

Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Russell Kokubun  
Deputy Director

## County of Hawaii

CERTIFIED MAIL  
P 364 305 238

### PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 • Fax (808) 961-8742

January 18, 1998

Mr. Walter H. T. Leong, AIA  
W.H.T. Leong & Associates, Architects, Inc.  
1360 South Beretania Street, Suite 300  
Honolulu, HI 96814

Dear Mr. Leong:

PLANNED UNIT DEVELOPMENT APPLICATION (PUD No. 56)  
Applicant: HAWAII HOUSING AUTHORITY, STATE OF HAWAII  
Consultant: W.H.T. LEONG & ASSOCIATES, ARCHITECTS, INC.  
Tax Map Key: (3) 2-4-28:07

After reviewing the information submitted with the Planned Unit Development Application, the Planning Director certifies the approval of the Planned Unit Development (PUD) as proposed to allow the demolition of all existing 230 deteriorated living units within 115 double family (duplex) structures and the construction of 226 dwelling units within 57 buildings (three and four-plex structures), an outdoor community assembly area, and covered Bus Stop to be situated within the Double-Family Residential (RD-3.75) zoned district. These improvements are intended to complement the existing HHA Complex which includes community buildings and uses, an administrative office, maintenance facility, etc. By the authority of Chapter 25 (Zoning Code), Article 21 (PUD, Planned Unit Development), variances from the requirements of the Zoning Code (Chapter 25) Division 5 Off-Street Parking and Loading, and Subdivision Code (Chapter 23) Division 4 Street Design are also approved. The project site, known as Lanakila Public Housing, is situated north (Hamakua) side of Mohouli Street, south (Puna) side of Hualalai Street, makai of Popolo Street, and mauka of Kinoole Street, Waiakea, South Hilo, Hawaii.

#### FINDINGS:

1. The State of Hawaii, Hawaii Housing Authority, is the developer of the Lanakila Public Housing Project.

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2. In accordance with Section 25-4-11 (c) of the Zoning Code, "Public uses, structures and buildings and community buildings are permitted uses in any district, provided that the director has issued plan approval for such use."
3. The project site was originally developed in 1950 and contained 230 dwelling units within 115 double-family (duplex) structures. Also included were several ancillary structures consisting of a community center, administration building and service building.
4. The construction on the project can begin within a reasonable period of time (Summer 1998) and can be completed within a reasonable period of time, (four phases, with a construction period of one year per phase, with project completion by the year 2002).
5. The proposed development substantially conforms to the General Plan. The project site is located within the General Plan's "high density urban" designation. Multi-family residential development is permitted in such a designation.

The proposed Planned Unit Development conforms to the following General Plan elements goals, policies and standards of action:

#### HOUSING ELEMENT:

**GOALS:** Attain safe, sanitary and livable housing for the residents of the County of Hawaii. Attain a diversity of socioeconomic housing mix throughout the different parts of the County. Maintain a housing supply which allows a variety of choice. Develop better places to live in Hawaii County by creating viable communities with decent housing and suitable living environments for our people. Improve and maintain the quality and affordability of the existing housing stock. Seek sufficient production of new affordable rental and fee-simple housing in the County in a variety of sizes to satisfactorily accommodate the needs and desires of families and individuals. Ensure that housing is available to all persons regardless of age, sex, marital status, ethnic background, and income. The cornerstone of the County's Housing programs and activities shall continue to be the encouragement and expansion of appropriate home ownership opportunities for our residents.

**POLICIES:** The County shall encourage a volume of construction and rehabilitation of housing sufficient to meet growth needs and correct existing deficiencies. The County shall initiate and participate in activities with the private sector including the

provision of leadership and expertise to neighborhoods and nonprofit organizations in the development of housing and community development projects.

#### LAND USE ELEMENT

**GOALS:** Designate and allocate land use in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.

**POLICIES:** Promote and encourage the rehabilitation and use of urban and rural areas which are serviced by basic community facilities and utilities. The County shall encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.

