
2. Request for Conditional Use Permit pursuant to Section 15-215-89(f), Kalaeloa Rules. The attached Table 2 provides the required information for the request for a Conditional Use Permit, Section 15-215-79, Conditional Use Permit, HAR.
3. Pursuant to Section 15-215-63, Historic and Cultural Sites, a letter from the State Historic Preservation Division indicating that no historic properties will be affected by the Project. See Exhibit 3.

Please let me know if you have any questions or require additional information (808) 330-6615.

Respectfully,

Charles A. Patterson
Property Manager
Cloudbreak Hawaii, LLC
Cloudbreak Communities

Office Location: 91-1078 Yorktown St. Kapolei, HI 9670

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HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Application No. KAL 13-001



Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813
(808) 692-7245 FAX (808) 594-0299



KALAELOA PERMIT APPLICATION

APPLICANT INFORMATION

Applicant Cloudbreak Hawaii, LLC

Mailing Address 414 S. Marengo Ave. Pasadena, CA 91101

Telephone No. (808) 682-1949

Project Site Address 91-1078 Yorktown Street Kapolei, Hawaii 96707

Landowner Veterans Affairs

Address 459 Patterson Road Honolulu, Hawaii 96819

TYPE OF REQUEST

- Rules Clearance
- Improvement Permit
- Development Permit
- Conditional Use Permit
- Conditional Use of Vacant Land
- Other _____

Description of Work to be Done Construction of a 4 story Type V-A residential facility for veterans with accessory to community room, fitness, and offices.

PARCEL INFORMATION

Tax Map Key: 9-1-013 054

Transect Zone: T-4

PROJECT INFORMATION

Existing Use, Size and Height

- Commercial _____
- Industrial _____
- Residential 27,285 sf. (80 unit)
- Other _____
- TOTAL 27,285 sf.

Nature of Work

- New Building * Repair
- Addition * Electrical
- Demolition Plumbing
- Alteration
- Other _____

Parking Requirement (HAR §15-215-47) _____

Proposed Use, Size and Height

- Commercial _____
- Industrial _____
- Residential 57,542 sf.*
- Other _____
- TOTAL 57,542 sf.

Notes: New Structure*

Residential= 19601 sf.

Common Area= 4130 sf.

Circulation= 5628 sf.

Utility= 898 sf.

Total= 30, 257 sf.

*NOTE TO APPLICANT

1. Please refer to Subchapter 5 of the Kalaeloa CDD Rules, Chapter 215, Hawaii Administrative Rules, for detailed information on procedures, permit requirements and fee schedule.
2. Final approval by HCDA is required prior to issuance of a building permit for any development within the Kalaeloa CDD.

For approval of building permits, submit the building permit application form and the following sets of plans:
 - Building Department copy
 - Job site copy
 - HCDA copy (if applicable)
3. For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".

PUBLIC FACILITIES DEDICATION (HAR §15-215-64):

Land _____ sq. ft. In Lieu Fee \$13,894

OPEN SPACE REQUIREMENT: (HAR §15-215-46)

Land 14,636 sq. ft.

RESERVED HOUSING (HAR Chapter 15-216) (if applicable)

Units N/A sq. ft. In Lieu Fee _____

I hereby acknowledge that I have read this application and attached information for the above-referenced project site and state that the information is correct. I hereby agree to comply with all City and County of Honolulu ordinances and state laws regulating development and building construction and authorize HCDA to inspect the property or construction upon notification of the undersigned for compliance with the respective Permit.

Signature (applicant or agent): *Charles Patterson*

Date: 10/1/13

Print Name: Charles Patterson

Telephone No.: (808) 330-6615

FOR HCDA USE ONLY:

Permit Fee: \$6400 Paid by: check

Landowner's Consent (if applicable): provided in Exhibit 1

Section 206E-5.6 (if applicable): _____

Reviewed By HCDA: _____ Date: _____ HCDA Approved _____ Date: _____

HCDA Approved

TABLE 1
Cloud Break Hawaii, LLC
Development Permit Requirements

Conformance to Kalaeloa Community Development District Rules:

