

SUPPLEMENTAL FINAL ENVIRONMENTAL ASSESSMENT  
AND  
MAJOR MODIFICATION OF SPECIAL MANAGEMENT AREA  
USE PERMIT NO 94/SMA-1

WAIANAE COAST COMPREHENSIVE HEALTH CENTER  
HARRY AND JEANETTE WEINBERG FAMILY MEDICAL BUILDING

AMENDMENT TO THE  
SPECIAL MANAGEMENT AREA  
ENVIRONMENTAL ASSESSMENT AND PERMIT  
(No. 94/SMA-1, RESOLUTION NO. 95-345)

KOBER HANSSEN MITCHELL ARCHITECTS  
55 MERCHANT STREET, SUITE 1812  
HONOLULU, HAWAII 96813

8 AUGUST 2008

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## **EXHIBITS**

- A 1996 Unilateral Agreement and Declaration for Conditional Zoning
- B Original SMA Draft Environmental Assessment and Application
- C Resolution 95-345 CD-1 Granting 1996 SMA Use Permit
- D OEQC Bulletin – FEA Declaration and City’s Response
- E 2004 SMA Minor Use Permit
- F 2003 Extension Letter of 1996 SMA Permit
- G Agnes Cope Letter
- H Current Building Plans (Site, Floor, Elevations & Section)
- I Landscape Plan and Photo Analysis
- J 1996 Unilateral Agreement Yearly Status Update (2007)
- K Building Construction Schedule
- L Building Construction Cost
- M Variance Height Analysis
- N TIAR Summation and Additional Information
- P Letter Regarding Walter Allocation
- Q Neighborhood Board Minutes
- R Project Building Photographs
- S Review Comments
- T Building Permits



## INTRODUCTION

This Supplemental Final Environmental Assessment (FEA) and Major Modification of Special Management Area (SMA) Use Permit Application is being submitted to consider a variance to the height limit of forty (40) feet allowed under the Unilateral Agreement and Declaration for Conditional Zoning dated May 15, 1996 attached hereto as Exhibit "A". Also included as Exhibit B of this Supplemental EA is Waianae Coast Comprehensive Health Center (WCCHC) Five Year Master Plan dated October 14, 1993. It was part of the original SMA Permit Application (Resolution 95.345, CDI, dated July 27, 1995 and adopted by the City Council on June 26, 1996).

The applicant is seeking a modification to the original SMA Permit approved on June 26, 1996 and extended on July 23, 2003 until June 26, 2010. The project site is located on a severely sloping site located below the base of Pu'u Mā'ili'ili'i. Originally approved as a three story building with basement, the design was changed to two stories above grade and two floors below grade (basement) to mitigate the height issue. Although a majority of the building's height is within the height limit, the topography severely slopes away on one side of the building, causing a height issue.

This Supplemental FEA shall address two specific issues not addressed in the original SMA – cultural and visual impacts to Pu'u Mā'ili'ili'i. At the time of WCCHC's request for a height variance, which requires a modification of the original SMA, it would allow the building height to go above the 40 foot height limit. As of this date, it is now to maintain the building height, of the building under construction, where a portion of the building is above the 40 foot height limit. The variance request will be processed concurrently with this major modification request.

The draft review only received one comment during the comment period. Also, comments were submitted by the City's Department of Planning and Permitting (DPP). Both letters are included under Exhibit S.



200816206-1165  
**CITY AND COUNTY OF HONOLULU**  
**DEPARTMENT OF PLANNING & PERMITTING**  
 650 South King Street  
 Honolulu, Hawaii 96813

**LAND USE PERMITS DIVISION MASTER APPLICATION FORM**

Additional data, drawings/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing". PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials described in the "Instructions for Filing" and required fees must accompany this form. Incomplete applications will delay processing. You are encouraged to consult with Zoning Division staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing."

Please print legibly or type the required information.

SUBMITTED FEE: \$ ~~5,700.00~~ **7,800.00**

PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

<input type="checkbox"/> <b>Cluster:</b> <input type="checkbox"/> Agricultural <input type="checkbox"/> Country <input type="checkbox"/> Housing  <input type="checkbox"/> <b>Conditional Use Permit:</b> <input type="checkbox"/> Minor <input type="checkbox"/> Major  <input type="checkbox"/> <b>Existing Use:</b> _____ (Indicate Type of Use) <input type="checkbox"/> <b>Minor Shoreline Structures Permit</b>  <input type="checkbox"/> <b>Modify Approved Permit:</b> _____ (Indicate Reference File No.)	<input type="checkbox"/> <b>Plan Review Use</b>  <input type="checkbox"/> <b>Planned Development:</b> <input type="checkbox"/> Housing <input type="checkbox"/> Commercial (WSD Only) <input type="checkbox"/> Resort (WSD Only)  <input type="checkbox"/> <b>Shoreline Setback Variance</b>  <input type="checkbox"/> <b>Special District Permit:</b> <input type="checkbox"/> Minor <input type="checkbox"/> Major _____ (Indicate District) <input type="checkbox"/> <b>Downtown Height &gt;350 Feet</b>	<input type="checkbox"/> <b>Special Management Area Use Permit:</b> <input type="checkbox"/> Minor <input checked="" type="checkbox"/> <b>Major Amendment</b>  <input type="checkbox"/> <b>Variance from LUO Sec.(s):</b> _____  <input type="checkbox"/> <b>Waiver from LUO Sec.(s):</b> _____  <input type="checkbox"/> <b>Zoning Adjustment, LUO Sec.(s):</b> _____  <input type="checkbox"/> <b>201G Project</b>
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TAX MAP KEY(S): 8-6-001:009  
 LOT AREA: 14.75 acres  
 ZONING DISTRICT(S): B-2      STATE LAND USE DISTRICT: Urban District  
 STREET ADDRESS/LOCATION OF PROPERTY: 80-220 Farrington Highway  
Waialae, HI 96792 - 2129

**RECORDED FEE OWNER:**  
 Name (& title, if any) State of Hawaii - DLNR  
 Mailing Address 1151 Punchbowl  
Honolulu, HI 96813  
 Phone Number 808-587-0446  
 Signature [Signature]  
**PRESENT USE(S) OF PROPERTY/BUILDING:**  
Health Care Center

**APPLICANT:**  
 Name Waialae Coast Comprehensive Health Ctr.  
 Mailing Address 80-220 Farrington Highway  
Waialae, HI 96792  
 Phone Number 808-696-1476  
 Signature [Signature]  
**AUTHORIZED AGENT/CONTACT PERSON:**  
 Name Kurt H. Mitchell, ALA  
 Mailing Address 55 Merchant St., Suite 1812  
Honolulu, HI 96813  
 Phone Number 808-525-9462  
 Signature [Signature]

**PROJECT NAME (if any):** Harry & Jeanette Weinberg  
Family Medical Building

**REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project):** This request is to amend an approved SMA Permit (No. 94/SMA-1) to allow an adjustment in the 40ft height limit. Approval of this amendment will allow the Applicant to process a height variance request. A part of the building site is on a steep embankment.

POSSE JOB NO. \_\_\_\_\_

**SUPPLEMENTAL FINAL ENVIRONMENTAL ASSESSMENT  
AND  
MAJOR MODIFICATION OF SPECIAL MANAGEMENT AREA  
USE PERMIT NO 94/SMA-1**

**Name of Project:** Waianae Coast Comprehensive Health Center –  
Harry and Jeanette Weinberg Family Medical Building

**Applicable Law:** HAR Subchapter 10 (Sections 11-200-26 through 29) and Sections  
25-3-3 (c) and 25-4-2 Revised Ordinances of Honolulu (ROH)

**Type of Document:** Supplemental Final Environmental Assessment

**Island:** Oahu

**District:** Waianae

**TMK:** 8-6-01:03

**Status:**

**Public Comment**

**Deadline:** **July 23, 2008**

**Permits Required:** Shoreline Management Area (SMA) Major Modification Permit

**Name of Applicant:** Waianae Coast Comprehensive Health Center  
Address 86-260 Farrington Highway  
City, State, Zip Waianae, Hawaii 96792  
Contact & Phone Marianne Glushenko – (808) 696-1479

**Proposing Agency:** City & County of Honolulu  
Department of Planning and Permitting  
Address 650 South King Street, 7<sup>th</sup> Floor  
City, State, Zip Honolulu, Hawaii 96813  
Contact & Phone James Peirson – (808) 768-8014

**Approving Agency:** City & County of Honolulu  
Department of Planning and Permitting  
Address 650 South King Street, 7<sup>th</sup> Floor  
City, State, Zip Honolulu, Hawaii 96813  
Contact & Phone James Peirson – (808) 768-8014

**Send Comments To:** Kober Hanssen Mitchell Architects  
Address 55 Merchant Street, Suite 1812  
City, State, Zip Honolulu, Hawaii 96813  
Contact & Phone Kurt Mitchell - (808) 566-5408

**Project Summary:**

This Supplemental Final Environmental Assessment (FEA) and Major Modification of Special Management Area (SMA) Use Permit Application is being submitted to consider a variance to maintain a height limit above the forty (40) feet allowed under the Unilateral Agreement and Declaration for Conditional Zoning dated May 15, 1996 attached hereto as Exhibit "A".

The applicant is seeking a modification to the original SMA Permit approved on June 26, 1996 and extended on July 23, 2003 until June 26, 2010. The project site is located on a severely sloping site located below the base of Pu'u Mā'ili'ili'i. Originally approved as a three story building with basement, the design was changed to two stories above grade and two floors below grade (basement) to mitigate the height issue. Although a majority of the building's height is within the height limit, the topography severely slopes away on one side of the building, causing a height issue.

This Supplemental FEA shall address two specific issues not addressed in the original SMA – cultural and visual impacts to Pu'u Mā'ili'ili'i. Concurrently DPP will process the variance to the 40' height limit for this B-2 zoned parcel.

## Draft and Final Environmental Assessment Checklist

### FOR OEQC USE ONLY

Date Received:  
Date of Publication:  
Draft EA Comment Deadline:  
Draft EA Place in Public Library:

Project Name: Waianae Coast Comprehensive Health Center – Harry & Jeanette Weinberg Family Medical Building

### Draft Environmental Assessment

#### Conditions Which Triggered Ch. 343, HRS, EIS Law. Check All That Apply:

Applicable sections (*check all that apply*):

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> use of state or county lands or funds  | <input type="checkbox"/> use of land in the Waikiki district                   |
| <input type="checkbox"/> use of conservation district lands  | <input type="checkbox"/> amendment to county general plan                      |
| <input type="checkbox"/> use within shoreline setback area   | <input type="checkbox"/> reclassification of conservation lands                |
| <input type="checkbox"/> use of historic site or district  | <input type="checkbox"/> construction or modification of helicopter facilities |
| <input type="checkbox"/> wastewater facility, waste-to-energy facility, landfill, oil refinery, or power-generating facility |  |

#### Content Requirements; Draft EA (see Sec. 11-200-10 thru 13, HAR)

- Agency submittal letter and anticipated determination
- Identification of applicant or proposing agency
- Identification of approving agency
- Identification of agencies, citizen groups, and individuals consulted in making the assessment
- General description of the action's technical, economic, social, and environmental characteristics; time frame; funding source
- Summary description of the affected environment, including suitable and adequate regional, location and site maps such as Flood Insurance Rate Maps, Floodway Boundary Maps, or United States Geological Survey topographic maps
- Impacts to cultural practices and resources, past and current (Act 50, 2000)
- Identification and summary of impacts and proposed mitigation measures
- Alternatives considered
- Discussion of findings and reasons supporting the agency anticipated determination
- List of all required permits and approvals (State, federal, county), if any
- Written comments and responses to the comments under the early consultation under HAR 11-200-9(a)(1), 11-200-9(b)(1), or 11-200-15.

### Final Environmental Assessment

#### Finding of No Significant Impact (FONSI)

- Agency submittal letter
- Agency determination
- Discussion of findings and reasons supporting the agency determination
- Written comments and responses to the comments under the statutorily prescribed public review periods

## SUPPLEMENTAL FINAL ENVIRONMENTAL ASSESSMENT (FEA)

In an effort to design and develop one of the facilities allowed under the 1996 SMA, it became apparent that we maintain the height requirement set forth in the Unilateral Agreement and Declaration for Conditional Zoning (ULA/DCZ). Therefore, in 2005 the Applicant's consultant applied for a height variance through the City and County of Honolulu's Department of Planning and Permitting (DPP).

In November 2007, DPP informed the Applicant's consultant that since the ULA/DCZ set the buildings height, a Supplemental FEA and Modification to the SMA Permit will be required. It was requested that the Supplemental FEA address cultural and visual impacts because it is located below the base of Pu'u Mā'ili'ili'i.

Following is the Applicants response to DPP's request. The Assessment is divided into three sections. Those three sections are as follows:

Cultural Impact: WCCHC, Waianae Coast's largest employer and provides the primary services in health and welfare. Its connection to the community, how its expanded on all aspects of Waianae cultural resources, support of the community, development of rural health education shall be outlined.

Visual Impact: DPP is concerned with this projects impact on the view of Pu'u Mā'ili'ili'i, a significant landform of the Waianae mountain range. Both a photo and written analysis has been developed.

Requested Information: The applicant has been asked to provide certain specific information, both in support and in addition to the Cultural and Visual Impacts.

WCCHC has been a leader, not only in community health, but also in enhancing our cultural resources, working with the community and providing education both historical and to the future. As a business, WCCHC demonstrates the highest level of commitment to the community

### 1.0 CULTURAL IMPACTS

- 1.1 All current and/or proposed building of the Waianae Coast Comprehensive Health Center is situated on TMK parcels 8-6-01:03 (Department of Land and Natural Resources) and TMK 8-6-01: 40, 41 and 46 (Department of Hawaiian Home Lands). The parcels are zoned B-2: Community Business District (with a 40 foot height limit).

There are currently no documented historical/archeological sites on the land area being utilized by the Health Center.

- 1.2 The Health Center utilizes the expertise of a Kupuna Council, made up of Native Hawaiian Elders from the community who are also traditional practitioners, to provide input and direction on cultural aspects related to all of its programs and facilities. Kupuna Council members include: Agnes Cope, Kepa Hart, Mileka Kanahale, James “Ace” Kaleiwohi, Pikake Pelekai, and Vincenza “Midge” Eli. A letter in support of this project by Agnes Cope (Exhibit G) is attached.

The Kupuna Council played an integral role in the design of the three-story medical and training building. For example, they were adamant in the need to preserve the ulu (breadfruit) tree that was planted and blessed by legendary spiritual councilor Papa Kalahihi’ola when ground was broken for construction on the initial buildings. The Kupuna Council also indicated the appropriate native Hawaiian plant that would best represent the services to be provided on each floor of the new building. As a result of their input, the final building design preserves the ulu tree and each floor incorporates the design of the identified plant.

- 1.3 As part of its organizational structure, the Health Center maintains an Integrated Health Committee to set guidelines and oversee activities that integrate western medicine and Native Hawaiian Traditional/cultural practices. The five member committee is made up of a representative from the Health Center’s Board of Directors, a representative named by the Kupuna Council, and the Chief Executive Officer, Medical Director and Associate Director.
- 1.4 Ten members of the Health Center’s eighteen member Board of Directors are elected by a corporate membership of 450 individuals. As residents of the community, the community-elected board members act as a link to needs and/or issues raised by the community. Currently, four of the Health Center’s board members are residents of three of the four Hawaiian Homesteads on the Waianae Coast. To date there have been no issues brought to the attention of board members related to concerns on the view of the coastline or a cultural impact to Pu’u Mā’ili’ili’i.
- 1.5 With its buildings situated on the hillside of Pu’u Mā’ili’ili’i, the Health Center experiences a threat from fire on a yearly basis. The past two years were particularly devastating due to fast moving stubborn fires that scorched a good portion of the mountain, forcing the closure of clinics, the evacuation of staff and adult day care clients as well as nearly closing the emergency room. The Health Center has invested in clearing brush throughout the hillside to create firewalls to protect its grounds and facilities.

To coordinate with the regular maintenance required to keep the firewall paths clear of brush, the Health Center has taken advantage of the pathways to create walking trails for its fitness/wellness program participants as well as for use by the general community. A map of the walking paths is available in a visitor's hale at the start of the trails as well as on the Health Center's website ([www.wchc.com](http://www.wchc.com)).

- 1.6 Native plants are planted along the trails and will soon include signs describing its medicinal use. Beside its medicinal use, some of the plant and trees provide shade and food. These are two natural sustainable uses of the land. These plants and trees provide medicine, food, climate control and education. The plantings were accomplished in part by students from the agricultural technology program at Windward Community College (WCC). The partnership with WCC is coordinated through the Health Center's Waianae Health Academy which has provided allied health courses and programs in the community through Leeward and Kapiolani Community Colleges for the past 15 years. The Waianae Health Academy will be graduating their 1,000<sup>th</sup> student within the year; meeting its mission to provide health career training opportunities within the community.
- 1.7 In addition to the Waianae Health Academy, the Health Center has a history of commitment to providing training both for its employees and students from various institutions in numerous fields of study. The Health Center is part of an exciting new medical education initiative being named a training site for the osteopathic medical school program with A.T. Still University in Arizona. The school is dedicated to training future doctors who will go into primary care and treat those living in underserved communities. Students will spend their second, third and fourth year of training at the Health Center. The training classrooms will be located in the three-story medical and training building.
- 1.8 The Health Center utilizes numerous venues to keep the community informed and involved regarding its services and facility expansion:
  - Through webcams accessed via the Health Center's website, the general community can view current construction activity as well as other areas of the center's grounds.
  - In addition, the Health Center purchases a 2-page section in the monthly community newspaper, Westside Stories, which is delivered to all households on the coast. This section is used to keep the community abreast of facilities development as well as services, programs and items of interest.
  - Health Center staff presented the three-story project building design and purpose to the Waianae Neighborhood Board at its February 1, 2005 and April 4, 2006 meetings as well as held community meetings during the planning phase.

- Also, along the Health Center's Ke Ala O Ke'oke'o Kea (White Hibiscus) Legacy Trail, there are three hale with one describing future expansion plans. The other hale provides information on the Health Center's history and integrated model of care.

1.9 The accompanying photos show much of what has been done toward the integration of Native Hawaiian and traditional medicine with the future of modern western medicine.

Photos A & B show haies that exists on the trails and the information it provides on health, natural healing and WCCHC involvement. Other hale's provide information on how to use the trails and exercise programs, while other give information on the plants and trees that are found on the trail as shown in photos C & E.

Photos D & F show some of the medicinal plants found on the walkway trail.

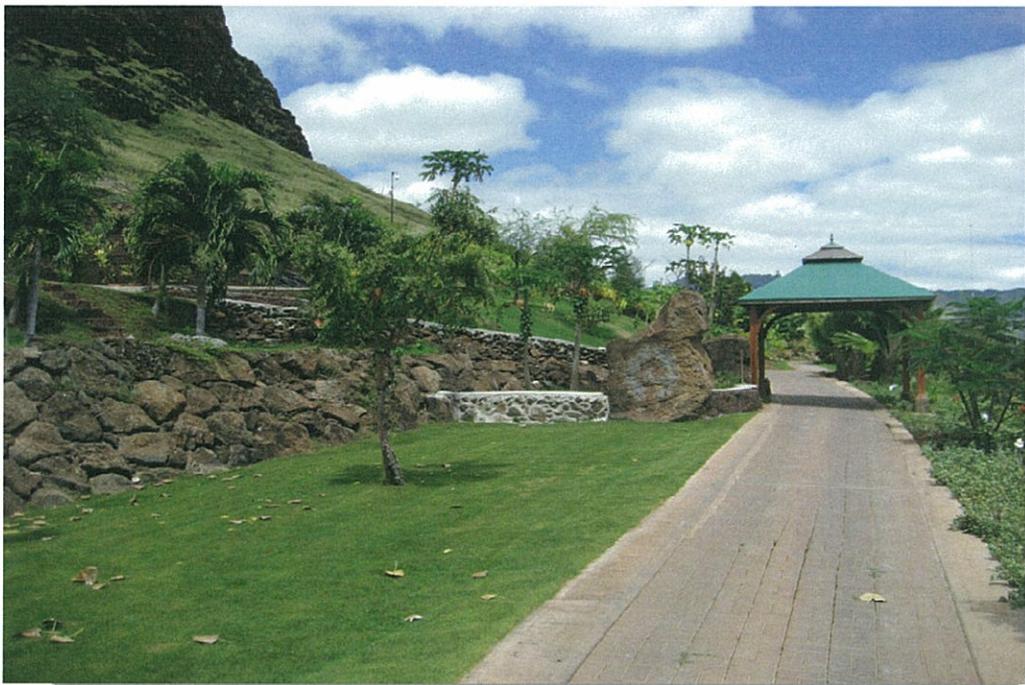
Photo G shows a space used for community gatherings.

Photo H indicates that besides being a resource for food and health, plants are used to educate. Photo I shows that beside plants on the trail, a nursery was developed to grow plants for community use.

Photo J also shows how cultural icons are used to educate the community.



A



B



C



D



E



F



G



H



I



J

## 2.0 COASTAL VIEWS

- 2.1 In 1987 the City developed a study of the coastal views to address the “preserving, maintaining, and where desirable, improving and resorting shoreline open spaces and secure resources”. The study was to include significant coastal views and coastal land forms. Certain mauka land farms are visually inseparable from the coastal viewing experience. The views focus primarily “viewing emphasis in the makai direction or laterally along the coast”.
- 2.2 Although the views discussed in the study were primarily of the coastline of the principles in the studies Design Guidelines that are built forms should stay below the major ridgeline of a significant landform. Pu’u Mā’ili’ili’i is the significant landform whose visual impact is being questioned.

Based on the 1987 Coastal View Study the base of Pu’u Mā’ili’ili’i start at elevation 200’. This project, base elevation is approximately at elevation 85’. Adding 40’ to this elevation put the roof of this project no higher than elevation 125’, well below the base of the Pu’u. Therefore, this project does not violate the Coastal View Study’s Design Guidelines principles or penetrate into the Pu’u view plane.

- 2.3 Over 85% of this project sits at a constant grade elevation that has less than a 1-2% slope. The buildings foot print or lot coverage is dictated by the buildings function and program. Also, the buildings location had to be adjusted from the original SMA’s location. This was to accommodate an existing Ulu (breadfruit) tree that the WCCHC had declared significant. Readjusting the buildings site and the building program meant the building had to be constructed on land area with slopes greater than 30%. In Section 3.9, “Building Height and Photo Analysis” of this report, is a simple diagram indicating how the roof plane remains constant, while the land drops away causing the height issue. Also included in Exhibit H are the elevations and plans that indicate exactly where the building exceeds the height limit and by how much over. This coverage area represents approximately 5% of the overall building volume.
- 2.4 A photo analysis was conducted to review the potential impact the subject building would have on the coast line and Pu’u Mā’ili’ili’i. Photos #1 through #6 indicate views toward the Pu’u from the mauka side of Farrington Highway. Photo#6 shows the building as it sits within the WCCHC campus.

Photos #7 and #8 are taken from the adjacent drainage stream looking back towards the site and the Pu’u, which is way beyond from the project.

Photos #9 through #13 are taken from Waianae Shopping Center, Pokai Bay Beach Park, and Pokai Bay Beach Road and across from the street from the site. The project building site can be seen in any of these photos.

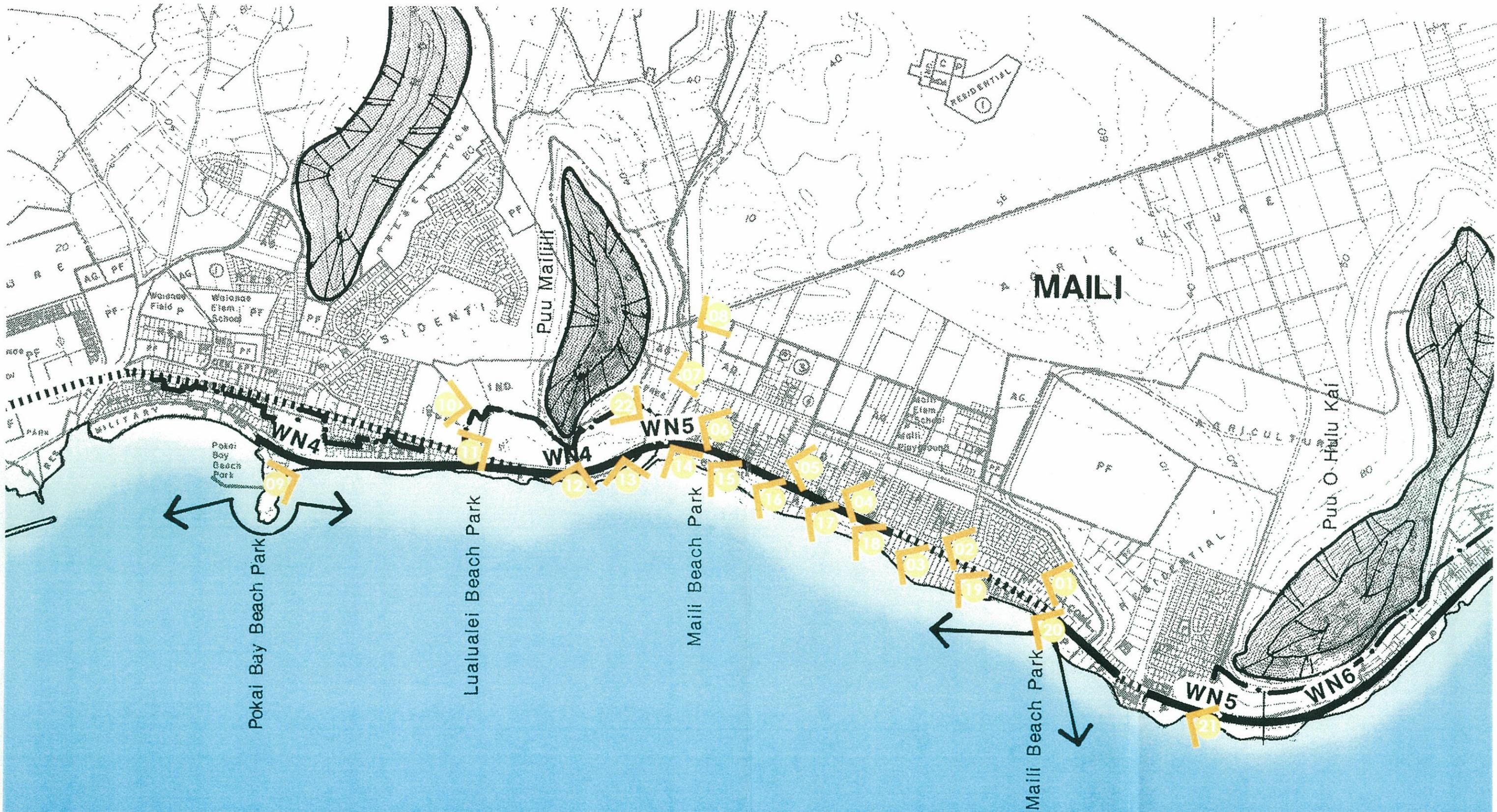
Photo #14 is taken from the first restrooms, at Maili Beach Park, across the stream. As you can see that the roof plane, which is constant and predominately within the 40 foot height limit is slightly higher than the roof forms of the existing buildings. The view of the Pu'u is unobstructed.

Photos #15 through #18 is from Maili Beach Park. Photo #18 is at the Honolulu end of the Beach Park and the project is barely visible.

Photos #19 through #21 are from other beach parks with Photo #21 close to Maili Point. The project site is not visible.

The analysis clearly indicates that the project sits well below the base of the Pu'u. Therefore, it still allows unobstructed views of Pu'u Mā'ili'ili'i. In photo #14 most of what is visible is within the allowable height limit. Therefore, this project does not impact any significant view planes. Photo #22 demonstrates that from the project site views of the coastline will not be impacted.

- 2.5 In the 1996 SMA's FEA no view analysis was required, although the 1987 view study was in place for almost 10 years. The height limit set in the ULA/DCZ was unchanged from what the original building height limit was under the original zoning. Originally the zoning was industrial with a height limit of 40'. The zoning was changed to commercial but the height remains unchanged.
- 2.6 In the 1987 Coastal View Study, page 40, WCCHC is identified as a positive example towards a good design solution for hillside design. It sites that being tucked into the Pu'u Mā'ili'ili'i landform should serve as prototype in similar solutions. This building project is also tucked down and into the hillside. Cutting into the hillside has also caused the ground to slope away from this project.



Note: Background Image From **Exhibit No. 17**  
 1987 Coastal View Study,  
 City and County of Honolulu,  
 Department of Land Utilization

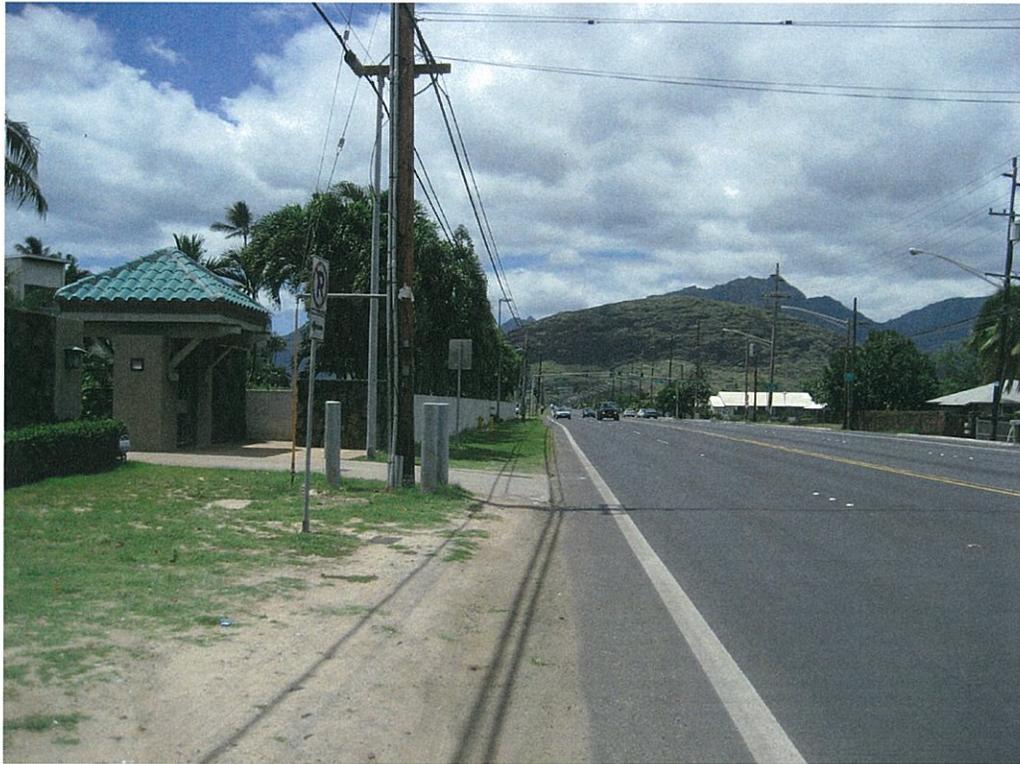
# COASTAL VIEW KEYPLAN



1



2





5



6



7



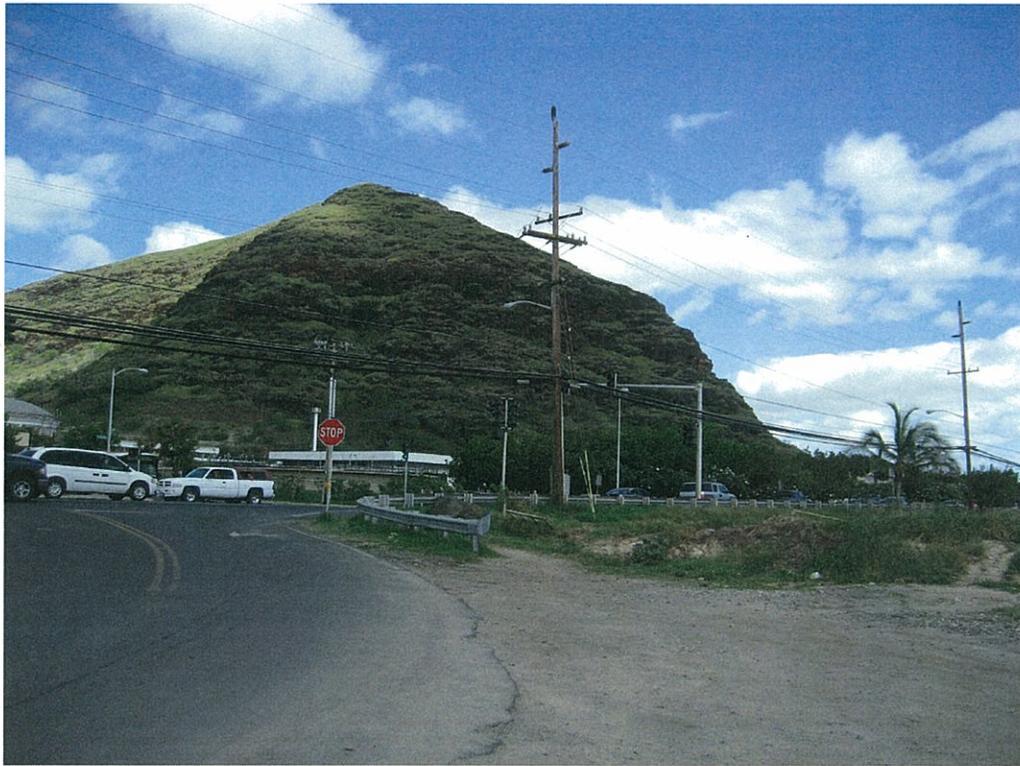
8



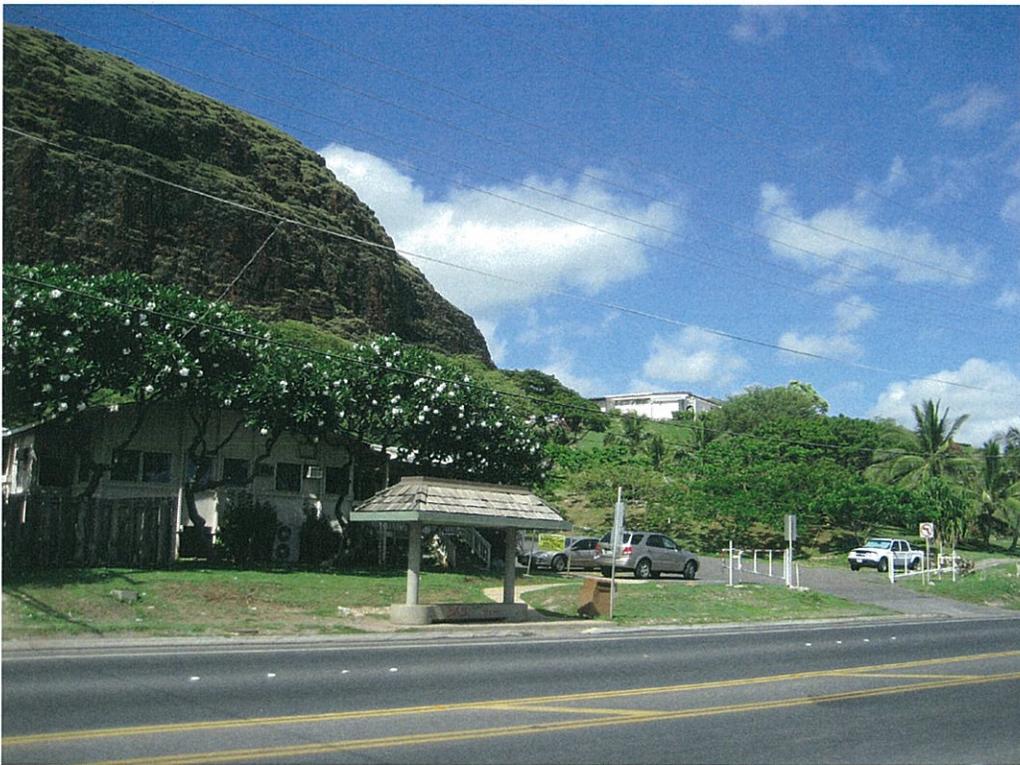
9



10



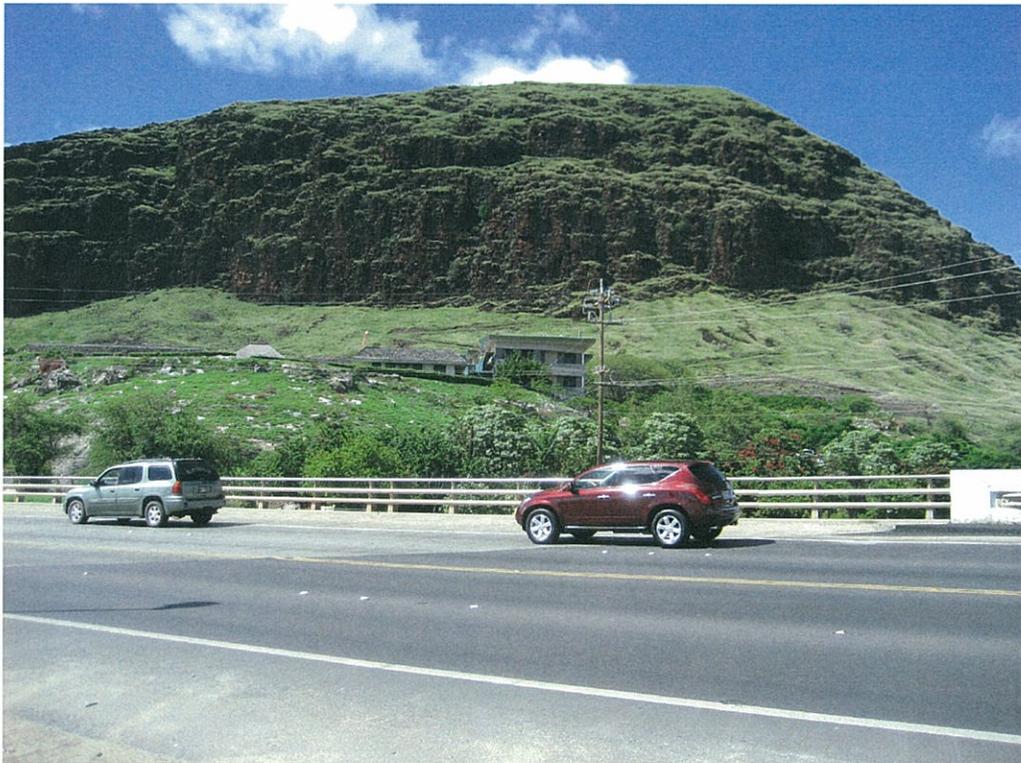
11



12



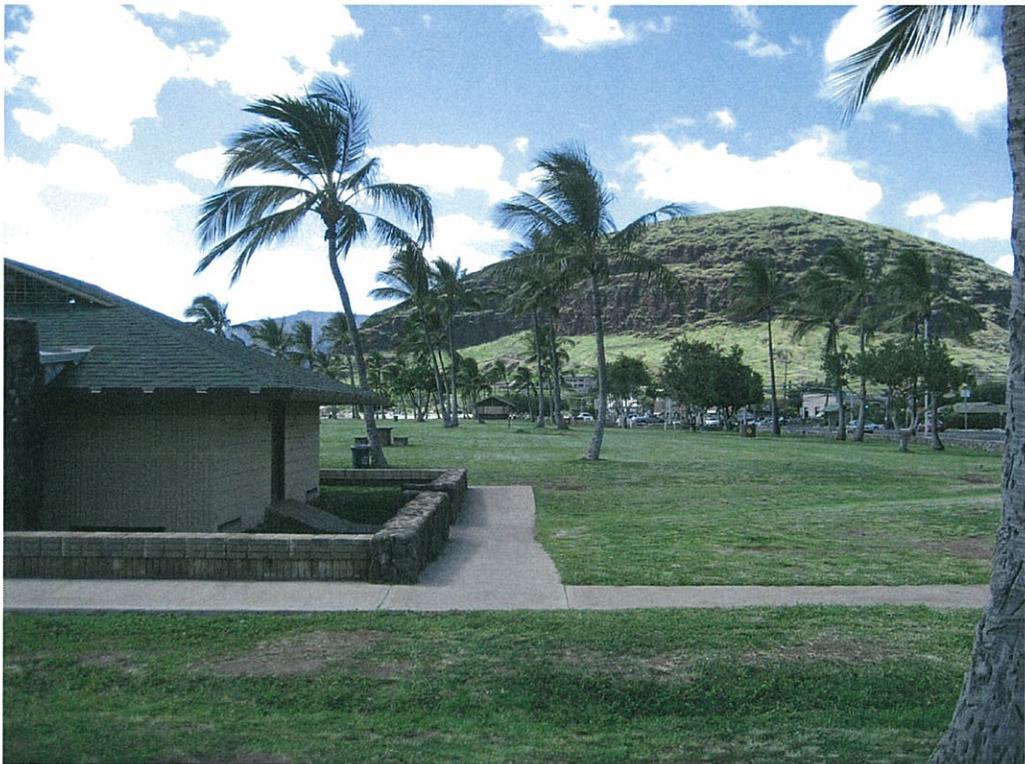
13



14



15



16



17



18



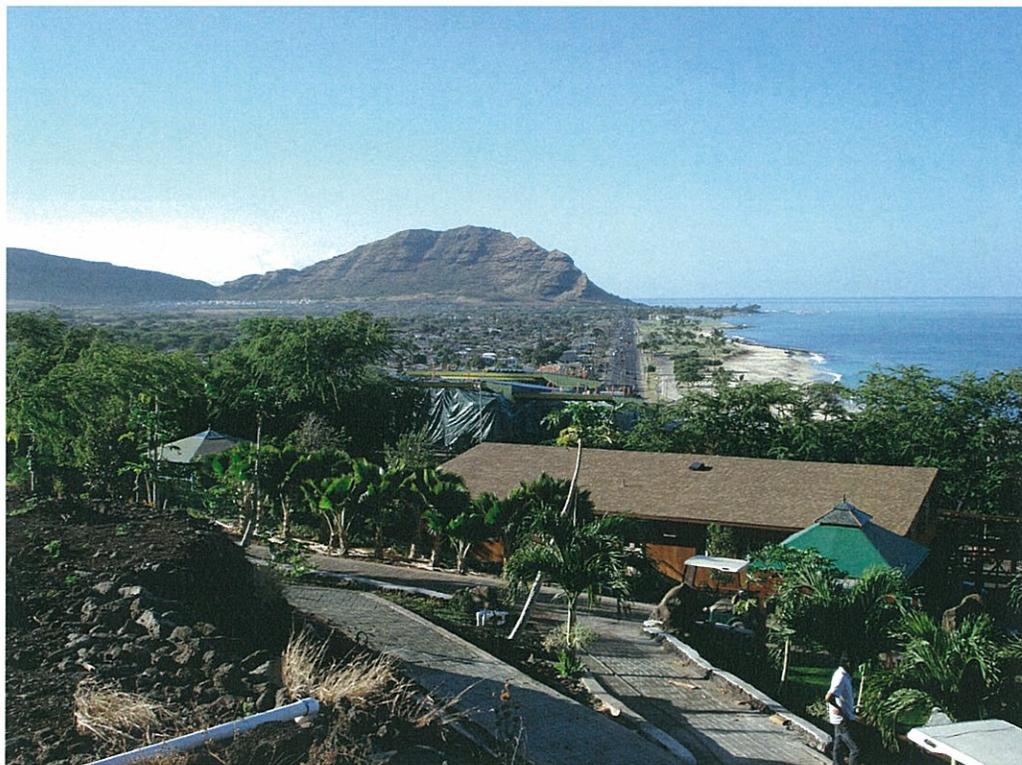
19



20



21



22

### 3.0 REQUESTED INFORMATION

DPP has requested that the Applicant provide additional information on specific issues, in support of this Supplemental FEA. The following address specific concerns as well as describe referenced information about the overall project and its process.

3.1 For reference, included as Exhibits are the following documents:

Exhibit B: Original SMA Environmental Assessment and Permit Application

Exhibit C: Letter from the City indicating Resolution 95-345, CD-1 granting an SMA Use Permit

Exhibit D: OEQC Bulletin – FEA Declaration and City’s Response to the FEA

Exhibit E: 2004 SMA Minor Use Permit

Exhibit F: Letter from the City extending the time and revisions of the SMA Use Permit

3.2 Current plans, Exhibit H, indicate the location of the proposed buildings, elevations and sections. Also the height limit is indicated on the plans.

In the original SMA application, Exhibit B, the concept plans were based on a program that was developed over 10 years ago. Changes in the practice of medicine and healthcare have meant re-programming the functions of the project. Also changes in the building codes meant the building layout would be impacted. Also the floor to floor height used in the original SMA was too low to house lighting, mechanical and fire sprinkler systems.

The program and building code changes have defined a new layout for the building.

3.3 The Waianae Sustainable Communities Plan calls for the development “Community Gathering Places” and to preserve protect and enhance important cultural sites and landscapes. It also encourages the planning and implementation of beautification programs that bring the community closer to the beaches and coastline.

WCCHC’s healthcare programs have developed gathering places and the use of traditional medicinal plants and native plants to educate the community on a healthier environment. Trails have been created from the natural fire breaks. On these trails grow fruit and vegetable plants, information and health tips, and historical information, all while enjoying the coastline.

This project will continue the philosophy of helping the community. The entire building including the area that exceeds the building height promotes WCCHC as the health and medical center for the Waianae Coast. It allows for programs that promote a healthy lifestyle to be developed for the Waianae Coast community. Regarding medical functions, larger exam rooms, testing labs allow for the community better health and medical cure.

The building along with the height issue has no impact on any culturally significant sites or landmarks.

- 3.4 The City's General Plan is a document that points out areas of concern that guide the general welfare and prosperity for the people of Oahu. There are eleven areas of concern of which eight (8) are directly impacted by the operation and function of WCCHC. This means that the social benefit, held to be significant importance by the General Plan, WCCHC brings to the Waianae Coast is of great value.

This building project provides needed health and medical care to the population. It also allows the community to get the needed medical attention that currently exists on a limited basis. It allows people to work, live and have their needs attended to within the community. It addresses the need to provide a standard of care and additional jobs. It does not impact the natural beauty of the beaches and mountains. The project building is sited to sit within existing urban fabric of the WCCHC campus. The building design promotes a quality of growth that enhances the future character of the community. Therefore, this building project addresses much of objectives and policies sent forth in the City's General Plan.

- 3.5 The main entrance to the WCCHC campus is at a lower grade elevation than the project building. To mitigate the massing, landscape plans call for canopy, coconut/palm and ulu trees that have a height of 15-25 feet shall be planted around the project building.

Landscape plans and a photo of the new project building as it exists with proposed landscaping are shown in Exhibit I. Many of the trees and plants already exist in WCCHC's nursery. Therefore, the plant stock allows WCCHC to place plants already growing.

- 3.6 DPP has requested that an update be given on the Phase 2 work of the original SMA (Exhibit B). Included in this Final Assessment as Exhibit J is the required yearly update on the status of work granted by the original SMA and the ULA/DCZ. Following is specifically what has been done regarding the Phase 2 work.

	<i>Per Original SMA</i>	<i>Per 7/23/2003 SMA Extension</i>	<i>Per 2007 Annual Report</i>	<i>Current</i>
<i>Use</i>	<i>Ola Loa Ka Na'auao Health Academy</i>			<i>WCCHC in Partnership with West Oahu College</i>
<i>Proposed Improvement</i>	<i>Train and Assist Waianae Residents in obtaining jobs in the health care profession</i>			<i>Offer on-site training within Health Care related professions to Waianae Residents, in partnership with West Oahu College.</i>
<i>Type of Construction</i>	<i>Relocation of an existing off-site facility (six portables) to the campus</i>			<i>Single dwelling wooden structure</i>
<i>Floor Area</i>	<i>1-story 5,072 sf.</i>			<i>1-story not to exceed 5,072 sf</i>
<i>Activity</i>		<i>No construction schedule</i>	<i>Center continues to seek funding for this project to be completed by June 2010</i>	<i>Center secured funding to proceed with a reduced floor area of approximately 2600 square feet. Center expects to complete project by June 2010.</i>

- 3.7 Substantial completion on the super structure was complete in mid July. It is anticipated that an overall permit will be obtained in September. The building permits are included as Exhibit T in this FEA for information. A notice of violation was given because the project construction went beyond the superstructure permit. The current cost is approximately \$10,600,000.00. Exhibit K & L is the current schedule and cost for the construction of the project building.

- 3.8 The current building design is a redesign of the original building. Building cost and the height issue prompted a review of the overall design. Other site locations on the WCCHC campus have been considered, but functional, operational and size of the project has made other locations unfeasible. Also another site location would be a modification to the existing SMA.

As previously mentioned, in the current design 85% of the buildings mass sits within the height limit. Flat roofs, pitched or sloped roofs do not matter. The severity of the slope mitigates the roof design. The slope roof designed is to work with the current terrain. The slope design is the best to minimize the building height overage. Whatever roof design is used, because of grade change, the building will exceed the height limit. Therefore, the roof design selected was to minimize how much over the height limit the building will be, as well as minimize the visual impact.

- 3.9 As part of the Height Variance request, a computer photo analysis was done. This will accurately show how much of the building penetrates the 40' height plane. Exhibit M is the analysis submitted with the Variance Application. This information is provided in support of granting a modification of the SMA. Also provides under Exhibit R is photographs of the project building as of August 6, 2008.
- 3.10 Per the original SMA, it was requested that a traffic study on the need of a dedicated left turn at the campus entry would be required. Back in 2000 a Traffic Management Plan was done and sent to both the State and City Transportation Departments for review and comment. In early 2006 a Traffic Impact Assessment Report (TIAR) was done. It was submitted to DPP for review and comment. It's been two years and WCCHC has not received any comments. Therefore, WCCHC will follow the recommendations of the TIAR. The information in Exhibit N is included for reference.
- 3.11 Attached for reference only is Exhibit P, which has to do with the availability of water for the entire project.
- 3.12 Currently the project is being considered for a height variance. Exhibit Q contains excerpts from the three Waianae Neighborhood Board Meetings where the project and the height issue was presented. At all times the neighborhood board supported the project.

# EXHIBIT "A"

**EXHIBIT "A"**

Waianae Coast Comprehensive Health Center  
Malama Drug and Vocational Rehabilitation Program Project  
8.1: Attachment A  
Unilateral Agreement & Declaration of Conditional Zoning  
Page 23

R-774

STATE OF HAWAII  
BUREAU OF CONVEYANCES  
RECORDED

MAY 15, 1996 02:45 PM

Doc No(s) 96-067868

/s/ CARL T. WATANABE  
ACTING  
REGISTRAR OF CONVEYANCES

LAND COURT

REGULAR SYSTEM

After recordation, return by: mail (x) to:

Marianne Glushenko, Facilities Administrator  
Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792

Title of Document:

Unilateral Agreement and Declaration For Conditional Zoning

Parties to Document:

Developer & Declarant: Waianae District Health and Hospital Board, Inc.  
86-260 Farrington Highway  
Waianae, Hawaii 96792

Recorded Fee Owner  
Parcel TMK 8-6-01:03: State of Hawaii  
Department of Land and Natural Resources  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Recorded Fee Owner  
Parcels TMK 8-6-01:40,41,46: State of Hawaii  
Department of Hawaiian Home Lands  
P.O. Box 1879  
Honolulu, HI 96805

Property Description:

THOSE certain parcels of land situated at Lualualei, District of Waianae, City and County of Oahu, State of Hawaii, further described as Tax Map Key 8-6-01:3,40,41 & 46 respectively, and more particularly described in Exhibits A and B.

## UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING

THIS INDENTURE (hereinafter referred to as this "Unilateral Agreement" or this "Declaration"), made this 25 day of 4, 1994, by Waianae District Health and Hospital Board, Inc., a Hawaii corporation, doing business as Waianae Coast Comprehensive Health Center, whose address is 86-260 Farrington Highway, Waianae, Hawaii 96792 (hereinafter referred to as "Declarant"), and State of Hawaii, Department of Land and Natural Resources, whose address is 1151 Punchbowl Street, Honolulu, Hawaii, 96813 (hereinafter referred to as "Fee Owner Parcel TMK 8-6-01:03") and State of Hawaii, Department of Hawaiian Home Lands, whose address is P.O. Box 1879, Honolulu, Hawaii 96805 (hereinafter referred to as "Fee Owner Parcels TMK 8-6-01:40,41,46"),

### WITNESSETH:

WHEREAS, Declarant is Lessee (1) under that certain lease dated 12/1/84, of that certain parcel of land situated in Waianae, Oahu, Hawaii, identified as Tax Map Key 8-6-01:03, and more particularly described in Exhibit "A" attached hereto and incorporated herein, which land is owned in fee simple by Fee Owner Parcel TMK 8-6-01:03; and (2) under that certain lease dated 10/20/88, of those certain parcels of land situated in Waianae, Oahu, Hawaii, identified as Tax Map Keys 8-6-01:40, 41 and 46, and more particularly described in Exhibit "B" attached hereto and incorporated herein, which land is owned in fee simple by Fee Owner Parcels TMK 8-6-01:40,41,46 (all of the aforesaid parcels of land being hereinafter collectively referred to as the "Land"); and

WHEREAS, Declarant, Fee Owner Parcel TMK 8-6-01:03, and Fee Owner Parcels TMK 8-6-01: 40, 41, 46, desire to make the Land subject to this Unilateral Agreement; and

WHEREAS, Declarant plans to expand and redevelop the Waianae Coast Comprehensive Health Center in four phases on the Land in accordance with a master plan submitted to the City Department of Land Utilization (the "Project"); and

WHEREAS, the City Council (the "Council") of the City and County of Honolulu (the "City"), State of Hawaii, pursuant to the provisions of the Land Use Ordinance (the "LUO"), Revised Ordinances of Honolulu 1990 ("ROH") Section 21-8.40, as amended, relating to conditional zoning, is considering a change in zoning under the LUO of the Land from I-2 Intensive Industrial District with a 40-foot height limit to B-2 Community Business District with a 40-foot height limit; and

WHEREAS, a public hearing regarding the change in zoning, Bill 114 (1995), was held by the Council on December 6, 1995; and

WHEREAS, the Council recommended in its Zoning Committee Report No. 53 that the said change in zoning be approved, subject to the following conditions contained in this Declaration to be made pursuant to the provisions of ROH Section 21-8.40, as amended, relating to conditional zoning, to become effective on the effective date of the zoning ordinance approving the change of zoning (the "Rezoning Ordinance").

