

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY
OF THE STATE OF HAWAII

In re Application of

KOBAYASHI GROUP LLC.

For a Planned Development Permit “PDP” for
Kamehameha Schools Kaiāulu ‘o Kaka‘ako Master Plan
Block I Parcel “Ālia at 888 Ala Moana” (the
“Project”); Tax Map Key (“TMK”) (1) 2-1-056-14, 015
and 016

Permit No. KAK 22-042
KOBAYASHI GROUP LLC
CERTIFICATION RE:
NOTIFICATION TO OWNERS
AND LESSEES OF RECORD OF
REAL PROPERTY LOCATED
WITHIN A THREE HUNDRED
FOOT RADIUS PURSUANT TO
HRS § 206E-5.5

**KOBAYASHI GROUP LLC. CERTIFICATION RE: NOTIFICATION TO OWNERS
AND LESSEES OF RECORD OF REAL PROPERTY LOCATED WITHIN A
THREE HUNDRED FOOT RADIUS PURSUANT TO HRS § 206E-5.5**

I, SHAYLA HIXSON-BARBERI, hereby certify pursuant to Hawaii Revised Statutes §
206E-5.5(a)(4) that:

1. I am a Development Associate of applicant, Kobayashi Group LLC., and I have personal knowledge of the matters contained herein.
2. Notification by first class United States mail, postage prepaid, was made to owners and lessees of record of real property located within a three-hundred-foot radius of the perimeter of the proposed project identified from the most current list available from the real property assessment division of the department of budget and fiscal services of the county in which the proposed project is located when the application was deemed complete.

3. Said notification included, without limitation, (1) project specifications; (2) request(s) for variance, exemption, or modification of a community development plan or the authority's community development rules; (3) procedures for intervention and a contested case hearing; and (4) other information that the public may find useful so that it may meaningfully participate in the authority's decision-making processes.
4. Attached hereto is a true and accurate copy of the notification that was mailed as aforesaid.
5. Attached hereto are true and accurate copies of the list of owners and lessees of record of real property to whom the notification was mailed and the certificate of mailing from the United States Postal Service.

I HEREBY CERTIFY PURSUANT TO LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Honolulu, Hawaii, June 08, 2022.



SHAYLA HIXSON-BARBERI
Development Associate
Kobayashi Group LLC.

AFFIDAVIT OF CERTIFICATION

Date: June 8, 2022

To Whom It May Concern:

I, Shayla Hixson-Barberi ("Affiant"), hereby declare and acknowledge that this Affidavit is for the purpose of certifying the notifications to owners and lessees of record of real estate property located within a three-hundred-foot radius:

Title: Before the Hawaii Community Development Authority

Date: JUNE 08, 2022

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statement is, to the best of my knowledge, true and correct.

Affiant's Signature: [Handwritten Signature] Date: June 08, 2022

HAWAII ALL-PURPOSE ACKNOWLEDGMENT H.R.S 502-41

State of Hawaii
County of Honolulu } ss.
First Judicial Circuit

On this 8th day of June, 2022
Date Month Year

Document Description: Affidavit of Certification
Notification to Surrounding Homeowners

before me personally appeared

(1) Shayla Hixson-Barberi
Name of Signer

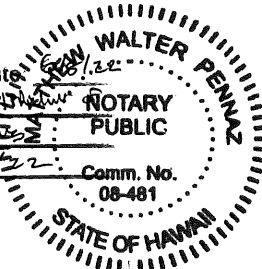
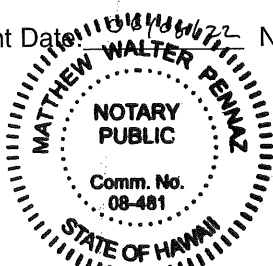
Document Date: 6/8/22 No. Pages: 1

and
(2) _____
Name of Signer

to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

[Signature] 6/8/22
Notary's Signature Date
Matthew Walter Pennaz
Notary's Printed Name

My commission expires: 10/12/2024



Matthew Walter Pennaz, First Circuit Doc. Date: 6/8/22
No. of Pages: 1 Doc. Description: Affidavit of Certification
Notification to Surrounding Homeowners
Notary Signature Date: 6/8/22 Comm. No. 08-481

NOTARY CERTIFICATION

Place Notary Seal or Stamp Above

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN of public hearings to be held by the Hawaii Community Development Authority (“HCDA” or “Authority”), a body corporate and a public instrumentality of the State of Hawaii, pursuant to the provisions of Chapters 15-22 (“Vested Kakaako Mauka Area Rules”) and 15-219 (“Rules of Practice and Procedure”), Hawaii Administrative Rules (“HAR”), and Section 206E-5.6, Hawaii Revised Statutes (“HRS”).

