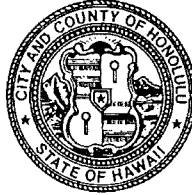


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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.honoluludpp.org

LAND USE COMMISSION
STATE OF HAWAII

KIRK CALDWELL
MAYOR



2014 APR 22

GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

95/CUP 1-82
2007/CUP-92
2011/CUP-19

April 21, 2014

Mr. Daniel Orodener, Executive Officer
State Land Use Commission
P.O.Box2359
Honolulu, Hawaii 96804-2359

Dear Mr. Orodener:

SUBJECT: Public Boat Launch Ramp
Declaratory Order, Docket No. DR08-36
Ko Olina Development, LLC

Enclosed for your review and comment, are the construction and operation plans for the Ko Olina public boat ramp and support facilities that were approved by the Department of Planning and Permitting on May 16, 2011, for Conditional Use Permit, No. 2011/CUP-19. Because the project had been modified, we have enclosed a current site plan and revised public access plan.

In so much as the development of public boat ramp was the subject of proceedings before the Land Use Commission on Ko Olina Development's fulfillment of LUC requirements, we ask for a determination on whether the enclosed plans are considered to be in substantial compliance with representations made to the LUC pursuant to the Findings of Fact, Conclusions of Law, and Decision and Order in Docket No. A83-562.

If you have any questions or need additional information concerning these permits, please contact Malynne Simeon of our staff at 768-8023.

Very truly yours,


Soy George I. Atta, FAICP
Director

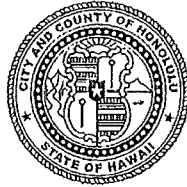
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Enclosures:

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 768-8041
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PETER B. CARLISLE
MAYOR



LAND USE COMMISSION
STATE OF HAWAII
DAVID K. TANOUÉ
DIRECTOR

2014 APR 22 A 7:50
JIRO A. SUMADA
DEPT. DIRECTOR

2011/CUP-19(MS)

May 16, 2011

Mr. Keith Kurahashi
Kusao & Kurahashi, Inc.
2752 Woodlawn Drive, Suite 5-202
Honolulu, Hawaii 96822

Dear Mr. Kurahashi:

Subject: Conditional Use Permit No. 2011/CUP-19
Ko Olina Ocean Marina, LLC.
92-100 Waipahe Place and 92-105 Kekai Place - Honouliuli
Tax Map Key 9-1-57: 17, 19, 22, 24, and Portion of 25

The above application for a Conditional Use Permit (Minor), for marina accessories, has been APPROVED, subject to conditions contained in the enclosed "Findings of Fact, Conclusions of Law, and Decision and Order".

Any party (to the case) wishing to appeal the Director's action must submit a written petition to the Zoning Board of Appeals (ZBA) within 30 calendar days from the date of mailing or personal service of the Director's written decision (ZBA Rules Relating to Procedures for Appeals, Rule 22-2, Mandatory Appeal Filing Deadline). Essentially, the ZBA Rules require that a petitioner show that the Director based his action on an erroneous finding of a material fact, and/or that the Director acted in an arbitrary or capricious manner, or a manifestly abused his discretion. Generally, the ZBA can only consider the evidence previously presented to the Director of the Department of Planning and Permitting. The filing fee for appeals to the ZBA is \$200 (payable to the City and County of Honolulu).

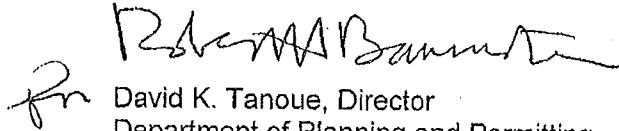
Failure to comply with ZBA Rules Chapter 22, Procedure for Appeals, may result in the dismissal of the appeal. Copies of the ZBA Rules are available at the Department of Planning and Permitting. Appeals should be address to:

Zoning Board of Appeals
c/o Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Mr. Keith Kurahashi
May 16, 2011
Page 2

If you have any questions or need additional information concerning this conditional use permit, please contact Malynne Simeon of our staff at 768-8023.

Very truly yours,


David K. Tanoue, Director
Department of Planning and Permitting

DKT:cs

Enclosure

cc: Ko Olina Ocean Marina, LLC.

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

LAND USE COMMISSION
STATE OF HAWAII

2014 APR 22 A 7:50

IN THE MATTER OF THE APPLICATION)
)
 OF)
)
 KO OLINA OCEAN MARINA, LLC)
)
 FOR A)
)
 CONDITIONAL USE PERMIT (MINOR))
)
 _____)

FILE NO. 2011/CUP-19

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND DECISION AND ORDER

I. APPLICATION

A. Basic Information:

APPLICANT/
LANDOWNER: Ko Olina Ocean Marina, LLC

AGENT: Kusao & Kurahashi, Inc.

LOCATION: 92-100 Waipahe Place and 92-105 Kekai Place - Honouliuli

TAX MAP KEY: 9-1-57: 17, 19, 22, 24, and Portion of 25 (Exhibit A-1)

LAND AREA: 78.128 Acres

ZONING: P-2 General Preservation District and
B-2 Community Business District (Exhibit A-2)

STATE LAND USE: Urban District

EXISTING USE: Marina, existing parking lot and temporary accessory facilities.

SURROUNDING
LAND USE: Ocean lagoons, commercial harbor, hotel, time-share apartment
buildings.

- B. Proposal: The Applicant proposes to modify and expand the development planned on the mauka portion of the marina to comply with a State Land Use Commission decision.

The proposed expansion of the existing marina accessory use includes an access drive from Kekai Place to the new boat ramp, trailer wash-down area, boat-trailer parking, support building, service yard with underground fuel tanks and fueling services, and off-street parking and loading area. The revised construction schedule calls for construction of the boat ramp first, followed by the Marina Support Building, then (by 2018) completion of the structures proposed in the previously approved CUP Nos. 95/CUP1-82 and 2007/CUP-92. The Harbor Master Facility, Ko Olina Ocean Club North Wing, gazebo, restrooms, laundry building, parking lots, and temporary restrooms and shower trailer on the mauka side of the marina have been constructed and/or are in operation.

The project will be constructed in three phases:

Phase I: A boat ramp, trailer wash-down area, boat-trailer parking and additional off-street parking, which will be open to the general public. The parking area will be for the marina boat slip users, visitors, employees, and construction workers. A parking area with 30 spaces for vehicles and trailers and 334-stall additional off-street parking area will be located on the mauka side of the marina. The 334-stall parking area will support the marina and will temporarily be used as parking for construction workers during construction at the makai parking area. Further, three boat slips will be displaced temporarily due to the construction of the boat ramp. Additional boat slips will be provided subject to an increase in demand for slips at the marina during Phase III. The slips will be located along the jetty on the southern boundary of the marina. Construction is expected to begin in early 2012 and be completed by the end of 2012.

Phase II: The Marina Support Building, Marina Service Yard with underground fuel tanks and fueling services, and parking and loading area on the mauka side of the marina. The Marina Support Building includes a warehouse for boat, canoe, kayak, and other related equipment storage for ocean sports support; warehouse for storage of supplies and materials for the existing marina; offices for marina and ocean support services; retail outlets for marina-related goods and services and ocean sports goods and services; orientation and debriefing areas for ocean recreational and research tours; and boat repair facilities. Other uses of the Marina Support Building are harbormasters and marina operations office, restrooms and showers, storage and maintenance facility, boater education center, charter operations (i.e., bareboat, mammal watch, snorkel, scuba, sport fishing, and/or sailing), ice facility, deli/store, chandlery, yacht sales (new and/or used), inflatable sales and repair, sail loft/sail maker, outdoor motor repair, engine mechanic, dive services, yacht services, and fishing supplies. An existing trailer, which is currently used as a marina support office, and temporary restroom and shower trailer, will stay on the site as a lower-rent facility. Construction is expected to begin in early 2015 and be completed by the end of 2015.

Phase III: The Yacht Club Main Building (including 15 outdoor courtyard and beach umbrellas), Multipurpose Building, a Covered Boat Slip Building, and 44 marina slips, which were approved in CUP No. 2007/CUP-92, are now in Phase III of the proposal. The 44 slips proposed along the jetty on the southern boundary of the marina (adjacent to the Kalaeloa Deep Draft Harbor) require a resizing and/or reorientation of existing

slips. The Applicant will remove 148 parking stalls in the makai parking area during this phase. An additional 23 stalls will be provided in the mauka additional parking area during Phase I. Construction is expected to begin by early 2018 and be completed by the end of 2018.

Background. The Land Use Commission (Commission) found that the Ko Olina Ocean Marina was not in compliance with the Decision and Order, Docket No. DR08-36 Ko Olina Development Company, filed November 19, 2008, and the Amended Decision and Order because the boat ramp was not in the Ko Olina Resort Marina. In the Public Access Master Plan, submitted on April 12, 2000, the Applicant proposed improvements to the Kalaeloa Ramp, but this action was not in compliance with the conditions. To comply with the conditions, the Applicant was required to construct a new boat ramp open to the public located inside the Ko Olina Marina. The Applicant also must provide a schedule and time line describing any public outreach efforts it made or will make regarding the boat ramp, proposed location of the ramp inside the marina, regulatory permitting and construction requirements for the ramp, and the opening of the ramp to the public.

In accordance with the project schedule (dated July 10, 2009), the Applicant proposes major modifications to the facilities approved by CUP No. 2007/CUP-92 on October 29, 2007, which modified the original CUP No. 95/CUP1-82. This current CUP approval does not supersede the previously approved CUP Nos. 95/CUP1-82 and 2007/CUP-92.

A CUP (No. 2011/CUP-16) for joint development of five adjacent lots (Parcel 17, 19, 22, 24, and portion of 25) was processed concurrently and was approved on April 20, 2011. The portion of the proposal that occurs within the Special Management Area is covered by and subject to the conditions of Special Management Area Use Permit No. 85/SMA-89.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

- A. Description of Site/Surrounding Land Use: The site of the marina development consists of Parcels 17, 19, 22, 24, and portion of 25. The proposed mauka area expansion is about 50 acres and occurs on Parcels 19, 24, and a portion of 25. This expansion will include 30 spaces for boat trailer parking, 334-stall additional parking lot, the Marina Support Office, and the Marina Mauka Support Facility. The expansion will also include the existing temporary restroom and shower trailers and support "Echo" offices.

The expansion site is generally level, and has access via Kekai Place. Existing structures include the 35-space parking lot and support echo offices and restrooms and shower trailers. The support echo offices, once occupied as an office for the Dolphin Institute, and the restroom and shower trailers were intended to be a temporary use. However, the Applicant proposes to keep those structures on the site. Other existing structures include the Multipurpose Building North Wing, gazebo, Harbor Master Building, restroom/laundry building, 330 boat slips, and parking and loading area on the makai side of the marina.

The project site is adjacent to the Marriott Vacation Club to the north, marina and Barbers Point Harbor to the east and south, and Lagoon 4 of the Ko Olina Beach to the west.

- B. Existing Structures: The following table summarizes the existing structures on the site.

Building /Use	Floor Area (sq. ft.)	Building Area (sq. ft.)	Building Height (ft.)
Temporary Restroom and Shower Trailer	286	286	<25
Support Echo Offices	1,943	1,943	<25
Ocean Club Multipurpose Building North Wing	5,836	3,890	33.17
Gazebo	133	133	<25
Harbor Master Building	5,022	4,470	25
Restroom Building	374	374	<25
Laundry Building	374	374	<25
TOTAL	13,968	11,470	
<i>Covered Boat Slip Building</i>	2,000		<25

- C. Proposed Structures: The following table summarizes the Applicant's proposal for new development over three phases:

Building /Use	Floor Area (sq. ft.)	Building Area (sq. ft.)	Building Height (ft.)
Phase I			
Boat Ramp, Trailer Parking and 334-stall parking area	-	-	-
Phase II			
Marina Support Building	36,099	36,099	25
Service Yard with underground fuel tanks and fueling services	100		
Phase III			
Yacht Club Main Building	25,902	25,902	25
Lawn Area with Umbrella		690	10
Multipurpose Building	7,102	7,102	21
Covered Boat Slip Building	2,000	2,000	15
TOTAL	71,103	71,103	

- D. Hours of Operation and Employees: Marina visitors, boat ramp users, slip owners and marina employees are expected to utilize the marina accessory uses. There will be approximately 60 employees for the various uses for the proposed marina expansion. The hours of operation for the overall marina, including the makai and mauka areas, will be from 6:00 a.m. to 12 midnight. However, the Marina Support Facility Building will be open from 7:00 a.m. to 9:00 p.m. These operating hours may vary for individual tenants in the proposed Marina Support Facility. The boat ramp will operate between sunrise and sunset.

E. Permit History: The following permits and other approvals were issued for the Ko Olina Marina:

Permits	File No.	Date	Approval
Zone Change	85/Z-3 Ordinance 86-09	3/11/86	Rezoning from Agricultural to Apartment, Resort, Business and Preservation Districts.
Special Management Area Use Permit (SMA)	85/SMA-89	3/12/86	Resolution No. 86-61. To allow marina, lagoons, waterfront improvements, maritime facilities and water sport recreational facilities within the shoreline area, or within 1,000 feet seaward from the shoreline, or in water 30 feet or less in depth in the territorial sea.
Shoreline Variance	85/SV-14	3/12/86	
CUP	95/CUP1-82	3/14/96	Proposed 3,485-sq.-ft. dock master building, with 1,260-sq.-ft. retail facility, public/private restrooms, marina promenade, and clubhouse.
Minor Modification to CUP No. 95/CUP1-82	1999/CLOG-6256	9/20/99	Proposed increase in size of clubhouse and addition of fitness facilities, swimming pool and restrooms. New condition added, which required a Master Public Access Plan (MPAP) prior to development permits, and a master signage plan.
MPAP		6/15/00	Approved MPAP and agreed to eliminate the public boat launch ramp and trailer parking requirement when a substitute boat launch ramp was constructed and opened to the public at Kalaeloa Harbor.
Minor Modification to CUP No. 95/CUP1-82	2000/CLOG-6320	1/11/01	Modification to remove the swimming pool and fitness facilities, and add a 5,836-sq.-ft. multipurpose room (North Wing), formerly called the clubhouse and 133-sq.-ft. gazebo in a courtyard area. Included condition to require Applicant to file a restrictive covenant that limited the facility to "accessory marina use."
Building Permit	Nos. 572600 and 572601	10/28/01	New Support Echo Office.
Variance	2001/VAR-36	11/14/01	Approved height variance to allow an architectural embellishment for the North Wing Building to exceed the 25-foot height limit by eight feet.
CUP- joint development	2005/CUP-9	2/23/05	Joint development of four lots (Parcels 17, 19, 22, and 25).
Zoning District Boundary Adjustment	2003/ZDBA-10	2/24/05	Approved to "adjust" the entire existing Yacht Club site from P-2 General Preservation District to B-2 Community

Permits	File No.	Date	Approval
			Business District.
Subdivision	2004/SUB-238	3/18/05	Approved subdivision to conform to the ZDBA No. 2003/ZDBA-10.
Building Permit	No. 603743	10/20/06	New trailer for restrooms and showers.
CUP	2007/CUP-92	10/29/07	Proposed expansion of the existing marina accessory use by constructing a new main clubhouse, multipurpose building, covered boat slip building, and parking lot on the mauka side of the marina.
Minor Modification to Ko Olina Master Plan	2010/ELOG-2155	11/8/10	Renovate and improve shoreline walkway and landscaping.
Building Permit	No. 658672	5/28/10	Electrical and signal wiring for fuel dispenser.
Major Modification to CUP-joint development	2011/CUP-16	4/20/11	Joint development of five subdivision lots (Parcels 17, 19, 22, 24, and portion of 25), is necessary to allow development of boat trailer parking area to support proposed public boat ramp.

The project site is subject to conditions described in the unilateral agreement (UA) that is part of Ordinance No. 86-09 (File No. 85/Z-3) to rezone the site. The Applicant must comply with the conditions established by the Commission in relation to the approval of the State Land Use Boundary Change for West Beach on July 23, 1985. The Petitioner proposed development of a 36-acre recreational and commercial marina with a public boat launch ramp with improvements and dedication of two large beach park sites, one of which was identified as the site of the proposed mauka trailer parking (Parcel 24). Therefore, the Applicant will be required to provide written confirmation that the Commission has no objections with the co-location of the dedicated passive park and trailer parking, as a condition of the CUP approval.

The following compares the development that was approved under the previous and existing CUP and minor modifications with the current proposal. The existing structures will not change at this time.

Structures

Dock Master Building: Approved under CUP No. 95/CUP1-82

A 2-story, 3,485-square-foot facility with maintenance workshop and storage, marina support retail, public and private restrooms, showers, accessory office and kitchenette

Clubhouse: Approved under CUP No. 95/CUP1-82 (Completed North Wing)

A single-story, 7,500-square-foot private club house (concept)

- Modification of CUP No. 95/CUP1-82 to expand the clubhouse to a 10,545-square-foot facility with administrative offices, kitchen, saunas, retail sales, and dining area.
- Modification of CUP No. 95/CUP1-82 to expand the clubhouse to include:

- Modification of CUP No. 95/CUP1-82 to expand the clubhouse to include:
 - A 20,018-square-foot facility (South Wing) with open dining area, offices, locker rooms, massage and fitness facilities.
 - A 5,836-square-foot facility (North Wing) with multipurpose room, office, and conference room.
- Modification of CUP No. 2007/CUP-92 to allow expansion of the Main Clubhouse (previously known as South Wing) to a 22,650-square-foot facility with a 3,904-square-foot restaurant, 2,555-square-foot fitness gym, locker rooms, meeting rooms, sundry shop, snack bar, offices, restrooms and storage; and 75 x 35-foot swimming pool and deck, with sand and lawn area.
 - Multipurpose Building. The 7,102-square-foot building includes a 2,126-square-foot multipurpose room, 507-square-foot lounge, waiting room, staff lounge, offices, restrooms and courtyard.
- Current Proposal. Modification of CUP No. 2007/CUP-92, to allow a 25,212-square-foot facility (Yacht Club Main Building) with a 3,904-square-foot restaurant dining area, 2,555-square-foot gym, offices, snack bars, locker rooms, and restrooms, storage, kitchen, and meeting rooms, with sand and lawn area.

Fitness Facility: Modification of CUP No. 95/CUP1-82 to allow a separate 3,290-square-foot fitness facility.

Laundry Room: Modification of CUP No. 95/CUP1-82 to allow a separate 450-square-foot laundry room.

Marina Mauka Support Facility: Current Proposal: Modification to allow a 21,555-square-foot facility with harbor master, retail sales, marina maintenance, boat storage, boater's laundry and restroom area, and locker room.

Accessory Structures and Uses

Marina Promenade: Approved under CUP No. 95/CUP1-82, including a 308-space parking area, 374 boat slips, boat ramp, and a 34-boat trailer parking area.

Gazebo: Approved under modification of CUP No. 95/CUP1-82 (Existing); a 280-square-foot gazebo in the makai area.

- Modification of CUP No. 95/CUP1-82, to reduce gazebo to 133 square feet.