NOW, THEREFORE, Declarant, Fee Owner Parcel TMK 8-6-01:03, and Fee Owner Parcels TMK 8-6-01:40,41,46, hereby covenant and declare as follows:

1. The Declarant shall comply with the following recommendations of the City Department of Transportation Services and the State Department of Transportation prior to the issuance of building permits for new structures:
  - a. Department of Transportation Services:
    - 1) The one-way internal circulation for the upper campus shall be implemented with Phase II of the Project. Appropriate signage and markings indicating the vehicular travel pattern shall be clearly visible to motorists.
    - 2) Declarant shall monitor the east entrance for possible traffic congestion or difficulties due to the left turn into the upper campus access drive along Mailili Road and will install a left-turn pocket for storing the vehicles should the Department of Transportation Services deem it warranted.
  - b. State Department of Transportation:
    - 1) To prevent backup onto Farrington Highway, Declarant shall provide access to the health center from the second driveway off Mailili Road and an exit from the facility at the current driveway near Farrington Highway. For the lots fronting Farrington Highway, access shall be limited to two points, with the easterly (townside) access restricted to right turns in and out, and the westerly access accommodating two-way traffic.
    - 2) All required roadway improvements shall be provided at no cost to the State.
2. Development of the Project shall be in general conformance with the revised site plan dated January 10, 1996, submitted on behalf of Declarant to the City Department of Land Utilization ("DLU"). Development of each parcel on the Land shall comply independently with LUO standards.
3. The Declarant shall immediately stop work and contact the State Historic Preservation Division (SHPD) for review and approval of proposed mitigation measures should any previously unidentified historic sites (including but not limited to artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls) be encountered during the development of the project approved under this zone change. Work in the immediate area shall be stopped until the SHPD is able to assess impacts and make further recommendations for appropriate mitigation measures. The Declarant shall, within 90 days of the effective date of this rezoning, designate an archaeologist to be used to prepare a mitigation plan for the project site should previously unidentified sites as described above be encountered during development of the project.

4. Approval of this zone change does not constitute compliance with other Land Use Ordinance or governmental agencies' requirements. They are subject to separate review and approval. The Declarant shall be responsible for insuring that the final plans for the Project approved under this permit comply with all applicable Land Use Ordinance and other governmental agencies' provisions and requirements.
5. Declarant shall give notice to the Department of Land Utilization of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the Declarant's leasehold interest in the Land prior to commencement of construction on the Land; provided, however, that the Declarant may transfer ownership in the leasehold interest to an affiliate or joint venture of which Declarant is a member or in a manner consistent with prior representations to the City, and may mortgage the leasehold interest at any time without notice to the City. A mortgagee under such mortgage may foreclose the mortgage, by judicial foreclosure or under a power of sale contained in such mortgage (provided notice of the date of such foreclosure sale is given to the City), or may with notice to the City, acquire title to such leasehold interest in lieu of foreclosure.
6. On an annual basis, corresponding with the anniversary of the effective date of the Rezoning Ordinance, the Declarant shall submit a written status report to the DLU documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report shall be submitted until such time as the DLU has determined that all conditions of approval have been satisfied.
7. In the event of noncompliance with any of the conditions set forth herein, the City Director of Land Utilization shall inform the Council and may initiate action to rezone the Land, seek civil enforcement, or take appropriate action to terminate or stop the Project until applicable conditions are met.
8. Failure to fulfill any conditions to the zone change may be grounds or revocation of the permits issued under this zoning and grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.

NOW, THEREFORE, Declarant, Fee Owner Parcel TMK: 8-6-01:03, and Fee Owner Parcels TMK: 8-6-01:40, 41, 46, hereby make the following additional Declarations:

That the conditions imposed herein are reasonably conceived to fulfill public service demands created by the requested change in zoning and are rationally related to the objective of preserving the public health, safety and general welfare and the further implementation of the General Plan of the City and County of Honolulu.

The development of the Land by the Declarant shall conform to the aforesaid conditions with the understanding that, at the request of the Declarant and upon the satisfaction of the conditions set forth in this Unilateral Agreement, the Department of Land Utilization may fully or partially release, as applicable, any of the foregoing conditions that have been fulfilled.

That if there are any conflicts between this Unilateral Agreement and any previous unilateral agreement(s) applicable to the Land, the terms and conditions of this Unilateral Agreement shall apply.

AND IT IS EXPRESSLY UNDERSTOOD AND AGREED that the conditions imposed in this Declaration shall run with the Land of Fee Owner Parcel TMK: 8-6-01:03 in perpetuity and shall run with the Land of Fee Owner Parcels TMK: 8-6-01:40, 41, 46 only for the duration of that certain lease with Declarant dated October 20, 1988, and shall bind and constitute notice to all the parties hereto and subsequent lessees, grantees, assignees, mortgagees, lienors, successors, and any other persons who have or claim to have an interest in the Land, and the City and County of Honolulu or the State of Hawaii shall have the right to enforce this Declaration by rezoning, appropriate action at law or suit in equity against all such persons, provided that Declarant or its successors and assigns may file a petition with the Department of Land Utilization for amendment or removal of any conditions or termination of this Declaration, such petition to be processed in the same manner as petitions for zone changes.

And Fee Owner Parcel TMK: 8-6-01:03 and Fee Owner Parcels TMK: 8-6-01:40, 41, 46, hereby consent and join in this Declaration and agree that the Land shall be subject to the covenants and conditions contained herein, in accordance with the durations listed above.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration the day and year first above written.

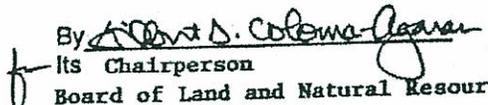
Declarant:

Waianae District Health and Hospital Board, Inc.

By   
Its Administrator

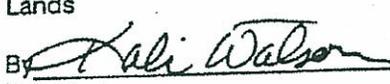
Fee Owner Parcel TMK 8-6-01:03:

State of Hawaii, Department of Land and Natural Resources

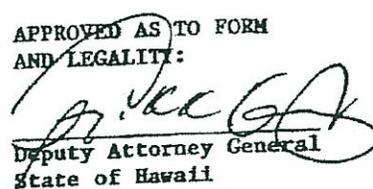
By   
Its Chairperson  
Board of Land and Natural Resources

Fee Owner Parcels TMK 8-6-01:40,41,46:

State of Hawaii, Department of Hawaiian Home Lands

By   
Its Chairman  
Hawaiian Homes Commission

APPROVED AS TO FORM  
AND LEGALITY:

  
Deputy Attorney General  
State of Hawaii



# **EXHIBIT “B”**

# WAIANAE COAST COMPREHENSIVE HEALTH CENTER

## SPECIAL MANAGEMENT AREA ENVIRONMENTAL ASSESSMENT AND PERMIT APPLICATION

### FOR IMPLEMENTATION OF THE

## FIVE YEAR FACILITIES MASTER PLAN

14 October 1993

**SPECIAL MANAGEMENT AREA ENVIRONMENTAL  
ASSESSMENT AND PERMIT APPLICATION**

PROJECT NAME: Waianae Coast Comprehensive Health Center

DATE: 14 October 1993

I. GENERAL INFORMATION:

A. Applicant: Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792

B. Recorded Fee  
Owners:  
8-6-01:03 State of Hawaii  
Department of Land and Natural Resources  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

8-6-01:40,41,46 State of Hawaii  
Department of Hawaiian Home Lands  
P.O. Box 1879  
Honolulu, HI 96805

C. Agent: TRB/Architects, Ltd.  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813

D. TMK: 8-6-01:03 8-6-01:40 8-6-01:41 8-6-01:46

E. Lot Area: 13.689 ac 0.805 ac 0.814 ac 1.000 ac

II. DESCRIPTION OF PROPOSED ACTION

B. GENERAL DESCRIPTION:

The Waianae Coast Comprehensive Health Center (WCCHC) campus is located on a sloping site on the makua side of Farrington Highway overlooking the Pacific Ocean. The center is situated on four parcels with a total land area of approximately sixteen

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993

acres. The existing campus includes 9 major buildings and is shown on Location Map, exhibit A.

The WCCHC Board of Directors has adopted a Five Year Facilities Master Plan for the Health Center. SMA permits have been granted for some individual portions of the master plan as indicated below. This SMA application is intended to update existing SMA permits as required and permit new portions of the project to implement the entire Five Year Facilities Master Plan.

1. The Facilities Master Plan will be completed in five phases. The site for all five phases is located entirely within the boundaries of the Waianae SMA district. Phase 1 includes improvements to the existing facilities already permitted and completed. The existing site plan is shown on attached sheet SP-1.
2. Phase two construction is shown on the attached drawing SP-2 and will include construction of:
  - 2.1. A new medical laboratory and dental clinic (existing SMP permit granted #92/SMA 44)
  - 2.2. A new parking lot and retaining wall (existing SMP permit granted #92/SMA 44)
  - 2.3. Relocation of portable buildings from Kapiolani Community College to be used as the "Ola Loa Ka Na'auao" Health Academy (No previous SMP permit applied for)
  - 2.4. A new building for the Waianae Coast Community Mental Health Center (existing SMP permit granted #89/SMA-98)
  - 2.5. The construction of five ground signs (No previous SMP permit applied for)
  - 2.6. A new concrete slab with trellis and moss rock wall (No previous SMP permit applied for)
  - 2.7. Temporary siting of two family planning trailers. (See 12 November letter from DLU to TRB re file 92/SMA-44)
  - 2.8. Emergency room improvements are primarily interior renovations and only the extension fire wall is exterior work which requires an SMP permit. (No previous SMP permit applied for)

Waianae Coast Comprehensive Health Center  
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14 October 1993

3. Phase three construction is shown on the attached drawing SP-3 and will include construction of:
  - 3.1 Relocation and expansion of the existing Administration Building (existing SMP permit granted #86/SMA-19 for relocation, existing SMP permit granted #92/SMA 44 for expansion) and relocation of two other buildings to lower campus parcel 8-6-01:46. (No previous SMP permit applied for)
  - 3.2 New Family Practice Medical Building (existing SMP permit granted #86/SMA-19)
  - 3.3 Development of a Native Hawaiian Health Village including an open pavilion (existing SMP permit granted #86/SMA-19), a practitioner's building and three seminar cottages (No previous SMP permit applied for)
  - 3.4 Construction of the mid campus development including a new parking lot. (No previous SMP permit applied for)
  - 3.5 Construction of a one story building to house the existing WCCHC nutritional education program. (No previous SMP permit applied for)
  - 3.6 Construction of a one story buildings to house the existing WCCHC women/infant/children (WIC) program. (No previous SMP permit applied for)
  - 3.7 Construction of a one story buildings to house the existing WCCHC maintenance operations. (No previous SMP permit applied for)
  - 3.8 Relocation and permanent siting of the two family planning trailers noted in item 2.7 to the mid-campus parking lot. (No previous SMP permit applied for)
  - 3.9 The construction of two ground signs (No previous SMP permit applied for)
4. Phase four construction is shown on the attached drawing SP-4 and will include construction of:
  - 4.1 A new medical outpatient building (No previous SMP permit applied for).
  - 4.2 Construction of a building on parcel 8-6-01:03 along Farrington highway. (No previous SMP permit applied for)

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- 4.3 Construction of a permanent support building on lower campus parcel 8-6-01:46. (No previous SMP permit applied for)
- 4.4 Relocation and permanent siting of two portable administration buildings listed in item 3.1 above to the mid-campus parking lot. (No previous SMP permit applied for)

C. TECHNICAL CHARACTERISTICS:

1. Use Characteristics:

The existing Health Center Campus is divided into two groups with the lower campus facilities along Farrington Highway (parcels 8-6-01:40, 41 & 46) and the upper campus facilities located on a knoll above (parcel 8-6-01:03). The upper campus houses the medical core including administration, emergency, clinic, radiology and laboratory facilities. Below this cluster is the lower campus including an adult day health center, physical therapy and WIC nutrition facilities.

1.1 Currently the upper campus of WCCHC contains approximately 19,437 square feet of building area.

1.2 Phase two construction will include:

1.2.1 A new 4,200 SF medical laboratory and dental clinic is planned to replace the existing laboratory and dental facilities in the existing clinic. The relocation of the laboratory and dental facility is also motivated by the need for more exam rooms which would be developed in the vacated space.

The structure is planned as a single story, free standing building. The building is to be located in the existing parking lot adjacent to the existing emergency care building in the upper campus development. This proximity to the existing emergency room is critical due to the laboratory's 24 hour operation and frequent staff visits. The building fronts onto a covered pedestrian mall leading to the clinic's main entrance. This mall will provide additional outdoor waiting area for the laboratory and dental clinic. See Exhibit C, Sheet 2.1.

1.2.2. A new parking lot and retaining wall containing approximately 51 parking stalls will be constructed on the hillside above the existing upper campus parking lot.

Waianae Coast Comprehensive Health Center  
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- 1.2.3. Relocation of six portable buildings from Kapiolani Community College to be used as the "Ola Loa Ka Na'auao" Health Academy to be run in partnership with both Kapiolani and Leeward Community Colleges. The health academy will develop a training center to assist more Waianae residents with finding jobs in health care. See Exhibit C, Sheet 2.3.
- 1.2.4. Construction documents for the Waianae Coast Community Mental Health Center have been completed. A new approximately 11,000 square foot building has been designed and permitted. Funds are currently being sought to complete construction. See Exhibit C, Sheet 2.4.
- 1.2.5. The proposed exterior five ground signs will be indirectly illuminated and will replace the existing illuminated sign along the Farrington Highway side of the property. Construction of the proposed sign will require demolishing the existing sign. See Exhibit C, Sheet 2.5.
- 1.2.6. The proposed wood trellis will be used as a rest area by the staff of the Health Center. The trellis will be located adjacent to the existing clinic building. Construction of the proposed trellis will require minor grading of the existing site to receive a concrete slab and moss rock wall. See Exhibit C, Sheet 2.6.
- 1.2.7. The proposed trailers will be used as office space and storage for existing Health Center programs. There will be no patient care conducted in the trailers. The trailers will require minor modification to infill one end of each trailer. Wood stairs and a ramp will need to be constructed to access the entry doors of the trailers. Each trailer has a 20,000 BTU package air conditioner at one end and its own electrical/telephone system that needs to be externally connected to a main source of power and telephone panel.

Trenching for utilities from the trailers to the existing Health Center will be necessary. Minor grading for pier foundations at the proposed trailer site will be required and a permit will need to be obtained. A retaining moss rock wall will be constructed behind the trailers. See Exhibit C, Sheet 2.7.

Waianae Coast Comprehensive Health Center  
SMP Application  
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1.2.8 Emergency room improvements will include interior renovations of the existing laboratory and dental clinic areas into a special procedures area and a mental health/ occupational medicine space. In addition a firewall will be constructed between the existing central waiting area and emergency building.

1.3. Phase three construction will include:

1.3.1 Three existing portable buildings in the upper campus development are planned to be relocated to allow for the construction of the Family Practice Medical Building. The larger of the three existing portable buildings will be enlarged to house the Health Center's administration. The two smaller of the existing portable buildings will be relocated to lower campus sites where they will be used for non clinical use such as research, home health or daycare.

1.3.2 The Family Practice Medical Building is planned as a three story wood framed building containing approximately 7,210 square feet per floor for a total area of approximately 21,630 square feet. The building will house a family practice medical clinic, the physical therapy department and office space. The building will be located adjacent to the existing upper campus medical complex in a space currently occupied by three portable buildings used for business and administration. The Family Practice Medical Building will share existing parking and medical facilities as well as the proposed medical laboratory. See Exhibit C, Sheet 3.2.

1.3.3 The design for the Native Hawaiian Health Village includes an open meeting pavilion, a traditional healers building, and three seminar cottages. The complex is programmed to include approximately 7,500 square feet of floor space in the five buildings. The Health Village is envisioned as collection of smaller buildings in a largely natural setting, separated from the upper campus by an existing ravine. See drawing on sheet 3.3. The upper parking lot constructed in phase 2 will be expanded to provide approximately 52 additional parking stalls for use by this facility.

1.3.4 Construction of the mid campus parking lot with approximately 67 parking spaces for the use of the proposed mid campus buildings.

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14 October 1993

- 1.3.5 Construction of a one story office type building approximately 3,000 SF to house the existing WCCHC nutritional education program.
- 1.3.6 Construction of a one story office type building approximately 2,600 SF to house the existing WCCHC women/infant/children (WIC) program.
- 1.3.7 Construction of a one story office type building approximately 2,700 SF to house the existing WCCHC maintenance operations.
- 1.3.8 Relocation and permanent siting of the two trailers noted in item 2.7 to the mid-campus parking lot will serve as the permanent location for the existing family planning office.
- 1.3.9 The construction of two ground signs will be indirectly illuminated and similar in design to those in item 2.5 with lava rock bases.
- 1.4. Phase four construction will include:
  - 1.4.1 A new Five story medical outpatient building is envisioned as an innovative modern medical facility that would include many services generally offered by hospitals but on an outpatient basis. Services would include a new emergency center, radiology, outpatient surgical center, holding bed capacity, birthing center and medical specialty suites. This building is designed as a terraced structure to follow the existing contours of the steep bank on which it is built. See drawing on sheet 4.1.
  - 1.4.2 Construction of a 2,000 SF building on parcel 8-6-01:03 along Farrington highway to be used as a non-clinical support building. Possible uses include a business office, purchasing or storage.
  - 1.4.3 Construction of a permanent support building on lower campus parcel 8-6-01:46 to replace the portable buildings in item 3.1. This 3,300 SF building will be used non clinical use such as research, home health or daycare.
  - 1.4.4 Relocation and permanent siting of two portable administration buildings listed in item 3.1 above to the mid-campus parking lot where they will be used for administrative functions.

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993

2. Physical Characteristics are shown on exhibit B, site plans sheets, SP-1 through SP-4.
3. Construction Characteristics are shown on exhibit C, building information
4. Utility Requirements
  - 4.1 The upper campus is served by an existing 3" water line which should be adequate for phase 2 & 3 work. Each of the lower campus parcels are served by individual water meters believed to be 1 1/2" each.
  - 4.2 An electrical master plan has been completed for the project. A new transformer, switchboard and underground distribution system for the upper campus (parcel 8-6-01:03) will be completed under phase 2 of this project. A new emergency generator and above ground fuel tank will be installed under phase 3 of this project.
  - 4.3 Gas service via truck is currently used for hot water and to power the existing emergency generator. In phase 3 the existing gas tank and emergency generator will be relocated to the lower campus and the water heating will be converted to electric power.
5. Liquid Waste Disposal
  - 5.1 WCCHC is currently served by an on-site cesspool.
  - 5.2 WCCHC is currently contracting to install a sewer main along Farrington Highway to connect the four parcels to the city sewer system.
  - 5.3 The upper campus and all proposed construction will be connected to the city sewer system under phase 2 work.
6. Solid Waste Disposal
  - 6.1 Solid waste generated by the proposed improvements will be disposed utilizing a private refuse firm.
7. Access to the Site
  - 7.1 Access to the upper campus (parcel 8-6-01:03) will continue from 2 driveways from Maillili road.
  - 7.2 Access to the lower campus sites (parcels 8-6-01:40,41,46) will continue to be directly off of Farrington Highway.

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993

D. ECONOMIC & SOCIAL CHARACTERISTICS:

1. Parcel 8-6-01:03 is owned by the State of Hawaii, Department of Land and Natural Resources, and is leased to the Waianae District Health and Hospital Board, Inc. for the specific use of Waianae Coast Comprehensive Health Center. This upper campus land is controlled by WCCHC under a 65 year lease from the State DLNR.

The lower campus parcels (8-6-01:40,41 & 46) are owned by the State of Hawaii, Department of Hawaiian Homelands, and are leased to the Waianae District Health and Hospital Board, Inc. for the specific use of Waianae Coast Comprehensive Health Center for a 40 year period. Waianae Coast Comprehensive Health Center has subleased parcel 40 to the Waianae Coast Community Mental Health Center.

- 1.1 WCCHC's Five-Year Facility Plan is arranged to expand and consolidate clinic activities on the land it controls under the DLNR lease, primarily the upper campus with some mid campus development. The Five-Year Facility Plan calls for the lower campus to be developed in joint ventures with other organizations to share the land lease costs.
- 1.2 Phase two construction will begin in late 1993 and take approximately 18 months to complete. Estimated construction costs are as follows:
  - 1.2.1 The 4,200 SF medical laboratory and dental clinic has an estimated construction cost of \$1.2 million.
  - 1.2.2. The new parking lot and retaining wall have an estimated construction cost of \$350,000.
  - 1.2.3. Relocation of six portable buildings from Kapiolani Community College to be used as the "Ola Loa Ka Na'auao" Health Academy have an estimated construction cost of \$542,000.
  - 1.2.4. The Waianae Coast Community Mental Health Center has an estimated construction cost of \$ 2.2 million.
  - 1.2.5 The proposed exterior five ground signs have an estimated construction cost of \$9,700.
  - 1.2.6 The proposed wood trellis has an estimated construction cost of \$8,800.

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993

- 1.2.7 The proposed trailers have an estimated construction cost of \$53,000.
- 1.2.8 The proposed Emergency room improvements have an estimated construction cost of \$275,000.
- 1.3. Phase three construction will begin in 1995 and take approximately 2 years to complete.
  - 1.3.1 Relocation and expansion of the larger of the three existing portable buildings has an estimated construction cost of \$500,000. Relocation of the two smaller of the existing portable buildings to lower campus sites has an estimated construction cost of \$65,000.
  - 1.3.2 The Family Practice Medical Building has an estimated construction cost of \$2.5 million.
  - 1.3.3 The 7,500 square feet Native Hawaiian Health Village including an open meeting pavilion, a traditional healers building, and three seminar cottages has an estimated construction cost of \$937,500. The expansion of the upper parking lot to provide approximately 52 additional parking stalls has an estimated construction cost of \$230,000.
  - 1.3.4 Construction of the mid campus development parking lot with approximately 67 parking spaces has an estimated construction cost of \$400,000.
  - 1.3.5 Construction of a one story nutritional education building has an estimated construction cost of \$375,000.
  - 1.3.6 Construction of a one story women/infant/children (WIC) building has an estimated construction cost of \$325,000.
  - 1.3.7 Construction of a one story maintenance building has an estimated construction cost of \$338,000.
  - 1.3.8 Relocation and permanent siting of the two family planning trailers has an estimated cost of \$50,000.
  - 1.3.9 The construction of two ground signs have an estimated construction cost of \$3,880.

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993

- 1.4. Phase four construction is expected to begin in 1998 and will be completed in two years.
  - 1.4.1 The new Five story medical outpatient building includes approximately 20,000 SF of patient care area and approximately 12,000 SF of enclosed parking. The complex has an estimated construction cost of \$ 8 million.
  - 1.4.2 The 2,000 SF building on parcel 8-6-01:03 has an estimated construction cost of \$250,000.
  - 1.4.3 Construction of a permanent 3,300 SF support building on lower campus parcel 8-6-01:46 has an estimated construction cost of \$413,000.
  - 1.4.4 Relocation and permanent siting of two portable administration buildings has an estimated construction cost of \$65,000.
2. Waianae Coast Comprehensive Health Center is dedicated to providing high quality health services to the leeward community and recognizes the need for expansion space for employees which will address their current and future needs.

D. ENVIRONMENTAL CHARACTERISTICS:

1. Soils
  - 1.1 The Waianae Coast Comprehensive Health Center is situated on a gentle sloping site overlooking Farrington Highway and the Waianae coastline. Soils are predominately rocky.
2. Topography
  - 2.1 The WCCHC campus fronts Puu Maililili, which rises behind the center to an elevation of 723 feet. The upper campus is located on a plateau approximately 80 feet above mean sea level.
3. Water Quality
  - 3.1 On-site storm water moves through existing swales, inlets, trench drains, lined concrete trenches and underground pipe systems, and discharges into Maililili Channel which discharges into the ocean.

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993

3.2 A drainage report prepared by David K. Wong, Ph.D., P.E., dated October 8, 1992, has been submitted previously. The report indicates that the existing drainage structures area adequate for current drainage needs, and that landscaping will be used to decrease run-off through the site. No on-site drainage problems are anticipated.

4. Flood Hazards

4.1 The Federal Floor Insurance Rate Map (FIRM), revised September 28, 1990, designates the project area within Zone D, areas in which floor hazards are undetermined. This zone is not designated as a Flood Hazard District under the Land Use Ordinance.

III. AFFECTED ENVIRONMENT

A. Surrounding Area:

1. The proposed development falls within the I-2 (Intensive Industrial District) zone. The WCCHC is permitted in the I-2 zone as a public use.
2. Under the I-2 zone, front yard setbacks are five feet, side yard and rear yard setbacks are not required. The height limit is 40'.
3. A master plan has previously been submitted to the Department of Land Utilization. The DLU is currently proposing a zoning change to B-2.
4. The proposed development is within all the limits outlined by the zoning code. Total lot coverage and parking are listed in exhibit D.

B. Relationship to Public Lands:

1. The nearest public recreation area is Maili Beach Park and is located makai of Farrington highway. The project is anticipated to have no impact on recreational facilities or shoreline access.
2. No endangered wildlife or plants are known to be located on the project site. Negative impact on the coastal ecosystems are not anticipated.

Waianae Coast Comprehensive Health Center  
SMP Application  
14 October 1993

C. Relationship to Historic, Cultural and Archeological Resources:

1. In a previous SMA approval report dated March 18, 1993 and written by Loretta K.C. Chee, Acting Director of Land Utilization noted, "the Department of Land and Natural Resources (DLNR) commented on November 23, 1992, that 'a single historic site is located at or near the western corner of the parcel'".
2. An Archaeological Assessment of all four parcels of the site has been recently conducted by the anthropology Department of the Bishop Museum. The attached post field summary letter dated 2 December 1993 concludes "Based on the absence of surface and subsurface archaeological remains, we recommend that no further work in these parcels in necessary."

D. Costal Views:

1. Although the Health Center is visible from Farrington Highway, it is located on the mauka side of the street. The upper campus buildings on parcel 8-6-01:03 and the mid campus development will take place largely behind the existing buildings and should have little visual impact. The lower campus buildings along Farrington highway including the new five story medical outpatient building and the 2,000 SF building on parcel 8-6-01:03 will be more visible. The medical outpatient building is terraced into the hill and heavily landscaped to minimize the visual impact.
2. The lower campus development on parcels 8-6-01:40 & 41 will also take place largely behind existing buildings. The Waianae Community Mental Health Center will be more visible.

WCCHC:SMAPERMT2.NAR

BISHOP MUSEUM



CELEBRATING A  
CENTURY OF DISCOVERY

RECEIVED  
DEC - 3 1993

TRB/ARCHITECTS

December 2, 1993

Mr. Kent Royale  
TRB Architects Ltd.  
Pauahi Towers, Suite 1110  
1001 Bishop Street  
Honolulu, HI 96813

SUBJECT: *Post field summary for Archaeological Assessment of TMK:6-01:03, 40, 41, 46,  
Wai'anae O'ahu.*

Dear Kent,

This letter is in response to our phone conversation on December 1st, 1993 and summarizes the results of field investigations conducted on November 17th and 18th, 1993, on the above parcels. A formal report will follow at a later date, as Dr. Dixon has agreed.

No surface archaeological features were found during our reconnaissance survey of the parcels. Any cultural remains that may have been present have been obliterated by previous landscaping, grading and construction of dirt roads.

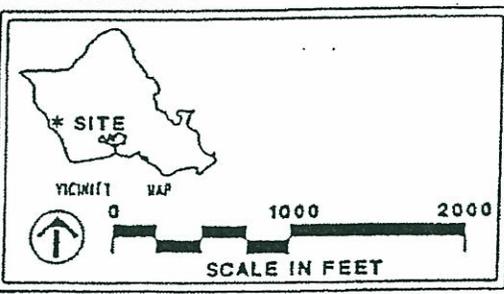
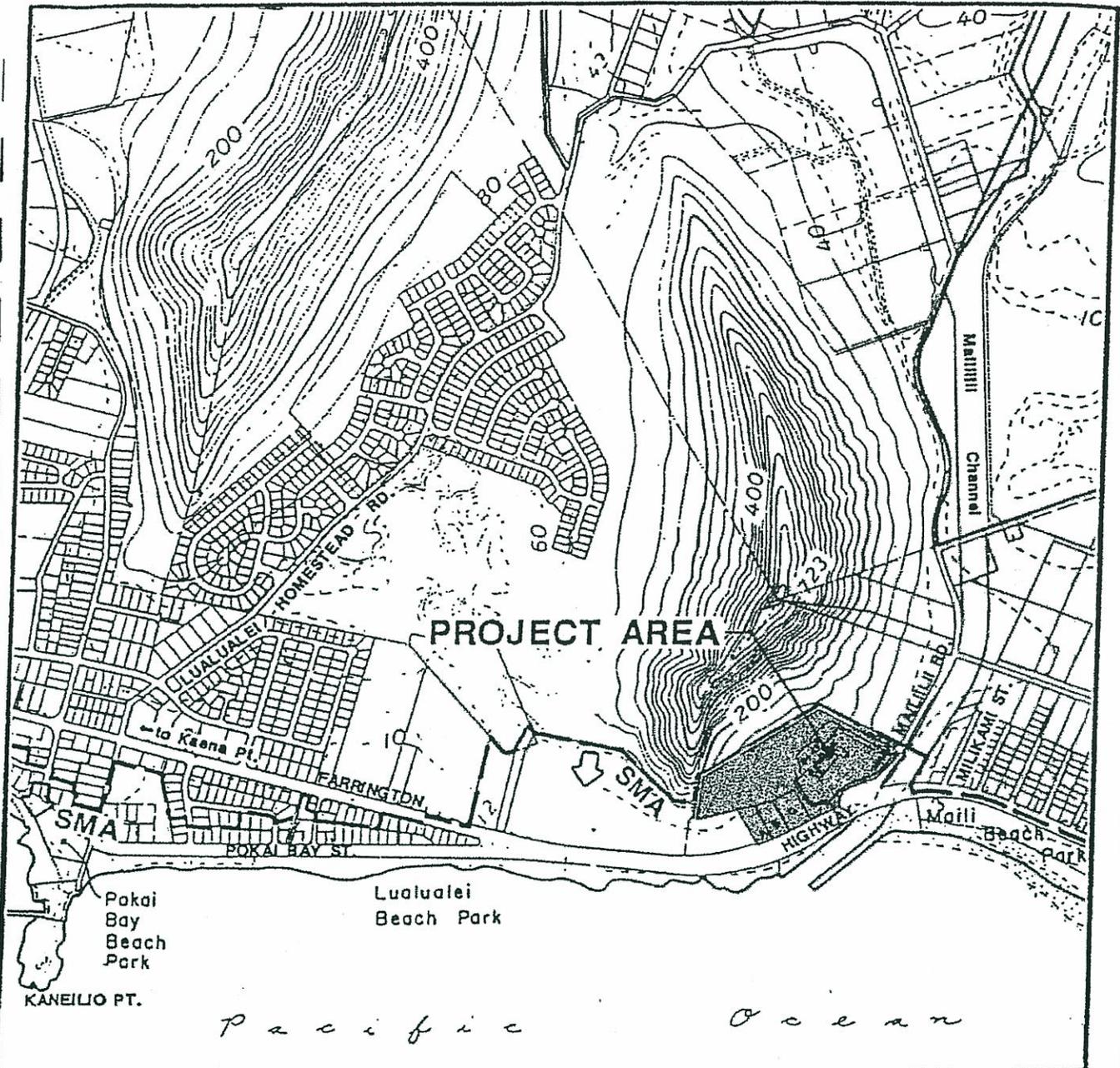
Exposed road cuts in the project area were examined for subsurface cultural components. No evidence of cultural materials or features were observed in the road cuts. Based on the absence of surface and subsurface archaeological remains, we recommend that no further work in these parcels is necessary.

If you have questions regarding this information, please contact Dr. Dixon or myself in Honolulu at 847-8279 or 847-8220.

Mahalo nui loa,

Stephan D. Clark, Assistant Supervisory Archaeologist  
Anthropology Department  
Bishop Museum

cc. Mike Tweedell  
cc. Myrna Hardin



**LOCATION MAP**

**WAIANAE**

LEGEND

— SMA BOUNDARY LINE

TAX MAP KEY: 8-6-1:3,40,41,46

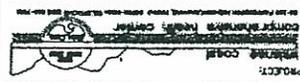
**TRB ARCHITECTS, LTD.**  
 P.O. Box 1000, 344 100 1001 Waianae Street  
 Honolulu, Hawaii 96813 Phone 808-529-2070 Fax 523-1264

LOCATION MAP  
 EXHIBIT A: SMA PERMIT: 14 OCT '93

waianae coast  
 comprehensive health center  
 14-1001 FARRINGTON HIGHWAY WAIANAE, HAWAII 96813 TEL: 808-529-2070



PROJECT: Waianae Coast Comprehensive Health Center  
 ARCHITECTS: TTRB ARCHITECTS, LTD.  
 PROJECT NO. 1001001  
 DRAWING NO. 1001001-001  
 DATE: 10/15/01



PROJECT NO. 1001001  
 DRAWING NO. 1001001-001  
 DATE: 10/15/01  
 SHEET NUMBER: SP-2  
 SHEET TOTAL: 1 OF 1

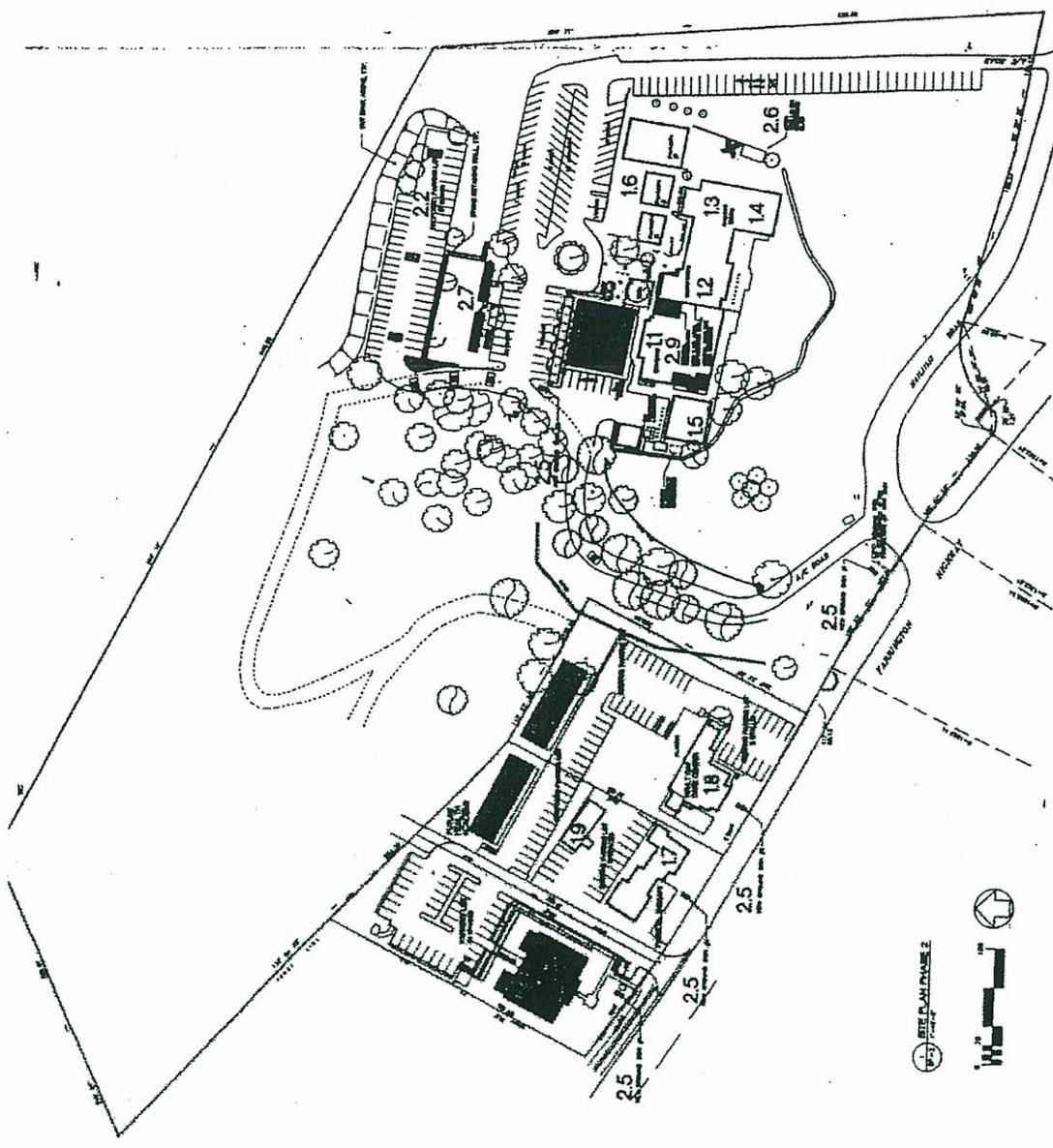
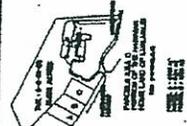
**KEY TO BUILDINGS**

- 01 - EMERGENCY
  - 02 - CENTRAL WAITING
  - 03 - MAIWA CLINIC
  - 04 - MAIWA CLINIC
  - 05 - MAIWA CLINIC
  - 06 - MAIWA CLINIC
  - 07 - ADMINISTRATION BUILDINGS
  - 08 - PHYSICAL THERAPY
  - 09 - ADULT DAY CARE
  - 10 - HEALTH EDUCATION
- PHASE 2 CONSTRUCTION
- 21 - DENTALSURGICAL LABORATORY
  - 22 - FUTURE PHYSIOLOGY & REHABILITATION
  - 23 - FUTURE PHYSIOLOGY & REHABILITATION
  - 24 - FUTURE MENTAL HEALTH CENTER
  - 25 - GROUND SCENE
  - 26 - FUTURE MENTAL HEALTH CENTER
  - 27 - FUTURE MENTAL HEALTH CENTER
  - 28 - EMERGENCY SOCIAL APPOINTMENTS
- PHASE 3 CONSTRUCTION
- 31 - FUTURE ADMINISTRATION BUILDINGS
  - 32 - FUTURE ADMINISTRATION BUILDINGS
  - 33 - NATIVE HAWAIIAN HEALTH ALLIANCE
  - 34 - MD CAMPUS PARKING LOT
  - 35 - FUTURE MAINTENANCE
  - 36 - FUTURE MAINTENANCE
  - 37 - FUTURE MAINTENANCE
  - 38 - RELOCATED TRIALLERS
  - 39 - GROUND SCENE
- PHASE 4 CONSTRUCTION
- 41 - FUTURE OUTPATIENT BLDG
  - 42 - FUTURE BLDG
  - 43 - FUTURE BLDG
  - 44 - RELOCATED ADMINISTRATION BUILDINGS

**LEGEND**

- EXISTING BUILDINGS
- PHASE 1 CONSTRUCTION
- PHASE 2 CONSTRUCTION
- PHASE 3 CONSTRUCTION
- PHASE 4 CONSTRUCTION

**SITE INFORMATION**



PROPOSED SITE PLAN FOR WAIANA COAST COMPREHENSIVE HEALTH CENTER

**TRRB ARCHITECTS, LTD.**  
 1000 Kalia Road, Suite 1000, Honolulu, HI 96813  
 Phone: (808) 935-2200 Fax: (808) 935-1254



**PROJECT:**  
 Waianae Coast  
 Comprehensive Health Center

**REPORT NUMBER:**  
 SP-3  
**DATE:**  
 10/10/2000  
**SCALE:**  
 AS SHOWN  
**PROJECT:**  
 Waianae Coast  
 Comprehensive Health Center

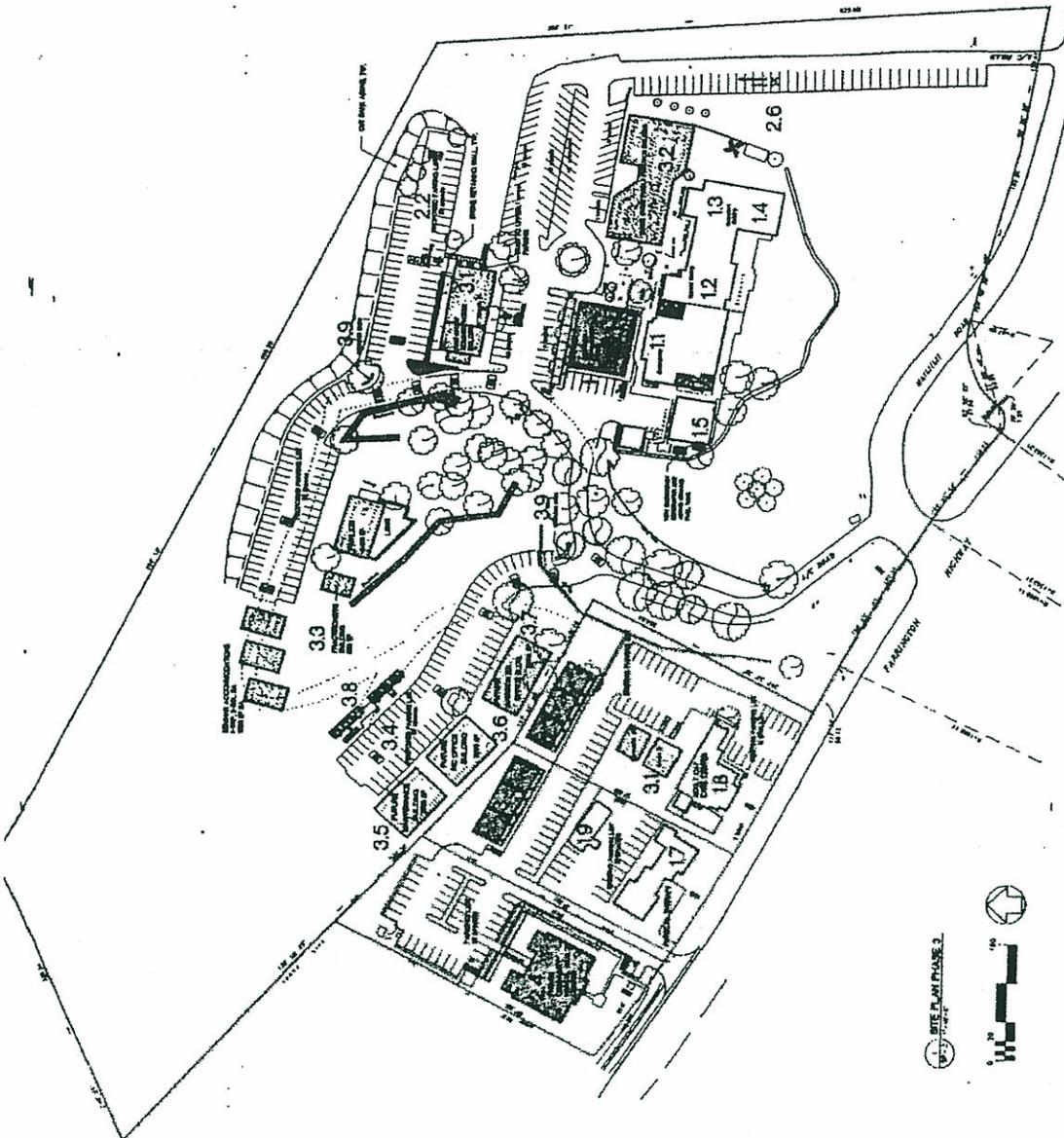
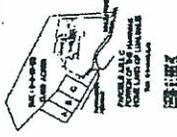
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- 11 - SUBSIDIARY
  - 12 - CENTRAL WAITING
  - 13 - MAJKA CLINIC
  - 14 - DENTAL CLINIC
  - 15 - DENTAL CLINIC
  - 16 - ADMINISTRATION BUSINESS
  - 17 - PHYSICAL THERAPY
  - 18 - ADULT DAY CARE
  - 19 - HEALTH EDUCATION
- PHASE 2 CONSTRUCTION**
- 21 - DENTAL ANAESTHETIC LABORATORY
  - 22 - PATIENT WAITING LOT & RESTROOM WALL
  - 23 - PATIENT WAITING LOT & RESTROOM WALL
  - 24 - FUTURE MENTAL HEALTH CENTER
  - 25 - GROUND SCENE
  - 26 - CONCRETE SLAB & TRENCHES
  - 27 - FUTURE MENTAL HEALTH CENTER
  - 28 - EMERGENCY ROOM IMPROVEMENTS
- PHASE 3 CONSTRUCTION**
- 31 - FUTURE ADMINISTRATION BUILDINGS
  - 32 - FUTURE MAJKA CLINIC
  - 33 - FUTURE HAWAIIAN HEALTH ALLIANCE
  - 34 - 100 CAMPUS PARKING LOT
  - 35 - FUTURE NUTRITION EDUCATION
  - 36 - FUTURE MAINTENANCE
  - 37 - RELOCATED TRAINERS
  - 38 - GROUND SCENE
- PHASE 4 CONSTRUCTION**
- 41 - FUTURE OUTPATIENT BLDG
  - 42 - FUTURE BLDG
  - 43 - FUTURE BLDG
  - 44 - RELOCATED ADMINISTRATION BUILDINGS

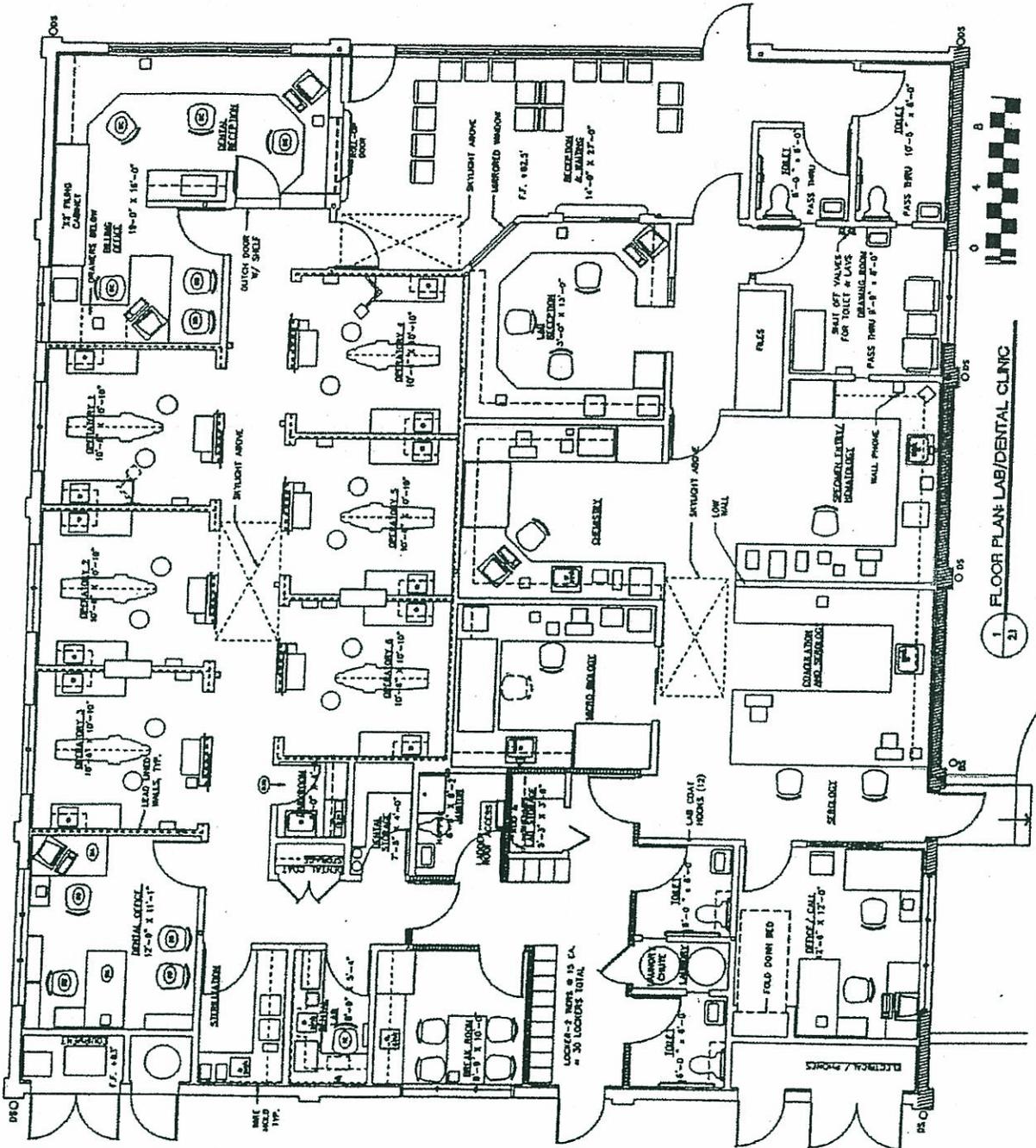
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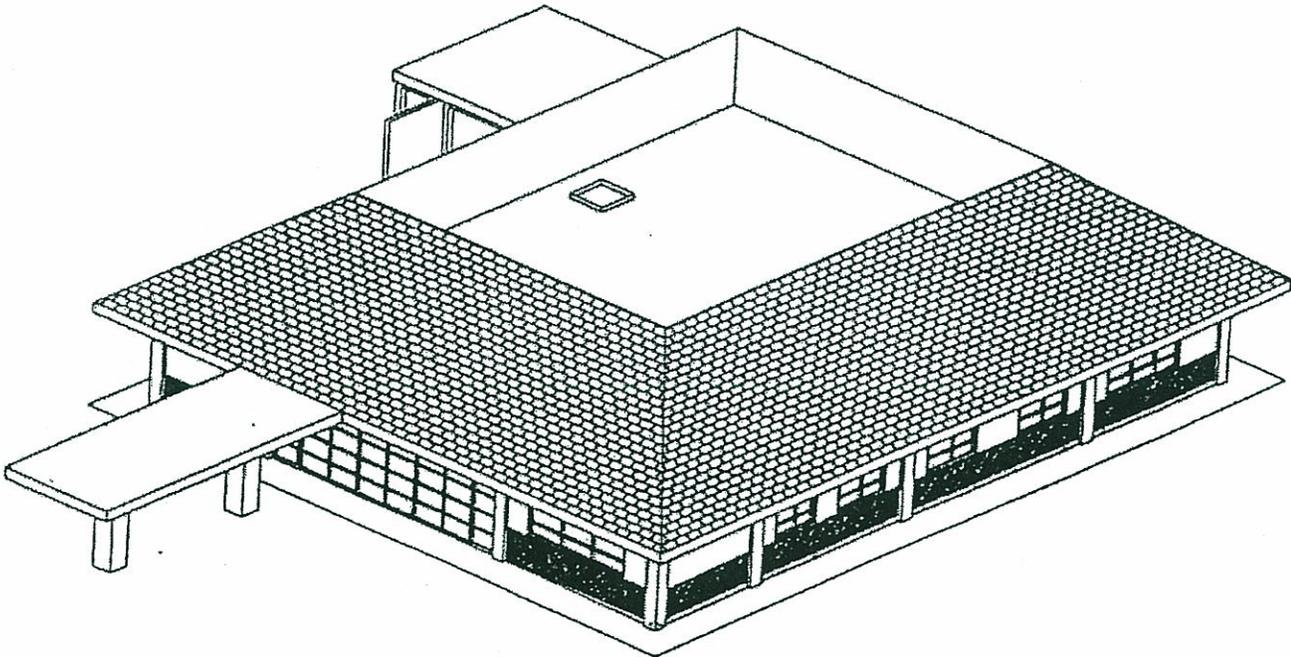
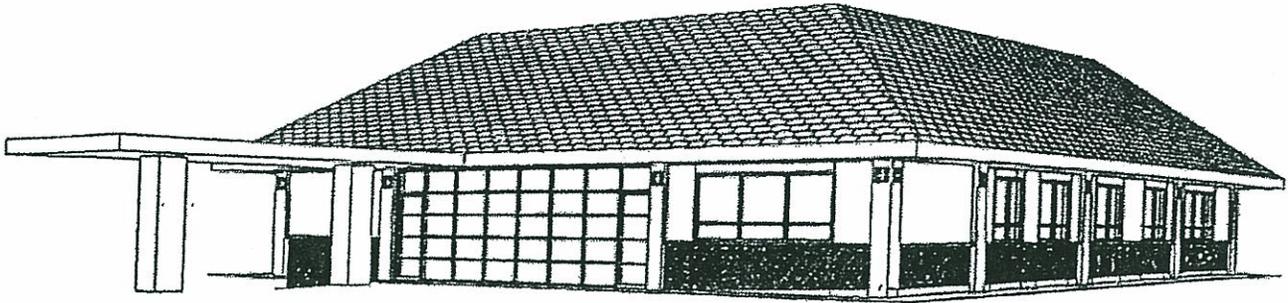
- EXISTING BUILDINGS
- PHASE 2 CONSTRUCTION
- PHASE 3 CONSTRUCTION
- PHASE 4 CONSTRUCTION

