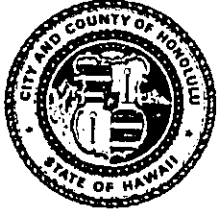


DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

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



JEREMY HARRIS
MAYOR

REC'D
'94 DEC 15 P3:14

DONALD A. CLEGG
DIRECTOR

OFF. OF
QUALITY CONTROL

LORETTA K.C. CHEE
DEPUTY DIRECTOR

94/SMA-009 (ASK)

December 14, 1994

Director
Office of Environmental Quality
Control (OEQC)
220 S. King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Sir:

CHAPTER 343, (HRS)
Environmental Assessment/Determination
Negative Declaration

Recorded Owner : First Leeward Samoan Congregational Church
Applicant/Agent: Ilima Corporation
Location : 85-371 Kaulawaha Road, Waianae, Oahu
Tax Map Key : 8-5-14: 017
Request : Special Management Area Use Permit
Proposal : Construction of a Two-Story Multi-Family Building and Accessory Structures to Accommodate 17 Low-Income Rental Units
Determination : A Negative Declaration Is Issued

Attached and incorporated by reference is the Environmental Assessment prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the EA.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Donald A. Clegg".

DONALD A. CLEGG
Director of Land Utilization

DAC:am
Attachment

g:sma9nd.ask

1995-01-08-0A-*FEA*-1st Samoan Congregational Christian Church
Low Income Housing Project JAN 8 1995

Final Environmental Assessment

**1st Leeward Samoan Congregational
Christian Church
Low Income Housing Project
Wai'anae, O'ahu
[A "201E" Project]**

**'Ilima Corporation
Honolulu, Hawai'i**

December 1, 1994

1994 DEC 1 PM 1 04

DEPT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

Environmental Assessment

1st Leeward Samoan Congregational Christian Church Low Income Housing Project A "201E" Project

Wai'anae, O'ahu

December 1, 1994

DEC 1 PM 1 04
DEPT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

submitted to:

Department of Land Utilization
City and County of Honolulu

submitted by:

'Ilima Corporation
810 North Vineyard Street, No. 7
Honolulu, Hawai'i 96817
Mr. Steve Ito, President
Ms. Fran Smith, Development Director
Telephone: 845-4565

prepared by:

Eugene P. Dashiell, AICP
Planning Services
1219 Ke'eaumoku Street, Suite 200
Honolulu, Hawai'i 96814
Telephone: 945-3132

Contents	Page
I. General Information	1
Applicant	
Recorded Fee Owner	
Agent	
Tax Map Key	
Lot Area	
Agencies Consulted in Making Assessment	
List of Exhibits	
II. Description of the Proposed Action	2
General Description	2
Description	
Special Management Area	
Location	
Land Use Approvals	
Public Funds and Financing	
Technical Characteristics	2
Use Characteristics	
Technical Characteristics	
Construction Characteristics	
Utility Requirements	
Liquid Waste Disposal	
Solid Waste Disposal	
Access to the Site	
Economic and Social Characteristics	4
Estimated Cost and Time Phasing	
The Residents	
The Community	
Letters of Coordination	
Environmental Characteristics	5
Soils	
Topography	
Surface Runoff, Drainage & Erosion Hazard	
Federal FIRM Zone, Flooding and Geologic Hazards	
Other Information Pertinent to the SMA	
III. Affected Environment	6
Description of the Site in Relation to the Surrounding Area	
Project Site in Relation to Special Areas	
Relation to Historic, Cultural, and Archaeological Resources	
Relation to Coastal Views	
Quality of Receiving Waters and Ground Water Resources	
IV. Project Impacts	7
Short-Term Impacts	
Long-Term Impacts	
Impacts Relative to the Coastal Zone Management Objectives	
Findings and Determination of Significance	
V. Mitigation Measures	9
VI. Comments to Draft Environmental Assessment and Responses	9
I. <u>General Information</u>	

- A. Applicant: 'Ilima Corporation
810 North Vineyard Street, No. 7
Honolulu, Hawai'i 96817
Mr. Steve Ito, President
Ms. Fran Smith, Development Director
Telephone: 845-4565
- B. Recorded Fee Owner: 1st Leeward Samoan Congregational Christian Church
85-371 Kaulawaha Road
Wai'anae, Hawai'i 96792
- C. Agent: Eugene P. Dashiell, AICP
Planning Services
1219 Ke'eaumoku Street, Suite 200
Honolulu, Hawai'i 96814
Telephone: 945-3132; Facsimile: 945-3536
- D. Tax Map Key: 8-5-14:17
- E. Lot Area: 43,995 Square Feet (1.01 Acres)
- F. Agencies Consulted in Making Assessment:
Department of Land Utilization, C&C, Lead Agency (see II.A.4.)
Housing Finance and Development Corporation & Rental Housing Trust Fund
Department of Budget and Finance
Division of Water and Land Development, DLNR
Department of Health
Board of Water Supply, C&C
Department of Building, C&C
Department of Housing and Community Development, C&C
Department of Parks and Recreation, C&C
Department of Public Works, C&C
Department of Transportation Services, C&C
Department of Wastewater Management
Neighborhood Board, Wai'anae
- G. List of Exhibits (Exhibits follow the narrative section of this EA):
1. Location Map
 2. Tax Map
 3. Site Plan of Existing Conditions
 4. Site Plan of Proposed Project (incl. Landscaping Plan and Parking Plan)
 - 5.a. Elevation of Typical Proposed Dwelling Units
 - 5.b. Floor Plan of Typical Proposed Dwelling Units
 6. Flood Insurance Rate Map
 7. Photographs of Existing Conditions at Site [Pages P-1 through P-4]
 8. Correspondence with Agencies

II. Description of the Proposed Action

A. General Description:

1. Description. The applicant proposes to construct 17 low income rental units to provide permanent homes for home-less and other very low income residents of the leeward coast. The project will, in part, correct violations (of existing substandard units) cited by the Building Department of the City and County of Honolulu. The units will be built on property belonging to the 1st Leeward Samoan Congregational Christian Church. The existing Church, administrative offices, Church kitchen, and restroom facilities will remain on the site. The existing pastor's residence would be replaced by one of the units proposed to be constructed. The site is in an Urban Land Use District and is zoned Country.
2. Special Management Area. The project site is entirely within the Special Management Area. It is inland of Farrington Highway, approximately 0.3 miles from the coastline. The Hawai'i State Environmental Review Process requires preparation of an Environmental Assessment to discuss the impacts of the proposed project within this Special Management Area.
3. Location. Exhibit 1 (Location Map) shows the project site and its relationship to major roadways and physical features of the area.
4. Land Use Approvals. At present, the Building Department has found existing dwelling units housing six families to be non-conforming. The applicant and the 1st Leeward Samoan Congregational Christian Church have asked the City to let the non-conforming units remain in place while the proposed housing project is planned, financed, approved and implemented. This Environmental Assessment is one of the first steps in the required process. It was prepared in support of an application for a permit to construct low- income housing within the Special Management Area. This Environmental Assessment is intended to serve as a focal point and the initial planning document to bring together the application process, the applicants, and the approving agencies. DLU is lead agency for this EA because they are the major permitting agency due to the requirement for a Special Management Area Permit.
The proposed project will be submitted under the provisions of Chapter 201E of the Hawai'i Revised Statutes (HRS). Chapter 201E provides the procedure by which counties can approve exemptions from laws, rules and fees for development of low-income housing, including the provision of waivers of application fees.
5. Public Funds and Financing. 'Ilima Corporation has applied to the Rental Housing Trust Fund (State of Hawai'i) to finance major portions of the project. The Hawai'i State environmental review process requires preparation of an Environmental Assessment to discuss the impacts of the proposed use of public funds to finance this project.

B. Technical Characteristics:

1. Use Characteristics. At present, a portion of the site is used for the Church, its kitchen, and its administrative offices and these facilities are planned to remain as

they are. The remainder of the site is presently used for residential housing for the pastor and about six low-income families in the non-conforming structures. Photographs of the existing site are included in Exhibit 7 (pages P-1 through P-4).

2. Technical Characteristics. Exhibit 2 (Tax Map), shows the property lines and basic configuration of the site, including the surrounding lots. The lot size is 1.01 acres or 43,995 square feet. Because the site is 0.3 miles inland from the shoreline, there is no requirement for a shoreline certification, and shoreline setback requirements do not apply. Exhibit 3 (Site Plan of Existing Conditions) shows the locations of existing structures.

3. Construction Characteristics. Under the proposed plan, the existing non-conforming dwelling units will be demolished and removed from the site. The site is already level, cleared, grubbed, graded and filled to a base elevation of approximately ten feet above mean sea level. Some minor smoothing at grade may take place during installation of foundations, utilities, driveways or other ancillary and supporting construction components, or during landscaping.

Exhibit 4 (Site Plan of Proposed Project, including the Landscaping Plan, and Parking Plan) shows the layout of the proposed new dwelling structures and parking areas. Seventeen dwelling units are proposed in a two-story building. Four type "B" units of 866 square feet will have three bedrooms, one bath, one kitchen and one living room. Thirteen type "A" units of 576 square feet will have two bedrooms, one bath, one kitchen and one living room. A laundry room will be provided. An open pavilion (800 square feet) will be constructed in the common area. The pavilion will provide a shaded gathering area which is complimentary to cultural values of the anticipated residents of this project. Parking stalls for forty-five vehicles are included and these would be shared between the residents and the Church.

Exhibit 5 (Elevations of Typical Proposed Dwelling Units) shows the structure heights. The height of new structure will be two-story, and will not exceed 25 feet above existing grade elevations. The floor elevations will be above the estimated ponding height (approximately 40 inches above existing grade) of storm water runoff. This estimated elevation will be slightly above the elevation of Farrington Highway, the major storm water runoff flow restrictor in the area.

The buildings will be set back from the property line a distance of 10 - feet which provides a reasonable boundary between the proposed project and adjacent neighbors. In addition, a privacy fence can be constructed at the property boundary to increase privacy.

The 10 - foot setback also provides for substantial landscape planting. Presently on site are edible landscape plants including bananas, coconuts and breadfruit. Additional and new landscaping will include small tree and shrub plantings in the 10-foot setback area to add to the sense of privacy for residents and neighbors alike. Shade trees will be planted for the comfort and beauty of the project. Shade trees are planned for the parking areas and open areas of the project.

4. Utility Requirements. The site is presently connected to existing utilities (electric power, telephone, water and sewer). Electric power and telephone needs can be met through existing services. Water and sewer hook-ups to each of the proposed dwelling units will be provided on-site with single connections to municipal lines.

Municipal water and sewer facilities are adequate in the area for these needs. Letters from key utility providers are included in Exhibit 8. The Board of Water Supply has noted in their letter of August 24, 1993 (Exhibit 8) that water in the area is adequate for the proposed project.

5. Liquid Waste Disposal. Liquid waste disposal will continue to be through connections to a municipal sewer line. The Department of Wastewater Management has approved (Exhibit 8, August 4, 1993) a Sewer Connection Application for the proposed project and noted that the sewer system in the area is adequate. A grey-water system is under consideration for use as irrigation for the project landscaping, but it is subject of approval by government authorities.
6. Solid Waste Disposal. Solid wastes at the project location consist primarily of household domestic refuse and disposal of these wastes will continue to be provided through the municipal pick-up service.
7. Access to the Site. Access to the site will continue to be via Kaulawaha Road. Traffic at the site will not increase significantly beyond the existing conditions because the existing non-conforming units have been present for a number of years and the proposed project is small scale, adding 10 new units.

C. Economic and Social Characteristics:

1. Estimated Cost and Time Phasing. The estimated cost of the entire project is approximately \$1.2 million. The estimated length of the construction period is approximately four months following the applicant's receipt of approvals and permits. The project would be financed with the aid of public and private funds and constructed by the 'Ilima Corporation which is a not-for-profit group engaged in providing housing for those in need. The 'Ilima Corporation would own and manage the units and lease them to tenants. The management of the project would be the responsibility of the 'Ilima Corporation. The City and County of Honolulu is assisting in this project through Chapter 201E.

The Rental Housing Trust Fund Commission, State of Hawai'i, has approved a \$50,000 capacity building grant (see attached letter) of which \$35,000 is funding pre-development work for this project.

Pending before the Commission is an application to fund the project the total project cost which is presently estimated to be \$1,067,000. That application has received conditional approval.

2. The Residents. The project is located in an area of Wai'anae where, according to Census data, household incomes range from \$15,000 to \$25,000 per year. This is 50 to 60 percent of the median income for the State. Up to 9 extended families have lived on the site in the past.

Much of the housing that is produced for those with lowest incomes is designed to provide only transitional shelter for homeless families. While this meets an urgent need, it rarely ever leads to permanent shelter. It is the intent of this project to break the homeless cycle by providing permanent rentals and services for those in most critical need of homes. Project monthly rents are \$300 and \$450, rates well below those established for families earning 50 percent of median income.

In renting the completed project, preference will be given to very low income families in the area, many of whom are currently homeless seeking permanent homes.

3. The Community. The surrounding community is of low residential density, although located in a country land use zone. Permanent dwellings are being constructed in this area which is in transition from rural to residential use. Meetings have been held (and are ongoing) with the Neighborhood Board regarding the project. Members of the community have expressed concern about the adequacy of public facilities around the project site. Other members of the community have offered support for the project.
4. Letters of Coordination. Letters of coordination are included in this EA in Exhibit 8, following the technical exhibits and photographs of the project site. There are two sets of letters. The first set includes copies all comments received in response to circulation of the draft EA, and the applicant's responses. The second set includes all correspondence or other material which was also included in the draft EA itself.

D. Environmental Characteristics:

1. Soils. Soils at the site are typical of the Lualualei Plain in the Wai'anae area. Known as Mollisols, they are typically "...well-drained, relatively young soils that develop on coral, lava, or alluvium. They occur in moderately dry areas of the islands and are generally rich in plant nutrients."¹
2. Topography. The site is flat and there are no mountains, headlands, valleys, streams, channels, springs, marshes or other notable physical features in the immediate area.
3. Surface Runoff, Drainage & Erosion Hazard. The site is average for this area with regard to surface runoff and drainage. Although there are no nearby streams, the general area is susceptible to ponding during intense rainfall. Ponding in this area is caused by the relatively higher elevation of Farrington Highway in comparison to properties inland. There are no storm drains or other drainage improvements in this immediate area. Surrounding homes tend to be built up somewhat above ground elevation. Recollections of the pastor of the Church include memories of knee-high ponding during intense rainfall on the site. There are no erosion hazards at the site which is flat and there is no apparent gulying in adjacent areas.
4. Federal FIRM Zone, Flooding and Geologic Hazards. The project site is located in a Federal FIRM zone known as Other Areas Zone X which means: "Areas determined to be outside the 500-year flood plain (Exhibit 7)."² The site is not in an LUO Flood Hazard District. There are no other known geological hazards. First

¹ *Atlas of Hawai'i*, Second Edition, Department of Geography, University of Hawai'i, UH Press, Honolulu, 1983, p. 47.

² *FIRM*, City and County of Honolulu, Hawai'i, Panel 100 of 135, Federal Emergency Management Agency, Map Revised September 28, 1990.

floor elevations will be placed above the estimated 100-year flood elevation. The Department of Public Works, City and County of Honolulu, has requested submittal of a drainage study.

5. Other Information Pertinent to the SMA. None.

III. Affected Environment

- A. Description of the Site in Relation to the Surrounding Area: The project site consists of a Church and a few non-conforming residential dwellings. Surrounding properties are in residential use. Few if any commercial agricultural uses are apparent in the surrounding areas. The site and surrounding area is General Planned and Development Planned as Agriculture. The site is zoned as Country. This general area is unique in that although the soil might be adequate to support commercial agriculture, the necessity and lack of inexpensive irrigation water discourages agricultural uses. Surrounding dwelling units are gradually being improved and the neighborhood is evolving as residential.
- B. Project Site in Relation to Special Areas: The project site is 0.3 miles from the shoreline, 0.4 miles from the coastal Wai'anae Regional Park and Wai'anae Small Boat Harbor, 0.1 miles from Wai'anae High School, and 0.4 miles from Wai'anae Intermediate School, Wai'anae City and County Park and Wai'anae Neighborhood Community Center. The site does not affect any: rare, threatened, or endangered species or habitats; wetlands, lagoons, tidal lands and submerged lands; fisheries and fishing grounds; or other coastal and natural resources.
- C. Relation to Historic, Cultural, and Archaeological Resources: At one time, this area may have been part of sugar cane lands cultivated in Wai'anae. The Kamaile Heiau³ is about 0.5 miles north of the project site. No archeological features are apparent on the project site.
- D. Relation to Coastal Views: The site is located in Section B, Pokai Bay, of the Wai'anae Viewshed. In Section B, Farrington Highway is a coastal roadway, but no significant coastal views are found in the vicinity of the proposed project.⁴ The project site is not visible from Farrington Highway, and the proposed structure heights (not to exceed 25 feet) will not extend above existing structures in the vicinity.
- E. Quality of Receiving Waters and Ground Water Resources: There would be little if any impact on groundwater, streams or ocean waters. The proposed project includes landscaped and unpaved areas which would permit some infiltration of rainfall and irrigation water. The effects on coastal receiving waters some 0.3 miles away from this small parcel of land would not be measurable. There are no streams nearby.