Covered Boat Slip Building: Approved under CUP No. 2007/CUP-92 (Existing), to allow a 2,000-square-foot structure built over the old boat ramp.

Mauka Parking Lot: Approved under CUP No. 2007/CUP-92, to allow a 35-space trailer parking lot at the mauka boundary, access from Kekai Place, with temporary restrooms and shower trailer.

- Current Proposal. Modification to include a new boat launch ramp in Ko Olina Marina with trailer wash down area, and 1,299-space parking and 30-space boat trailer parking. The temporary restroom and shower trailer will be removed.

Additional Mauka Parking Lot: Current proposal is to allow a 1,115-space parking lot at the northern boundary, access via Kekai Place.

Fuel Station: Current proposal is to allow a 100-square-foot fuel station in the mauka area.

Basketball Court and Ice Pool: Modification of CUP No. 95/CUP1-82 to allow a 198,025-square-foot marina amenity.

Support Echo Office and Temporary Restrooms and Shower Trailers: To retain structures constructed in 2001 and 2006, which have a total of 2,229 square feet and were originally proposed for temporary use, but are now proposed as permanent facilities.

- F. Environmental Review: This project is not subject to the environmental review requirement of Chapter 343 Hawaii Revised Statutes (HRS).
- G. Special Management Area Use Permit: The mauka area development is not within the Special Management Area. However, the construction of Phase III must comply with Conditions specified in SMA Use Permit No. 85/SMA-89.
- H. Flood District: The project is within Flood Zone D, as shown on the Federal Flood Insurance Rate Map (FIRM). Flood hazards have not been determined in this zone. Therefore, no Land Use Ordinance (LUO) flood district requirements are anticipated.

III. ANALYSIS

The Director of the Department of Planning and Permitting may allow a conditional use upon finding that the proposed use satisfies the following criteria:

- A. **The proposed use is permitted as a conditional use in the underlying zoning district and conforms to the requirements of the Land Use Ordinance (LUO).**

Pursuant to LUO Section 21-3.40-1(c) [Table 21-3.1], a marina accessory use is a permitted use in the P-2 General Preservation District with an approved Conditional Use Permit (minor).

- 1. LUO Section 21-5.430 Specific Use Development Standards

The following table summarizes the specific use requirements for a marina accessory:

Standards	LUO Provisions	Project Site
Distance	Launching ramps, boat repair facilities, establishments for sale of boating supplies and fuel, clubhouses and drydock facilities or other areas for storage of boats on land, which are to be open for use between the hours of 9 p.m. and 7 a.m., shall be located at least 300 feet from the nearest zoning lot of any zoning district that permits a residence as a principal use.	The proposed facilities, which will operate from 7 a. m. to 9 p.m., are more than 300 feet away from the A-2 Medium Density Apartment District.

The boat ramp will operate between sunrise and sunset. The project is more than 300 feet from the adjacent A-2 Medium Density Apartment District. That distance should minimize possible noise, fumes, or lighting impacts to principal dwelling uses on the adjoining lot.

2. LUO Section 21-3.40-1 and 21-3.110-1 P-2 General Preservation and B-2 Community Business Districts Development Standards

The following table summarizes the P-2 and B-2 Districts development standards and how those standards apply to the proposed project:

Standards		LUO Provisions P-2 District	LUO Provisions B-2 District	Project Site
Minimum lot area		5 acres	5,000 square feet	59.913 acres (P-2) 17.855 acres (B-2)
Minimum lot width and depth		200 ft.	50 ft.	600 ft./ 1,200 ft. (P-2) 170 ft./ 170 ft. (B-2)
Yards	Front	30 ft.	5 ² ft.	140 ft. Existing Multipurpose Bldg. (B-2) 190 ft. Proposed Marina Mauka Support Facility (P-2)
	Side and rear	15 ft.	0 ³	Meets requirement
Maximum building area (lot coverage)		5% of zoning lot	Not regulated	1.1% of zoning lot 21,654 sq. ft. (P-2)
Maximum height		25 ft.	150 ft.	Multipurpose Bldg. North Wing 33 ft. (B-2) All other structures at 25 ft. or below
Height setback		Per Sec. 21-3.40-1(e) ¹	Not regulated	Meets requirement
Maximum Density		Not regulated	FAR 2.5	46,743 sq. ft. FAR of 0.155

¹ Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line one foot for each two feet of additional height above 15 feet.

² Where a zoning lot adjoins a residential, apartment or apartment mixed use district and forms a continuous front yard, the lot or the first 100 feet of the lot (whichever is less) shall conform to the front yard requirements for the dwelling use of the adjoining district.

³ Where the side or rear property line of a zoning lot adjoins the side or rear yard of a zoning lot in a residential, apartment, or apartment mixed use district, there shall be a side or rear yard which conforms to the yard requirements for dwelling use of the adjoining district. In addition, see Section 21-4.70-1 for landscaping and buffering requirements.

The proposed marina expansion meets all applicable district development standards.

3. LUO Sections 21-4.70 and 21-4.70-1 Landscaping, Screening, and Buffering Standards

Landscaping, screening, and buffering requirements for the site are summarized in the following table:

Standards	LUO Provisions	Project Site
Parking lots with five or more parking spaces	Minimum five-foot landscape strip adjacent to any adjoining street right-of-way.	Meets requirement.
	The five-foot landscape strip shall contain a continuous screening hedge not less than 36 inches in height at 18 inches on center. A minimum 36-inch-high wall/fence may be placed behind the setback line in lieu of a hedge with a vine or shrub along the front side of the wall.	Meets requirement; will provide variage hau or similar hedge.
	One canopy-form tree, a minimum of two-inch caliper, shall be planted in the landscape strip for each 50 feet of street frontage.	Meets requirement; will provide autograph, silver buttonwood, or similar canopy tree.
Parking lots with more than 10 parking stalls	One canopy-form tree, a minimum of two-inch caliper for every six parking stalls, or one canopy-form tree of six-inch caliper for every 12 parking stalls.	Meets requirement.
Outdoor trash storage area	Screened on a minimum of three sides by a wall or hedge at least six feet in height.	Meets requirement; will provide trash enclosure for the outdoor trash storage in the mauka area.
Irrigation system	All plant material and landscaping shall be provided with a permanent irrigation system.	Meets requirement.
Rooftop machinery and equipment	Except for solar panels, antennas, plumbing vent pipes, and ventilators and guardrails, shall be screened from view from all directions.	The Applicant will be required to screen rooftop machinery and equipment except those listed (middle column).
In B-2 screening from adjacent apartment district	Landscaping shall contain a screening hedge not less than 42 inches in height.	Development on Parcel 24, which is adjacent to A-2 District (Parcel 23) is located over 200 feet away.

The 334-space additional parking, 129-space vehicle parking and 30-boat trailer parking areas in the marina mauka area will provide the required landscaping and screening requirements. Existing landscaping in the makai area meets LUO

requirements. Revised parking and landscaping plans were provided, which show the required five-foot wide parking lot landscaping strip, the 36-inch high screening hedge, and the size and type of the canopy-form trees (Exhibits C-2 and C-3). However, the six-foot high trash enclosure was not identified in the makai area landscaping plan. This revision will be required as a condition of approval.

4. LUO Sections 21-6.20 [Table 21-6.1] Off-street Parking and Loading Requirements

Parking requirements for the various proposed uses and structures on the site are summarized in the following table:

Use	Square Footage	LUO Parking Requirement	Parking Required	
			Existing	New
Phase I (Proposed)				
Boat Launch Ramp	NA	NA		
Additional Mauka Parking	NA	NA		
SUBTOTAL				
Phase II (Proposed)				
<u>Marina Support Building</u> <u>First Floor</u>				
Retail	9,467	1 per 400 sq. ft.		23.7
Marine Maintenance	4,900	1 per 1,500 sq. ft.		3.3
Boat Storage	2,555	1 per 1,500 sq. ft.		1.7
Boater's Laundry	368	.5 per washing machine		2.0
Elevator Lobby	1,227	Accessory		0
Employee's Lounge, Restrooms and Lockers	1,223	Accessory		0
Boater's Restroom	601	Accessory		0
Circulation, Stairs, Structure, etc.	1,213	Accessory		0
SUBTOTAL	21,554			30.7
<u>Marina Support Building</u> <u>Second Floor</u>				
Retail	2,202	1 per 400 sq. ft.		5.5
Office	7,846	1 per 400 sq. ft.		19.6
Harbor Master	715	1 per 400 sq. ft.		1.8
Elevator Lobby/Hallway	2,156	Accessory		0
Circ., Stairs, Structure, etc.	1,026	Accessory		0
Fuel Station	(100)	Accessory		0
Support Office	1,943	1 per 400 sq. ft.	4.8	
Restroom and Shower	286	Accessory	0	
Trailer				
SUBTOTAL	16,174		4.8	26.9
<u>Roof</u>				
Mechanical, Electrical,	500	Accessory		0

Stair				
Phase III (Proposed)				
<u>Yacht Club Main Building</u>				
Porte Cochere	1,145	Accessory		0
Entry Lanai, and Lanai 1 & 2	3,596	Accessory		0
Foyer/Lounge	860	1 per 400 sq. ft.		2.2
Reception	147	1 per 400 sq. ft.		0.4
Meeting Room	642	1 per 400 sq. ft.		11.2
Restaurant & Bar Snack Bar and Lanai	6,026	1 per 400 sq. ft.		15.1
Kitchen	1,291	1 per 400 sq. ft.		3.2
Chefs & Back of House Offices	2,409	1 per 400 sq. ft.		5.5
Sundry Shop	204	1 per 400 sq. ft.		0.5
Gym	2,555	1 per 200 sq. ft.		12.8
Restrooms	843	Accessory		0
Lockers	1,314	Accessory		0
Attendant Room	102	1 per 400 sq. ft.		0.3
Storage 1 & 2	2,114	Accessory		0
Electrical	196	Accessory		0
Mechanical Misc./Circ., etc.	1,568	Accessory		0
SUBTOTAL	25,212			51.2
<u>Sand and Lawn Area</u>				
10 Beach Umbrellas	460	1 per 400 sq. ft.		1.2
5 Beach Umbrellas	230	1 per 400 sq. ft.		0.6
SUBTOTAL	690			1.8
<u>Yacht Club Multipurpose Building</u>				
Porte Cochere	455	Accessory		0
Reception	360	1 per 400 sq. ft.		0.9
Storage	244	Accessory		0
Office	494	1 per 400 sq. ft.		1.2
Staff Lounge	286	Accessory.		0
Lounge	507	1 per 400 sq. ft.		1.3
Restrooms	297	Accessory		0
Waiting Room	451	1 per 400 sq. ft.		1.1
Multipurpose Room	2,126	1 per 75 sq. ft.		28.3
Misc. Circ. Storage, etc.	1,882	Accessory		0
Trellis and Sunken Court	(1,002)	Accessory		0
SUBTOTAL	7,102			32.8
<u>Covered Boat Slips Building</u>				
Boat Storage (2 Slips)	1,882	1 per 2 slips		1.0
Structure	118	Accessory		0
SUBTOTAL	2,000			1.0
Future Marina Slips	44 Slips	1 per 2 slips		22
Existing Structures				
<u>Ocean Club, North Wing</u>				
Banquet/ Multipurpose	1,247	1 per 75 sq. ft.	16.6	

Overhang Areas	699	Accessory	0	
Lobby/Reception	878	Accessory	0	
Restrooms	362	Accessory	0	
Corridor/Elevator	372	Accessory	0	
Office	963	1 per 400 sq. ft.	2.4	
Storage	846	Accessory	0	
Staff Conference Room	261	Accessory	0	
Mechanical/Electrical/ Janitor/Etc.	208	Accessory	0	
SUBTOTAL	5,836		19.0	
Gazebo	133	Accessory	0	
Harbor Master	5,022	1 per 400 sq. ft.	12.6	
Restroom	374	Accessory	0	
Laundry Building	374	Accessory	0	
Slips	330 slips	1 per 2 slips	165.0	
SUBTOTAL	5,903		196.6	
TOTAL (EXISTING)	13,968		201.4	
TOTAL (CURRENT PROPOSAL)	36,099			310.7
TOTAL (2007/CUP-92 PROPOSAL)	35,004			283.8
TOTAL (EXISTING & PROPOSED)	85,071			347

The required parking for the entire Ko Olina Marina development is 347 parking spaces. The Applicant must remove 148 parking spaces due to the phased development. However, a total of 755 parking spaces and 30 boat trailer parking stalls, which exceeds the requirement by 408 spaces, will be provided. There is an existing parking area, which includes seven stalls and one loading space, for the existing support echo offices.

The MPAP placed special requirements for users of the marina facility; this includes requiring users to purchase annual decals for boats and trailers upon verification of the users' information, and limitations on consecutive multiple overnight parking for users without the decals. Similar to the makai parking lot, the mauka parking lots will be open to the public for a fee or with validation from the vendors in the marina. Permits and decals will be required for overnight parking.

Loading requirements for the various proposed uses and structures on the site are summarized in the following table:

Standards	LUO Provisions	Project Site
Retail stores, eating and drinking establishments, warehousing, business services, personal services, repair, manufacturing, business services, personal services, repair, manufacturing and self storage facilities	4 loading stalls for 40,001 - 60,000 sq. ft. of floor area 1 additional loading stall for each additional 50,000 square feet of floor area or major fraction thereof.	8 loading stalls
Office space	not required under 20,000 sq. ft.	0

The total existing and proposed floor area for the development is 85,071 square feet. The required loading stalls for the development is eight loading stalls. The Applicant is providing 10 loading stalls, five in the makai parking lot, and five in the mauka parking lot.

All parking spaces shall have a minimum dimension of 8.25 x 18 feet. Pursuant to LUO Section 21-6.60(a), the parking area may be constructed either of an all-weather surface, crushed rock, or limestone. The Applicant proposes the parking surface on all parking and loading stalls, drive lanes, and maintenance yards to have asphalt concrete paving or an all-weather surface.

5. Signs: The Applicant did not submit sign plans, but all signage must comply with LUO Section 21-7.10, Sign Regulations. As a condition of approval, the Applicant must also revise the Master Sign Plan accepted with the MPAP.
6. Landscaping: A landscaping plan was submitted showing the number and type of the existing and proposed landscape material, which meet Condition B of CUP No. 2007/CUP-92. However, the trash enclosures on the makai side were not shown or approved. As a condition of approval, a revised landscaping plan, which shows the six-foot high trash enclosure for the makai side, is required.

The mauka area parking lots will have gates at the entry and exit, and access to the boat ramp will not be gated.

B. The site is suitable for the proposed use considering size, location, topography, infrastructure, and natural features.

1. Size, Location, Topography, and Natural Features: The size, shape, location, topography, and natural features of the site are suitable for the marina development. The jointly developed zoning lot is adjacent to the existing commercial harbor and is developed for the marina accessory use. The site is level with no natural features, since the marina is man-made, and is outside the flood district.
2. Infrastructure: The project site is served by existing municipal systems, including water, wastewater, and solid waste collection. The proposed development will increase infrastructure demand.

- a. **Wastewater:** The expanded facility will utilize the existing sewer collection system (ten-inch collector line) available to the current facility. The projected increase in wastewater generated by the proposal will be 3,700 gallons per day (gpd).
- b. **Water:** The existing dual water system supplies potable and non-potable water. The potable water will be used for domestic and fire protection purposes, while non-potable water will be used for irrigation. The projected increase in water demand from the proposal will be 3,700 gpd.
- c. **Drainage and Flood:** The site is within Flood Zone D; therefore, it is not subject to flood hazard district requirements of the LUO. The mauka portion of the marina has a 127-foot flowage and drainage easements. The drainage area is 1,490 acres with peak discharge of 3,700 cubic feet per second (cfs). Within the drainage easement there are ten eight-foot diameter drainage culverts to convey the runoff with a total capacity of 14,069 cfs, which is more than adequate for the design flow.

The proposed development will not be impacted by the flowage and drainage easements and will not negatively impact the function or performance of those systems. The Applicant proposes to provide an impervious surface for the flowage easement, which would minimize erosion and sediment runoff should an overflow occur. Signage will be placed in the parking area to notify users of potential for flooding, and the parking area will be closed should an unusually large storm front move in.

- d. **Fire and Police:** The Honolulu Fire Department and the Honolulu Police Department will continue to provide fire and police protection from the Kapolei Fire Station and the Kapolei Police Station, which is located approximately five miles from the project site. Additional fire support is available from the Makakilo Fire Station. The marina and/or the Ko Olina Resort will have security monitoring the area in the evening hours.
- e. **Solid Waste:** Refuse collection will continue to be collected by a private waste disposal company.
- f. **Traffic, Access, and Circulation:** The general public will have access to the proposed privately owned boat launch ramp and boat trailer parking. Access to the site is from Kekai Place and Waipahe Place via Aliinui Drive and is accessible from the surrounding area. These streets were designed and built to accommodate significantly greater traffic and/or development. There is a sidewalk and median on Kekai Place with no break in the median, and the driveway to the additional parking area will be right in and right out only. No additional off-site traffic improvements are necessary.

Based on trip generation tables from the Institute of Traffic Engineers, the proposed marina facility will generate 26 vehicle trips during the morning peak hour and 63 vehicle trips during the afternoon peak hour. This level of trip generations does not have a significant impact on surrounding streets in the Ko Olina Resort Community.

The maneuvering area for trailers at the boat ramp is designed to accommodate a standard car and boat trailer combination (Exhibits B-3 and B-7).

C. **The proposed use will not alter the character of the surrounding area in a manner substantially limiting, impairing, or precluding the use of surrounding properties for the principal uses permitted in the underlying zoning district.**

1. Short-Term Impacts

Construction impacts from fugitive dust generated during grading and general construction activities may temporarily increase. The project will be subject to the State Department of Health (DOH) Clear Air Branch regulations regarding dust control. Activities associated with the construction of the project shall comply with the DOH Administrative Rules, Chapter 11-46, Community Noise Control. This compliance applies to permissible sound levels of construction equipment and on-site vehicles, including stationary equipment, such as electricity generators. Adherence to these requirements should minimize possible short-term impact to the existing structures on the site.

2. Long-Term Impacts

Visual Impacts: The proposed expansion meets the Urban Design Provisions, the conditions set forth in the West Beach Estates SMA Permit No. 85/SMA-89, and the Unilateral Agreement (UA) associated with the zone change. The Yacht Club Multipurpose Building, which was approved in the CUP No. 2007/CUP-92, encroaches into the required 300-foot setback from the water's edge. A condition of the UA requires structures to be set back a distance of 300 feet from the existing certified shoreline and/or water's edge. However, about 1,684 square feet of the Multipurpose Building is within the 300-foot setback, as allowed by Modification and/or CUP No. 2007/CUP-92. The proposed structures are 25 feet high or less, except for the existing Multipurpose Building North Wing which is 33 feet high. The other proposed structures, and the 280-foot encroachment of the existing Multipurpose Building North Wing, will not mar the important public views.