**SITE INFORMATION**



**PROPOSED SITE PLAN FOR WAIANAE COAST COMPREHENSIVE HEALTH CENTER**





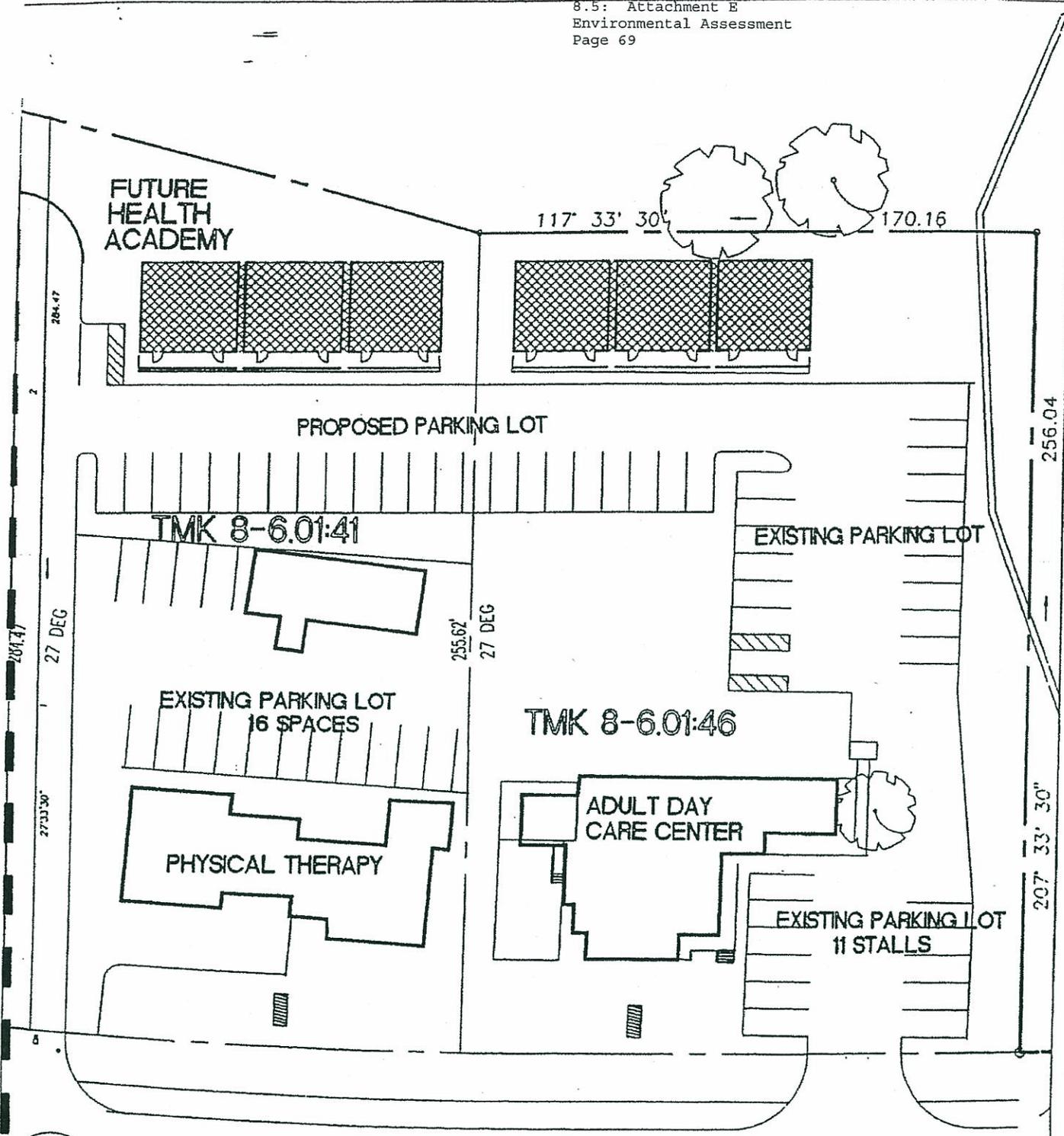
**TRB** ARCHITECTS, LTD.  
Punch Tower, 24th St. 1001 Bishop Street  
Honolulu, Hawaii 96813 Phone 808-521-7070 Fax 823-1264

2.1 - DENTAL/MEDICAL LABORATORY  
PHASE 2 CONSTRUCTION  
EXHIBIT C: SMA PERMIT: 14 OCT '93

waianae coast

comprehensive health center

800-368-8333 FAX 808-261-7000



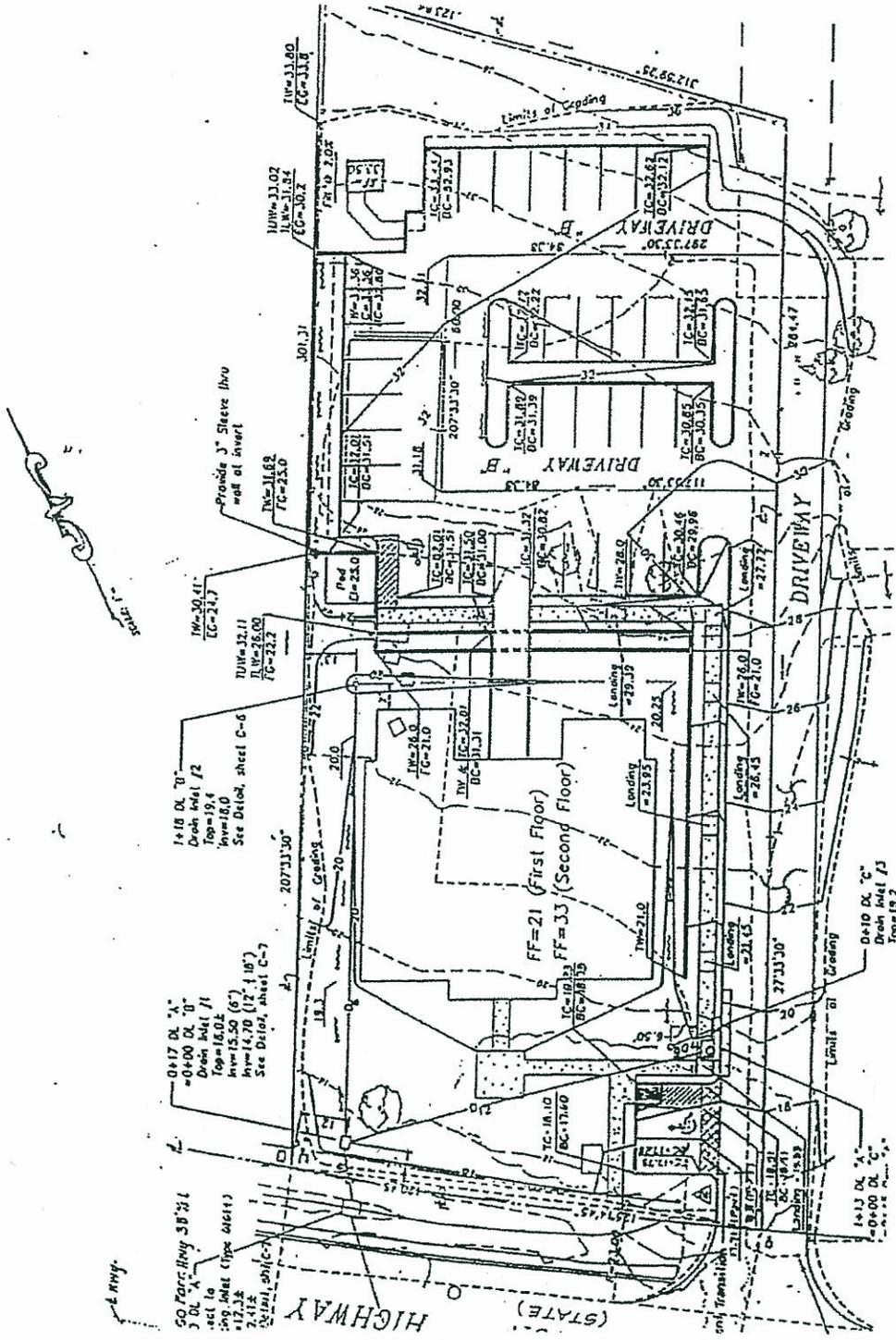
1 HEALTH ACADEMY SITE PLAN  
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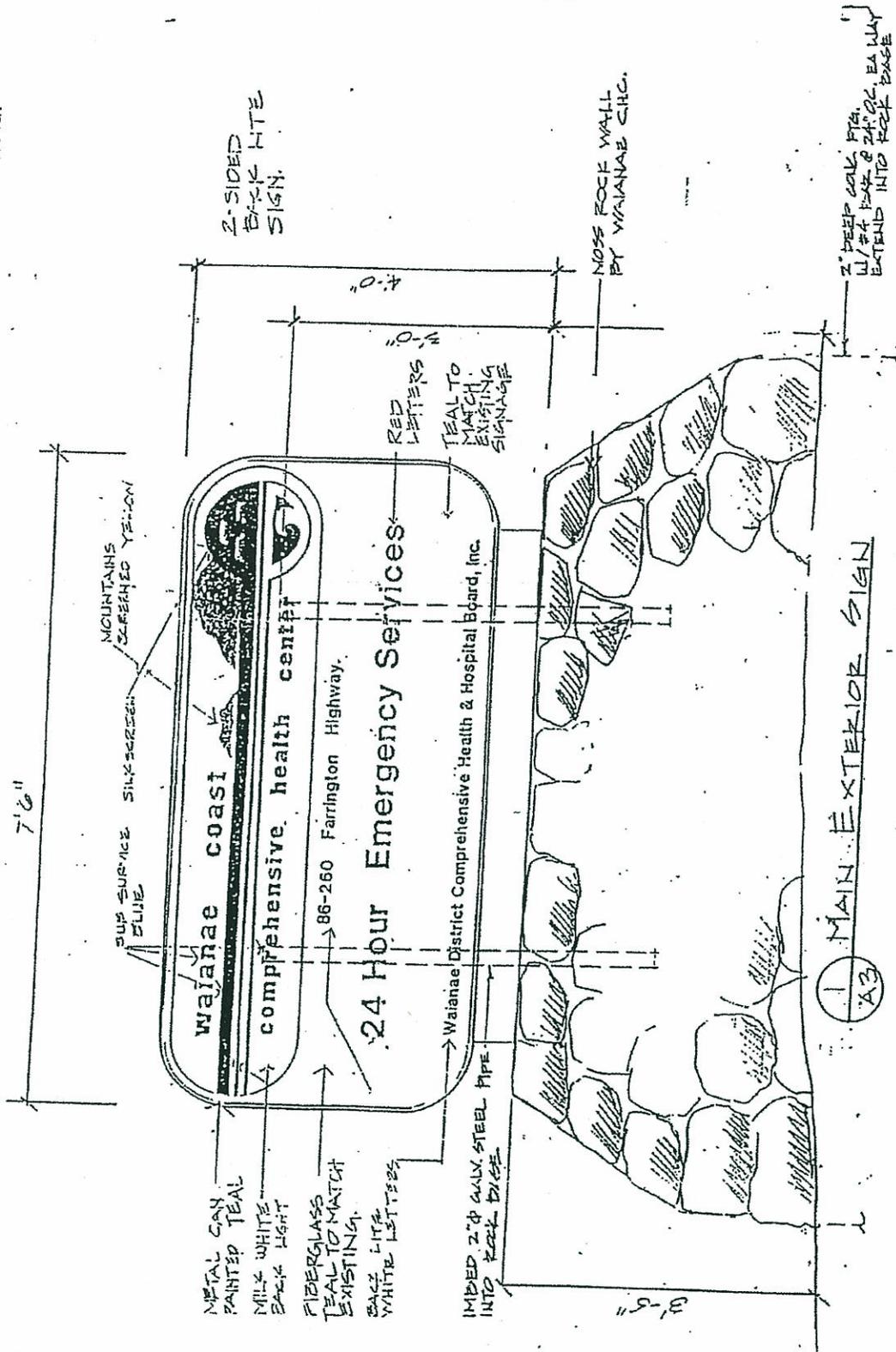
FARRINGTON HWY

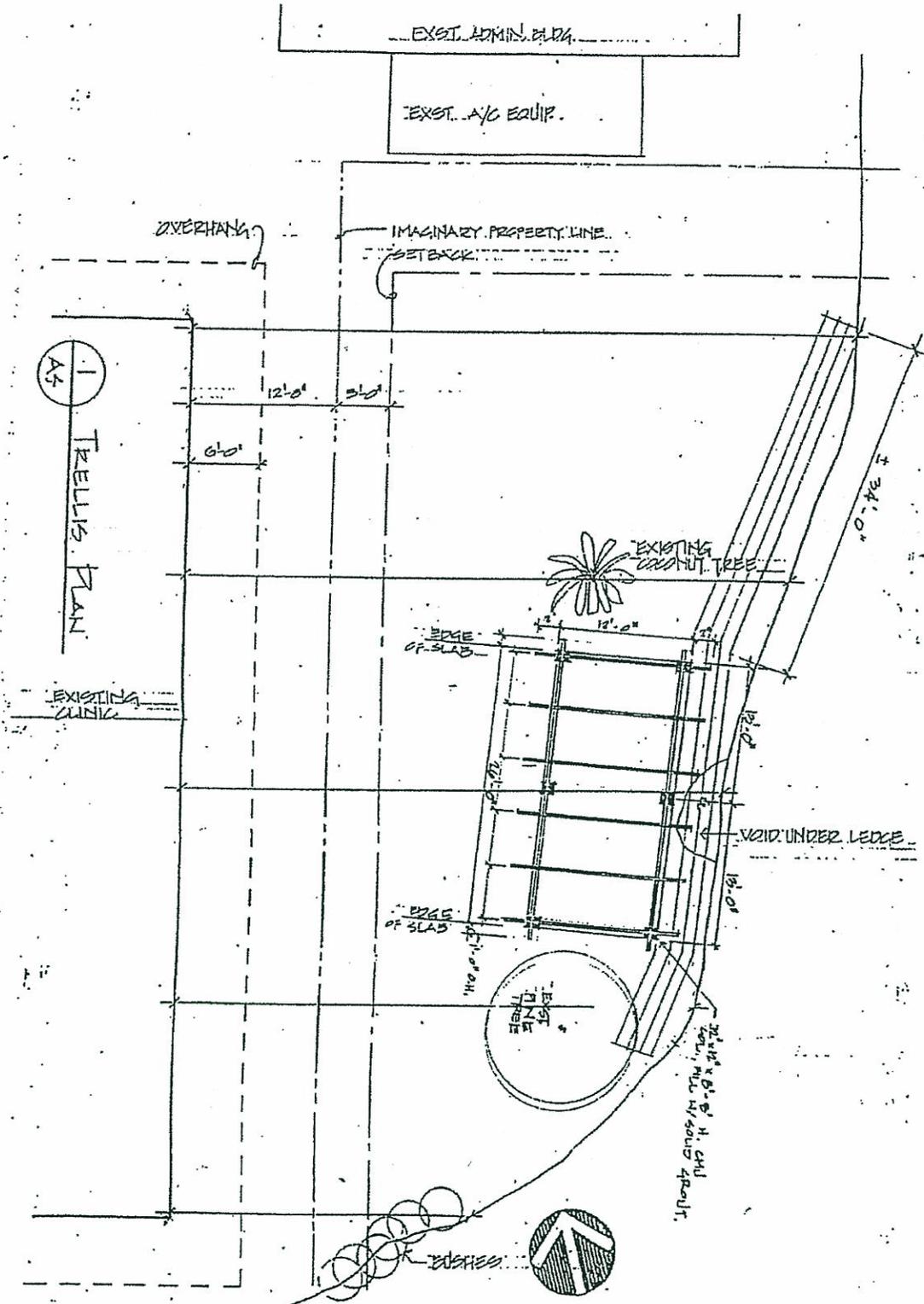
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 Pearl Tower, Suite 810 1001 Bishop Street  
 Honolulu, Hawaii 96813 Phone 808 528-2020 Fax 523-1264

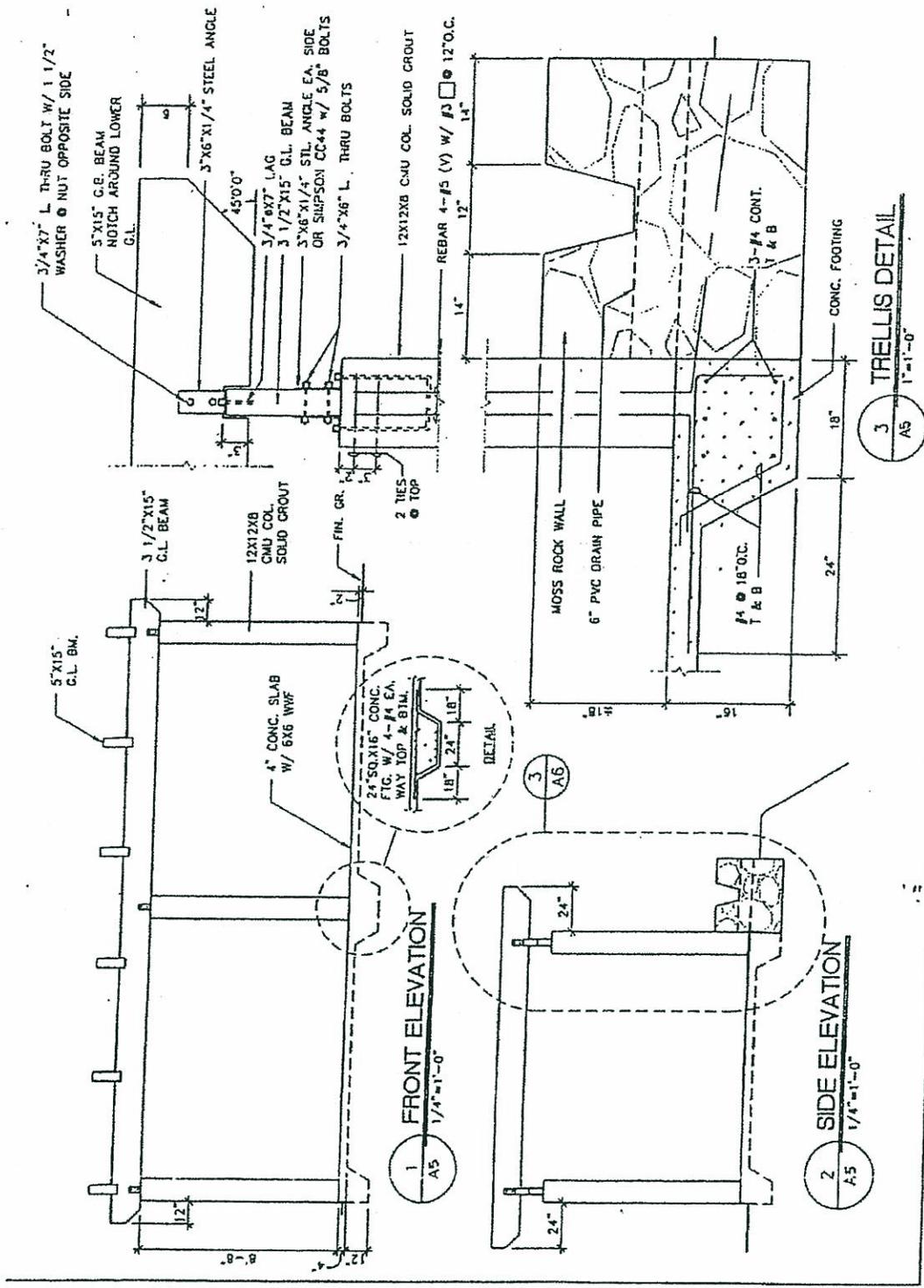
2.3 - FUTURE HEALTH ACADEMY  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

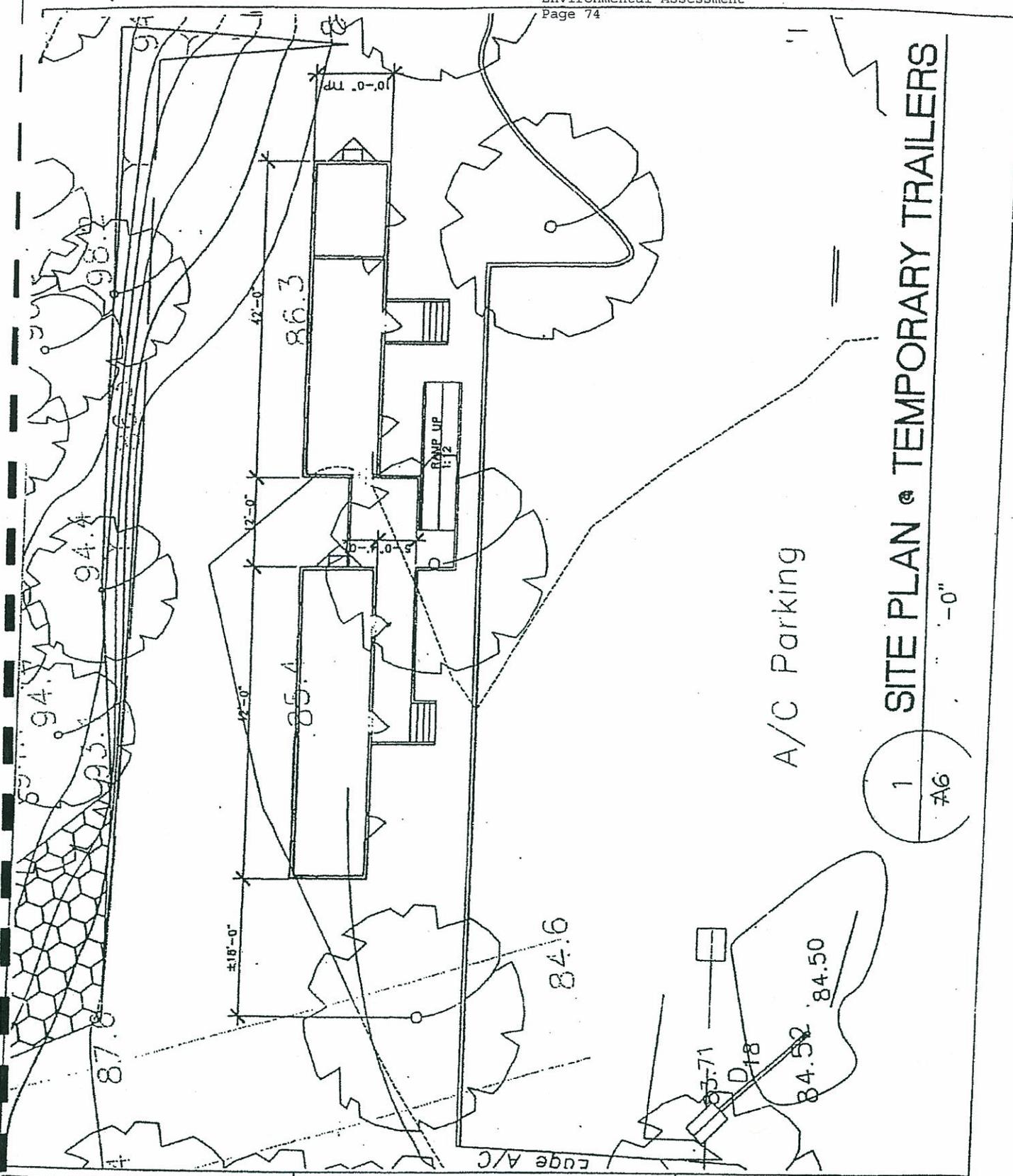
waianae coast  
 comprehensive health center  
 80-180 FARRINGTON HIGHWAY, WAIANAE, HAWAII 96791-1001 TELEPHONE: 808-836-7341





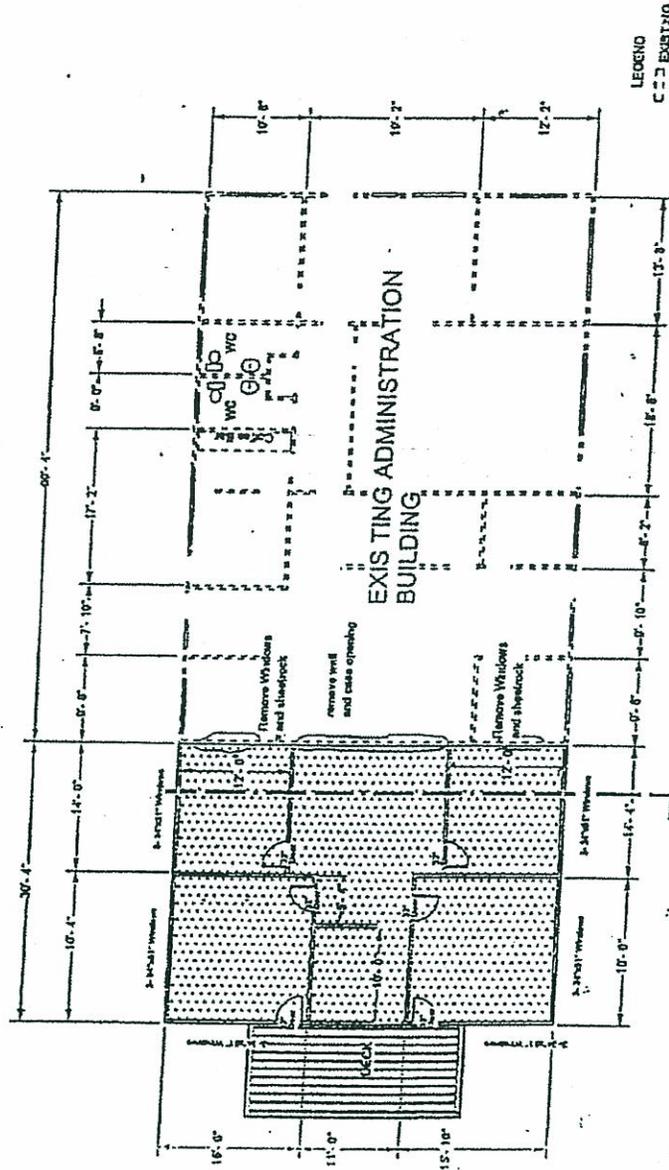






1 SITE PLAN OF TEMPORARY TRAILERS  
 1" = 30'-0"





waianae coast comprehensive health center

ADMINISTRATION BUILDING FLOOR PLAN

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

DATE: 7/0/93

REV:

ADMINISTRATION

**TRB** = ARCHITECTS, LTD.

PO BOX 1000, 340 W. 100th Street, Honolulu, Hawaii 96813 Phone 808 521-2920 Fax 808 521-0244

3.1 - RELOCATED ADMINISTRATION BLDG  
 PHASE 3 CONSTRUCTION  
 EXHIBIT C: SMA PERMIT: 14 OCT '93

waianae coast comprehensive health center

111208 PAPERWORK 112 WEST KAHALA DRIVE, SUITE 100, HONOLULU, HI 96816



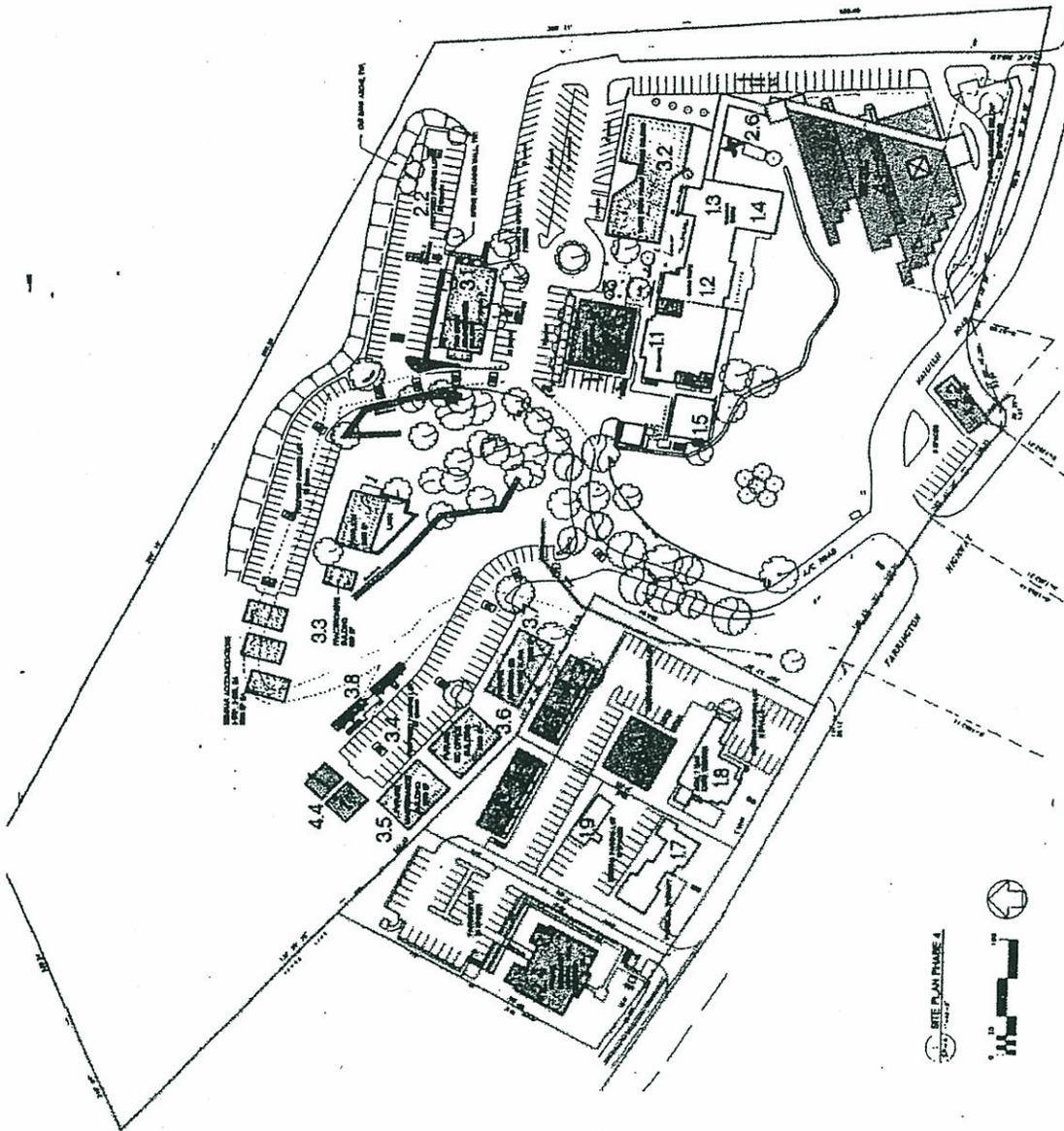
- KEY TO BUILDINGS**
- 11 - EMERGENCY
  - 12 - CENTRAL WAREHO
  - 13 - XRAY CLINIC
  - 14 - XRAY CLINIC
  - 15 - DATA PROCESSING
  - 16 - ADMINISTRATION SERVICES
  - 17 - PHYSICAL THERAPY
  - 18 - HEALTH CARE
  - 19 - HEALTH EDUCATION
  - PHASE 3 CONSTRUCTION
  - 21 - DENTAL MEDICAL LABORATORY
  - 22 - FUTURE HEALTH CARE CENTER
  - 23 - FUTURE HEALTH CARE CENTER
  - 24 - FUTURE HEALTH CARE CENTER
  - 25 - OCCUPANT BLDG
  - 26 - FUTURE HEALTH CARE CENTER
  - 27 - FUTURE HEALTH CARE CENTER
  - 28 - EMERGENCY ROOM IMPROVEMENTS
  - PHASE 3 CONSTRUCTION
  - 31 - RELOCATED ADMINISTRATION BUILDINGS
  - 32 - FUTURE FAMILY PRACTICE
  - 33 - NATIVE HAWAIIAN HEALTH VILLAGE
  - 34 - FUTURE HEALTH CARE CENTER
  - 35 - FUTURE HEALTH CARE CENTER
  - 36 - FUTURE HEALTH CARE CENTER
  - 37 - FUTURE MAINTENANCE
  - 38 - RELOCATED TRAILERS
  - 39 - GROUND SIGNS
  - PHASE 4 CONSTRUCTION
  - 41 - FUTURE OUTPATIENT BLDG
  - 42 - FUTURE BLDG
  - 43 - FUTURE BLDG
  - 44 - RELOCATED ADMINISTRATION BUILDINGS

**LEGEND**

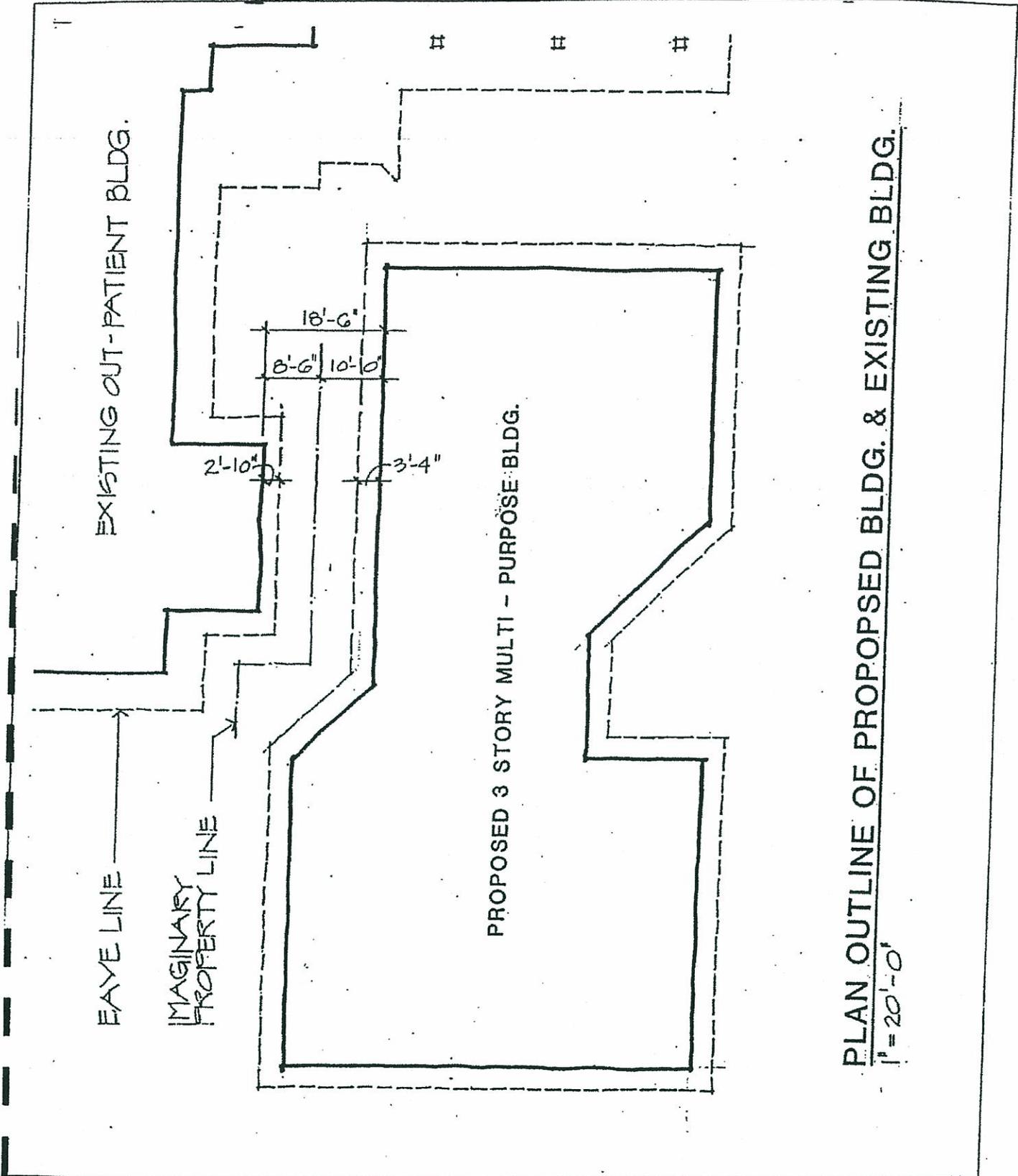
- EXISTING BUILDINGS
- PHASE 1 CONSTRUCTION
- PHASE 2 CONSTRUCTION
- PHASE 3 CONSTRUCTION
- PHASE 4 CONSTRUCTION

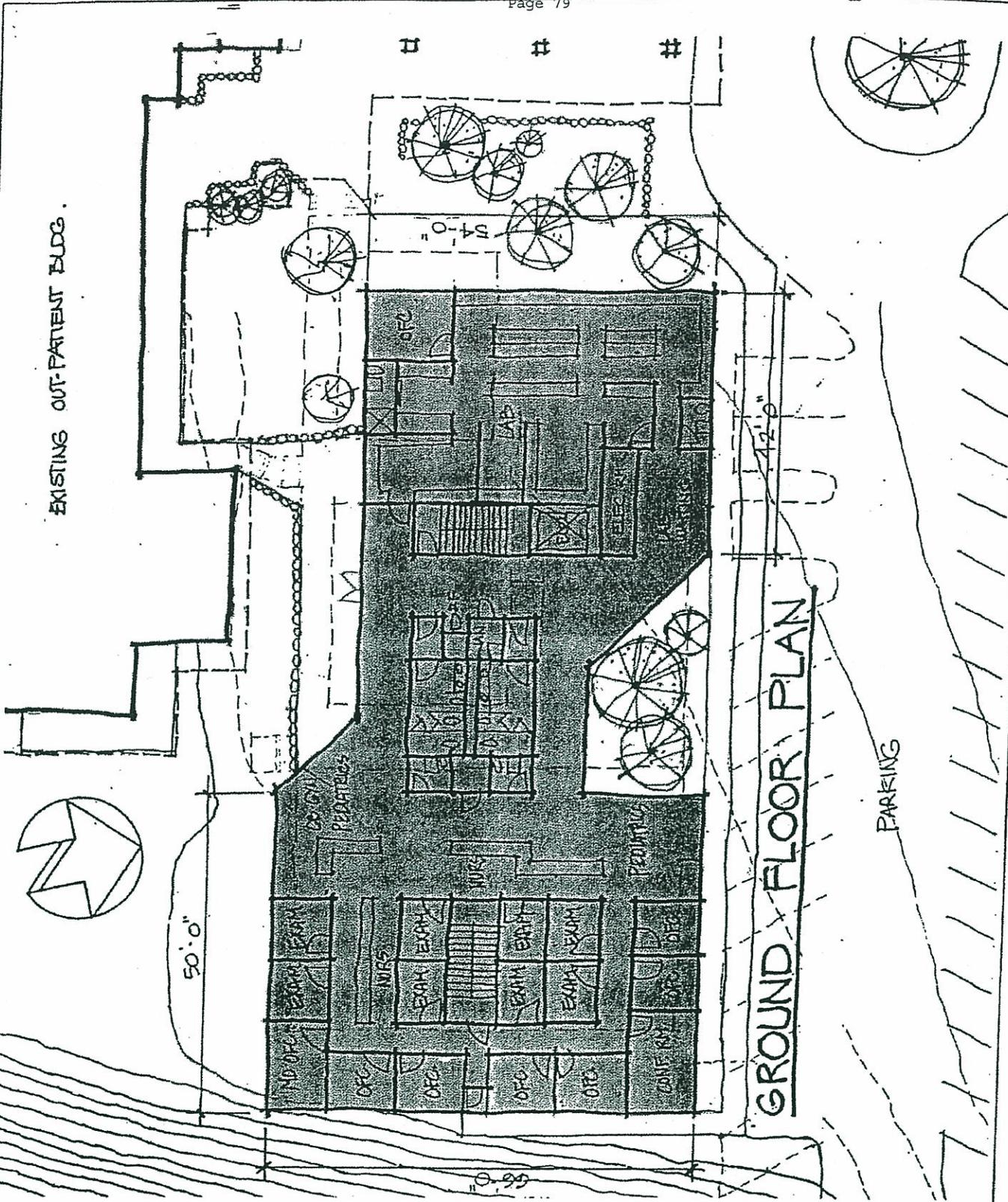
**SITE INFORMATION**

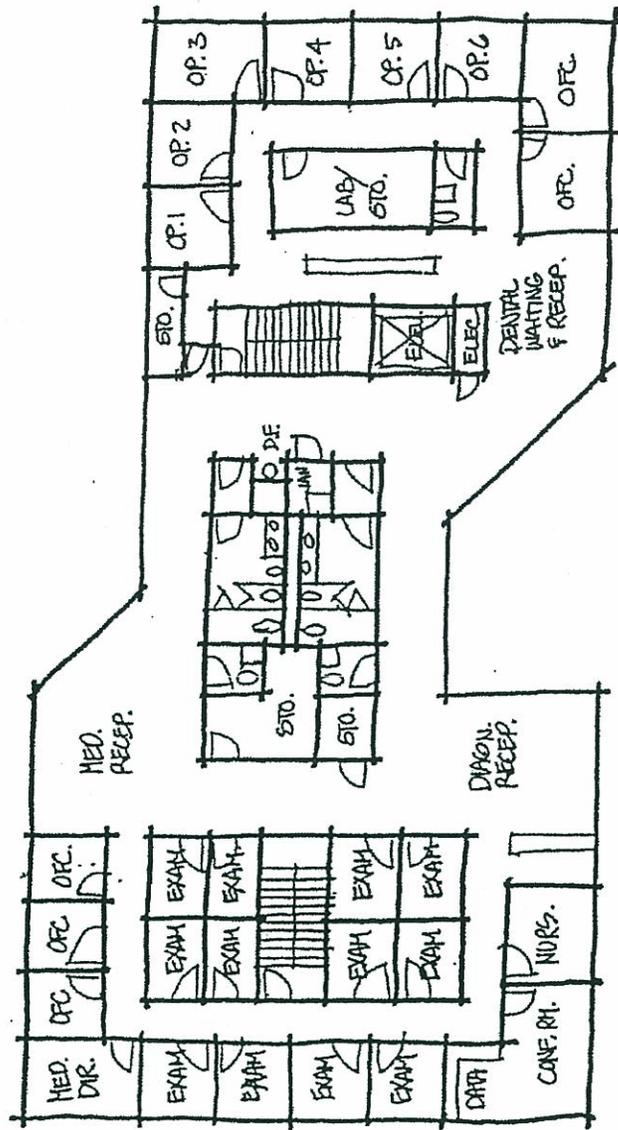
SCALE: 1" = 200'



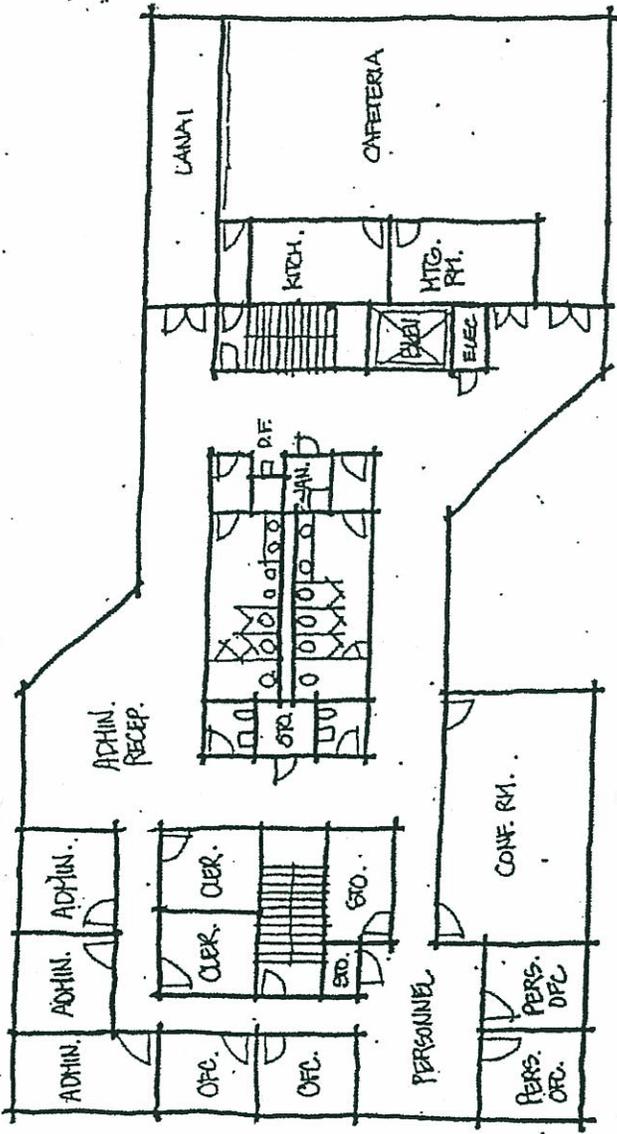
PROPOSED SITE PLAN FOR WAIANAE COAST COMPREHENSIVE HEALTH CENTER



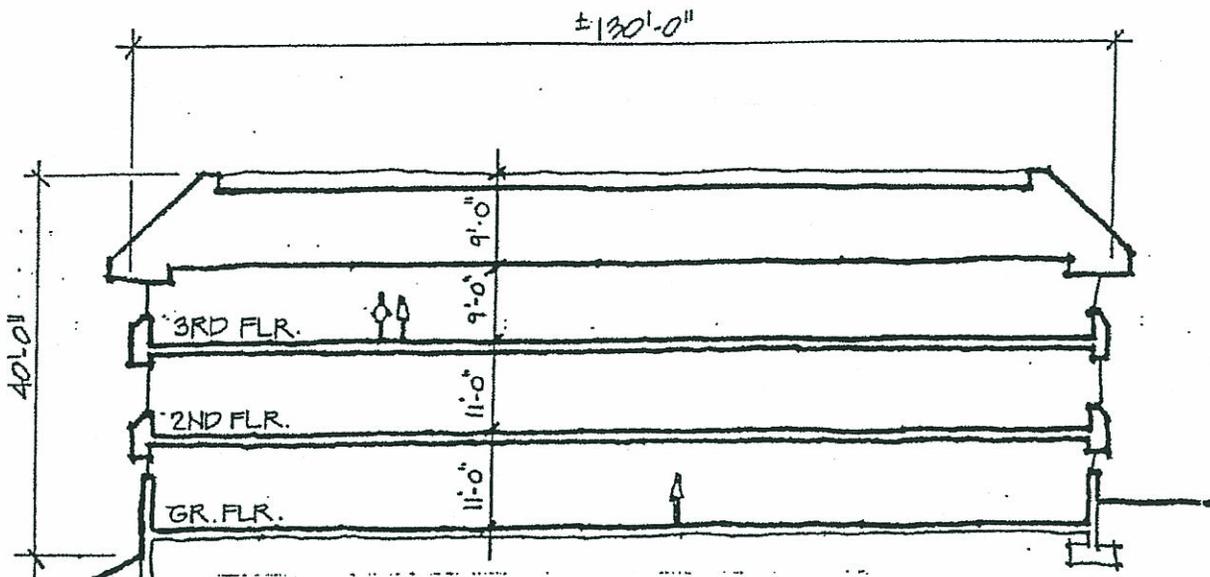




SECOND FLOOR PLAN

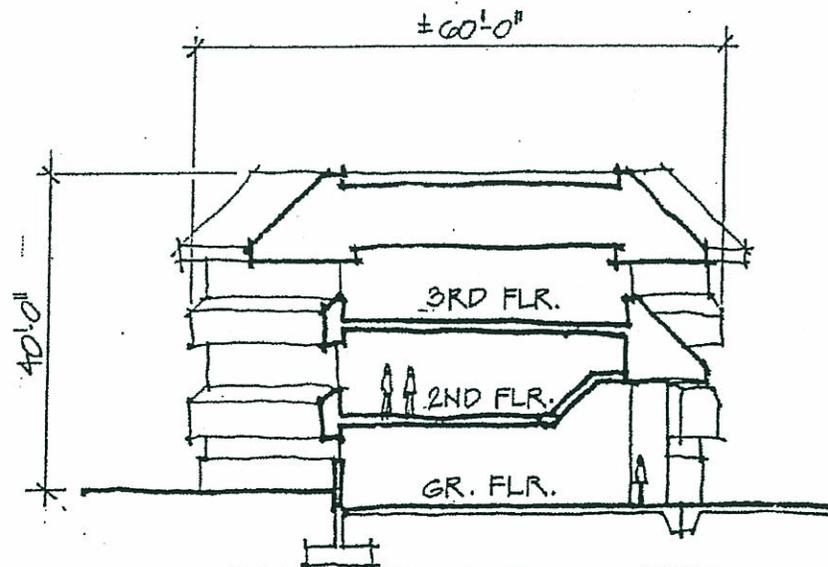


THIRD FLOOR PLAN



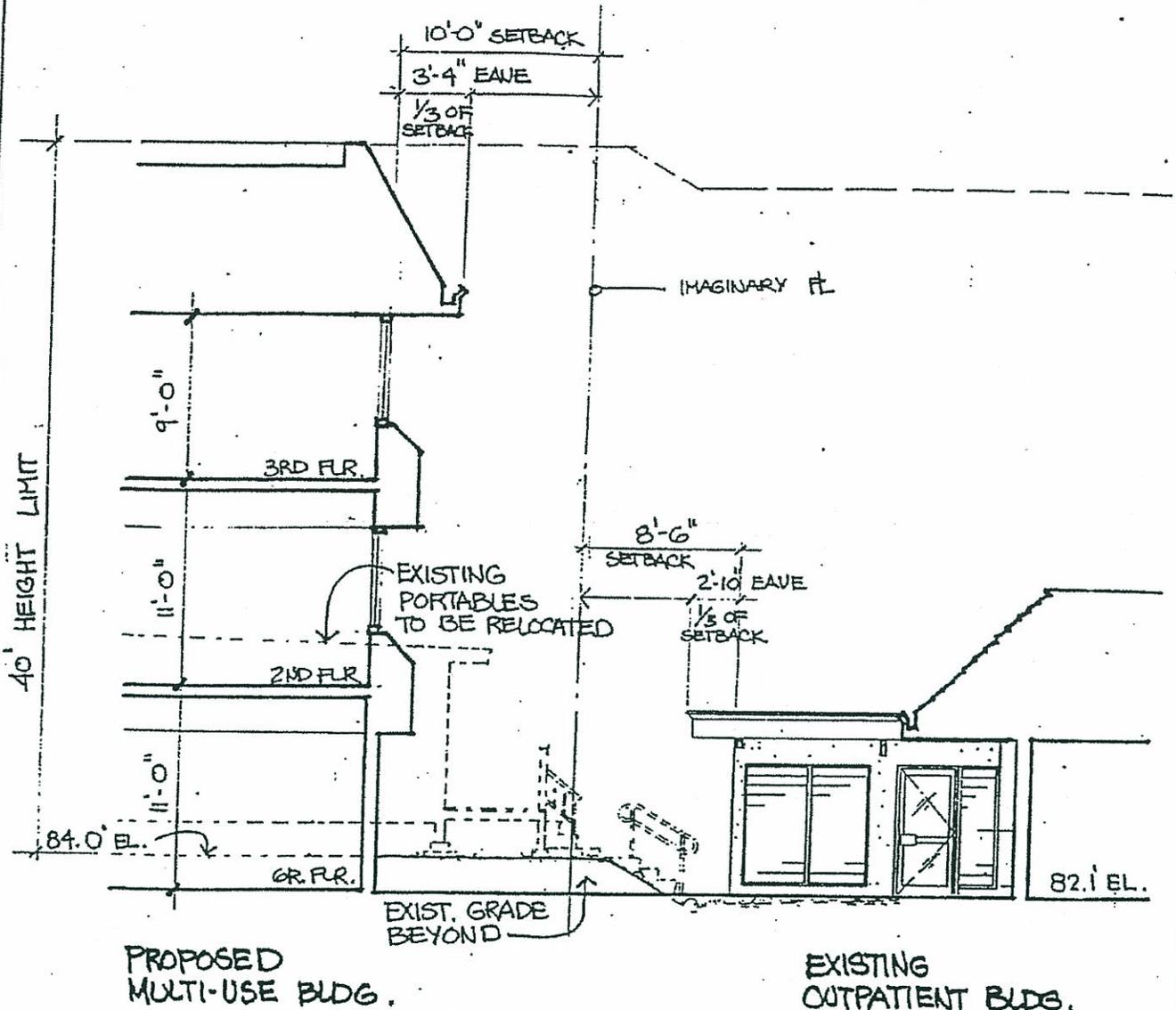
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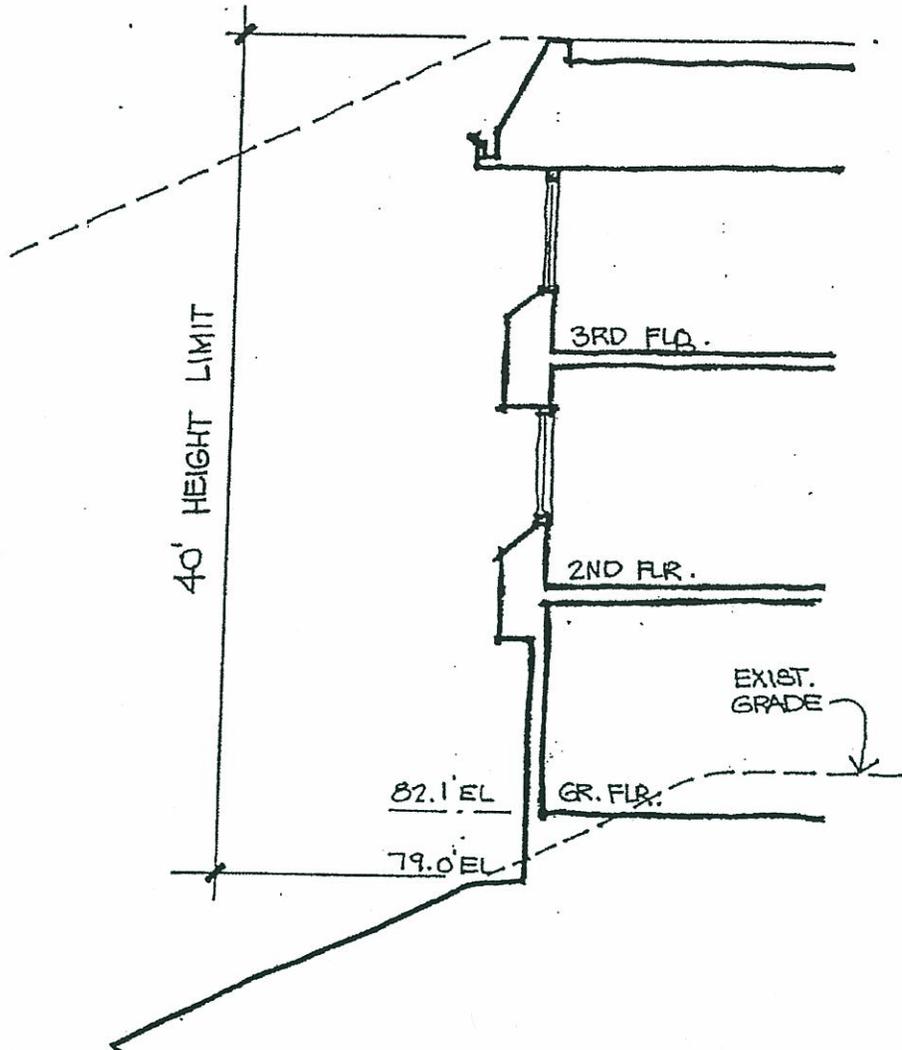
**TRANSVERSE SECTION**