DATES: July 6, 2022 (Presentation Hearing)
9:00 a.m.

July 7, 2022 (Modification Hearing)
9:00 a.m.

September 7, 2022 (Decision-Making Hearing)
9:00 a.m.

PLACE: **Public Hearings will be convened remotely and in person at the following location:**

HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, Hawaii 96813

Public Hearings will convene at the above-stated times, or soon thereafter, to reasonably allow those interested in providing oral testimony to be heard.

In accordance with Section 92-3.7, HRS, the Public Hearings will be convened remotely via Zoom. The public is welcome to participate and view the Public Hearings as follows:

Participate Remotely Via Zoom

Please use the following link:

<https://zoom.us/j/7025694770?pwd=OVozQjNiTUw5ajhrNmFBdzc3U213UT09>

Meeting ID: 702 569 4770

Passcode: 434019

Participate Via Phone

Dial: (669) 900 - 6833

Meeting ID: 702 569 4770

View the Hearing Via YouTube

(Livestreamed - simultaneously recorded and broadcasted live)

Please use the following link:

<https://www.youtube.com/channel/UCGsHPkE4O4goO5EdeMVAfcA>

View the Remote Hearing at the Following Physical Meeting Site:

Hawaii Community Development Authority
American Brewery Building
547 Queen Street, 2nd Floor Board Room
Honolulu, Hawaii 96813

In accordance with Section 92-3.7(c), HRS, in the event that audiovisual communication cannot be maintained by all participating Board Members and quorum is lost, the public hearing will be automatically recessed for up to thirty (30) minutes, during which time, an attempt to restore audiovisual communication will be made. If the HCDA is able to reestablish audio communication only, the public hearing will be reconvened and continue. To participate via audio communication, please refer to the “Participate Via Phone” information above. If the HCDA is unable to reconvene the public hearing because neither audiovisual communication nor audio communication can be re-established within thirty (30) minutes, the public hearing will be automatically terminated, unless stated otherwise during the public hearing.

PUBLIC TESTIMONY

Oral Live Testimony

Pursuant to Section 92-3, HRS and Article IV, Section 10 of the HCDA’s Bylaws, oral, live testimony may be limited to three (3) minutes at the discretion of the presiding officer and will be accepted only on matters directly related to the subject development permit application.

When testifying, you will be asked to identify yourself and the organization, if any, that you represent. Oral live testimony may be provided via either of the following options:

• **Zoom:**

Oral live testimony may be provided remotely via the Zoom link provided above at the top of this Notice.

You will be asked to provide your name and an email address in the standard email format, e.g., ****@****.com.

Your microphone will automatically be muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify about this proposed Project. The Chairperson will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you finish speaking.

• **Phone:**

If you do not have a computer/internet access, you may provide oral live testimony via the Participate by Phone option and attend this public hearing with audio-only access by calling the phone number listed in the “Participate Via Phone” option located at the top of this Notice.

Upon dialing the number, you will be prompted to enter the Meeting ID which is also listed at the top of this Notice. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. Please wait until you are admitted into the meeting as no panelist numbers will be issued.

When the Chairperson asks for public testimony, you may indicate that you want to testify by entering * followed by 9 on your phone's keypad. A voice prompt will then let you know that the meeting host has been notified. When recognized by the Chairperson, please unmute yourself by entering * and then 6 on your phone's keypad. A voice prompt will let you know that you are unmuted, and you may begin speaking. After you have finished speaking, please enter * and then 6 again to mute yourself.

Written Testimony

To ensure that the public as well as the HCDA Board Members receive testimony in a timely manner, written testimony should be submitted 24 hours prior the scheduled Public Hearing date and time. Any written testimony submitted after such time cannot be guaranteed to be distributed in time for the Public Hearing. Written testimony may be submitted by any one of the following methods:

- Email to: dbedt.hcda.contact@hawaii.gov
- Web form at: <http://dbedt.hawaii.gov/hcda/submit-testimony/>
- U.S. Postal Mail sent to:
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813
- Facsimile (fax) to: (808) 587-0299

Please note that written public testimony submitted to the HCDA will be treated as a public record and any contact information contained therein will be available for public inspection and copying.