Noise Impacts: The Applicant proposes no special events or other scheduled activities on the site that would generate increased noise levels. Daily activities on the existing facility generate noise, which include noise from boat engines, power tools, groups of people, and vehicles. These noises will not generate excessive noise impacts on the surrounding uses. Nevertheless, to ensure that there are no significant noise impacts on surrounding lots, the Applicant is required to establish quiet hours, from 11:00 p.m. to 6:00 a.m., daily, as a condition of CUP approval.

Lighting Impacts: The Applicant did not submit a lighting plan. Therefore, as a condition of approval, all exterior lighting should be required to be shielded and directed away from any adjoining lots and the shoreline.

Access and Circulation Impacts: The Ko Olina Development provides substantial waterfront areas for public use. The proposed expansion will not obstruct the public access to the beach park and harbor. Providing a boat ramp open to the public is in accordance with the Decision and Order made by the Commission; however, the site is also identified as a passive park for public use. In addition to requiring the Applicant to provide written confirmation that the Commission concurs with the location of the boat launch ramp and trailer parking, the MPAP shall be revised as a condition of the CUP approval.

Ewa Development Plan: Guidelines in the Ewa Development Plan incorporate key elements from the former Development Plan and the UA. The marina expansion conforms to the general land use policies and guidelines of the Ewa Development Plan regarding public shoreline access, urban form, natural environment, views and vistas, and landscape treatment.

The marina accessory use has been operating on the development site since the early 1990s. The proposed expansion will not create substantial negative impacts, therefore the proposed use is not expected to adversely limit, impair, or preclude uses of the surrounding properties for the principal uses permitted in the district.

- D. **The use at its proposed location will provide a service or facility that will contribute to the general welfare of the community-at-large or surrounding neighborhood.**

The Ko Olina Resort is designated in the General Plan and was planned to provide recreational features and visitor accommodations. The marina expansion and relocation of the boat ramp inside the Ko Olina Marina improves the overall development of the Ko Olina Resort in accordance with the General Plan and the Ko Olina Master Plan. The addition of the Marina Support Building includes activities such as recreational boating, charter fishing, boat maintenance, lounging, meeting, dining, and boat fueling, which contribute positively to the general welfare of the community.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following Conclusions of Law:

- A. The marina accessory will not have any significant adverse effect on the health and safety of residents in the area.
- B. The conditional use will have no more impact on nearby properties or improvements than any principal use permitted in the district, provided the use meets the conditions listed in the following Decision and Order.

V. DECISION AND ORDER

Pursuant to the foregoing Findings of Fact and Conclusions of Law, the Director of the Department of Planning and Permitting (DPP) hereby **APPROVES** the application for a Conditional Use Permit-minor (CUP-m) to allow expansion of the marina accessory uses, including a new boat ramp, parking lot, and marina support building as shown on the approved plans, subject to the following conditions:


- A. Operation and development of the marina accessory use shall generally conform to the proposed project as herein described, and the approved plans and drawings attached as Exhibits B-1 through B-9. Any modification to the approved project and/or plans shall be subject to the separate review and approval by the Director of the DPP. Major modifications shall require a new Conditional Use Permit.
- B. Prior to or at the time of the submittal of development permit applications, the Applicant shall submit to the DPP (Zoning Regulations and Permits Branch) for review and approval the following:
 1. A revised Master Public Access Plan (MPAP). The MPAP must reflect the modifications made in this CUP-m approval. The site maps and other drawings shall be updated to reflect the new location for the boat ramp;
 2. A revised Sign Master Plan;
 3. A revised landscaping plan which show the six-foot high trash enclosures in the makai area; and,
 4. Phase I site plan, including proposed modifications and relocation of the boat launch ramp.
- C. Prior to application for building permits for the boat launch ramp, the Applicant shall submit to the Director of the DPP written documentation confirming that the location of the boat trailer parking, which is on the site that is dedicated as a public passive park, have been approved by the Land Use Commission.
- D. The Applicant and/or landowner shall notify the Director of the DPP of:
 1. Any addition and/or termination of any accessory use and/or structure on the property;
 2. Any change in uses on the property; and,
 3. Transfer in ownership of the property.
- E. In the event of a change in ownership, the Director of the DPP shall notify the new owner (by copy of this "Findings of Fact, Conclusions of Law, and Decision and Order") that the site and/or facility is permitted and/or governed by the CUP-m, and the compliance with all the conditions of approval is required.
- F. Final exterior finishes shall be composed of natural materials and earth-tone colors, in compliance with the Urban Design Provisions for Ko Olina (West Beach).

- G. The Applicant shall obtain the required building permits and initiate construction of the approved marina accessory facilities within two years from the date of this approval, or the CUP-m shall lapse.
- H. The Applicant shall implement quiet hours between the hours of 11:00 p.m. to 6:00 a.m., daily. Activities and/or uses which may generate noise impacts to the surrounding residents, such as use of amplified music and/or sound systems and organized social functions, shall not be permitted during these stipulated quiet hours.
- I. All lighting shall be subdued or shielded to prevent glare and light spillage on surrounding dwellings and public rights-of-way.
- J. If, during construction, any previously unidentified archeological sites or remains (such as artifacts, shell, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.
- K. To ensure that all activities occurring on-site remain accessory to the yacht club use, the declaration of restrictive covenant recorded on June 13, 2001, shall remain in effect.
- L. Except as modified herein, the conditions in CUP Nos. 95/CUP1-82 and 2007/CUP-92 shall remain in force.
- M. As required by Condition 11 of CUP No. 95/CUP1-82, the Applicant shall submit a written annual status report to the DPP documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this permit. The status report shall be submitted until the DPP has determined that all conditions of approval have been satisfied.
- N. Approval of this CUP-m does not constitute compliance with other Land Use Ordinance or governmental requirements, including building and/or sign permit approval. They are subject to separate review and approval. The Applicant shall be responsible for insuring that the final plans for the project approved under this action comply with all applicable codes and other governmental provisions and requirements.
- O. The Director of the DPP may modify the conditions of this CUP-m by imposing additional conditions, modifying existing conditions, or deleting conditions deemed satisfied upon a finding that circumstances related to the approved project have significantly changed so as to warrant a modification to the conditions of approval.
- P. The Director of the DPP may reevaluate the CUP-m after approval of the facility to determine if visual, noise, or other impacts are significantly greater than anticipated (i.e., as represented by the Applicant). The Director may impose additional conditions to mitigate greater adverse impacts, or revoke the CUP-m if adverse impacts cannot be mitigated.

- Q. In the event of the noncompliance with any of the conditions set forth herein, the Director of the DPP may terminate all uses approved under this CUP-m, or halt their operation until all conditions are met or may declare this CUP null and void or issue civil fines; provided that, for good cause, the Director may amend the above conditions.

Dated at Honolulu, Hawaii, this 16th of May, 2011.

Department of Planning and Permitting
City and County of Honolulu
State of Hawaii

for By 
David K. Tanoue, Director

DKT:cs

Attachments

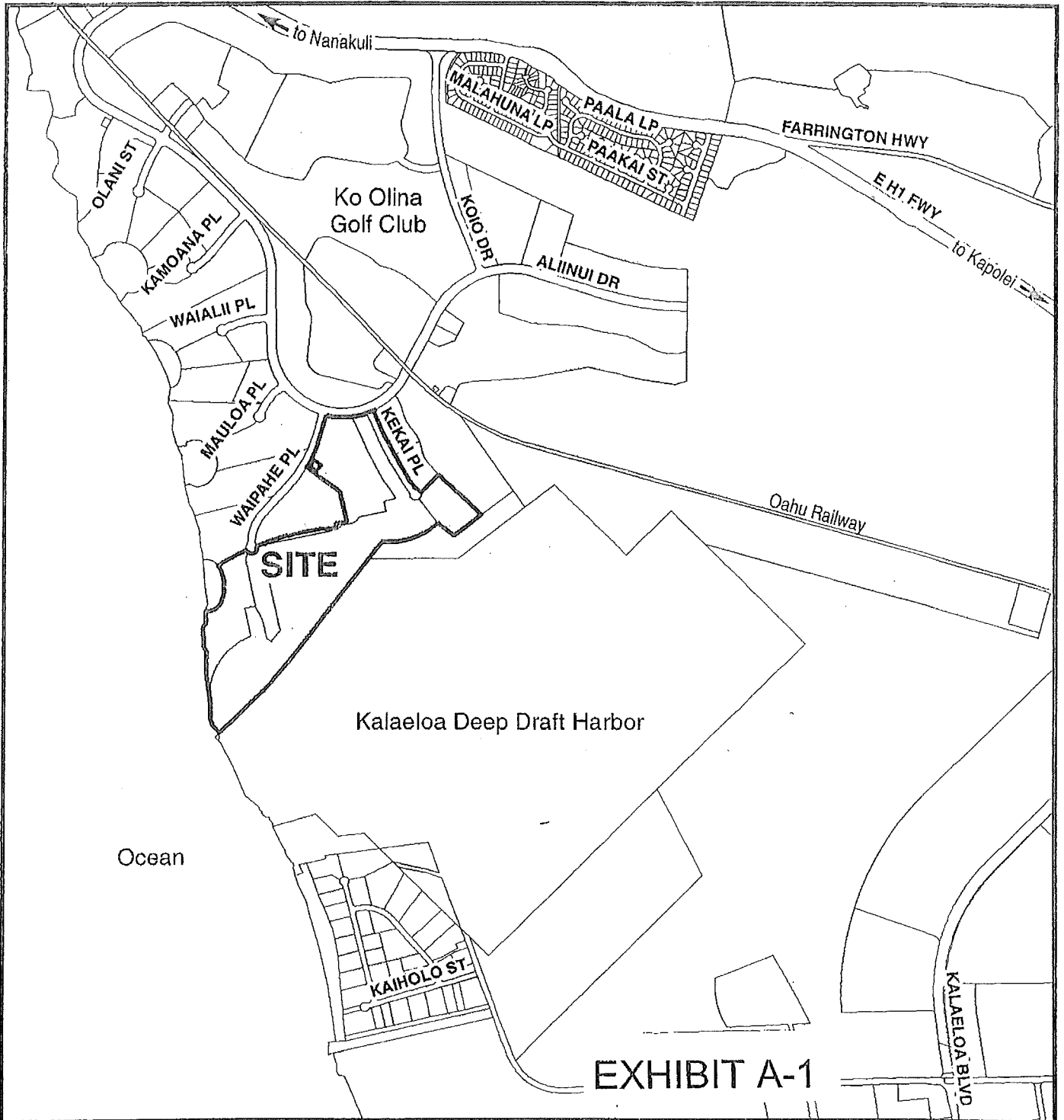
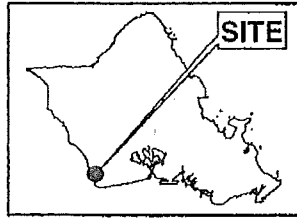
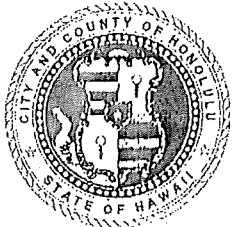
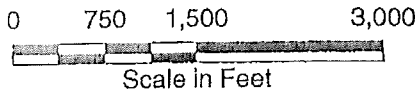


EXHIBIT A-1



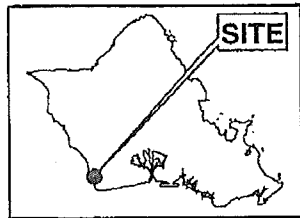
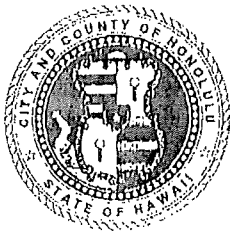
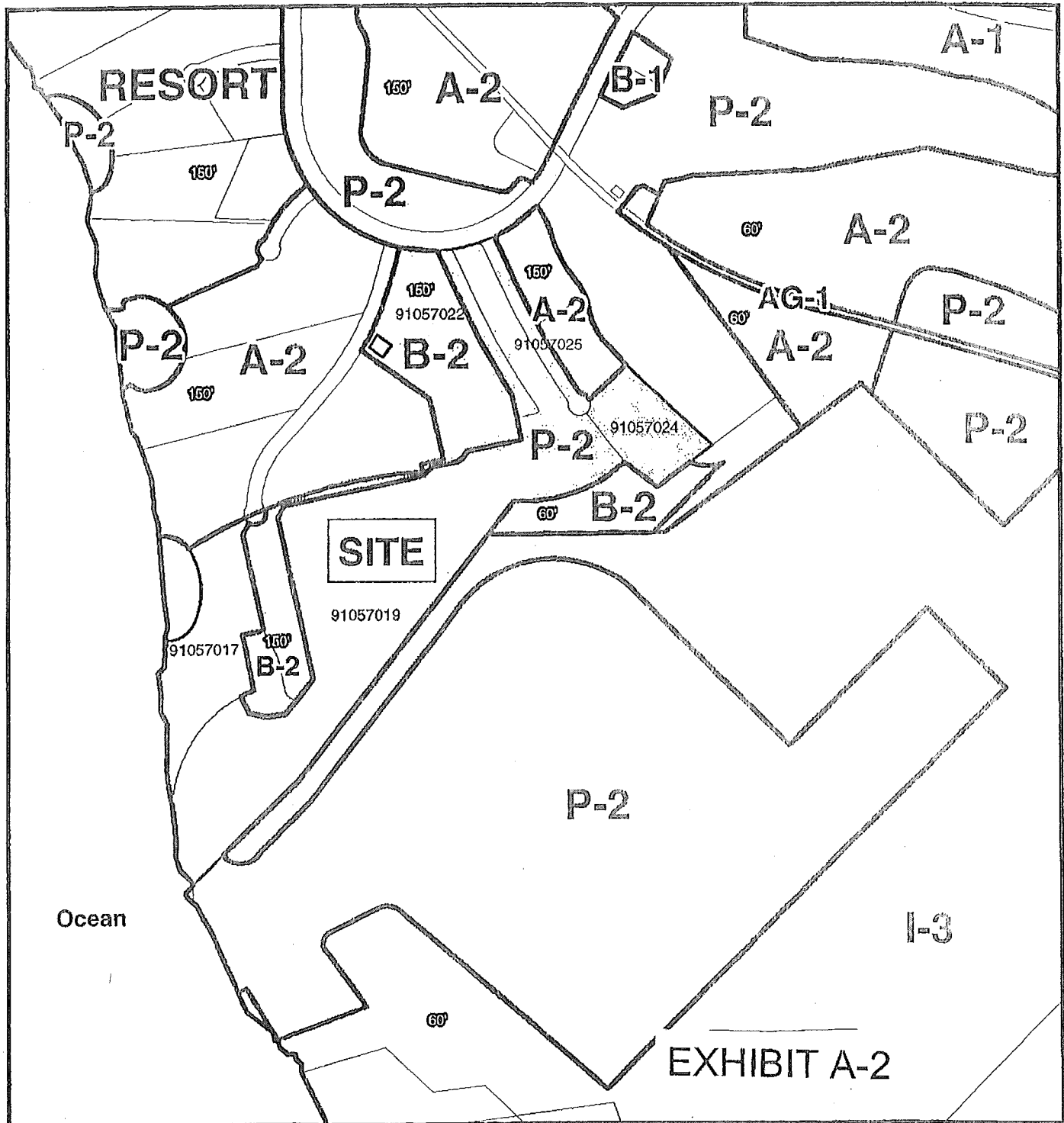
VICINITY MAP



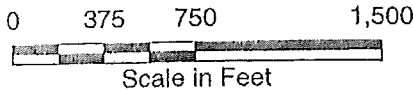
LOCATION MAP HONOULIULI, EWA

TAX MAP KEY(S): 9-1-057:024, 019, 022, 017 & portion of 025

FOLDER NO.: 2011/CUP-19



VICINITY MAP



Scale in Feet



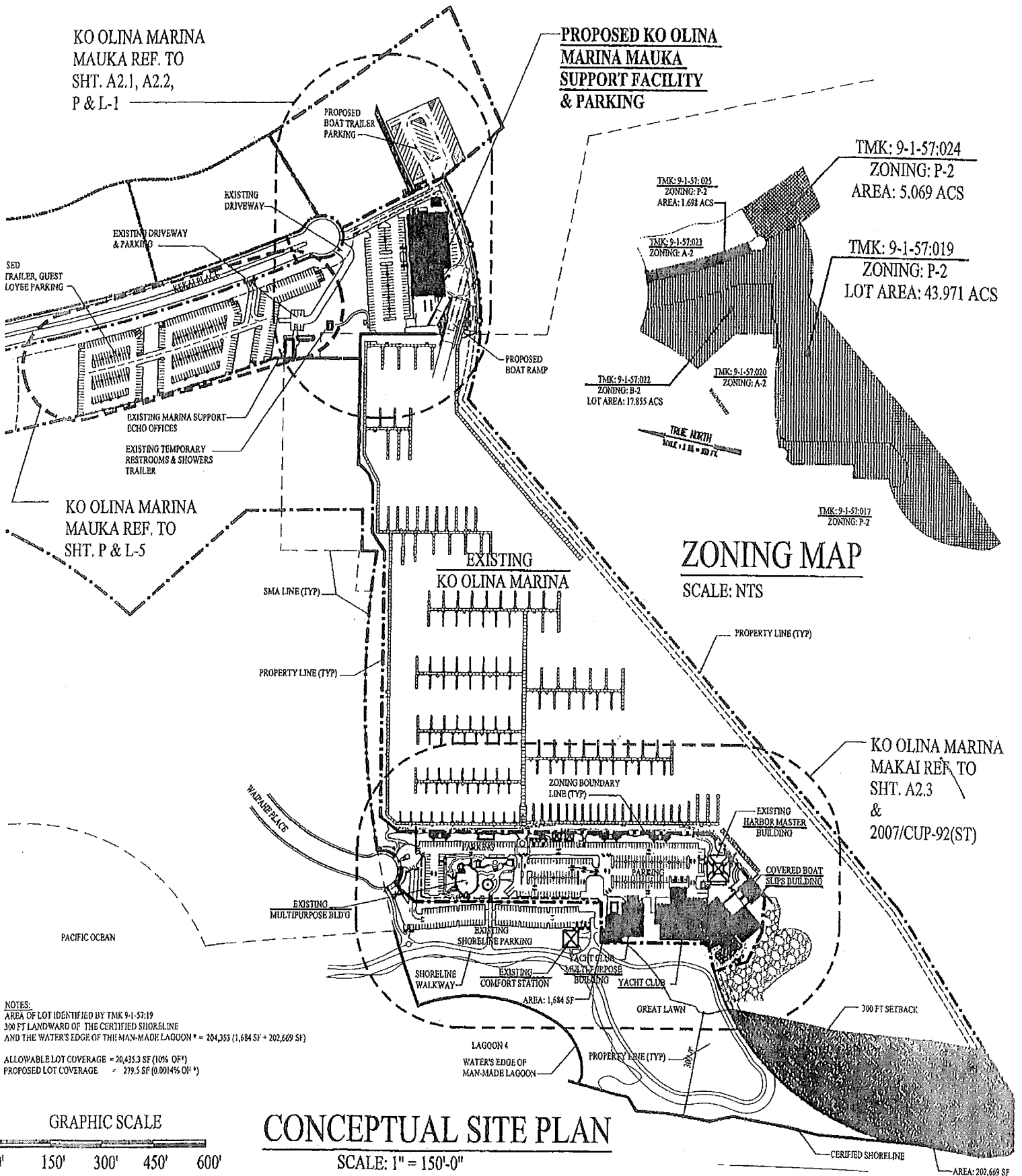
**PORTRION OF
EXISTING ZONING MAP
(KO OLINA)**