SCALE: 1" = 20'-0"



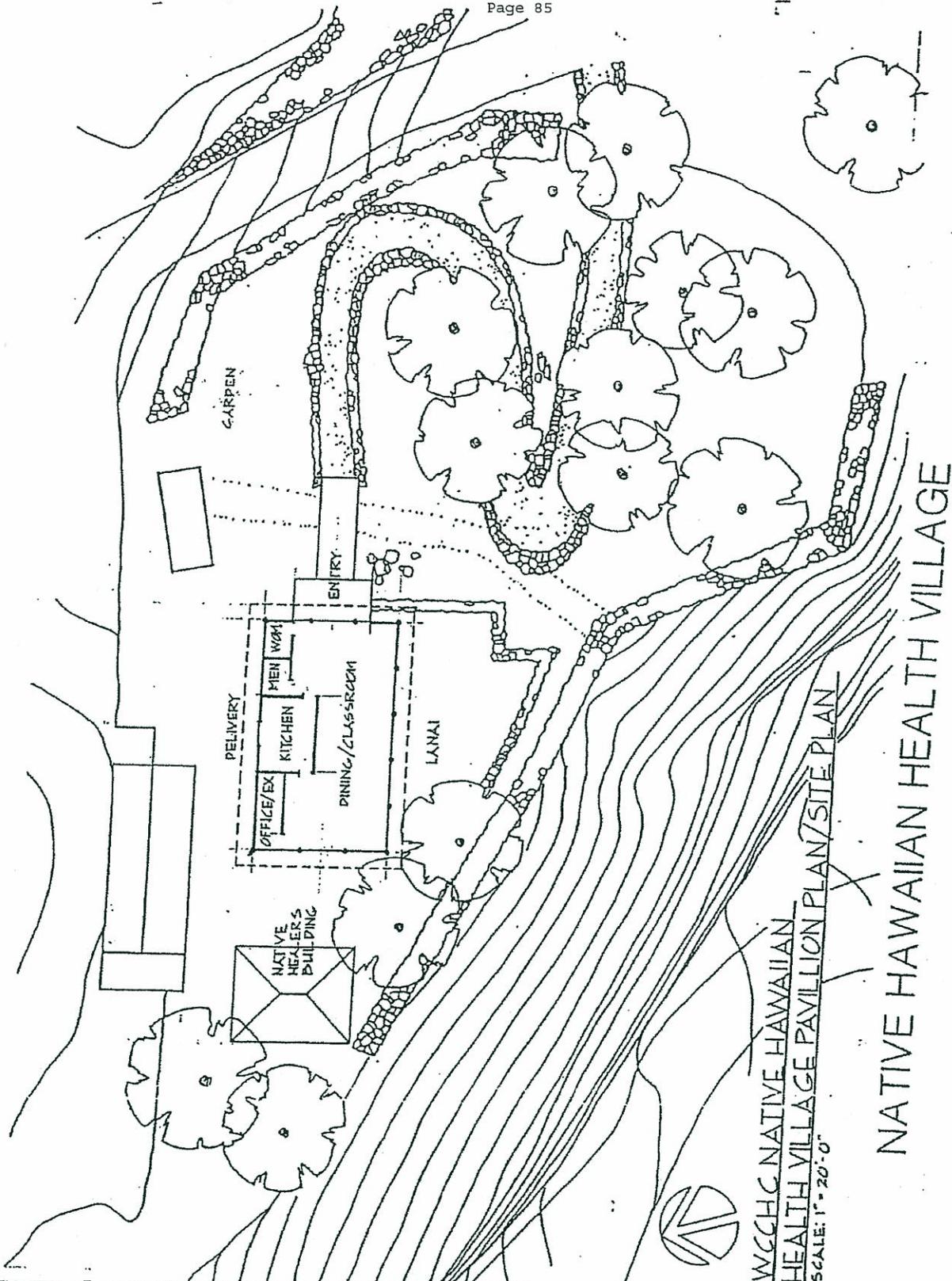
**SECTION AT PROPOSED BLDG. & EXISTING BLDG.**

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



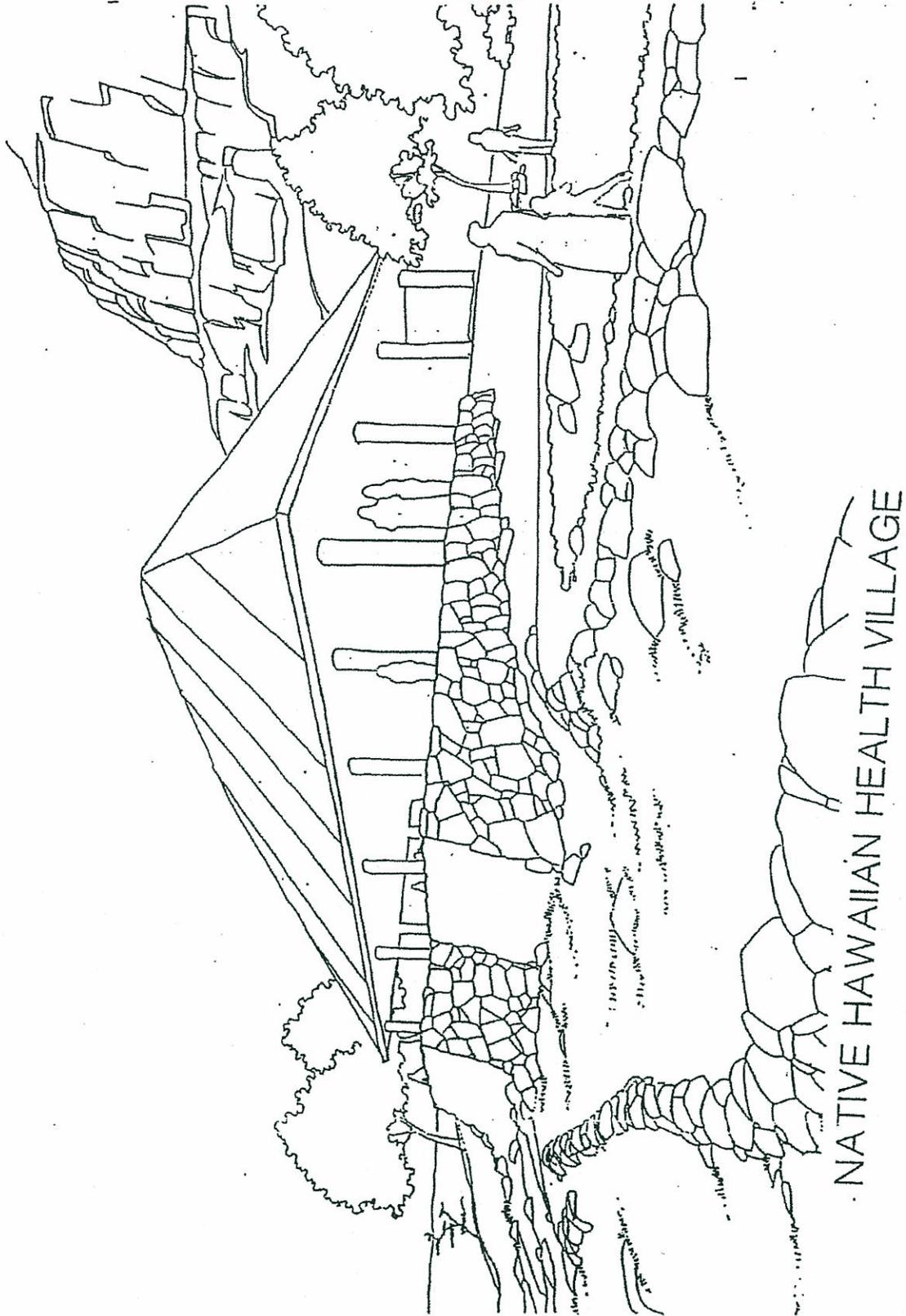
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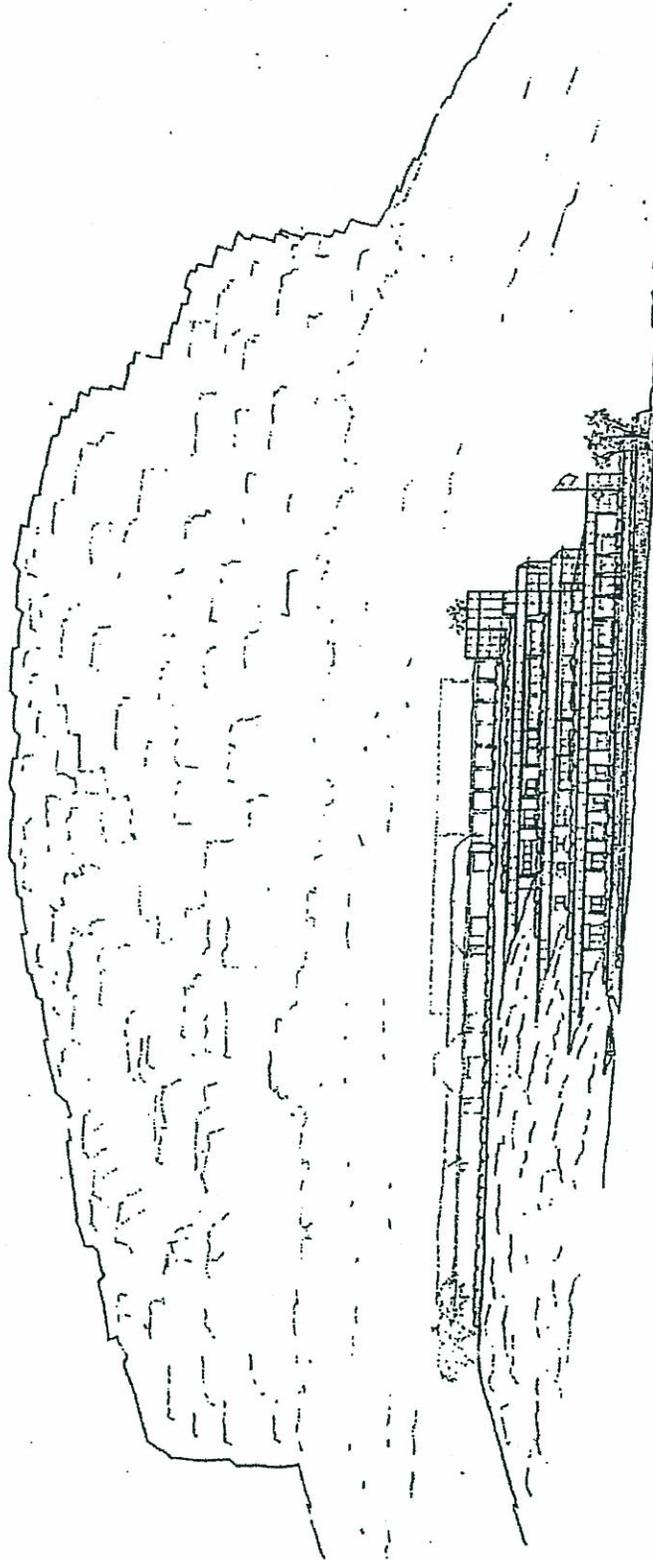


WCCHC NATIVE HAWAIIAN  
 HEALTH VILLAGE PAVILLION PLAN/SITE PLAN  
 SCALE: 1" = 20'-0"

NATIVE HAWAIIAN HEALTH VILLAGE







WAIANAЕ COAST COMPREHENSIVE HEALTH CENTER  
PROPOSED EMERGENCY CARE FACILITY

MEDICAL OUTPATIENT BUILDING

WAIANAЕ COAST COMPREHENSIVE HEALTH CENTER  
 BUILDING AREA AND PARKING CALCULATIONS

FILE WCCHCABLGRVU.WKI  
 DATE Nov-93

BUILDING	BUILDINGS TO BE CONSTRUCTED			TOTAL	PARKING	
	EXISTING	PHASE 2	PHASE 3		ADDED	DELETED
1.1 EMERGENCY		6,370		6,370		
1.2 CENTRAL WAITING		3,012		3,012		
1.3 MAKUA CLINIC (WAITING)		417		417		
1.4 MAKAI CLINIC (OUTPATIENT)		4,632		4,632		
1.5 DATA PROCESSING		840		840		
1.6 ACCOUNTING/BUSINESS		1,646		1,646		
1.6 ADMINISTRATION		2,520		2,520	143	
1.7 PHYSICAL THERAPY		3,009		3,009	16	
1.8 ADULT HEALTH CARE		3,357		3,357	31	
1.9 HEALTH EDUCATION		1,120		1,120		
<b>SUBTOTAL PHASE 1</b>		<b>26,923</b>	<b>SF</b>	<b>26,923</b>	<b>190</b>	<b>0</b>
PARKING REQUIRED (@ 1:400 SF)		67.3	CARS			
PARKING PROVIDED		190	CARS			
2.1 DENTAL/MEDICAL LAB		4,200		4,200		(14)
2.2 UPPER PARKING LOT		0		0	51	(2)
2.3 HEALTH ACADEMY		5,072		5,072	22	(3)
2.4 MENTAL HEALTH		11,000		11,000	38	
2.5 GROUND SIGNS		0		0	0	
2.6 CONCRETE SLAB & TRELIS		0		0	0	
2.7 FAMILY PLANNING TRAILERS		840		840	0	
2.8 EMERGENCY ROOM IMPROV		0		0	0	
<b>SUBTOTAL PHASE 1-2</b>		<b>26,923 + 21,112 =</b>		<b>48,035 SF</b>	<b>111</b>	<b>(19)</b>
PARKING REQUIRED (@ 1:400 SF)		120.1	CARS			
PARKING PROVIDED		282	CARS			
3.1 RELOCATED ADMINISTRATION			1,634	1,634	0	
3.2 FUTURE FAMILY PRACTICE			21,630	21,630		
3.3 HAWAIIAN HEALTH VILLAGE			7,500	7,500	52	
3.4 MID-CAMPUS PARKING LOT			0	0	67	
3.5 NUTRITION EDUCATION			3,000	3,000		
3.6 FUTURE WIC			2,600	2,600		
3.7 FUTURE MAINTENANCE			2,700	2,700		
3.8 FAMILY PLANNING TRAILERS			3,000	3,000		
3.9 GROUND SIGNS			0	0		
<b>SUBTOTAL PHASE 1-3</b>		<b>26,923 + 21,112 + 42,064 =</b>		<b>90,099 SF</b>	<b>119</b>	<b>0</b>
PARKING REQUIRED (@ 1:400 SF)		225.2	CARS			
PARKING PROVIDED		401	CARS			
4.1 MULTI-STORY OUTPATIENT			20,000	20,000	40	(8)
4.2 FUTURE BUILDING			2,000	2,000	9	
4.3 SUPPORT BUILDING			3,300	3,300		
4.4 RELOCATED PORTABLE BDGS			0	0		
<b>TOTALS BY PHASE</b>		<b>26,923 + 21,112 + 42,064 + 25,300 =</b>		<b>115,399 SF</b>	<b>49</b>	<b>(8)</b>
PARKING REQUIRED (@ 1:400 SF)		288.5	CARS			
PARKING PROVIDED		442	CARS			

DEPARTMENT OF LAND UTILIZATION  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813



**To: Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792**

**Attn: Administrator**

**File Number 94/SMA-1  
(Resolution Number 95-345)  
Approved with conditions on June 26, 1996**

*Original  
TO: Admin file  
7/8/94*

**IMPORTANT INFORMATION ENCLOSED\*\*  
DO NOT THROW AWAY THIS COVER SHEET**

**EXHIBIT "C"**

Waianae Coast Comprehensive Health Center  
Malama Drug and Vocational Rehabilitation Program Project  
8.5: Attachment E  
Environmental Assessment  
Page 92



GENEVIEVE G. WONG  
CITY CLERK

**OFFICE OF THE CITY CLERK**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813 / TELEPHONE 523-4352

July 1, 1996

Mr. Kent Royle  
TRB Architects, Ltd.  
Pauahi Tower  
Suite 1110  
1001 Bishop Street  
Honolulu, HI 96813

Dear Mr. Royle:

This is to inform you that Resolution 95-345, CD1, granting a Special Management Area Use Permit for the Existing Waianae Coast Comprehensive Health Center, was adopted by the Council of the City and County of Honolulu on Wednesday, June 26, 1996.

Sincerely,

A handwritten signature in cursive script that reads "Genevieve G. Wong".

GENEVIEVE G. WONG  
City Clerk

dsh

Enclosure

## RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR MASTER PLAN FOR EXISTING HEALTH FACILITY - WAIANAE.

WHEREAS, the Department of Land Utilization (DLU) on July 27, 1995, accepted the application of the Waianae Coast Comprehensive Health Center, herein referred to as the Applicant, for a Special Management Area Use Permit (SMP) to permit the implementation of a facilities master plan for the existing Waianae Coast Comprehensive Health Center on the subject parcel in Waianae, Oahu, and identified as Tax Map Keys: 8-6-01: 03, 40, 41 and 46 (Reference Number 94/SMA-001); and

WHEREAS, on September 25, 1995, the DLU held a public hearing which was attended by two representatives of the Applicant and one member of the community who testified in support of the project; and

WHEREAS, on October 4, 1995, within ten (10) working days after the close of the public hearing, the DLU, having duly considered all evidence and reports of said public hearing and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu (ROH), completed its report and transmitted its findings and recommendation of approval to the Council; and

WHEREAS, the City Council, having received the findings and recommendation of DLU on October 4, 1995, and at its meeting of June 26, 1996, having duly considered all of the findings and reports on the matter, approved the subject application for an SMP with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMP be issued to the Applicant under the following conditions:

- A. Prior to implementation of the project, the Applicant must meet the requirements and obtain approval of all government agencies normally required for such projects.
- B. During construction, including but not limited to all grading operations, the Applicant shall implement Best Management Practices to control the discharge of pollutants in runoff into the nearshore waters.
- C. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell,

**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 95-345  
CD1

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---

**RESOLUTION**

- bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the State Department of Land and Natural Resources, Historic Preservation Division at 587-0047 immediately. Work in the immediate area shall be stopped until the Division is able to assess the impact and make further recommendations for mitigative activity.
- D. The Applicant shall obtain a building permit to begin implementation of this project within three years of the date of this permit, and shall complete construction within seven years of the date of this permit. Failure to adhere to these time constraints shall render the permit null and void, provided the Director of Land Utilization may extend this period if the Applicant demonstrates good cause.
- E. Construction shall be in general conformity with the approved plans on file with the Department of Land Utilization and in accordance with the Land Use Ordinance. Any change in the size or nature of the project which has a significant effect on coastal resources addressed in Chapter 25, ROH, shall require a new application. Any change which does not have a significant effect on coastal resources shall be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of Land Utilization.
- F. The Special Management Area Use Permit issued pursuant to the adoption of this resolution shall not become effective until Bill 114 (1995), either in its original or any amended version, has been enacted into law and has taken effect.

# RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk is, hereby directed to transmit copies of this resolution to Mr. Patrick T. Onishi, Director of Land Utilization; Mr. Randall Fujiki, Director and Building Superintendent, Building Department; Mr. Michael D. Wilson, Director, State Department of Land and Natural Resources, Historic Preservation Division, P. O. Box 621, Honolulu, Hawaii 96809; and Mr. Kent Royle, TRB Architects, Ltd., Pauahi Tower, Suite 1110, 1001 Bishop Street, Honolulu, Hawaii 96813.

INTRODUCED BY:

John DeSoto (BR)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Councilmembers

DATE OF INTRODUCTION:

October 5, 1995  
Honolulu, Hawaii

(OCS/012596/ct)

-3-

**CITY COUNCIL**  
 CITY AND COUNTY OF HONOLULU  
 HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL OF THE CITY AND COUNTY OF HONOLULU on the date and by the vote indicated to the right.

ATTEST:

*Genevieve Wong*  
 GENEVIEVE G. WONG  
 CITY CLERK

*John DeSoto*  
 JOHN DeSOTO  
 CHAIR AND PRESIDING OFFICER

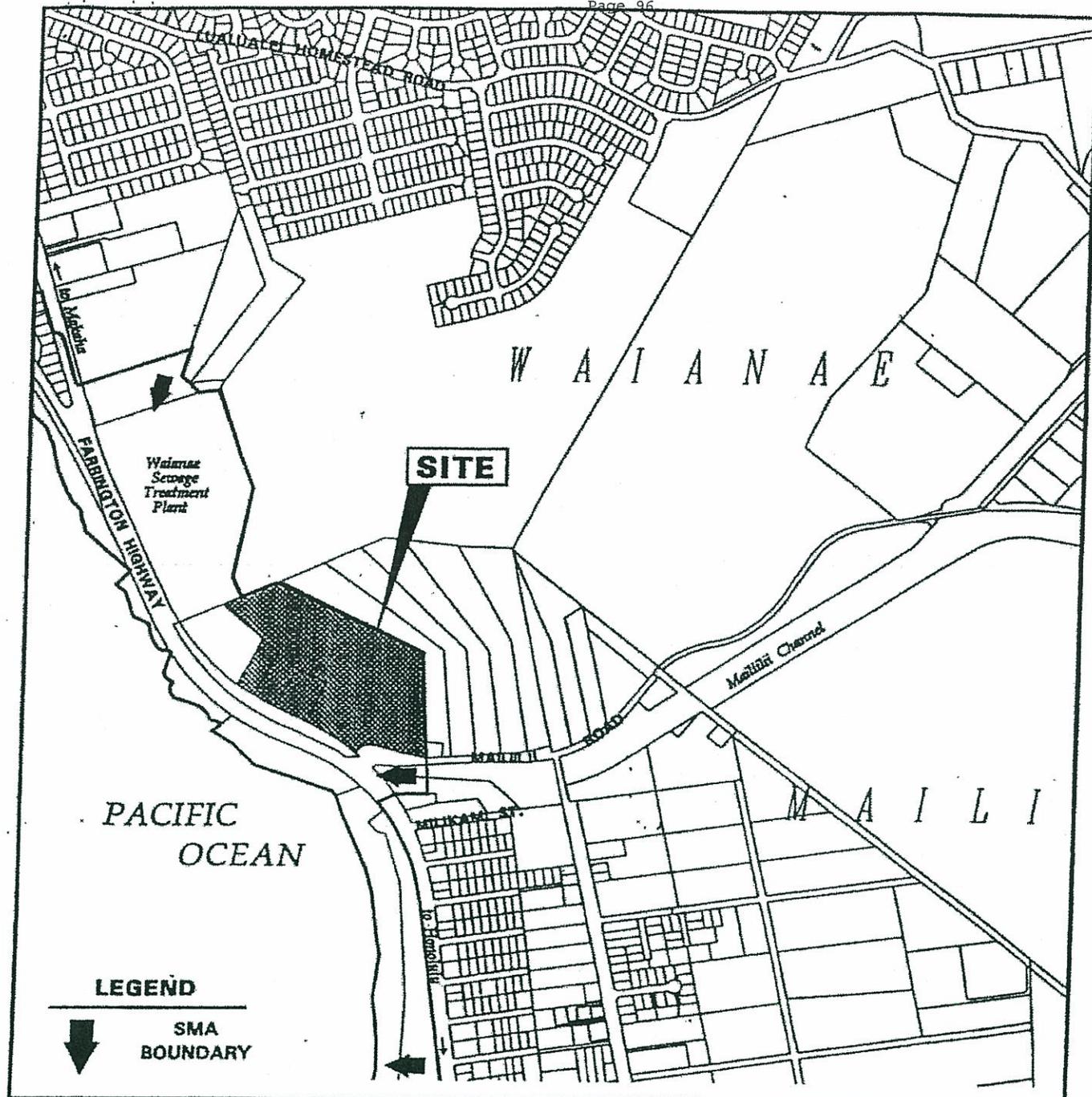
Dated 6/26/96

ADOPTED MEETING HELD			
6/26/96			
	AYE	NO	A/E
BAINUM			
FELIX			
HANNEMANN			
HOLMES			
KIM			
MANSHO			
MIRIKITANI			
YOSHIMURA			
DeSOTO			
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Reference

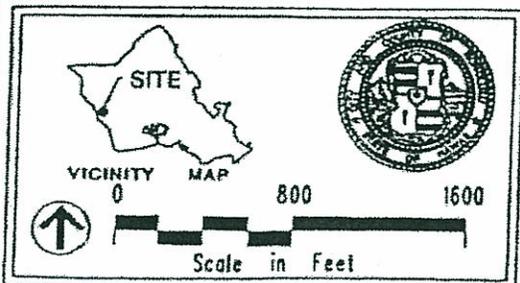
Report No. Z-335

**Resolution No.**  
 95-345  
 CD1



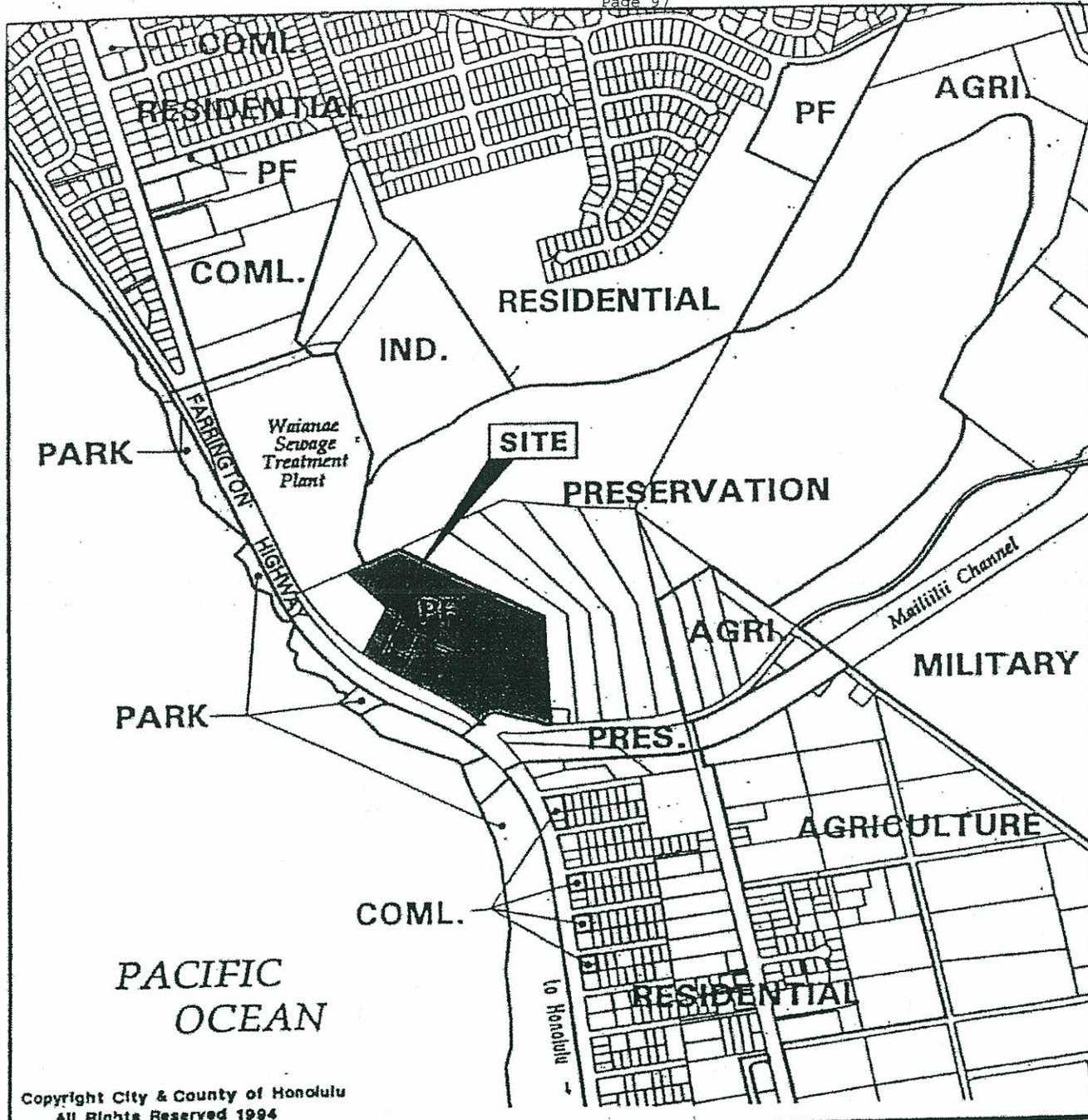
**LEGEND**

↓ SMA BOUNDARY

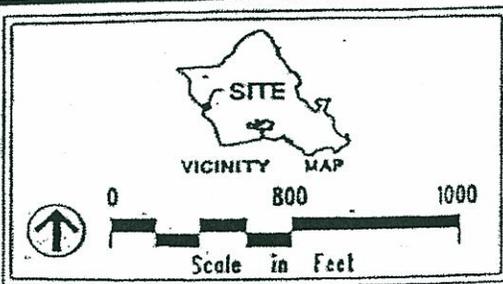


**LOCATION MAP  
 WAIANA E**

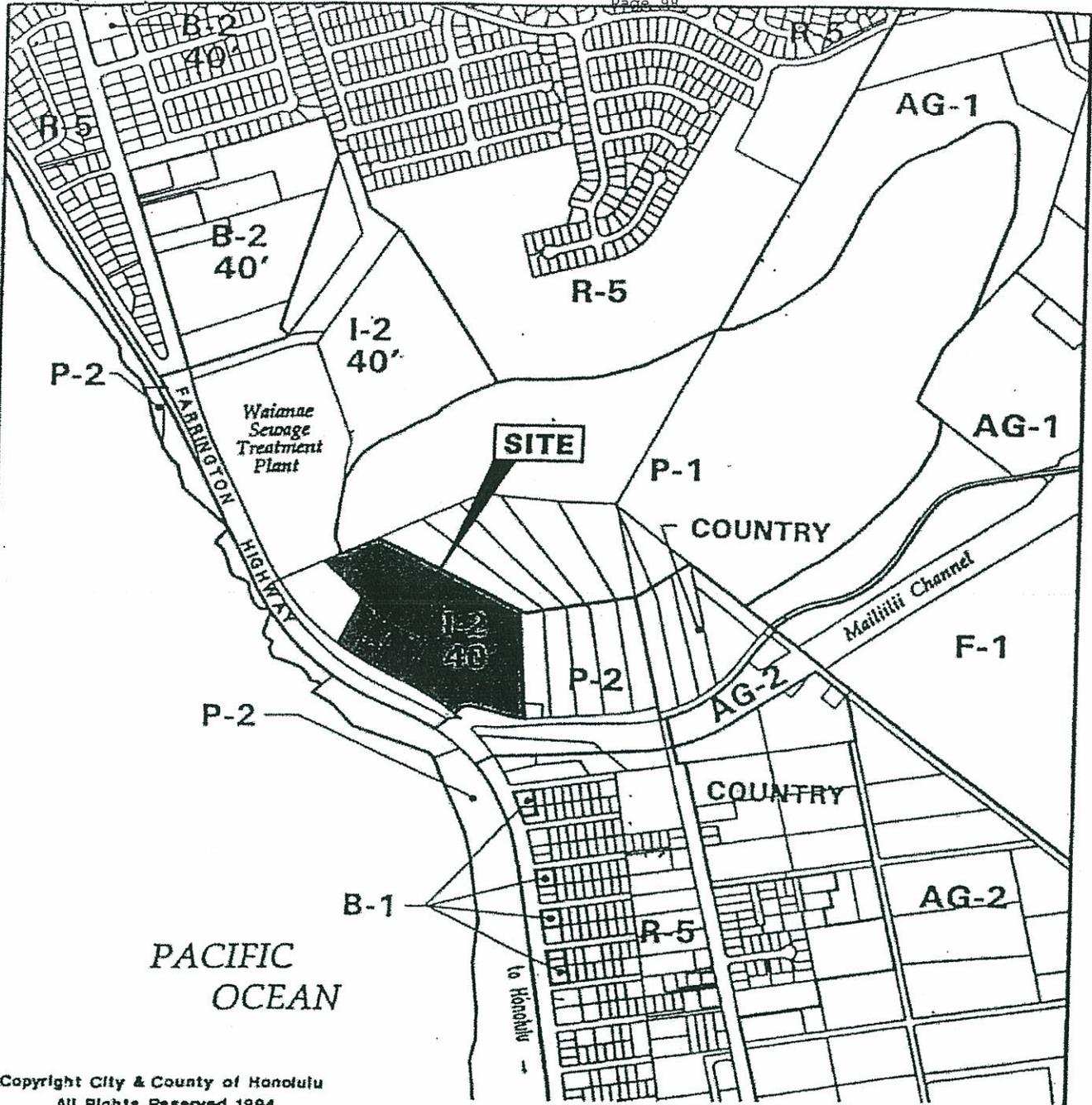
TAX MAP KEY: 8-6-01: 3, 40, 41 & 46  
 FOLDER NO.: 94/Z-5 & 94/SMA-1



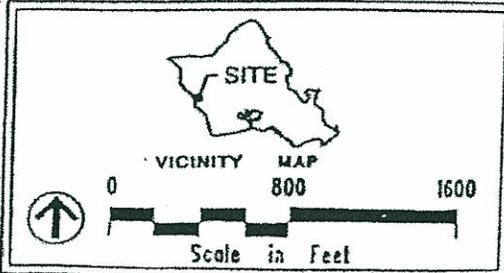
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**PORTION OF  
 DEVELOPMENT PLAN  
 LAND USE MAP  
 WAIANAE**  
 TAX-MAP KEY: 8-6-0t 3, 40, 41 & 46  
 FOLDER NO.: 94/Z-5 & 94/SMA-1



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**PORTION OF  
 EXISTING ZONING MAP  
 LUALUALEI TO MAKAHA**

TAX MAP KEY: 8-6-01 3, 40, 41 & 46  
 FOLDER NO.: 94/Z-5 & 94/SMA-1

Prepared By: Department of Land Utilization  
 City and County of Honolulu  
 Date Prepared: June 1994

**EXHIBIT C**

**EXHIBIT "D"**

Waianae Coast Comprehensive Health Center  
 Malama Drug and Vocational Rehabilitation Program Project  
 8.6: Attachment F  
 OEQC Bulletin  
 Page 106

# OEQC Bulletin



BENJAMIN J. CAYETANO  
 Governor

GARY GILL  
 Director

VOLUME XII

AUGUST 8, 1995

NO. 15

## REGISTER OF DOCUMENTS PREPARED UNDER CHAPTER 343, HAWAII REVISED STATUTES

The *OEQC Bulletin* is a semi-monthly publication. The publication dates of the *OEQC Bulletin* are the eighth and twenty-third of each month. All documents submitted for publication in the *OEQC Bulletin* should be delivered to the Office of Environmental Quality Control, 220 South King Street, 4th Floor, Honolulu, Hawaii 96813. The deadline for all submittals is eight working days prior to the publication date. To ensure proper processing of documents, please attach the *OEQC Bulletin Publication Form* (Revised July, 1992) with all submittals. This form can be obtained by calling OEQC at 586-4186.

Please contact the approving or proposing agency to request copies of any Draft EAs, Negative Declarations, EISPNs or EISs. Any questions related to the content of these documents should be directed to the listed agency contact person.

### NOTICE TO READERS:

The *OEQC Bulletin* is changing. In response to public comment, we are re-organizing and improving our publication. With this issue, we have organized our notices by island rather than by study type. We hope this will make it easier for the public to find projects that may affect their community.

In the near future, look for other improvements to our bulletin. We are redesigning the layout, adding more information and including island location maps. Your comments and suggestions are welcome.

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<b>OAHU</b>		
<b>DRAFT ENVIRONMENTAL ASSESSMENTS</b>		
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• Susannah Wesley Community Center Expansion	Honolulu	3
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Post-it® Fax Note	7671	Date	7/16	# of pages	2
To	Gail Kaito	From	OEQC		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	527-5498	Fax #			

OEQC BULLETIN  
August 8, 1995

The remaining two buildings, which are not scheduled for demolition at this time include:

- 1) A historic three-story Lava Rock Warehouse building, built in 1919; and
- 2) A two-story concrete building with ground floor commercial space fronting Maunakea Street which contributes to the overall character of Chinatown.

The applicant had originally proposed to demolish all five of the structures.

The proposal is subject to the Land Use Ordinance, Section 7.60 and requires a Chinatown Special District Permit.

#### STEWART TRUST RECONSTRUCTION OF A SEAWALL (AFTER-THE-FACT)

District: Waialae  
TMK: 6-8-06:18 and 19  
Applicant:  
Mary Stewart Trust  
P. O. Box 3170  
Honolulu, Hawaii 96802  
Contact: Richard Kuitunen (638-4670)  
Accepting Authority:  
City and County of Honolulu, Department of Land Utilization  
660 South King Street, 7th Floor  
Honolulu, Hawaii 96813  
Contact: Art Challacombe (523-4107)  
Consultant:  
Group 70 International Inc.  
925 Bethel Street, 8th Floor  
Honolulu, Hawaii 96813  
Contact: Jeffrey Overton

The applicant requests after-the-fact approval for reconstruction of a 130-foot long seawall fronting Mokuleia Beach. The seawall has been reconstructed to replace a partially collapsed pre-existing concrete seawall. The new seawall has been reconstructed as a concrete masonry unit (CMU) with a height range of 3.9 to 4.7 feet along the beach. The new seawall aligns with the timber seawalls fronting each of the adjacent lots.

#### ★ WAIANAE COAST COMPREHENSIVE HEALTH CENTER FIVE YEAR MASTER PLAN

District: Waianae  
TMK: 8-6-01:03, 40, 41 and 46  
Applicant:  
Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792  
Accepting Authority:  
City and County of Honolulu  
Department of Land Utilization  
660 South King Street, 7th Floor  
Honolulu, Hawaii 96813  
Contact: Joan Takano (627-6038)

Consultant:  
TRB/Architects, Limited  
1001 Bishop Street, Suite 1110  
Honolulu, Hawaii 96813  
Contact: Kent Royle (528-2020)

The applicant is seeking a Special Management Area Use Permit (SMP) to redevelop its existing nine building campus under a Five Year Facilities Master Plan. In addition to structures approved under previous SMP's, the master plan includes construction of a five-story medical outpatient building, a Native Hawaiian Health Village, and six new one-story buildings, new paved parking lots, and associated improvements. The site is located entirely within the Special Management Area.

Construction will take place in four phases; project completion is anticipated in 2000.

The Waianae Coast Comprehensive Health Center (WCCHC) site consists of four parcels. The upper campus parcel identified by Tax Map Key 8-6-01:03 is owned by the State of Hawaii, Department of Land and Natural Resources. The lower campus parcels (8-6-01:40, 41 and 46) are owned by the State of Hawaii, Department of Hawaiian Homelands.

The Department of Land Utilization is concurrently processing a zone change for the site from I-2 Intensive Industrial District with a 40-foot height limit to B-2 Community Business District with a 40-foot height limit.

#### DRAFT ENVIRONMENTAL IMPACT STATEMENTS

##### EWA BY GENTRY - EAST OFFSITE DRAINAGE PLAN

District: Ewa  
TMK: 9-1-10:4, 14, 15  
Applicant:  
Gentry Homes, Ltd.  
P. O. Box 296  
Honolulu, Hawaii 96809  
Contact: Ron Uamura (598-8283)  
Accepting Authority:  
City and County of Honolulu, Department of Land Utilization  
660 South King Street  
Honolulu, Hawaii 96813  
Attention: Art Challacombe (523-4107)  
Consultant:  
Environmental Communications  
P. O. Box 636  
Honolulu, Hawaii 96809  
Contact: Fred Rodriguez (528-4661)  
Public Comment Deadline: August 22, 1995

Gentry Homes, Ltd. plans to design and construct an offsite drainage facility to provide drainage for the Ewa by Gentry-East residential developments. The planned improvements will consist of a vegetated drainage channel; detention basin; outlet channel and outlet structure. Total acreage of U.S. Navy lands will consist of approximately 50 acres.

DEPARTMENT OF LAND UTILIZATION  
CITY AND COUNTY OF HONOLULU

880 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432

RECEIVED  
JUL 28 1995

JEREMY HARRIS  
MAYOR



TRB/ARCHITECTS

PATRICK T. ONISHI  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

94/SMA-001 (JT)

July 27, 1995

Mr. Kent Royle  
TRB/Architects, Ltd.  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813

Dear Mr. Royle:

SPECIAL MANAGEMENT AREA ORDINANCE  
CHAPTER 25, ROH  
Environmental Assessment/Determination  
Negative Declaration

Recorded Owners:	State of Hawaii, Department of Land and Natural Resources and State of Hawaii, Department of Hawaiian Home Lands
Applicant	: Waianae Coast Comprehensive Health Center
Agent	: TRB/Architects, Ltd.
Location	: 86-260, 86-226, 86-230 and 86-234 Farrington Highway, Waianae, Oahu
Tax Map Keys	: 8-6-01: 03, 40, 41 and 46
Request	: Special Management Area Use Permit
Proposal	: Implementation of a five year facilities Master Plan
Determination	: A Negative Declaration Is Issued

We have reviewed the Final Environmental Assessment (FEA) you prepared for the proposed project to satisfy the requirements of the Special Management Area Ordinance (Chapter 25, ROH). We have determined that an Environmental Impact Statement (EIS) is not required and will issue a Negative Declaration.

If you have any questions, please contact Joan Takano of our staff at 527-5038.

Very truly yours,

A handwritten signature in cursive script that reads "Patrick T. Onishi".

PATRICK T. ONISHI  
Director of Land Utilization

# EXHIBIT "E"

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

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
 TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET www.co.honolulu.hi.us

JEREMY HARRIS  
 MAYOR



ERIC G. CRISPIN, AIA  
 DIRECTOR

BARBARA KIM STANTON  
 DEPUTY DIRECTOR

2004/SMA-68(LK)

<b>MINOR PERMIT: SPECIAL MANAGEMENT AREA USE PERMIT</b>	
File Number	: 2004/SMA-68
Project	: Construct a solar screen for plants, security building, gazebo, monument, 2 storage buildings, 15-space parking lot, a hale and a 60-seat amphitheater at the Waianae Coast Comprehensive Health Center.
(Valuation)	: (\$102,910)
Location	: 86-260 Farrington Highway - Waianae
Tax Map Keys	: 8-6-1: 3, 40, 41 & 46
Zoning	: B-2 Community Business District
Landowner/ Applicant	: Waianae Coast Comprehensive Health Center
Agent	: Bob Adair

We have reviewed your proposal and find that it lies within the Special Management Area (SMA) established by Chapter 25, Revised Ordinances of Honolulu (ROH). We find that your proposal for various improvements (identified as projects 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 3.3.4, and 3.3.8) to the existing facility has a stated valuation of less than \$125,000 and will have no significant effect on the SMA.

Therefore, a Minor Special Management Area Use Permit is hereby **APPROVED** in accordance with the application documents received on September 30, 2004.

If the accepted valuation of the proposed work exceeds \$125,000, the project will be returned to the Department of Planning and Permitting for further review under Chapter 25, ROH.

A copy of this approval should accompany your application(s) for construction permits.

Encl.: Receipt No. 54393  
 cc: Office of Planning, John Nakagawa

**THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.**

  
 \_\_\_\_\_  
 SIGNATURE

 Director  
 \_\_\_\_\_  
 TITLE

\_\_\_\_\_  
 DATE

The above approval does not constitute approval of any other required permits, such as building permits.

# **EXHIBIT “F”**

Waianae Coast Comprehensive Health Center  
 Malama Drug and Vocational Rehabilitation Program Project  
 8.2: Attachment B  
 Special Management Area (SMA) Permit & Extension Letter  
 Page 30

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

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
 TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.cc.honolulu.hi.us



EMY HARRIS  
 MAYOR

ERIC G. CRISPIN, AIA  
 DIRECTOR

BARBARA KIM STANTON  
 DEPUTY DIRECTOR

July 23, 2003

2003/ELOG-2201  
 94/SMA-1

Richard P. Bettini, MPH, MA  
 Waianae Coast Comprehensive Health Center  
 86-260 Farrington Highway  
 Waianae, HI 96792

Dear Mr. Bettini:

Special Management Area (SMA) Use Permit No. 94/SMA-1  
 Waianae Coast Comprehensive Health Center  
 86-260 Farrington Highway - Waianae  
Tax Map Keys 8-6-1; 3, 40, 41, 46

This responds to your June 13, 2003 request (submitted on June 17, 2003) for an extension of time and revisions to the master plan.

The following are APPROVED as a MINOR MODIFICATION to the above SMA permit:

1. A time extension to complete construction until June 26, 2010.
2. A 5,900-square foot ground floor addition to the Hawaiian Healing Dining Pavilion.
3. Relocate, repost and add decks and ADA ramps to three portable buildings.

Condition D of Resolution No. 95-345, CD1, adopted on June 26, 1996, for the Waianae Coast Comprehensive Health Center required the applicant to obtain a building permit to begin implementation of the project within three years and complete construction within seven years of the date of the permit. The condition goes on to state that the Director can extend this period if the applicant demonstrates good cause.

The Department of Planning and Permitting (DPP) records show that the applicant has begun implementation of the project. However, delays resulting from economic conditions necessitate an extension of time to facilitate the master plan.

Mr. Richard Bettini  
Page 2  
July 23, 2003

You have provided an updated development schedule showing the projected completion dates of projects for which the applicant is seeking approval. These projects include:

- A 3-story, 21,650-square foot, Family Practice Building (Project 3.2).
- A 5,900-square foot ground level addition to the Hawaiian Healing Dining Pavilion (Project 3.3). The administrative and support functions originally planned for the Nutritional Education Building (Project 4.1) will be relocated to this building. The 2-story, 6,400-square foot, Nutritional Education Building will not be constructed.
- Relocate and repost three portable buildings (Projects 3.5, 3.6, and 3.7) to the northeast portion of the site. Decks and ADA ramps will be added to the buildings. The buildings will be relocated to clear the area for the Family Practice Building.
- Construct the 62-space mid-campus parking lot (Project 3.4).

There is currently no construction schedule for the Health Academy (Project 2.3) and the support buildings (Projects 4.2, 4.3 and 4.4).

According to the revised development schedule, the planned completion date for the above projects is June 2008. Therefore, a 7-year time extension, till June 26, 2010, will be granted to complete construction.

~~Should you have any questions, please call Lynne Kauer of our staff at 527-6278.~~

Sincerely yours,

  
ERIC G. CRISPIN, AIA  
ja Director of Planning and  
Permitting

EGC:nt

DN 235044

PHASE	USE	DESCRIPTION/PROPOSED IMPROVEMENTS	HEIGHT/ FLOOR AREA
I		Various improvements to existing facilities	
II	Medical/Dental Lab	Relocation of facilities from existing clinic to new building	1-story/ 4,200 s.f.
	Ola Loa Ka Na'auao Health Academy	Relocation of an existing off-site facility to the campus  Train & assist Waianae residents in obtaining jobs in the health care professions to  Six portables	1-story/ 5,072 s.f. combined total
	Waianae Coast Community Mental Health Center	New independent community agency offering mental health services	2-story/ 11,000 s.f.
	Miscellaneous	Emergency room interior alterations  44-stall parking lot on upper campus	
III	Family Practice	Relocation of existing family practice clinic, physical therapy departments & offices from other locations on WCCHC campus to a new building	3-story/ 21,630 s.f.
	Native Hawaiian Health Village	Relocation of traditional healing programs from existing health education building to new buildings  Open meeting pavilion, traditional healers building, three seminar cottages	1-story/ 7,500 s.f. combined total
	Nutritional Education & Women/Infant/Children Program & Maintenance Operations	Relocation of uses from other locations on campus to existing buildings  Relocation of three portables from upper- to mid-campus	1-story/ 5,477 s.f. combined total
	Miscellaneous	Add 47 new stalls to upper parking lot  New 62-stall mid-campus parking lot	
IV	Support Building	Administrative and/or other support functions in new building	2-story/ 6,400 s.f.
	Support Building	Non-clinical uses including business offices, purchasing and storage in new building	1-story/ 2,000 s.f.
	Support Building	Research, home health or day-care in new building	1-story/ 3,300 s.f.
	Administrative Building	Administrative functions in new building	1-story/ 2,000 s.f.

DEPARTMENT OF LAND UTILIZATION  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813



To: **Waianae Coast Comprehensive Health Center**  
**86-260 Farrington Highway**  
**Waianae, Hawaii 96792**

Attn: **Administrator**

*M. J. [unclear]*  
*Original*  
*TO: Admin file*  
*7/8/96*

**File Number 94/SMA-1**  
**(Resolution Number 95-345)**  
**Approved with conditions on June 26, 1996**

**IMPORTANT INFORMATION ENCLOSED\*\***  
**DO NOT THROW AWAY THIS COVER SHEET**

**EXHIBIT "G"**

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WAIANAЕ COAST COMPREHENSIVE  
HEALTH CENTER

March 19, 2008



To Whom It May Concern:

The Kupuna Council of the Waianae Coast Comprehensive Health Center strongly supports the Health Center's application for a Supplemental Shoreline Management Area Use Permit.

We have had the pleasure of working closely with Health Center staff and representatives from the architectural firm Kober, Hansen, Mitchell to assure that the design of the new medical and training building and its grounds addresses cultural aspects of the community, patients and the mission of the Health Center.

Our involvement began in the earliest stage of identifying the need and developing the purpose for the building, to naming each of the floors in relationship to native healing plants, to detailing the importance of building around the significant ulu tree that is special to the history of the Health Center, and much more.

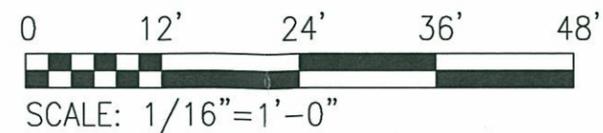
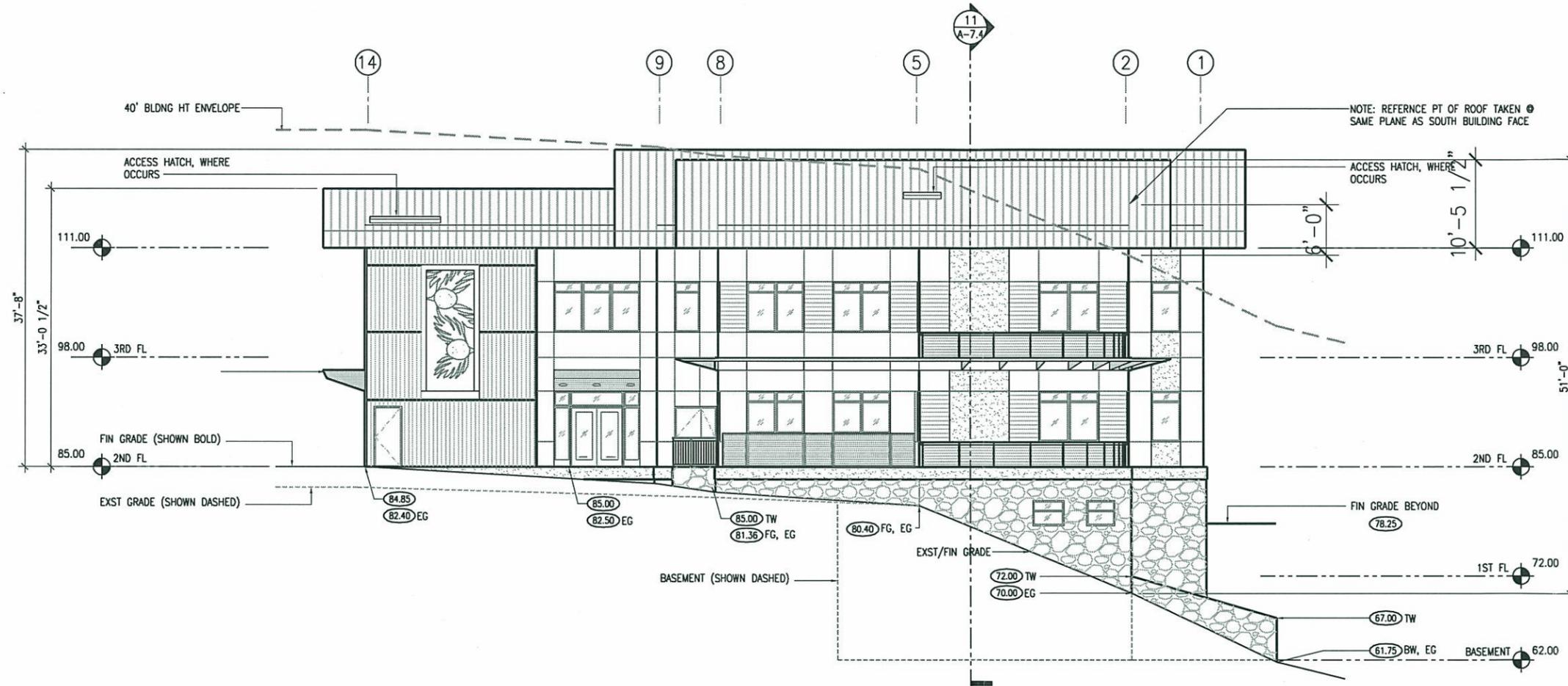
The Kupuna Council will continue in its role to provide guidance to the Health Center as it moves forward in developing services and programs to meet the health and wellness needs of our community.