³ *Sites of Oahu*, Elspeth P. Sterling and Catherine C. Summers, Bernice P. Bishop Museum, 1978, p. 73.

⁴ *Coastal View Study*, Department of Land Utilization, City and County of Honolulu, 1987, Exhibit No. 17, Wai'anae.

IV. Project Impacts

A. Short-Term Impacts. There will be short-term impacts during construction of the project. These will include noise, dust and construction-related traffic. None of these impacts will be significant because of the small scale of the proposed project, which does not require major site preparation. Construction will take place during normal working hours, and rules of the Department of Health and the Building Department will be followed to minimize noise, and to suppress dust. To the extent possible, movement of construction-related vehicles will be confined to off-peak hours to minimize any possible disruption of normal traffic flow.

B. Long-Term Impacts. The long-term impacts of the project will include an improved set of residential dwellings on the site, substantially upgraded from present conditions. Because of the small scale of the project, there will be no significant adverse impacts on traffic, water, sewage, solid waste, air quality or other factors as well.

The project includes increased designated parking stalls (45) will serve the occupants of the proposed dwellings, and which will also serve the Church. This will result in a net benefit to the area where parking of vehicles belonging to Church attendees has been a cause of concern by neighboring residents. The increased number of stalls will reduce the existing impact during services on the adjacent community.

C. Impacts Relative to the Coastal Zone Management Objectives. The proposed project is consistent with the Coastal Zone Management (CZM) Area guidelines (Section 33-3.2, ROH). The relevant CZM objectives are:

1. Recreational Resources

Objective: Provide coastal recreational opportunities accessible to the public.

The Proposed project has no effect on coastal recreational opportunities because of its distance from the shoreline, and the fact that it causes conformance to the City requirements of dwellings now present at the site.

2. Historic Resources

Objective: Protect and preserve natural and man-made historic and prehistoric resources that are significant in Hawai'i and American history and culture.

The proposed project will have no adverse impact on historic resources because there are none in the immediate vicinity and because the project is essentially the replacement of existing dwelling units with structures which conform to City requirements.

3. Scenic and Open Space Resources

Objective: Protect, preserve and, where desirable, restore or improve the quality of coastal scenic and open space resources.

The proposed project will not adversely affect any views of scenic coastal areas because it is located out of prime view corridors, and will not be higher than existing structures.

4. Coastal Ecosystems

Objective: Protect valuable coastal ecosystems.

The proposed project will not adversely affect coastal ecosystems because of its distance from such, because of its small scale, and because it remedies existing nonconforming structures.

5. Coastal Hazards

Objective: Reduce hazard to life and property from flooding.

Although there is no flood problem at the project site which is attributable to coastal forces, there is a ponding problem at the site which will be remedied by constructing the dwelling units above the estimated ponding elevation.

D. Findings and Determination of Significance. Chapter 200 (Environmental Impact Statement Rules) of Title 11 Administrative Rules of the State Department of Health specifies criteria for determining if an action may have a significant effect on the environment. These are discussed below in the context of the proposed project.

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource. The project site has been modified extensively and has no natural or special resources. The proposed project has no effect on other such resources in the Wai'anae area.
2. Curtails the range of beneficial uses of the environment. The proposed project does not change from the existing condition which provides for beneficial dwelling and social uses.
3. Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawai'i Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders. The proposed project does not conflict with long-term State environmental policies or goals.
4. Substantially affects the economic or social welfare of the community or State. The proposed project improves the health, social and economic well-being of the low-income families who will occupy the proposed dwellings. It benefits the surrounding community by correcting the non-conforming structures.
5. Substantially affects public health. Public health is generally benefited by the proposed project.
6. Involves substantial secondary impacts, such as population changes or effects on public facilities. This is a small project which remedies nonconforming structures. There will be little if any effect on population size or on public facilities.

7. Involves a substantial degradation of environmental quality. There will be little if any effect on the environment from this small project.
8. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions. The proposed project is consistent with the City's Development Plan in-so-far as it permits residential development inland of Farrington Highway. The project is not part of a larger set of projects proposed by the landowner.
9. Substantially affects a rare, threatened or endangered species, or its habitat. There are no rare, threatened, or endangered species on the project site.
10. Detrimentially affects air or water quality or ambient noise levels. There will be minor short-term effects on air quality and noise levels during construction but these pose nuisance levels and will be regulated by conformance to public health regulations. Over the long-term the number of people and vehicles using the site will differ only minimally from existing conditions.
11. Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary fresh water, or coastal waters. The project affects no environmentally sensitive areas and although there is a minor ponding problem, the site is not within a regulatory flood zone and the structures at the site will be built above the estimated ponding level. Extensive landscaping is included in the project plan and this will function as beautification and to aid infiltration of runoff. Because the project will be built on piers and posts, and will be above estimated ponding levels, it will displace a very small volume of ponded water unlike a project which may be built on fill.

Based on the above findings, it appears that the construction of the proposed dwelling units will have no significant adverse environmental impacts.

V. Mitigation Measures

- A. Landscaping. Trees and shrubs will be planted as part of the project's landscaping to provide shade in the parking, residential and open areas of the site, and as part of the privacy buffer in the 10-foot setback areas between the new structures and neighboring properties.
- B. Fencing. As needed, a privacy fence will be constructed between the project and nearby adjacent neighbors.
- C. Drainage. New structures will be built above estimated ponding elevations at the site. These will be slightly higher than the elevation of Farrington Highway.
- D. Parking. Adequate parking for Church use will be provided on an all-weather surface.

VI. Comments to Draft Environmental Assessment and Responses

Comments and responses to the draft EA follow. Copies of agency letters and comments, and the Applicant's responses are included in Exhibit 8.

State Department of Health - All new and existing dwellings must be connected to the municipal sewer system.

Response: All existing or new dwellings are, or will be, connected to the municipal sewer system.

State Department of Land and Natural Resources - No comments regarding the special area management permit application. There are no known historic sites at this parcel. It is possible that historic sites, including human burials, will be uncovered during routine construction activities. If this happens, all work in the vicinity must stop and the Historic Preservation Division must be contacted at 587-0047.

Response: Builders will be notified to meet this requirement should burials be found.

City and County of Honolulu, Board of Water Supply - The pre-assessment comments of August 8, 1993 are still applicable.

Response: This letter is included in Exhibit 8 of this final EA.

City and County of Honolulu, Department of Public Works - A drainage report should be submitted to the Drainage Section for review and approval. The report should assess the impact on the existing drainage pattern resulting from development. Landscaping should be maximized to promote infiltration of storm runoff. A two-way 2-foot minimum paved driveway to the site is recommended. Adequate parking, loading and unloading areas should be provided on site.

Response: A drainage report will be submitted for review and comment and it will assess the impacts on the existing drainage pattern. Landscaping is being maximized. An adequate driveway will be provided and parking acceptable to the Department of Land Utilization will be provided.

City and County of Honolulu, Department of Housing and Community Development -- Applicant is to provide the following: a revised development schedule which incorporates the removal of existing illegal structures and its subsequent impact regarding the relocation of tenants presently occupying these structures; relocation plans and accurate tenant data. The project essentially consists of the replacement of existing illegal structures, which currently house approximately 17 family units, with new structures which conform to City requirements. Now increase in the number of affordable housing units is indicated. The priority for existing tenants as displaced is unresolved. The project prioritizes low-income households, and Church membership cannot be a condition of residency or preference. There are discrepancies in the site plans, particularly the location and square footages of the proposed parking lot. The developer is requesting an exemption from the Land Use Ordinance regarding the number of parking stalls required from 49 to 35 stalls. A revised site plan will be required. Developments regarding neighborhood board presentations and preliminary financing commitments are also requested. The Department supports the proposed development of low-income housing, provided the concerns regarding tenant relocation and accurate site plans/drawings have been resolved.

Response: Applicant has substantially provided the requested information and this final EA includes a revised site and project plan based on a recent land survey to meet the need for the requested site information. Subsequent to the above comments from the Department, the number of parking stalls has been increased to 45 during discussions with DLU. The applicant notes and appreciates your basic support for the project, subject to the City's conditions.

EXHIBITS 1 through 7

1. Location Map

2. Tax Map

3. Site Plan of Existing Conditions

**4. Site Plan of Proposed Project (Including Landscaping
Plan and Parking Plan)**

5.a. Elevation of Typical Proposed Dwelling Units

5.b. Floor Plan of Typical Proposed Dwelling Units

6. Flood Insurance Rate Map

7. Photographs of Existing Conditions at Site

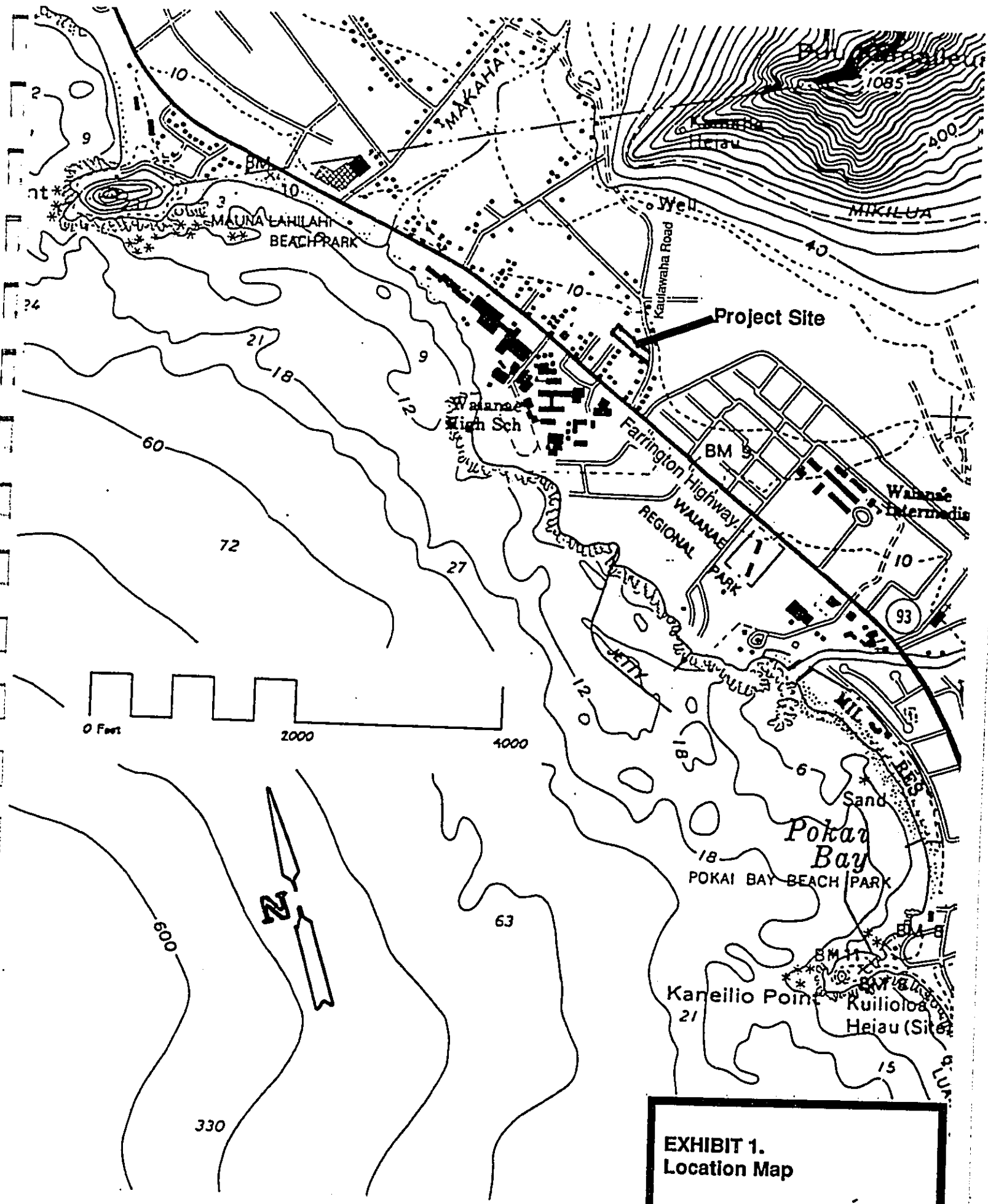
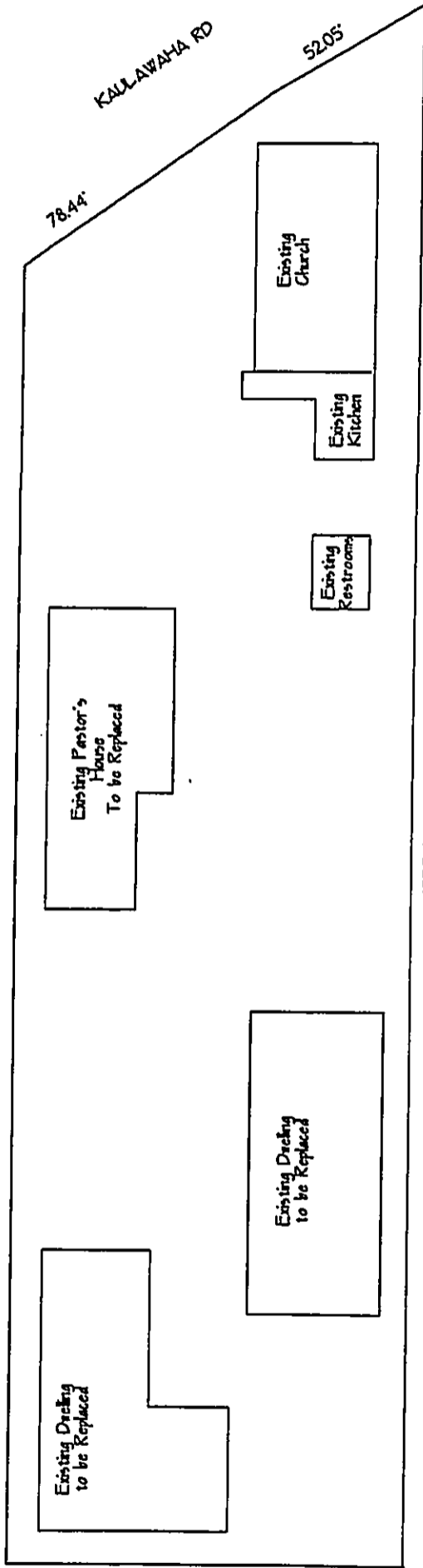


EXHIBIT 1.
Location Map



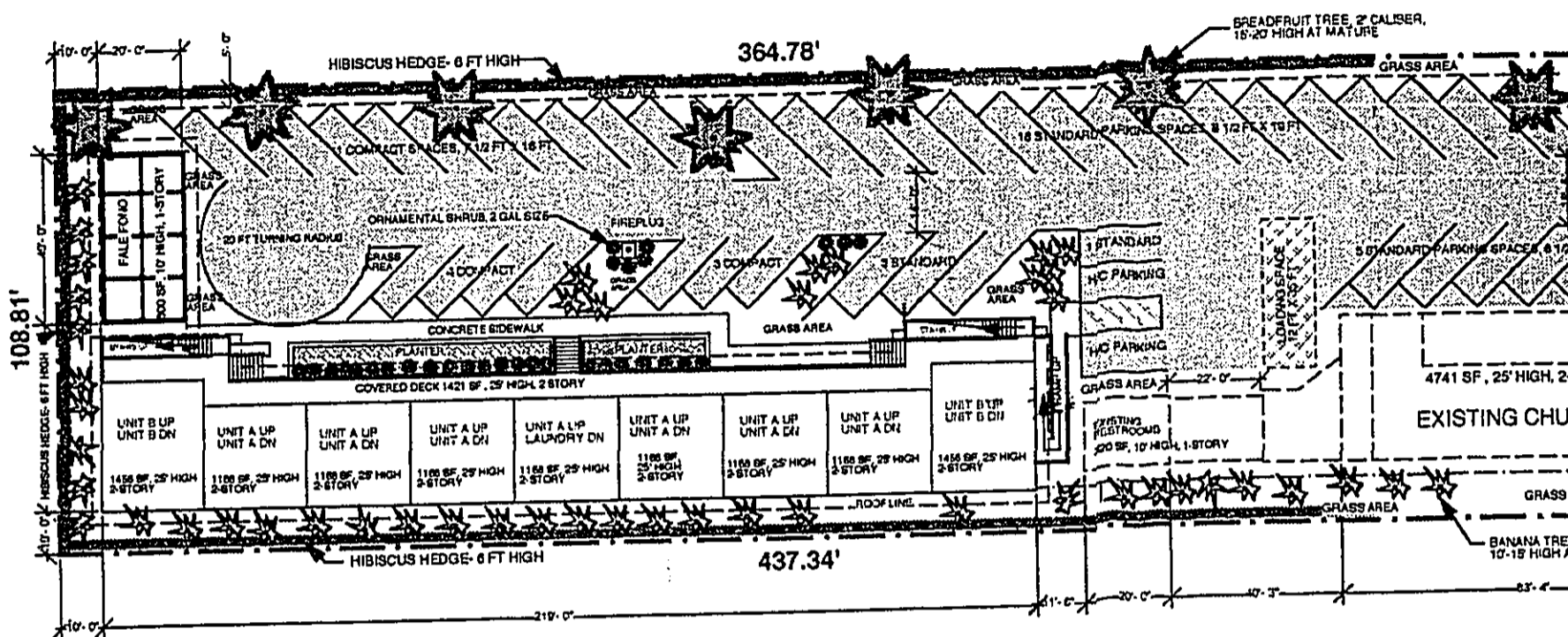
1st Leeward Samoan Congregational Church
 Low-income Housing Project