**TAX MAP KEY(S): 9-1-057:024, 019, 022, 017 &
portion of 025**

FOLDER NO.: 2011/CUP-19

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: 9-1-57:025
ZONING: P-2
AREA: 1.693 ACS

TMK: 9-1-57:013
ZONING: A-2

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

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

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 = 20,435.3 SF (10% OF*)
PROPOSED LOT COVERAGE = 279.5 SF (0.0014% OF*)

GRAPHIC SCALE

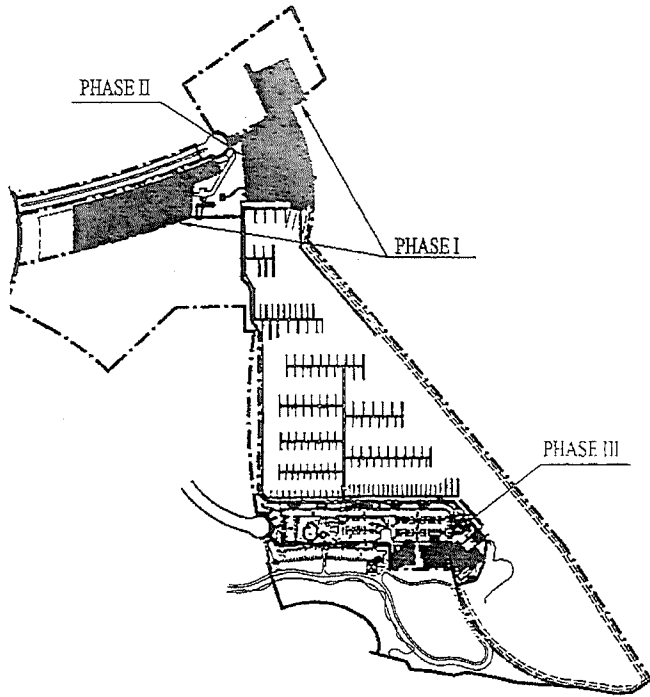
1" 150' 300' 450' 600'

CONCEPTUAL SITE PLAN

SCALE: 1" = 150'-0"

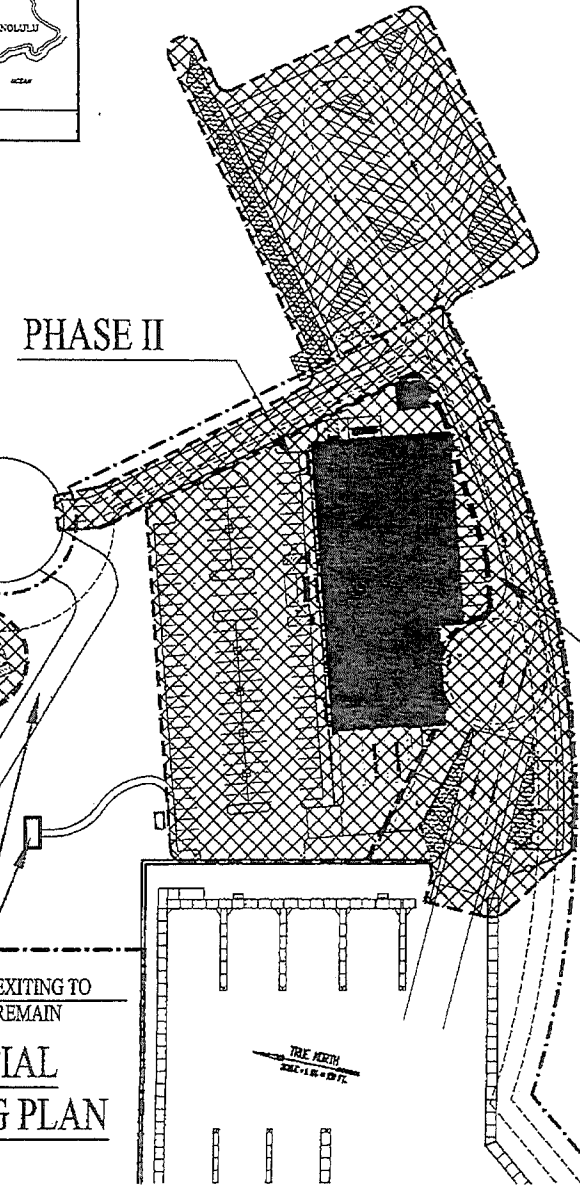
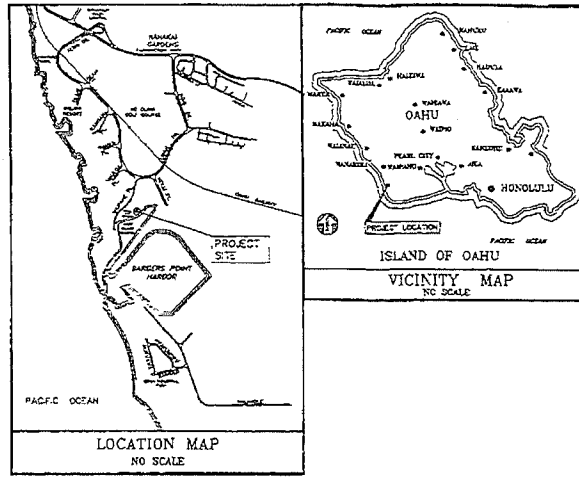
EXHIBIT B-1

AREA: 202,669 SF



**OVERALL MARINA
CONCEPTUAL PHASING PLAN**

SCALE: 1" = 300'-0"



**MARINA MAUKA PARTIAL
CONCEPTUAL PHASING PLAN**

SCALE: 1" = 50'-0"

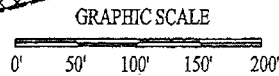


EXHIBIT B-2

ISSUE:
1 2010/CL1
2 2010/CL1
3 2010/CL1

PROJECT
KO OLIN MAUKA FAC
KO OLIN ATTRACT
2100
2511
HONOLULU

PACIFIC INTERARCH INTERIOR
737 Bishop Honolulu, HI
www.pia.com

This drawing is the property of Pacific InterArch and shall remain the property of Pacific InterArch. It is to be used only for the project and site identified herein. It is not to be reproduced, copied, or distributed in any form without the written consent of Pacific InterArch.

PHASE I

This work was under the supervision of:
SIGNATURE: _____
Construction of this project shall conform to the provisions of the Hawaii State Board of Professional Engineers and Surveyors.
SIGNATURE: _____

SHEET
**MARINA MAUKA PARTIAL
CONCEPTUAL PHASING PLAN**

SHEET
A

EXHIBIT B-3

PHASE I
ADDITIONAL BOAT SLIPS,
GUESTS & EMPLOYEE
PARKING

PHASE I
TRAILER PARKING

PHASE I
BOAT RAMP

KEKAI PLACE

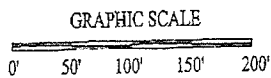
EXISTING DRIVEWAY
& PARKING

EXISTING TEMPORARY
RESTROOMS & SHOWERS
TRAILER

EXISTING MARINA SUPPORT
ECHO OFFICES

TREE ADIRTH
SCALE: 1" = 30' FT.

MARINA MAUKA PARTIAL
CONCEPTUAL PHASE I PLAN



SCALE: 1" = 50'-0"

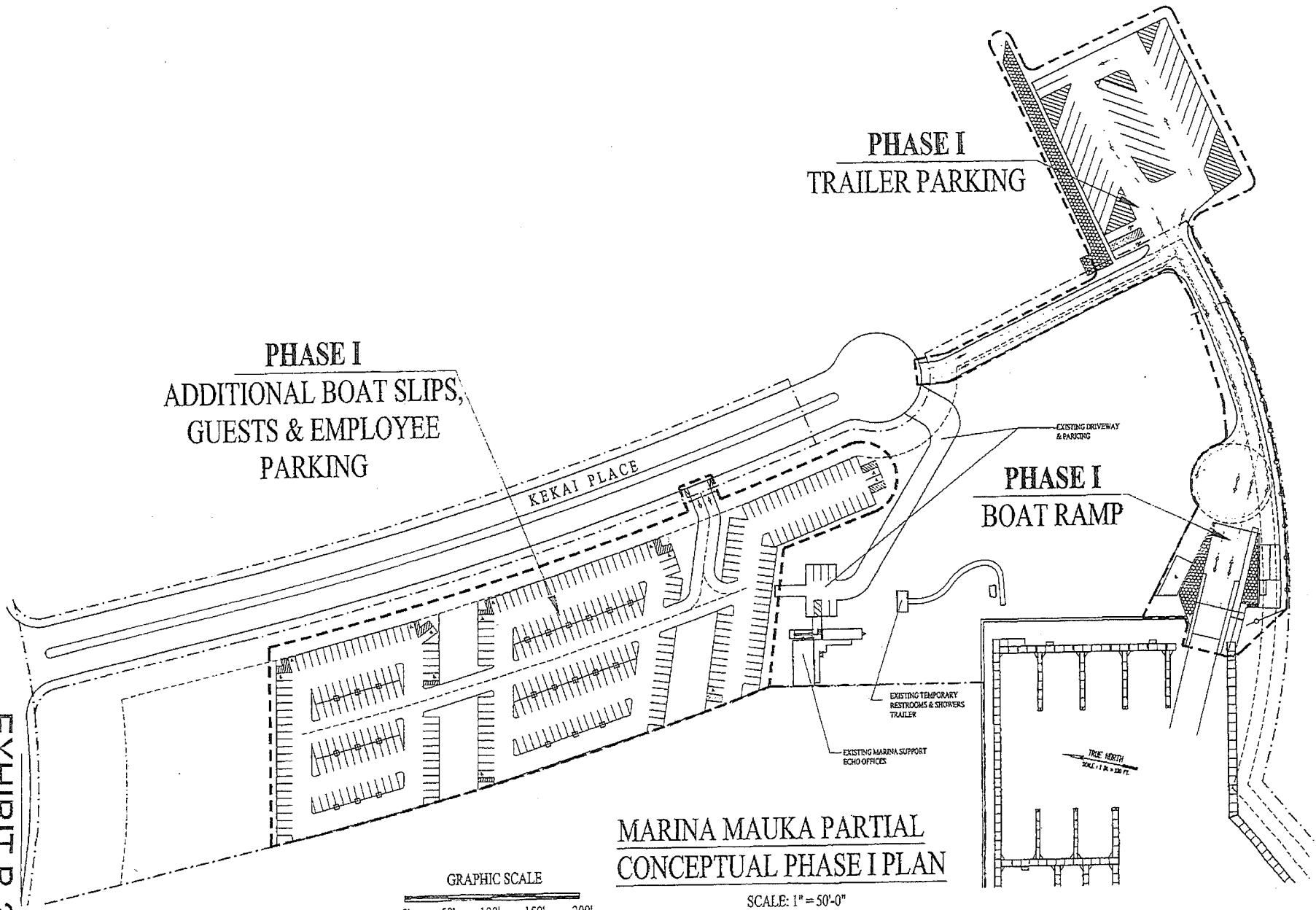


EXHIBIT B-4

TMK: 9-1-57:025
EA = 1,698 ACS
ZONING: P2

TMK: 9-1-57:019
ZONING: P2
LOT AREA 43.971 ACS

KO OLINA MARINA
SUPPORT FACILITY
BUILDING. REFER TO
SHT. A2.2

KEKAI PLACE

EXISTING
DRIVEWAY

EXIST'G
TEMP. RESTROOMS AND
SHOWERS TRAILER
286 SF

ELECT. ENCLOSURE FOR
MARINA PHASE II SLIPS
TO BE RELOCATED

CRKING

SUPPORT
ICES
22 + 521)

7,022
32
5 ACS

ZONING BOUNDARY LINE (CY)
PROPERTY LINE (CY)

SMA BOUNDARY

3 UNDERGROUND FUEL TANKS
W/ DRIVE-ON CONC. COVER

EXISTING
SLIP & DOCKS

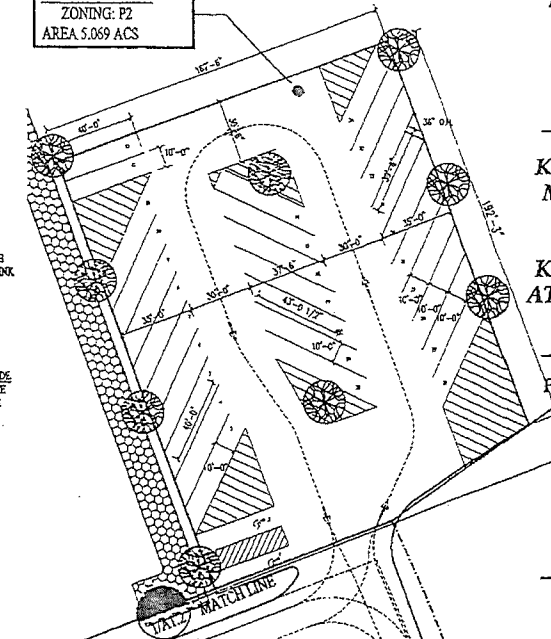
90 FT DIA
BOAT TRAILER
TURN AROUND
AREA

TMK: 9-1-57:024
ZONING: P2
AREA 5.069 ACS

FUELING STATION
AREA: 100 SF
RM. 118
PROPERTY
LINE (CY)
15 FT SETBACK
(CY)
SLIDING GATE

8 FT HIGH
CHAIN LINK
FENCE
(CY)

24 FT WIDE
SERVICE
DRIVE



2 CONCEPTUAL PARTIAL (MAUKA) BOAT TRAILER PARKING PLAN

SCALE: 1" = 30'-0"

BOAT TRAILER PARKING PROVIDED

MARINA MAUKA
TMK 9-1-57:024: 30 @ 10' x 40' = 30 STALLS
TMK 9-1-57:019: 3 @ 10' x 40' = 3 WASH-DOWN AREAS

LOADING REQUIRED

MARINA MAUKA
P2: FLOOR AREA = 21,544 SF @ 3 & 11,114 @ 0-3
MARINA MAUKAI
P2: FLOOR AREA = 34,314 SF < 40,000 SF = 1
P2: FLOOR AREA = 11,172 SF < 20,000 SF = 2
TOTAL REQUIRED LOADING STALLS = 8

LOADING PROVIDED

MARINA MAUKA
TMK 9-1-57:022: 1 @ 6'-4" x 17'-0"
1 @ 17'-0" x 37'-0"
SUBTOTAL: 5 5

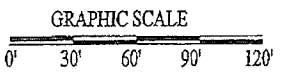
MARINA MAUKA
TMK 9-1-57:019: 1 @ 8'-6" x 17'-0" 2
2 @ 12'-0" x 35'-0" 2
SUBTOTAL: 4 4
TOTAL PROVIDED LOADING STALLS: 10

FLOOR AREA & PARKING CALCULATIONS			
PROPOSED MARINA MAUKA SUPPORT FACILITY BUILDING			
ROOM #	USE	FLOOR AREA (SF)	PARKING REQUIREMENT
TOTAL FLOOR AREA:		36,099 SF	58.1 OR 53

EXISTING USES			
ROOM #	USE	FLOOR AREA (SF)	PARKING REQUIREMENT
TOTAL FLOOR AREA:		1,940 SF	1,400 4.8
TOTAL:		38,039 SF	62.9 OR 57.9

CONCEPTUAL PARTIAL (MAUKA) SITE & ROOF PLAN

SCALE: 1" = 30'-0"



PROJECT DATA

TMK: 9-1-57:19 AREA: 43.971 ACS (3,915,377 SF) ZONING: P2
TMK: 9-1-57:024 AREA: 5.069 ACS (220,806 SF) ZONING: P2

P2 MAX. HEIGHT: 25'
FRONT SETBACK: 30'
SIDE AND REAR SETBACK: 15'
MAX. F.A.R.: N/A
MAX. BUILDING AREA: 5% of Zoning Lot or 95,769 sf

PREVIOUSLY APPROVED FLOOR AREA: 35,894 SF REF. TO 2001/CUP-91(S7)

BUILDING AREA TABULATION

MARINA MAUKA (REFER TO SHT. (A1.2))

MARINA MAUKA SUPPORT FACILITY: 21,604 SF
ECHO OFFICES & RESTROOMS: 2,282 SF (1,411 + 2,260)
TOTAL: 23,886 SF

MARINA MAUKAI (REFER TO 2001/CUP-91(S7))
YACHT CLUB: 11,340 SF
YACHT CLUB MULTI-PURPOSE BLDG: 7,102 SF
COVERED BOAT SLIPS BUILDING: 2,490 SF
TOTAL: 21,442 SF

PROPOSED BUILDING AREA: 56,325 SF
ALLOWABLE BUILDING AREA: 95,769 SF

FLOOR AREA TABULATION

MARINA MAUKA (REFER TO SHT. (A1.1))

MARINA MAUKA SUPPORT FACILITY: 16,099 SF
ECHO OFFICES & RESTROOMS: 2,220 SF (1,541 + 2,220)
TOTAL: 18,319 SF

MARINA MAUKAI (REFER TO 2001/CUP-91(S7))
YACHT CLUB: 15,901 SF
YACHT CLUB MULTI-PURPOSE BLDG: 7,102 SF
COVERED BOAT SLIPS BUILDING: 2,490 SF
TOTAL: 15,904 SF

PROPOSED FLOOR AREA: 73,332 SF
ALLOWABLE FLOOR AREA: NA

REVIS
ISSUE:
1 2010/CUP-64
2 2010/CUP-64
3 2010/CUP-64

PROJ:
KO OLINA
MAUKA SU
FACIL

prepare
KO OLINA
ATTRACTIO
1100 Ala
25TH FLC
HONOLULU

PACIFIC
INTERNATI
ARCHITEC
INTERIORS + P

737 Bishop Str
Honolulu, Ha
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www.pacific

Small disclaimer text regarding professional liability and copyright.

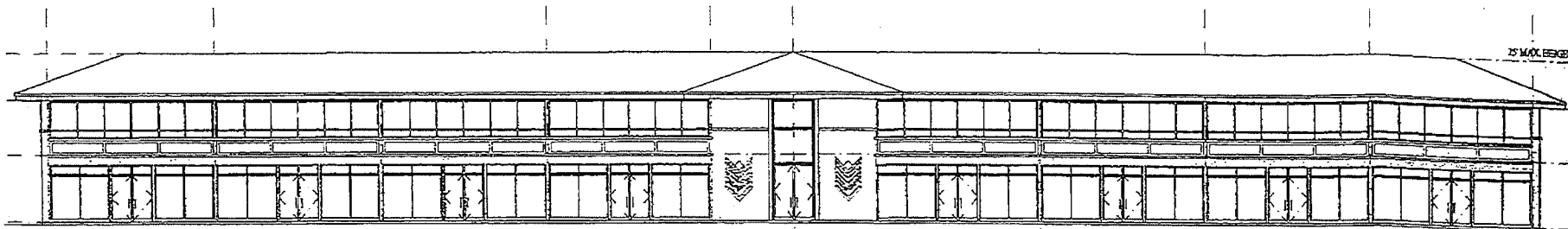
This work was prepared by the undersigned in accordance with the provisions of the Hawaii Professional Engineers Act, Chapter 664-10, Hawaii Revised Statutes, and the rules and regulations of the Board of Professional Engineers of the State of Hawaii.