Sincerely,

  
Agnes Cope, Chair  
Kupuna Council

**EXHIBIT “H”**

**SOUTH ELEVATION**  
1/16" = 1'-0"



**WCCHC - FAMILY MEDICAL BUILDING - SOUTH ELEVATION**

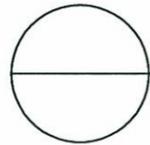


**Kober/Hanssen/Mitchell Architects, Inc.**  
Architecture, Planning & Interior Architecture

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55 Merchant Street, Suite 1400  
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(808) 528-5462

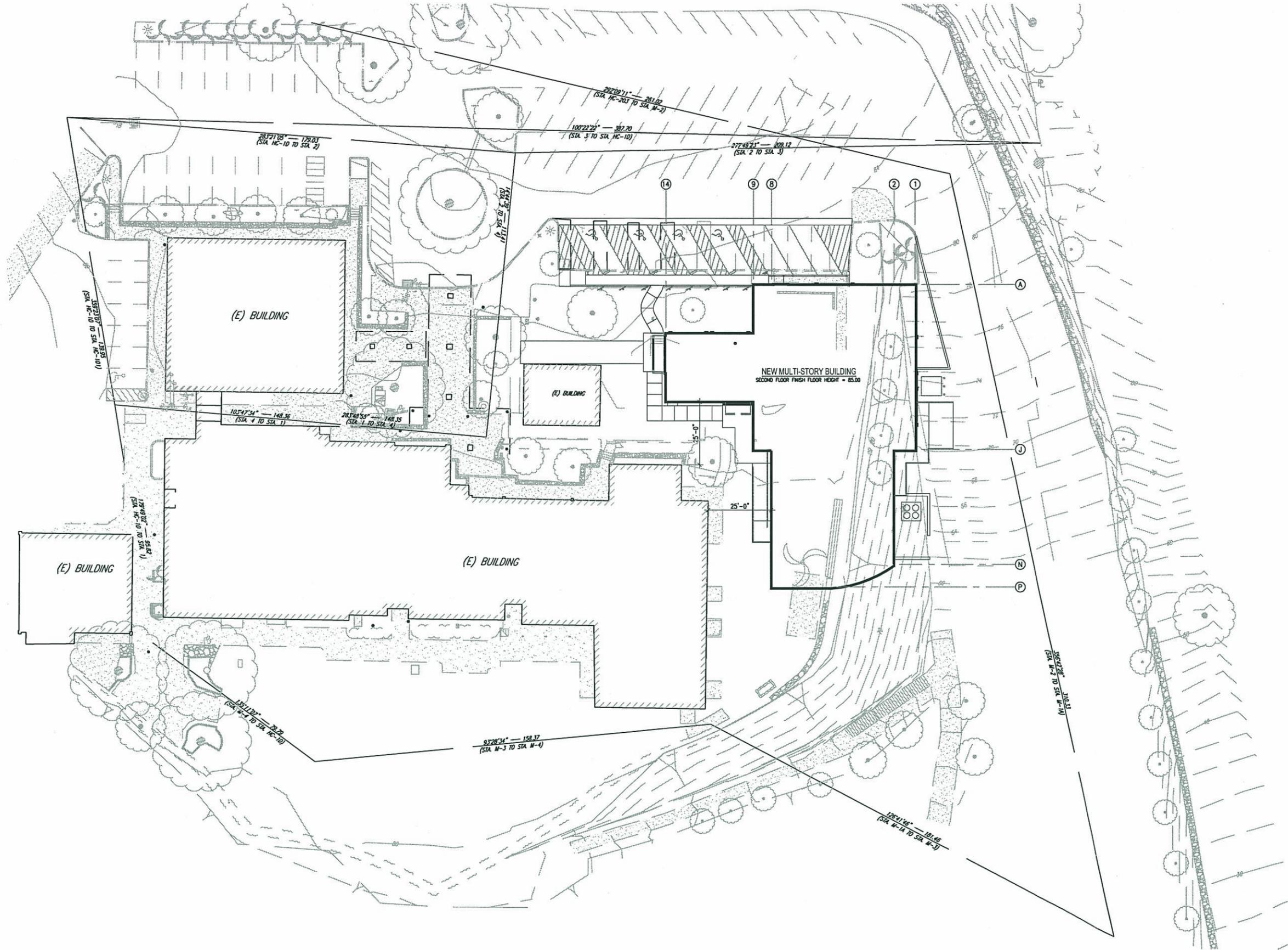
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DATE:	06/02/08	CHECKED BY:	-	SHEET:	-

**EXHIBIT H**



# PARTIAL ARCHITECTURAL SITE PLAN

1" = 40'



SCALE: 1"=40'-0"

## WCCHC - FAMILY MEDICAL BUILDING - SITE PLAN



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SCALE: 1" = 40'

PROJECT NUMBER 10422.00

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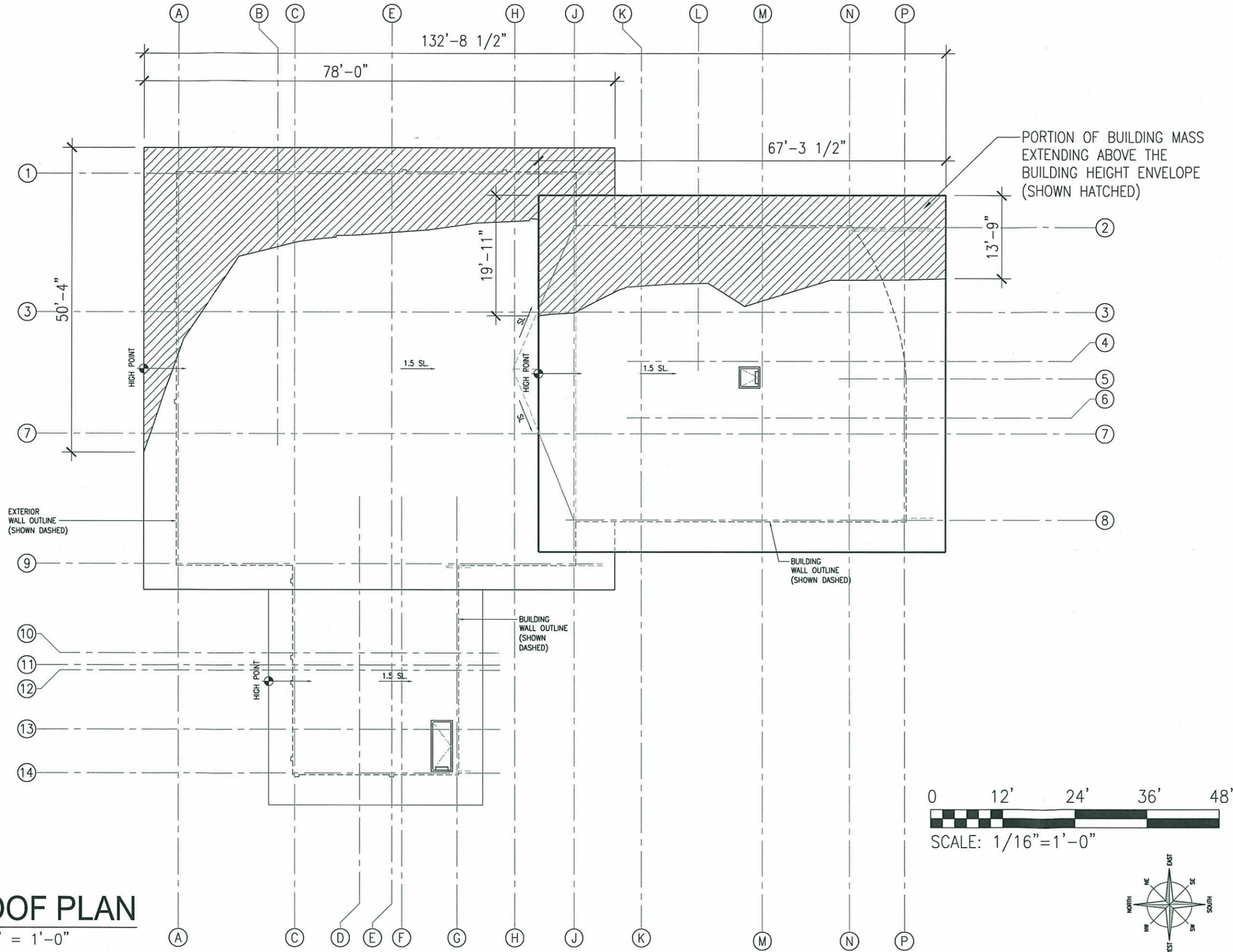
DATE: 06/02/08

CHECKED BY: -

SHEET -

# EXHIBIT H

**ROOF PLAN**  
1/16" = 1'-0"



WCCHC - FAMILY MEDICAL BUILDING - DIAGRAMS

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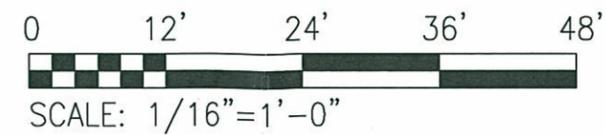
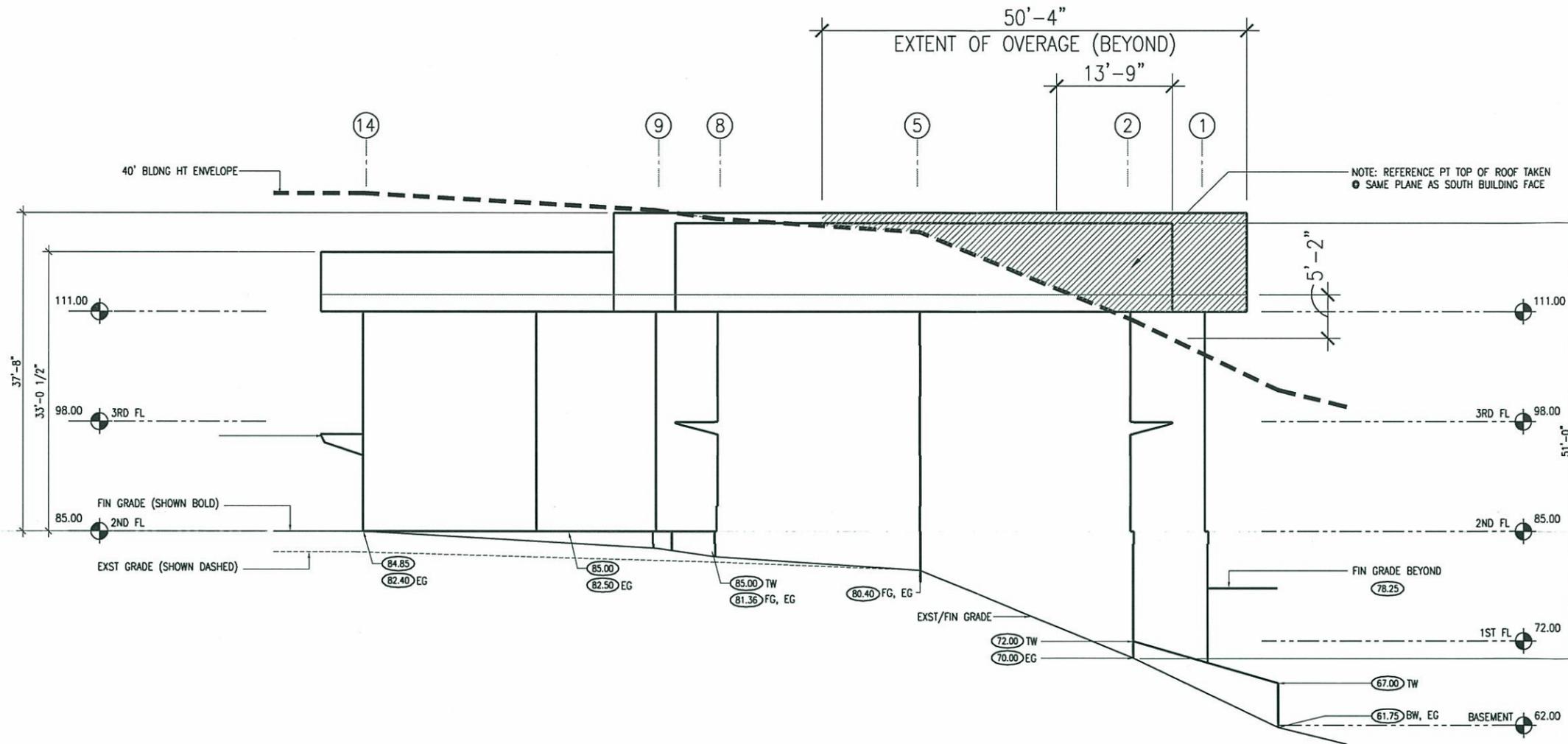
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DATE: 08/05/08

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**SOUTH ELEVATION**  
1/16" = 1'-0"



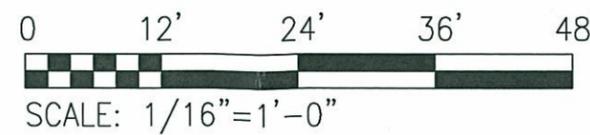
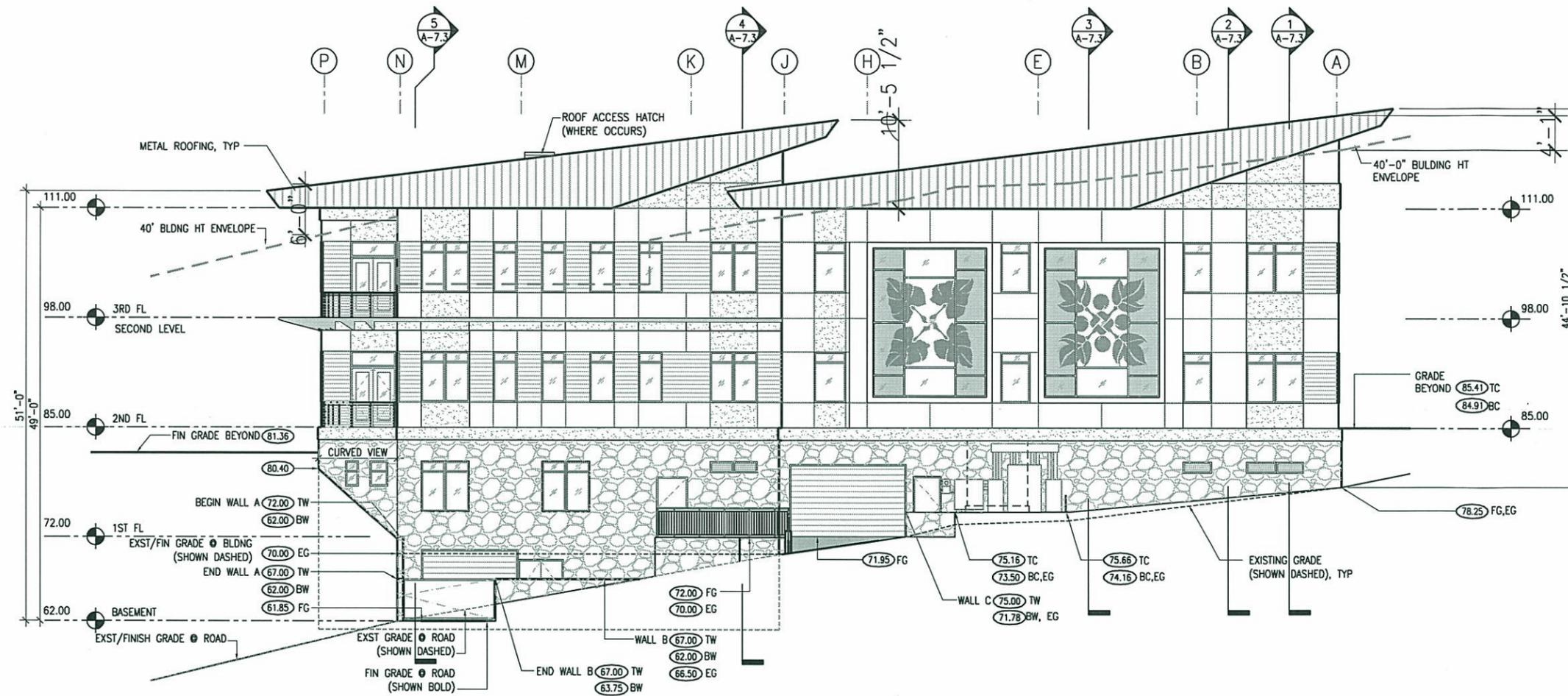
**WCCHC — FAMILY MEDICAL BUILDING — SOUTH ELEVATION**

SCALE: AS NOTED	DRAWN BY: —	PROJECT NUMBER 10422.00
DATE: 08/05/08	CHECKED BY: —	SHEET —

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**EAST ELEVATION**  
1/16" = 1'-0"

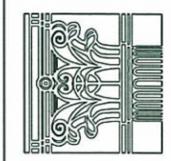


**WCCHC - FAMILY MEDICAL BUILDING - EAST ELEVATION**

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DATE:	06/02/08	CHECKED BY:	-	SHEET:	-

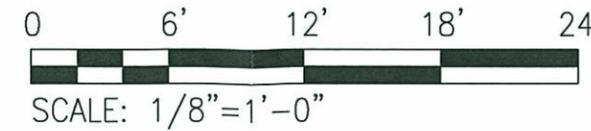
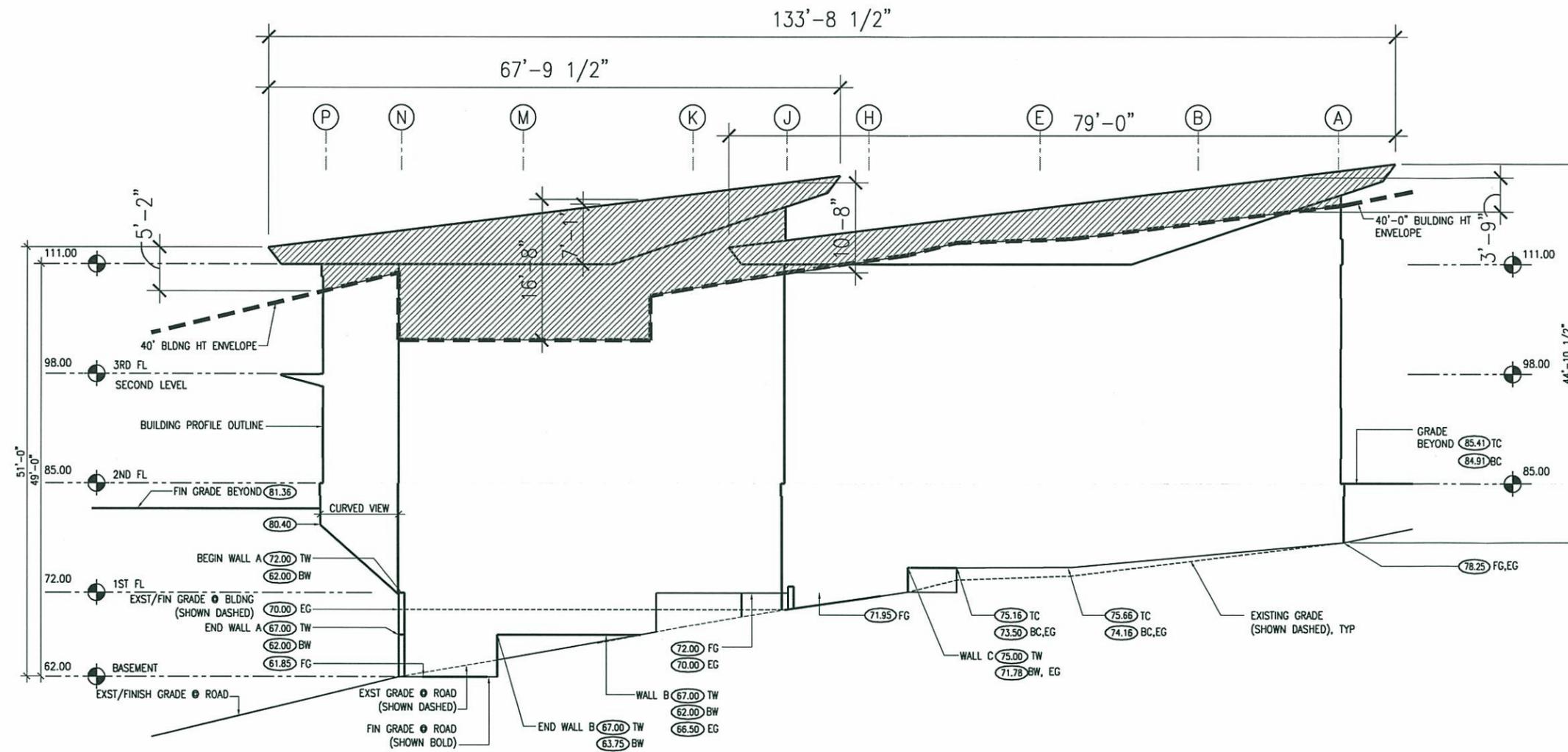
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**EXHIBIT H**

**EAST ELEVATION**  
 1/8" = 1'-0"



**WCCHC — FAMILY MEDICAL BUILDING — EAST ELEVATION**

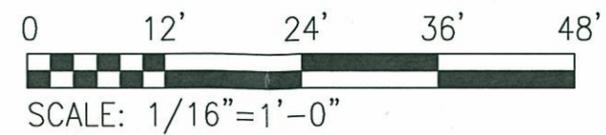
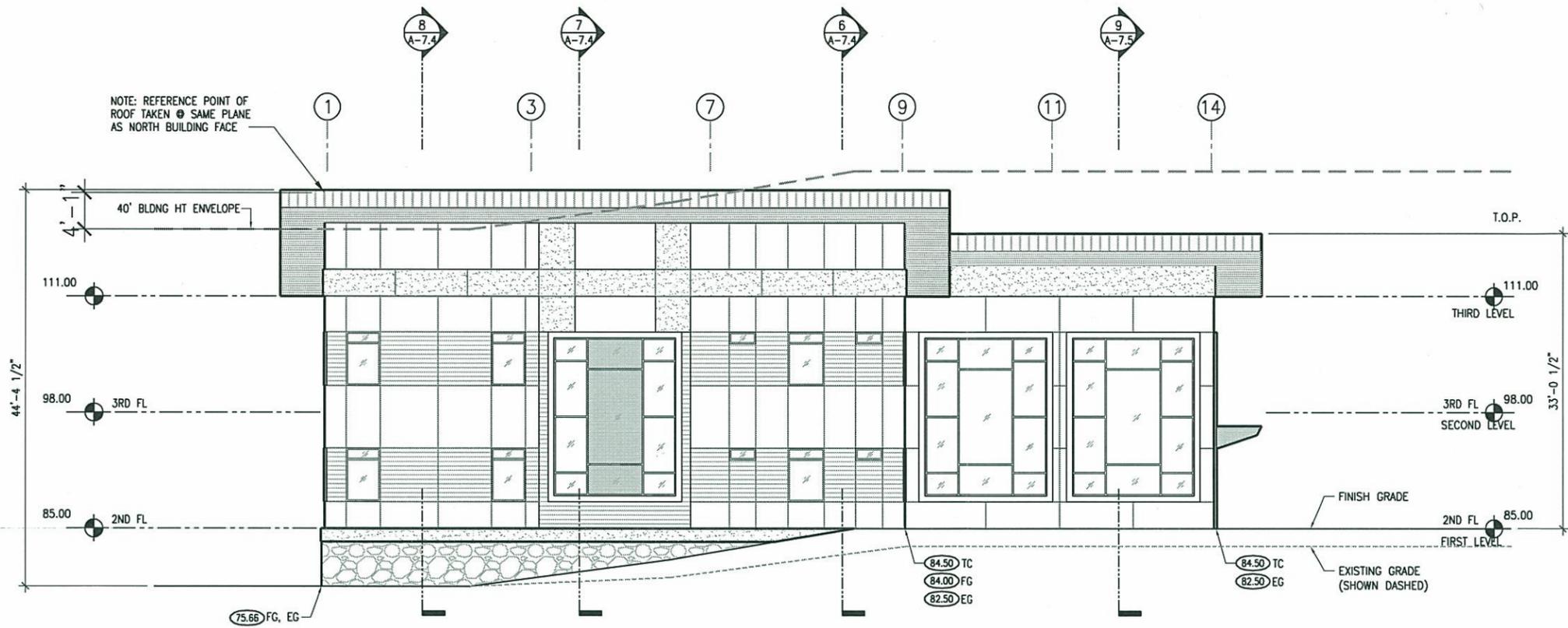
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SCALE:	AS NOTED	DRAWN BY:	—	PROJECT NUMBER:	10422.00
DATE:	08/05/08	CHECKED BY:	—	SHEET:	—

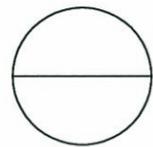
**EXHIBIT H**

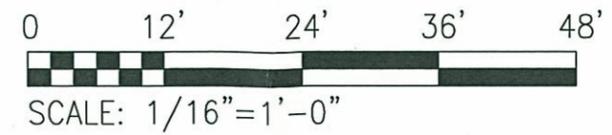
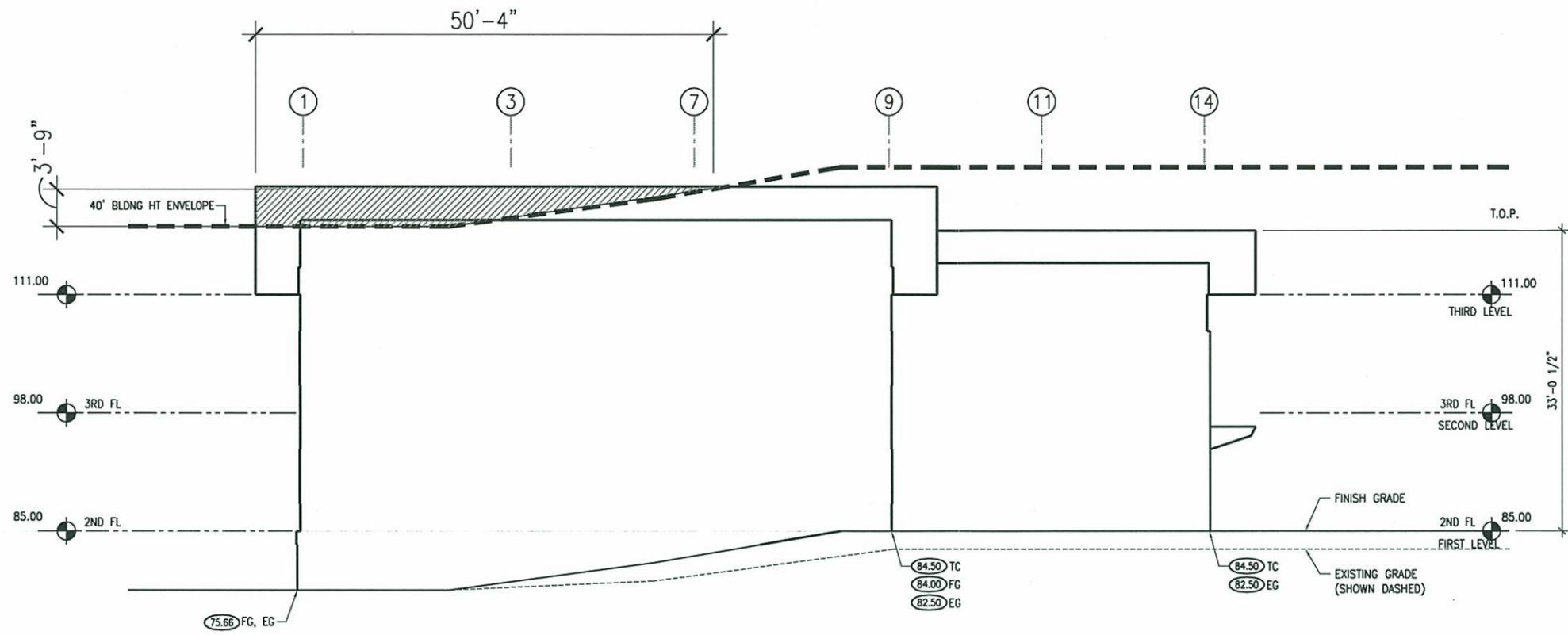
**NORTH ELEVATION**  
1/16" = 1'-0"



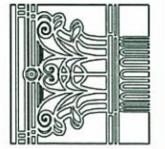
<b>WCCHC - FAMILY MEDICAL BUILDING - NORTH ELEVATION</b>	
<b>Kober/Hanssen/Mitchell Architects, Inc.</b> <i>Architecture, Planning &amp; Interior Architecture</i>	PROJECT NUMBER 10422.00
Herber Court 55 Keneba Street, Suite 1400 Honolulu, Hawaii 96813 (808) 528-5462	DRAWN BY: - CHECKED BY: -
SCALE: 1/16" = 1'-0"	DATE: 06/02/08
SHEET -	

**EXHIBIT H**

 **NORTH ELEVATION**  
1/16" = 1'-0"



**WCCHC — FAMILY MEDICAL BUILDING — NORTH ELEVATION**



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SCALE: AS NOTED

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PROJECT NUMBER  
10422.00

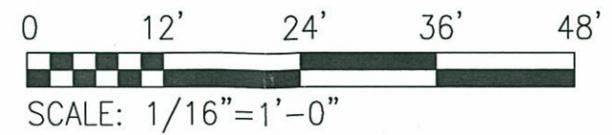
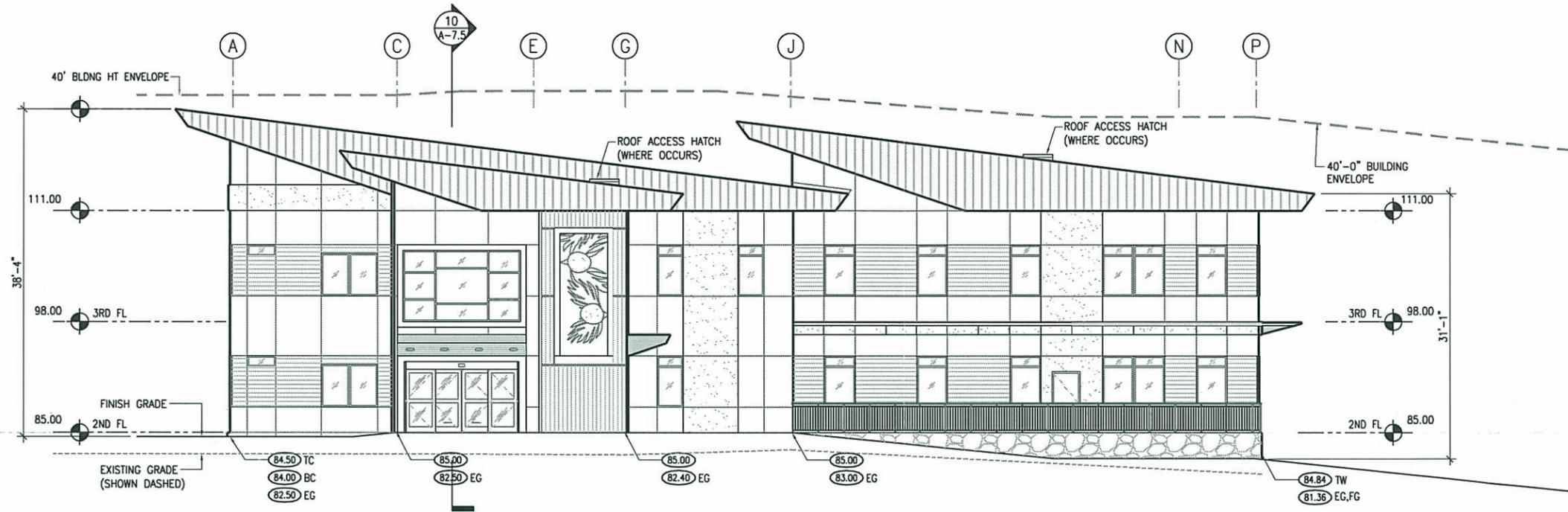
DATE: 08/05/08

CHECKED BY: —

SHEET —

**EXHIBIT H**

**WEST ELEVATION**  
1/16" = 1'-0"



**WCCHC — FAMILY MEDICAL BUILDING — WEST ELEVATION**



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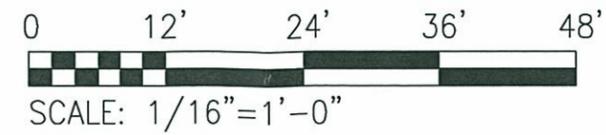
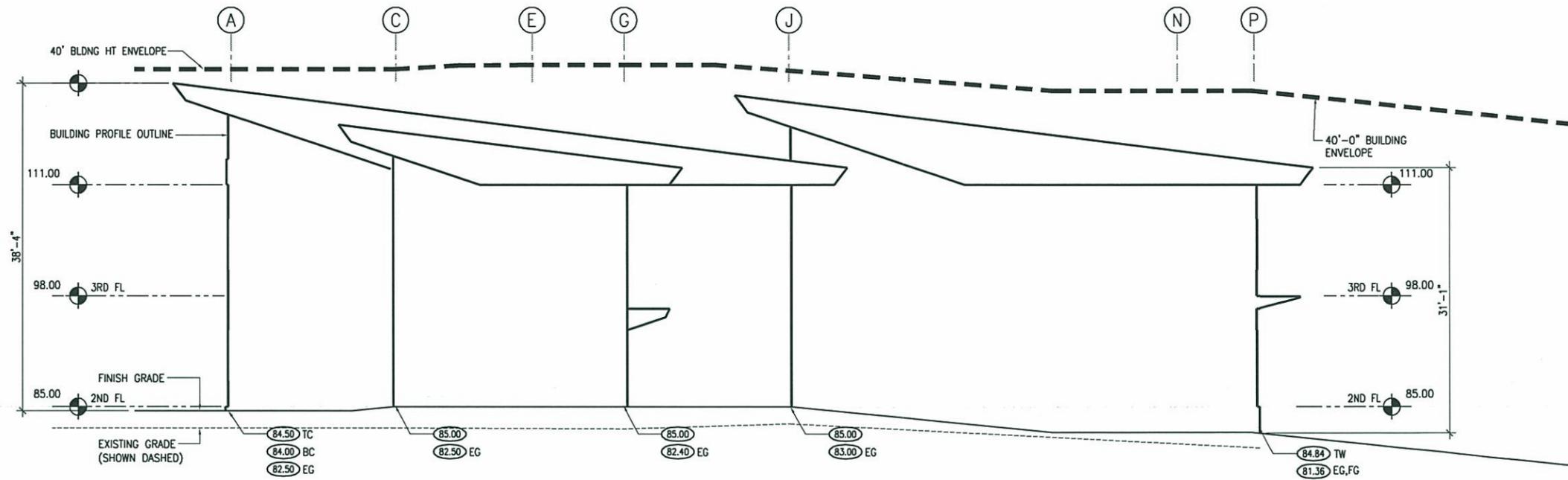
Harbor Court  
55, Koaehala Street, Suite 1400  
Honolulu, Hawaii 96813  
(808) 528-5462

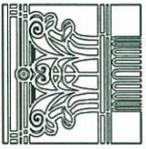
SCALE: 1/16" = 1'-0"  
DATE: 06/02/08

DRAWN BY: —  
CHECKED BY: —  
PROJECT NUMBER: 10422.00  
SHEET: —

**EXHIBIT H**

**WEST ELEVATION**  
 1/16" = 1'-0"



<b>WCCHC – FAMILY MEDICAL BUILDING – WEST ELEVATION</b>	
	<b>Kober/Hanssen/Mitchell Architects, Inc.</b> <i>Architecture, Planning &amp; Interior Architecture</i> <small>Harbor Court        550 Alhambra Street, Suite 1400        Honolulu, Hawaii 96813        (808) 828-5482</small>
SCALE: AS NOTED	PROJECT NUMBER 10422.00
DATE: 08/05/08	DRAWN BY: — CHECKED BY: — SHEET —
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**EXHIBIT H**

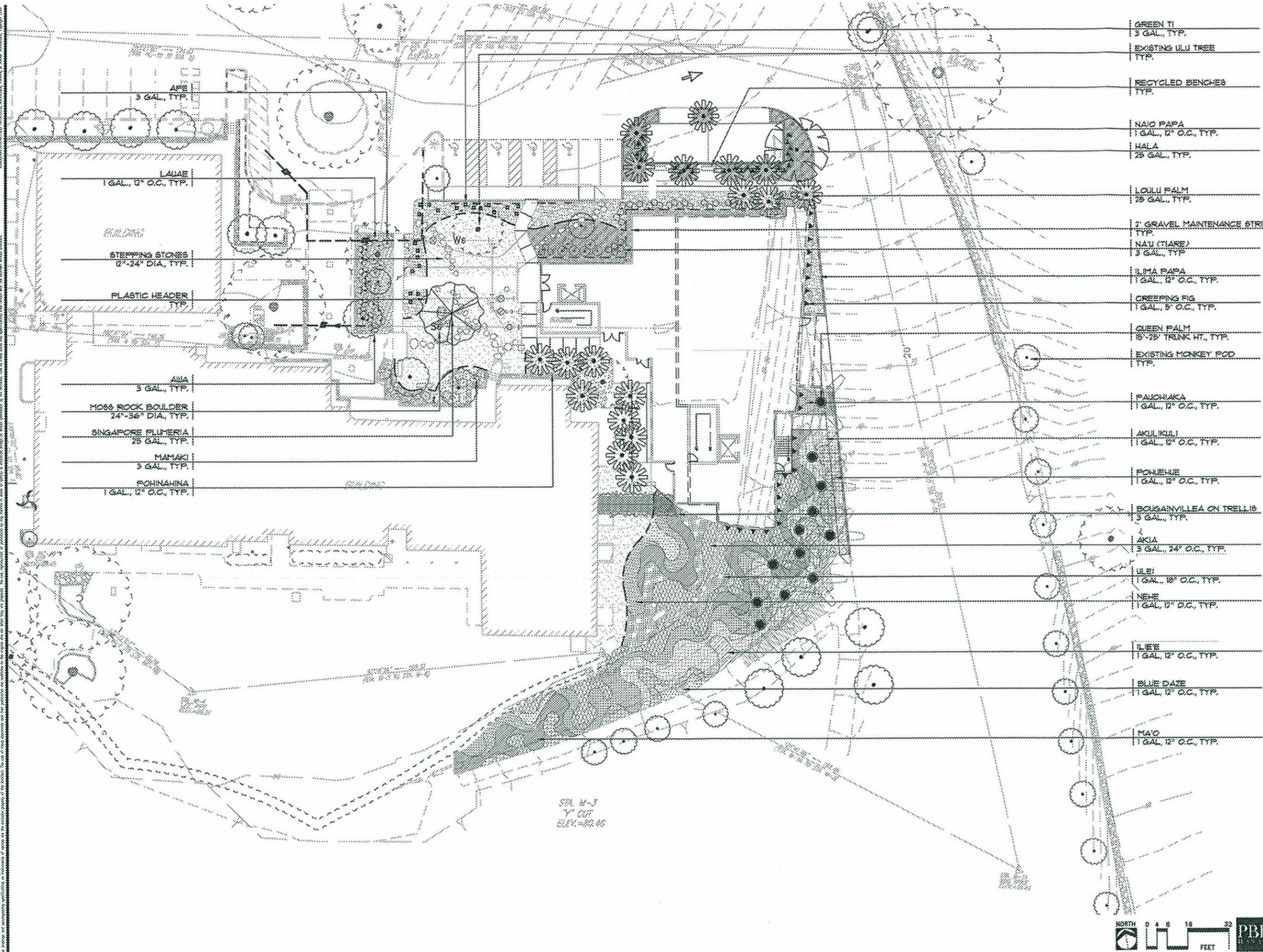
# EXHIBIT "I"



**view from main entry to south-east side of building  
(planned landscaping in foreground superimposed)**



**actual photograph**



- APR 3 GAL, TYP.
- LALAE 1 GAL, 12" O.C., TYP.
- STEPPING STONES 12"-24" DIA, TYP.
- PLASTIC HEADER TYP.
- AIHA 3 GAL, TYP.
- MOSS ROCK BOULDER 24"-36" DIA, TYP.
- SINGAPORE FLUENIA 25 GAL, TYP.
- MAMAKI 3 GAL, TYP.
- POHINAHINA 1 GAL, 12" O.C., TYP.

- GREEN TI 3 GAL, TYP.
- EXISTING ULU TREE TYP.
- RECYCLED BENCHES TYP.
- NAIO PAPA 1 GAL, 12" O.C., TYP.
- HALA 25 GAL, TYP.
- LOULU PALM 25 GAL, TYP.
- 2" GRAVEL MAINTENANCE STRIP TYP.
- NAU (TIARE) 3 GAL, TYP.
- LIMA PAPA 1 GAL, 12" O.C., TYP.
- CREeping FIG 1 GAL, 5" O.C., TYP.
- QUEEN PALM 18"-24" TRUNK HT, TYP.
- EXISTING MONKEY POD TYP.
- PAUHIKAKA 1 GAL, 12" O.C., TYP.
- AKULIKULI 1 GAL, 12" O.C., TYP.
- PONENIE 1 GAL, 12" O.C., TYP.
- BOUGAINVILLEA ON TRELLIS 3 GAL, TYP.
- AKIA 3 GAL, 24" O.C., TYP.
- ULEI 1 GAL, 18" O.C., TYP.
- NEHE 1 GAL, 12" O.C., TYP.
- LEE 1 GAL, 12" O.C., TYP.
- BLUE DAZE 1 GAL, 12" O.C., TYP.
- MA'O 1 GAL, 12" O.C., TYP.

**ROBER HANSEN MITCHELL ARCHITECTS**  
 Architecture, Planning & Interior Architecture  
 Harbor Court  
 65 Merchant Street, Suite 1012  
 Honolulu, Hawaii 96813  
 P: (808) 638-6482  
 F: (808) 638-0122  
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*Excellence & Integrity by Design*

**WAIANAE COAST  
 COMPREHENSIVE HEALTH  
 CENTER**  
 86-260 FARRINGTON HIGHWAY,  
 WAIANAE, HI 96792-3199  
 TMK: 8-6-01-03

DATE: APR. 21, 2005

SCALE: 1" = 10'-0"

PROJECT: 10422.00

DATE: 10-10-05

PROJECT: L-1

DATE: 10-10-05

PROJECT: L-1

# **EXHIBIT “J”**

**STATUS REPORT: COMPLIANCE WITH THE CONDITIONS OF ORDINANCE 96-46  
DLU FILE 94/Z-005**

**Project Status:**

Attached is a summary describing the status of each phase of the project of the revised site plan dated January 10, 1996  
**REPORT DATE : July 11, 2007**

Condition:	Status:	Explanation:	Projected Timeframe:
<p>1. The Declarant shall comply with the following recommendations of the City Department of Transportation Services and the State Department of Transportation prior to the issuance of building permits for new structures:</p> <p>a. Department of Transportation Services:</p> <ol style="list-style-type: none"> <li>1. The one-way internal circulation for the upper campus shall be implemented with Phase II of the Project. Appropriate signage and markings indicating the vehicular travel pattern shall be clearly visible to motorists.</li> </ol>	<p><u>Met</u></p>	<p>One way internal circulation for the upper campus parking lots with appropriate signage completed as of September 1996. Signage for "ER Entrance" at the front driveway installed .</p>	<p>Completed 10/2001</p>
<ol style="list-style-type: none"> <li>2. Declarant shall monitor the east entrance for possible traffic congestion of difficulties due to the left turn into the upper campus access drive along Mailili Road and will install a left-turn pocket for storing the vehicles should the Department of Transportation Services deem it warranted.</li> </ol>	<p><u>Met</u></p>	<p>No traffic congestion or difficulties due to the left turn into the upper campus access drive along Mailili Road has been observed. However, as required by DOT, with the projected construction of a 3-story 21,000sf out-patient and training facility.</p> <p>Contract issued in May 2005 to Phillip Rowell and Associates to conduct a traffic impact assessment. Draft TIAR scheduled for completion by end of July 2005.</p> <p>Final Report TIAR completed 2/16/2006 by Phillip Rowell and Associates.</p> <p>Reviewed recommendations of TIAR with Mel Hiroyama, Traffic Review Branch.</p>	<p>On-going (monitoring)</p> <p>Draft Traffic Impact Assessment Report to be completed by end of July 2005.</p> <p>TIAR completed 2/16/2006 – all recommendations adopted, with one open recommendation to re-evaluate installation of a left hand land approximately 6 months after the completion of the 3-story medical office construction,, and to coincide with busier months of flu season. Proposed schedule with the performance of TIAR in January 2009 and if required, construction of a Left Turn Lane at Driveway B to be completed by November 2010.</p>

Condition:	Status:	Explanation:	Projected Timeframe:
<p>b. State Department of Transportation:</p> <ol style="list-style-type: none"> <li>1. To prevent backup onto Farrington Highway, Declarant shall provide access to the health center from the second driveway off Mailiili Road and an exit from the facility at the current driveway near Farrington Highway. For the lots fronting Farrington Highway, access shall be limited to two, with the easterly (townside) access restricted to right turns in and out, and the westerly access accommodating two-way traffic.</li> <li>2. All required roadway improvements shall be provided at no cost to the State.</li> </ol>	<p><u>Met</u></p> <p><u>Met</u></p> <p><u>Met</u></p>	<p>Change to one-way entrance access from second driveway off of Mailiili Road with appropriate signage and markings completed September 1996.</p> <p>For the easterly lot fronting Farrington Hwy. Right turn signage and markings for entry and exiting from the Adult Day Care Parking lot was completed September 1996</p> <p>State funds have not been used for any roadway work performed to date.</p>	<p>Completed 9/1996.</p> <p>Completed 9/1996</p> <p>Not Applicable.</p>
<ol style="list-style-type: none"> <li>2. Development of the Project shall be in general conformance with the revised site plan dated January 10, 1996, submitted on behalf of Declarant to the City Department of Land Utilization ("DLU"). Development of each parcel on the Land shall comply independently with LUO standards.</li> </ol>	<p><u>Partially Met</u></p> <p><u>Met</u></p> <p><u>Met</u></p> <p><u>Met</u></p> <p><u>Not Met</u></p> <p><u>Met</u></p> <p><u>Met</u></p>	<p><u>Project Phase #1.1 thru #1.9 Existing Buildings prior to SMA</u></p> <p><u>Project Phase #2.1 Dental/Medical Laboratory</u></p> <p><u>Project Phase #2.2 Upper Parking Lot &amp; Retaining Wall</u></p> <p><u>Project Phase #2.3 Future Health Academy</u> The Center continues to seek funding for this project.</p> <p><u>Project Phase #2.4 Future Waianae Mental Health</u></p> <p><u>Project Phase #2.5 Ground Signs</u></p>	<p><u>Project #1.1 thru #1.9</u> Completed prior to 1996.</p> <p><u>Project #2.1</u> Completed 5/1995.</p> <p><u>Project #2.2</u> Completed 9/1995.</p> <p><u>Project #2.3</u> <b>Projected completion date: June 2010</b></p> <p><u>Project #2.4</u> Completed 4/1996</p> <p><u>Project #2.5</u> Completed 9/1996</p>

Condition:	Status:	Explanation:	Projected Timeframe:
	Met	<u>Project Phase #2.6</u> <u>Concrete Slab and Trellis</u>	<u>Project #2.6</u> Completed 9/1996
	Not Applicable	<u>Project Phase #2.7</u> <u>NOT USED</u>	<u>Project #2.7</u> Not Applicable
	Met	<u>Project Phase #2.8</u> <u>Emergency Room Improvements</u>	<u>Project #2.8</u> Completed 3/1996
	Met	<u>Project Phase #3.1</u> <u>Hawaiian Health Parking Lot</u>	<u>Project #3.1</u> Completed 6/2002
	Not Met	<u>Project Phase #3.2</u> <u>Future Family Practice</u> The Center has secured all construction funds from various sources to complete this project by June 2008.  The Center is presently in the final Construction Contract negotiations. Groundbreaking ceremony is scheduled for August 1, 2007 with construction to commence shortly thereafter.	<u>Project #3.2</u> <b>Projected completion date:</b> June 2008
	Partially Met	<u>Project Phase #3.3</u> <u>Hawaiian Health Village</u>	<u>Project #3.3</u> Completed 4/2003
	Met	<u>Project #3.3.7</u> <u>Healers' Building</u> HUD funds have been secured for construction. RFP released Summer of 2006 resulted in no bids submitted. The Center is presently downsizing the project for rebidding the project by October 2007.	<u>Project #3.3.7</u> <b>Projected completion date</b> March 2009
	Met	<u>Project Phase #3.4</u> <u>Mid Campus Parking</u> Grading Permit closed 12/19/06.  <u>Project Phase #3.5; #3.6 &amp; #3.7</u>	<u>Project #3.4:</u> Completed December 2006



Condition:	Status:	Explanation:	Projected Timeframe:
<p>3. The Declarant shall immediately stop work and contact the State Historic Preservation Division (SHPD) for review and approval of proposed mitigation measures should any previously unidentified historic sites (including but not limited to artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls) be encountered during the development of the project approved under this zone change. Work in the immediate area shall be stopped until the SHPD is able to assess impacts and make further recommendations for appropriate mitigation measures. The Declarant shall, within 90 days of the effective date of this rezoning, designate an archaeologist to be used to prepare a mitigation plan for the project site should previously unidentified sites as described above be encountered during development of the project.</p>	<p><u>Met</u></p>	<p>Performance of work completed to date has not uncovered any findings described in this condition.</p>	<p>On-going until project completion.</p>
<p>4. Approval of this zone change does not constitute compliance with other Land Use Ordinance or governmental agencies' requirements. They are subject to separate review and approval. The Declarant shall be responsible for insuring that the final plans for the Project approved under this permit comply with all applicable Land Use Ordinance and other governmental agencies' provisions and requirements.</p>	<p><u>Met</u></p>	<p>Declarant seeks appropriate permits and approvals.</p>	<p>See attached Site Master Plan.  On-going  Modified Minor SMA  deadline extension to June 2010  granted by Eric G. Crispin, AIA  Director of Planning and  Permitting per attached  letter dated 7/23/03.</p>
<p>5. Declarant shall give notice to the Department of Land Utilization of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the Declarant's leasehold interest in the Land prior to commencement of construction on the Land; provided, however, that the Declarant may transfer ownership in the leasehold interest to an affiliate or joint venture of which Declarant is a member or in a manner consistent with prior representations to the City, and may mortgage the leasehold interest at any time without notice to the City. A mortgagee under such mortgage may foreclose the mortgage, by judicial foreclosure or under a power of sale contained in such mortgage (provided notice of the date of such foreclosure sale is given to the City), or may with notice to the City acquire title to such leasehold interest in lieu of foreclosure.</p>	<p><u>Met</u></p>	<p>No action required to date.</p>	<p>On-going</p>

Condition:	Status:	Explanation:	Projected Timeframe:
<p>6. On an annual basis, corresponding with the anniversary of the effective date of the Rezoning Ordinance, the Declarant shall submit a written status report to the DLU documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report shall be submitted until such time as the DLU has determined that all conditions of approval have been satisfied.</p>	<p>2005 report filing.</p>	<p>On-going annual report filing.</p>	<p>On-going</p>
<p>7. In the event of noncompliance with any of the conditions set forth herein, the City Director of Land Utilization shall inform the Council and may initiate action to rezone the Land, seek civil enforcement, or take appropriate action to terminate or stop the Project until applicable conditions are met.</p>	<p>Not applicable</p>		
<p>8. Failure to fulfill any conditions to the zone change may be grounds or revocation of the permits issued under this zoning and grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.</p>	<p>Not applicable</p>		

# EXHIBIT "K"

# EXHIBIT "K"

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	Total Float	%	10/1	11/1	12/1	1/1	2/1	3/1	4/1	5/1	6/1	7/1	8/1	9/1	10/1	11/1	12/1
0000	Project Start (Letter of Intent to Award)	0	0	01AUG07 A	06SEP07 A		100															
1000	Procure Permits (By Others)	15	0	01AUG07 A	06SEP07 A		100															
1002	Excavation Permit by Owner	1	0	16AUG07 A	16AUG07 A		100															
1003	Foundation Permit by Owner	1	0	16AUG07 A	16AUG07 A		100															
1005	Project Award	10	0	01AUG07 A	01AUG07 A		100															
1010	Mobilization	5	0	15AUG07 A	20AUG07 A		100															
1020	Survey / Layout	2	0	20AUG07 A	21AUG07 A		100															
1030	Mass Excavation (Basement, First, and Second)	128	63	22AUG07 A	26DEC07 A	0	51															
1040	AC Pavement Demolition	2	2	14APR08	15APR08	416	0															
1050	AC Pavement Subgrade Preparation	2	2	16APR08	17APR08	416	0															
1060	Install AC Pavement	1	1	18APR08	18APR08	416	0															
1070	Pavement Stripping	2	2	21APR08	22APR08	416	0															
1080	Final Grading	5	5	14APR08	18APR08	400	0															
1090	Form Sidewalk	2	2	21APR08	22APR08	400	0															
1100	Pour Sidewalks	1	1	23APR08	23APR08	400	0															
2000	Struct Excavation	5	0	29AUG07 A	04SEP07 A		100															
2010	Footings Rebar	2	0	05SEP07 A	06SEP07 A		100															
2020	Pour Footings	1	0	07SEP07 A	07SEP07 A		100															
2030	U/G Utility Exc (Plumb, Fire, Elec)	2	0	10SEP07 A	11SEP07 A		100															
2040	U/G Utility (Plumb, Fire, Elec)	3	0	12SEP07 A	14SEP07 A		100															
2050	Utility Backfill (Plumb, Fire, Elec)	1	0	17SEP07 A	17SEP07 A		100															
2060	Form Walls/Columns	5	0	18SEP07 A	24SEP07 A		100															
2070	Rebar Walls/Columns	5	0	25SEP07 A	30SEP07 A		100															
2080	Rough In Walls/Columns	2	0	25SEP07 A	26SEP07 A		100															
2090	Close Wall/Column Forms	10	5	27SEP07 A	05OCT07 A	0	50															
2100	Pour Walls/Columns	1	1	08OCT07	08OCT07	0	0															
2110	Strip Wall/Column Forms	2	2	16OCT07	17OCT07	0	0															
2120	Struct Backfill	3	3	18OCT07	22OCT07	89d	0															
2130	Slab Cushion (3BF, Wire, Sand)	1	1	23OCT07	23OCT07	89d	0															
2140	Concrete Screens	1	1	24OCT07	24OCT07	89d	0															
2150	Pour Slab	1	1	25OCT07	25OCT07	89d	0															
2151	Erect Scaffolding for CIP Beam	1	1	26OCT07	26OCT07	89d	0															
2154	Form Beam Sides	4	4	29OCT07	01NOV07	89d	0															
2156	Rebar Beam	2	2	02NOV07	05NOV07	89d	0															
2158	Pour Beam	1	1	06NOV07	06NOV07	89d	0															
2159	Strip Beam Sides	1	1	07NOV07	07NOV07	89d	0															
2160	Hollow Core Planks	5	5	08NOV07	14NOV07	89d	0															
2170	Waterproof Exterior Walls	5	5	19OCT07	24OCT07	0	0															
2180	Backfill Exterior Walls	5	5	25OCT07	31OCT07	0	0															
2180	Plumbing (Above Ground)	8	8	15NOV07	26NOV07	89d	0															
2200	Plumbing Equip	5	5	27NOV07	03DEC07	132d	0															
2210	Fire Sprinkler Rough In	5	5	15NOV07	21NOV07	92d	0															