Site Plan of Existing Conditions

(Not to Scale)

Exhibit 3

**EXHIBIT 3.
 SITE PLAN OF EXISTING
 CONDITIONS**



PLOT PLAN
SCALE: 1" = 20'

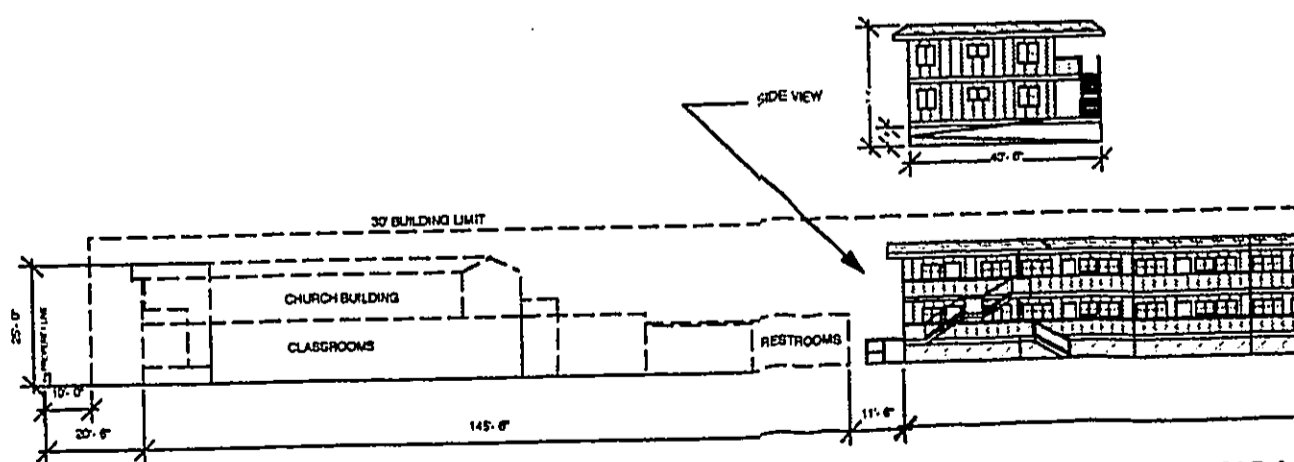
LAND USE SUMMARY

ZONING A-1
 LOT AREA = 43,998 SF
 EXISTING CHURCH
 GROUND FLOOR SUNDAY SCHOOL = 2832 SF
 SECOND FLOOR CHURCH MEETING HALL = 1000 SF
 TOTAL = 4741 SF
 EXISTING RESTROOMS = 320 SF
 NEW 17 UNIT DWELLING
 FIRST FLOOR
 2 EA. UNIT B @ 728 SF = 1456 SF
 1 EA. UNIT A @ 584 SF = 584 SF
 1 EA. LAUNDRY @ 584 SF = 584 SF
 SECOND FLOOR
 2 EA. UNIT B @ 728 SF = 1456 SF
 7 EA. UNIT A @ 584 SF = 4088 SF
 TOTAL AREA = 11068 SF
 COVERED DECK = 1421 SF
 2 EA. COVERED STAIRCASE @ 135 SF = 270 SF
 RAMP AREA = 224 SF
 EA. EONO. MEETING BUILDING = 800 SF
 TOTAL NEW BUILDING AREA = 13803 SF
 TOTAL EXISTING BUILDING AREA = 5001 SF
 TOTAL AREA OF BUILDINGS = 18804 SF
 FAR = 0.9 MAX = 39590 SF ALLOWED
 18804 SF ACTUAL
 ACTUAL FAR = 18804 / 39998 = 0.47

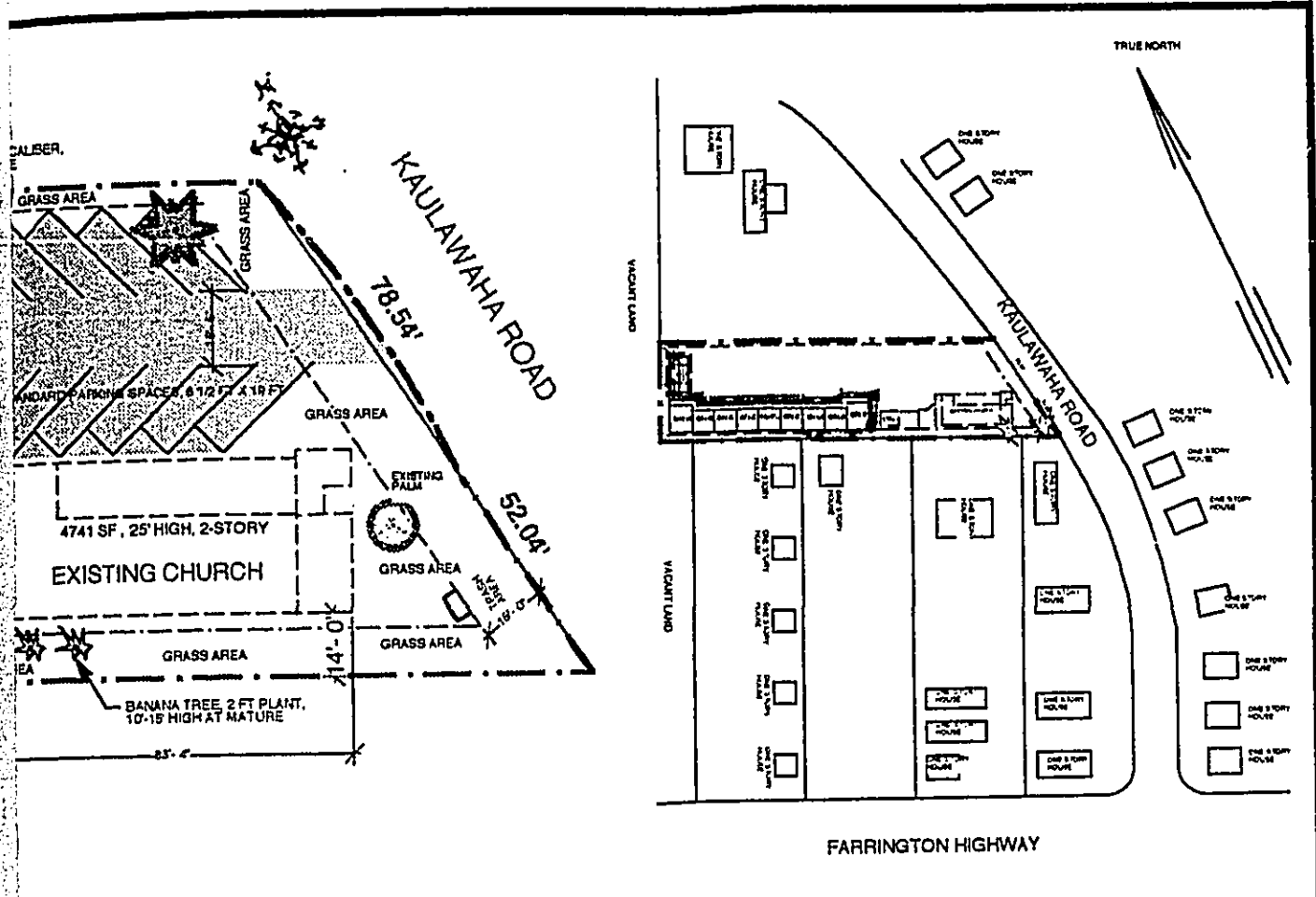
PARKING
 REQUIRED PARKING SPACES = 45 SPACES
 MULTI-FAMILY DWELLING = 20 SPACES
 CHURCH = 25 SPACES
 ACTUAL SPACES PROVIDED = 45 SPACES
 25 STANDARD SPACES
 2 STANDARD FOR HANDICAP SPACE
 18 COMPACT SPACES
 ALL WEATHER SURFACE = 17,131 SF

- LEGEND**
- PROPERTY LINE
 - - - EXISTING
 - NEW CONSTRUCTION
 - ▨ ALL WEATHER SURFACE

- ☉ EXIS
- ☉ BRE 15'-20'
- ☉ BAN 10'-15'
- ☉ HIB 15'
- ☉ ORN



VIEW OF BUILDINGS LOOKING FROM PARKING L

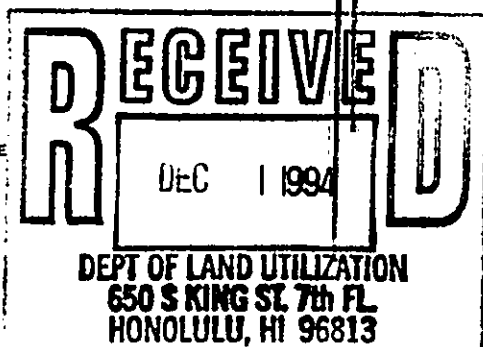


REVISIONS	BY

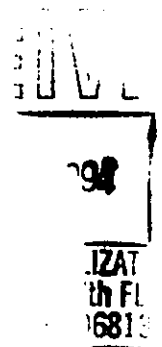
THIS PLAN AND SPECIFICATIONS FOR CONSTRUCTION OF THE PROPOSED AFFORDABLE HOUSING PROJECT SHALL BE UNDER THE CLOSE PERSONAL SUPERVISION AND REGULAR INSPECTION OF THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS AND SUPERVISOR AT THE SITE OF THE PROJECT.

OWNER
FIRST LEeward SAMOAN CONGREGATIONAL CHURCH

- D**
- LANDSCAPING**
- EXISTING PALM TREE, 25' HIGH
 - BREADFRUIT TREE, 3" CALIBER, 15'-20' HIGH AT MATURE
 - BANANA TREE, 2 FT PLANT, 10'-15' HIGH AT MATURE
 - HIBISCUS HEDGE, 1 GAL @ 15' x 6 FT HIGH AT MATURE
 - ORNAMENTAL SHRUB, 2 GAL SIZE

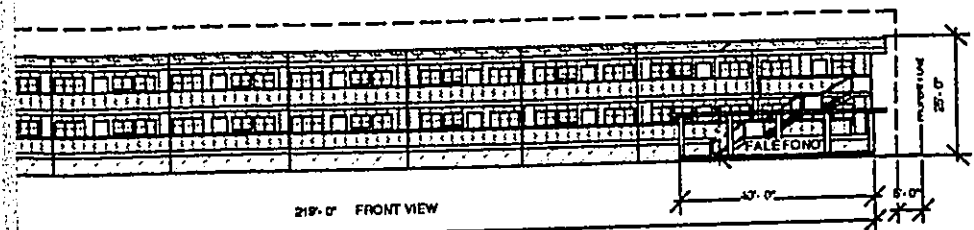


LOCATION MAP
 SCALE: 1"=100'



DRAWINGS

- A-1 SITE PLAN
- A-2 TYPICAL FLOOR PLAN
- A-3 ELEVATIONS
- A-4 FOUNDATION & FOOTINGS
- A-5 STRUCTURAL
- A-6 SECTIONS
- A-7 DETAILS
- A-8 FALE FONU (MEETING PLACE)
- A-9 FINISHING DETAILS
- M-1 MECHANICAL
- E-1 ELECTRICAL



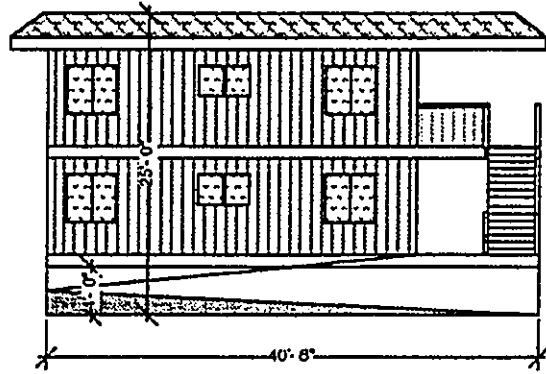
PARKING LOT

EXHIBIT 4.
SITE PLAN OF
PROPOSED PROJECT

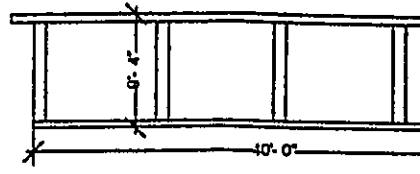
FALE OLE AGAGA AFFORDABLE HOUSING PROJECT

65-371 KAULAWAHA ROAD
 WAIANAIE, HAWAII 96792
 TMC: 8-5-16-17

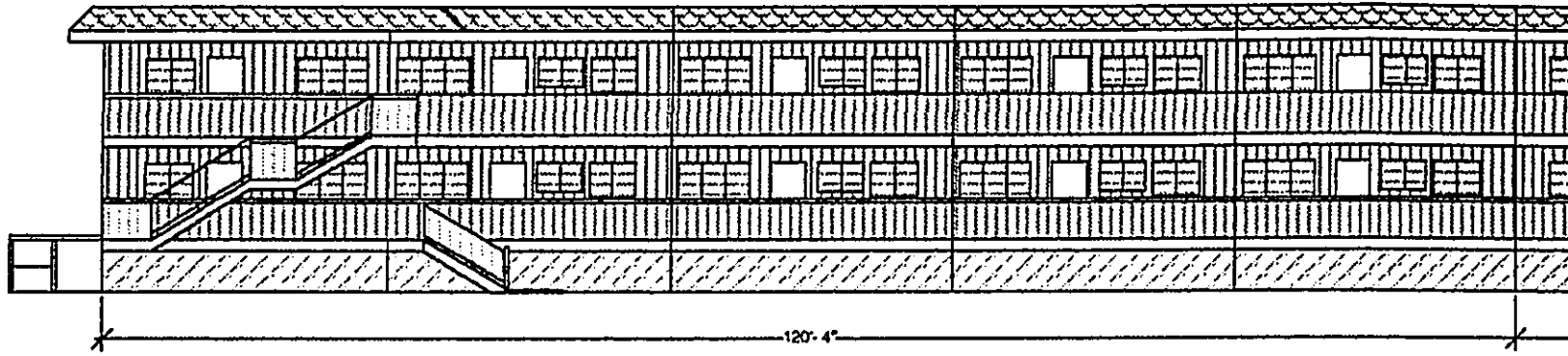
SITE PLAN	
Date	10/14/94
Scale	1"=20'
Drawn	B. ADAIR
Job	UCC
Sheet	A-1
of	Sheets