SHEET 111
CONCEPTUAL
PARTIAL (MAUKA)
SITE PLAN

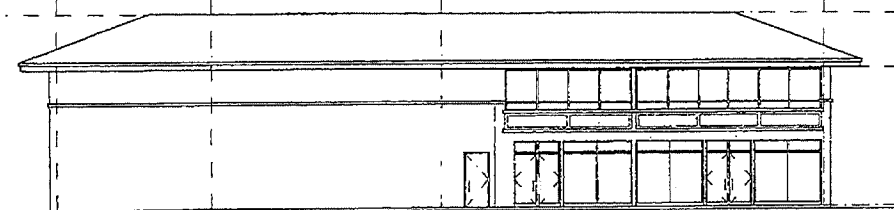
DATE: 9/2/10

A2

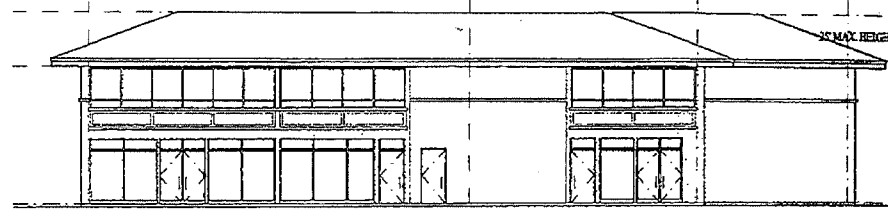
OF
DATE
September 2



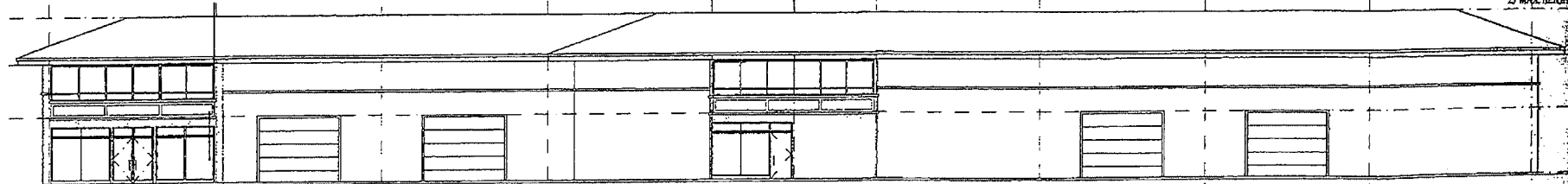
FRONT ELEVATION



MAUKA ELEVATION



MAKAI ELEVATION



BACK ELEVATION

MARINA (MAUKA) SUPPORT BUILDING CONCEPTUAL FRONT ELEVATIONS

SCALE: 1/8" = 1'-0"

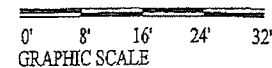
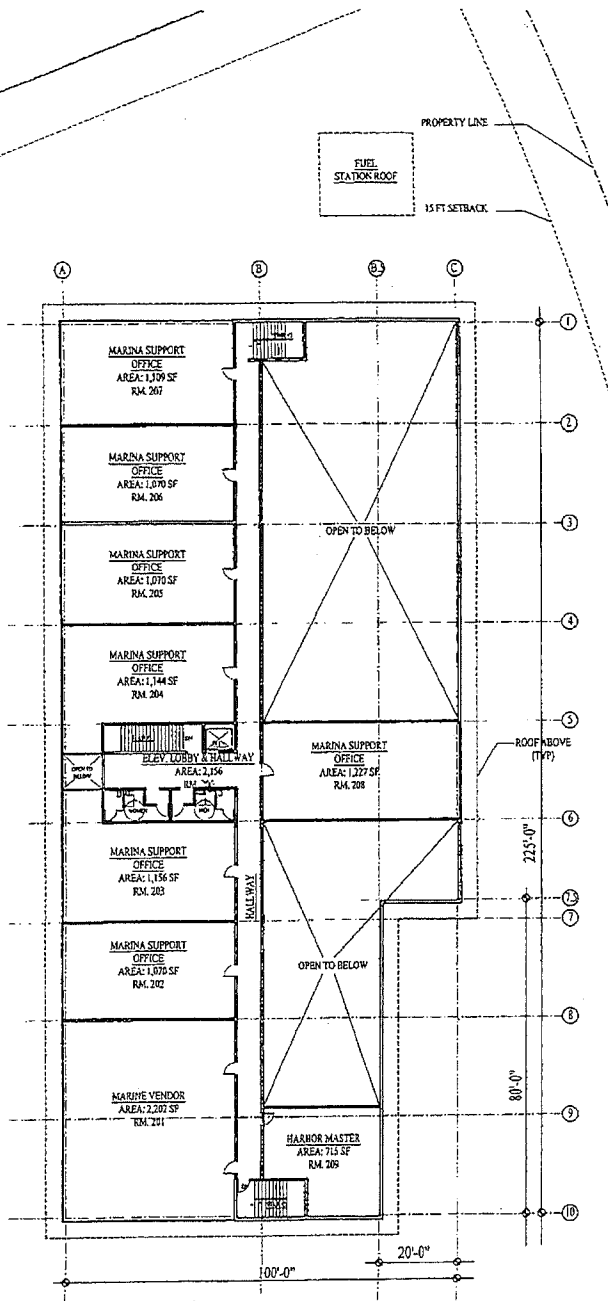


EXHIBIT B-5

12
1
2
KO OLINA
MAUKA
PACIFIC
KO OLINA
ATTRACTI
PACIFIC
ARCHIT
INTERIOR
727 Makai
Honolulu,
HI 968
1998

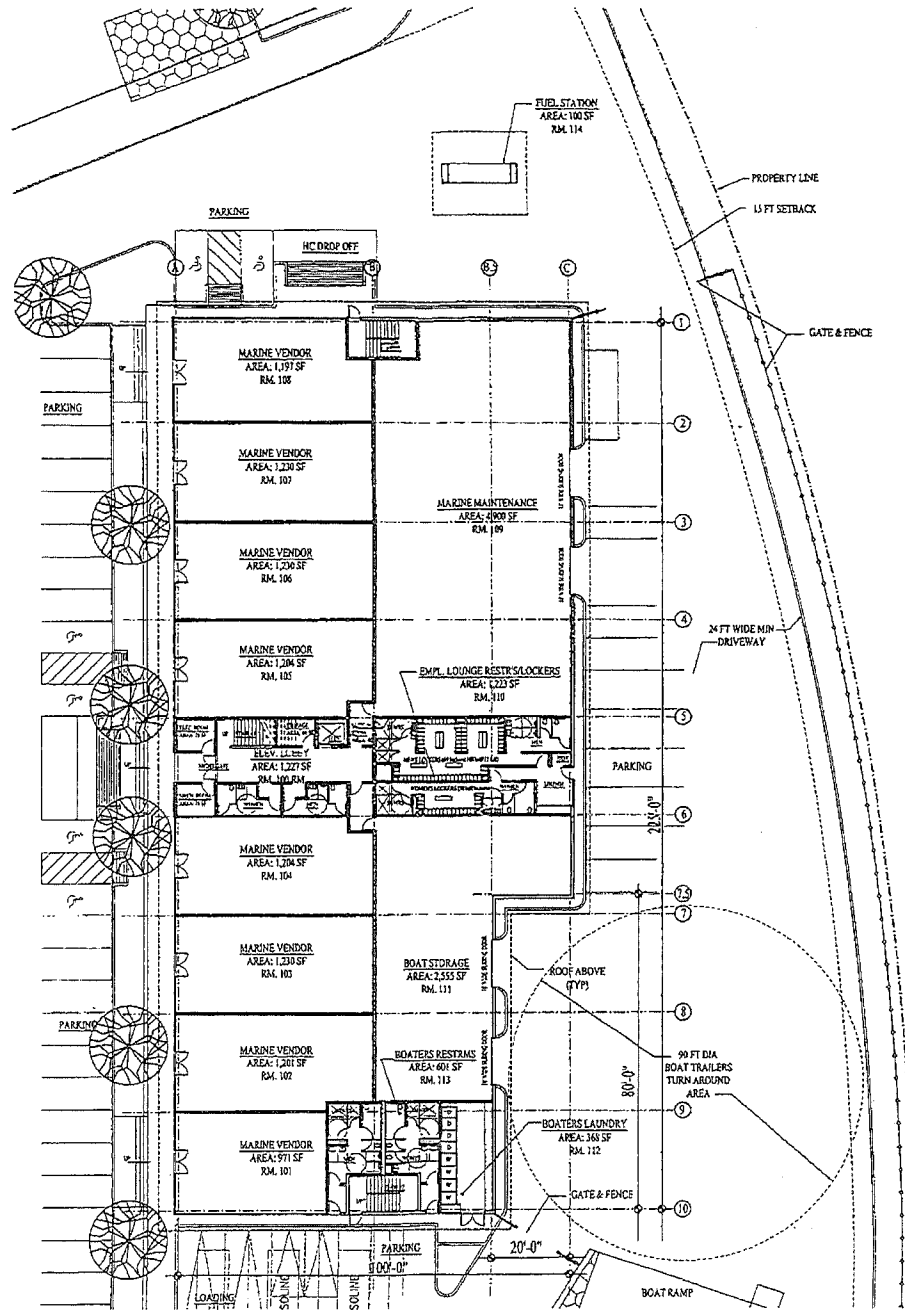
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EXHIBIT B-6



CONCEPTUAL 2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"

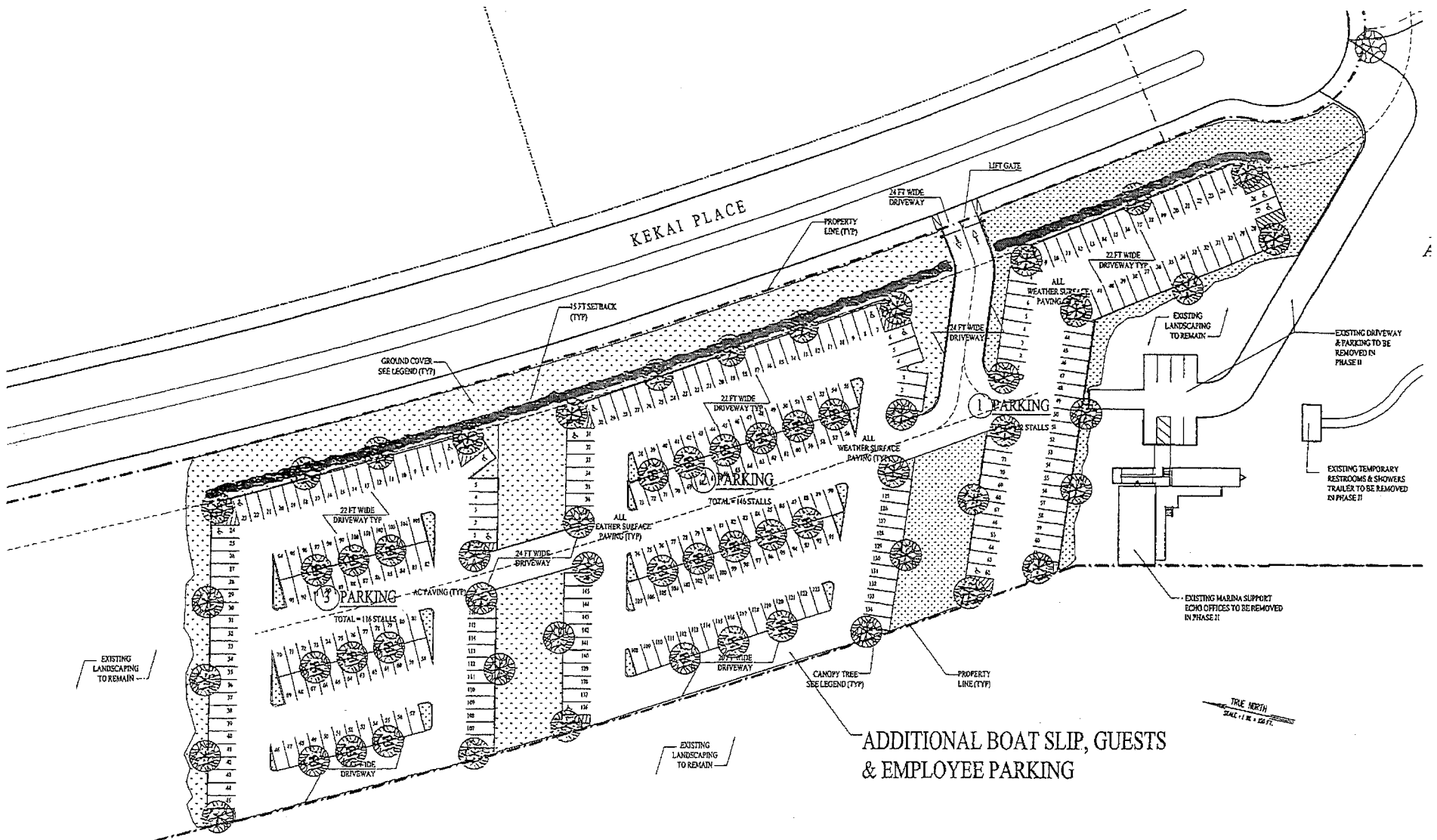


0' 16' 32' 48' 64'
GRAPHIC SCALE

CONCEPTUAL 1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"

FLOOR AREA & PARKING	
PROPOSED MARINA MAUIKA SUPPO	
ROOM #	USE
100	ELEVATOR LOBBY:
101	MARINE VENDOR:
102	MARINE VENDOR:
103	MARINE VENDOR:
104	MARINE VENDOR:
105	MARINE VENDOR:
106	MARINE VENDOR:
107	MARINE VENDOR:
108	MARINE VENDOR:
109	MARINE MAINTENANCE:
110	EMPLOYEES LOUNGE:
111	RESTROOMS & LOCKERS:
112	BOATERS LAUNDRY:
113	BOATERS RESTROOMS:
114	CIRCULAR STRUCTURE, ETC.
1ST FLOOR:	
114	FUEL STATION:
TOTAL 1ST FLOOR:	
200	ELEV. LOBBY/HALLWAY:
201	MARINE VENDOR:
202	MARINE SUPPORT OFF.:
203	MARINE SUPPORT OFF.:
204	MARINE SUPPORT OFF.:
205	MARINE SUPPORT OFF.:
206	MARINE SUPPORT OFF.:
207	MARINE SUPPORT OFF.:
208	MARINE SUPPORT OFF.:
209	HARBOR MASTER:
210	CIRCULAR STRUCTURE, ETC.:
TOTAL 2ND FLOOR:	
ROOF MECHANICAL/ELECTRICAL:	
TOTAL FLOOR AREA:	
USES PREVIOUSLY APPRO:	
YACHT CLUB MULTI-PURP. BLDG:	
COVERED BOAT SLIPS BUILDING:	
YACHT CLUB:	
BEACH UMBRELLAS:	
TOTAL:	
EXISTING USES:	
ECIO OFFICES (142 + 52):	
RESTROOMS/SHOWERS/TRAILERS:	
300 BOAT SLIPS:	
HARBOR MASTER:	
MULTI-PURPOSE BUILDING & CAZI (5,634 + 137):	
RESTROOMS & LAUNDRY (174 + 314):	
TOTAL:	
OVERALL TOTAL FLOOR AREA:	
TOTAL REQ'D PARKING STALLS:	



1 CONCEPTUAL PARTIAL (MAUKA) PARKING & LANDSCAPE PLAN

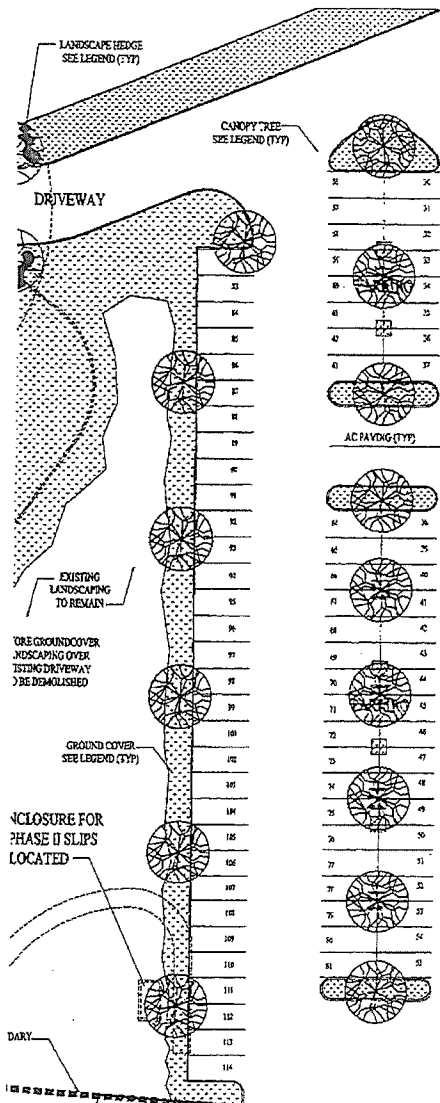
SCALE: 1"=30'-0"
 GRAPHIC SCALE
 0' 30' 60' 90' 120'

PARKING CALCULATIONS:
 321 @ 8'-3" x 18'-0"
 13 HANDICAPPED
 334 TOTAL STALLS

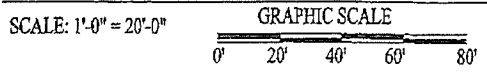
- LANDSCAPE NOTES:**
- 1) ALL PLANT MATERIAL AND LANDSCAPING TO BE PROVIDED WITH A PERMANENT IRRIGATION SYSTEM.
 - 2) ALL PARKING & LOADING STALLS, DRIVE LANES AND MAINTENANCE YARD(S) TO HAVE AC PAVING OR ALL WEATHER SURFACE (TYP),