Start date 01AUG07

Finish date 01SEP08

Data date 30SEP07

Run date 25OCT07

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**Nan Inc**

**Waianae Coast Comp Health Center**

Legend:

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point



Act's ID	Description	Orig Rem Dur	Early Start	Early Finish	Total Float	%	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
----------	-------------	--------------	-------------	--------------	-------------	---	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

3300	Electrical Finishes (Incl FA, OS)	5	09APR08	15APR08	44d	0												
3310	Cabinets and Countertops	3	28MAR08	28MAR08	51d	0												
3320	Plumbing Finishes	5	31MAR08	04APR08	51d	0												
3330	Fire Sprinkler Finishes	3	09APR08	11APR08	46d	0												
3340	Install Windows	5	13FEB08	19FEB08	81d	0												
3350	Install Doors and Hardware	5	09APR08	15APR08	44d	0												
3360	Ceramic Tile Wall and Floors	8	09APR08	18APR08	39d	0												
3370	Finish Flooring (Carpet, Resilient, VCT, Etc.)	8	09APR08	18APR08	39d	0												
3380	Structural Steel Stairs	2	21APR08	22APR08	39d	0												
3400	Bathroom Accessories	2	23APR08	24APR08	39d	0												
3410	Interior Signage	3	20FEB08	22FEB08	81d	0												
3420	Window Coverings	2	09APR08	10APR08	47d	0												
4000	Specialties (FE Cabinets, etc.)	5	15JAN08	21JAN08	0	0												
4010	Structural Excavation	3	22JAN08	24JAN08	0	0												
4070	Footng Rebar (Including Elevator Pit)	1	25JAN08	25JAN08	0	0												
4020	Pour Footing and Grade Beams	1	28JAN08	28JAN08	0	0												
4030	Excavate for Plumbing	1	29JAN08	29JAN08	0	0												
4040	Underground Plumbing Rough-in	1	30JAN08	30JAN08	0	0												
4050	Backfill Underground Plumbing	3	31JAN08	04FEB08	1d	0												
4060	Formwork for Slab	1	05FEB08	05FEB08	0	0												
4070	Reinforcing for Slab	1	18FEB08	18FEB08	9d	0												
4080	Pour Slab and Topping	10	19FEB08	03MAR08	9d	0												
4090	Metal Studs	10	03MAR08	17MAR08	9d	0												
4100	Electr/Plumb/Mech/Fire Sprinkler Rough-in	5	04MAR08	10MAR08	30d	0												
4110	Wall Incubation	15	11MAR08	31MAR08	30d	0												
4120	Drywall	10	01APR08	14APR08	30d	0												
4130	Tape and Mud Drywall	5	15APR08	21APR08	40d	0												
4140	Acoustical Ceiling	10	19FEB08	03MAR08	19d	0												
4150	Exterior Walls (Cement Board & Dens Glass)	5	15APR08	21APR08	30d	0												
4160	Interior Painting	5	15APR08	21APR08	30d	0												
4170	Electrical Finishes (Incl FA, OS)	5	22APR08	28APR08	35d	0												
4180	Cabinets and Countertops	5	29APR08	05MAY08	30d	0												
4190	Plumbing Finishes	3	22APR08	21APR08	37d	0												
4200	Fire Sprinkler Finishes	5	03MAR08	10MAR08	19d	0												
4210	Install Windows	5	15APR08	21APR08	40d	0												
4220	Install Doors and Hardware	8	22APR08	01MAY08	30d	0												
4230	Ceramic Tile Wall and Floors	8	22APR08	01MAY08	30d	0												
4240	Finish Flooring (Carpet, Resilient, VCT, Etc.)	8	19FEB08	29FEB08	62d	0												
4250	Structural Steel Stairs	8	06FEB08	15FEB08	30d	0												
4260	Structural Steel Floor	2	02MAY08	05MAY08	30d	0												
4270	Bathroom Accessories	2	08MAY08	07MAY08	30d	0												
4280	Interior Signage	2	08MAY08	07MAY08	30d	0												

Start date 01AUG07  
 Finish date 01SEP08  
 Data date 30SEP07  
 Run date 25OCT07  
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**Nan Inc**  
**Waianae Coast Comp Health Center**

Legend:  
 ■ Early bar  
 ■ Progress bar  
 ■ Critical bar  
 ■ Summary bar  
 ■ Start milestone point  
 ■ Finish milestone point

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	Total Float	%
4290	Window Coverings	3	3	11MAR08	13MAR08	0	67d
4300	Specialties (FE Cabinets, etc.)	2	2	22APR08	23APR08	38d	0
5090	Metal Decking	10	10	11FEB08	22FEB08	0	0
5010	Concrete Topping	5	5	25FEB08	29FEB08	0	0
5020	Metal Studs	10	10	03MAR08	14MAR08	0	0
5030	Elect/Plumb/Mech/Fire Sprinkler Rough-in	10	10	17MAR08	28MAR08	0	0
5040	Wall Insulation	5	5	17MAR08	21MAR08	21d	0
5050	Drywall	15	15	24MAR08	11APR08	21d	0
5060	Tape and Mud Drywall	10	10	14APR08	25APR08	21d	0
5070	Acoustical Ceiling	5	5	28APR08	02MAY08	31d	0
5080	Exterior Walls (Cement Board & Dens Glass)	10	10	17MAR08	28MAR08	5d	0
5090	Interior Painting	5	5	28APR08	02MAY08	21d	0
5100	Electrical Finishes (Incl FA, OS)	5	5	05MAY08	09MAY08	26d	0
5110	Cabinets and Countertops	5	5	28APR08	02MAY08	26d	0
5120	Plumbing Finishes	5	5	05MAY08	09MAY08	26d	0
5130	Fire Sprinkler Finishes	3	3	05MAY08	07MAY08	28d	0
5140	Install Windows	5	5	31MAR08	04APR08	43d	0
5150	Install Doors and Hardware	5	5	05MAY08	09MAY08	26d	0
5160	Ceramic Tile Wall and Floors	8	8	05MAY08	14MAY08	21d	0
5170	Finish Flooring (Carpet, Resilient, VCT, Etc.)	8	8	05MAY08	14MAY08	21d	0
5180	Structural Steel Stairs	8	8	03MAR08	12MAR08	53d	0
5190	Structural Steel Roof Framing	15	15	17MAR08	04APR08	38d	0
5200	Bathroom Accessories	2	2	15MAY08	16MAY08	21d	0
5210	Interior Signage	2	2	19MAY08	20MAY08	21d	0
5220	Window Coverings	3	3	07APR08	09APR08	48d	0
5230	Specialties (FE Cabinets, etc.)	2	2	05MAY08	06MAY08	29d	0
6000	EIFS	35	35	31MAR08	16MAY08	5d	0
6010	Lanai Railing	20	20	31MAR08	25APR08	20d	0
6020	Painting	18	18	26MAY08	13JUN08	0	0
6030	Sun Shade	20	20	04MAR08	31MAR08	39d	0
6040	Roofing	10	10	07APR08	18APR08	38d	0
6050	Fire Proofing Roof Framing	5	5	21APR08	25APR08	38d	0
6060	Elevator	40	40	03MAR08	25APR08	38d	0
6070	Chiller (Pump 1&2, Chem Pot, Exp Tank, Air Seps)	35	35	31MAR08	16MAY08	5d	0
6080	Direct Digital Control (DDC)	9	9	31MAR08	10APR08	49d	0
6090	Generator 400KW with 240 gal Daytank	40	40	31MAR08	23MAY08	0	0
6100	Oil Interceptor	40	40	31MAR08	23MAY08	0	0
6110	Sewer Ejector	40	40	31MAR08	23MAY08	0	0
6120	Sump Pump for Elevator #1 & #2	20	20	03MAR08	28MAR08	58d	0
6130	Electric Water Heater #1 and #2	20	20	31MAR08	25APR08	20d	0
6140	Fire Pump for Fire Sprinkler	40	40	31MAR08	23MAY08	0	0
6150	Fire Jockey Pump	40	40	31MAR08	23MAY08	0	0

01AUG07 Start date  
 01SEP06 Finish date  
 30SEP07 Date date  
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Nan Inc  
Waianae Coast Comp Health Center

Early bar  
 Progress bar  
 Critical bar  
 Summary bar  
 Start milestone point  
 Finish milestone point

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	Total Float	%	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
6180	Fire Pump Controller	40	40	31/MAR/08	23/MAY/08	0	0												
6170	Window Decorative Tinting	10	10	07/APR/08	16/APR/08	43d	0												
6180	Pre-Final Walk-through	2	2	19/JUN/08	20/JUN/08	0	0												
6190	Punch List	5	5	23/JUN/08	27/JUN/08	0	0												
6200	Final Walk-through	1	1	30/JUN/08	30/JUN/08	0	0												
6210	Project Substantial Completion	0	0		30/JUN/08	0	0												
6220	Warranty/Post Sub Completin Punchlist	45	45	01/JUL/08	01/SEP/08	0	0												

▶ Window Decorative Tinting  
 ▶ Pre-Final Walk-through  
 ▶ Punch List  
 ▶ Final Walk-through  
 ▶ Project Substantial Completion  
 ▶ Warranty/Post Sub Completin Punchlist

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Nan Inc  
 Waianae Coast Comp Health Center

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# **EXHIBIT “L”**

REVISION CONTROL/CHANGE PROPOSAL LOG

B NUMBER 07-015  
 OB NAME Coast Comprehensive Health Center

DATE: 04/01/08

R.C. NO.	C.P. NO.	RFI NO.	STATUS	TYPE OF ISSUE	DESCRIPTION	CP SUBMITTED			CP APPROVED			C.O. NO.	JA #	Comments
						Original Cost Submitted	DATE	AMOUNT	DATE	TIME	AMOUNT			
1	1		Approved	Elect	Interior Revisions: Fire Alarm and Telcom Coordination in accordance with plans marked RC No. 1	104,396.00	03/31/08	104,396.00	3/26/2008			2		Interior Revisions: Fire Alarm and Telcom Coordination in accordance with plans marked RC No. 1
2	2		pending	Struct	Revise Precast Prestressed Beams to Cast-In-Place Beams (Credit for Precast Beams) Credit of \$45,629.00	36,492.00	04/03/08	36,492.00						Structural Engineer revised prestressed beams to cast-in-place which now involves additional work
			pending	Struct	Revise Precast Prestressed Beams to Cast-In-Place Beams (Additional Cost) Add \$82,121.00									
3	3	026-P	pending	Struct	Lower footings in the basement to avoid conflict with plumbing and electrical lines (This cost is included in RC No 7)	0.00								The elevator footing pads as shown on S-2 is 2' min. from floor level. The plumbing lines and electrical ducts are in conflict with the footing pads. The only solution is to dig 3' more for the entire elevator pit footings. Additional work involved extra 3' excavation, extra lengths of rebar, and extra volume of concrete.
4	4	023-A	pending	Struct	At Basement add stiffener column between the door and the louver to provide sufficient support	0.00								Plan show frame-to-frame drawing which Nan Inc believes is weak that may cause warping during the closing and opening of the door. Nan Inc provided the stiffener columns without additional cost. KHMA provided rebar detail.
5	5	026-P	pending	Struct	Lower wall footing and colum at Restroom 106, between grdn H-J and 5 to avoid conflict with plumbing lines	4,498.00	04/07/08	4,498.00						Detail of footings is typical showing 2' min. from the floor level. The plumbing lines are in conflict with the footings which are stepped footings. Additional excavation, rebar lengths, and concrete were used.
6	6		pending	Plumbing	Revised Plumbing Fixtures	8,536.00								During the submittal process, some of the sinks were change by the architect to comply with DCAB.
7	7		pending	Elect/Plumb	Relocate 2 ea electric water heaters, floor drain, add 2 floor drains, add plumbing line in the basement (CP includes cost to lower footing pads) Revised RC 7 submitted on 4/28/08 showing walls and electrical rough in are deleted.	5,534.00	4/28/2007 Revised	5,534.00						Owner initiated to relocate water heaters and requires relocation of plumbing lines and floor drains, and sump pump main. The plumbing lines were already laid per plans. New lengths were used by the subcontractor. Detail of footings at the basement is typical but did not show specific length for footings that are in conflict with plumbing lines. Additional excavation rebar lengths and concrete were used.
8	8	032-A	pending	Struct	Change CMU wall to concrete wall to achieve Kona Rock design (net).	7,159.00	04/07/08	7,159.00						CMU walls were shown to have Kona Rock stamp design. The only way to achieve the stamped design is to cast-in-place the walls.
9	9	028-A	pending	Architect	Add acoustic insulation to seal gap between floors	6,604.00	04/07/08	6,604.00						The gap between floors at the curtain wall may pose noise to be amplified from floor-to-floor; recommend installing acoustic seal as described in RFI 028-A.
10	10		Approved	Elect	Revise electrical handhole to std vehicle rated manhole	110,491.00	02/06/08	110,491.00				1		Change order No. 1 approved on 2/15/08.
11	11	024-A	pending	Struct	Add metal support in the elevator hoistway to support elevator track guides. Adjustment was made to their initial cost proposal of 80K due the numbers of supports they included in their estimate, 4 supports each floor instead of 2 as drawn by the structural.	\$45,000.00 rough estimate from sub	04/30/08	28,735.00						Structural drawings do not show metal support at the hoistway. The elevator shaft is made of metal studded drywall and not sufficient to carry elevator rails. KHMA issued drawings and detail but we still need the detail to connect the supports to the roof beams.
12	12		pending	Architect	Additional carpet in various rooms and additional material for Parterre floor tile as directed by Owner and KHMA	22,116.00	05/01/08	22,116.00						Additional carpet in various rooms and additional material for Parterre floor tile as directed by Owner and KHMA. A meeting was held at KHMA office to discuss the detail of this change.
13	13		pending	Architect	Signage Revisions	5,000.00								Owner/KHMA initiated change. Revised drawing issued by KHMA to proceed.
14	14		pending	Architect	Delete Smoke Barrier	36,807.00	04/17/08	36,807.00						Owner/KHMA initiated change. Revised drawing issued by KHMA to proceed.
15	15		pending	Civil	Sidewalk revisions (delete/add)	8,000.00								Owner/KHMA initiated change. Revised drawing issued by KHMA to proceed.
16	16		pending	Struct	Revised embed and column at A-7	\$6,500.00 estimated cost \$2,997.00 actual cost	05/06/08	2,997.00						Architectural drawing show straight alignment of columns and embeds. Structural plan show sticking out embed and column. KHMA directed Nan Inc to follow architectural but the approved shop drawing of KWL was based on the structural plan.
17	17	042-ME	pending	Elect	Revise Cable Tray (at first floor use J-hook)	2,000.00								Owner/KHMA initiated change. Revised drawing issued by KHMA to proceed.
18	18		pending	Architect	Revised finish hardwares and additional doors in accordance with Revision No. 6	50,562.00	04/07/08	50,562.00						Owner/KHMA initiated change. Revised drawing issued by KHMA to proceed.

REVISION CONTROL/CHANGE PROPOSAL LOG

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 OB NAME Coast Comprehensive Health Center

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R.C. NO.	C.P. NO.	RFI NO.	STATUS	TYPE OF ISSUE	DESCRIPTION	CP SUBMITTED			CP APPROVED			C.O. NO.	JA #	Comments	
						Original Cost Submitted	DATE	AMOUNT	DATE	TIME	AMOUNT				DATE
19	19	049-C	pending	Civil	Retain services of licensed arborist	2,000.00									The Olu tree is within the construction site. Scaffolds are pushing the branches. Nan Inc hired the services of a licensed arborist to preserve the tree.
20	20	054-AS	pending	Struct	Modify cross bracing that are in conflict with doors and windows	\$10,000.00 initial cost	04/30/08	7,840.00							RFI 054-AS was generated to resolve the conflict between the structural cross-bracings and windows/doors.
21	21		pending	Architect	Additional Electrical works to revise some locks into RFID Locks	19,643.00	04/02/08	19,643.00							Owner-generated change to have RFID lock system.
22	22		pending	Architect	Modify elevator cab interior laminate color	TBDL									The specification states that the selected laminate colors are within the manufacturer's standard color. PL-6 and PL-7, selected by the Architect are not within Kone's standard colors. According to Kone, modifying the colors entails additional cost.
23	23	063-A	pending	Architect	Add toilet accessories	TBDL									There are toilet accessories on the Specs that are labeled 'By Others'. RFI 063-A was generated to clarify if Nan Inc should include those accessories.
24	23	064-A	pending	Architect	Add blockings, backings, and trench gutter flashings	6,123.00	04/14/08	6,123.00							The plans do not show blockings on the edges of the roof to allow for the watertight termination of the roofing system. Also, the dense glass backing is not adequate for the metal fascia; gage 20 should be used as backing on the fascia. Another added flashing (RFI 087-A) is for the trench gutter; detail on plan creates potential of leak
25			pending	Architect	First Floor Revisions	TBDL									Owner-initiated change involving door and window revisions.
26			pending	Mechanical	Modify Muffler Mounting	6,556.00	04/17/08	6,556.00							Hawthorne-Caterpillar provided calculations to determine the size and mounting of two mufflers that are part of the generator set. Plans only showed single muffler system.
27			pending	Architect	Lanai Floor Ramp for 2nd and 3rd floors	4,000.00									The lanai floor at second and third floors are higher than the interior rooms. Owner and Architect decided to build a ramp in accordance to sketch that will be provided by KHMA.
28			pending	Architect	Rainproof 40 Underlayment	3,953.00	04/17/08	3,953.00							Plans and specifications required roof underlayment (Grace 30 Tr-flex or approved equivalent). This type of underlayment does not offer watertight protection. Nan Inc recommended to use Rainproof 40 stick and peel underlayment to water-seal the whole roof area prior to the installation of the metal standing seam roofing.
29			pending	Architect	Radius Wall Scaffolds	0.00									The scaffolds along the radius wall from grid lines J to P could not be installed along the steep ground. This unforeseen condition prompted Nan Inc to use special tubular anchors. Nan Inc installed the special scaffolds at no additional cost to the contract.
30			pending	Architect	Roof Cricket Single Ply PVC	TBDL									Plans and specification does not show detail of the roof cricket. To construct the cricket, a plain PVC 80 flat sheet was recommended by Nan Inc.
31			pending	Architect	Roof Fascia Metal Substrate	TBDL									Plans and specification does not show what type of substrate to use on the roof fascia to provide effective fastening base for the metal roofing. Nan Inc recommended flat sheet gage 20.
32			pending	Architect	Change Door Swing 341	TBDL									Recent changes initiated by the Architect was to change the door swing of D341 to meet ADA requirement. The door frames has already been ordered prior to the issuance of this change.
33			pending	Architect	Roof Hatch Flashing	TBDL									Flashing for the roof hatches are without a cricket detail. Nan Inc worked out with Flashing and Roofing subs to present a workable design. Sketch was submitted to KHMA on 3/31/08 for confirmation.
34			pending	Architect	Add 35 ea Acrovyn Door	23,886.00	04/16/08	23,886.00							Owner decided to use Acrovyn Door instead of solid core wood doors.
35			pending	Architect	Revision No. 9 Interior										
36			pending	Electrical	Delta 9, 10, 11, and 12 Electrical Revision										This RC is cancelled. RC 37 and RC 38 will take over.

REVISION CONTROL/CHANGE PROPOSAL LOG

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R.C. NO.	C.P. NO.	RFI NO.	STATUS	TYPE OF ISSUE	DESCRIPTION	CP SUBMITTED			CP APPROVED			C.O. NO.	JA #	Comments	
						Original Cost Submitted	DATE	AMOUNT	DATE	TIME	AMOUNT				DATE
37			pending	Electrical	Delta 15 Electrical Revisions (marked-up plans)	29,135.00	04/25/08	29,135.00							WCCHC and KHMA issued Delta 15 drawings on 4/22/08.
38			pending	Electrical	Updated Delta 15 after coordination meeting on 5/9/08 with Nan Inc, Bivens, and Bob Adair	13,735.00	05/14/08	13,735.00							On 4/17/08, Marianne Glushenko, Bob Adair, Tino, and Laurie conducted thorough jobsite inspection to clarify and mark the electrical changes that RC 36 attempted to implement. Each room at the second and first floors were tagged so that the electrician will be able to understand the intended electrical revisions. Nan Inc was directed by KHMA/Owner to submit RC 37 and cancel RC 36.
39			pending	Architect	Change Door and Window Sizes										
40			pending	Architect	Add Access Panels in each Bathroom Ceiling (16 ea panels)	12,000.00									Architect directed to add access panel in each bathroom with exhaust fan. Additional work involves dismantling the frames and
41			pending	Architect	Modify hard ceiling to drop-down ceiling per request by the Owner	4,500.00									
42			pending	Architect	Add soffit above stairwells in accordance with the Architect's sketch dated 5/5/08	3,500.00									KHMA emailed with instruction to disregard the proposed change and construct per plans.
43			pending	Architect	Modify Wood Doors per Revision No. 6	5,571.00	05/01/08	5,571.00							Revision 6 was issued to modify, among other items, wood doors: D220, D221, D222, D307, D304, D206, and D210
44			pending	Plumbing	Add Insta-Hot on three locations (kitchen)	1,187.00	05/29/08	1,187.00							Owner-generated change
45			pending	Architect	Add metal hangers for Light Track System at Dental Rooms	TBDL									Owner-generated change
46		RFI 111-M	pending	Mechanical	Additional Type B Fire Dampers and fire-rated Access Panels in compliance with Building Dept comment	TBDL									Building Department comments prompted this additional change. Mike Mau met with Nan Inc and mechanical sub to discuss the detail
47			pending	Architect	Relocate Fire Department Monument in accordance with the Architect's notation on the FS shop drawing (option 2)	8,475.00	05/14/08	8,475.00							The original drawing shows the monument located on the wall below the first floor door. The new location (Option 2 annotated on the FS shop drawing) is on the wall C
48		RFI 108	pending	Architect Electrical	To meet HECO requirement, modify invert elevation of 8" waterline to avoid conflict with main power feeder going to HECO transformer	9,245.00	05/14/08	9,245.00							RC was reviewed and found acceptable by the Civil Engineer
49		RFI 101	pending	Architect Electrical	At Rooms 233 and 334 Reception, the electrical plans does not show any wiring or light plan at the counter. Response to RFI 101 provided the specs for the additional light fixture.	3,843.00	05/13/08	3,843.00							Electrical Engineer specified low voltage linear strip light fixtures. When the PCE was issued, the walls were already closed at the second floor. In order for the electrician to rough-in, portion of walls were removed, re-installed, and retaped. On the third floor, metal studs were remounted.
50			pending	Architect	Change W210 and W309 aluminum frames to hollow-metal frames in accordance with the Architect's instruction on May 14, 2008	3,265.00	05/14/08	3,265.00							Credit for the aluminum frames will be submitted with RC 51
51			pending	Architect	Credit to Change W210 and W309 aluminum frames to hollow-metal frames in accordance with the Architect's instruction on May 14, 2008	TBDL									
52			pending	Architect	Upgrade curtain for cubicle track. Without detail and specification, Nan Inc bid only includes basic curtain; Architect selected an upgrade.	6,518.00	05/22/08	6,518.00							Nan Inc's original quote for the cubicle curtain was for Standard Bronze. The CFCI schedule did not specify the type of curtain. During the submittal process, KHMA selected an upgrade and also selected different curtain for each floor.
53		RFI 110-E	pending	Electrical/Civil	Handhole CHGG-23 is shown on E1.0 in front and close to the top of wall B. However, the electrical stubouts at the basement are below the basement slab. In order for the electrical and comm ducts to connect to the stubouts, the location of the handholes must be relocated approx 30' down to gridline N. Additional work is involved.	6,922.00	05/20/08	6,922.00							Electrical Engineer confirmed the need to relocate the handholes via RF 110-E. Additional work involves excavation, conduits, concrete jacket, and labor.
54			pending	Mechanical	According to Tino, this requirement came from the Building dept comment to modify the horizontal duct to 2hr rated chase; mechanical engineer provided sketch	TBDL									This change is to comply with the comment from the City Building Department.

REVISION CONTROL/CHANGE PROPOSAL LOG

B NUMBER 07-015  
 OB NAME Coast Comprehensive Health Center

DATE: 04/01/08

R.C. NO.	C.P. NO.	RFI NO.	STATUS	TYPE OF ISSUE	DESCRIPTION	CP SUBMITTED			CP APPROVED			C.O. NO.	JA #	Comments	
						Original Cost Submitted	DATE	AMOUNT	DATE	TIME	AMOUNT				
55		RFI 112-SC			Unidentified Retaining Wall. On plan C3.0, three retaining walls are identified. A fourth wall appeared on the structural plan between wall C and B.	0.00									The civil engineer clarified that there no other wall.
56			pending	Architect	Use Epoxy Grout on floor Tiles. The approved submittal was for cement grout.	6,646.00	05/29/08	6,646.00							The submittal that was approved was based on the specified portland cement grout. The Architect directed Nan Inc to use Epoxy grout.
57															
<b>Estimated Total Cost of submitted and pending approval RC</b>						<b>502,294.00</b>									
ORIGINAL CONTRACT AMOUNT						10,428,000.00									
Change Order No. 1						110,491.00									
Change Order No. 2						104,396.00									
<b>CURRENT CONTRACT AMOUNT</b>						<b>10,642,887.00</b>									

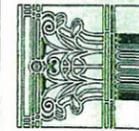
\* TBDL = to be determined later

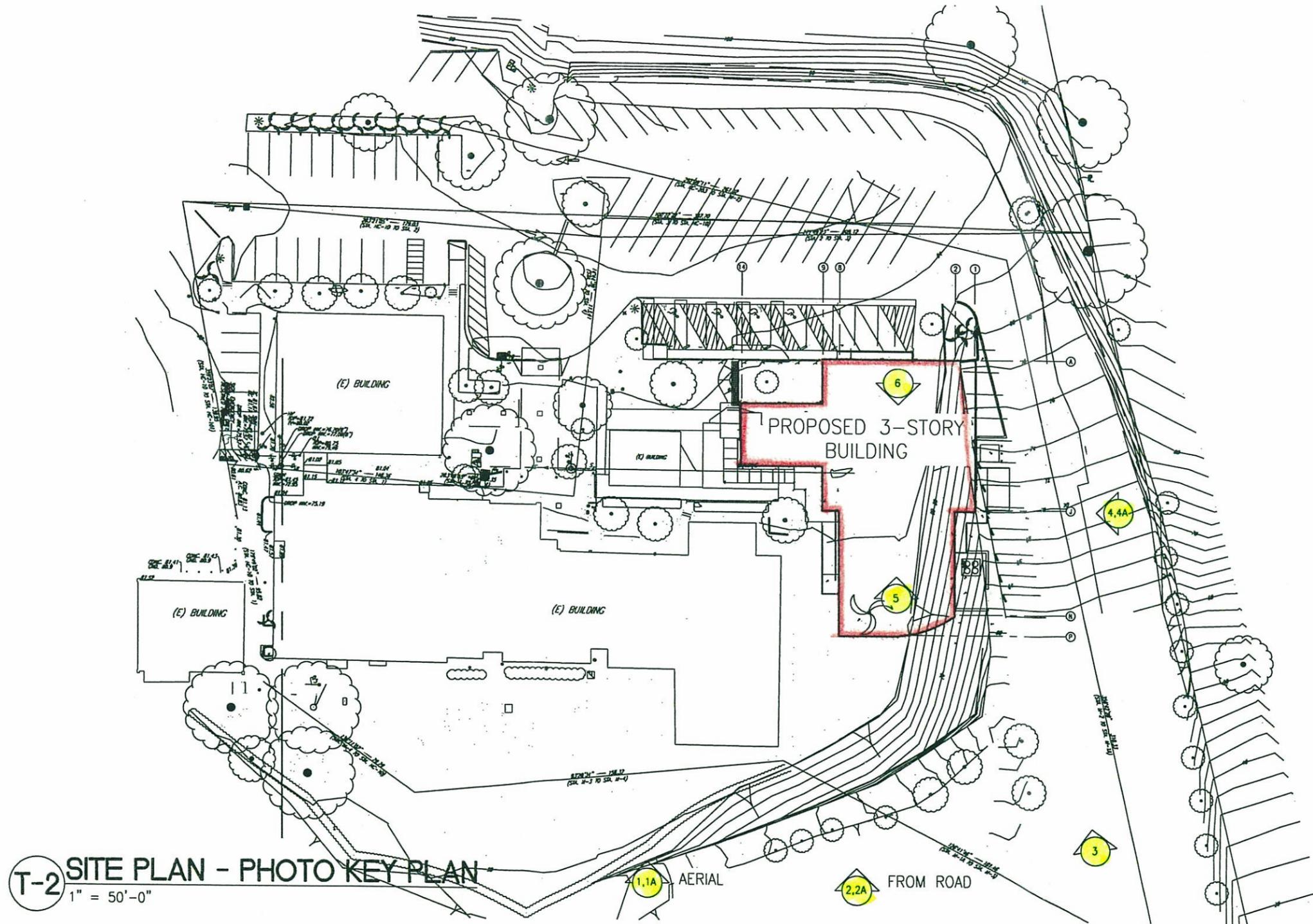
**EXHIBIT “M”**



PROJECT LOCATION

86-260 FARINGTON HIGHWAY  
 WAIANAE, HI 96792-3199  
 TMK: 8-6-01:03

<b>WCCHC - HARRY &amp; JEANETTE WEINBERG FAMILY MEDICAL BUILDING</b>			
	<b>Kober   Hanssen   Mitchell Architects, Inc.</b> <i>Architecture, Planning &amp; Interior Architecture</i>		PROJECT NUMBER 10422.00
	<small>Kober   Hanssen   Mitchell Architects, Inc. 550 Kalia Road, Suite 1400 Honolulu, Hawaii 96813 (808) 528-5462</small>		DRAWN BY: - CHECKED BY: -
SCALE: NTS		DATE: FEB 2007	
		SHEET T-1	



<b>WCCHC - HARRY &amp; JEANETTE WEINBERG FAMILY MEDICAL BUILDING</b>		
SCALE: AS NOTED	DRAWN BY: -	PROJECT NUMBER: 10422.00
DATE: FEB 2007	CHECKED BY: -	SHEET: T-2
<b>Kober   Hanssen   Mitchell Architects, Inc.</b> Architecture, Planning & Interior Architecture <small>Harbor Court Street, Suite 1400          Honolulu, Hawaii 96813          (808) 528-5482</small>		



PROPOSED PROJECT SITE  
 (NOTE: PORTABLE BLDNG  
 NO LONGER ON SITE)

1 EXISTING AERIAL PHOTO

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING

**Kober | Hanssen | Mitchell Architects, Inc.**  
*Architecture, Planning & Interior Architecture*

Harbor Court  
 55 Merchant Street, Suite 1400  
 Honolulu, Hawaii 96813  
 (800) 528-5462

SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
DATE:	FEB 2007	CHECKED BY:	-	SHEET	1

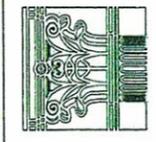


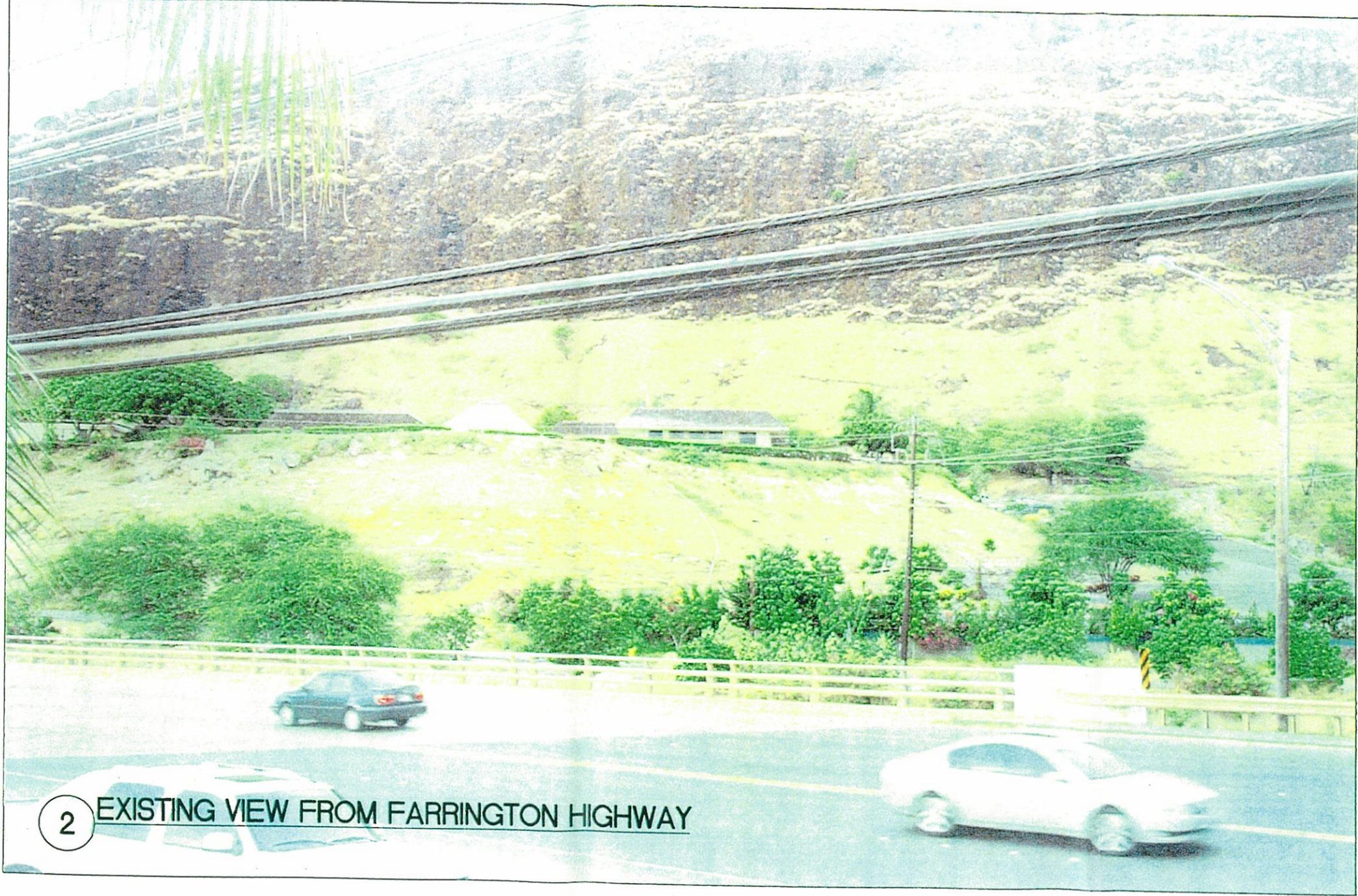
1A AERIAL PHOTO - W/ PROPOSED BUILDING

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING

**Kober | Hanssen | Mitchell Architects, Inc.**  
*Architecture, Planning & Interior Architecture*  
 Harbor Court Street, Suite 1400  
 Honolulu, Hawaii 96813  
 (808) 523-5462

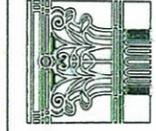
SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER:	10422.00
DATE:	FEB 2007	CHECKED BY:	-	SHEET:	1A





2 EXISTING VIEW FROM FARRINGTON HIGHWAY

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING

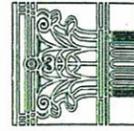


**Kober | Hanssen | Mitchell Architects, Inc.**  
*Architecture, Planning & Interior Architecture*  
 Harbor Court  
 55 Merchant Street, Suite 1400  
 Honolulu, Hawaii 96813  
 (808) 528-5462

SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
DATE:	FEB 2007	CHECKED BY:	-	SHEET	2



**WCCHC – HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING**



**Kober | Hanssen | Mitchell Architects, Inc.**  
*Architecture, Planning & Interior Architecture*

Harbor Court Street, Suite 1400  
 Honolulu, Hawaii 96813  
 (808) 528-5482

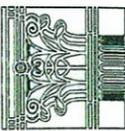
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DATE:	FEB 2007	CHECKED BY:	—	SHEET	2A

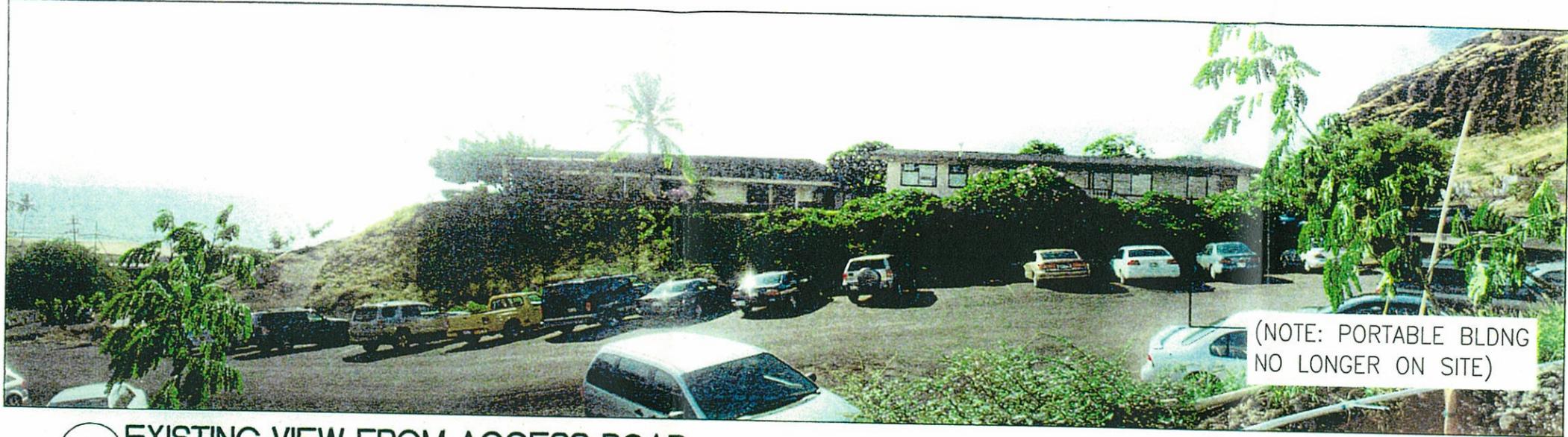


3 EXISTING VIEW FROM ACCESS ROAD

(NOTE: PORTABLE BUILDING NO LONGER EXISTS IN SHOWN LOCATION)

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING

 <p><b>Kober   Hanssen   Mitchell Architects, Inc.</b>  <i>Architecture, Planning &amp; Interior Architecture</i>          Heber Court          55 Merchant Street, Suite 1400          Honolulu, Hawaii 96813          (808) 528-5462</p>	SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
	DATE:	FEB 2007	CHECKED BY:	-	SHEET	3



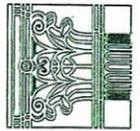
(NOTE: PORTABLE BLDNG  
NO LONGER ON SITE)

4 EXISTING VIEW FROM ACCESS ROAD



4A VIEW FROM ACCESS ROAD W/ PROPOSED BUILDING

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING



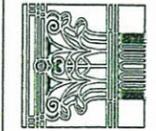
**Kober | Hanssen | Mitchell Architects, Inc.**  
*Architecture, Planning & Interior Architecture*  
 Harbor Court,  
 55 Merchant Street, Suite 1400  
 Honolulu, Hawaii 96813  
 (808) 526-6462

SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
DATE:	FEB 2007	CHECKED BY:	-	SHEET	4, 4A



EXISTING VIEW FROM SITE

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING



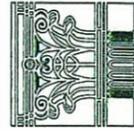
**Kober | Hanssen | Mitchell Architects, Inc.**  
*Architecture, Planning & Interior Architecture*  
 Harbor Court  
 55 Merchant Street, Suite 1400  
 San Francisco, CA 94111 96613  
 (415) 774-5400  
 (800) 528-5402

SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
DATE:	FEB 2007	CHECKED BY:	-	SHEET	5



6 EXISTING VIEW FROM SITE

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING

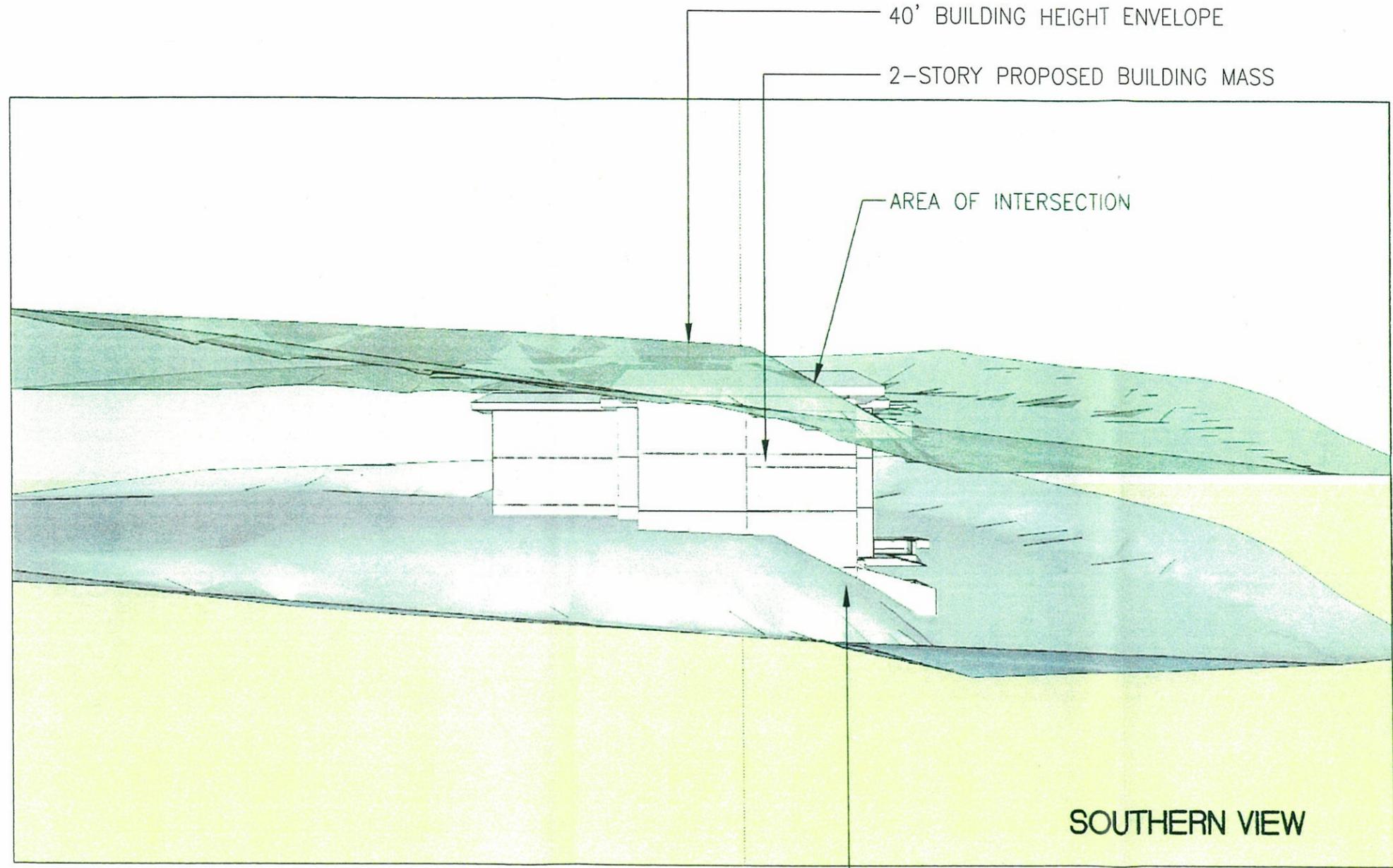


**Kober | Hanssen | Mitchell Architects, Inc.**  
*Architecture, Planning & Interior Architecture*

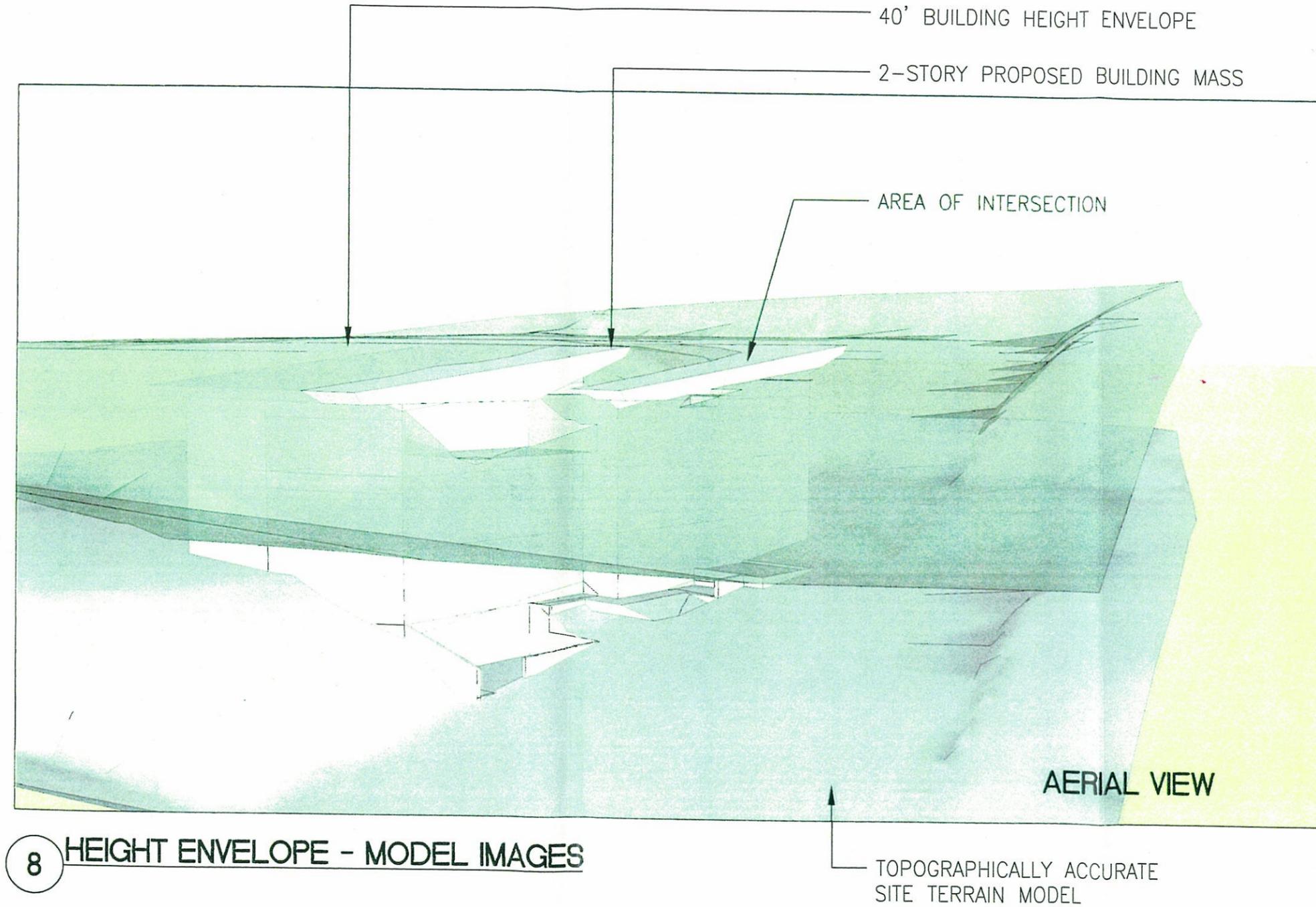
Heber Court  
 55 Merchant Street, Suite 1400  
 Honolulu, Hawaii 96813  
 (808) 520-5482

SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
DATE:	FEB 2007	CHECKED BY:	-	SHEET	6

7 HEIGHT ENVELOPE - MODEL IMAGES



WCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING		PROJECT NUMBER	10422.00
Kober   Hanssen   Mitchell Architects, Inc.		DRAWN BY:	-
Architecture, Planning & Interior Architecture		CHECKED BY:	-
Harbor Court Street, Suite 1400 Honolulu, Hawaii 96813 (808) 528-5462		SCALE:	NTS
KOBER/HANSEN/MITCHELL ARCHITECTS, Architecture, Planning & Interior Architecture, Copyright 1999		DATE:	DEC 2007
		SHEET	7



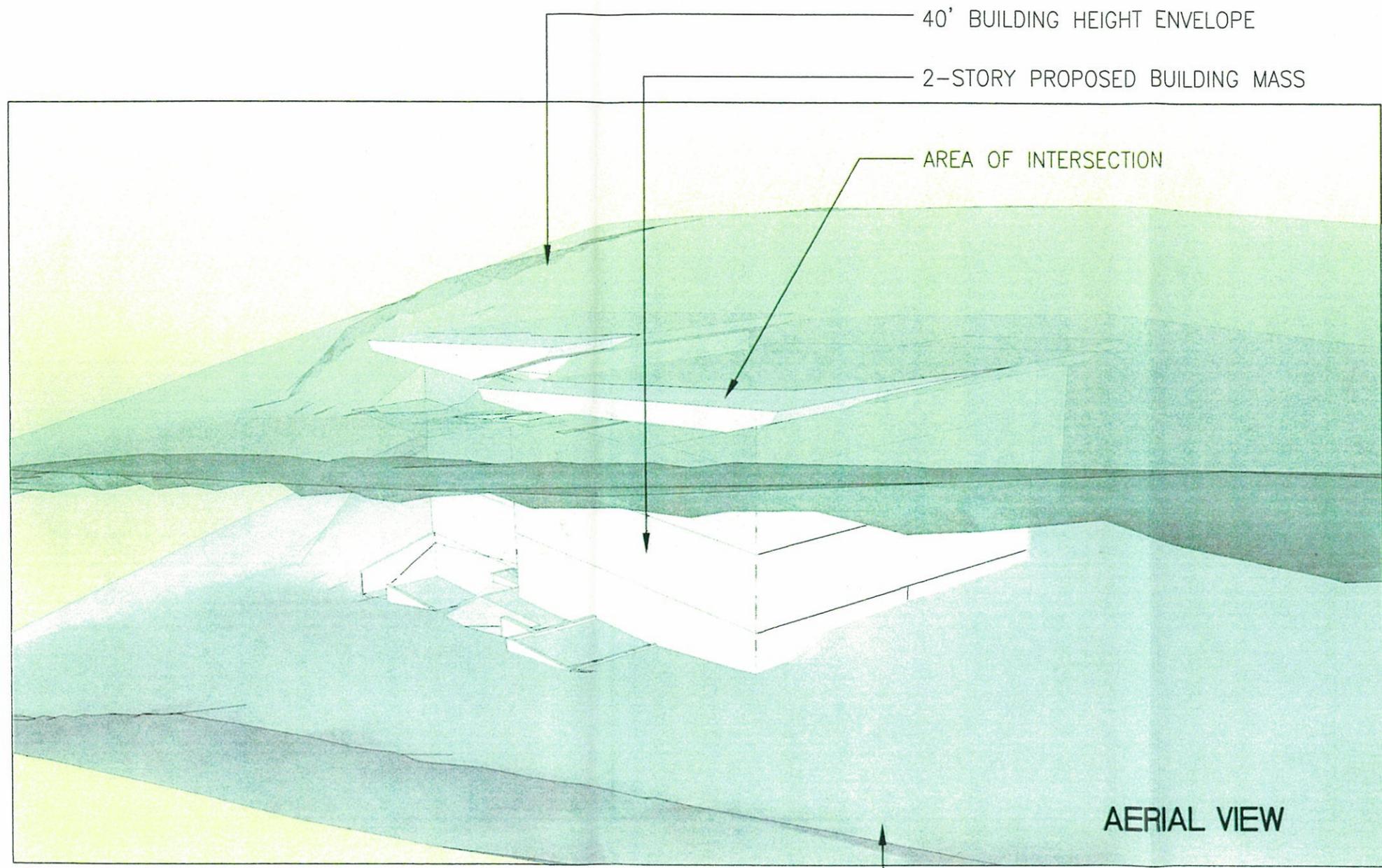
8 HEIGHT ENVELOPE - MODEL IMAGES

WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING

SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
DATE:	DEC 2007	CHECKED BY:	-	SHEET	8

