

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

2014/ELOG-166 (MS)
2013/ELOG-223
2011/CUP-19

July 2, 2014

Mr. Keith Kurahashi
Kusao & Kurahashi, Inc.
Manoa Market Place
2752 Woodlawn Drive, Suite 5-217
Honolulu, Hawaii 96822

Dear Mr. Kurahashi:

SUBJECT: Revised Plans
Conditional Use Permit No. 2011/CUP-19
Ko Olina Marina Boat Ramp and Boat Trailer Parking
92-100 Waipahe Place and 920105 Kekai Place - Honouliuli
Tax Map Key 9-1-57: Portions of 19 and 22

2014 JUL - 3 P 1:02
LAND USE COMMISSION
STATE OF HAWAII

We have reviewed your parking and landscape plan and the revisions to the Public Access Master Plan (PAMP), submitted on January 28, 2014 and March 20, 2014, respectively, and find that the requirements of Conditions 2 of the minor modification to the Conditional Use Permit (CUP) No. 2011/CUP-19, dated October 11, 2013, has been fully satisfied. Accordingly, you may now proceed to apply for building permits. The parking and landscape plan, which has been marked as Exhibit E-1, is approved and made part of the file.

Condition 5, requesting that the Master Public Access Plan, is not entirely satisfied. Your March 20, 2014 submittal, which aimed at fulfilling Condition 5 of the minor modification approval included a conceptual site plan (identified as Exhibit B-1) and a sign plan (identified as Exhibit B-2). We have determined that the submittal was insufficient (see below). Because we are aware that the boating community is anxious for the Applicant to fulfill its longstanding promise to provide a public boat ramp, we will modify Condition 5, as noted below, to allow issuance of development permits to proceed for boat ramp construction. Also, Condition 3 has been revised.

Modification of Condition 5 Revised Master Public Access Plan

As provided in Condition 6 of the minor modification to CUP No. 2011/CUP-19, Condition 5 is amended as follows:

*"Within one year of this approval, on **July 2, 2015**, the Applicant shall revise the PAMP as noted below:*

1. *An explanation whether Exhibits B-1 (which we had in our files) and B-2 are to replace existing plans or are new plans to be added to the PMAP was not provided. An explanation shall be submitted.*
2. *A sign plan for the boat ramp calls for three "Boat Ramp" signs, two along Farrington Highway and one at the intersection of Kekai Place and Aliinui Drive. This sign should read "Public Boat Ramp" and a directional arrow should be provided. We recommend that at least one additional directional sign be provided closer to the Aliinui Drive/Farrington Highway intersection because the boat ramp is at the opposite end of Aliinui Drive. The Land Use Commission (LUC) confirmed the petitioners representations of Docket No. A83-562 in a declaratory ruling Docket No.08-35, that the boat ramp be for public use.*

We note that the parking at the boat ramp parking areas is limited to those with parking permits. It is not our intention to limit parking in this manner.

3. *The language of Section II Affected Areas of the PMAP should be modified to reference the affected areas and new exhibits.*
4. *If the fifth cul-de-sac provides access to the fourth lagoon, this should be clarified in the first paragraph of Section IV Pedestrian Access of the PMAP.*
5. *A narrative addressing public access to the boat ramp should be provided. If the status of the recordation of the public access easements and lagoons has changed, paragraph two of Section IV Pedestrian Access should be updated.*
6. *Section VI Parking should address public boat ramp parking and boat trailer parking.*
7. *The reference to marina boat ramp in Section VIII Signage should refer to the public boat ramp to be consistent with the signage.*
8. *The narrative of Section IX Special Requirements for Users of Marina Facilities should be updated to reflect the current plan. For clarity, this section should be amended to distinguish between government regulations, which are assumed, and requirements imposed by Ko Olina. Because the UA incorporates the conditions of the LUC, we suggest that, in addition to referencing the UA and SMP, the PAMP should also reference the LUCs Decision and Order. The status of park and access easement and recordation should be updated, if needed.*

Mr. Keith Kurahashi
July 2, 2014
Page 3

In preparing revisions to the PAMP, the Applicant shall contact the Department of Parks and Recreation (DPR) to advance compliance with Condition 5 of the Unilateral Agreement (UA) for Ordinance No. 86-09. Documentation, consisting of written correspondence with DPR shall be submitted as evidence of this effort."

Modification of Condition 3 Required Landscaping

The revised parking and landscape plan shows 30 boat trailer parking stalls, and a total of 60 temporary gravel parking stalls in two locations. We note that the proposed parking lot landscaping does not comply with the landscape screening requirements of Section 21-4.70 of the Land Use Ordinance (LUO). Section 21-2.90-2(c) of the LUO allows the Director to modify landscape requirements when granting a CUP. Because the parking is temporary and unpaved, we herein modify the landscape requirements to allow the landscaping shown on the approved plans, provided that landscaping be made compliant when permanent parking is provided in phase two of the development.

If you have any questions, please contact Malynne Simeon of our staff at 768-8023.