LEGEND

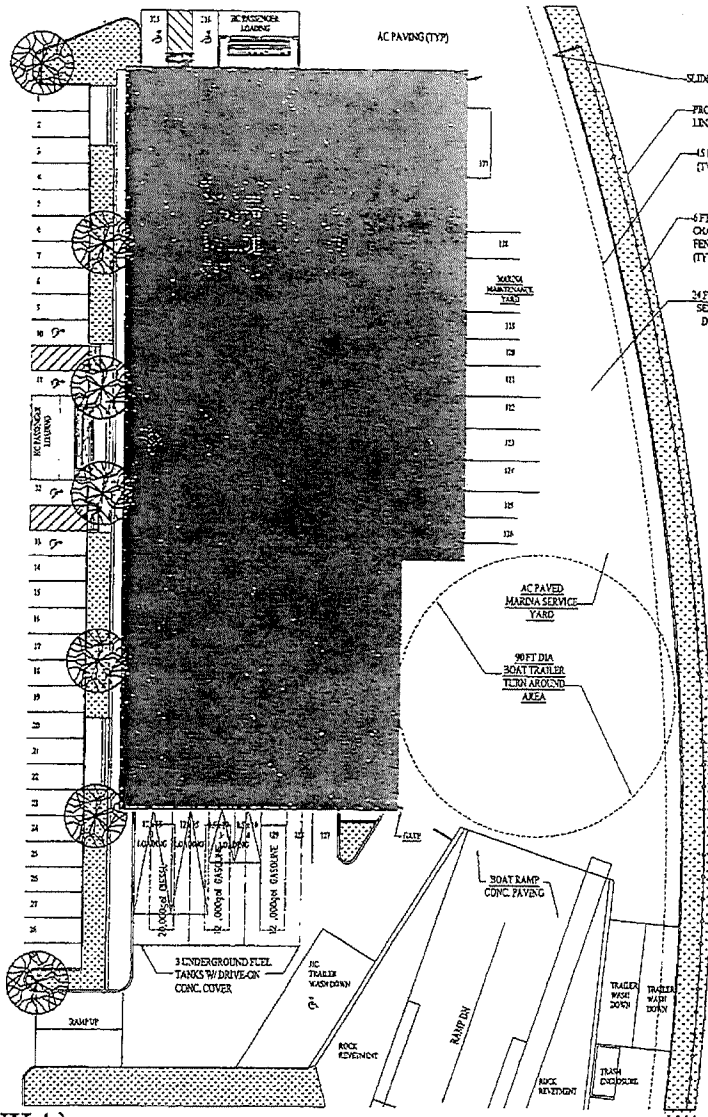
- AUTOGRAPH OR SILVER BUTTONWOOD OR SIMILAR CANOPY TREE (TYP)
- VARIEGATED HAU OR SIMILAR HEDGE (TYP)
- PASPALUM OR SIMILAR GROUND COVER (TYP)
- 8'-3" x 18'-0" MIN. PARKING STALL (TYP)
- 1 CANOPY FORM TREE 2" CALIPER MIN. FOR EVERY 6 PARKING STALLS W/ 9 SF MIN. PLANTING AREA/TREE WELL (TYP)
- 1 CANOPY FORM TREE 2" CALIPER MIN. FOR EVERY 6 PARKING STALLS W/ PLANTING STRIP (TYP)
- GROUND COVER LANDSCAPING 5 FT WIDE MI W/ 36" HIGH MIN HEDGE 18" OC AT ADJOINING STREET RIGHT OF WAY (TYP)



CONCEPTUAL PARTIAL (MAUKA) PARKING & LANDSCAPE PLAN



PARKING CALCULATIONS:	LOADING CALCULATIONS:
3 @ 8'-3" x 18'-0"	2 @ 12'-0" x 35'-0"
6 HANDICAPPED	2 @ 8'-6" x 19'-0"
9 TOTAL	4 TOTAL

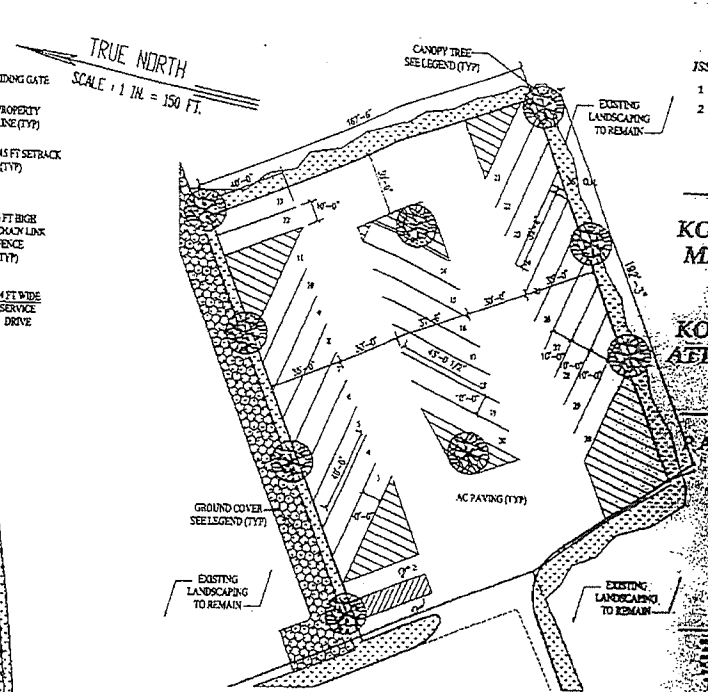


- LANDSCAPE NOTES:**
- 1) ALL PLANT MATERIAL AND LANDSCAPING TO BE PROVIDED WITH A PERMANENT IRRIGATION SYSTEM.
 - 2) ALL PARKING & LOADING STALLS, DRIVE LANES AND MAINTENANCE YARD(S) TO HAVE AC PAVING OR ALL WHETHER SURFACE (TYP),

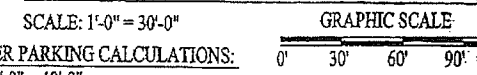
LEGEND

- AUTOGRAPH OR SILVER BUTTONWOOD OR SIMILAR CANOPY TREE (TYP)
- VARIEGATED HAU OR SIMILAR HEDGE (TYP)
- PASPALUM OR SIMILAR GROUND COVER (TYP)
- 8'-3" x 18'-0" MIN. PARKING STALL (TYP)

- 1 CANOPY FORM TREE 2" CALIPER MIN. FOR EVERY 6 PARKING STALLS W/ PLANTING AREA/TREE WELL (TYP)
- 1 CANOPY FORM TREE 2" CALIPER MIN. FOR EVERY 6 PARKING STALLS W/ PLANTING STRIP (TYP)
- GROUND COVER LANDSCAPING 1 FT W/ W/ 36" HIGH MIN HEDGE 18" OC AT ADJ. STREET RIGHT OF WAY (TYP)



2) CONCEPTUAL PARTIAL (MAUKA) BOAT TRAILER PARKING & LANDSCAPE PLAN



TRAILER PARKING CALCULATIONS:

- 30 @ 10'-0" x 40'-0"
- 30 TOTAL
- 3 TRAILER WASHDOWN AREA

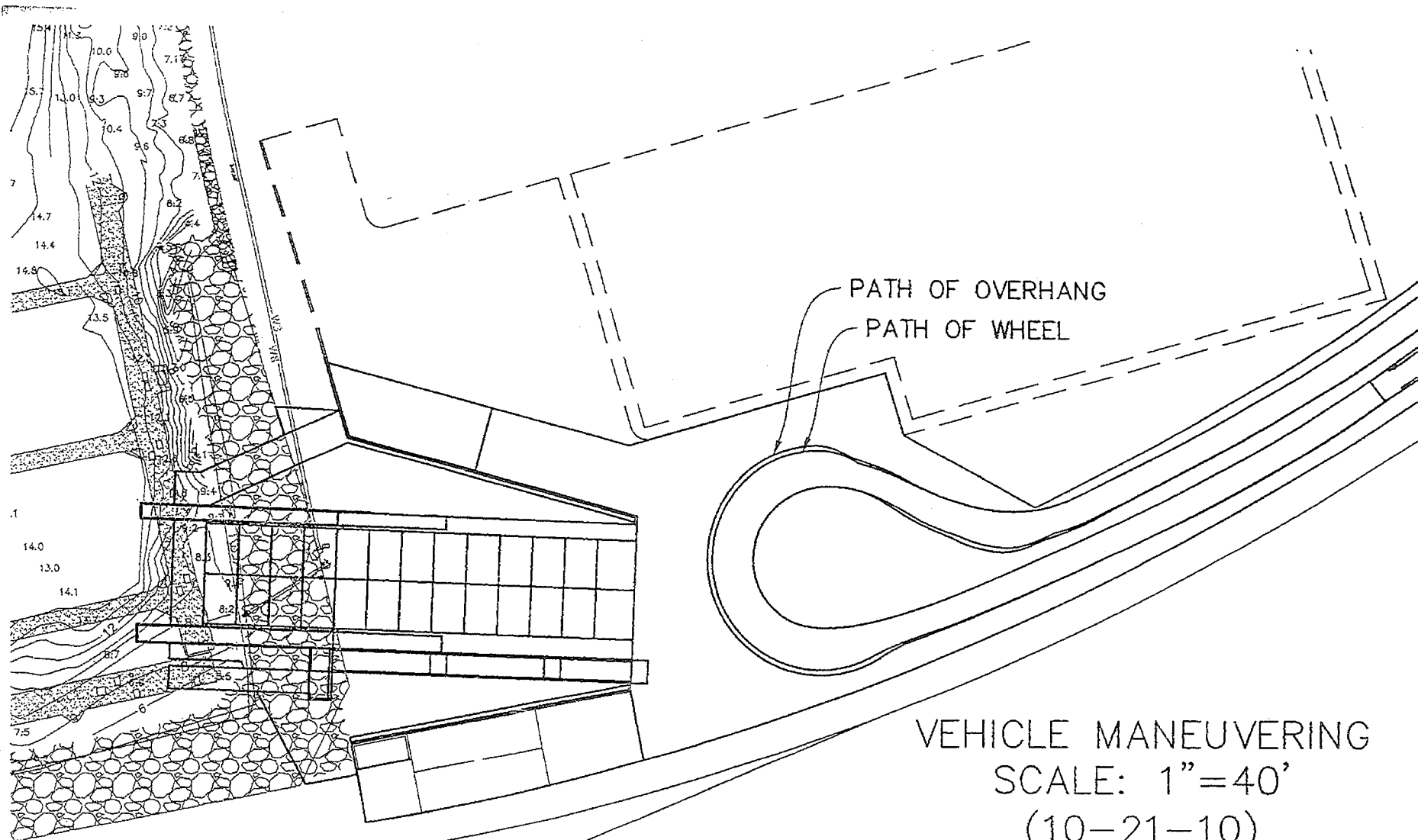
PARKING NOTES:

- 1) FOR BALANCE OF MAKAI PARKING AND LOADING CALCULATIONS REFER TO SHT. P&L-2 & P&L-3.
- 2) FOR TOTAL MAUKA & MAKAI PARKING & LOADING CALCULATIONS REFER TO SHT. A1.1

EXHIBIT B-8

ISSUE:
1 2/24/22
2 2/24/22

KO OLIN MAUKA FAC
KO OLIN ATTRACT



VEHICLE MANEUVERING
 SCALE: 1"=40'
 (10-21-10)

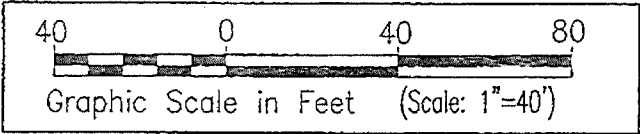


EXHIBIT B-9

NOTE:
 DESIGN VEHICLE IS P/B-CAR & BOAT
 TRAILER COMBINATION AS DEFINED IN
 AASHTO 2004 DESIGN STANDARDS.

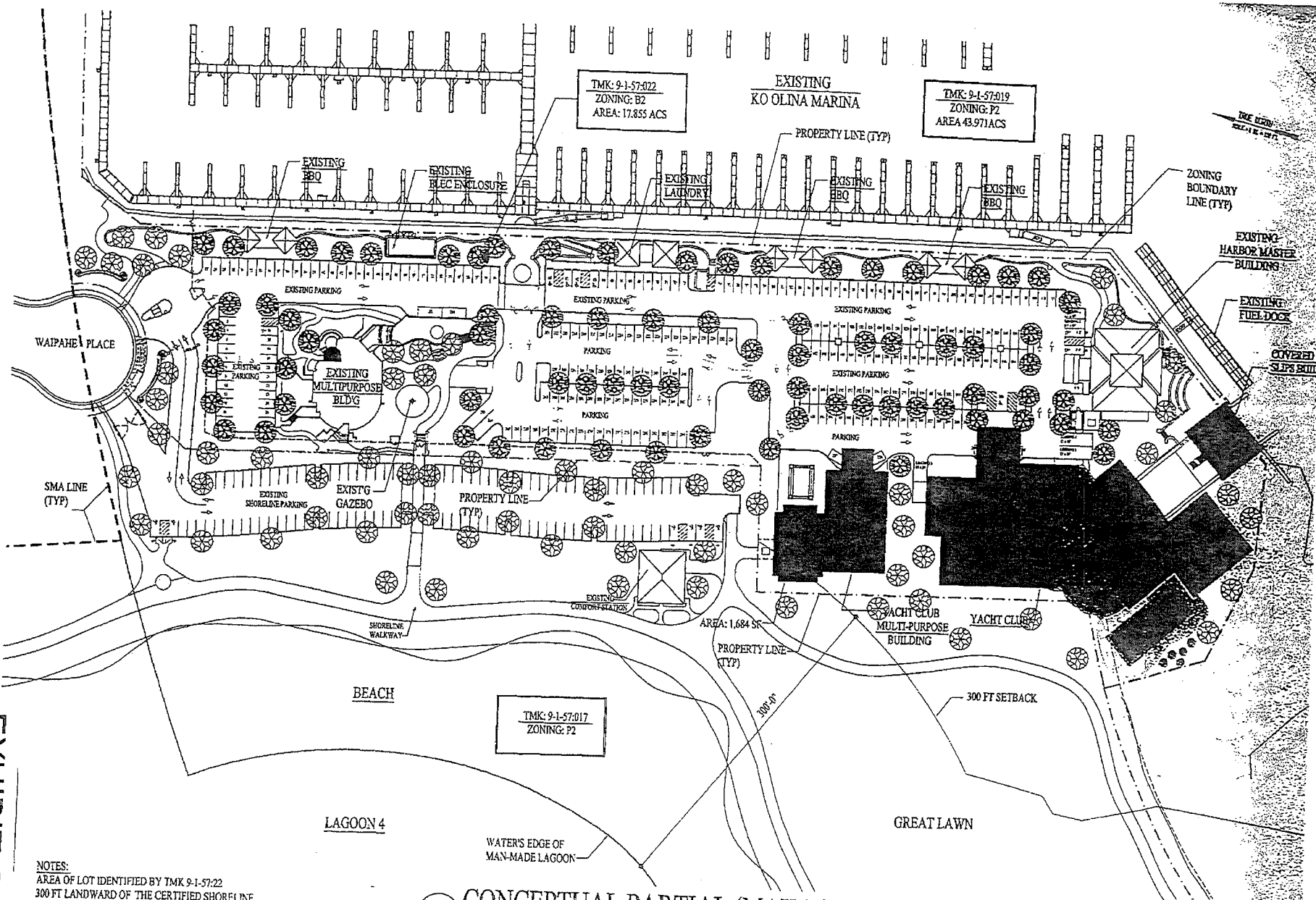


EXHIBIT C-1

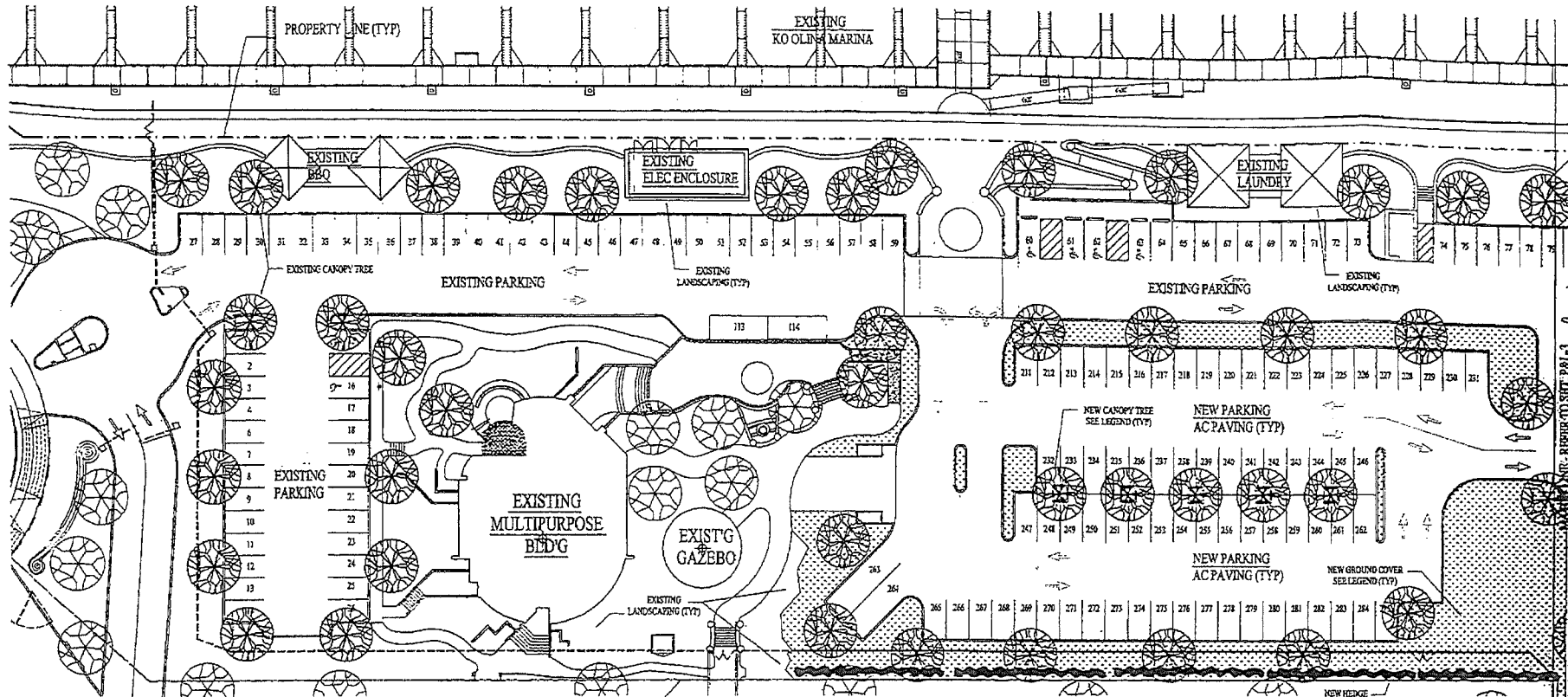
NOTES:
 AREA OF LOT IDENTIFIED BY TMK 9-1-57-22
 300 FT LANDWARD OF THE CERTIFIED SHORELINE
 AND THE WATER'S EDGE OF THE MAN-MADE LAGOON: * = 204,353 (1,684 SF + 202,669 SF)
 ALLOWABLE LOT COVERAGE = 20,415.3 SF (10% OF *)
 PROPOSED LOT COVERAGE = 279.5 SF (0.0014% OF *)

1 CONCEPTUAL PARTIAL (MAKAI) SITE & ROOF PLAN

SCALE: 1"=0" = 30'-0"



REF. TO 2007/CUP-92(S)



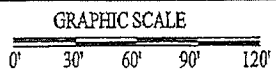
REVISION
 ISSUE:
 1 2010/CLP-64 N
 2 2010/CLP-64 JF

