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A Limited Liability Partnership

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Attorneys for HUNT COMMUNITIES HAWAII, LLC

BEFORE THE HAWAI'I COMMUNITY DEVELOPMENT AUTHORITY
OF THE STATE OF HAWAI'I

In re Application of

HUNT COMMUNITIES HAWAII, LLC

For a Development Permit for Hunt Parcel 10
(TMK (1) 9-1-013-097).

Application No. KAL 23-005

HUNT COMMUNITIES HAWAII, LLC'S
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(a)(4);
CERTIFICATE OF SERVICE

**HUNT COMMUNITIES HAWAII, LLC'S 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(a)(4)**

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

1. I am an Assistant Development Manager of applicant Hunt Communities Hawaii,
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) procedures for intervention and a contested case hearing; and (3) 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, Hawai'i, May 3, 2024.

Kathleen Iriarte

KATHLEEN IRIARTE

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 15-215 (“Kalaeloa Community Development District Rules”) and 15-219 (“Rules of Practice and Procedure”), Hawaii Administrative Rules (“HAR”), and Section 206E-5.6, Hawaii Revised Statutes (“HRS”).

DATES: **June 5, 2024 (Presentation Hearing)**
 9:00 a.m.

June 6, 2024 (Variance Hearing)
 9:00 a.m.

July 3, 2024 (Decision-Making Hearing)
 9:00 a.m.

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

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

DEVELOPMENT PERMIT APPLICATION

Application Date: May 1, 2024
Permit Number: KAL 23-005
Project Name: Hunt Parcel 10 Improvements
Applicant: Hunt Communities Hawaii LLC
Tax Map Key: 9-1-013: 097
Project Location: 91-1049 Enterprise Avenue, Kapolei, Hawaii 96707

Description: The Applicant is proposing renovations to the interior and exterior of the existing Quonset hut warehouse building on Parcel 10. Interior renovations shall include upgrades and repairs to the aging structural, mechanical, and electrical systems including improvements to egress corridors and fire sprinkler alterations. Exterior work will include repainting, warehouse door replacements, and lighting repairs/replacements. Site work will include essential upgrades to the aging electrical infrastructure for connection to HECO lines and security improvements to secure the perimeter of Parcel 10. Improvements are to include the installation of new fencing to augment the site’s existing fencing.

The Applicant is requesting the following modification from the Kalaeloa Community Development District Rules:

The Applicant is submitting a Variance Request consisting of:

1) Increasing the permitted height of the proposed fences along Randolph Street and Enterprise Avenue from three (3'-0") to eight feet (8'-0"); 2) Increasing permitted height of the VIP Towing Site fence from three feet (3'-0") to six feet (6'-0"); and 3) Authorizing the use of chain link security fencing material for all of the fences. The material will include a black colored embedded mesh fabric to cover the chain link fence.

In accordance with § 15-219-49, HAR, 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 May 23, 2024, and serving copies to the Applicant at 737 Bishop Street, Suite 2750, Honolulu, Hawaii 96813. The Authority will act on any motion to intervene on June 5, 2024, at which time all parties to the proceedings will be established.

June 5, 2024, 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.

June 6, 2024, 9:00 a.m. – Variance Hearing

The purpose of the Variance Hearing is to allow the Applicant to present its Variance 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.

July 3, 2024, 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 regarding 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 July 3, 2024 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 August 7, 2024, at 9:00 a.m.

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

The Public Hearings will be convened remotely via Zoom and at the designated physical meeting site identified below. The public is welcome to participate and view the Public Hearings as follows:

Participate Remotely Via Zoom Webinar

Please use the following link:

<https://us06web.zoom.us/j/82630052715?pwd=uCSbUFIP5eL1NqXKXgoV1y6UDmDUgg.gCCwLVLnFwSqKrLo>

Participate Via Phone

Dial: (669) 900 - 6833

Webinar ID: 826 3005 2715

Passcode: 553394

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 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 recessed and reconvened the following day at 9:00 a.m. at the same physical location and virtual Zoom webinar link as that public hearing..