Very truly yours,



George I. Atta, FAICP
Director

Enc.: Exhibits

cc: Land Use Commission

KO OLINA MARINA
MAUKA REF. TO
SHT. A2.1, A2.2,
P & L-1

**PROPOSED KO OLINA
MARINA MAUKA
SUPPORT FACILITY
& PARKING**

TMK: 9-1-57:024
ZONING: P-2
AREA: 5.069 ACS

TMK: 9-1-57:019
ZONING: P-2
LOT AREA: 43.971 ACS

TMK: 9-1-57:025
ZONING: P-2
AREA: 1.698 ACS

TMK: 9-1-57:023
ZONING: A-2

TMK: 9-1-57:022
ZONING: B-2
LOT AREA: 17.855 ACS

TMK: 9-1-57:020
ZONING: A-2

TMK: 9-1-57:017
ZONING: P-2

ZONING MAP

SCALE: NTS

KO OLINA MARINA
MAUKA REF. TO
SHT. P & L-5

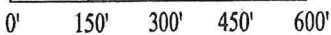
EXISTING
KO OLINA MARINA

KO OLINA MARINA
MAKAI REF. TO
SHT. A2.3
&
2007/CUP-92(ST)

NOTES:
AREA OF LOT IDENTIFIED BY TMK 9-1-57:19
300 FT LANDWARD OF THE CERTIFIED SHORELINE
AND THE WATER'S EDGE OF THE MAN-MADE LAGOON * = 204,353 (1,684 SF + 202,669 SF)

ALLOWABLE LOT COVERAGE = 20435.3 SF (10% OF *)
PROPOSED LOT COVERAGE = 279.5 SF (0.0014% OF *)

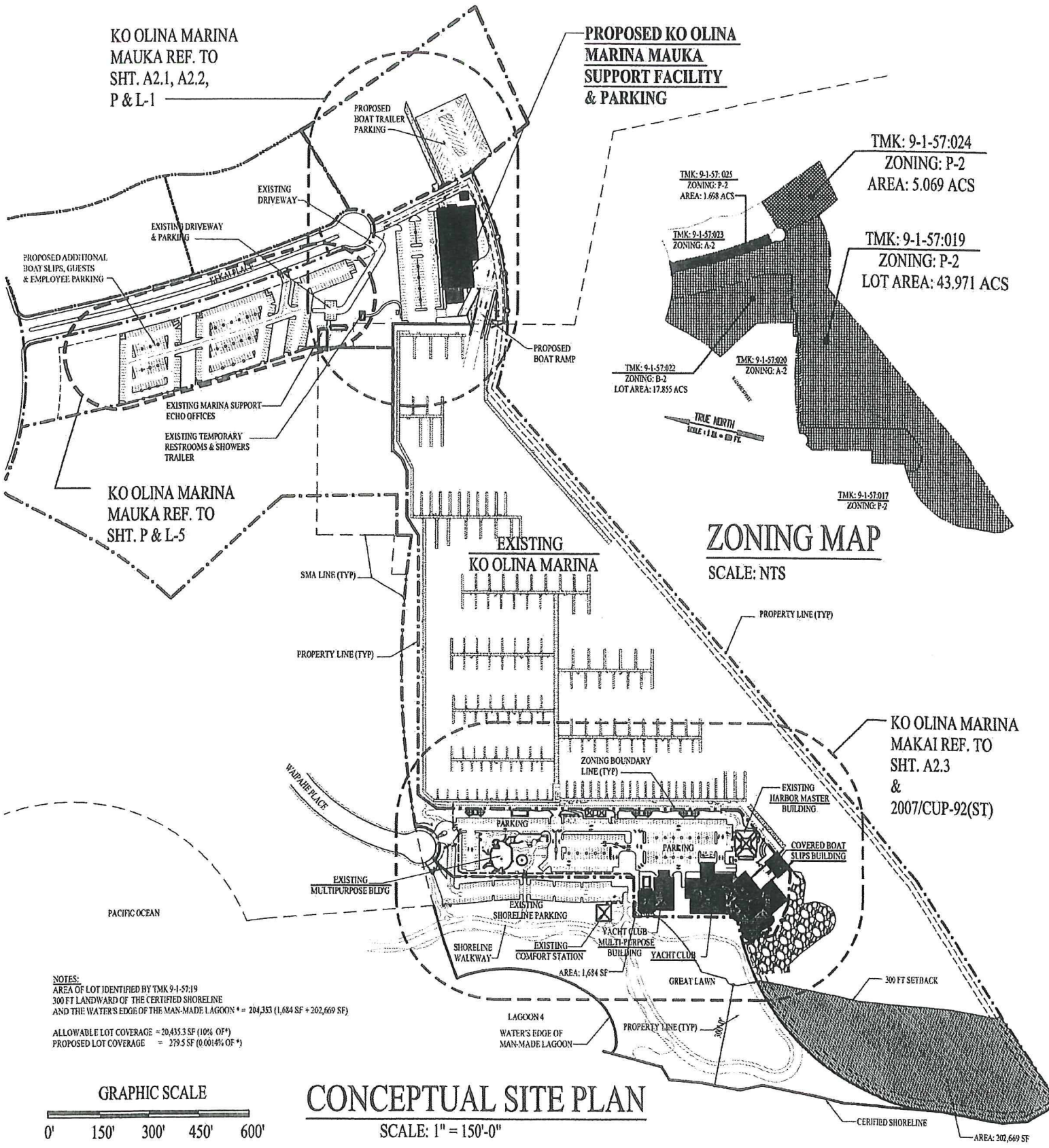
GRAPHIC SCALE



CONCEPTUAL SITE PLAN

SCALE: 1" = 150'-0"