DEVELOPMENT PERMIT APPLICATION

Application Date: May 18, 2022
Permit Number: KAK 22-042
Applicant: Kobayashi Group, LLC
Tax Map Key: (1) 2-1-056: 014, 015, 016
Project Location: 800 and 900 Ala Moana Boulevard and 825 Auahi Street,
Honolulu, Hawaii 96814

Description: The Applicant is proposing to build a single, 483-unit residential, mixed-use condominium ("Project"). The proposed Project consists of a single condominium tower located on a 60-foot-high parking and mixed-use podium, located on a 150,126 square foot lot on the corner of Ala Moana Boulevard and Koula Street. On the ground level, the Project will include approximately 24,010 square feet of open space, and approximately 69,285 square feet of recreational space with amenities. A total of approximately 913 parking stalls will be located in the 60-foot-high parking and mixed-use podium. Residential and commercial loading areas and public bicycle parking are proposed as a part of the Project.

The Applicant is requesting the following two modifications from the Vested Kakaako Mauka Area Rules (collectively referred to as “Modification Request”):

- (1) Modification of the height of the parking and mixed-use podium, from 45 feet to 60 feet, and (a) an additional 12 feet for accessory use structures, having a total area less than 15% of the parking and mixed-use podium roof area, and (b) an additional 18 feet for structures that will house elevator machinery on the parking and mixed-use podium roof; and
- (2) Modification of the view corridor setback on Ala Moana Boulevard, for approximately 54% of the Ala Moana Frontage.

In accordance with HAR § 15-219-49, interested persons may petition to intervene to participate as a party in this hearing by filing a timely written motion and providing 30 copies of such written motion to the HCDA office at 547 Queen Street, Honolulu, Hawaii 96813, no later than 4:30 p.m. on Tuesday, June 21, 2022, and serving copies to the Applicant at 1288 Ala Moana Boulevard, Suite 201, Honolulu, Hawaii 96814. The Authority will act on any motion to intervene on July 6, 2022, at which time all parties to the proceedings will be established.

July 6, 2022, 9:00 a.m. - Presentation Hearing

The purpose of the Presentation Hearing is to allow the Applicant to present the Project as proposed in the Application, to allow any other party to the proceeding the opportunity to present its position, and to provide the general public with the opportunity to present oral and/or written testimony.

July 7, 2022, 9:00 a.m. – Modification Hearing

The purpose of the Modification Hearing is to allow the Applicant to present its Modification Request, to allow any other party the opportunity to present their position, and to provide the general public with the opportunity to present oral and/or written testimony.

September 7, 2022, 9:00 a.m. - Decision-Making Hearing

The purpose of the Decision-Making Hearing is to allow for additional oral and/or written testimony from the general public on the Application prior to decision-making by the Authority. If the Authority adopts a proposed Decision and Order that is adverse to a party at the September 7, 2022 Decision-Making Hearing, the party adversely affected will be allowed to file written comments and/or exceptions to the Authority’s proposed Decision and Order. Thereafter, the Authority will engage in final decision-making, if necessary, at a further hearing on October 5, 2022 at 9:00 a.m.

Any party may retain counsel, or appear on his/her own behalf, or send a representative if the party is a partnership, corporation, trust, or association.

The Development Permit Application is posted online at www.dbedt.hawaii.gov/hcda. A hard copy of the Development Permit Application may also be obtained via regular mail, upon payment of photocopying and postage handling fees. To request a hard copy, you may contact the HCDA by telephone at (808) 594-0300 or by e-mail at dbedt.hcda.contact@hawaii.gov

during regular business hours (Monday through Friday, 7:45 a.m. to 4:30 p.m.), excluding State and Federal holidays.