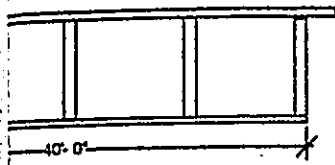
SIDE VIEW



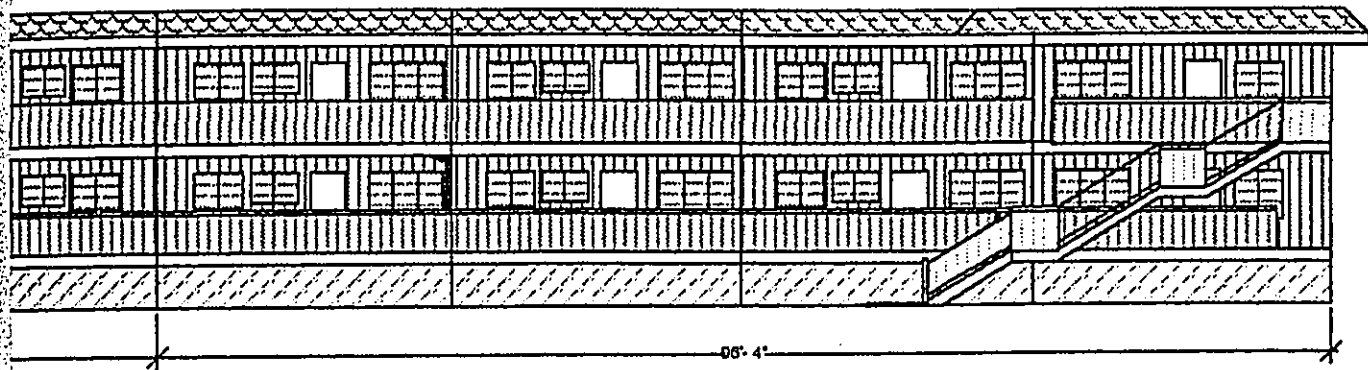
FALE FONO



FRONT VIEW



FALE FONO



NOV 13 1 18 PM '94
 ORGANIZATION

EXHIBIT 5.a.
ELEVATION OF PROPOSED
DWELLING UNITS

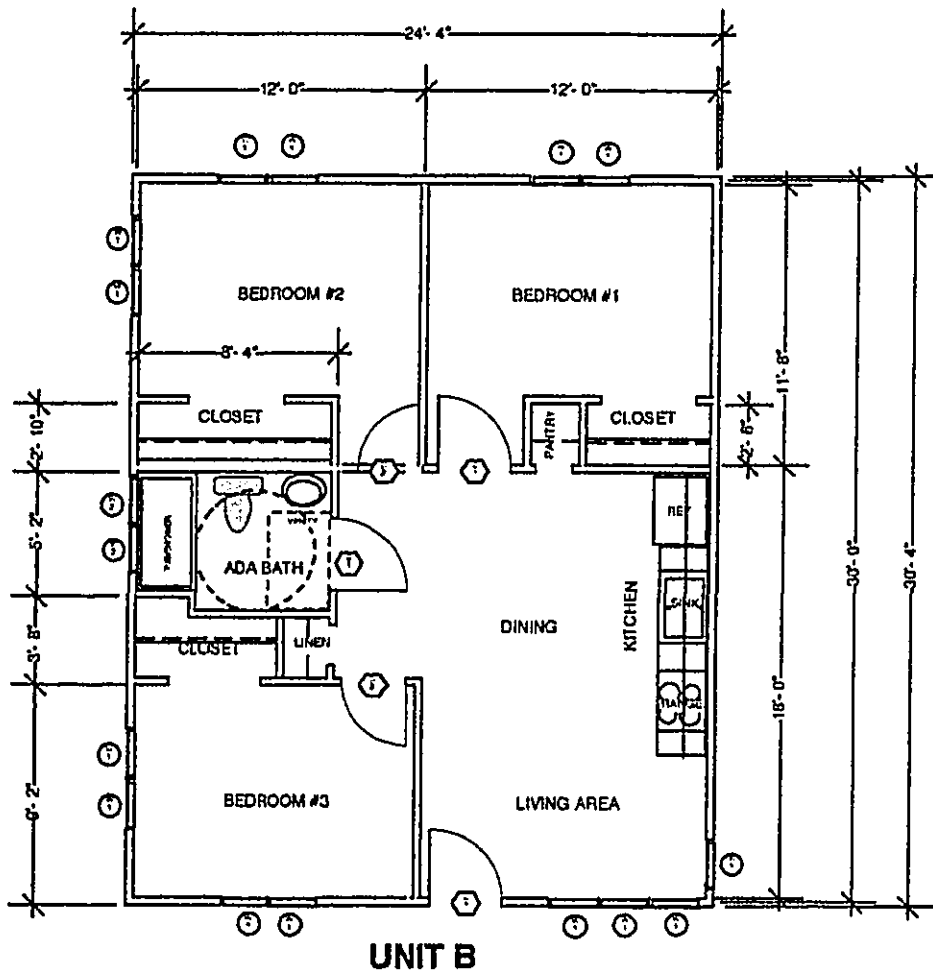
REVISIONS	BY

This work was prepared by me or under my direct supervision and I am a duly licensed Professional Engineer, Architect, and Surveyor of the State of Hawaii.

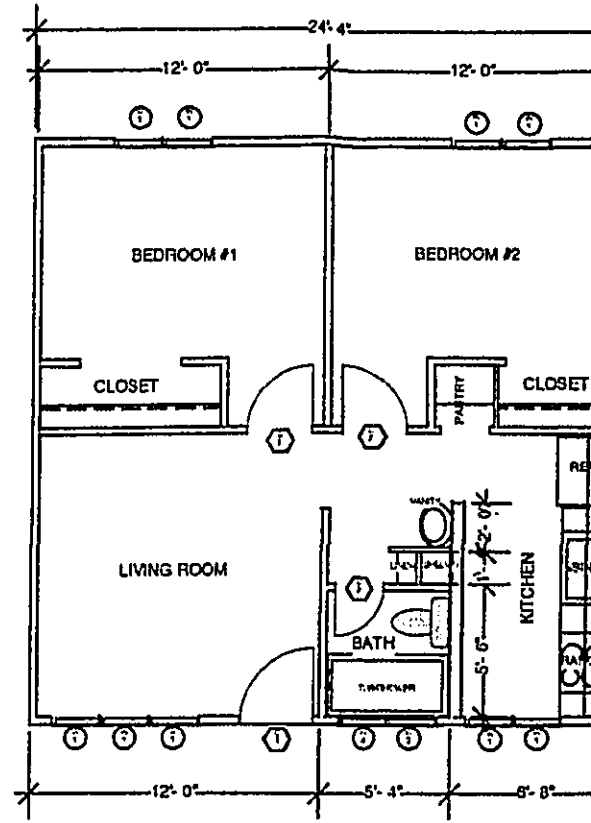
OWNER
FIRST LEWARD SAMOAN CONGREGATIONAL CHURCH

FALE OLE AGAGA AFFORDABLE HOUSING PROJECT
 85-374 KAMA LAWAHA ROAD
 WAIKANE, HAWAII 96792
 TNR 8-3-18-17

Date	10/14/94
Scale	
Drawn	B. ADAIR
Job	UCC
Sheet	
of	Sheets



UNIT B



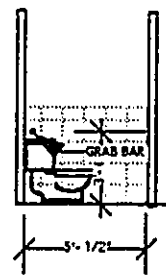
UNIT A

DOORS

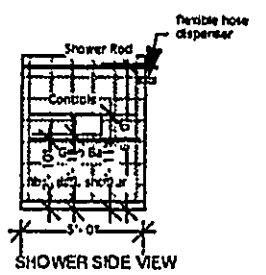
- D-1 3'-0" X 6'-8" HC DOOR FLUSH
- D-2 2'-8" X 6'-8" HC DOOR FLUSH
- D-3 2'-0" X 6'-8" HC DOOR FLUSH

WINDOWS

- W-1 22" X 48" JALOUSIE
- W-2 22" X 36" JALOUSIE
- W-3 22" X 24" JALOUSIE



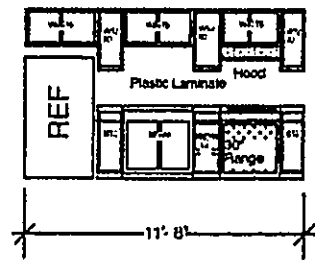
TOILET STALL FOR THE HANDICAPPED



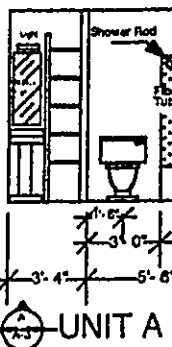
SHOWER SIDE VIEW



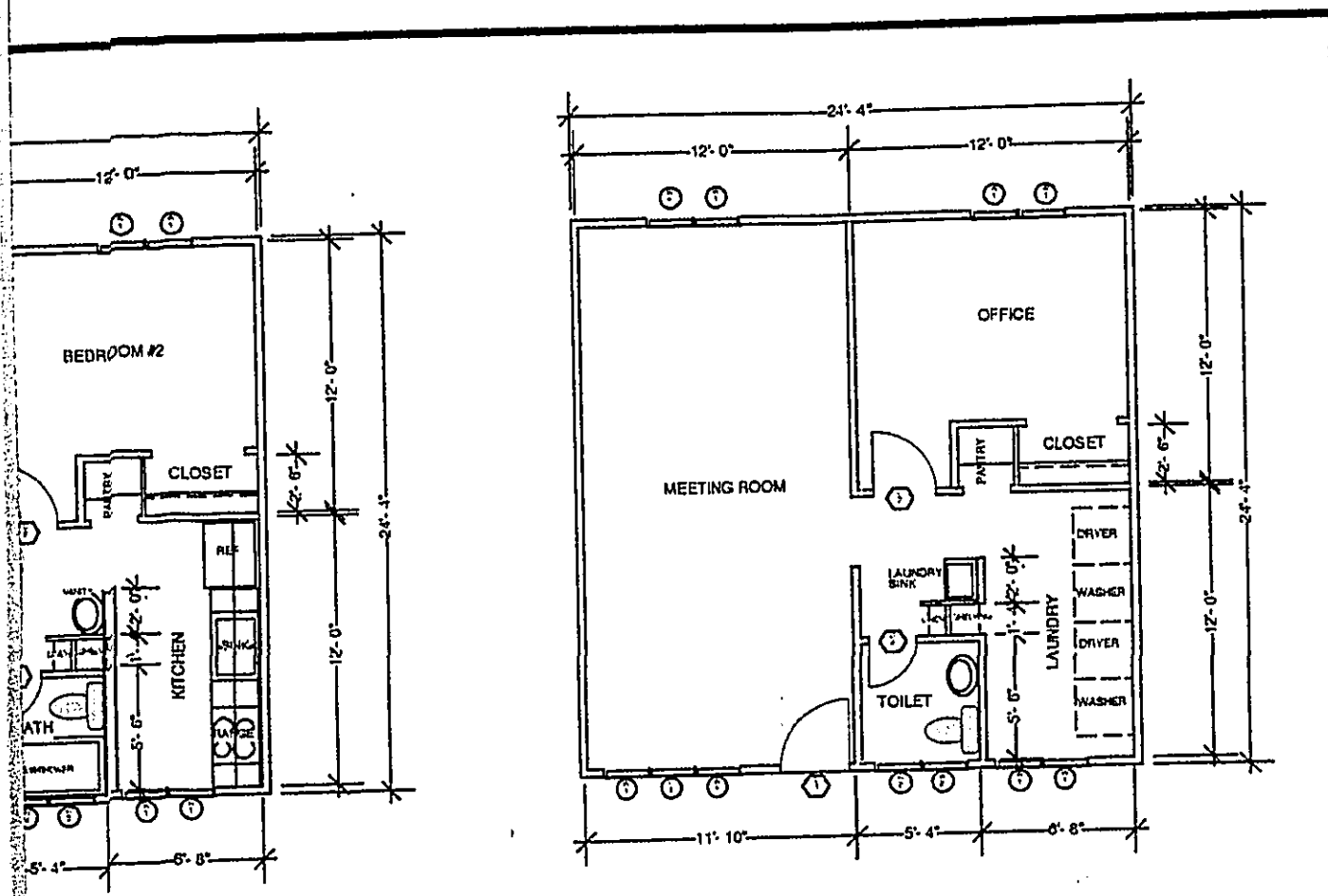
SHOWER SIDE VIEW



KITCHEN ELEVATION



UNIT A



REVISIONS	BY

This work was prepared by me or under my supervision. Construction shall be in accordance with the rules and regulations of the Board of Professional Engineers of the State of Hawaii and I accept full responsibility for the same.

OWNER
FIRST LEEWARD SAMOAN CONGREGATIONAL CHURCH

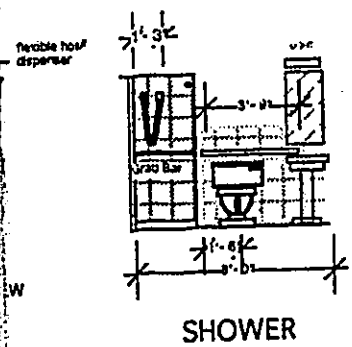
FALE OLE AGAGA AFFORDABLE HOUSING PROJECT

85-371 KALIAWAHA ROAD
WAIANAIE, HAWAII 96792
T.M.K. 8-5-18-17

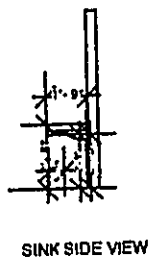
Date	10/14/84
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of	Sheets

LAUNDRY

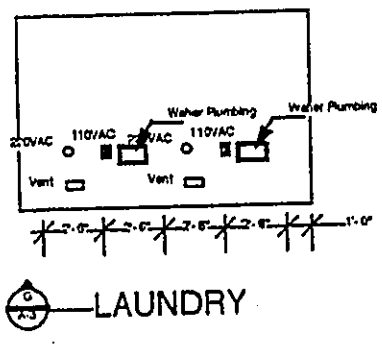
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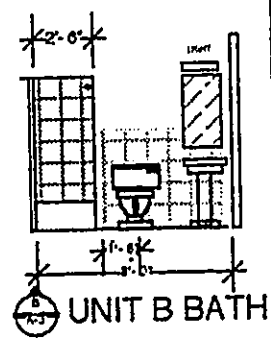
SHOWER