PUBLIC TESTIMONY

Oral Live Testimony

Persons wishing to provide oral testimony are requested to sign up or notify the HCDA staff prior to the beginning of each public hearing by submitting a request via email to: dbedt.hcda.contact@hawaii.gov or you may call the HCDA’s office at (808) 594-0300.

All testimony will be limited to a maximum of three minutes, pursuant to Article IV, Section 10 of the HCDA’s Bylaws. Testimony must be related to the subject development permit application. All testifiers will be asked to identify themselves for the record. When one minute is remaining, “one-minute remains” will be called out, and when 30 seconds are remaining, “30 seconds remain” will be called out. When time has elapsed, “time”, will be called out after which you will have 30 seconds to conclude your testimony and then your audio will be turned off or the Chairperson will move on to the next testifier. Pursuant to HAR § 15-219-71, speakers may be subject to questioning by members of the HCDA Board or by any other representative of the HCDA.

Oral, live testimony may be provided via either of the following options:

- **In Person:**

Upon arriving in person, please complete and submit the speaker registration form at the sign-in table on the 2nd floor of the American Brewery Building, 547 Queen Street, Honolulu, Hawai‘i 96813. When the Chairperson asks for public testimony, and your name is called, please approach the public testimony table, and proceed with your testimony.

- **Zoom:**

Oral, live testimony may be provided remotely via the Zoom webinar link provided above. Please use your full name and organization, if any, when logging into the Zoom meeting. 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. 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. The Authority may remove any person who willfully disrupts the hearing.

- **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 provided above.

Upon dialing the number, you will be prompted to enter the Meeting ID which is also listed above. 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, it is requested that written testimony be submitted no later than 24 hours prior to 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 but will be provided to the Board Members as soon as practicable. 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.

Any party to the proceeding 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.

For any questions or concerns regarding the above, please call the HCDA office at (808) 594-0300.

If you need an auxiliary aid/service or other accommodation due to a disability, please contact Francine Murray, HCDA 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 as soon as possible. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternative/accessible formats.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
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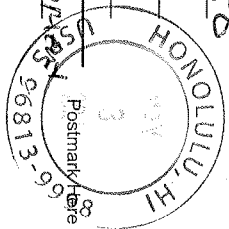
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From:

Watanabe Ing LLP

999 Bishop St., Ste. 1250

Honolulu, HI 96813



To:

Hawaii Community Development Authority

91-1096 Yorktown Street

Kapolei, HI 96707

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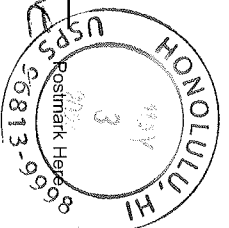
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From:

Watanabe Ing LLP

999 Bishop St., Ste. 1250

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To:

Dept. of Hawaiian Home Lands

91-1071 Yorktown Street

Kapolei, HI 96707

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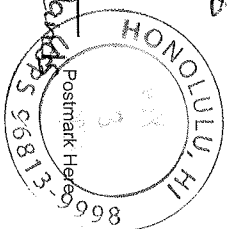
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From:

Watanabe Ing LLP

999 Bishop St., Ste. 1250

Honolulu, HI 96813



To:

Dept. of Hawaiian Home Lands

91-1077 Enterprise Ave.

Kapolei, HI 96707

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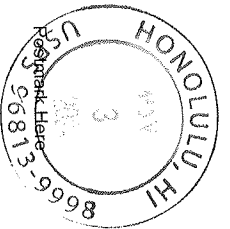
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Watanabe Ing LLP

999 Bishop St., Ste. 1250

Honolulu, HI 96813



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For a Development Permit for Hunt Parcel 10
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Application No. KAL 23-005

CERTIFICATE OF SERVICE

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The undersigned hereby certifies that a true and correct copy of the foregoing document will be served on the parties below via U.S. Mail, postage prepaid.

HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY
547 Queen Street
Honolulu, HI 96813

DATED: Honolulu, Hawai‘i, May 3, 2024.

WATANABE ING LLP

/s/ Brian A. Kang

BRIAN A. KANG

KENDRICK S. CHANG

Attorneys for Applicant

HUNT COMMUNITIES HAWAII, LLC