If you need an auxiliary aid/service or other accommodation due to a disability, please contact Francine Murray, Interim HCDA Compliance Assurance and Community Outreach Officer, via phone at (808) 594-0300 or by email at: dbedt.hcda.contact@hawaii.gov or by facsimile at (808) 587-0299 at least five working days prior to the date required.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
SUSAN TODANI, CHAIRPERSON

June 1, 2022

VICTORIA WARD LIMITED
PO BOX 131298
CARLSBAD, CA 92013

RE: Notice under Act 061 (14), HRS § 206E-5.5; Planned Development Permit ("PDP") Application for Kamehameha Schools Kaiāulu 'o Kaka'ako Master Plan Block I Parcel "Ālia at 888 Ala Moana" (the "Project"); Tax Map Key ("TMK") (1) 2-1-56-2, 7 & 8
800 & 830 ALA MOANA BOULEVARD AND 825 AUAHI STREET, HONOLULU, HI 96814

Dear Sir or Madam,

By way of this letter and in accordance with Hawaii Revised Statutes § 206E-5.5, Kobayashi Group LLC, a Hawaii limited liability company, is pleased to inform you of our upcoming Project.

PROJECT SPECIFICATIONS

The Project is a mixed-use commercial and residential development, consisting of a new 39-story tower with approximately 443 market-rate condominium units and 40 reserved housing units, plus residential amenity spaces, parking, and approximately 3,668 gross square feet of retail. The building height is proposed at 400 feet. The project will be located on 3.44 acres on a site known as the Block I parcel within the KKMP, bordered by Ala Moana Boulevard, Koula and Auahi Streets. The Diamond Head border adjoins the former Bank of Hawai'i property on the corner of Ward Avenue and Ala Moana Boulevard.

Sales are expected to commence in the Winter of 2022, with construction beginning shortly thereafter.

Please note that the full PDP application is available for review on HCDA's website.

VARIANCES, EXEMPTIONS, OR MODIFICATIONS OF THE KKMP OR THE MAUKA AREA RULES

The Project is seeking no variances from the Vested Rules. In accordance with §15-22-120 (7), the Project is seeking two modifications: a podium height modification to 60' under §15-22-62(a) and a view corridor setback modification for approximately 54% of the Ala Moana Frontage under §15-22-66(b).

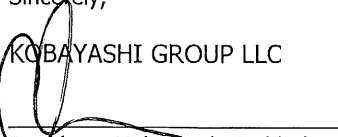
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Please feel free call me should you have any questions; I can be reached at (808) 524-1508.

Sincerely,

KOBAYASHI GROUP LLC


By Alana Kobayashi Pakkala
Its Chief Operating Officer

KOBAYASHI
GROUP

1288 Ala Moana Blvd. Suite 201
Honolulu, Hawaii 96814
tel (808) 524-1508
fax (808) 524-0766
web kobayashi-group.com
email info@kobayashi-group.com

June 1, 2022

XEROX CORPORATION
PO BOX 4505
NORWALK, CT 6856

RE: Notice under Act 061 (14), HRS § 206E-5.5; Planned Development Permit ("PDP") Application for Kamehameha Schools Kaiāulu 'o Kaka'ako Master Plan Block I Parcel "Ālia at 888 Ala Moana" (the "Project"); Tax Map Key ("TMK") (1) 2-1-56-2, 7 & 8
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Honolulu, Hawaii 96814
tel (808) 524-1508
fax (808) 524-0766
web kobayashi-group.com
email info@kobayashi-group.com

June 1, 2022

VICTORIA WARD LTD
1240 ALA MOANA BLVD STE 200
HONOLULU, HI 96814

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Honolulu, Hawaii 96814
tel (808) 524-1508
fax (808) 524-0766
web kobayashi-group.com
email info@kobayashi-group.com

June 1, 2022

CUTTER MOTOR CARS INC/ETAL
PO BOX 3466
HONOLULU, HI 96801

RE: Notice under Act 061 (14), HRS § 206E-5.5; Planned Development Permit ("PDP") Application for Kamehameha Schools Kaiāulu 'o Kaka'ako Master Plan Block I Parcel "Ālia at 888 Ala Moana" (the "Project"); Tax Map Key ("TMK") (1) 2-1-56-2, 7 & 8
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fax (808) 524-0766
web kobayashi-group.com
email info@kobayashi-group.com

June 1, 2022

OFFICEMAX
263 SHERMAN BLVD
NAPERVILLE, IL 60563

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Its Chief Operating Officer

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Honolulu, Hawaii 96814
tel (808) 524-1508
fax (808) 524-0766
web kobayashi-group.com
email info@kobayashi-group.com

June 1, 2022

NISSAN MOTOR CORP HI LTD
2880 KILIAHU ST
HONOLULU, HI 96819

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VARIANCES, EXEMPTIONS, OR MODIFICATIONS OF THE KKMP OR THE MAUKA AREA RULES

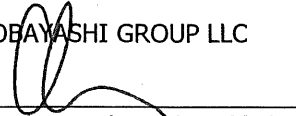
The Project is seeking no variances from the Vested Rules. In accordance with §15-22-120 (7), the Project is seeking two modifications: a podium height modification to 60' under §15-22-62(a) and a view corridor setback modification for approximately 54% of the Ala Moana Frontage under §15-22-66(b).