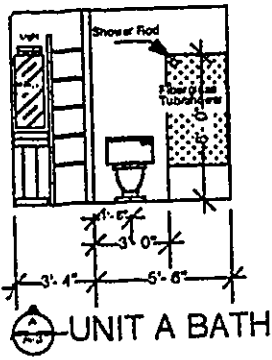
SINK SIDE VIEW



LAUNDRY



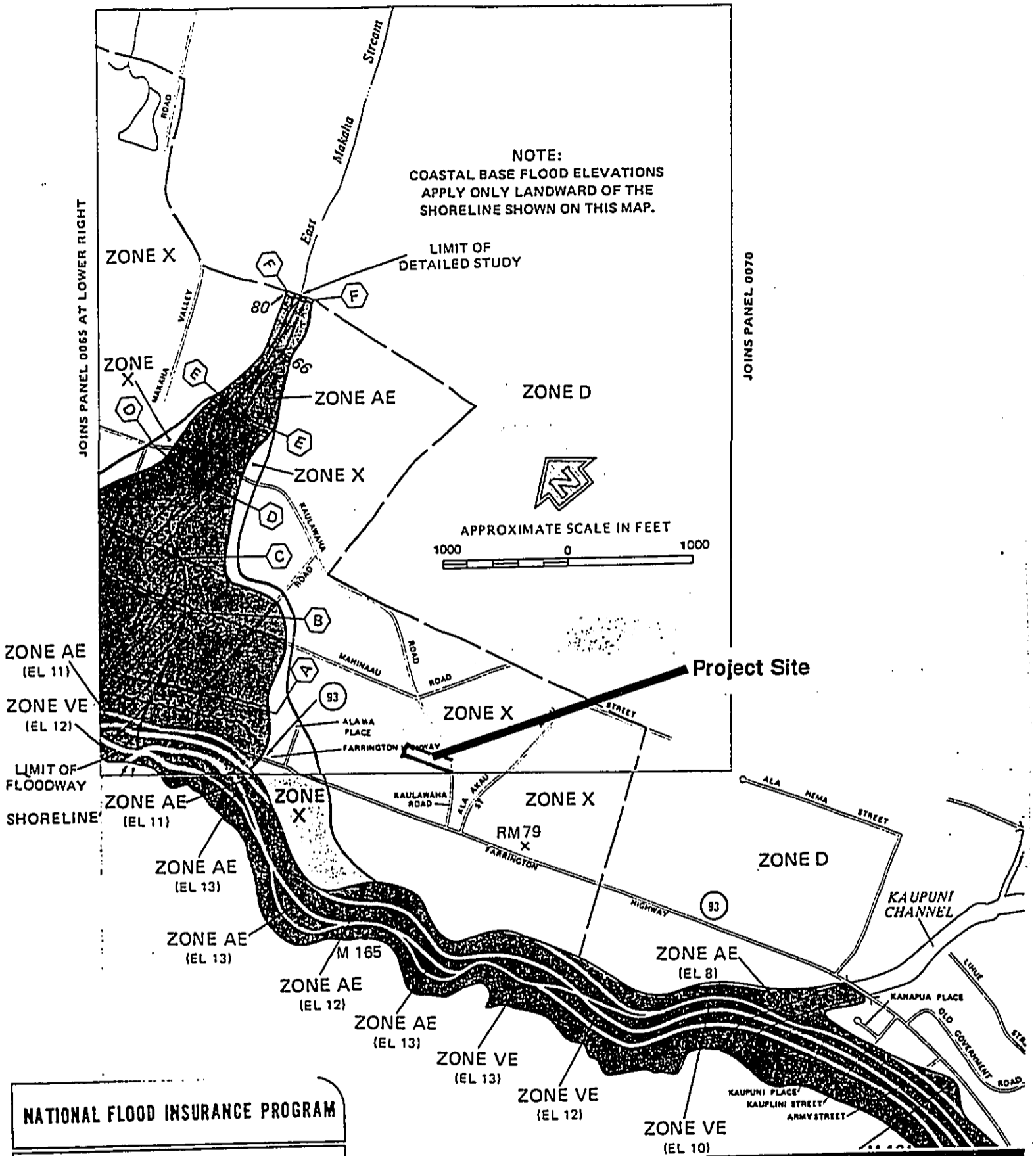
UNIT B BATH



UNIT A BATH

STAMPED AND SIGNED
13 PM 1 84

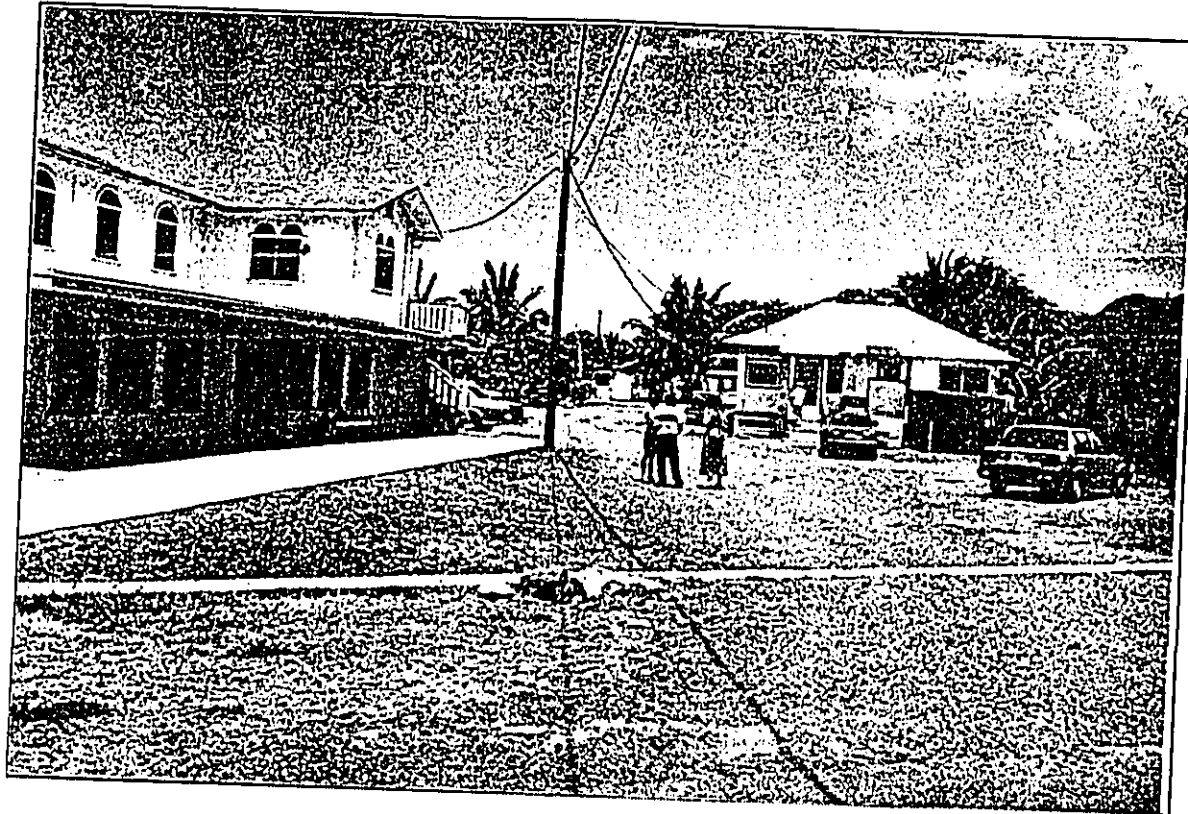
EXHIBIT 5.b.
FLOOR PLAN OF PROPOSED DWELLING UNITS



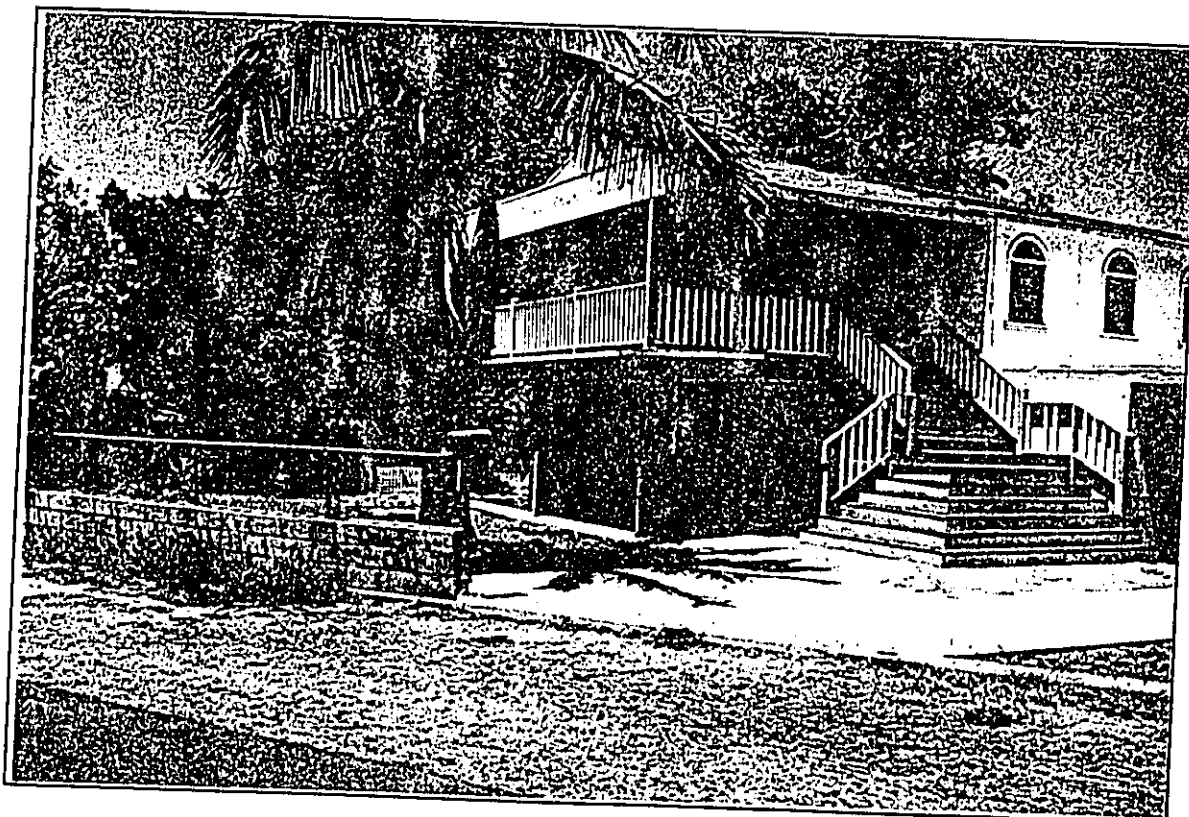
NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

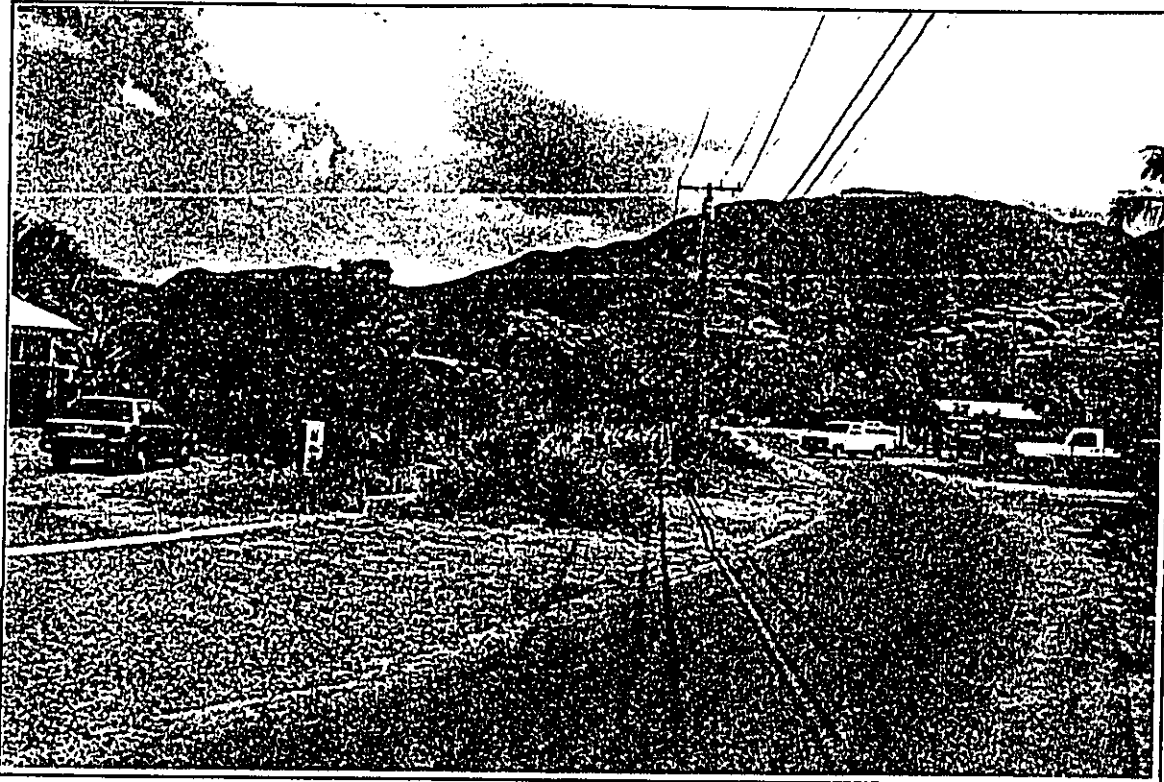
EXHIBIT 6.
Flood Insurance Rate Map
(FIRM)



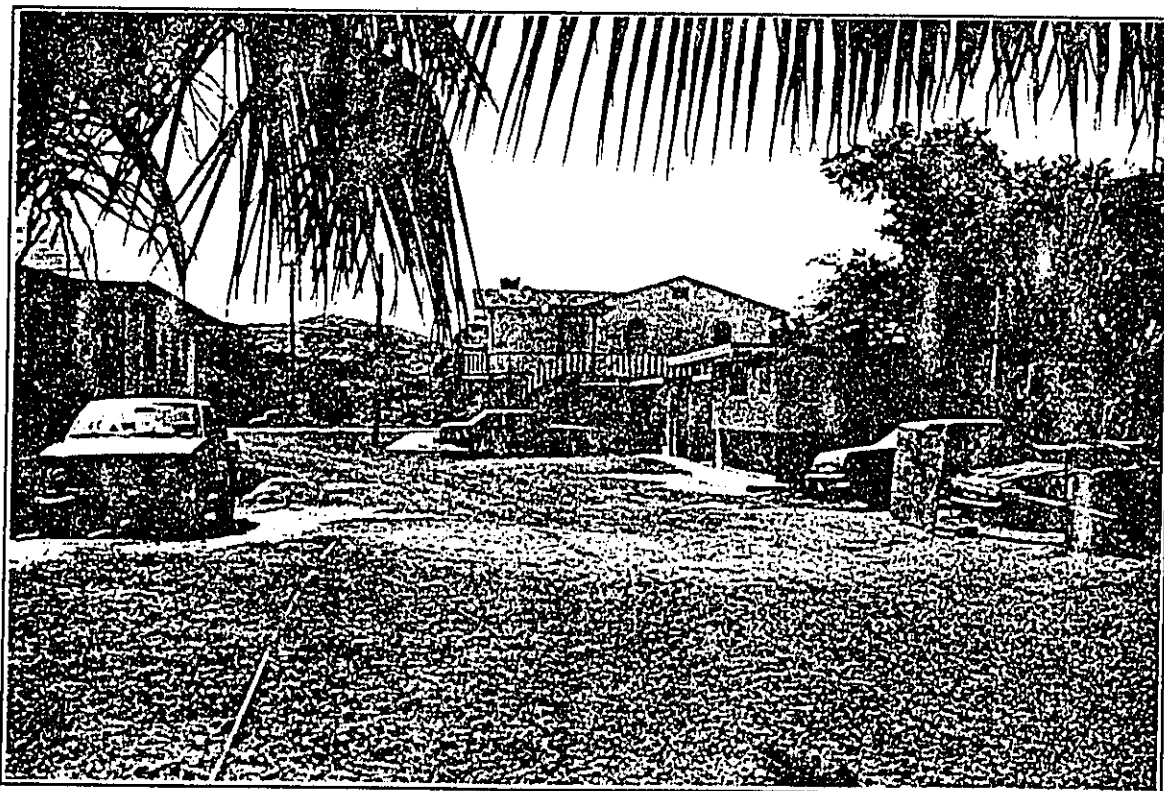
Entry to Property. Looking northwest from Kaulawaha Road -- the entry to the property. The 1st Leeward Samoan Congregational Church meeting room and administrative offices comprise the structure to the left of the photo. The pastor's residence is the dwelling unit straight ahead. The existing nonconforming housing is seen in the background at the end of the driveway.



Church. Closer view of the front of the church building viewed from Kaulawaha Street.



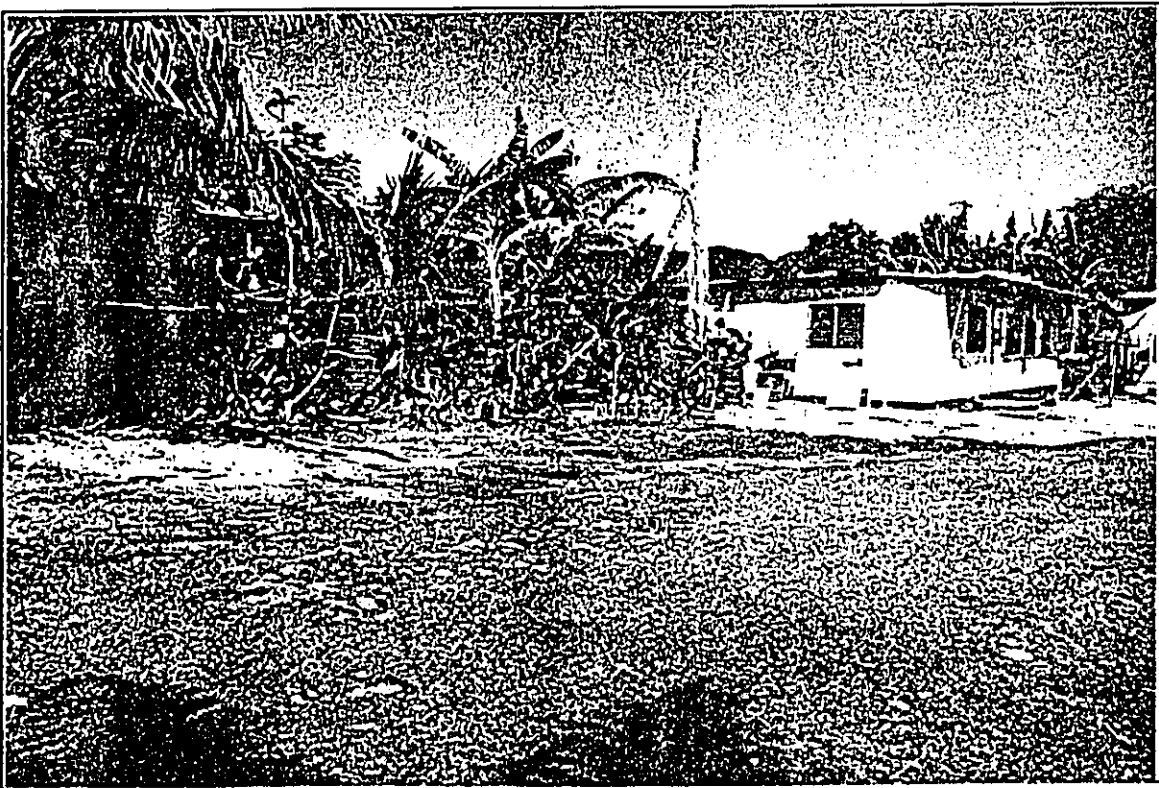
Kaulawaha Road.
Looking north from
the entrance to the
property. Note
good condition of
roadway.