6. All residential development shall constitute an environment of sustained desirability and stability, shall be in harmony with the character of the surrounding neighborhood, and shall result in an intensity of land utilization no higher than, and standards of open space at least as high as permitted or as otherwise specified for the district in which this development occurs.

The project provides a land use of decreased intensity, and increased open spaces than currently allowed under the RD 3.75 Zoning District. On the available 29.3 acres (1,276,308 square feet), 170 double family buildings with a total of 340 dwellings could be constructed.

The project will replace aged and deteriorated structures. The character of the surrounding area will be maintained as residential dwellings consistent with current use will be constructed.

There will be fifteen models of three and four plex structures of one and two stories. The one story models will be 14-15 feet in height and the two story models will be 21 feet in height.

Each of the dwelling units will have parking to accommodate vehicles. The 1.25 stalls per unit requirement would result in a minimum of 283 stalls being needed for the dwelling units and 25 stalls for the new community assembly area for a total of 308 stalls. There will be 537 parking stalls provided for use by residents and guests; 99 new stalls will be constructed off the street network within the project, and the

existing 438 stalls on the project's street network will continue to be used to fulfill the project's parking requirement.

Access to the project will be via the existing street network including Kapiolani Street, Mohouli Street, Wailoa Street, Hualalai Street, Ululani Street, Popolo Street, Hale Nani Street, Holomalia Street, Ipuka Street, Hema Street, Ailuna Street, Kupukupu Street, Aheahe Street and Akahi Street. The existing street network within the project site is non-conforming relative to roadway width and the configuration of the parking stalls.

7. The development of a harmonious, integrated whole justifies exceptions, if required, to the normal requirements of the Zoning and Subdivision Codes, and that the contemplated arrangements or use make it desirable to apply regulations and requirements differing from those ordinarily applicable under the district regulations.

The Lanakila Public Housing Project planned residential community will be developed to provide affordable housing. The planned residential community will incorporate a neighborhood setting for approximately 226 families.

Community and accessory buildings/uses in the form of the existing community center, administrative offices, and maintenance facility currently located on the project site will be supplemented by an outdoor performance and assembly area, additional restrooms, and a roof structure to shelter an existing basketball court. A covered bus stop will also be constructed fronting the administration building on Wailoa Street. This bus stop will be available for bus passengers awaiting public transportation and school buses.

8. In accordance with Section 25-252 (Actions permitted on application), the Planning Department may conditionally approve an application for a P.U.D. In accordance with Section 25-253 (Imposition of conditions upon approval) any conditions imposed by the Planning Department upon approval of an application for P.U.D. may include but are not limited to the time within which the project shall begin and be completed, changed boundaries of the project, uses permitted, specification of minimum development standards, specified street dedication and improvement, utilities to be furnished, and a list or limit of variances permitted. In accordance with Section 25-555 (Effect of P.U.D. application approval) any P.U.D., as approved, shall be subject to all conditions imposed and shall be excepted from other provisions of this chapter only to the extent specified in said approval.

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Based on the above, the following list of variances are approved for this Planned Unit Development:

ZONING CODE:

1. Variances from Chapter 25 Zoning Code, Section 25-4-50(b) relating to off-street parking and loading spaces; and Section 25-4-56 relating to off-street loading requirements.

SUBDIVISION CODE:

1. Variances from Chapter 23 Subdivision Code, Section 23-41 relating to minimum right-of-way and pavement widths.

DEPARTMENT OF WATER SUPPLY REQUIREMENTS:

1. Any variances if necessary shall be secured from the county of Hawaii Water Commission or the Department of Water Supply rules and regulations.

DEPARTMENT OF PUBLIC WORKS, STANDARD DETAILS:

1. Any variances, if necessary shall be secured from the Department of Public Works or the Board of Appeals, whichever is applicable.