CATEGORY	KALAELOA RULES	REQUIREMENTS (ALLOWABLE)	PROPOSED	COMMENTS
TRANSECT ZONE	Title 15, Chapter 215, HAR §15-215-23(b)(3) Transect Zones, Figure 1.2 Regulating Plan and Figure 1.3, Development Standards Summary	Transect Zone: T-4, Urban Center Zone.		
SITE AREA			1.68 acres; approximately 73,180.8 s.f.	
PROJECT TYPE	§15-215-89(f), Nonconformities, Expansion of nonconformities.	Expansion of more than 25% of the floor area of the structure requires a conditional use permit pursuant to §15-215-79, Conditional Use Permit.	Project proposes an expansion of 30,257 s.f. The floor area of the existing structure is 27,285 s.f. A request for a Conditional Use Permit is provided. See Table 2.	
DENSITY	Figure 1.3, Development Standards Summary	20 units per acre (min) 40 units per acre (max)	80 existing units/beds 50 new units/beds 130 total units/beds	Density requirements are not applicable pursuant to specific lease requirements set by U. S. Department of Veterans Affairs ("VA"). VA requires not less than 118 beds for homeless veterans and non-veterans.
BUILDING TYPE	Figure 1.3, Development Standards Summary & BT		Urban Block.	
LAND USE	§15-215-40, Land Use & Figure 1.7 Land Use	Residential (Group Home)	Residential (Group Home)	
SETBACKS	Figure 1.3 C. Setback	Front yard: 5'-15' Side and Rear: 0'	316'- 4" Front yard setback 9'-7" & 49'-3" Side yard setback 9'-7" Rear yard setback	

BUILDING FORM	§15-215-42, Building Form	Building height: 75' max	41' -4" plus 22' 3 1/2" (mechanical/elevator)	
LANDSCAPE	§15-215-44, Landscape		Landscaping and irrigation provided.	
RECREATION SPACE	§15-215-45 Recreation Space	55 s.f. of recreation space per dwelling unit, for a total requirement of 2,750 s.f.	22,872 s.f. of indoor and outdoor recreation provided. Interior recreation space also provided in community and recreation rooms.	
OPEN SPACE	§15-215-46, Open Space	20% of each lot shall be provided as open space; a third of this requirement shall be satisfied at grade. Project requires 14,636 s.f. of open space.	22,872 s.f. of open space provided. Approximately 30% of the lot is provided as at-grade open space.	
PARKING	§15-215-47, Parking and Loading	Parking requirement is .9 parking stalls per 4 patient beds, dwelling units or lodging units. Project is required to provide 29 parking stalls.	62 parking stalls provided.	
LOADING	§15-215-47(l), Loading	Multi-family dwellings and lodging: 1 Stall per 20,000 s.f. - 150,000 s.f.	1 loading stall provided.	
BICYCLE PARKING	§15-215-47(m), Bicycle Parking	Short and long term Bicycle Parking to be provided within 400 FT of building entrance.	Bicycle parking provided at the front and rear of building 34.	
HISTORIC AND CULTURAL SITES	§15-215-63, Historic and Cultural Sites	Developer shall obtain a letter from SHPD which confirms that the developer has complied with all SHPD requirements.	Provided as Exhibit 3.	
DEDICATION OF PUBLIC FACILITIES	§ 15-215-64(a) Public Facility Dedication	Four percent of total residential floor area. Total floor area is 30,257 s.f. of which 4% is 1,210.28 s.f.	Requesting a payment of Public Facilities dedication fee in-lieu of dedication of land. Based on a summary appraisal report by Leshar Chee Stadlbauer, the County Assessed Valuation is \$11.48	Dedication of land is not applicable pursuant to specific lease requirements set by U. S. Department of Veterans Affairs ("VA").

<p>REQUIREMENT OF PROVIDING RESERVED HOUSING UNITS</p>	<p>§15-216-17 Requirement for Reserved Housing</p>	<p>15% of the Total Residential Floor Area as Reserved Housing</p>	<p>per square foot, resulting in a cash-in-lieu payment of \$13,894.</p>	<p>Reserved Housing requirements are not applicable pursuant to specific lease requirements set by U. S. Department of Veterans Affairs ("VA"). VA requires not less than 118 beds for homeless veterans and non-veterans.</p>
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TABLE 2
Cloud Break Hawaii, LLC
Request for Conditional Use Permit, Section 15-215-79 and 15-215-89(f) Expansion of Nonconformities