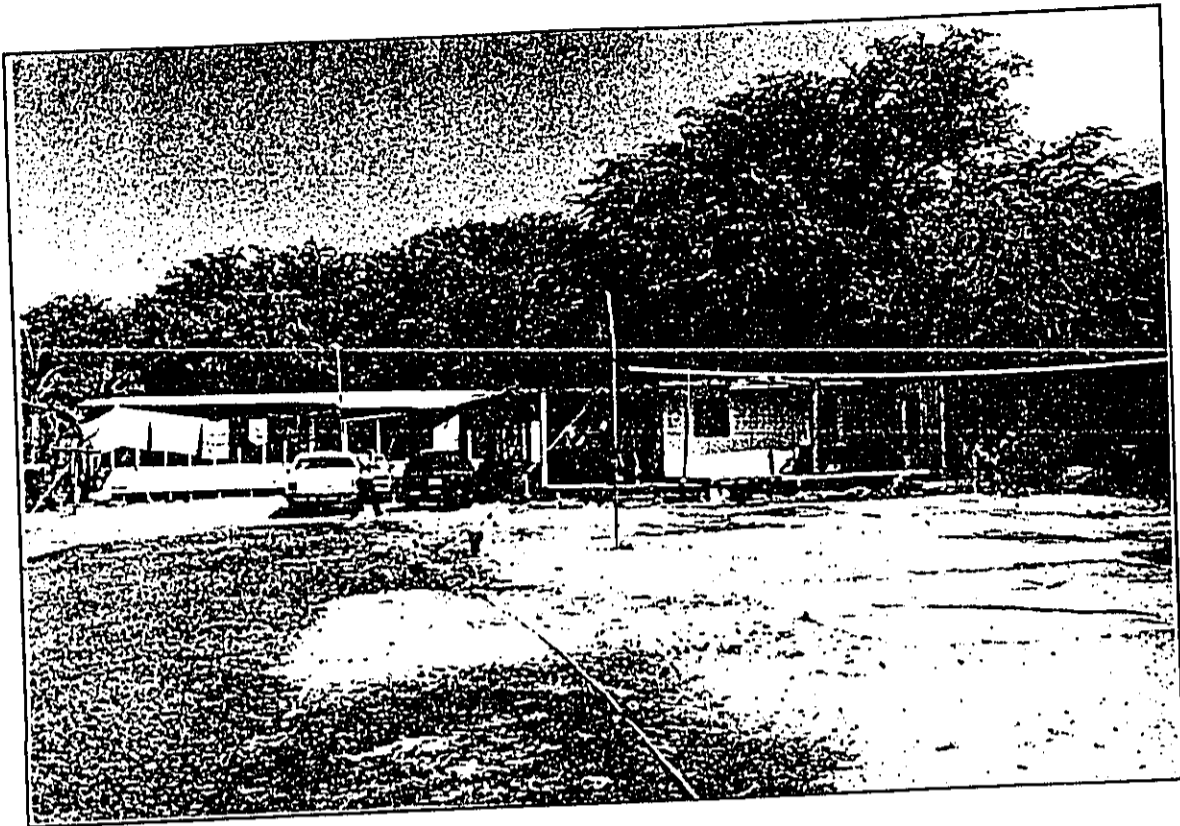
Kaulawaha Road.
Looking southeast
from the inside the
property. The
church kitchen and
restrooms
comprise the
single story
structure at the
rear of the church
as shown on the
right of the photo.
The pastor's
residence is on the
left.



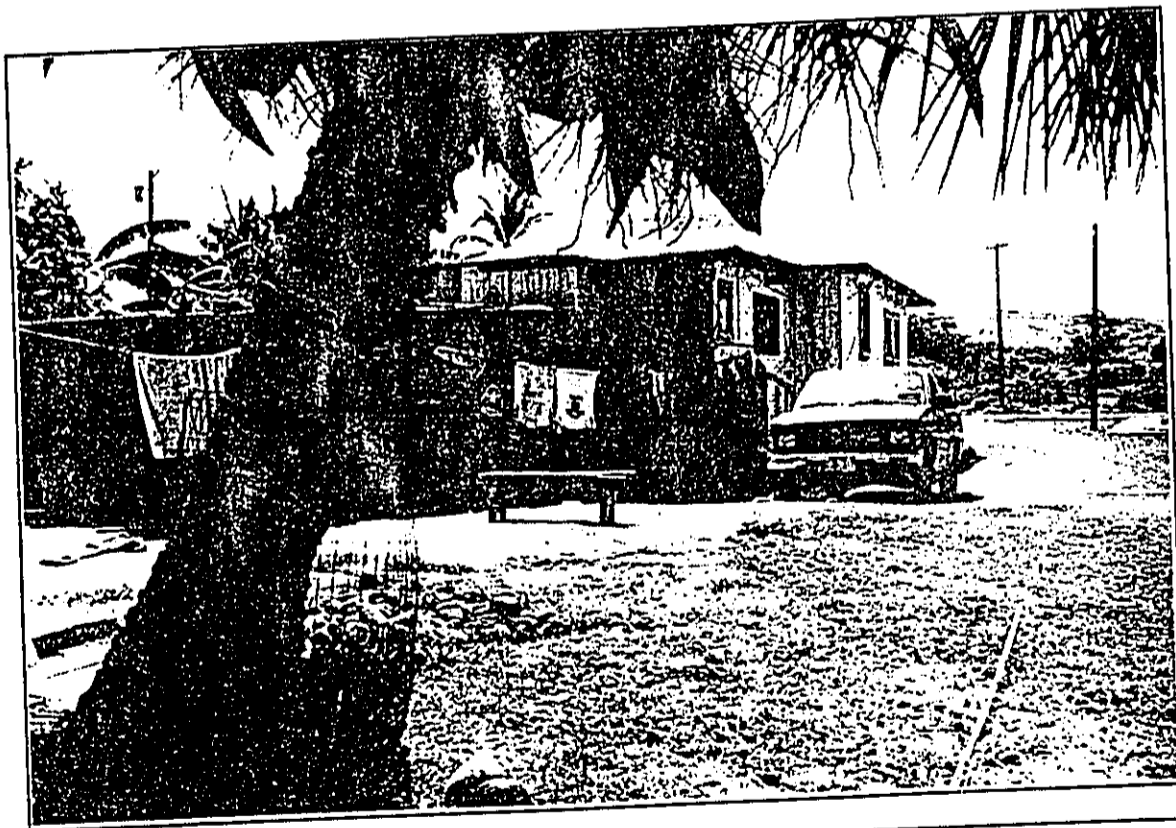
Neighboring Residence. Looking southwest at a neighboring residence. Vehicle will be moved during construction site preparation and construction.



Temporary Dwelling On Site. Looking west, structure at right of photo is one of several temporary dwellings on site. Dark-colored structure at left of photo is another neighboring residence behind the one shown in the above photo, and adjacent to the southeast border of the subject property



Temporary Dwellings on Site. Looking northwest -- these are other temporary dwelling structures on the subject property.



Rear of Pastor's Residence. Looking southwest -- Kaulawaha Road in background.

EXHIBIT 8

8. CORRESPONDENCE WITH AGENCIES

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Responses to Letters and Comments Received Regarding the Draft EA and the Project.

Following is a list of all letters and comments received regarding the draft EA and the project. A copy of each response letter from Ilima Corporation, the project Applicant, is followed by a copy of the original agency letter/comment. Included are copies of two recent letters from the Department of Land Utilization (9/27/94) and Department of Housing and Community Development (9/28/94) which are not technically in response to the EA because they were received after the close of the official comment period. Rather, these letters refer to the status of the agency review of the project itself and are included here because the final EA and the project design as presented in this document reflects these agency comments.

City and County of Honolulu

1. Department of Housing and Community Development (3/15/94)
2. Department of Public Works (3/21/94)
3. Board of Water Supply (3/30/94)
4. Department of Land Utilization (9/27/94)
5. Department of Housing and Community Development (9/28/94)

State of Hawaii

6. State Historic Preservation Division (4/4/94)
7. Department of Land and Natural Resources (4/8/94)
8. Department of Health (5/2/94)

After this set of letters are copies of the letters and comments which were included in the original draft EA.

1. James Richards (12/17/93)
2. DLU (11/3/93)
3. Neighborhood Board, Waianae Coast (11/2/93)
4. DHCD (9/13/93)
5. BWS (8/24/93)
6. DWM (8/2/94)

Ilima Corporation
810 N. Vineyard Blvd., #7
Honolulu, HI 96817

11.25.94

Mr. Ronald S. Lim
Acting Director
Department of Housing and Community Development
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Subject: Environmental Assessment, 1st Leeward Samoan Congregational Christian
Church Low-Income Housing Project

Thank you for your review and comments concerning the subject EA. In response we:

- Determined that no relocation of existing residents will be needed during construction of the units.
- Will resolve, with your staff, eligibility of existing residents for priority.
- Revised the site plan to accommodate the required number of parking stalls and other site features authorized under 201e provisions, and as discussed with you and your staff.
- Agree to notify you of any further developments regarding neighborhood board presentations and financing commitments.

Sincerely yours,

Fran Smith
Fran Smith,
Development Director

APR-21-94 THU 13:43

LAND UTILIZATION

FAX NO. 8085276743

P.04
44-01663

APR-21-94 THU 13:44

LAND UTILIZATION

FAX NO. 8085276743

P.05

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

350 SOUTH KING STREET, 35TH FLOOR
HONOLULU, HAWAII 96813
PHONE: (808) 522-4227 / FAX: (808) 522-4228

APR 14 12



FRANK P. SAI
MAYOR

GAIL M. KATO
Acting Director
RONALD S. LIM
Acting Deputy Director

Memorandum to Donald A. Clegg
March 15, 1994
Page 2

March 15, 1994

MEMORANDUM

TO: Donald A. Clegg, Director
Department of Land Utilization

FROM: Ronald S. Lim, Acting Director
Department of Housing and Community Development

SUBJECT: Environmental Assessment Pre-Agency Review:
1st Leeward Samoan Congregational Christian Church
Low-Income Housing Project
Tax Map Key: 8-5-14:017

Our Department is currently reviewing an application for development exemptions under Chapter 201E, HRS, submitted by the Ilima Corporation, the nonprofit owner and developer for the subject project.

Based upon the preliminary application and the draft environmental assessment, additional information and documentation prior to the formal review of the application will be requested. This includes a revised development schedule necessary to incorporate the removal of existing illegal structures and its subsequent impact regarding the relocation of tenants presently occupying these structures. The nonprofit has not indicated any relocation plans regarding these tenants or accurate tenant data, a concern which our Department feels should be addressed.

Proposed as a 17-unit low-income housing development, the project essentially consists of the replacement of existing illegal structures, which currently house approximately 17 family units, with new structures which conform to City requirements. No increase in the number of affordable housing units is indicated.

While the project would prioritize low-income households, and it has been indicated to the nonprofit that Church membership cannot be a condition of residency or preference, a question as to whether priority for existing tenants as displacees is also unresolved.

A site visit indicated discrepancies in the site plans, particularly the location and square footages of the proposed parking lot. The developer is requesting an exemption from the Land Use Ordinance (LUO) regarding the number of parking stalls required from 49 to 35 stalls. A revised site plan will be required.

In addition, notification of any further developments regarding neighborhood board presentations and preliminary financing commitments will also be requested.

The Department supports the proposed development of low-income housing, provided the concerns regarding tenant relocation and accurate site plans/drawings have been resolved.

Should you have any questions regarding our review of the draft EA and the nonprofit preliminary 201E application, please call Charlotte Yoshitaka of our Planning and Analysis Division at X5090.

RONALD S. LIM
Acting Director

APR-21-94 THU 13:42 LAND UTILIZATION FAX NO. 8085276743

P.03
94-01749

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

230 SOUTH KING STREET
HONOLULU, HAWAII 96813



MARCH 21 1994 PM 3 21

FRANK E. FASI
DIRECTOR

ENV 84-83

March 21, 1994

Ilima Corporation
810 N. Vineyard Blvd., #7
Honolulu, HI 96817

11.25.94

Mr. Kenneth E. Sprague
Director and Chief Engineer
Department of Public Works
650 South King Street
Honolulu, Hawaii 96813

Subject: Environmental Assessment, 1st Leeward Samoan Congregational Christian
Church Low-Income Housing Project

Thank you for your review and comments concerning the subject EA. In response we will:

- Provide a drainage report to the Drainage Section for review and approval. The report will assess the impact on the existing drainage pattern resulting from the development.
- Maximize the landscaping area to promote infiltration of storm runoff.
- Provide a two-way 20-foot minimum pave driveway and include adequate parking and loading areas on site.

Sincerely yours,

Fran Smith
Fran Smith
Development Director

MEMORANDUM:

TO: DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

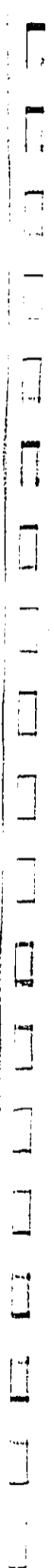
FROM: KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
FIRST LEeward SAMOAN CHURCH LOW INCOME HOUSING
TAX MAP KEY: 8-5-14: 17

We have reviewed the subject EA and have the following comments:

1. A drainage report should be submitted to Drainage Section, Division of Engineering, for review and approval. The report should also assess the impact on the existing drainage pattern resulting from the development.
2. We suggest to maximize the landscaping area to promote infiltration of storm runoff.
3. We recommend a two-way 20-ft minimum paved driveway for ingress and egress purposes to the project site. Adequate parking and loading and unloading areas should also be provided on site.

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at Local 4150.



APR-21-94 THU 13:42 LAND UTILIZATION FAX NO. 8085276743 P.02 44-0202

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813
MARCH 30, 1994

Ilima Corporation
810 N. Vineyard Blvd., #7
Honolulu, HI 96817

FRANK E. FASL, Mayor
WALTER O. WATSON, JR., Chairman
MAURICE H. TAVASATO, Vice Chairman
SISTER M. CAVALIER, ANCHOR CL. O.S.F.
JOHN W. ANDERSON, Jr.
ROD D. JOHNSON
MELISSA V. LIU
KAZU HAYASHIDA
Licensed Civil Engineer

11.25.94

Mr. Kazu Hayashida
Manager and Chief Engineer
Board of Water Supply
630 South Beretania Street
Honolulu, Hawaii 96843

TO: DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION
FROM: FOR *Barry Usagawa*
KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

Subject: Environmental Assessment - 1st Leeward Samoan Congregational Christian
Church Low-Income Housing Project

Thank you for your review and comments concerning the subject EA and we will continue to abide by your pre-assessment comments of August 8, 1993 which we have included in the final EA.

Sincerely yours,

Barry Usagawa
Barry Usagawa
Development Director

SUBJECT: YOUR MEMORANDUM OF MARCH 9, 1994 REGARDING THE DRAFT ENVIRONMENTAL ASSESSMENT (DEA) FOR THE PROPOSED FIRST LEEWARD SAMOAN CONGREGATIONAL CHRISTIAN CHURCH LOW INCOME HOUSING PROJECT, TMK: 8-5-14:17, KAULAWAHA ROAD, WAIANAHE

Thank you for the opportunity to comment on the DEA for the proposed low income housing development project.

Our pre-assessment comments of August 8, 1993 are still applicable and are included in Exhibit 8.

If you have any questions, please contact Barry Usagawa 527-5235.

Eugene P. Dastine

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
850 SOUTH KING STREET
HONOLULU, HAWAII 96813 • 808/532-4132



JEREMY HARRIS
MAYOR

DONALD A. CLEGG
DIRECTOR
LORETTA K. CHIE
DEPUTY DIRECTOR

94/SMA-009 (ASK)

September 27, 1994

Ilima Corporation
810 N. Vineyard Blvd., #7
Honolulu, HI 96817

11.25.94

Mr. Donald A. Clegg
Director of Land Utilization
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

Subject: Environmental Assessment and Special Management Area Use Permit, 1st
Leeward Samoan Congregational Christian Church Low-Income Housing Project

Thank you for your review and comments concerning the subject EA and SMAP. In response we have:

- Included in the final EA all proposed changes including additional open space, parking, and two two-story buildings
- Revised the site plan to accommodate the required additional open space, parking stalls and other site features, as discussed with you and staff of your Urban Design Branch.

Sincerely yours,

Fran Smith

Fran Smith
Development Director

Ms. Fran Smith
Ilima Corporation
810 N. Vineyard Blvd., #8
Honolulu, Hawaii 96817

Dear Ms. Smith:

Draft Environmental Assessment (DEA) and
Special Management Area Use Permit
1st Samoan Congregational Church Low-Income Housing Project
Tax Map Key: 8-5-14: 17

This responds to your September 1, 1994 letter informing us of a proposed amendment to the design of the above named project and asking how this change may prolong the processing of Chapter 343 documents.

As described in the DEA, which was published in the OEQC Bulletin on March 23, 1994, the project consists of 17 residential units which were to be built in two single-story buildings. In order to provide additional open space and parking, and possibly a slight increase in total floor area, you propose to amend the project by providing the 17 units in two two-story buildings.

As the proposed change is not expected to result in additional environmental impacts, we have determined that it would be appropriate to include the proposed changes in the Final Environmental Assessment (FEA). This document should clarify that a change has been made between the DEA and FEA.

Be advised that our Department continues to have design concerns regarding the proposed site plan. We suggest you contact Patrick Seguirant of our Urban Design Branch at 527-5369.

Ms. Fran Smith
Page 2
September 27, 1994

If you have any questions regarding the processing of the environmental assessment, please contact Ardis Shaw-Kim of our staff at 527-5349.

Very truly yours,

Donald A. Clegg

DONALD A. CLEGG
Director of Land Utilization

DAC:st

cc: Eugene P. Dashiell, AICP
Dept. of Housing and Community Development

A:smitch.ask
C:smitch.ask

Hilma Corporation
810 N. Vineyard Blvd., #7
Honolulu, HI 96817

November 2, 1994

Ms. Gail M. Kaito, Acting Director
Department of Housing and Community
Development
City & County of Honolulu
650 S. King Street, 5th Floor
Honolulu, HI 96813

Dear Madam Director:

This letter is in response to your letter of September 28, 1994, commenting on the proposed revisions in our application for 201E Exemptions for the 1st Leeward Samoan Congregational Church Low-Income Housing Project (Fale Ole Agaga).