PROJECT:
KO OLINA MA MAUKA SUPP FACILITY
 prepared for:
KO OLINA MA ATTRACTIONS

THE ARCHITECT:
PACIFIC AT

CONCEPTUAL PARTIAL (MAKAI) PARKING & LANDSCAPING PLAN

SCALE: 1"=20'-0"



PARKING CALCULATIONS:
 274 @ 8'-3" x 18'-0"
 11 HANDICAPPED
 285 TOTAL

LOADING CALCULATIONS:
 3 @ 12'-0" x 35'-0"
 2 @ 8'-6" x 19'-0"
 5 TOTAL

PARKING NOTES:

- 1) FOR BALANCE OF MAKAI PARKING & LOADING REFER TO SHT. P&L-3.
- 2) FOR BALANCE OF MAUKA PARKING & LOADING CALCULATIONS REFER TO SHT. P&L-1
- 3) FOR TOTAL MAUKA & MAKAI PARKING & LOADING CALCULATIONS REFER TO SHT. A1.1

LEGEND

- AUTOGRAPH OR SILVER BUTTWOOD OR SIMILAR CANOPY TREE (TYP)
- VARIEGATED HAU OR SIMILAR HEDGE (TYP)
- PASPALUM OR SIMILAR GROUND COVER (TYP)
- 8'-3" x 18'-0" MIN. PARKING STALL (TYP)

- 1 CANOPY FORM TREE 2" CALIPER MIN. FOR EVERY 6 PARKING STALLS W/ 9 SF MIN. PLANTING AREA/TREE WELL (TYP)
- 1 CANOPY FORM TREE 2" CALIPER MIN. FOR EVERY 6 PARKING STALLS W/ PLANTING STRIP (TYP)
- GROUND COVER LANDSCAPING 5 FT WIDE MIN W/ 36" HIGH MIN HEDGE 18" OC AT ADJOINING STREET RIGHT OF WAY (TYP)

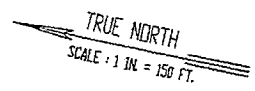


EXHIBIT C-2

LANDSCAPE NOTES:

- 1) ALL PLANT MATERIAL AND LANDSCAPING TO BE PROVIDED WITH A PERMANENT IRRIGATION SYSTEM.
- 2) ALL PARKING & LOADING STALLS, & DRIVE LANES AND MAINTENANCE YARD(S) TO HAVE AC PAVING OR ALL WHETHER SURFACE (TYP).
- 3) ALL EXISTING LANDSCAPE SHOWN DIAGRAMMATICALLY REFER TO SHT. P&L-4

CONCEPTUAL
 MAUKA SUPP FACILITY
 & LANDSCAPING

P&L-1

APP NOTES:

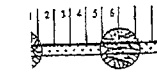
1. ALL PLANT MATERIAL AND LANDSCAPING TO BE PROVIDED WITH A PERMANENT IRRIGATION SYSTEM.
 2. UNLOADING & LOADING STALLS, & DRIVE LANES TO MAINTENANCE YARD(S) TO HAVE FINISH OR ALL WEATHER SURFACE (TYP).
 3. EXISTING LANDSCAPE SHOWN GRAPHICALLY. REFER TO SHT. P&L-4

PLANTING:

- 1. AUTOGRAPH OR SILVER BUTTONWOOD OR SIMILAR CANOPY TREE (TYP)
- 2. VARIEGATED HAU OR SIMILAR HEDGE (TYP)
- 3. PASPALUM OR SIMILAR GROUND COVER (TYP)
- 4. 8'-3" x 18'-0" MIN. PARKING STALL (TYP)



1 CANOPY FORM TREE
 2" CALIPER MIN.
 FOR EVERY 6 PARKING STALLS W/ 9 SF MIN. PLANTING AREA/ TREE WELL (TYP)



1 CANOPY FORM TREE
 2" CALIPER MIN.
 FOR EVERY 6 PARKING STALLS W/ PLANTING STRIP (TYP)



GROUND COVER LANDSCAPING 5 FT WIDE MIN. W/ 36" HIGH MIN. HEDGE 18" OC AT ADJOINING STREET RIGHT OF WAY (TYP)

FIG NOTES:

- 1. BALANCE OF MAKAI PARKING & CALCULATIONS REFER TO SHT. P&L-2.
- 2. BALANCE OF MAUKA PARKING & CALCULATIONS REFER TO SHT. P&L-1.
- 3. TOTAL MAUKA & MAKAI PARKING & CALCULATIONS REFER TO SHT. A.1.1

CONCEPTUAL PARTIAL (MAKAI) PARKING & LANDSCAPING PLAN

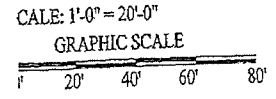
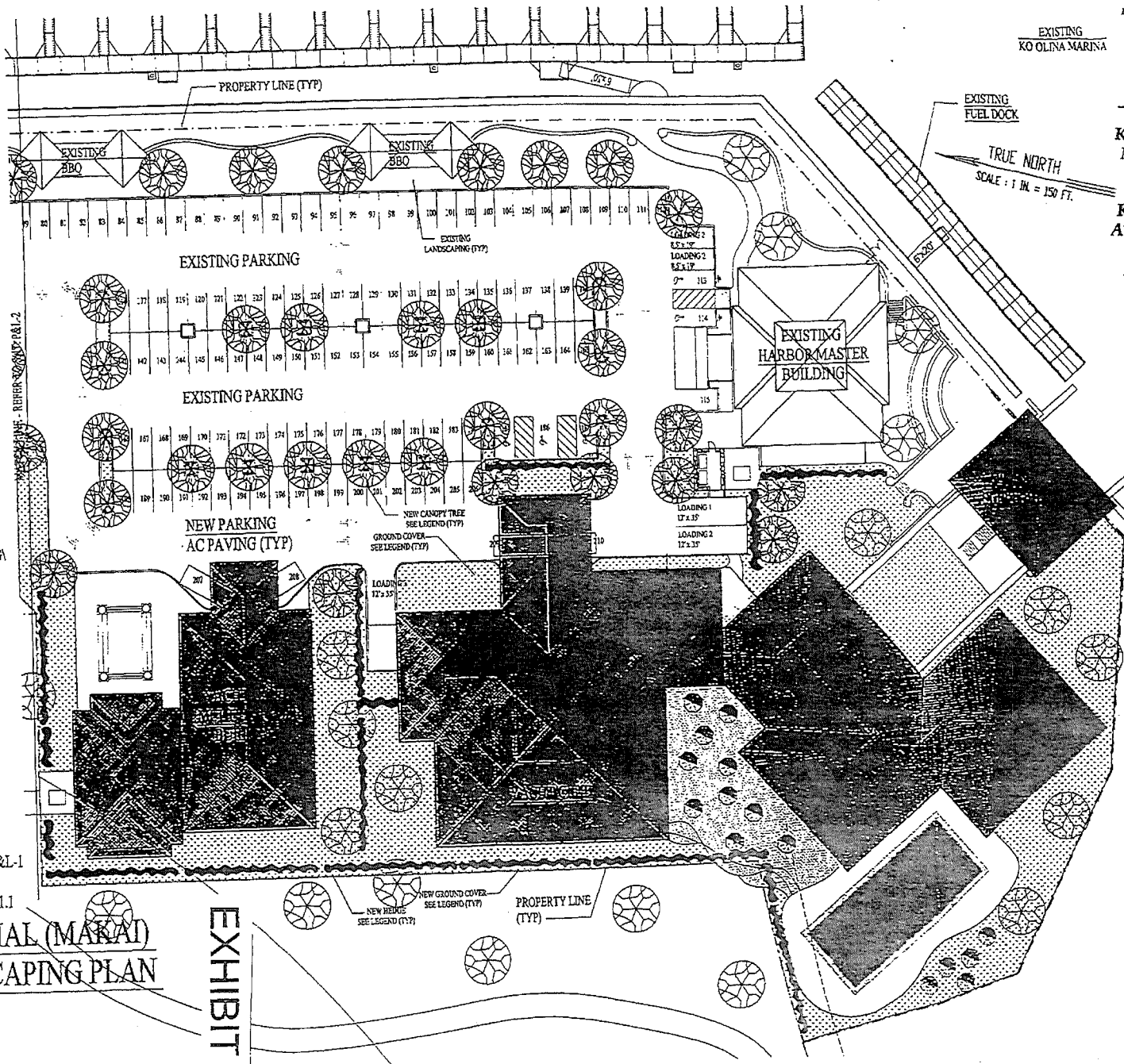
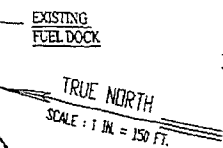


EXHIBIT C-3



REVISION	
EXISTING	1 2010/CUP-64 Jm
KO OLINA MARINA	2 2010/CUP-64 Jm



PROJECT:
KO OLINA MA MAUKA SUPP FACILITY

prepared for:
KO OLINA MA ATTRACTIONS
 1108 Alahehe St
 25TH FLOOR
 HONOLULU HI 96813

PACIFIC ARCHITECTURE
 INTERNATIONAL, INC.
 ARCHITECTURE
 INTERIORS • PLANNING

737 Bishop Street, Suite Honolulu, Hawaii HI
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 www.pacificarchitect.com

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This work was prepared by me under my supervision.

SIGNATURE: _____
 Construction of this project under my supervision as required by Section 3.2.6 of the Rules and Regulations of the Board of Professional Engineers in the State of Hawaii.

SHEET TITLE:
CONCEPTUAL (MAKAI) PARKING & LANDSCAPING

SHEET NUMBER:
P&L-1

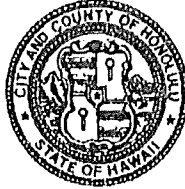
DATE:
 September 27, 2010

FILE

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

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

October 11, 2013

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

Dear Mr. Kurahashi:

SUBJECT: Minor Modification to Conditional Use Permit (CUP) 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

Your request, received February 2, 2013, (subsequent information were submitted on February 22, March 21, and April 18, 2013), to modify the subject CUP to allow temporary (for up to ten years) relocation of the boat trailer parking to the support facility (mauka) parking lot for Ko Olina Marina, has been **APPROVED** as a **MINOR MODIFICATION** to the above CUP, subject to the following conditions:

1. Except for conditioned modifications, operation and development of the marina shall be in general conformance with the approved plans, submitted on March 21 and May 9, 2013, which have been labeled Exhibits D-1 and D-2 and are now part of the file for the subject permit, maintained by the Department of Planning and Permitting (DPP). Any modification to the approved plans shall be subject to the separate review and approval of the Director of the DPP. Minor modifications shall be processed in accordance with Land Use Ordinance (LUO) Section 21-2.20(k). Major modifications shall require a new CUP.
2. Prior to obtaining development permits or within one year of this approval, whichever is sooner, the Applicant shall submit a revised parking plan showing the proposed 38 parking stalls on the existing gravel parking area, and the additional parking spaces on the vacant gravel and grass area. The revised parking plan should identify the vacant gravel grass area as boater and public parking, and will show compliance with the LUO requirements for arrangement and dimensions (LUO Sections 21-6.40 and 21-6.50).
3. Required landscaping shall be maintained in good condition at all times, and shall be provided with a permanent irrigation system for the life of the marina.

4. Except as modified herein, the approved plans and conditions of the CUP (File No. 2011/CUP-19) and subsequent modifications shall remain unchanged and in force.
5. A revised Master Public Access Plan (MPAP) must be submitted prior to or at the time of submittal of development permit applications or within one year of the date of this approval, whichever is sooner. The MPAP must reflect the modification made under this approval. The site maps and other drawings shall be updated to reflect the new location of the boat ramp.
6. The Director may modify the conditions of this approval by imposing additional conditions, modifying existing conditions, or deleting conditions deemed satisfied upon a finding that circumstances related to the approved project have significantly changed so as to warrant a modification to the conditions of approval. In the event of the noncompliance with any of the conditions set forth herein, the Director may terminate all uses approved under this permit or halt their operation until all conditions are met or may declare this permit null and void or seek civil enforcement.

Background

On May 16, 2011, a CUP (File No. 2011/CUP-19) was approved for major modifications and to expand the development for the mauka portion of the Ko Olina Marina to comply with a related State Land Use Commission (SLUC) decision. CUP No. 2011/CUP-19 does not supersede the previously approved CUP Nos. 95/CUP1-82 and 2007/CUP-92. The project was approved to be constructed in three phases, as identified below and in Exhibit D-1:

- Phase I included the construction of the boat ramp, trailer wash-down area, 30-stall public boat trailer parking and additional 334-stall off-street parking. Phase I was to be completed by the end of 2012.
- Phase II included construction of the marina support facility, marina service yard with underground fuel tanks and fueling services, and 129-stall off-street parking and loading area on the mauka side of the marina. Phase II is to be completed by 2015
- Phase III included construction of the Yacht Club main building, multipurpose building, a covered boat slip building and 44 marina slips. Phase III is to be completed by the end of 2018.

There are existing bathroom and office trailers, walking paths, and seven off-street parking stalls and a loading stall just north of the proposed temporary boat trailer parking. There are seven off-street parking stalls that are utilized by the existing office trailer users.

Proposal

The Agent stated that the construction of the accessory marina facilities has been delayed. Therefore, to expedite the construction of the boat ramp, trailer parking, and provide other off-street parking, Phases I and II were reevaluated and have been revised. No changes will be made to Phase III. The Applicant proposes the following changes to Phases I and II:

- Phase I includes construction of the public boat ramp, trailer wash-down area, and temporary relocation of the 30-stall boat trailer parking to the area as shown on Exhibit D-2. Three new wash-down stalls will be adjacent to the boat ramp. Phase I is to be completed by late 2013.
- Phase II includes construction of 334 off-street parking stalls located on the mauka side (previously part of Phase I), the 129-stall off-street parking and loading area on the mauka side of the marina, and the relocation of the public boat trailer parking at its original location (east of the marina support facility). Phase II is expected to be completed between 2018 and 2023.

Phase I construction will begin following National Oceanic and Atmospheric Administration (NOAA) and the State Historic Preservation Division (SHPD) approval, and when development permits have been granted. Construction of the public boat ramp will take approximately nine months. Although the 334-stall and 129-stall off-street parking areas will not be provided until Phase II, or approximately five to ten years from the completion of Phase I, the Applicant is proposing that boat ramp and slip users park along the existing access road, which is a 38-stall gravel parking area near the existing trailer parking (16 stalls on the north side of the access road and 22 stalls on the south side of the access road). Refer to Exhibit D-2.

This modification changes the order that marina accessories will be constructed. The modification request proposed 38 off-street parking spaces for the public and boat ramp users in Phase I, and the previously proposed 334-stall and 129-stall off-street parking areas will now be part of Phase II, which will start approximately 10 years from the completion of Phase I. Aware of the concerns related to the lack of sufficient parking, the Applicant has offered to allow additional boater and public parking in the vacant gravel/grass area adjacent to the proposed boat ramp trailer parking. Accordingly, revised plans should identify the vacant gravel grass area as boater and public parking.

A new drip irrigation system will be installed and three six-inch caliper trees will be planted to provide shade at the boat trailer parking area. As a condition of approval, the Applicant must maintain the shade trees for the life of the marina. These shade trees will remain on the site even after the temporary boat trailer parking area is relocated. Also, shade trees for the boat trailer parking area will be required when the boat trailer parking is restored in its original location during Phase II.

In addition to the approval of the modification, this is to correct the off-street parking table in the Analysis Section of the above CUP. The CUP approval indicated that the boat launch ramp did not require any off-street parking. Article 6 of the LUO, requires 10 off-street parking stalls for a boat launch ramp and the previous parking requirement was approved in error. The following off-street parking table reflects the correction:

Use	Square Footage	LUO Parking Requirement	Parking Required	
			Existing	New
Phase I (Proposed)				
Boat Launch Ramp	NA	10		10
Additional Mauka Parking	NA	NA		
TOTAL (EXISTING)	13,968		201.4	
TOTAL (CURRENT PROPOSAL)	36,099			315.8
TOTAL (2007/CUP-92 PROPOSAL)	35,004			283.8

Accordingly, we have determined that the proposed changes are reasonable and consistent with the intent of the CUP, will not significantly increase intensity or scope of the existing marina accessories, and will not adversely impact surrounding properties. The revised plans (labeled Exhibits D-1 through D-2) are now part of the approved plans and have been so marked and placed in the file.

Note: Under Condition B.1 of CUP No. 2011/CUP-19 a revised Master Public Access Plan (MPAP) is required for our review prior to or at the time a development permit application is submitted. The MPAP must include the modifications approved, herein.

Any party wishing to appeal the Director's action must submit a written petition to the Zoning Board of Appeals (ZBA) within 30 calendar days from the date of mailing or personal service of the Director's written decision (ZBA Rules Relating to Procedure for Appeals, Rule 22-2, Mandatory Appeal Filing Deadline). Essentially, the ZBA rules require that a petitioner show that the Director based his action on an erroneous finding of a material fact, and/or that the Director acted in an arbitrary or capricious manner, or manifestly abused his discretion. Generally, the ZBA can only consider the evidence previously presented to the Director of the DPP. The filing fee for appeals to the ZBA is \$200 (payable to the City and County of Honolulu).

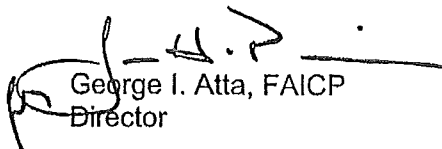
Failure to comply with ZBA Rules Chapter 22, Procedure for Appeals, may result in the dismissal of the appeal. Copies of the ZBA rules are available at the DPP. Appeals should be addressed to:

Zoning Board of Appeals
 c/o Department of Planning and Permitting
 650 South King Street, 7th Floor
 Honolulu, Hawaii 96813

Mr. Keith Kurahashi
October 11, 2013
Page 5

Your receipt for the minor modification fee is enclosed. If you have any questions, please contact Malynne Simeon of our staff at 768-8023.