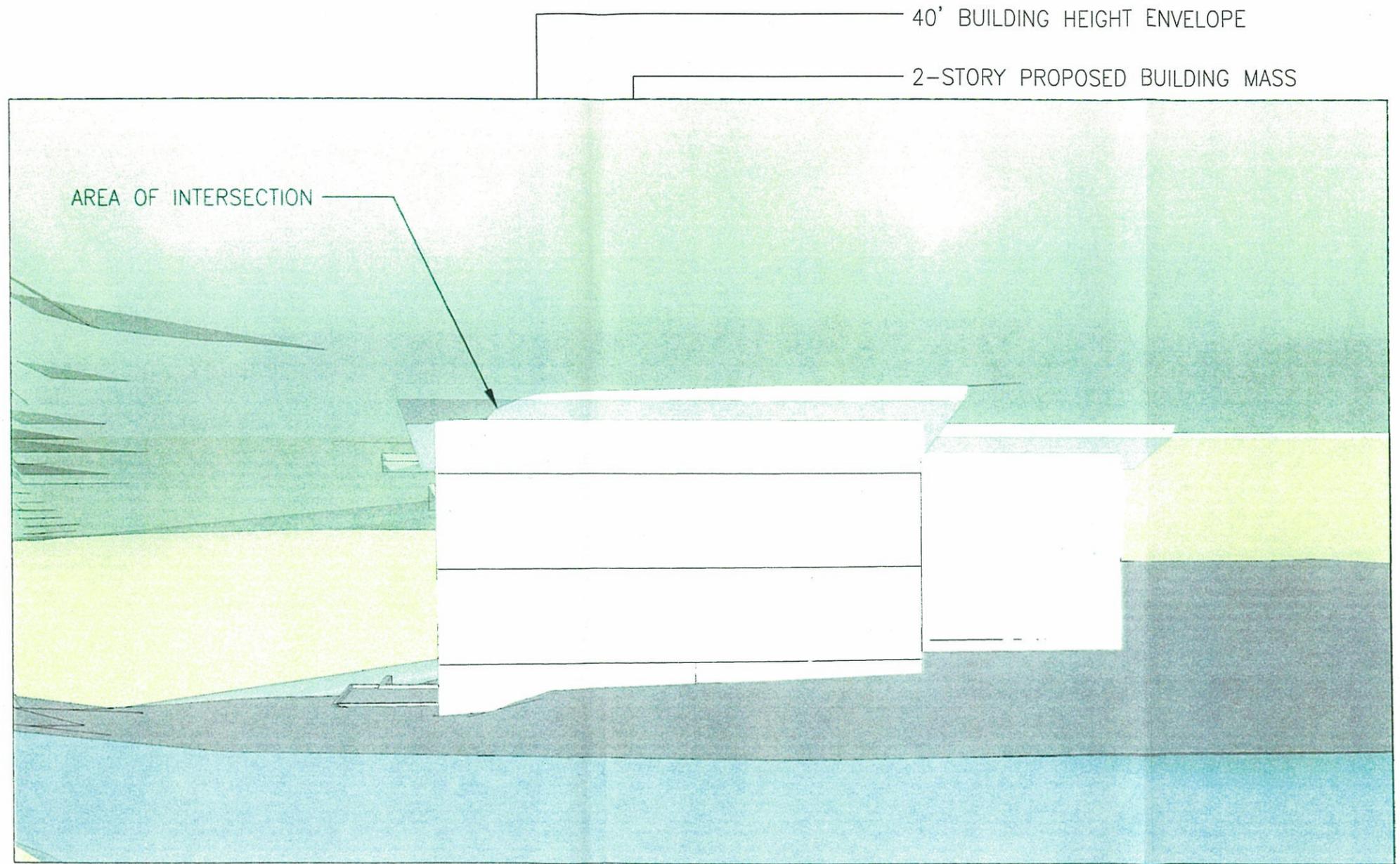
**Kober | Hanssen | Mitchell Architects, Inc.**  
*Architecture, Planning & Interior Architecture*  
 Harbor Court  
 55 Merchant Street, Suite 1400  
 Honolulu, Hawaii 96813  
 (808) 528-5482

KOBER/HANSSEN/MITCHELL ARCHITECTS, Architecture, Planning & Interior Architecture, Copyright 1999



9 HEIGHT ENVELOPE - MODEL IMAGES

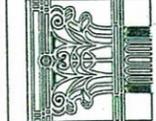
WCHC - HARRY & JEANNETTE WEINBERG FAMILY MEDICAL BUILDING		PROJECT NUMBER	10422.00
Kober   Hanssen   Mitchell Architects, Inc.		DRAWN BY:	-
Architecture, Planning & Interior Architecture		CHECKED BY:	-
Harbor Court 55 Merchant Street, Suite 1400 Honolulu, Hawaii 96813 (808) 538-5462		SCALE:	NTS
		DATE:	DEC 2007
		SHEET	9



10 HEIGHT ENVELOPE - MODEL IMAGES

TOPOGRAPHICALLY ACCURATE  
SITE TERRAIN MODEL

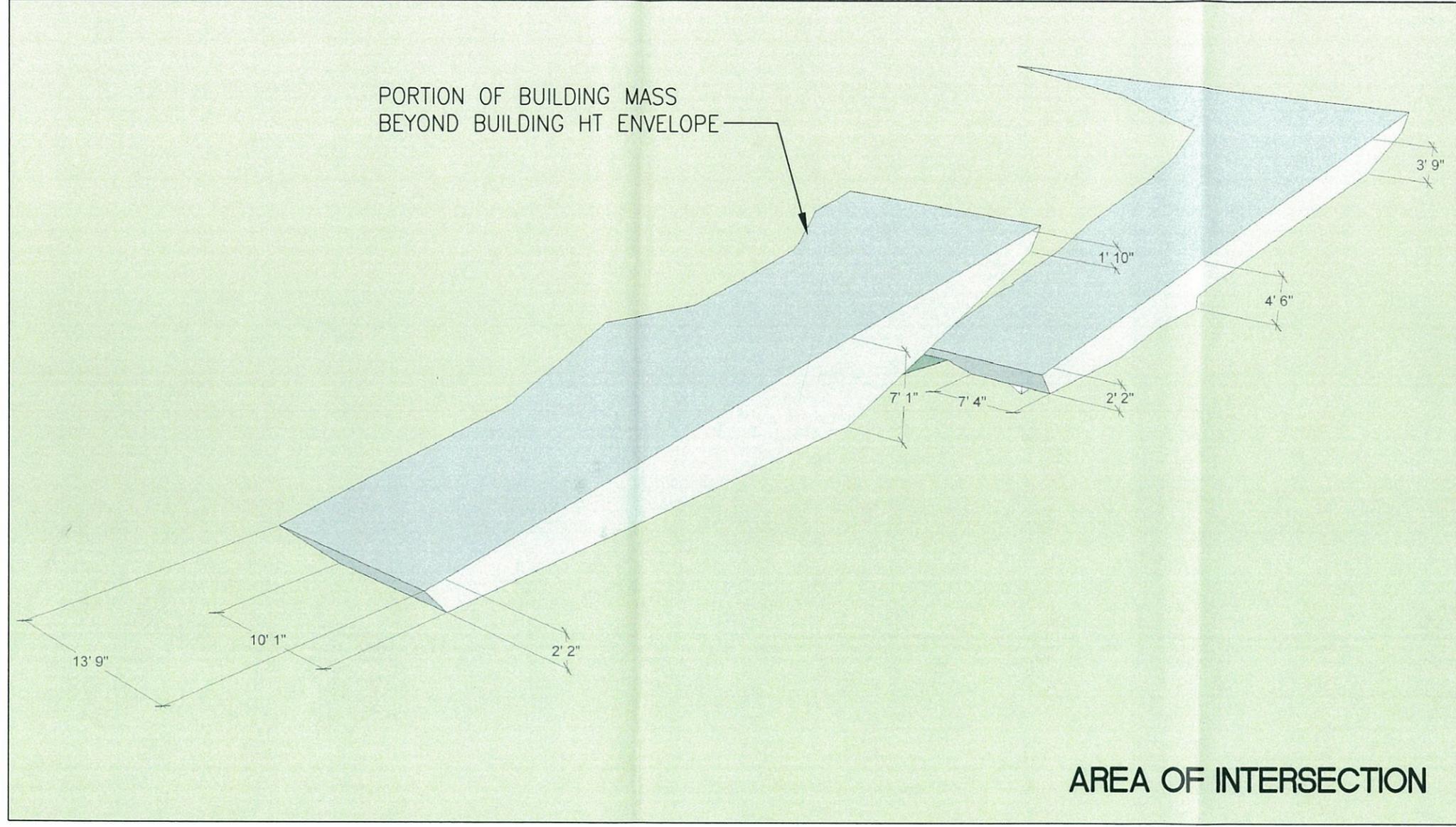
WCCHC - HARRY & JEANETTE WEINBERG FAMILY MEDICAL BUILDING



**Kober | Hanssen | Mitchell Architects, Inc.**  
Architecture, Planning & Interior Architecture

Harbor Court  
55 Merchant Street, Suite 1400  
Honolulu, Hawaii 96813  
(808) 528-5462

SCALE:	NTS	DRAWN BY:	-	PROJECT NUMBER	10422.00
DATE:	DEC 2007	CHECKED BY:	-	SHEET	10



11 HEIGHT ENVELOPE - MODEL IMAGES

<b>WCCHC - HARRY &amp; JEANETTE WEINBERG FAMILY MEDICAL BUILDING</b>		PROJECT NUMBER 10422.00
SCALE: NTS	DRAWN BY: -	CHECKED BY: -
DATE: DEC 2007	SHEET 11	
<b>Kober   Hanssen   Mitchell Architects, Inc.</b> <i>Architecture, Planning &amp; Interior Architecture</i> <small>Harbor Court Street, Suite 1400          Honolulu, Hawaii 96813          (808) 528-5462</small>		
<small>KOBER/HANSEN/MITCHELL ARCHITECTS, Architecture, Planning &amp; Interior Architecture, Copyright 1999</small>		

**EXHIBIT "N"**

**EXHIBIT "N"****Phillip J. Rowell, P.E.  
Phillip Rowell and Associates**

47-273 'D' Hui Iwa Street Kaneohe, Hawaii 96744 Phone: (808) 239-8206 FAX: (808) 239-4175 Email: prowell@gte.net

**LETTER OF TRANSMITTAL**

Date: November 28, 2005

To: Department of Planning and Permitting  
650 South King Street  
Honolulu, HI 96813

Attn: Mr. Mel Hirayama, P.E.

Phone Number: 523-4119

Fax Number: 527-6743

Subject: Waianae Coast Comprehensive Health Center

Message: My network and email are down so I have to send the following via fax.

Per our discussion last Wednesday, attached are pertinent calculations for our meeting this coming Thursday. The issue that we need to address is whether WCCHC will be required to construct a separate left turn storage lane along Mailili Road at the entrance to the parking lot as a mitigation for the proposed medical office building.

The first page is the existing condition diagram from the previous TIAR prepared by Pacific Planning and Engineering in 1994. I have numbered the intersections for reference. Intersection #3 is the subject intersection.

The second page is the traffic projections for 2010 background plus MOB traffic. The projections shown at the top of the page are for existing conditions. Under existing conditions, all movements are allowed at the parking lot entrance (Intersection #3) and at the emergency entrance (Intersection #2).

Based on my field observations and the preliminary queue analysis, left turns at Intersection #2 will be difficult because of the queues from the traffic signal at Farrington Highway. I reassigned the traffic projections to reflect right turns only at Intersection #2, which results in a worse case condition for the subject intersection. The adjusted projections are shown on the lower half of page 2.

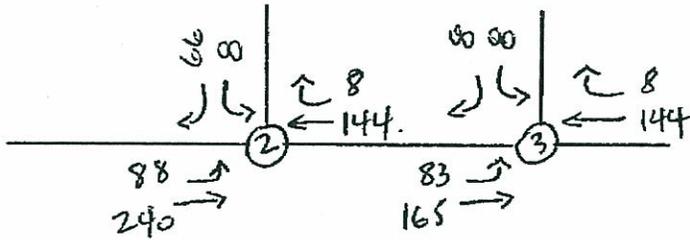
The results of the LOS analysis are shown on page 3. The delays and levels-of-service shown at the top of the page are for conditions without a separate left turn lane along Mailili Road. The results for conditions with a separate left turn lane are shown at the bottom of the page. The conclusion is that installation of a separate left turn lane will save a total of 22 minutes during the morning peak hour and 24 minutes during the afternoon peak hour.

Lastly, please confirm that we will meet at 2:00 PM on Thursday, December 1 at your office. WCCHC's administrator and Bob Adair, the client, will be attending our meeting.

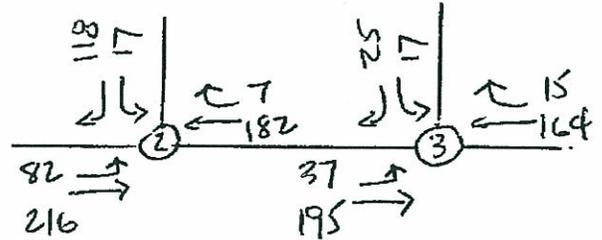
Thanks.

Phillip J. Rowell, P.E.

cc: Bob Adair (fax: 679-8811)

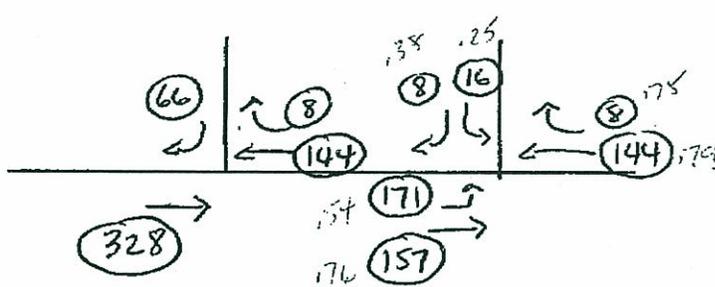


AM Peak Hour

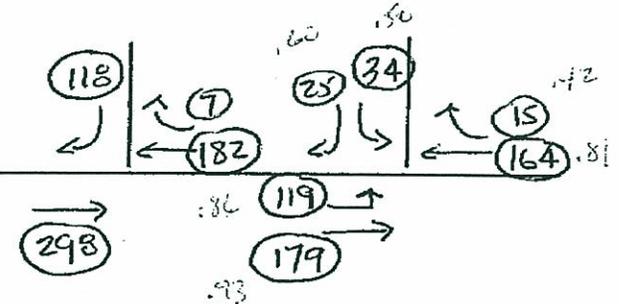


PM Peak Hour

Adjust Projections to Prohibit Left Turns  
 @ Emergency D/W (Int #2)



AM Peak Hour



PM Peak Hour

KEY

- 1 - EMERGENCY WAITING
- 2 - CENTRAL WAITING
- 3 - MAUKA CLINIC
- 4 - MAKAI CLINIC
- 5 - DATA PROCESSING
- 6 - PHYSICAL THERAPY
- 7 - ADULT DAY CARE
- 8 - HEALTH EDUCATION

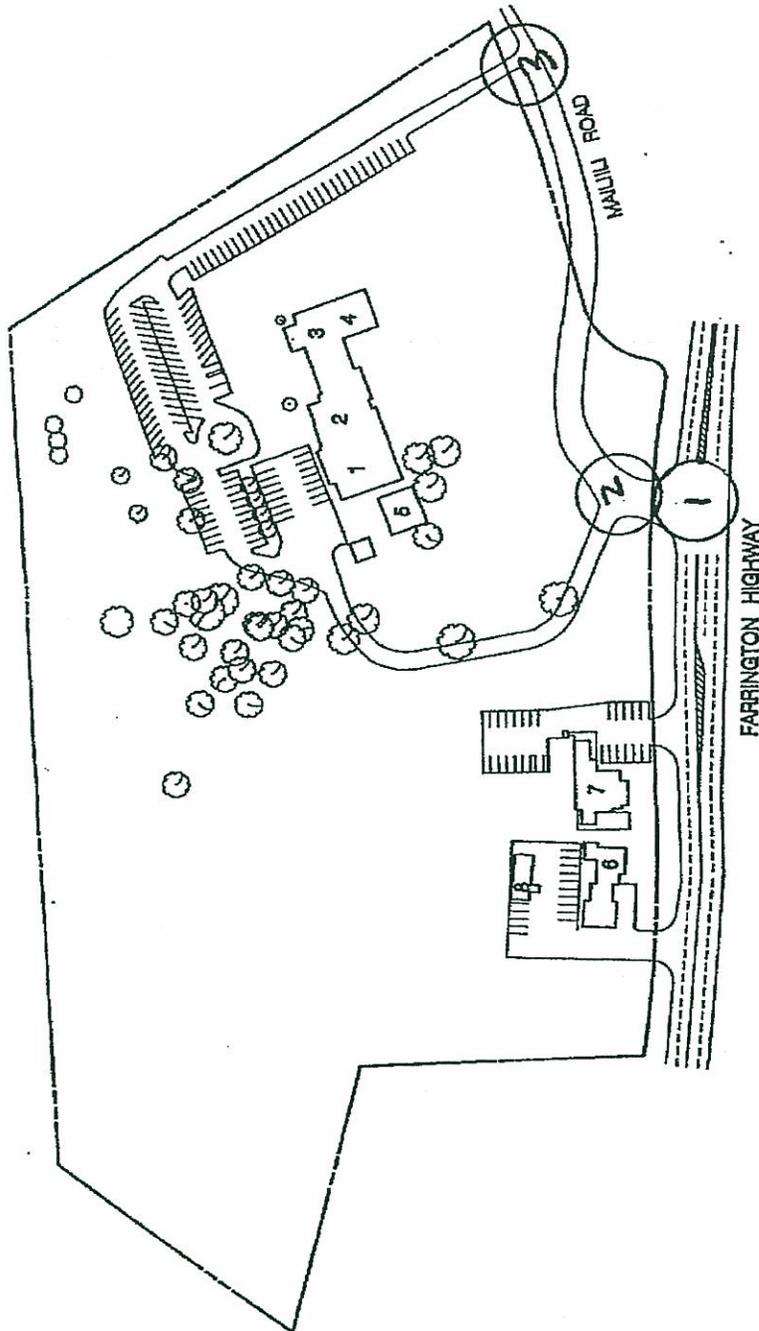


Figure 2

Existing Site Plan

PACIFIC PLANNING

### **Recommendations**

Based on the findings of the traffic analysis and pre-consultation discussions with the Department of Planning and Permitting (DPP), the following is recommended:

1. At the intersection of Maililili Road at Drive A, left turns from Maililili Road into Drive A should be prohibited. This restriction would not apply to emergency vehicles or private vehicles between 6 PM and 6 AM, as the clinic is closed during these hours.
2. Based on the results of the level-of-service and a review of the queue lengths, the need for a separate left turn lane along Maililili Road at Drive B is minimal. As the estimated traffic generated by the medical office building is most likely over-estimated, based on information provided by WCCHC, and therefore represents a worse-case scenario, it is recommended that an assessment of the need for a separate left turn lane be performed upon completion and occupancy of the medical office building using actual traffic volumes generated by the project, as well as the above recommendation relative to Drive A.

## Kurt Mitchell

---

**From:** Marianne Glushenko [MGlushenko@wcchc.com]  
**Sent:** Wednesday, August 15, 2007 3:34 PM  
**To:** Kurt Mitchell; Florentino Garcia  
**Subject:** FW: DRAFT - Request - Perform TIAR in 2009  
**Attachments:** 8-01-06 Stop & Do Not Enter 008; 8-01-06 Stop & Do Not Enter 001; 8-01-06 Stop & Do Not Enter 002; 8-01-06 Stop & Do Not Enter 003; 8-01-06 Stop & Do Not Enter 004; 8-01-06 Stop & Do Not Enter 005; 8-01-06 Stop & Do Not Enter 006; 8-01-06 Stop & Do Not Enter 007

-----Original Message-----

**From:** Marianne Glushenko  
**Sent:** Thursday, August 03, 2006 12:57 PM  
**To:** 'Hirayama, Mel J.'  
**Cc:** Joyce O'Brien; Rich Bettini; 'Bob Adair'  
**Subject:** RE: DRAFT - Request - Perform TIAR in 2009

Aloha Mr. Hirayama,

Am sending you pictures of the installed "Do Not Enter" sign and a 12" stripping across the Driveway with "STOP" painted across Driveway as illustrated in the Attachment 5/12/06 TRAFFIC SIGNS.

You will need to use the "Windows Pictures and Fax Viewer" to open and view the attached files.

Marianne glushenko

-----Original Message-----

**From:** Hirayama, Mel J. [mailto:mhirayama@honolulu.gov]  
**Sent:** Thursday, June 22, 2006 3:52 PM  
**To:** Marianne Glushenko  
**Subject:** RE: DRAFT - Request - Perform TIAR in 2009

Marianne... sorry for not getting back to you sooner. Will get a response to you very shortly.

Mel H.

-----Original Message-----

**From:** Marianne Glushenko [mailto:MGlushenko@wcchc.com]  
**Sent:** Tuesday, June 20, 2006 1:28 PM  
**To:** Hirayama, Mel J.  
**Subject:** FW: DRAFT - Request - Perform TIAR in 2009

Aloha Mr. Hirayama,

I've not been successful in making phone contact with you, so I'm resending this e-mail. Please send me your comments to the draft request shown below in my 5/12/06 e-mail. As you advised at our 5/8/06 meeting, you wished to comment to a draft of our formal request prior to submission of such request.

Please let me know your thoughts.

marianne

-----Original Message-----

**From:** Marianne Glushenko  
**Sent:** Wednesday, May 24, 2006 4:56 PM  
**To:** Mel Hirayama, P.E. (mhirayama@honolulu.gov)  
**Cc:** Rich Bettini; Joyce O'Brien; 'Bob Adair'  
**Subject:** FW: DRAFT - Request - Perform TIAR in 2009

Aloha Mr. Hirayama,  
 Was following up to gain your comments before formally submitting a request, as you suggested.  
 marianne

-----Original Message-----

**From:** Marianne Glushenko  
**Sent:** Friday, May 12, 2006 12:01 PM  
**To:** Mel Hirayama, P.E. (mhirayama@honolulu.gov)  
**Cc:** Rich Bettini; Joyce O'Brien; 'Bob Adair'  
**Subject:** DRAFT - Request - Perform TIAR in 2009

Aloha Mr. Hirayama,

My apologies, I hit the send button by error causing you to receive only the attachments.

Thank you for Monday's meeting with our Board of Directors and staff. This e-mail is a draft of a formal request of the Traffic Review Division to support the recommendations of the "Traffic Impact Assessment Report for Proposed Medical Office Building at Waianae Coast Comprehensive Health Center", dated February 16, 2006 by Phillip Rowell and Associates.

The 2/16/2006 TIAR recommends:

1. At the intersection of Maililii Road at Drive A, left turns for Maililii Road into Drive A should be prohibited. This restriction would not apply to emergency vehicles or private vehicles between 6pm and 6am, as the clinic is closed during these hours.
  - WCCHC has an established Personnel Policy relating to left turns onto Driveway A for employees which is attached.
  - WCCHC will install a "Do Not Enter" sign and strip Driveway A with a 12" striping across the Driveway with the "STOP" painted across Driveway as illustrated in the Attachment 5/12/06 TRAFFIC SIGNS.
  
2. Based on the results of the level-of-service and a review of the queue lengths, the need for a separate left turn lane along Maililii Road at Drive B is minimal. As the estimated traffic generated by the medical office building is most likely over-estimated, based on information provided by WCCHC, and therefore represents a worse-case scenario, it is recommended that an assessment of the need for a separate left turn lane be performed upon completion and occupancy of the medical office building using actual traffic volumes generated by the project, as well as the above recommendation relative to Drive A.
  - WCCHC requests the support of the Traffic Review Branch to re-evaluate installation of a left hand lane approximately 6 months after the completion of the 3-story medical office construction, and to coincide with the busier months of flu season.  
 The attached Timeliine illustrates this proposed schedule with the performance of TIAR in January 2009 and if required, construction of a Left Turn Lane at Driveway B to be completed by November 2010.

Please let me know if I can provide you with additional information and look forward to your favorable review.

Respectfully,

Marianne Glushenko  
Assistant Director

-----Original Message-----

**From:** Marianne Glushenko  
**Sent:** Friday, May 12, 2006 11:34 AM  
**To:** P. E. Mel Hiramama (mhirayama@honolulu.gov)  
**Subject:** Request - Perform TIAR in 2009

**REQUEST FOR APPROVAL  
WAIANAE COAST COMPREHENSIVE HEALTH CENTER  
TRAFFIC MANAGEMENT PLAN  
June 2, 2000**

**I. PURPOSE**

The Waianae Coast Comprehensive Health Center is seeking letters from both the City and County Department of Transportation and the State Department of Transportation indicating that its Traffic Management Plan, summarized below, meets conditions contained in its zone change agreement.

This document provides background information related to traffic management issues, updates both Departments concerning project modifications, and proposes a revised plan and timetable for addressing remaining concerns.

The requested action is consistent with City and County of Honolulu Department of Land Utilization comments of January 31, 1997, which required: "Applicant is required to provide letters from the State Dept. Of Transportation and City Dept. Of Transportation Services which verifies compliance with conditions #1 of the zone change agreement, 94/Z-5 Ord. # 96-46. In addition to the letters, those agencies must sign-off on the permit application."

**II. BACKGROUND**

The zone change agreement referenced above is related to TMK-8-6-01:03 and TMK 8-6-01:40,41,46 and includes the following provisions:

a. Department of Transportation Services:

- 1) The one-way internal circulation for the upper campus shall be implemented with phase II of the Project. Appropriate signage and markings indicating the vehicular travel pattern shall be clearly visible to motorists.
- 2) Declarant shall monitor the east entrance for possible traffic congestion or difficulties due to the left turn into the upper campus access drive along Mailiilii Road and will install a left-turn pocket for storing the vehicles should the Department of Transportation Services deem it warranted.

b. State Department of Transportation:

- 1) To prevent backup onto Farrington Highway, Declarant shall provide access to the health center from the second driveway off Mailiilii Road and an exit from the facility at the current driveway near Farrington Highway. For the lots fronting Farrington Highway, access shall be limited to two points, with the

easterly (townside) access restricted to right turns in and out, and the westerly access accommodating two-way traffic.

- 2) All required roadway improvements shall be provided at no cost to the State.

The Health Center is currently preparing a permit request for the construction of the clinical patient care portion of the Hawaiian Health Pavilion shown on the Master Plan (Addendum A). The adjacent parking lot grading permit is being processed (Addendum B).

Since January 31, 1997, a number of factors have influenced the Health Center's Traffic Management Plan. Changes in medical reimbursement forced the closing of the Health Center's Home Health Agency (TMK-8-6-01-46) and Physical Therapy Department located in TMK-8-6-01-41. The Center has also reduced the number of employees by approximately 50 full time equivalent positions.

In 1999, the Health Center located its Native Hawaiian Healing and Integrative Medicine Programs in the vacated Home Health and Physical Therapy buildings. A revised Native Hawaiian Healing Project substantially reduces near term patient access needs to the upper campus site (TMK-8-6-01-03).

### **III. CONSTRUCTION PHASING**

The Health Center has received a City and County Community Development Block Grant to construct a Native Hawaiian Health Pavilion, which will include a commercial kitchen, meeting rooms, and administrative offices. The Health Center would like to proceed with construction of this project by the end of 2000.

The Health Center has also initiated a Development Program to raise funds for a multi-story medical clinic also shown on the Master Plan. This project is at least three years away from its beginning.

Other projects expected to be pursued between these two major projects are expected to be limited to relocation of portable buildings, landscaping, and parking areas.

### **IV. REVISED TRAFFIC PLAN**

The Health Center is proposing the following activities as part of the Revised Traffic Plan:

#### **A. Completed Activity**

- 1) One-Way Internal Circulation: One-way internal circulation has been established through conversion of the East Driveway (second entrance) to one-way entry flow. The West Driveway (former main entry driveway) has

remained two-way to accommodate emergency access (attached drawings).  
(Item II.a.1)

- 2) One-Way Sign at East Driveway: A one-way sign has been installed at the entrance to the East Driveway.
- 3) Monitored Traffic Flow: Health Center has monitored the East Driveway for possible traffic congestion and has found no incidents of congestion. Security cameras facing the East Driveway have been installed by the Health Center to monitor driveway activity from its security office. (Item II.a.2)
- 4) Access: Health Center has provided access to the facility from the East Driveway off Maililili Road and an exit from the facility at the West Driveway.
- 5) The Health Center complied with State DOT restrictions on access to lots fronting Farrington Highway. (Item II.b.1)
- 6) Improvement Costs: All provided roadway improvements have been at no cost to State government.

#### **B. Proposed Activity**

While most items required in the zone change agreement have been addressed, the Health Center also recognizes that it has an ongoing obligation to the State and City Governments to assure that traffic flow patterns are enforced and that patients and staff make necessary behavioral changes to reflect the intent of the Traffic Control Plan. To complete this process, the Health Center will take the following additional actions:

- 1) Prior to construction of the Hawaiian Health Pavilion
  - a. Additional signage will be added to the entrance of both driveways identifying traffic flow requirements.
  - b. A Personnel Policy and Procedure will be developed and enforced requiring all employees to follow the internal circulation plan.
  - c. Community information resources, such as newspaper advertisements, newsletter articles, and website postings will be used to promote the reason for and requirements of the Traffic Management Plan.
2. Prior to Multi-story Medical Building Construction.
  - a. A moss rock wall and landscaped main entry will be designed and completed for the East Driveway.
  - b. The Health Center will conduct an additional traffic study. If a left turn lane is indicated, one will be completed by the Health Center. The new entrance is approximately 150 feet from Farrington Highway on visible low

usage road. This has resulted in no perceptible stacking of vehicles attempting to access the Health Center (Addendum C).

## **V. CONCLUSION**

The Health Center would prefer to utilize its very limited financial resources to fulfill its commitment to complete the community development block granted-project, The Hawaiian Healing Pavilion.

The Health Center also wants to fulfill its obligation to respond to traffic flow concerns while recognizing that other circumstances have actually reduced traffic congestion at the Health Center.

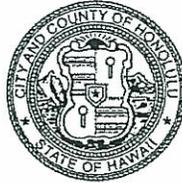
The Health Center is requesting that the traffic control initiatives it has accomplished and those it has proposed will be sufficient to obtain letter of clearance from the State Department of Transportation and the City and County Department of Transportation.

DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU

JUL 18 2000

PACIFIC PARK PLAZA • 711 KAPIOLANI BOULEVARD, SUITE 1200 • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4529 • FAX: (808) 523-4730 • INTERNET: www.cc.honolulu.hi.us

JEREMY HARRIS  
MAYOR



CHERYL D. SOON  
DIRECTOR

JOSEPH M. MAGALDI, JR.  
DEPUTY DIRECTOR

TE-3186

July 14, 2000

Mr. Richard P. Bettini, MPH, MA  
Executive Director  
Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792

Dear Mr. Bettini:

Subject: Waianae Coast Comprehensive Health Center  
Traffic Management Plan  
TMK: 8-6-0001: 003 and 040

This is in response to your request for comments on a traffic management plan (TMP) to permit the construction of a Native Hawaiian Healing and Integrative Medicine Program (NHH&IMP). We understand that changes in medical reimbursement has forced the closing of the Home Health Agency and Physical Therapy Department and that the NHH&IMP will be located in this facility. In addition, the Center has indicated that it has reduced the number of employees by approximately 50 full time positions.

Based on our review, we find that the Center has generally fulfilled the conditions in the Unilateral Agreement and have no objections to the construction of the NHH&IMP. However, the following should be provided prior to construction of the NHH&IMP:

1. Plans should be submitted showing the location of the proposed signage at all driveways fronting Mailiili Road, identifying the intended direction of traffic flow.
2. The Personal Policy and Procedure, which is intended to require all employees to follow the internal circulation plans, should be submitted to the City for review, prior to implementation.
3. On an annual basis, after the completion of the construction of the NHH&IMP, the Center should provide a letter report to the City stating that the intent of the TMP is being enforced and should include documentation on any traffic problems that may have been encountered at all driveways fronting Mailiili Road. As required, mitigative measures should be provided to address the identified traffic concerns.

Mr. Richard P. Bettini, MPH, MA

Page 2

July 14, 2000

We further understand that the Center will prepare a supplemental traffic impact analysis report (TIAR) prior to the construction of the multi-story Medical Building and that the need to install a left turn storage lane at the east driveway will be addressed. The supplemental TIAR should be submitted for review and approval prior to the submittal of the building permit application.

If you have any questions, please contact Paul Won of my staff at 527-5016.

Sincerely,



CHERYL D. SOON

Director

cc: Department of Planning and Permitting - Traffic Review Branch

WAIANAE COAST COMPREHENSIVE  
HEALTH CENTER



June 21, 20000

Board of Directors

Charles Wothke  
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*Vice President*

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Denise Lapilio

Joseph Lapilio, III

Rock Rogers

Ex-Officio

Richard P. Bettini, MPH, MA  
*Executive Director*

Dr. Gerard Akaka  
*Medical Director*

Cheryl D. Soon, Director  
City & County of Honolulu  
Transportation Services Department  
711 Kapiolani Blvd.  
Honolulu, Hawaii 96813

Dear Ms. Soon:

We are requesting a letter indicating that the Traffic Management Plan we have developed is sufficient to proceed with planned construction at the Waianae Coast Comprehensive Health Center.

We have attached a summary updating our traffic management plan and the proposed construction.

Mahalo.

Sincerely,

RICHARD P. BETTINI, MPH, MA  
Executive Director

RPB:hd  
Attachment

WAIANAЕ COAST COMPREHENSIVE  
HEALTH CENTER



Board of Directors

Charles Wothke  
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Denise Lapilio

Joseph Lapilio, III

Rock Rogers

Ex-Officio

Richard P. Bettini, MPH, MA  
*Executive Director*

Dr. Gerard Akaka  
*Medical Director*

June 21, 20000

Kazu Hayashida, Chairperson  
State of Hawaii  
Aliiimoku Hale  
869 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Mr. Hayashida:

We are requesting a letter indicating that the Traffic Management Plan we have developed is sufficient to proceed with planned construction at the Waianae Coast Comprehensive Health Center.

We have attached a summary updating our traffic management plan and the proposed construction.

Mahalo.

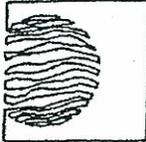
Sincerely,

RICHARD P. BETTINI, MPH, MA  
Executive Director

RPB:hd  
Attachment

# **EXHIBIT “P”**

Waianae Coast Comprehensive Health Center  
Malama Drug and Vocational Rehabilitation Program Project  
8.7: Attachment G  
Water Allocation Letter from Board of Water Supply  
Page 109



**TRB ARCHITECTS, LTD.**

Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813  
PH: (808) 528-2020  
FX: (808) 523-1264

**PROJECT DIRECTORY AND DISTRIBUTION LIST**

**WAIANAEO COAST COMPREHENSIVE HEALTH CENTER**

**SMA PHASE 5- SMA (DLU #94/SMA-001) TRB Project: 92022.50**

**REZONING (DLU #94/Z-5) (Bill 114)**

From: Kent Royle, AIA Date: 15 May 1996

Doc. sent: DLNR Letter re: Water Allocation Date: 9 May, 1996  
Phone Notes with BWS Date: 15 May, 1996  
Exhibit E from SMA Permit

Comments: For your information WCCHC was granted a water allocation described in the attached letter. The allocation should be sufficient for the entire master plan. When Hawaiian Health applies for permit they should take copies of the attached letters to the Board of Water Supply. The water allocation from the state is only required for projects on the upper campus. Please call me with any questions or comments.

**COMPANY:**

**REPRESENTATIVE:**

**MAIL**

Waianae Coast Comprehensive Health Center  
86-260 Farrington Highway  
Waianae, Hawaii 96792  
PH: 808-696-1406  
FAX: 808-696-7093

ATT Marianne Glushenko

**FAXED**  
CC FAX  
5 PGS

Kauahikaua & Chun / Architects  
Kawaiahao Plaza, Hale Makua  
567 S King St. Suite 108  
Honolulu, HI 96813  
PH: 526-2283  
FAX: 599-4723

ATT Dwight Kauahikaua



**TRB ARCHITECTS, LTD.**  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813

Phone: (808) 528-2020  
Fax: (808) 523-1264  
Email: TRBARCH@MAILATT.NET

## TELEPHONE CALL MEMO

---

**DATE:** 15 May 1996  
**FROM:** Kent Royle, AIA  
**WITH:** Sandy  
**FIRM:** Board of Water Supply (BWS)  
**PHONE:** 527-6123  
**TIME:**  
**PROJECT:** WCOHC Phase 5  
**SUBJECT:** DLNR Water Allocation

Number of Pages: 1

---

**NOTES:**

TRB was copied with Ray Sato's letter to DLNR. Per Sandy no time limit on using up allocation. When we apply for building permit bring in copies of both the DLNR and BWS letters to BWS.

**FOLLOWUP:**

Mail Letters to WCOHC

**COPY TO VIA MAIL:**

Marianne Glushenko

**ATTACHMENTS:**

Letter from DLNR- 9 May 1996 with BWS letter attachment

**ROUTE TO:** CT, File

PROJECT:FILENAME.EXT

Waianae Coast Comprehensive Health Center  
Malama Drug and Vocational Rehabilitation Program Project  
8.7: Attachment G  
Water Allocation Letter from Board of Water Supply  
Page 111

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
WATER AND LAND DEVELOPMENT BRANCH  
P.O. BOX 373  
HONOLULU, HAWAII 96809

May 9, 1996

MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY  
GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT PROGRAM  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND ENVIRONMENTAL  
AFFAIRS  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

RECEIVED  
MAY 10 1996

TRB/ARCN:13

Mr. Kent Royle, Associate  
TRB Architects, Ltd.  
Pauahi Tower, Suite 1110  
1001 Bishop Street  
Honolulu, Hawaii 96813

Dear Mr. Royle:

**Request for Water Allocation, Waianae Coast  
Comprehensive Health Center, TMK: 8-6-01:03**

Transmitted for your use is a copy of a letter dated May 3, 1996, from the Board of Water Supply allocating 3,336 gallons per day to the subject project. Please note the resource development charge of \$6.50 per gallon and the Water System Facilities Charges for transmission and daily storage.

Should you have any questions, please call Mr. Andrew Monden of the Engineering Branch at 587-0227.

Sincerely,

*Andrew M. Monden*  
for Chief Engineer

AM:ek  
Enc.

WV WAM  
**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96843  
PHONE (808) 527-6180  
FAX (808) 533-2714



96 MAY 7 8 10:29  
MAY 3, 1996

COMMISSION ON WATER & WATER &  
RESOURCE MANAGEMENT

JEREMY HARRIS, Mayor  
WALTER O. WATSON, JR., Chairman  
MAURICE H. YAMASATO, Vice Chairman  
KAZU HAYASHIDA  
MELISSA Y.J. LUM  
FORREST C. MURPHY  
KENNETH E. SPRACHE  
BARBARA KIM STANTON

RAYMOND H. SATO  
Manager and Chief Engineer

MAY 7 8 10:41  
DEPT. OF LAND & NATURAL RESOURCES  
STATE OF HAWAII

RECEIVED

Mr. Michael Wilson, Chairperson  
Commission on Water Resource Management  
Department of Land and Natural Resources  
State of Hawaii  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Wilson:

Subject: Your Letter of April 12, 1996 Regarding Water Allocations from the Maakua Well for Various State Projects

Thank you for your letter regarding water allocations for the various State projects.

We approve your request to restore 188,400 gallons per day (gpd) to the Maakua Well from the HCDA-Hale Kewalo Rental Housing Project.

We also approve your request to allocate 3,656 gpd to the following State projects:

- |  |       |
|--|-------|
| 1. DLNR-Waianae Coast Comprehensive Health Center<br>THK: 8-6-01: 03 | 3,336 |
| 2. DOT-New Hanger Facility for Genavco Corporation                   | 150   |
| 3. DOT-John Hutton Hanger Building                                   | 170   |

These projects will be assessed \$6.50 per gallon for resource development charge in addition to our Water System Facilities Charges for transmission and daily storage.

With these allocations, the remaining balance of the State sources is 243,794 gpd.

Attached is a copy of the State's water allocation.

If you have any questions, please contact Joseph Kaakua at 527-6123.

Very truly yours,

*Raymond H. Sato*  
RAYMOND H. SATO  
Manager and Chief Engineer

Attachment

WAIANAЕ COAST COMPREHENSIVE HEALTH CENTER  
 BUILDING AREA AND WATER USE CALCULATIONS

FILE WCCHC SMAJWTRUSE EXHIBIT E  
 DATE 10-May-95

BUILDING	BUILDING AREA (SF) TO BE CONSTRUCTED				WATER USE			DLNR WATER ALLOCATION	COMMENT
	EXISTING PHASE 2	PHASE 3	PHASE 4	TOTAL	F.U.	GPM	GPD	GPD REQ'D	
APP. EXISTING UPPER CAMPUS	23,637			23,637	174	60	2,364		EXISTING BUILDINGS
APP. EXISTING LOWER CAMPUS	7,744			7,744	7	7	800		EXISTING BUILDINGS
2.3 HEALTH ACADEMY		5,072		5,072	42	25	440		HAW. HOMELANDS
2.4 MENTAL HEALTH		11,000		11,000	41.8	35	3,450		PREVIOUSLY PERMITTED
3.1 HAWAIIAN HEALTH PARKING LOT			0	0					IN LANDSCAPE BELOW
3.2 FUTURE FAMILY PRACTICE		21,630		21,630	105	47	824	824	DLNR ALLOCATION REQ'D
3.3 HAWAIIAN HEALTH VILLAGE		7,500		7,500	101	68	502	502	DLNR ALLOCATION REQ'D
3.4 MID-CAMPUS PARKING LOT			0	0					IN LANDSCAPE BELOW
3.5 NUTRITION EDUCATION (PORTABLE #3)		3,804		3,804			NA		EXISTING
3.6 FUTURE WIC (PORTABLE #2)		725		725			NA		EXISTING
3.7 FUTURE MAINTENANCE (PORTABLE #1)		802		802			NA		EXISTING
3.8 DELETED		0		0			NA		NA
3.9 GROUND SIGNS LANDSCAPING (PER GHB)		0		0			NA		NONE
							1,600	1,600	
<b>SUBTOTAL PHASE 1-3</b>	<b>31,423 +</b>	<b>16,072 +</b>	<b>34,365 =</b>	<b>82,060 SF</b>	<b>468</b>	<b>235</b>	<b>9,964</b>	<b>2,930</b>	
<b>PHASE 4 CONSTRUCTION</b>									
4.1 FUTURE BUILDING			6,400	6,400	15	11	194	194	DLNR ALLOCATION REQ'D
4.2 FUTURE BUILDING			2,000	2,000	9	6	106	106	DLNR ALLOCATION REQ'D
4.3 SUPPORT BUILDING			3,300	3,300	9	6	106	106	DLNR ALLOCATION REQ'D
4.4 FUTURE BUILDING			1,980	1,980	9	6	106	106	HAW. HOMELANDS
<b>TOTALS BY PHASE</b>	<b>31,423 +</b>	<b>16,072 +</b>	<b>34,365 +</b>	<b>15,680 =</b>	<b>95,740 SF</b>		<b>512</b>	<b>406</b>	
<b>APPROXIMATE EXISTING UPPER CAMPUS WATER USE</b>							<b>3,164</b>	<b>GPD</b>	
<b>TOTAL ADDITIONAL WATER USE IN GALLONS PER DAY</b>							<b>7,352</b>	<b>GPD</b>	
<b>TOTAL WATER ALLOCATION REQUIRED FROM DLNR IN GALLONS PER DAY</b>							<b>1,336</b>	<b>GPD</b>	
<b>TOTAL PROPOSED WATER USE IN GALLONS PER DAY</b>							<b>10,496</b>	<b>GPD</b>	

# EXHIBIT "Q"

Government | Kama'aina | Business | Visitors | Kids World | Seniors World | On-Line Services | Economic Development

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## WAIANAЕ COAST NEIGHBORHOOD BOARD

### REGULAR MEETING MINUTES TUESDAY, FEBRUARY 1, 2005 WAI'ANAE NEIGHBORHOOD COMMUNITY CENTER

**CALL TO ORDER:** With a quorum established, Chair Cynthia Rezentes called the meeting to order at 7:00 p.m. with twelve members present.

**MEMBERS PRESENT:** Karen Awana, Albert Silva, Harry Choy, Sunday Paris, Patty Teruya, Neddie Waiamau-Nunuha, Paulette Dibibar, Cynthia Rezentes, Adrian Silva, Jr., Alvin Awo, Jo Jordan, Suzanne Leonida, Glen Kila, Maralyn Kurshals, and Frank Slocum.

**MEMBERS ABSENT:** None.

**GUESTS:** Chief Boisse Correa, Deputy Chief Paul Putzulu, Assistant Chief Michael Tucker, Captains Mitchell Kiyuna and Gregory Lefcourt, Sergeants Bonnie McEwen, and John Ayat, Major Michael Tamashiro, Detective Bryan Loudermilk and Officers John Coleman, Ken Tamashiro, and David Talan (Honolulu Police Department), Captain Curtis Mayural and Fire Fighters Kaimi Pelekai and Ken Ortiz (Honolulu Fire Department), Patty Dukes (Emergency Medical Services), Colonel Jerry Killian, Bill Roome and Major Kelly Butler (3<sup>rd</sup> Brigade, 25<sup>th</sup> Division Infantry [Light], Schofield Barracks), Captain Mike Donch (Commander, U.S. Navy – Naval Magazine, Pearl Harbor), Merrie Aipoalani (Representative Michael Kahikina's Office staff), Representative Maile Shimabukuro, Ed Suka (Representative Maile Shimabukuro's Office staff), Gary Oliva (Hawaiian Electric Company), Rodlyn Brown (American Association of Retired Persons [AARP]), Charles Lopez (Wai'anae Ahupua'a), Dannette Rayford (Director, Leeward Chapter – Honolulu Community Action Program [HCAP]); Rachele and Brancie Gahuman, Michele Peltier, Agnes Pepee, Joseph Hoffman, Annie Kam, Mexina Kao'ka, Wendy Hanna, Madalene Keawe and Diane Hao (Leeward HCAP), Robert Benson and Phil Fernandez (Makaha Surfside), Lucy Gay (Coordinator, Education Opportunities, Wai'anae Campus – Leeward Community College), Adam Price (President, Sea Country Community Association), Joyce O' Brien, Joseph Lapilio, Shirley Davenport and Dr. Rick Haupu (Wai'anae Comprehensive Coast Health Center), Bernie Kim and Larry Wilderman (Pacific Aggregate), Jim Wise (Project Consultant representing Pacific Aggregate), Ingaborg Yuen (Inglin Health), Henry and Fran Kama Silva (Henry's Equipment), Pat Patterson (Makaha Ahupua'a), Pua Gomes (Koa Mana), Konia Freitas (Townscape, Inc.), George Kuo (Board of Water Supply), Peter Sohn (Delta Construction), Scott Ishikawa (Spokesperson, State Department of Transportation/Governor's Representative), Tom Lenchenko (Kahunana), Jackie Spencer (Department of Parks and Recreation), Shammy Dingus, Eric Burch, Mike Oshiro, Mapuana Tector, Ornellas Landis, Thomas Welch, Johnnie Mae-Perry, David Pagan, Nana Nicola, Dr. Gladys De Barcza, Wendy Ueller, Elena Lactaen, Patricia Casseres, George Naueli, Claire Schultz, Arlene Kakafia, Judi Patten, Joyce Kaplan, Lisa and Jane Ota, E. Richards, P. Lieves, Lynnemabel Waiamau, Betty Waller, Al Delochio, Sam Foster, Ronald Mahia, Sylvia Day, Dorothy Turbeville, John Galen, Keren L.P. Paris, Holly Cabacungan, Dick Boddy, James Manaku Sr., Robert J. Fisher, Mark Suiso, William and Melva Aila, Alice Greenwood, Patricia Wiezienski, John Kaopua, Jeannette Nekota (Neighborhood Commissioner), and Jamal Siddiqui (Neighborhood Commission Office staff).

Chair Rezentes welcomed everyone to tonight's Board meeting. She noted that tonight's meeting, which was scheduled to take place at the Makaha Resort, is back its normal venue – The Wai'anae Neighborhood Community Center. The Makaha Resort is currently undergoing renovation. Noting the fullness of tonight's meeting agenda, she asked for everyone's indulgence. She further noted that since this meeting is subject to the State Sunshine Law, where anyone wanting to speak should be afforded the opportunity to speak on any agenda item. Albert Silva offered the Pule Wehe (opening prayer). Adrian Silva Jr. led the Pledge of Allegiance to the United States flag. Waiamau-Nunuha led the singing of Hawaii Pono'i.

homelessness. Chair Rezentes replied that Representative Kahikina has organized various churches to address homelessness. In addition, Representative Kahikina is the Chair of the House Housing Committee which will work on legislation to address homelessness. Chair Rezentes added that she would be meeting with HCAP representatives, per their request. (6) Albert Silva complimented Rayford for helping the homeless.

Paris left at 11:10 p.m. (twelve members present).

### **NEW BUSINESS**

**WAI'ANAE WATERSHED MANAGEMENT PLAN** – Accompanied by George Kuo, from the Board of Water Supply (BWS), Konia Freitas, from Townscape, reported that BWS has begun the development of the district-wide Wai'anae Watershed Management Plan (WWMP). The WWMP will be used to meet the requirements of preparing a county water use and development plan under the State of Hawaii Water Code and City and County of Honolulu ordinance. The overall goal of the WWMP is to provide short -, mid -, and long-range guidance for the sustainable management and use of Wai'anae's valuable and finite surface and ground water sources. In each of Oahu's water planning districts, BWS will conduct a planning process that emphasizes the following: (1) Community participation and consultation. (2) Holistic management of watershed resources. (3) Alignment with important State and City policies and programs. (4) Action orientation: Implementation of important watershed management program. (5) Ahupua'a management principles. The preliminary schedule for developing the eight watershed management plans: 2004-2005: Wai'anae and Ko'olauloa; 2005-2006: North Shore and Ko'olaupoko; and 2006-2008: South Oahu – Ewa, Central Oahu, Primary Urban Center (Pearl City to Kahala) and East Honolulu. Freitas announced that two teams of the Ahupua'a Advisory Group will be holding meetings in the following times and locations: Wednesday, February 16, 2005 – Lualualei: Maili Elementary School and Nanakuli – Nanakuli Beach Park Multipurpose Room; and Wednesday, February 23, 2005 – Wai'anae: Wai'anae District Park's Arts and Crafts Room and Makaha: Makaha Elementary School Cafeteria. All the meetings are from 6:30 to 8:00 p.m. Kuo acknowledged Mohala I Ka Wai, a community led watershed initiative, for working with BWS in partnership to address water issues on the Wai'anae Coast. Chair Rezentes added by acknowledging Bill Aila is an active member of Mohala I Ka Wai, an organization that has been working with the BWS on this watershed plan.

Questions, comments and concerns: (1) Awo inquired to how much water capacity there is on the Wai'anae Coast. Freitas replied that currently Wai'anae Coast residents use 9.3 million gallons of water per day. Kuo noted that half of Wai'anae's water comes from within the district while the remaining half comes from BWS' Pearl Harbor Aquifer. Awo followed up by asking if there are statistics that separates community use and government use. Kuo did not have information available at this time. (2) Albert Silva commented that since rains have been going towards the ocean instead of going into the aquifers, he suggested that a dam be built to store the water for future human consumption. Kuo replied that BWS is working on best management practices to recharge the aquifers. (3) Chair Rezentes commented that the purpose of tonight's presentation is to get community input in terms of planning the Wai'anae Coast Watershed Management Plan.

**WAI'ANAE COAST COMPREHENSIVE HEALTH CENTER (WCCHC)**– Joseph Lapilio, Chair of the Wai'anae Coast Comprehensive Health Center (WCCHC) Board of Directors, reported the following: (1) Informed everyone that Board member Kurshals is on WCCHC Board of Directors. (2) WCCHC is the largest private sector employer on the Wai'anae Coast. In 2004, more than 20,000 patients were sent to WCCHC's emergency unit. Lapilio noted that WCCHC is the only community clinic on Oahu that has an emergency unit. (3) WCCHC has just completed construction of its new dining pavilion.

Dr. Rick Haupu reported the following: (1) WCCHC is planning to construct a \$6.8 million three-story state of the art community clinic will be used to better service the Wai'anae Coast community by focusing on the patient's lifestyle by emphasizing wellness and healing. (2) Each floor has the following features: Just In Time (Emergency) Service, primary care physicians and psychiatrists. (3) The clinic will expand their services by doing the following services: cardiograms (treating heart disease) and osteoporosis. Women's health will be in the third floor while pediatrics will be on the second floor. (4) The clinic will house training for third year medical students studying family practice and fourth year medical students studying Obstetrician Gynecology (OB/GYN). (5) He noted that many residents want to be physicians servicing the community.

**Teruya moved and Waiamau-Nunuha seconded that the Wai'anae Coast Neighborhood Board No. 24 support the future building plans as presented in tonight's meeting by representatives from the Wai'anae Coast Comprehensive Health Center.**

Questions, comments and concerns: (1) Awana asked if WCCHC has a long-term lease with the State Department of Hawaiian Homelands (DHHL). WCCHC representative Joyce O' Brien replied that WCCHC has a long-term lease with the State Department of Land and Natural Resources (DLNR). Merrie Aipoalani noted that DLNR gave the land to WCCHC in a land swap back in 1980. (2) Betty Waller mentioned that after her fall

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## WAIANAE COAST NEIGHBORHOOD BOARD

### REGULAR MEETING MINUTES TUESDAY, APRIL 4, 2006 WAIANAE COMMUNITY CENTER

**CALL TO ORDER:** Chair Cynthia Rezendes called the meeting to order at 7 p.m. with a quorum present.

**MEMBER'S PRESENT:** Karen Awana, Albert Silva, Josiah Hoohuli, James Kelii, Patty Teruya, Neddie Waiamau-Nunuha, Cynthia Rezendes, Alvin Awo, Jo Jordan, James Manaku, Sr., and Frank Slocum.