PROCEDURES FOR INTERVENTION AND A CONTESTED CASE HEARING

Interested persons may move to intervene and be made a party to this proceeding by filing a timely written motion in accordance with HAR §15-219-49 by no later than 4:30 p.m. on Tuesday, June 21, 2022 with copies served on the Applicant at 1288 Ala Moana Boulevard, Suite 201, Honolulu, Hawaii 96814. HCDA will act on any motions to intervene on July 6, 2022 at 547 Queen Street, Honolulu, HI 96813, at which point all the parties to this proceeding will be established.

Please feel free call me should you have any questions; I can be reached at (808) 524-1508.

Sincerely,


KOBAYASHI GROUP LLC

By Alana Kobayashi Pakkala
Its Chief Operating Officer

KOBAYASHI
GROUP

1288 Ala Moana Blvd. Suite 201
Honolulu, Hawaii 96814
tel (808) 524-1508
fax (808) 524-0766
web kobayashi-group.com
email info@kobayashi-group.com

June 1, 2022

PFLUEGER, JAMES H
767 ALA MOANA BLVD
HONOLULU, HI 96813

RE: Notice under Act 061 (14), HRS § 206E-5.5; Planned Development Permit ("PDP") Application for Kamehameha Schools Kaiāulu 'o Kaka'ako Master Plan Block I Parcel "Ālia at 888 Ala Moana" (the "Project"); Tax Map Key ("TMK") (1) 2-1-56-2, 7 & 8
800 & 830 ALA MOANA BOULEVARD AND 825 AUAHI STREET, HONOLULU, HI 96814

Dear Sir or Madam,

By way of this letter and in accordance with Hawaii Revised Statutes § 206E-5.5, Kobayashi Group LLC, a Hawaii limited liability company, is pleased to inform you of our upcoming Project.

PROJECT SPECIFICATIONS

The Project is a mixed-use commercial and residential development, consisting of a new 39-story tower with approximately 443 market-rate condominium units and 40 reserved housing units, plus residential amenity spaces, parking, and approximately 3,668 gross square feet of retail. The building height is proposed at 400 feet. The project will be located on 3.44 acres on a site known as the Block I parcel within the KKMP, bordered by Ala Moana Boulevard, Koula and Auahi Streets. The Diamond Head border adjoins the former Bank of Hawai'i property on the corner of Ward Avenue and Ala Moana Boulevard.

Sales are expected to commence in the Winter of 2022, with construction beginning shortly thereafter.

Please note that the full PDP application is available for review on HCDA's website.

VARIANCES, EXEMPTIONS, OR MODIFICATIONS OF THE KKMP OR THE MAUKA AREA RULES

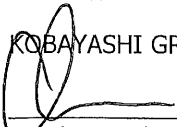
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Sincerely,


KOBAYASHI GROUP LLC

By Alana Kobayashi Pakkala
Its Chief Operating Officer

Ālia - 300' Radius Neighbor List

1-2-1-53-1

VICTORIA WARD LIMITED
PO BOX 131298
CARLSBAD, CA 92013

1-2-1-53-32

XEROX CORPORATION
PO BOX 4505
NORWALK, CT 6856

1-2-1-56-1

VICTORIA WARD LTD
1240 ALA MOANA BLVD STE 200
HONOLULU, HI 96814

1-2-1-56-2

CUTTER MOTOR CARS INC/ETAL
PO BOX 3466
HONOLULU, HI 96801

1-2-1-56-3

OFFICEMAX
263 SHERMAN BLVD
NAPERVILLE, IL 60563

1-2-1-56-8

NISSAN MOTOR CORP HI LTD
2880 KILIHOU ST
HONOLULU, HI 96819

1-2-1-59-6

PFLUEGER, JAMES H 767 ALA
MOANA BLVD
HONOLULU, HI 96813