Based on the above findings, the Planning Director has approved the Planned Unit Development Application subject to the following conditions:

- a. The applicant, its successors or assigns be responsible for complying with all of the stated conditions of approval.
- b. The applicant shall indemnify and hold the County of Hawaii harmless from and against any loss, liability, claim or demand for the property damage, personal injury or death arising out of any act or omission of the applicant, its successors or assigns, officers, employees, contractors and agents under this permit or relating to or connected with the granting of this permit.
- c. Should any unidentified sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, paving, or walks be encountered,

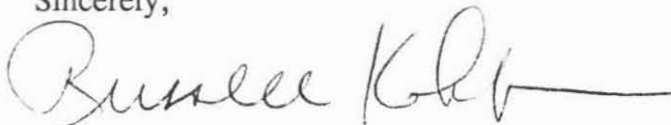
- work in the immediate area shall cease and the Planning Department shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the Planning Department when it finds that sufficient mitigative measures have been taken.
- d. The applicant shall construct all on site sewer, drainage, roadway and water system improvements required by the Department of Water Supply, Fire Department, Department of Public Works and State Department of Health.
  - e. All designs shall comply with the ADA or the Fair Housing Act guidelines. Sidewalks and other on-street construction and reconstruction shall meet the requirements of the ADA, and plans shall be approved by the Commission on Persons with Disabilities.
  - f. All outdoor lighting shall conform to Chapter 14 - General Welfare, Article 9 - Outdoor Lighting, of the Hawaii County Code.
  - g. All building construction shall comply with the 1991 Uniform Building Code as amended and adopted by the County of Hawaii.
  - h. All development generated runoff shall be disposed on site and shall not be directed toward any adjacent property. The applicant shall be informed that if drywells are included in the subject improvements, an Underground Injection Control (UIC) permit may be required by the Department of Health, State of Hawaii.
  - i. All earthwork and grading shall conform to Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.
  - j. Install street lights, signs, markings and traffic control devices meeting with the approval of the DPW, Traffic Division.
  - l. On-street parking and loading areas shall meet the approval of the DPW, Engineering and Traffic Divisions.
  - m. Developer shall inform DPW of changes to the traffic pattern, i.e. speed limits, one-way streets, no-parking zones, stop intersections, etc. DPW will submit bills to the County Council for traffic code amendments, if required.
  - n. Comply with all applicable laws, rules, regulations and requirements.

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- o. An annual progress report shall be submitted to the Planning Director prior to the anniversary date of the Planned Unit Development (PUD) permit. The report shall include, but not be limited to, the status of the development and to what extent the conditions of approval are being complied with. This condition shall remain in effect until all of the conditions of approval have been complied with and the Planning Director acknowledges that further reports are not required.
  
- p. An initial extension of time for the performance of conditions within the ordinance may be granted by the Planning Director upon the following circumstances: a) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicants, successors or assigns, and that are not the result of their fault or negligence; b) granting of the time extension would not be contrary to the general plan or zoning code; c) granting of the time extension would not be contrary to the original reasons for the granting of the Planned Unit Development Permit; d) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within (1) one year may be extended for an additional 5 years); and e) if the applicant should require an additional extension of time, the applicant may submit a request for further time extension pursuant to Section 25-256 (Extensions and Amendments).

Should any of the conditions not be met or substantially complied with in a timely fashion, the Director shall initiate the nullification of the Planned Unit Development Permit.