The following points are to complete our application:

1. Enclosed are two copies of the revised plans incorporating the decision to build a two-story structure instead of a single story structure. Each copy shows the site plan, the floor plans and elevations.
2. We have advised the Department of Land Utilization of our revisions and enclosed is the Director's response advising that they are not expected to affect the processing of our Chapter 343 (Environmental Assessment) documents.
3. Enclosed is a report from the Pastor of the 1st Leeward Samoan Congregational Church describing the uses of the church. As you may note, at no time are both the Sanctuary and the Sunday School used by people old enough to drive. Thus, we request that parking requirements be based only on square footage of the Sanctuary, and not the Hall as well. The site plan is drawn accordingly.

4. Application for an Existing Use Permit for the church is in preparation and will be submitted in a timely manner to ensure it is obtained simultaneously with the 201E exemptions. We would request the filing fee be deferred until our 201E exemptions are finally determined, since our request includes waiver of a number of fees.
5. Exchanges with the Neighborhood Board continue. Enclosed is a memorandum on the meeting between Ilima's President and the immediate past president of the Board.
6. Enclosed is a revised detailed list of all exemptions requested.
7. Enclosed is a revised development schedule to reflect the delays this project has experienced.

Again, we express our appreciation for your consideration of this request and the commitment of your staff in working with us. We look forward to receiving your comments on our final application and to proceeding to the next step of putting it out for agency comment. If you have any questions, please feel free to contact me at 845-4565 or on my voice pager: 525-9084.

Sincerely,

Fran Smith
 Fran Smith
 Development Director

DEVELOPMENT SCHEDULE

November 1994	Complete 201E application Submit Final Environmental Assessment Apply for Existing Use Permit
December 1994	Receive agency comments on 201E exemptions and complete any required revisions
January 1995	Submit resolution for 201E exemptions and SMP to City Council for approval
February 1995	Receive Council approval of resolution Apply for Building Permit
March 1995	Receive Building Permit
May 1995	Complete Phase I construction and occupy
June 1995	Complete Phase II construction and occupy

REVISED LIST OF EXEMPTIONS

1. Request exemption from zoning district 21-2.30(a) on zoning map in order that country zoned lot be considered A-1 zoning for purposes of project, with waiver of development standards specified in Land Use Ordinance included with this list.
2. Section 3.70-2 Off Street parking and loading calls for 84 stalls (1 stall per 75 sq.ft. of floor area of church) and 21 for residents. The handicapped parking requirements are unclear since the Commission on Persons with Disabilities advises churches are exempt. The report proposes a total of 45 spaces in accordance with the enclosed form from the church pastor indicating the Sanctuary and the Hall are never used at the same time by people of driving age. Two spaces are set aside for handicapped.
3. Our original request for exemption from Section 3.70-2-c relating to standard and compact spaces is withdrawn.
4. Our original request for exemption from Section 3.70-3-c relating to tandem parking is withdrawn.
5. Section 3.80-A requires 5-foot landscape strip adjacent to any adjoining street right-of-way and one canopy form tree in landscape strip for each 50 feet or major fraction of adjacent lineal street frontage. The project proposes keeping existing street frontage landscaping, consisting of one such tree in a lineal street frontage section measuring 52.04 feet and one such tree in a section measuring 78.44 feet.
6. Our original request for exemption from Section 3.80-B relating to distance between trees in parking area is withdrawn.
7. Our original request for exemption from Section 3.80-B relating to size of tree wells is withdrawn.
8. Our original request for exemption from Section 3.80-H relating to irrigation requirements is withdrawn.

9. Ordinance 4621 requires dedication of 110 sq. ft. per unit (or 1870 sq ft.) to a park on the project site and the park to meet certain landscaping and amenity requirements of the Department of Parks and Recreation. Alternatively, the ordinance requires payment of a fee in lieu thereof equivalent to the land value per square foot multiplied by the number of square feet required for park dedication. The requirement would have an extremely costly impact on the project which proposes no park with the mitigating factor of only 43% lot coverage with Eale Fono (pavilion) for recreational use and intermittent yard areas.
10. Request waiver of fees required by the City & County of Honolulu, including those for Building Permit, Special Management Area Permit, Existing Use Permit, sewer connection, water connection and on-site fire protection.

MITIGATING FACTORS FROM SITE IMPROVEMENTS

1. Removal of existing non-conforming residences.
2. Legalization of non-conforming use of part of the property as a church.
3. Provision of parking for church uses.
4. Installation of required all-weather surface in parking areas.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

830 SOUTH KING STREET, 5TH FLOOR
HONOLULU, HAWAII 96813
PHONE: (808) 531-4427 FAX: (808) 531-8488



JERRY HARRIS
Mayor

CALL M. KATO
Acting Director
RONALD S. LIM
Acting Deputy Director

Ms. Fran Smith
September 28, 1994
Page 2

September 28, 1994

Ms. Fran Smith
Development Director
Ilima Corporation
810 N. Vineyard Blvd. #7
Honolulu, HI. 96817

Subject: Preliminary Application for 201E Exemptions:
1st Leeward Samcan Congregational Church
Low-Income Housing Project (Fale Ole Agaga)

Dear Ms. Smith:

The Department of Housing and Community Development (DHCD) has reviewed the items submitted in your application for development exemptions under Chapter 201E, HRS, for the proposed project in Waiānae.

We understand that the Ilima Corporation (Ilima) will submit the final Environmental Assessment (EA) to the Department of Land Utilization (DLU) and that the application for project funding with the Rental Housing Trust Fund is under preliminary award approval pending completion of the Negative Declaration.

Ilima has indicated that it may revise its project plans from a single story to a two-story structure to accommodate the parking, loading area and landscape requirements. Please notify DHCD and DLU, in writing, of any such revisions as it will have an impact on the EA, SMP and the 201E application process.

DHCD has the following comments on the revised site plans, parking and neighborhood board presentations of the preliminary application package:

1. Parking

- Ilima proposes a total of 35 parking stalls for both the housing units and the church in lieu of the 45 required stalls as determined by Ilima.

However, under Section 3.70-2, Land Use Ordinance (LUO), approximately 84 parking stalls would be required. This amount is comprised of 63 stalls for the church (1 stall per 75 s.f. of floor area), 21 stalls for the 17 housing units and 4 handicapped stalls.

A more accurate determination of the number of parking stalls for the church will be made based on the floor plans of the church submitted to us. Please provide a detailed description of all uses of the church by location and use.

2. Prior Compliance of Code Requirements

The church building should have met all code requirements. Ilima stated the purposes of this project were to correct building violations of three illegal structures currently housing six families and to provide affordable rental housing with priority given to homeless families.

Development exemptions requested and under review are based on the proposed housing project and not on the existing church facilities.

Ilima will be required to obtain an Existing Use Permit (EUP) for the church, which can be obtained simultaneously with the 201E exemptions.

3. Neighborhood Board

- Ilima has not met with the Board since its initial presentation of the proposed project in October 1993.

Please arrange for a meeting with the Board to update them on the project, including any proposed changes to the site plans. The Board should also be informed of the limited parking on-site and probable increase of traffic along Kaulawaha Road during ongoing Church activities. Ilima should address any of the Board's concerns along with their position on the proposed project.

Please submit a copy of the Board's minutes relating to Ilima's presentation.

Ms. Fran Smith
September 28, 1994
Page 3

4. Landscaping requirements

- Since Ilima has indicated that a permanent irrigation system will be installed in compliance with section 3.80-h of the LCO, Ilima's initial request for an exemption relating to this landscaping requirement is no longer required and will be excluded from the list of proposed exemptions.

Should you have any questions, please call Charlotte Yoshioka at 527-5090.

Sincerely,

Gail Kaito

GAIL M. KAITO
Acting Director

Ilima Corporation
810 N. Vineyard Blvd., #7
Honolulu, HI 96817

11.25.94

Mr. Don Hibbard
Administrator
Historic Preservation Division
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Subject: Environmental Assessment - 1st Leeward Samoan Congregational Christian Church Low-Income Housing Project

Thank you for your review and comments concerning the subject EA. In response we will:

- Stop work in the vicinity of any historic sites or burials should they be uncovered during routine construction activities, and we will report the situation to the Historic Preservation Division at 597-0047.

Sincerely yours,

Fran Smith

Fran Smith
Development Director

MAY-12-94 THU 14:40

LAND UTILIZATION FAX NO. 8085276743

P. 02

FOR WARE
INCH OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 4TH FLOOR
HONOLULU, HAWAII 96813

April 4, 1994

MEMORANDUM

TO: Roger C. Evans, Administrator
Office of Conservation and Environmental Affairs

FROM: Don Hibbard, Administrator
Historic Preservation Division

SUBJECT: Draft Environmental Assessment (DEA): 1st Leeward Samoan
Congregational Christian Church Low Income Housing,
(File No. 94-546)
Wai'anae, Wai'anae, O'ahu
THK: 8-5-34:017

LOG NO: 11216
DOC NO: 9403EJ18

LEIHA KALE CHUNTIUMAM
MAOHO OF LAND AND NATURAL RESOURCES
DIVISIONS
JOHN F. ALLEN
DORA L. HARRIS
ADMINISTRATIVE DEVELOPMENT
PROGRAM
LOCAL RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
RECREATION AND
CONSERVATION
CONTRACTS
SHELTER AND WILDLIFE
HISTORIC PRESERVATION
DIVISION
LAND MANAGEMENT
PLANNING AND
WATER AND LAND DEVELOPMENT

Ilima Corporation
810 N. Vineyard Blvd., #7
Honolulu, HI 96817

11-25-94

Mr. Keith Ahue
Chairperson
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Subject: Environmental Assessment, 1st Leeward Samoan Congregational Christian
Church Low-Income Housing Project

Thank you for your review and comments concerning the subject EA. We have enclosed a copy
of our response to comments by the Historic Sites Division.

Sincerely yours,

Fran Smith
Fran Smith
Development Director

A review of our records shows that there are no known historic sites at this parcel. The parcel has been developed with a church building including administrative offices and kitchen, restroom facilities, a parsonage, and wood framed dwelling units. The parsonage and dwelling units are to be replaced with new replacement dwelling structures. Given this history of development, it is likely that demolition of the parsonage and the wood-frame structures followed by construction of slab on grade housing will have "no effect" on historic sites.

It is possible that historic sites, including human burials, will be uncovered during routine construction activities. Should this be the case all work in the vicinity must stop and the Historic Preservation Division must be contacted at 587-0047.

EJ:jt

RECEIVED
APR 6 PM 1:01
DLNR
OCEA

STATE OF HAWAII
DEPARTMENT OF LAND UTILIZATION
HONOLULU, HI 96813
APR 11 AM 8 30

MAY-12-84 THU 14:41

LAND UTILIZATION

FAX NO. 8085276743

P. 03

GOVERNMENT
OFFICE OF NATURAL RESOURCES



DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 521
HONOLULU, HAWAII 96859

REF:OEA:SKK

APR -8 1984

File No.: 94-546
DOC. ID.: 4357

The Honorable Donald A. Clegg, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Clegg:

SUBJECT: Draft Environmental Assessment (DEA) for a Special Management
Area Permit Application (94/SMA-009); 1st Leeward Samoan
Congregation Christian Church Low Income Housing Project,
Kalaheo, Oahu, TNG: 8-5-14: 17

We have reviewed the DEA information for the subject permit transmitted by
your letter dated March 9, 1994, and have no comments to offer at this
time.

We will forward any historic preservation concerns as they become
available.

Thank you for the opportunity to comment on this matter.

Please feel free to call Steve Tagawa at our Office of Conservation and
Environmental Affairs, at 597-0377, should you have any questions.

Sincerely yours,
Steve Tagawa
STEVE TAGAWA
OFFICE OF CONSERVATION AND
ENVIRONMENTAL AFFAIRS

Illima Corporation
810 N. Vineyard Blvd, #7
Honolulu, HI 96817

11.25.94

Mr. Peter Spjinsky
Acting Director
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801

Subject: Environmental Assessment, 1st Leeward Samoan Congregational Christian
Church Low-Income Housing Project

Thank you for your review and comments concerning the subject EA. In response we will:
- Connect all new and existing dwellings to the municipal sewer system as part of the
overall project.

Sincerely yours,

Fran Smith
Fran Smith
Development Director

HAY-12-94 THU 9:17

LAND UTILIZATION

FAX NO. 8085276743

P. 02

94-02893



94 APR 11 PM 2:29

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU
DEPARTMENT OF HEALTH

P. O. BOX 3792
HONOLULU, HAWAII 96812

JOHN C. LEWIS, M.D.
DIRECTOR OF HEALTH

IN REPLY, PLEASE REFER TO:

May 2, 1994

94-041/epo

Mr. Donald A. Clegg, Director
Department of Land Utilization
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Subject: Environmental Assessment, Chapter 343, HRS
(SPECIAL MANAGEMENT AREA) (94/SMA-009)
1st Leeward Samoan Congregational Christian church
Low Income Housing
85-371 Kaulawaha Road
Halanae, Oahu, HI
THX: 8-5-14: 017

Thank you for allowing us to review and comment on the subject project.
We have the following comments to offer:

Wastewater

All new and existing dwellings must be connected to the municipal sewer system.

Very truly yours,

JOHN C. LEWIS, M.D.
Director of Health

c: Sanitation Branch

Ilima Corporation
810 N. Vineyard Blvd. #7
Honolulu, HI 96817
Tel: (808) 845-4565

January 20, 1994

Mr. Craig Hirai, Chair
Renial Housing Trust Fund Commission
677 Queen Street, Suite 300
Honolulu, HI 96813

Dear Mr. Chair:

We appreciated having the opportunity to present our housing project, Fale Ole Agaga, in cooperation with the 1st Leeward Samoan Congregational Church in Waianae, to the Renial Housing Trust Fund Commission on Tuesday, January 18. We welcomed the opportunity to explain our plans and answer Commissioners' questions prior to your consideration of our project award application next Friday.

We were, however, quite concerned about the discussion of our Environmental Assessment and the apparent requirement that we get our own Negative Declaration (neg dec) from the State in addition to the one the City will obtain in order to issue our Special Management Area Permit.

In response to this, our Environmental Consultant, Eugene P. Dashiell AICP, consulted the Office of Environmental Quality Control where officials advised that in such circumstances, rather than duplicate the entire process, it is customary to designate a lead agency. In this case the City Department of Land Utilization which will process our SMP application.

We fully understand that your Procedures Manual provides that the entire Environmental Assessment process in accordance with 343 HRS must be completed before an application is presented to you. In this instance, however, it would seem a terrific waste of time and resources, not only of the Ilima Corporation, but of the OEQC and an array of other State agencies, to require a separate neg dec to be obtained from the State in addition to the one DLU will have to have.

We respectfully request, therefore, that you make an exception to your Procedures Manual in our case and proceed with consideration of our application at your meeting January 28. We certainly appreciate your consideration of our request and would be happy to discuss it with you should you have any questions.

Sincerely,

Fran Smith
Development Director

JAMES A. RICHARDS

15 Craigside Place • Honolulu, Hawaii 96817 • (809) 537-9516 • fax 521-7196
17 December 1993

Mr. Steve Ito, President
Ilima Corporation
810 North Vineyard Street, No. 7
Honolulu, HI 96817

Post-it® brand fax transmittal memo 7874

To	Mr. Steve Ito	From	Jim Richards
Cc	Mr. Steve Ito	Phone	537-734
Fax	521-7196	Fax	521-7196

Dear Steve:

Attached is a draft letter of intent to enter into a Development Agreement between the 1st Leeward Samoan Congregational Church (TMK: 8-5-14:17) in Waianae and the Ilima Corporation.

In talking with Mike Matsukawa, we discussed the concept of a 25 year lease with Ilima holding an option to renew for an additional 25 years. I expressed my reservations to Mike about the "split the profits" quid pro quo for the final 25 years, and he thought that such a "pro-lease" condition might not be necessary in order to pass muster. Mike had just met this week with a group doing this kind of work, and he is familiar with House Bill 413 that seeks to keep land owners from "selling rich quick" by re-obtaining their land with the improvements built on it using government funds. Mike believes that the 25 year period in and of itself should be sufficient for the government.

For safety, however, there could be the optional 25 year period with language that permits the owner (the church) to withdraw the land if it wishes to expand its church use, and with language that speaks of the additional 25 years option at a lease rent that takes into account the value of this and nearby similar land with similar zoning as though unencumbered by a lease and un-built. Mike would be happy to talk with you (329-1385) about this.

You've also agreed that since the project will require demolishing the parsonage, a separate agreement will be made that permits the pastor of the church to occupy one of the apartments in exchange for supervising any necessary maintenance activities (the project will be separately managed), so the only hang-up I have involves making sure that the church is protected for the 25 year option period. I've thus attached a draft letter of intent.