**MEMBER'S ABSENT:** Kaipo Pomaikai, Suzanne Leonida, and Glen Kila

**GUESTS:** Gary Oliva (HECO), Pat Patterson, Angela Sacrider; **SORT:** Polly Grace, Jaime Freitas, Charles Freitas, Jeanette Grace, George Grace, Stephanie Joseph, Ronald Joseph, Jr., Ronald Joseph, Sr., Lance Jones, Frank Lopes, Mike Stemmett, Sam McCracken, Laurie Miyagawa, Roy Miyagawa, Scott Chinen, Kalea Makanui, and Evelyn Souza; Randy Obata (Congressman Ed Case's Office staff), Harold Kageura (HECO), Breene Harimoto (BOE), Clarence Batonoban, Lily Cabinatan, Cdr. Mark Sevilla (US Navy), M. Kaahaaina, Mata Tiave, Mjr. Mike Tamashiro (HPD), Lt. Favian Loo (HPD), Dr. Ricardo Custodio (WCCHC), Marianne Glushenko (WCCHC), Holly Cabacungan, Clayton Brown (BWS), John S. Kaopua, Russell Nanoo (Waste Management), Capt. Kenny Kong (HFD), Alice Greenwood, Doug Westbrook, Bob Sullivan (Waianae Rotary), Herb Hew Len, Kehaulani Hew Len, Pat Lee (HHCTCP), Gary Omori (HHCTCP), Lori Watland (Princess Kahanu Estates), Michael Corner, William & Melva Aila, Robert Fisher; **WCO:** Kauai Kapu, Gary Ayres, Franny Navarro, Philip Placencia, Tulu Toa, Laura Pitolo and Stanlyn Placencia; **Kuulei Jolonino,** Georgette & Joaquin Silva (Bedminster Oahu LLC), Rachel Apo & Kalani Apo (Bedminster Oahu LLC), Mieko Shintani, Sheyo Shintani, Charles & Emi Harvey, W. Aldeguer, Leandra Wai, Fred Dodge, Tom Caldwell, Jose Dizon (HECO), Kit Glover, Dennis Ryan, Carol Ryan, Jeff Coelho (City and County of Honolulu), Ken Shimizu (Mayor's Representative), John DeSoto, and Kelley Santiago (Neighborhood Commission Office staff).

**WELCOME/PULE/PLEDGE OF ALLEGIANCE/HAWAII PONO'I:** Chair Rezendes welcomed everyone to the meeting. Kimi Kelii gave the Pule. Slocum led the Pledge of Allegiance followed by Hawaii Pono'i led by Neddie Waiamau-Nunuha.

7:05 p.m. – Teruya arrived. (10 members present)

#### REPORTS, PART ONE:

**Honolulu Fire Department** – Capt. Kong reported the following for the month of March 2006: (1) Statistics include 51 fires and 194 emergencies. (2) Fire Safety Tip: Cooking fires are the leading cause of home fires and the second major cause of death among older adults. If you are cooking and must leave the kitchen, even for only a few minutes, turn off the stove. Keep a fire extinguisher (with a minimum rating of 2A10BC) in or near your kitchen and learn how to use it. Inspect the fire extinguisher regularly to ensure that it has not expired.

7:08 p.m. – Jordan arrived (11 members present)

**Emergency Medical Services** – A representative was not present.

**Honolulu Police Department** – Capt. Loo reported the following for the month of March 2006: (1) Statistics include 3 robbery, 28 burglary, 76 theft, 14 auto theft, 35 theft from vehicle, 86 person, 1 ID theft, 96 motor vehicle collision,

Eyewitnesses described unusual localized high wind conditions, which the National Weather Service described in the media as a possible "wind rotor". It caused a wiliwili tree and two utility poles to fall and the weight of these poles and the cables caused the other 10 poles to break and fall.

HECO's findings are that the first two utility poles fell because of the unusual wind rotor, the significant termite damage in one of the initial poles that fell, and the weight and size of the electric, telephone, cable TV and other cables on the pole. It's likely that the two poles would not have gone down if only one or two of these conditions existed; however, the combination of all three conditions caused the accident. HECO has accelerated inspections of all utility poles along portions of Farrington Highway that are potential traffic bottlenecks. HECO has completed inspections between Kahe Power Plant and Hakimo Road. Inspections between Jade St. and Old Government Rd. are underway.

Since most of the utility poles are jointly-owned or-used by HECO, Hawaiian Telecom, Oceanic, and others like the State, HECO will be discussing with these other users longer term solutions ranging from installing more poles (to handle the weight) to installing steel or concrete poles to undergrounding lines or a combination of these options. Residents can report unusual conditions by calling HECO's trouble line at 548-7961. It residents feel their concerns were not addressed; resident can also call Kageura 543-7570.

#### Concerns & questions:

It was noted that t due an accident of such magnitude along Farrington Highway, HECO,HPD, CIVIL DEFENSE did extremely well in having a emergency plan together for the community. Although there were some inconveniences for the commuters, HECO and staff worked quickly to re-store power and replace the existing poles that were damaged. The community felt grateful that there were no injuries at this incident.

- 8.2 **Support Requested for Wai'anae Coast Comprehensive Health Center New Proposed 3 story building** – Dr. Rick Custodio, presented a sketch photo of the expansion proposal for the Wai'anae Coast Comprehensive Health Center. There are 470 employees who care for more than 25,000 patience yearly. They believe in high quality care and would like to provide this in their new facility plans for the Health Center. An update will be provided to the Board.

- proposed services and building
- service in behavior health care
- good service brought to the community of Wai'anae
- adding in a basement in their facility
- height variance of 43 or 44 feet height
- will not be built close to the current building
- construction to be in the middle of summer
- 3 story building with elevators

- 8.3 **Presentation by Bedminster Oahu LLC for MSW Composing Treatment Facility at the former Kaiser Cement Plant**

Georgette Silva owner of Pine Ridge Farms Inc., and property owner of Bedminster LLC was present to inform the board of proposed Recycle plans at the plant located at 87-1650 Paakea Road, Nanakuli.

A movie slide was shown and explained that a recycle plant was proposed in the area site and how it will benefit the community and the current landfill of disposal of waste. It will dispose of the rubbish waste into compose and be sold to the distributors. It was stated that this proposal will reduce the landfill and nothing was disposed into the ground.

The following concerns were brought to the attention of the landowners at the location Of the Old Kaiser Road, Nanakuli.

- 1) traffic concerns through Nanakuli town would increase due to the trucks that will do business at the location;
- 2) can this facility be placed in the Waimanalo Gulch, instead of the Nanakuli community;
- 3) currently, the company is taking concrete, rocks and being sold to the contractors
- 4) Nanakuli looks like a industry site and their proposal is requesting for 7 days of operation at the site; 7am to 4 pm
- 5) Concerns were noted that this is still a landfill type proposal and the multiple increase of trucks with the PVT trucks already traveling on Luualalei Road;
- 6) Some community member expressed, as farmers they may support in the recycling program, but, not a landfill;
- 7) Concerns about odors in the community;
- 8) What happens when a black out, or a system back up?

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## Waianae Coast Neighborhood Board

### REGULAR MEETING MINUTES

TUESDAY, JULY 1, 2008

WAIANAE NEIGHBORHOOD COMMUNITY CENTER

**CALL TO ORDER:** Chair Jordan called the meeting to order at 7:05 p.m. with a quorum of eight (8) members present. Note, this nine (9) member Board requires five (5) votes to adopt a motion.

**MEMBERS PRESENT:** Calvin Endo, Jo Jordan, Jacqueline Kahaleoumi-Spencer, Maralyn Kurshals, Suzanne Leonida, Albert Silva, Frank Slocum, Bill Akiona.

**MEMBERS ABSENT:** David Lawrence Brown.

**BOARD VACACY(S):** There were no vacancies at this time.

**GUESTS:** Lori Hoo and Craig Naito (HECO), Polly "Granny" Grace, Al Awo, Gerald Kita (Representative Maile Shimabukuro's office), Johnnie Mae Perry, Jamye Windsor and Dee Bite (WCO), Lt. Commander LaContac Coleman and Jay Gully (NAVY), Alice Greenwood, Ric Custodio (WCCHC), Commander Mike Johnson and Major Michael Moses (HPD), Georgette Aki and Georgina Schmidt Sakaba (WCO), Melva Aila, James Manaku Sr., Moani Wright (BWS), Kimo Kellii, Eddie Stallworth (WCO), Celeste Grittier, Kurt Mutchin (WCCHC), Tulutulu Toa, Laura Pitolo, Laura Nelson (WCO), Ken Shimizu (Mayor's Representative), Representative Karen Awana, Chris Garth (Councilmember Todd Apo's office), Leland S.M. Ribac (Neighborhood Commission Office staff).

**WELCOME, PULE, PLEDGE OF ALLEGIANCE, HAWAII PONO'I:** Chair Jordan welcomed everyone to the meeting. Endo offered the pule, with Slocum leading the Pledge of Allegiance and Silva leading Hawaii Pono'i.

**ELECTION OF RECORDING SECRETARY:** Chair Jordan opened the floor to nominations for the Recording Secretary position, seeing no volunteers; the position remained unfilled, and will remain on the agenda.

### MONTHLY REPORTS PART 1:

**HONOLULU FIRE DEPARTMENT (HFD):** No report was available at this time.

**HONOLULU POLICE DEPARTMENT (HPD):** Commander Mike Johnson reported the following information;

- Statistics for the month of June 2008 include; 6 sex assaults, 3 robberies, 9 burglaries, 13 unauthorized entrance to a motor vehicle (UEMV), 5 auto thefts, 40 thefts, 18 property damages, 36 motor vehicle collisions, and 547 total calls.
- All Neighborhood Watch coordinators and volunteers are welcomed to join the National Night Out event on August 8, 2008 from 5:00 p.m.-7:00 p.m. at the Boys and Girls Club of Ewa Beach. Contact Officer Mike Kahikina at 692-4248 for more information and reservations.

Questions, comments and concerns followed:

- Slocum questioned if the sex assaults were caused by a registered sex offender; Johnson will follow up.
- Chair Jordan questioned an article which indicated 24 DUI citations were given in a 30 hour period. Major Mike Moses noted he did not know of the specific consolidation of the DUI's.

**DLNR/DOCARE:** Wesley Mundy reported the Department of Land and natural resources (DLNR) have conducted late night 'educational stops' at several locations. Citations have been made to several vehicles. With the increase of officer's presence, there have been less reports of shattered glass at Keawaula State park area.

Questions, comments and concerns followed:

- A community member questioned wilderness camping at Makua State park. Mundy noted camping is not currently allowed at Makua Kaena State Park, Chair Jordan noted this issue will be discussed at the next Parks and Recreation committee meeting.

**U.S. ARMY:** Captain Logan Veath reported the following information;

- Everyone is welcome to join the 4th of July festivities at Schofield, the event is free and will include activities for children, a community covenant signing and a five mile run.
- Approximately 4,500 soldiers will be deployed to Iraq in the late fall, it has been decided the Stryker Brigade will be stationed at Schofield Barracks.

Questions, comments and concerns followed;

- Chair Jordan reiterated a previous concern regarding low flying helicopters and aircraft in Waianae Valley; Veath is waiting for a follow up report.
- A community member requested the Army return Makua Valley to the people; Veath replied he does not know of any training to be done in Makua Valley.
- A community member expressed concern regarding munitions in the ocean, as well as those that have washed up on the shores of several beaches.
- A community member expressed concern regarding to depleted uranium and its hazards; Veath explained that studies have been compiled and show no danger, for more information contact 438-0650.

**U.S. ARMY 25TH ID (LIGHT):** No report was available at this time.

**ORDNANCE REEF UPDATE:** Hudson Kekaula reported two contracts will be awarded by the end of September 2008, where the University of Hawaii will be aiding in the assessments of the propellants off of Maili. Should any resident come across any new propellants please contact 438-6962.

Questions, comments and concerns followed;

- A community member questioned the economic damage these propellants might have had over the past years; Kekaula replied he knows the propellants cause an irritation to human skins, and hopefully the study will reveal more information regarding the propellants.
- A community member noted she has found two more propellant shells in the past two weeks, and will have them turned over to Kekaula, they have caused a rash to develop on her grandson.
- A community member requested beach signs be placed noting hazardous materials may be in the water.

**U.S. NAVY NAVMAG PEARL HARBOR:** Lieutenant Commander Coleman introduced his relief, Lieutenant Commander Jake Gully. Coleman noted tomorrow will be his last day, before he begins his retirement. Coleman thanked the Board and community for their continued support. Several Board and community members thanked Coleman for his work, and welcomed Gully to the meeting.

Applause followed.

**BOARD OF WATER SUPPLY (BWS):** Moani Wright reported the following information;

- The Halawa Xeriscape Garden and Open house will be held on Saturday, August 2, 2008 from 9:00 a.m.-2:00 p.m. at the Halawa Xeriscape Garden. Everyone is welcomed to join in on the festivities, and the chance to win an 'extreme xeriscape garden makeover' valued at more than \$18,000.
- Regarding the continued work on Farrington Highway, working hours have been adjusted to 8:00 a.m.-2:30 p.m. to accommodate traffic concerns. Part 1 Phase A has begun trenching, so please be aware of traffic signs and officers when driving in the area.

Questions, comments and concerns followed:

- A community member requested BWS repave a section of Farrington highway near Koolina, Wright noted if she can get her the exact address, Wright will forward on the information.
- A community suggested BWS utilize the 'bridge to no where' along Farrington Highway.

**BOARD OF EDUCATION:** No report was available at this time.

**KALAELOA ADVISORY TEAM UPDATE (KAT):** Chair Jordan questioned Laura Pitolo of the Waianae Community Outreach program about the Kalaeloa Transit shuttle. Pitolo noted the shuttle is doing a great job getting the residents out of Kalaeloa and back to the shelters. The residents need only show their resident identification and they may use the shuttle for free.

**BOARD BUSINESS/BOARD ACTION:**

**APPROVAL OF JULY 1, 2008 REGULAR MEETING AGENDA:** Kurshals moved and Endo seconded to approve the July 1, 2008 regular meeting agenda. The motion was **ADOPTED UNANIMOUSLY, 8-0-0, (Aye; Akiona, Endo, Jordan, Kahaleoumi-Spencer, Kurshals, Leonida, Silva, Slocum.)**

**APPROVAL OF REGULAR MEETING MINUTES FOR JUNE 3, 2008:** Silva moved and Endo seconded to approve the regular meeting minutes of June 3, 2008 as circulated. The motion was **ADOPTED UNANIMOUSLY, 8-0-0, (Aye; Akiona, Endo, Jordan, Kahaleoumi-Spencer, Kurshals, Leonida, Silva, Slocum.)**

**TREASURER'S REPORT:** Endo read the June 2008 treasurer's report highlighting a current expense of \$99.10 due to printing and postage, a \$200.00 charge for videotaping, which leaves a current balance of \$561.61

**APPROVAL OF TRANSFER OF \$120 REFRESHMENT FUND TO PUBLICITY FUNDS:** Chair Jordan noted the Board will begin Fiscal Year (FY) 2009 with a new Board budget, and in the past it has been practiced that the Refreshment funds are transferred to either the Publicity or Operating Funds. **Silva moved and Akiona seconded to transfer the \$120 Refreshment fund to the Publicity funds. The motion was ADOPTED UNANIMOUSLY, 8-0-0, (Aye; Akiona, Endo, Jordan, Kahaleoumi-Spencer, Kurshals, Leonida, Silva, Slocum.)**

**APPROVAL OF VIDEOTAPING OR NEWSPAPER FROM PUBLICITY FUNDS:** Silva moved and Kurshals seconded to continue videotaping with Christian Nahoopili-Hose. The motion was **ADOPTED UNANIMOUSLY, 8-0-0, (Aye; Akiona, Endo, Jordan, Kahaleoumi-Spencer, Kurshals, Leonida, Silva, Slocum.)**

**ESTABLISHMENT OF BOARD REGULAR MEETING DAY OF THE MONTH:** Kurshals moved and Silva seconded to continue meeting on the first Tuesday of each month. The motion was **ADOPTED UNANIMOUSLY, 8-0-0, (Aye; Akiona, Endo, Jordan, Kahaleoumi-Spencer, Kurshals, Leonida, Silva, Slocum.)**

**ESTABLISHMENT OF BOARD REGULAR MEETING TIME:** Kurshals moved and Endo seconded to continue the regular meetings at 7:00 p.m. The motion was **ADOPTED UNANIMOUSLY, (Aye;**

Akiona, Endo, Jordan, Kahaleoumi-Spencer, Kurshals, Leonida, Silva, Slocum.)

**ESTABLISHMENT OF BOARD REGULAR MEETING LOCATION:** Kurshals moved and Silva seconded to remain at the Waianae Neighborhood Community Center. The motion was **ADOPTED UNANIMOUSLY**, (Aye; Akiona, Endo, Jordan, Kahaleoumi-Spencer, Kurshals, Leonida, Silva, Slocum.)

**ADOPTION OF PROPOSED STANDING COMMITTEE GUIDELINES:** Chair Jordan noted each Board member has been mailed a copy of the proposed standing committee guidelines and should the community like a copy the Neighborhood Commission office has copies available. **Endo moved and Akiona seconded to adopt the standing committee guidelines. The motion was ADOPTED UNANIMOUSLY, 8-0-0**, (Aye; Akiona, Endo, Jordan, Kahaleoumi-Spencer, Kurshals, Leonida, Silva, Slocum.)

**COMMITTEE REPORTS/UPDATES/BOARD ACTION:** At this time, 8:20 p.m., Chair Jordan turned the gavel over to Vice Chair Silva for the duration of the committee reports/updates/board action section.

**TRANSPORTATION/OMPO:** Endo noted that Transportation/OMPO Committee Chair Brown is out of state; however, Endo will be holding a committee meeting in his place. The next meeting is on Monday, July 7, 2008.

Questions, comments and concerns followed;

- A community member voiced concern regarding vehicles double parked on Leihoku Street. Endo welcomed the community member to the upcoming Transportation Committee meeting.

**PLANNING & ZONING:** Akiona reported he had held a meeting last Wednesday, however there was no quorum. Akiona apologized for not filing a meeting in July, however is planning to hold the Planning and Zoning committee meeting every third Wednesday of the month, with the Economic & Development committee to follow.

**EDUCATION:** Endo reported the next meeting is scheduled for next Tuesday, July 8, 2008 at Waianae High School, where the committee will discuss school issues, faculty training, and several other issues.

Questions, comments and concerns followed:

- A community member suggested the agenda be forwarded to Breene Harimoto of the Board of Education; Endo noted this was a good idea.
- A community member reported in the past several companies promised the Waianae residents several scholarships for a community benefits project, and noted several \$5,000 scholarships as well as a \$10,000 beautification oriented check has been given to the community.

**ECONOMIC & DEVELOPMENT:** Akiona reiterated his previous plans to hold the Planning and Zoning and Economic Development committee meetings, and noted this committee is very vital to the Waianae Coast.

**PARKS & RECREATION/PARKS BEAUTIFICATION:** Chair Jordan reported the last meeting was held on June 5, 2008 with the next meeting scheduled for July 10, 2008, where the committee will continue to discuss the Keawaula Permit pilot project as well possible beach closures at Makaha Beach Park. Chair Jordan noted Dan Quinn was present at the last meeting, and is aware of the next scheduled meeting.

**HEALTH AND SAFETY:** Kurshals reported the next meeting is scheduled for Tuesday, July 15, 2008 at the Waianae District Park meeting room at 6:30 p.m. where the committee will discuss issues regarding the proposed medevac and the waste water treatment plant.

At this time, 8:40 p.m., Vice Chair Silva returned the gavel to Chair Jordan for the remainder of the

meeting.

**ANNOUNCEMENTS:** Several announcements were made at this time;

- The Waimanalo Gulch Sanitary Landfill Lateral expansion (HRS 343-5(b) DEIS) public comments deadline is July 7, 2008, please contact Eric Takamura of the City and County at 768-3486.
- For questions regarding the Waianae Coast Comprehensive health Center Harry and Jeanette Weinberg Family Medical Building, please contact Kurt Mitchell at 586-5408.
- The Office of Elections is seeking Precinct Officials to assist voters in your community on Saturday, September 20, 2008 and Tuesday, November 4, 2008. Please contact the Office of Elections at 453-VOTE (8683), ask for Precinct Operations, or sign-up at [www.hawaii.gov/elections](http://www.hawaii.gov/elections).
- The Waianae Coast Neighborhood Board regular meetings are broadcasted on Olelo Chanel 49 on Thursdays at 9:00 p.m.
- A representative from the Waianae Community Outreach (WCO) program announced they have completed a draft regional count of homeless residents in the Waianae Coast. Several Board members requested the next count go in detail regarding age brackets and the amount of homeless children.
- A community member noted the Makaha Farmers Market was a success.

**COMMUNITY CONCERNS:** Several community concerns were reported at this time.

- Silva raised concern regarding synchronization of traffic signals along Farrington Highway.
- Kurshals raised concerns regarding 'fishnet' fundraising in streets, noting this is very dangerous to minors as well as vehicle operators.
- A community member noted he has received information regarding the calculation of sewage rates.
- A concern was raised regarding the absence of Board member Brown.
- A community member raised concern regarding the relocation of residents. Several residents are not being forewarned of their departure dates and have no where to go, in regard to beach cleanups.
- A concern was raised regarding no quorum at committee meetings, it was urged that Board members attend the committee meetings to further support the Neighborhood Board.

**UNFINISHED BUSINESS:** There was no unfinished business at this time.

**NEW BUSINESS:**

**THE BOAT:** Darin Mar of the City & County of Honolulu's Department of Transportation Services provided flyers and brochures regarding the scheduled times of departure and arrival for TheBoat. Mar highlighted the F shuttle will be expanded towards Makaha, which will provide riders a trip to TheBoat and back. TheBoat costs only \$2.00 and bus transfers may also be used. TheBoat departs and returns to Kalaeloa harbor three times each day, and takes approximately one hour to the Aloha Tower pier drop off.

Questions, comments and concerns followed;

- Endo questioned the cost of rider ship, Mar noted it will cost \$2.00, where a bus transfer may be used if the riders are coming off a bus. Riders with Bus passes may also use that on TheBoat.
- Chair Jordan noted that expanding the F shuttle is a great idea, and will hopefully increase rider ship. Mar noted with the Zipper Lane requiring three people, the City is expecting an increase in rider ship as well.

**INSTALLATION OF STEEL UTILITY POLES IN NANAKULI:** Craig Naito provided several maps of the effected area. Hawaiian Electric Company (HECO) will be replacing eleven (11) steel poles and one (1) concrete pole due to the falling of several utility poles in December 2007. The poles are consecutive and are located between Lualualei Naval Road and Haleakala Avenue. The installation

process will span from July through October of this year. Residents along the coast have been sent a flyer of the construction dates and times. Should there be any questions or complaints, please contact 543-4040.

Questions, comments and concerns followed;

- Akiona questioned if the poles are steel; Naito noted they are steel however, have been painted a brown color to resemble the wooden poles alongside Farrington Highway.
- Kahaleoumi-Spencer inquired if HECO would be placing electric lines underground; Naito noted the poles are being replaced to secure safety and ensure they do not fall. HECO is considering going underground, however, at a later time.
- Kurshals questioned if this will further increase the rising electric bills; Naito replied it will not have a dramatic increase in the local electric bills.
- Several community members voiced concern regarding the functionality of the new poles, and sidewalk space near the base of the poles; Naito replied there will be sufficient space around the poles, and noted several key constructive ideas that will ensure functionality of the poles.

**WAIANAE COAST COMPREHENSIVE (WCC) HEALTH CENTER:** Kurt Mitchell introduced several key staff members present at the WCC Health Center, and provided a brief update on the project. The project has been in progress for several years and under construction for about one year. Recently the project has been undergoing some re-designing due to height limitations. The four story building surpasses the height limit in only one section of the roof, due to the slope of ground. Mitchell noted the project now must apply for a height variance under new requirements from the City since the original filing several years ago.

Questions, comments and concerns followed:

- Silva questioned how the Board can support the WCC Health Center; Mitchell noted if the Board supports the WCC Health Center height variance, it would be reflected in a formal motion or in the minutes.
- A community member expressed concern regarding the Hale Wai Vista project, which may be similar to the WCC Health Center project.

**Silva moved and Kahaleoumi-Spencer seconded to support the Waianae Coast Comprehensive Health Center and their height variance application. The motion was ADOPTED, 7-0-1, (Aye: Akiona, Endo, Jordan, Kahaleoumi-Spencer, Leonida, Silva, Slocum; Abstain: Kurshals.)**

Neighborhood Assistant (NA) Ribac left the meeting at 10:05 p.m.

Submitted By:

Leland S.M. Ribac  
Neighborhood Assistant

## **MONTHLY REPORTS PART 2:**

**MAYOR'S REPRESENTATIVE:** Ken Shimizu representing the Mayor reported the following;

- Handed out a copy of the City ordinance in response to Slocum's concern the previous month on BB gun usage in City & County Parks.
- Traffic light concern brought up last month has been forwarded to State DOT.

Questions, comments and concerns followed:

- Concern over the fence surrounding the Transit Bus center and only able to enter from the front, could an opening be place near the back toward Waianae Mall parking area.

- Could someone come to the board to explain the breakdown of the effect of the water charge toward the sewer fee charge?
- If the water rate goes up does the sewer rate go up also? Response from representative was yes.

Board member Slocum left at 10:10 p.m.

**COUNCILMEMBER TODD APO:** Chris Garth from Apo's office provided a written report. He also provided via email to the neighborhood board members Councilmember Apo's proposed traffic changes for review which will be heard at a future Council meeting, and should any residents have any questions to Councilmember Apo's office at 768-3140.

**OFFICE OF UNITED STATES REPRESENTATIVE MAZIE HIRONO:** No report available at this time.

**GOVERNOR'S REPRESENTATIVE:** Russell Tsuji provided the Governor's report and noted the following;

- The Governor released 52 bills for veto consideration and open to public input, which is reported in the handout provided.
- There's been a change to the sunshine law which will affect the neighborhood boards and it is also covered within her report.

Questions, comments and concerns followed:

- A question concerning the Villages of Maili and the property beneath it belonging to DHHL.

**SENATE PRESIDENT COLLEEN HANABUSA:** Senate President Colleen Hanabusa called Chair Jordan earlier in the day stating she would not be able to attend the evenings meeting due to unforeseen circumstances. No report was provided.

**REPRESENTATIVE MAILE SHIMABUKURO:** A report was provided from her office and an announcement was made that Representative Shimabukuro had her baby a son and both doing well. Any questions or concerns please contact her office at 586-8460.

- The BIA apprentice program for construction is looking for applicants.

**REPRESENTATIVE KAREN AWANA:** Representative Karen Awana provided a written report and handed out several announcements and informational flyers.

**ADJOURNMENT:** The meeting adjourned at 10:24 p.m.

Submitted By:

Jo Jordan  
Chair

Wednesday, July 30, 2008

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# **EXHIBIT “R”**





**1** view from main entrance looking at south-east side of building



**2** view from main entrance looking at south-east side of building



**3** view from adjacent property looking at north-east corner



**4** view from parking lot looking at north side of building



**5** view from parking lot looking at north-west side of building



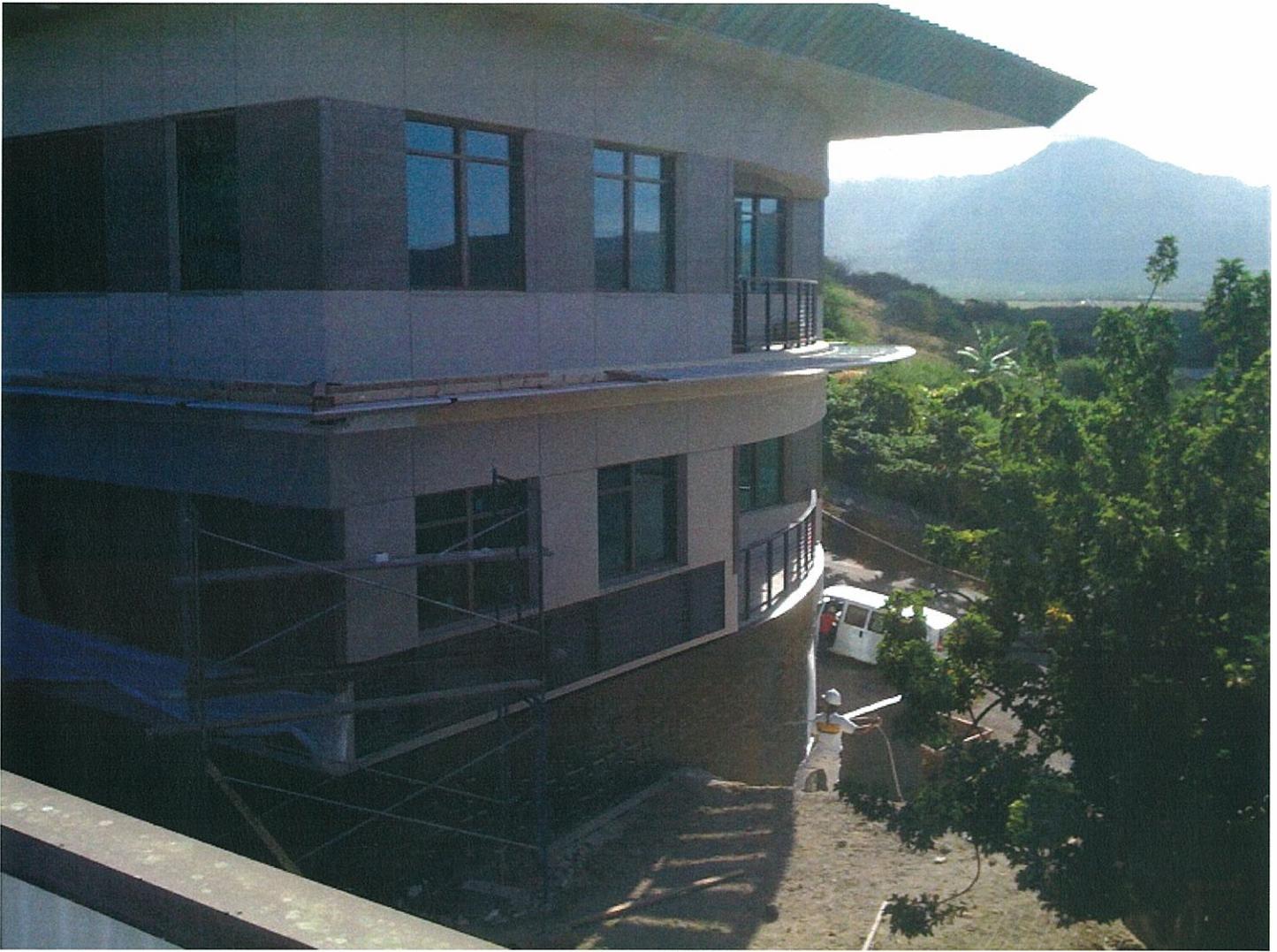
**6** view from parking lot looking at main entry [north-west] side of building



**7** view from atop adjacent, existing, single-story building's flat roof looking at main entry [south-west] side of building



**8** view from atop adjacent, existing, single-story building's flat roof looking at south-west side of building



**9** view from atop adjacent, existing, single-story building's flat roof looking at south-west corner of building

**EXHIBIT "S"**

PHONE (808) 594-1888



**STATE OF HAWAII**  
**OFFICE OF HAWAIIAN AFFAIRS**  
 711 KAPI'OLANI BOULEVARD, SUITE 500  
 HONOLULU, HAWAII 96813



FAX (808) 594-1865

HRD08/3581

July 17, 2008

Henry Eng  
 City and County of Honolulu  
 Department of Planning and Permitting  
 650 South King Street, 7<sup>th</sup> Floor  
 Honolulu, Hawai'i 96813

**RE: Request for comments on the proposed Wai'anae coast comprehensive health center within the Shoreline Management Area (SMA) and supplemental draft environmental assessment (SDEA), Wai'anae, O'ahu, TMK: 8-6-001:003.**

Aloha e Henry Eng,

The Office of Hawaiian Affairs (OHA) is in receipt of the above-mentioned letter dated June 10, 2008. OHA has reviewed the project and offers the following comments.

Special Management Areas (SMA) are a subset of the coastal zone. SMA's are an area where significant attention is paid to the potential impact that a development may have on coastal qualities. In particular, negative impacts on drainage, view planes, historic and cultural artifacts, coastal erosion, and shoreline access must be avoided, minimized and/or mitigated.

However, the federal Coastal Zone Management Act in concert with the Hawaii Coastal Zone Management Act also contains a number of wide ranging objectives and policies intended to guide the conservation and development of land and water resources within the coastal zone in light of competing demands for limited and sensitive coastal resources. The Hawai'i coastal zone management plan is based in the State Office of Planning, and they administer the program's federal financing and ensure that both state and county agencies comply with coastal zone management law. As such, OHA recommends that they be consulted with and OHA appreciates that the applicant

Henry Eng  
July 17, 2008  
Page 2

consulted with our beneficiaries regarding the view planes and building height. (SDEA, page 2)

Further, OHA is pleased that the applicant has incorporated our beneficiaries concerns into building planning and landscaping. In particular we are struck by the public areas, educational use of native plants for medicine, food and climate control as well as the walking trails, and community garden. OHA applauds the incorporation of traditional Native Hawaiian knowledge into the future of western medicine that this project proposes.

We see the potential for this project to serve an area of this island that is home to a large percentage of our beneficiaries in some critical ways. Thank you for the opportunity to comment and we look forward to reviewing the DEA. If you have further questions, please contact Grant Arnold (808) 594-0263 or e-mail him at [granta@oha.org](mailto:granta@oha.org).

‘O wau iho nō me ka ‘oia‘i‘o,



Clyde W. Nāmu‘o  
Administrator

✓ C: Kurt Mitchell  
Kober Hansen Mitchell Architects  
Harbor Court  
55 Merchant Street, Suite 1812  
Honolulu, Hawai‘i 96813-4313

10 August 2008

Mr. Clyde W. Namu'o  
Administrator  
Office of Hawaiian Affairs  
STATE OF HAWAII  
711 Kapi'olani Boulevard, Suite 500  
Honolulu, HI 96813

RE: Response to Comments  
Wai'anae Coast Comprehensive Health Center (WCCHC)  
Major Modification to the Shoreline Management Area Permit (SMA) and  
Supplemental Draft Environmental Assessment (SDEA)  
Wai'anae, Oahu  
TMK: 8-6-001:003

Dear Mr. Namu'o,

Aloha ka kou! This letter is to acknowledge that Kober Hanssen Mitchell Architects (KHMA) is in receipt of your comments that was in a letter dated July 17, 2008. KHMA wants to thank you and OHA for your support.

KHMA is a Native Hawaiian owned firm so we feel a certain responsibility to projects such as this new building. There is a strong need to have both good medical care and health education on the Leeward Coast. As we all know, the majority of the people living on the Leeward Coast are made up of Native Hawaiians and other Pacific Islanders. For many including the homeless, it's difficult to get critical care. WCCHC supplies that need.

On behalf of the applicant WCCHC, KHMA thanks OHA for their continued support on their mission to provide the best in medical care on the Leeward Coast. If you have any questions please contact Kurt Mitchell at 566.5408.

Mahalo,

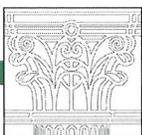
Sincerely,

**KOBER/HANSEN/MITCHELL ARCHITECTS, INC.**

  
Kurt H. Mitchell, AIA, NCARB, ISP  
President/CEO

KHM:cw

cc: Mr. Henry Eng, Department of Planning & Permitting  
Ms. Marianne Glushenko, WCCHC



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) 527-6743  
 INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honoluludpp.org

MUFI HANNEMANN  
 MAYOR



July 15, 2008



HENRY ENG, FAICP  
 DIRECTOR

DAVID K. TANOUÉ  
 DEPUTY DIRECTOR

2008/SMA-30 (JP)  
 2008/ED-6

Mr. Kurt H. Mitchell  
 Kober Hansen Mitchell Architects  
 Harbor Court  
 55 Merchant Street, Suite 1812  
 Honolulu, Hawaii 96813-4313

Dear Mr. Mitchell:

Subject: Application for Special Management Area Use Permit No. 2008/SMA-30  
 and Draft Supplemental Environmental Assessment No. 2008/ED-6  
 Waianae Coast Comprehensive Health Center  
 86-260 Farrington Highway - Waianae  
 Tax Map Key 8-6-1: 3

We have the following comments concerning the Draft Supplemental Environmental Assessment (EA) and Special Management Area (SMA) use permit request for the subject project.

1. **Planning Division**

- a. The implementation of landscaping to mitigate potential visual impacts associated with the proposed building is recommended, and a proposal to use landscaping as mitigation should be included in the Final Supplemental EA and/or SMA use permit application.
- b. Compliance with the Unilateral Agreement (UA) for the site includes traffic improvement requirements that will be reconfirmed when the building permit application is submitted for processing.

Please contact Eugene Takahashi at 768-8035 if you have any questions concerning the Planning Division comments.

2. **Land Use Permits Division**

- a. The introduction should include a clear statement that the Final EA for the "WCCHC Five-year Facilities Master Plan," dated October 14, 1993, is incorporated as part of this Supplemental EA.

- b. It is unclear whether the building that is identified as Exhibit 1 is the building related to the requested permits. Please identify the building on this photograph. If it is not the proposed building, then a new photograph taken from the same vantage point, with the existing building in it, should replace it.
- c. Section 2.3, page 10, describes the proposed height overage of the building by stating that the majority of grade is at elevation of 85 feet, and that the "roof plane never goes above 125 feet." This statement only indirectly addresses the proposed height overage. The EA should describe the height overage, per each affected building side, clearly in terms of feet and/or inches above permitted height, as well as by the percentage of area under roof which will involve a height overage. The height overages should also be clearly shown/indicated on the elevation drawings for the project.
- d. Section 3.3 and 3.4 discuss General Plan and WSCP consistency in an overly brief manner. The discussion should identify specific General Plan and WSCP policies, guidelines and/or objectives. Please note that a finding of compliance with specific applicable General and/or WSCP policies is required for an SMA use permit approval. And, the specific issue of building height, rather than the general nature of the WCCHC, should be analyzed with respect to General Plan and/or WSCP consistency.
- e. Section 3.7, page 26, states, "Substantial completion is scheduled for June 30 with the final construction completed by the end of summer." This required Supplemental EA is currently in draft form only, and no decision on the necessary height variance and/or SMA use permit can possibly be rendered until September or October 2008 at the very earliest. Therefore, the anticipated project schedule should be revised accordingly.
- f. Section 3.8, page 26 states, "Flat roofs, pitched or sloped roofs do not matter. The severity of the slope mitigates the roof design." Please clarify this statement. Does this statement mean that the terrain of the site justifies, rather than "mitigates," the request (for height variance)? If a flat roof or other type of roof design were used, explain whether the scope of the variance and/or SMA use permit could be significantly reduced.
- g. It must be disclosed in the Supplemental EA that the structural framing and roof for the building have already been constructed on the site. The Supplemental EA must identify all permits necessary to construct the building, including after-the-fact building and/or grading permits. It should also be disclosed that a notice of violation has been issued for work without the necessary permits.
- h. The correct Chapter 343, Hawaii Revised Statutes (HRS), "trigger" for this Supplemental EA is the use of State-owned land. The Supplemental EA is also necessary pursuant to the requirements of Chapter 25, Revised Ordinances of Honolulu (ROH). The Draft Supplemental EA (checklist) incorrectly identifies the trigger as development within a shoreline setback area.

- i. Exhibit M ("Variance Height Analysis") contains the visual study for the project. Some of the photographs show a mock-up of the proposed building. Since the structural form (framing) of the building has actually already been constructed, up to and including the roof, the visual study should also contain photographs from similar vantage points of the existing building.

Sheet 11 ("Height Envelope – Model Images") of Exhibit M either fails to reproduce adequately or was reproduced too light to be readable. Please either remove or replace this sheet.

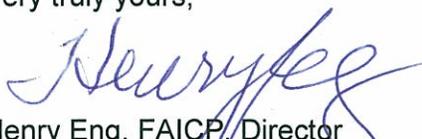
- j. The Draft Supplemental EA contains numerous spelling errors and incomplete sentences. Please edit the Final Supplemental EA document carefully.

Please contact Pam Davis at 768-8017 if you have any questions concerning the Land Use Permits Division comments.

Please include these comments, as well as any other written comments you receive within the 30-day review period, in the Final Supplemental EA, as well as your written responses to these comments and any appropriate revisions.

We look forward to your submittal of a Final Supplemental EA. In the meantime, you may contact Jamie Peirson of our Land Use Approvals Branch at 768-8014 if you have any questions concerning this matter.

Very truly yours,



Henry Eng, FAICP, Director  
Department of Planning and Permitting

HE:cs

10 August 2008

Mr. Henry Eng, FAICP  
Director  
Department of Planning and Permitting (DPP)  
CITY AND COUNTY OF HONOLULU  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

RE: Response to Comments  
Special Management Area Use Permit (SMA) No. 2008/SMA-30  
And Draft Supplemental Environmental Assessment (SDEA) No. 2008/ED-6  
Wai'anāe Coast Comprehensive Health Center (WCCHC)  
86-260 Farrington Highway – Wai'anāe  
TMK: 8-6-001:003

Dr. Mr. Eng,

This letter is to acknowledge receipt of DPP's comments dated July 15, 2008. Following are Kober Hansen Mitchell Architects (KHMA) response to the comments.

#### Planning Division

##### 1.a. Landscaping

Exhibit I of the SDEA included the landscape plan and a photo mock up of how the landscape would mitigate potential impacts. In the Final EA, KHMA will add a comment on the landscape as well as revise the photo to better indicate the proposed landscaping.

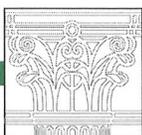
##### 1.b. Traffic

In 2005-06 a TIAR was submitted to DPP on behalf of this project. The report included recommendations on how to handle traffic improvements. This information is included in the SDEA and we will further clarify that information. To date WCCHC has not received any comments to the TIAR recommendations.

#### Land Use Permit Division

##### 2.a. Five Year Facilities Master Plan

KHMA will incorporate a statement in the introduction.



Mr. Henry Eng, FAICP  
Director  
Department of Planning and Permitting (DPP)  
RE: Response to Comments  
Special Management Area Use Permit (SMA) No. 2008/SMA-30  
And Draft Supplemental Environmental Assessment (SDEA) No. 2008/ED-6  
Wai'anae Coast Comprehensive Health Center (WCCHC)  
10 August 2008  
Page 2 of 3

2.b. Exhibit I Photograph

The Exhibit that the comment refers to is not 1 but I. The photograph is of the actual building that is covered in the SDEA. The photograph modeling will be redone for the Final EA.

2.c. Height Overage

Additional information and drawings will be incorporated, as requested, in the Final EA.

2.d. General Plan and WSCP

An expanded discussion specific to the building height will be incorporated into the Final EA.

2.e. Schedule/Substantial Completion

This section will be revised to reflect the current building schedule and substantial completion.

2.f. Roof Design

The statement in this section on roof design shall be further clarified in respect to the variance.

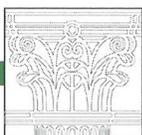
2.g. Permits

A section will be added and a copy of the current permits will be included in the exhibits in the Final EA.

2.h. SDEA Checklist

The SDEA checklist will be changed to reflect the appropriate "trigger" for the Supplemental EA.

2.i. Exhibit M



Mr. Henry Eng, FAICP  
Director  
Department of Planning and Permitting (DPP)  
RE: Response to Comments  
Special Management Area Use Permit (SMA) No. 2008/SMA-30  
And Draft Supplemental Environmental Assessment (SDEA) No. 2008/ED-6  
Wai'anae Coast Comprehensive Health Center (WCCHC)

10 August 2008  
Page 3 of 3

2.i. Exhibit M

Sheet 11 will be reproduced to be readable. Also a series of photos of the building as it exists will be added.

2.j. Edits

The Final EA will be edited for any spelling error and incomplete sentences.

KHMA thanks DPP for their comments. If you have any questions please contact Kurt Mitchell at 566-5408.

Sincerely,

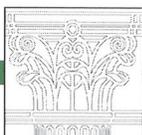
**KOBER/HANSEN/MITCHELL ARCHITECTS, INC.**



Kurt H. Mitchell, AIA, NCARB, ISP  
President/CEO

KHM:cw

cc: Ms. Marianne Glushenko, WCCHC



EXCELLENCE AND INTEGRITY BY DESIGN

Harbor Court, 55 Merchant Street, Suite 1812, Honolulu, Hawaii 96813-4313 T: 808-528-5462 F: 808-566-0122 www.khma.com

# EXHIBIT "T"



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

650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Phone: (808) 523-4505 \* Fax: (808) 527-6111

PAID RECEIPT

BUSINESS ACTUAL TIME DRW  
 8/20/2007 8/16/2007 11:18:51 30  
 DT01 WALKIN PA PA  
 RECEIPT # 223685 8/16/2007 OFLN  
 Dept 9019 6238 BUILDING  
 FISCAL YR: 2008 FUND: 110 GENERAL FUND  
 Recpt Tot \$6,515.00  
 \$6,515.00 CK \$0.00 CA

# BUILDING PERMIT

FOR THE PERFORMANCE OF WORK UNDER THE  
 BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES  
 CHAPTERS 16, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18  
 (FEES AND PERMITS) OF THE REVISED ORDINANCES OF  
 THE CITY AND COUNTY OF HONOLULU

LOCATION

Zone	Section	Plat	Parcel
8	6	001	003

86-260 FARRINGTON HWY

625,173 Sq. Ft.

\$6,515.00

PERMIT FEE

Type of Payment(s)

- Cash
- Check
- Charge

Site Address (if other than primary):

PROJECT: **(BP #616168)** [TMK: 86001003] Harry & Jeanette Weinberg Family  
 Medical Building / Waianae Coast Comprehensive Health Center  
**(Foundation only)**

Accepted Value of Work: \$800,000

TYPE OF WORK

New Building Y  
 Fire Sprinkler Y

Electrical Work Y  
 Air Conditioning Y

Plumbing Work Y  
 Other elevators

RIGHT OF WAY WORK

Sidewalk Types:

Linear Ft. of Sidewalk:

Driveway: New: Existing: X

Curbing Types:

Linear Ft. of Curbing:

Private:

Driveway Types:

Linear Ft. of Driveway:

Please notify this office at least 24 hours before starting work in the Right-Of-Way. Phone: 523-4276

GENERAL CONTRACTOR

NAN INC

Contact Info: 8424929

Lic. No.: BC19711

NOTES

DATE ISSUED: 08/16/2007

Location Permit Issued:

Location Application Created: FMB

Permission is hereby given to do above work according to conditions hereon and according to approved plans and specifications pertaining thereto, subject to compliance with ordinances and laws of the City and County of Honolulu and State of Hawaii.

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

**THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON THE SITE DURING THE PROGRESS OF WORK. THIS PERMIT MAY BE REVOKED IF WORK IS NOT STARTED WITHIN 180 DAYS OF DATE OF ISSUANCE OR IF WORK IS SUSPENDED OR ABANDONED FOR 120**

ELECTRICAL AND PLUMBING WORK TO BE DONE BY LICENSED PERSONS AS REQUIRED UNDER CHAPTER 448 E, HAWAII REVISED STATUTES.

NOTICE TO HOMEOWNERS: This is to inform all homeowners that improvements to your home may require approval by your Homeowners Association or authorized representative prior to the commencement of construction.

Approval by the Department of Planning and Permitting does not certify compliance with the Covenants, Conditions and Restrictions or other design restrictions administered and enforced by your Homeowners Association.

ALL CONSTRUCTION UNDER THIS BUILDING PERMIT IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. IT SHALL BE THE DUTY OF THE PERSON DOING THE WORK AUTHORIZED BY THIS PERMIT TO NOTIFY THE BUILDING OFFICIAL THAT THE WORK IS READY FOR INSPECTION.

THE FOLLOWING ARE THE INSPECTORS ASSIGNED TO INSPECT THE CONSTRUCTION UNDER THIS PERMIT AND THEIR TELEPHONE NUMBERS:

	<u>Building Inspector</u>	<u>Electrical Inspector</u>	<u>Plumbing Inspector</u>
Name:	CHARLIE FROMMER		
Office No.:	(808) 768-3185		
Cellular No.:	(808) 620-4402		

APPLICATION NO.: A2007-08-0629

JobID: 26740554  
 ExternalID: 024803964-006

PERMIT NO.: 616168



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

650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Phone: (808) 768-8220 \* Fax: (808) 527-6111

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
2/01/2008	2/01/2008	08:23:25	200
003 DTO3	WALKIN	MC	MC
RECEIPT #	173398	2/01/2008	OFLN
Dept	9019 6238	BUILDING	
FISCAL YR:	2008	FUND:	110 GENERAL FUND
Recpt Tot	\$6,515.00		
\$6,515.00	CK	\$1.00	CA

# BUILDING PERMIT

FOR THE PERFORMANCE OF WORK UNDER THE  
 BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES  
 CHAPTERS 16, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18  
 (FEES AND PERMITS) OF THE REVISED ORDINANCES OF  
 THE CITY AND COUNTY OF HONOLULU

LOCATION

Zone	Section	Plat	Parcel
8	6	001	003

**86-260 FARRINGTON HWY**  
**625,173 Sq. Ft.**

Site Address (if other than primary):

PROJECT: **(BP #622586) [TMK: 86001003] Harry & Jeanette Weinberg Family Medical Building / Waianae Coast Comprehensive Health Center Superstructure. ISSUED WITHOUT SPECIAL INSPECTION FORM PER TIM HIU 2/1/08 HE WILL TALK TO THE ARCHEITECT TO MAKE SURE FORM IS SUBMITTED.**

**\$6,515.00**

PERMIT FEE

Type of Payment(s)

Cash  
 Check   
 Charge

Accepted Value of Work: **\$800,000**

TYPE OF WORK

Electrical Work

Plumbing Work

Other Superstructure

RIGHT OF WAY WORK

Sidewalk Types:  
 Linear Ft. of Sidewalk:

Driveway: New: Existing:   
 Curbing Types:  
 Linear Ft. of Curbing:

Private:  
 Driveway Types:  
 Linear Ft. of Driveway:

Please notify the Building Inspector listed below at least 24 hours before starting work in the Right-Of-Way.

GENERAL CONTRACTOR

**NAN INC**  
 Contact Info: 842-4929  
 Lic. No.: ABC-19711

NOTES

DATE ISSUED: **02/01/2008**

Location Permit Issued: **FMB**  
 Location Application Created: **FMB**

Permission is hereby given to do above work according to conditions hereon and according to approved plans and specifications pertaining thereto, subject to compliance with ordinances and laws of the City and County of Honolulu and State of Hawaii.

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

**THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON THE SITE DURING THE PROGRESS OF WORK. THIS PERMIT MAY BE REVOKED IF WORK IS NOT STARTED WITHIN 180 DAYS OF DATE OF ISSUANCE OR IF WORK IS SUSPENDED OR ABANDONED FOR 120 DAYS.**

ELECTRICAL AND PLUMBING WORK TO BE DONE BY LICENSED PERSONS AS REQUIRED UNDER CHAPTER 448 E, HAWAII REVISED STATUTES.

NOTICE TO HOMEOWNERS: This is to inform all homeowners that improvements to your home may require approval by your Homeowners Association or authorized representative prior to the commencement of construction.

Approval by the Department of Planning and Permitting does not certify compliance with the Covenants, Conditions and Restrictions or other design restrictions administered and enforced by your Homeowners Association.

ALL CONSTRUCTION UNDER THIS BUILDING PERMIT IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. IT SHALL BE THE DUTY OF THE PERSON DOING THE WORK AUTHORIZED BY THIS PERMIT TO NOTIFY THE BUILDING OFFICIAL THAT THE WORK IS READY FOR INSPECTION.

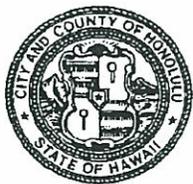
THE FOLLOWING ARE THE INSPECTORS ASSIGNED TO INSPECT THE CONSTRUCTION UNDER THIS PERMIT AND THEIR TELEPHONE NUMBERS:

	Building Inspector	Electrical Inspector	Plumbing Inspector
Name:	CHARLIE FROMMER	EARL KAWAGUCHI	KEITH LEE
Office No.:	(808) 768-3185	(808) 768-8178	(808) 768-8190
Cellular No.:	(808) 620-4402	(808) 721-0293	(808) 620-4551

APPLICATION NO.: **A2008-01-0998**

JobID: 27645420  
 ExternalID: 024803964-008

PERMIT NO.: **622586**



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

650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
Fax: (808) 523-4400

# Notice of Violation

Violation No.: 2008/NOV-05-170 (BV)

Date: May 27, 2008

Owner(s)

Waianae Coast Comp. Hlth. Ctr.  
86-260 Farrington Hwy.  
Waianae, HI 96792

Contractor(s)

Tenant/Violator

Architect/Plan Maker

Mitchell, Kurt H.  
Kober/Hanssen/Mitchell Architects  
55 Merchant Street #1812  
Honolulu, HI 96813

Lessee

Agent

Engineer

TMK: 8-6-001-003 86-260 FARRINGTON HWY

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s)  
and Section(s)

Violation(s)

ROH 1990, as amended, Chapter 18  
Section 18-3.1

**THE BUILDING PERMIT #622586 IS FOR THE STRUCTURAL  
FRAME OF THE BUILDING ONLY. WORK EXCEEDS THE SCOPE  
OF THE BUILDING PERMIT**

ROH 1990, as amended, Chapter 18  
Section 18-6.2(d)

**A DOUBLE FEE SHALL BE ASSESSED FOR THE WORK DONE  
WITHOUT A BUILDING PERMIT**

You are hereby ordered to obtain permit(s) and/or correct violation by July 9, 2008.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified  
time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special  
instructions:

Inspector:

Brent Ho

Phone: 768-3186

for the Director Department of Planning and Permitting