KALAELOA RULES REFERENCE:	PROJECT COMPLIANCE:
<p>§15-215-89(f)(2)(A), Expansion of nonconformities: The termination of such nonconformity will result in unnecessary hardship.</p>	<p>The Project provides the Kalaeloa District with much needed affordable housing and support services for the very low income target group. Termination of the nonconformity would result in unnecessary hardship to homeless U.S. veterans and non-veterans.</p>
<p>§15-215-89(f)(2)(B), Expansion of nonconformities: The expansion of the nonconformity will not be contrary to the public interest.</p>	<p>The purpose of the Project is to assist the State of Hawaii in addressing affordable housing needs and support services for U.S. veterans and non-veterans. In addition to providing affordable rental housing, the Project will provide much needed support services including: outreach, substance abuse treatment, employment training and placement, and housing transition assistance to U.S. veterans and non-veterans.</p>
<p>§15-215-89(f)(2)(G), Expansion of nonconformities: The expansion of the nonconformity will not adversely affect the public health, safety and welfare</p>	<p>An Environmental Assessment was prepared in accordance with the National Environmental Policy Act (NEPA) of 1969, as amended, Council on Environmental Quality regulations and Chapter 343, HRS, and associated Title 11, Chapter 200, HAR to assess impacts of the proposed Project. A Final EA and Finding of No Significant Impact Determination were issued on July 9, 2013 by the State of Hawaii, Hawaii Housing Finance and Development Corporation.</p>
<p>§15-215-89(f)(2)(C), Expansion of nonconformities: The expansion of the nonconformity will not substantially or permanently injure the appropriate use of adjacent conforming property.</p>	<p>Project is an addition to an existing rental facility for homeless U.S. veterans and non-veterans. Project complies with the Kalaeloa Rules with respect to use, building type, building height, setbacks, landscape, open space, and parking.</p>
<p>§15-215-79(3), Conditional Use Permit: The design, location, size and operating characteristics of the proposed use are compatible with the existing and future uses in the vicinity.</p>	<p>The existing facility has been in operation since 2002 and is consistent with existing and future uses in the vicinity.</p>
<p>§15-215-89(f)(2)(D), Expansion of nonconformities: The use is consistent with the spirit and purpose of these regulations and the Kalaeloa Master Plan and goals, objectives and policies.</p>	<p>Project conforms to the Kalaeloa Master Plan, pertaining to Landownership, Land Use, and the Status of Conveyances. 2.4.1.5, Veterans Affairs. The VA received two parcels of land for use as housing and social services for veterans.</p>
<p>§15-215-79(2), Conditional Use Permit: The use will conform to the Kalaeloa Master Plan</p>	<p>The use is consistent with the Kalaeloa Master Plan.</p>

<p>§15-215-89(f)(2)(E), Expansion of nonconformities: The plight of the developer for which the expansion of the nonconformity is sought is due to unique circumstances existing on the property and within the surrounding area.</p>	<p>The expansion of the nonconformity is pursuant to specific lease requirements set by U. S. Department of Veterans Affairs ("VA"). VA requires not less than 118 beds for homeless veterans and non-veterans.</p>
<p>§15-215-89(f)(2)(F), Expansion of nonconformities: The expansion of the nonconformity will not substantially weaken the general purposes of this section or the regulations established in this section for the applicable transect zone.</p>	<p>The Project generally complies with the Kalaeloa Rules with respect to use, building type, building height, setbacks, landscape, open space, and parking. The Project does not weaken the general purposes of the T-4 Transect Zone.</p>
<p>§15-215-79(1), Conditional Use Permit: The use is allowed within the applicable zone and complies with all other applicable provisions of the rules.</p>	<p>Proposed use is 'Residential – Group Home', which is permitted in the T-4 Urban Center Zone.</p>
<p>§15-215-79(4), Conditional Use Permit: The site is physically suitable for the type, density and intensity of the use being proposed, including access, utilities, and the absence of physical constraints.</p>	<p>The Project is considered an addition to an existing use. Although we are proposing an addition to the existing facility in excess of 25% of the existing floor area, the overall density of the total floor area has a floor area ratio of approximately .80. The Project proposes approximately 30% open space at grade.</p>