Sincerely,

draft letter of intent
JAMES A. RICHARDS

15 Craigside Place • Honolulu, Hawaii 96817 • (809) 537-9516 • fax 521-7196
17 December 1993

Mr. Steve Ito, President
Ilima Corporation
810 North Vineyard Street, No. 7
Honolulu, HI 96817

Dear Mr. Ito:

The First Leeward Samoan Congregational Christian Church of Hawaii ("the Church") is prepared to enter a Development Agreement with the Ilima Corporation in order that a "201E" Low Income Housing Project may be built on its 1.01 acre parcel of land in Waianae (TMK: Oahu 8-5-14:17). If all approvals and financing can be obtained, the Church would lease an undivided % of its parcel (only that portion needed for the project but specifically excluding the land upon which the sanctuary is located) for a period of 25 years for a consideration of \$80,000 to be paid upon completion of construction of the project, and for an agreement whereby the Pastor of the Church is provided living space on one of the three bedroom apartments for performing site oversight (but not labor) services.

A 25 year extension of the lease could be included with the provisos that the Church could choose to withdraw the right of extension if it required the property for use in its ministry. If the extension were exercised, terms of the lease rent would be negotiated taking into account the value of the land with its existing zoning but without the dwellings located on it.

The Project for which the Church is willing to execute this agreement is as has been detailed in the Draft Environmental Assessment Special Management Area Use Permit (SMP), September 1993, prepared by Eugene P.L. Dashiell, AICP, Planning Services.

Sincerely,

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

100 SOUTH KING STREET
HONOLULU, HAWAII 96813-2412



DONALD A. CLEGG
DIRECTOR
DEPARTMENT OF LAND UTILIZATION
93-08473(ASK)

Ms. Fran Smith
Page 2

If you have any questions, please contact Ardis Shav-Kim of our staff at 527-5349.

Very truly yours,

Donald Clegg

DONALD A. CLEGG
Director of Land Utilization

DAC:ak
dsmith@hawaii.gov

November 3, 1993

Ms. Fran Smith, Development Director
Ylima Corporation
510 N. Vineyard Blvd. #7
Honolulu, Hawaii 96817

Dear Ms. Smith:

Proposed Low-Income Housing
Leeward Samoan Congregational Church
85-371 Kaulavaha Road, Waiānāe
Tax Map Key: E-5-341-17

This responds to your October 18, 1993 letter regarding plans to develop low-income housing on a 1 acre property in Waiānāe, which is currently occupied by the Leeward Samoan Congregational Church.

You correctly point out that the property is within the Special Management Area (SMA) and that a Special Management Area Use Permit (SMP) is required prior to development of the proposed project. Chapter 25-3.2 (b)(3) requires that developments in the SMA be consistent with zoning provisions. In the case of the proposed development, 201(e) waivers must be granted prior to approval of the SMP. While the applications for 201(e) waivers and SMP may be processed simultaneously, approval of the 201(e) waivers must precede approval of the SMP.

As a matter of practice, we have commonly asked that applicants demonstrate compliance with underlying zoning upon submittal of an SMP application. This avoids unnecessary investments of staff time and applicant delays at the City Council.

We recognize that simultaneous permit processing can contribute to project affordability and speed the process of providing homes to those in need. In the past we have processed SMP permits for projects concurrent with the 201(e) process.

We would have no objection to processing an SMP application for the proposed project provided you submit a complete application and evidence that the 201(e) application has been accepted for processing.



WAIANAЕ COAST NEIGHBORHOOD BOARD NO. 24

P.O. BOX 889 • WAIANAЕ, HAWAII 96793

MINUTES OF REGULAR MEETING
WAIANAЕ SATELLITE CITY HALL
NOVEMBER 2, 1993

CALL TO ORDER: Vice Chair Kelli Kahele called the meeting to order at 7:00 p.m. with a quorum present.

MEMBERS PRESENT: Rory Horning, Viola Studebaker, Neddie Waiama-Humuha, Regina Keawe, Gail Gomes, Harry Choy, May Wright, Albert Silva, Steven Oibrich, Kelli Kahele, Malterbea Mousser, Adrian Silva, Newalu Garliyo, Calvin Matutino, Barbara Campbell, Gigi Cocqueto, Rona Kaekuahifi, Glen Kila.

MEMBERS ABSENT: Yvonne Armitage-Eli, Steve Kahanaoai, Peter Apo, Kimo Kelli, Kauna'ala Chillingworth, Beth Matsuda, Joseph Lapilio.

GUESTS: Merrie Aipalani (Councilmember John DeSoto), Col. Reggie Clemons & Sgt. Saole Hatavai (Army), Captain Bill Lillard-CW04 Bill Fourman-Tom Bernitt-Mark Hollister (Navy), Sgt. Debara Tandal (HPD), Captain Steve Humphrey (HPD), Maxine Hee, Mary D. Ojerio, Pat Lee, Faith Arakawa, Henry K. Ahio, Marilyn Hassey, Donna Omine Goo, Tammy Shaw, Fredrick Shaw, Lori McClure, Tom Jones (Mercy Ambulance), Nancy Calhoun, Pualani Tandal, Kathy Reynolds, Eli Florence, Alike Silva, Kehaulani Humuha, Mike & Hester Klein, John Quincy Adams, Dennis A. Fortna, Ben Kama (Neighborhood Commission Office staff).

INVOCATION, PLEDGE OF ALLEGIANCE AND SINGING OF HAWAII PONOI: Maxine Hee gave the invocation, Kahele led everyone in the Pledge of Allegiance and everyone joined in and sang Hawaii Ponoi.

WELCOME: Vice Chair Kahele welcomed everyone.

APPROVAL OF NOVEMBER 2, 1993 AGENDA: The Board approved the agenda as circulated.

APPROVAL OF OCTOBER 5, 1993 REGULAR MEETING MINUTES: The Board approved the minutes as circulated.

ANNOUNCEMENTS: Board members and residents in attendance were given an opportunity to announce upcoming meetings and events concerning the Waianae Coast.

Vice Chair Kahele ruled that a motion to add Bill 53 (1992), concerning exempting Hawaiian homesteaders from property taxes, to the agenda was out-of-order because it violates the Sunshine Law's conditions concerning adding items to the agenda. The two conditions cited were "no items shall be added to the agenda if it is of major importance or affects a large number of people."

REPORTS:

- A. Honolulu Police and Fire -
 - Honolulu Police Department (HPD) - Sgt. Debara Tandal reported the following for the month of October 1993: 38 burglaries; 17 thefts from auto; 283 adult arrests and 130 juvenile arrests; 25 DUI arrests.



Oahu's Neighborhood Board System-Established 1973

WAIANAЕ COAST NEIGHBORHOOD BOARD NO. 24
MINUTES OF REGULAR MEETING
OCTOBER 5, 1993
PAGE 4

Comments, concerns, and responses followed: odor concerns are being addressed; City sewer trucks are allowed to dump their load at designated areas along the highway; berms and landscaping will be used along the property line; the Waianae Sewage Treatment Plant is currently at 50 percent capacity and only services residential lots, therefore, there are no toxins in the sewer.

UNFINISHED BUSINESS:

A. Army Permit Request for Open Burn/Open Demolition at Makua - Board member Campbell expressed concern about the soil and water testing going on at Makua. She also asked that the Board be given a copy of the testing report. Campbell further requested that testing be done throughout Makua Valley, not just at the Open Burn/Open Demolition site to address the full impact of the military in Makua Valley.

Resident Kathy Reynolds called for the return of Makua no matter what the testing results are. She also reminded the community of the previous Board's support of a resolution that called for the military to cease all activities, clean Makua Valley and return Makua Valley to the community.

NEW BUSINESS:

A. Zoning Variance Request By Farmer's Friend (Mikilua Feed Lot) - Deferred.
B. Site Plan Review (SPR) Request By Makaha Congregation of Jehovah Witness, Makaha Valley Road - Deferred.

C. Leeward Samoan Congregational Church Request for a 201(E) Waiver, Kaulawaha Road Makaha - Steve Ito, President of Ilima Corporation, spoke to the Board about a proposal to develop an all low-income rental housing. There will be 13, 2 bedroom and 4, three bedroom units. Selection for the units will be by lottery. All units will be disabled accessible. These will not be transitional units. Landscaping for the project will be practical.

Comments, concerns, and responses followed: illegal buildings have been built in the area being proposed for development; the waiver request is to have the City waive some of their ordinances which would normally be required for a project like this; the neighbors have not been informed about this project yet - the developer's plan is to initially meet with the Board and then meet with the neighbors and the community; to address the flood concern, the property will be raised by fill; there was concern that the project will adversely affect property value in the area.

Some moved and Wright seconded that the Board table this item until the developer meets with the neighbors of the project area. Discussion followed. Ito was asked to provide a more detailed and comprehensive presentation when he appears before the Board again. The motion passed unanimously.

BENEDICTION: Before adjourning the meeting, Vice Chair Kahele asked everyone to drive safely.

ADJOURNMENT: The Board adjourned at 10:00 p.m.

Submitted by,

Ben Kama,
Neighborhood Assistant

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813
PHONE: 1808523-4437 • FAX: 18081527-8488



FRANK P. PASI
MAYOR

E. JAMES TURSE
DIRECTOR
GAIL M. KATO
DEPUTY DIRECTOR

Mr. Steve Ito
September 13, 1993
Page 2

2. Shoreline Management Area (SMA)

The Department of Land Utilization (DLU) should be consulted on permitting requirements for building within the SMA and environmental review requirements.

3. Ingress/Egress and Parking

There are currently 14 parking stalls designated for the Church. Ilima is proposing to provide a total of 28 tandem stalls to serve the Church and residential users. Ms. Smith will consult with DLU and the Department of Transportation Services (DTS) on the acceptability of the proposed parking arrangement and number of stalls to be provided.

Ms. Smith was also informed that if the project receives exemptions under Chapter 201E, HRS, Church membership cannot be a condition of residency or preference for residency. The units must be available to all residents of the island.

Upon completion of consultation with the affected city agencies, Ms. Smith will have more definitive site plans prepared and submitted to us along with a proposed financing plan, evidence of site control, preliminary list of exemptions and other items listed in the Department's procedures (enclosed).

Please contact Karen Iwamoto at 523-4377 if you have any questions or need assistance. We look forward to having an opportunity to work with you to facilitate the development of a privately-initiated affordable housing project.

Sincerely,

E. JAMES TURSE
Director

Enclosure

Mr. Steve Ito, President
Ilima Corporation
810 North School Street, #7
Honolulu, Hawaii 96817

Dear Mr. Ito:

Subject: 1st Leeward Samoan Congregational Church
85-371 Kaulawaha Road, Waianae

This is to acknowledge receipt of your proposal to develop apartment units in Waianae for low-income families with exemptions from certain development standards pursuant to the provisions of Chapter 201E of the Hawaii Revised Statutes (HRS).

Ms. Fran Smith, Development Director of Ilima Corporation, met with Ms. Karen Iwamoto of my staff on September 1, 1993 to review the proposed project concept and clarify the Department's procedures and submission requirements for obtaining exemptions. We understand Ilima Corporation is currently negotiating a long-term lease or joint-venture partnership with the Church for development of the apartment units on the back portion of the Church. We also understand the project site lies within the Shoreline Management Area and that a Shoreline Management Permit (SMP) will be required. Ms. Smith stated that an environmental assessment is expected to be completed by the end of September 1993 as part of the SMP application.

Ms. Smith noted that the project is still in its preliminary stage and was advised to initiate informal consultations with affected public agencies to address, at a minimum, the following prior to preparation of final plans:

1. Park Dedication

Preliminary sketches indicate an interior courtyard and pavilion will be provided for the residents. The Department of Parks and Recreation should be consulted to determine if the courtyard meets park dedication requirements or if any other recreational amenities would be required.

Ilima Corporation
810 N. School Street, #7
Honolulu, HI 96817

August 26, 1993

Mr. James Turse, Director
Department of Housing & Community Development
City & County of Honolulu
650 S. King Street
Honolulu, HI 96813

Dear Mr. Turse:

The Ilima Corporation, a non-profit housing development corporation, has agreed to develop a low-income housing project for the 1st Leeward Samoan Congregational Church on their property at 85-371 Kaulawaha Road in Waiānae. We plan to seek 201(e) exemptions and would appreciate the Department's submitting our waiver request to the City Council.

The project will consist of seventeen 2 and 3 bedroom/1 bath units which we hope to rent for \$300 per month. The apartments will be attached single-story dwellings located on approximately half of the site owned by the church.

Ilima Corporation's control of the site for development will be obtained through either a long-term lease or joint venture partnership with the Church. The enclosed conceptual drawing shows the proposed site plan, standard floor plan and elevation.

We have obtained approval from the Department of Wastewater for sewer hookup. Our request for water is pending before the Board of Water Supply. The property lies in the SMA, and we have a signed contract with an environmental consultant to prepare an Environment Assessment for obtaining the Special Management Permit. The flood zone classification is X.

The property is presently zoned AG-1 and is designated as Agricultural in the County Development Plan.

It is our hope to complete the project within one year and to develop the homes at a minimal cost. Thus, 201(e) exemptions are essential. We will be seeking land use exemptions as well as exemptions from a number of fees imposed by the City & County such as park dedication, wastewater system facility charges and water charges. This is a preliminary list, and we anticipate adding to it as the project develops.

The Department's support and sponsorship of this exemption request would greatly facilitate our work. We would be happy to meet with you to give you a full presentation of our project. In the meantime, if you have any questions or need additional information, please contact Fran Smith, the Development Director, at 732-2312.

We appreciate your consideration of our request and look forward to your approval.
Sincerely,

Steve Iio
President

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813



August 24, 1993

FRANK F. FASI, Mayor
WALTER D. WATSON, JR., Council
MARGARET H. YAMASAKI, Vice Chair
SISTER M. DAVENPORT, Council
JOHN W. ANDERSON, JR.
REX D. JOHNSON
WELISSA T. LUAI
C. MICHAEL STREET
KAZU HAYASHIDA
Manager and Chief Engineer

Mr. Fran Smith
Ilima Corporation
2331 Seaview Avenue
Honolulu, Hawaii 96822

Dear Mr. Smith:

Subject: Your Letter of August 5, 1993 Regarding Water Availability for the Proposed Low-Income Housing Development Project on Kaulaawaha Road. TMK: B-5-14: 17

Thank you for your letter regarding water service for the proposed low-income housing development project.

The existing water system is presently adequate to accommodate the proposed development.

The availability of water will be confirmed when the building permit is submitted for our review and approval. If the development plan requires action by the Department of Land Utilization, the plan should be approved by that department before we take action on the proposed development. When water is made available, the applicant will be required to pay our Water System Facilities Charges for source-transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.

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

Very truly yours,

Kazu Hayashida
KAZU HAYASHIDA
Manager and Chief Engineer

City and County of Honolulu
DEPARTMENT OF WASTEWATER MANAGEMENT
SEWER CONNECTION APPLICATION
(Allow at least 2 weeks processing time)

RECEIVED
DIV. WWR

PART A - TO BE FILLED BY APPLICANT (Please Print Legibly)

- Project Name: LEIWAHA BEACH CULTURAL CENTER (WATER SUPPLY)
- Address: 25-371 KAU LAWAHA RD. WAILAHAE, HI 96792
- Tax Map Key: S-5-M-12
- Development (Type): PD-HI Cluster ApL SubDM Commercial Area
- Total Number of Units Proposed: Studio 2 Bdrms. 2 2 Bdrms. 2 3 Bdrms. 3 4 Bdrms. 4 Other _____ (provide breakdown below)
- Sewer Connection Work Desired: (Give length, size, depth, etc.) SEWER FOR 17 UNITS - EACH 2 BDRM BATH W/ KITCHEN

7. Approximate Date of Connection: MARCH 1994

8. Number & Type of Existing Structures on Property: 1 KITCHEN / 1 BATH Remain Demolished Indicate Number of Structures:

9. Remarks:

10. Information Provided By: Name: LEIWAHA BEACH Date: 8-2-93

Firm: LEIWAHA BEACH Phone: 732-2121

Mailing Address: 5715 KAU LAWAHA RD. WAILAHAE, HI 96792 City, State HI 96792 Zip Code 96792

PART B - TO BE FILLED BY THE CITY

1. Current Zoning: County District General Plan _____

2. Sewer System: Adequate Inadequate Unavailable Other: SEE ATTACHED SHEET

3. Charges: a. Sewer Assessment _____ times _____ Area (sq. ft.) _____ Rate _____ b. Wastewater System Facility Charge: _____ \$ 11,230.80 c. Other (new laterals, etc.): _____ \$ _____ TOTAL CHARGES (estimated) = \$ 11,230.80

4. Remarks:

5. Application: Approved: A. Saeed Date: 8/4/93

Not Approved: _____ Date: _____

Valid 2-year after approval date. Construction plans shall be completed & approved within this 2-year period. Construction shall commence within 1-year after approval of plans.