Sincerely,



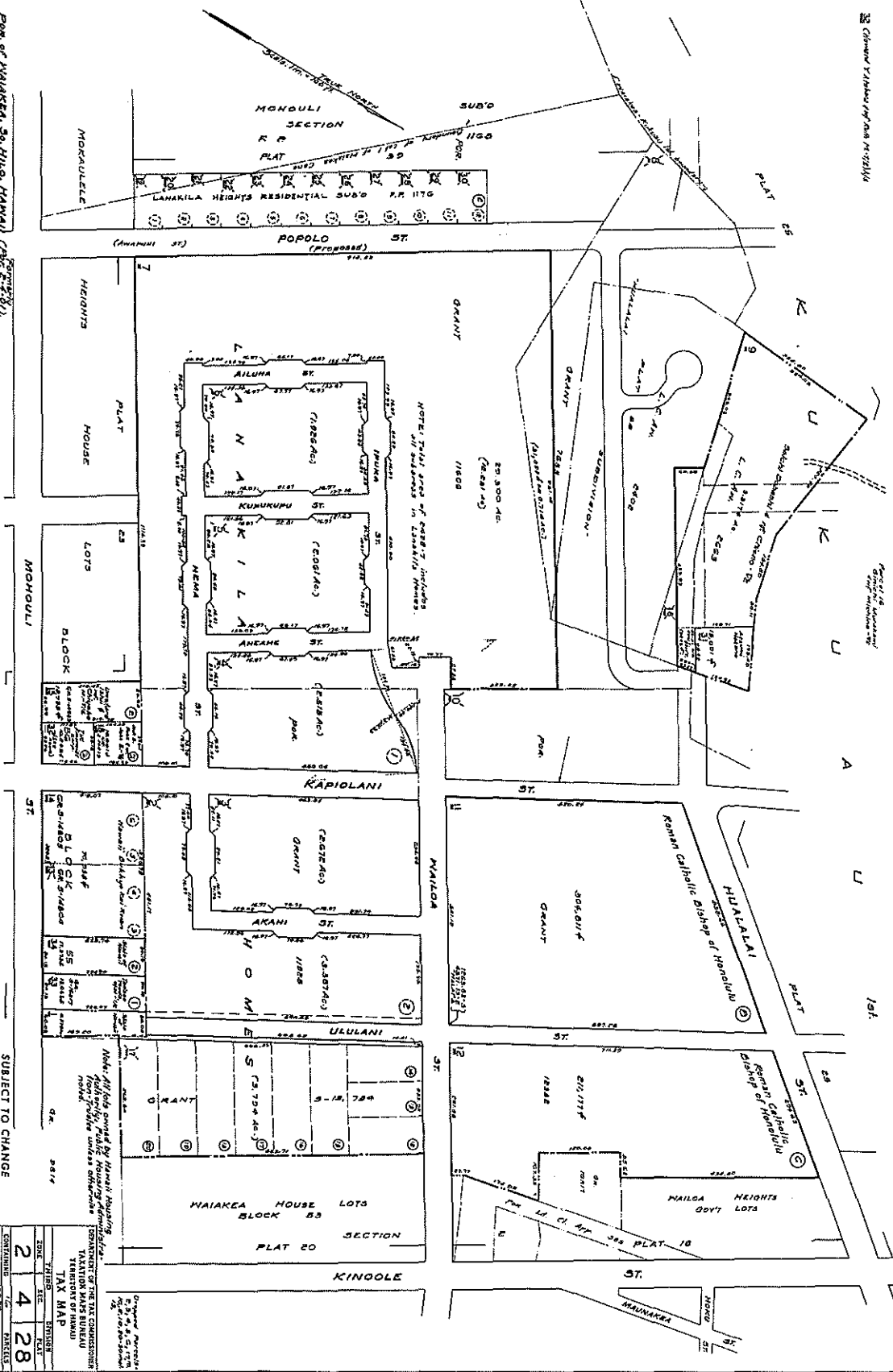
*for* VIRGINIA GOLDSTEIN  
Planning Director

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xc: Department of Public Works, Building Division  
Department of Public Works, Engineering  
Department of Water Supply  
Fire Department

DWG. NO. 2258  
 SOURCE: BY MAPS IN T.M.B. Files (Plats 5-10-10)  
 BY: R.M. & R.H. Date: April 1923.

POW. OF MAIAKEA, SO. HILLO, HAWAII (Plat 20)



28 (Owner's) Subdiv. Plat No. 22114

2 4 28 3rd Div

SUBJECT TO CHANGE

|  |     |       |
|--|-----|-------|
| CONTAINING   | 72  | PAGES |
| ENCLOSURE  | 100 | FT.   |
| DATE   | 2   | 4     |
| BY   | 28  |       |
| Note: All lots owned by Hawaii Housing Authority, Public Housing Administration, Division of Public Works, Honolulu, Hawaii. |     |       |
| DEPARTMENT OF THE TAX COMMISSIONER<br>TAXATION DIVISION<br>TAX MAP   |     |       |