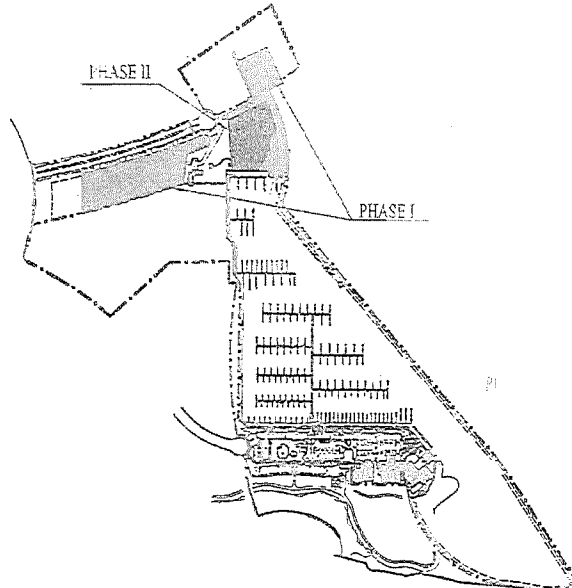
Very truly yours,



George I. Atta, FAICP
Director

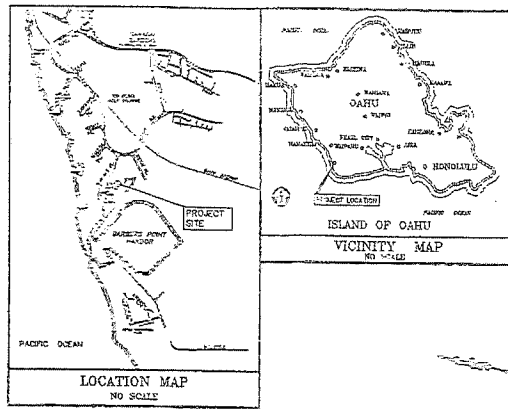
GIA:nw

Encl.: Receipt (No. 92016)



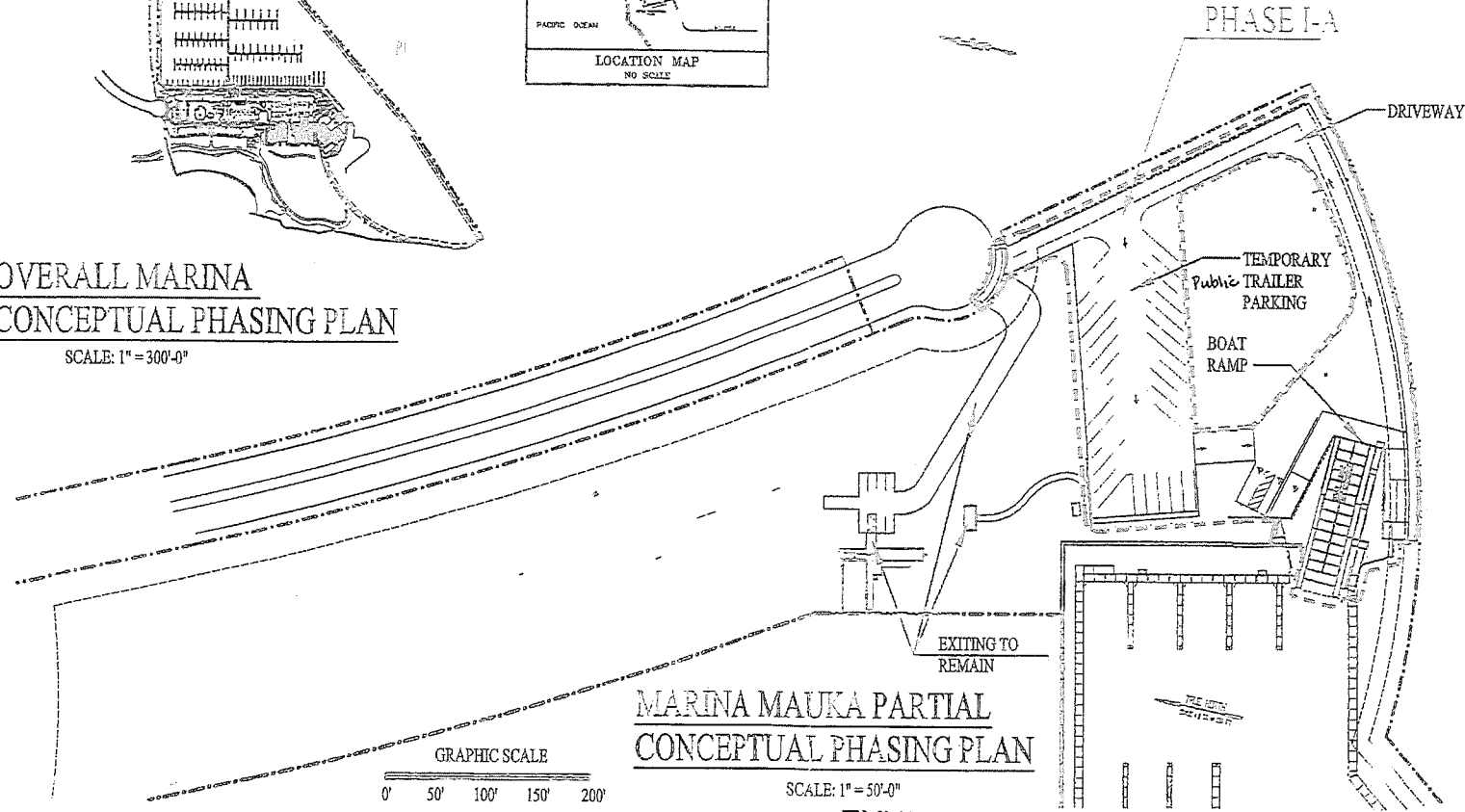
**OVERALL MARINA
CONCEPTUAL PHASING PLAN**

SCALE: 1" = 300'-0"



LOCATION MAP
NO SCALE

ISLAND OF OAHU
VICINITY MAP
NO SCALE



**MARINA MAUKA PARTIAL
CONCEPTUAL PHASING PLAN**

SCALE: 1" = 50'-0"

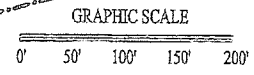


EXHIBIT D-1

REV	DATE	DESCRIPTION
1	2010/CUP-64	November 11, 2010
2	2010/CUP-64	January 4, 2011
3	2010/CUP-64	May 5, 2011

PROJECT:
**KO OLINA MARINA
 MAUKA SUPPORT
 FACILITY**
 prepared for:
**KO OLINA MARINA
 ATTRACTIONS II LLC**
 3100 Alaekaa St
 25TH FLOOR
 HONOLULU HI 96813

**PACIFIC ATELIER
 INTERNATIONAL, INC.**

**ARCHITECTURE
 INTERIORS + PLANNING**

737 Bishop Street, Suite 1655
 Honolulu, Hawaii 96813
 Tel: 808.533.3688
 Fax: 808.533.3677
 www.pacificatelier.com

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This work was prepared by me or under my supervision.

SIGNATURE:
 Construction of this project shall be under my supervision as defined in section 1.2.1 of the rules and regulations of the Board of Professional Engineers, Architects & Surveyors of the State of Hawaii.

SIGNATURE:

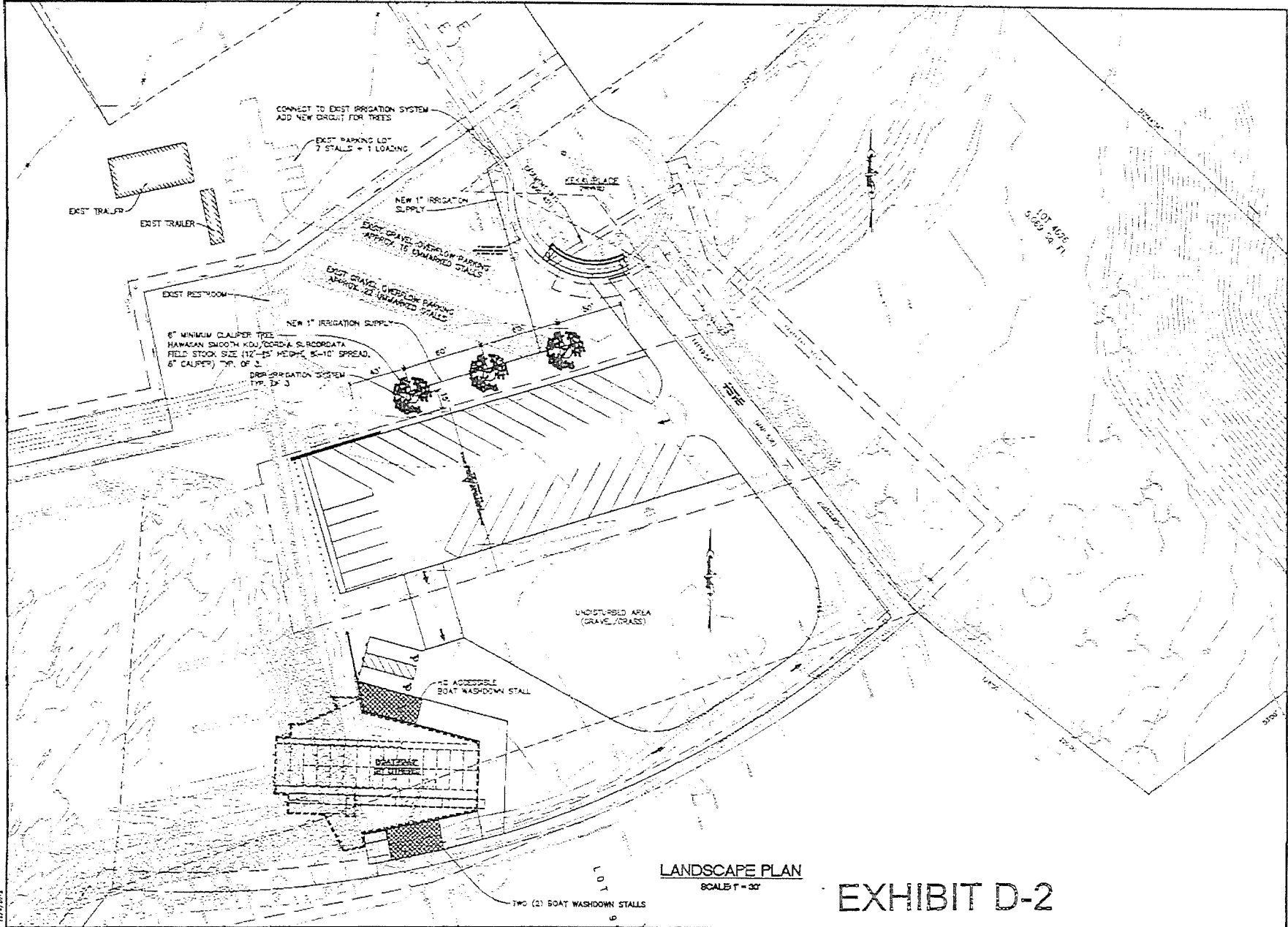
SHEET TITLE:
**MARINA MAUKA
 CONCEPTUAL
 PHASING PLAN**

SHEET NUMBER:

A1.1

OF

DATE:
 September 27, 2010



REVISED	BY

DESIGNER: KIMBERLY ANN...
 ARCHITECT: KIMBERLY ANN...
 ENGINEER: KIMBERLY ANN...
 LANDSCAPE ARCHITECT: KIMBERLY ANN...



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

LANDSCAPE PLAN

Date: 12/4/2012
 Scale: AS SHOWN
 Drawn: CYO

C-7.0

12/4/2012

LANDSCAPE PLAN
 SCALE 1" = 30'

EXHIBIT D-2

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

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

LAND USE COMMISSION
STATE OF HAWAII

2014 APR 22 A 7:50
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

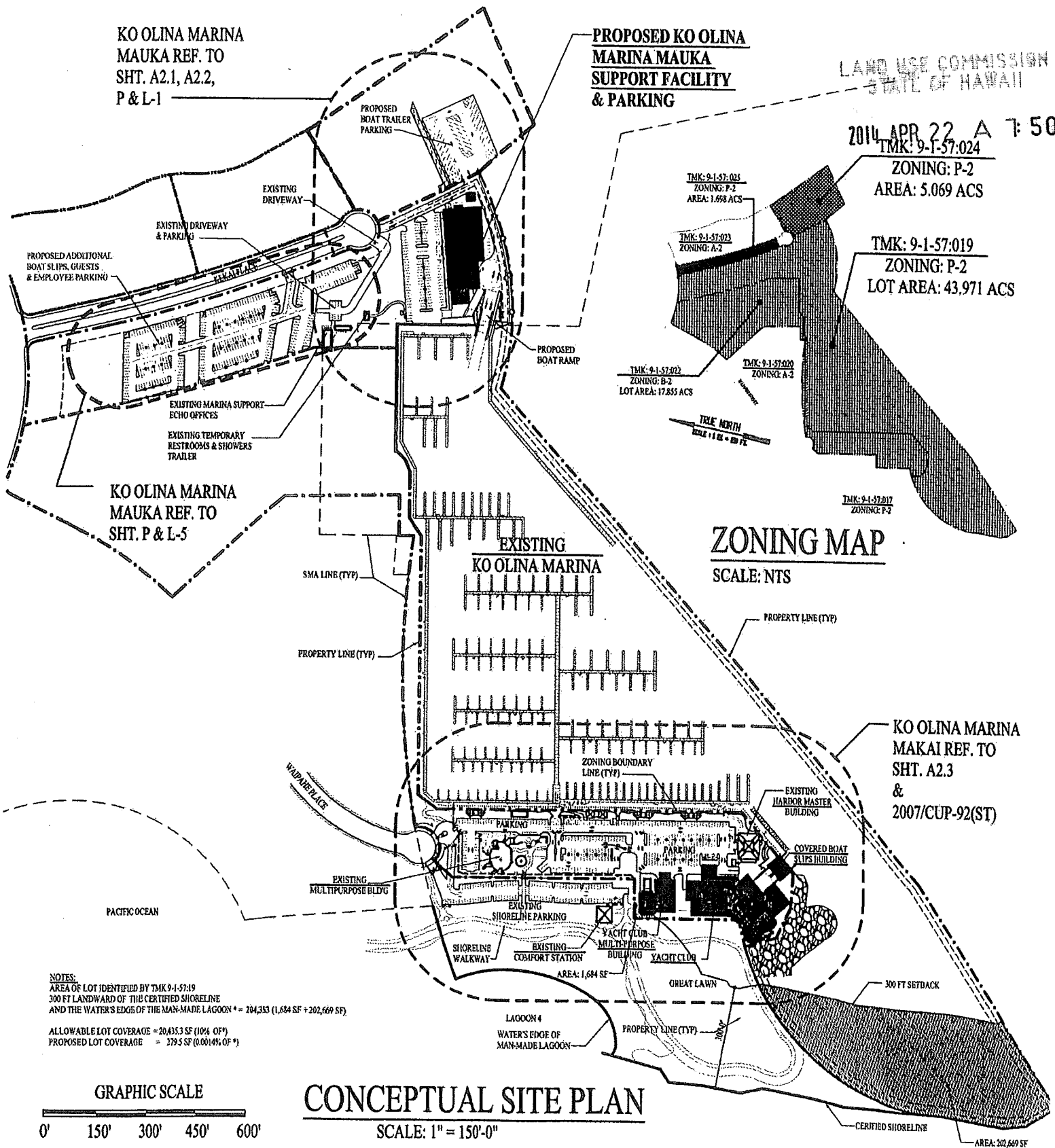
TMK: 9-1-57-022
ZONING: B-2
LOT AREA: 17.855 ACS

TMK: 9-1-57-020
ZONING: A-3

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

ZONING MAP

SCALE: NTS



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

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 = 20,435.3 SF (10% OF *)
PROPOSED LOT COVERAGE = 279.5 SF (0.0014% OF *)

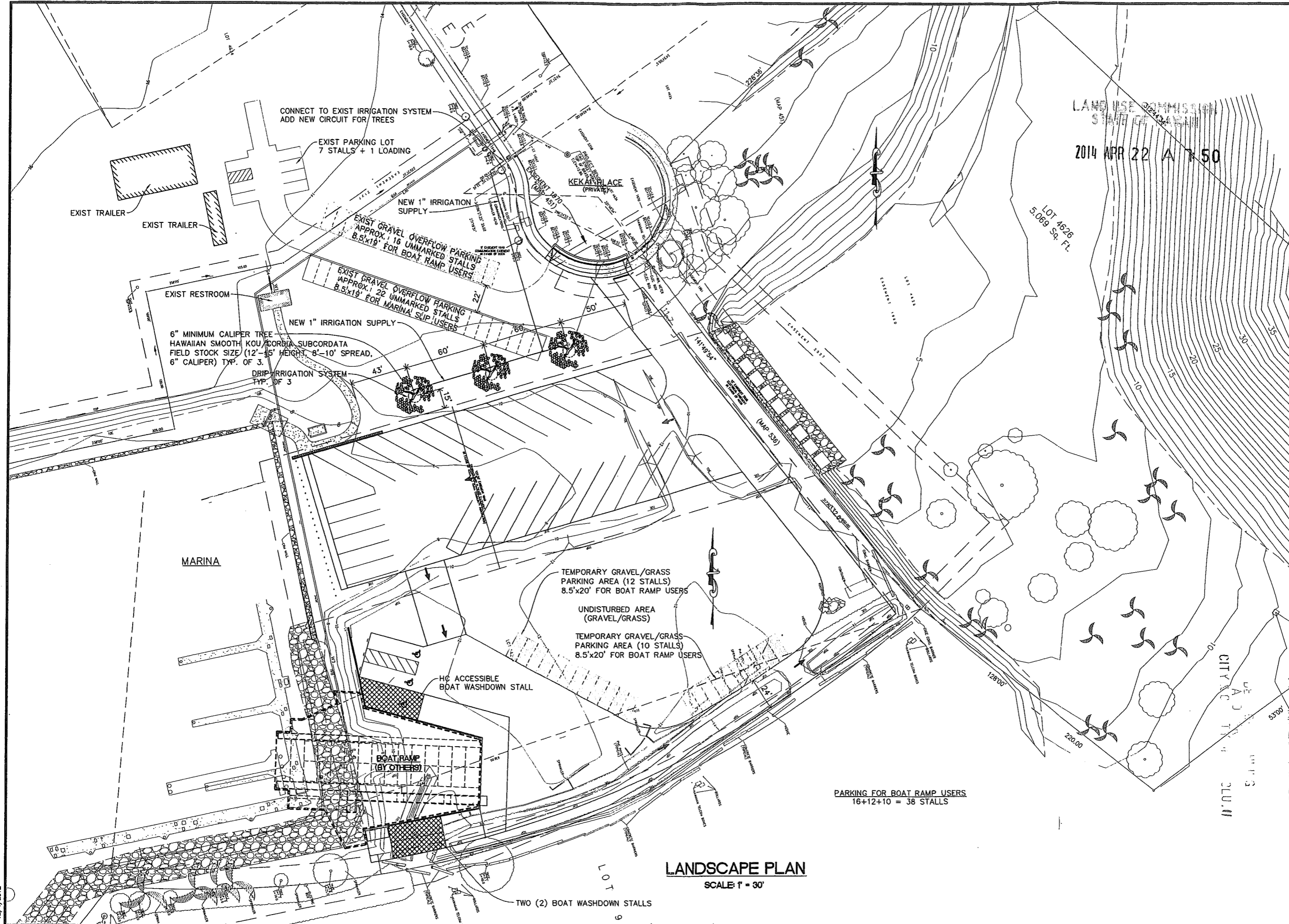
GRAPHIC SCALE



CONCEPTUAL SITE PLAN

SCALE: 1" = 150'-0"

EXHIBIT B-1



REVISIONS	BY

LAND USE COMMISSION
 STATE OF HAWAII
 2014 APR 22 A 7:50

THIS WORK WAS PREPARED BY ME
 OR UNDER MY SUPERVISION AND
 CONSTRUCTION OF THIS PROJECT
 WILL BE UNDER MY OBSERVATION.

HAILEY K. HIDA
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 493-C
 STATE OF HAWAII

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

LANDSCAPE PLAN

Date: 12/4/2012
 Scale: AS SHOWN
 Drawn: CYO
 Job:
 Sheet
C-7.0
 Of Sheets

12/4/2012

LANDSCAPE PLAN
 SCALE: 1" = 30'