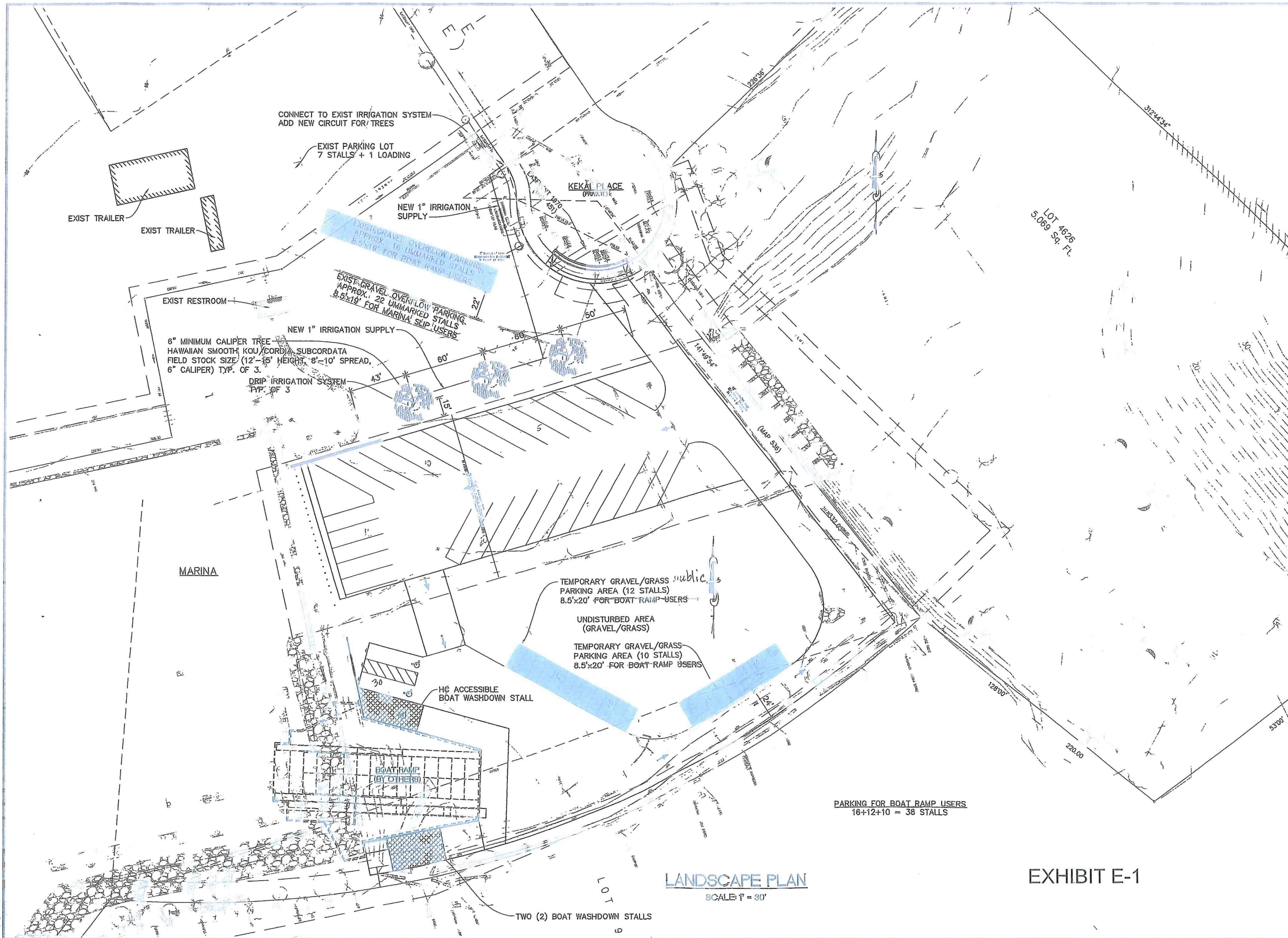
EXHIBIT B-1



Ko Olina Boat Ramp Sign Plan

EXHIBIT B-2





REVISIONS	BY

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER. IT WILL BE UNDER MY OBSERVATION.



**BOAT TRAILER PARKING
at KO OLINA RESORT & MARINA
OAHU, HAWAII**

LANDSCAPE PLAN

Date:	12/4/2012
Scale:	AS SHOWN
Drawn:	CYO
Job:	
Sheet:	C-70
Of Sheets:	

LANDSCAPE PLAN
SCALE: 1" = 30'

EXHIBIT E-1

12/4/2012