

From: [Chuck Burrows](#)
To: [DLNR.BLNR.Testimony](#)
Cc: [Yent, Martha E](#); [Beth Anderson](#)
Subject: [EXTERNAL] Regarding DLNR Business Item: (a) LLCP 13-02, DLNR Division of State Parks, Ulupō Heiau Buffer, Ko'olaupoko, O'ahu, Tax Map Key Number: (1) 4-2-103:032 (portion).
Date: Tuesday, March 9, 2021 2:11:16 PM

Department of Land and Natural Resources

1151 Punchbowl Street, Room 130,

Honolulu, Hawaii 96813.

March 9, 2021

Regarding DLNR Business Item: (a) LLCP 13-02, DLNR Division of State Parks, Ulupō Heiau Buffer, Ko'olaupoko, O'ahu, Tax Map Key Number: (1) 4-2-103:032 (portion).

Aloha Chair Suzanne Case and Board Members,

I am Charles K. Burrows, Chairman of Hui Kawainui-Kailua Ka Wai Ola, a Kailua Hawaiian and environmental organization which has had with other Kailua Hawaiian organizations a long history of collaborating with the DLNR State Parks and DOFAW to conserve and restore the Kawainui-Hamakua Wetlands and sacred sites and conducting environmental and Hawaiian cultural educational programs for the Kailua community and at large. Hui Kawainui-Kalua Ka Wai Ola supports the efforts of the DLNR Division of State Parks to regain the funds from the Legacy Land Conservation Program (LLCP) and also an application for funds from the Castle Foundation. The acquisition of these funds will enable DSP to purchase the remaining 3.2 acres of the YMCA Buffer Zone fronting Ulupo Heiau. It will also give the Kailua Hawaiian Civic Club the current holder of the Ulupo Heiau DSP Curatorship Agreement and other Kailua Hawaiian and environmental community organizations to expand and continue their stewardship and educational programs as stipulated in the approved Kawainui-Hamakua Wetlands Master Plan.

Mahalo for your thoughtful consideration,

Charles K. Burrows, Ed. D., Chairman of Hui Kawainui-Kailua Ka Wai Ola

chuckkb@gmail.com Ph. 808-372-7594

From: [Chuck Prentiss](#)
To: [DLNR.BLNR.Testimony](#)
Subject: [EXTERNAL] Testimony
Date: Monday, March 8, 2021 4:14:18 PM
Attachments: [YMCA 2011CUP-83.pdf highlighted.pdf](#)

BLNR Meeting
March 12, 2021
Item C.1.(a) Ulupo Heiau Buffer

Aloha: My name is Charles Prentiss, I am the former chairperson of the Kailua Neighborhood Board, and a member of the Windward YMCA.

This testimony is to object to any further extension of the LWCF funding for the Ulupo Heiau Buffer. It appears that the 3.44 acres in question is primarily land that is required by the City and County of Honolulu for additional parking by a Conditional Use Permit (CUP) for expansion of the Windward YMCA.

For your review and consideration, I have attached a copy of the final CUP Findings of Fact and Decision and Order for the subject CUP. You will see that the CUP requires as a condition of its approval for the expansion of the YMCA that the YMCA provide an additional 50 parking spaces. To date I have not seen where these spaces have been provided, and they certainly could not be accommodated if 3.44 acres of the 5.225-acre site is purchased by the State.

Page 10 of the CUP Findings of Fact (highlighted) shows the condition requiring a minimum of 50 additional parking spaces.

Page 12 shows the requirements (highlighted) of the Department of Planning and Permitting Traffic Review Bureau (TRB) that were made a condition of the CUP approval.

Page 13 of the Decision and Order shows the parking condition (highlighted).

The Windward YMCA is a valuable asset to the windward community. The expansion of the YMCA has already been completed, Removal of the 3.44 acres will not only have a negative effect on the operation of the YMCA, but appears to violate the provisions of the CUP by making it impossible to add the legally required additional parking.

Mahalo. Charles Prentiss, Ph.D.

Sent from [Mail](#) for Windows 10

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU



DOCUMENT INDEX

FILE NO. 2011/CUP-83

PROJECT: Conditional Use Permit for Windward YMCA
(Kailua)

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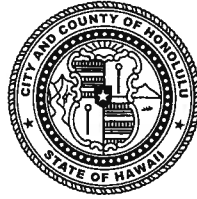
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DEPARTMENT OF PLANNING AND PERMITTING

CITY AND COUNTY OF HONOLULU

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PETER B. CARLISLE
MAYOR

DAVID K. TANOUE
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

2011/CUP-83 (RM)

January 4, 2012

Mr. Dan Ide, Principal
Palekana Permitting and Planning
765 Amana Street, Suite 303
Honolulu, Hawaii 96814

Dear Mr. Ide:

Subject: Conditional Use Permit (Minor) No. 2011/CUP-83
Windward YMCA
1200 Kailua Road – Kailua
Tax Map Key 4-2-103: 32

The above application for a Conditional Use Permit (Minor) to allow (retain) the expansion of a meeting facility and day-care facility on the site has been APPROVED, subject to conditions contained in the enclosed Findings of Fact, Conclusions of Law, and Decision and Order.

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

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

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

Mr. Dan Ide
January 3, 2012
Page 2

If you have any questions or need additional information concerning this Conditional Use Permit, please contact Robert Mills of our staff at 768-8052.

Very truly yours,

A handwritten signature in black ink, appearing to read 'David K. Tanoue', with a long horizontal line extending to the left.

David K. Tanoue, Director
Department of Planning and Permitting

DKT:nw

Enclosure

cc: Dennie Chong
Gwendolyn Chong
James Wood
Janie Blumenstein
Allan Takeshita
Michael Leland
Shannon Wood
Carolynn Ferreira

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STATE OF HAWAII

FILE NO. 2011/CUP-83

I. APPLICATION

LANDOWNER:	YMCA of Honolulu
APPLICANT:	Windward YMCA
AGENT:	Palekana Permitting and Planning
LOCATION:	1200 Kailua Road – Kailua (See Exhibit A-1)
TAX MAP KEY:	4-2-103: 32
LAND AREA:	5.225 Acres
ZONING:	R-5 Residential District (See Exhibit A-2)
EXISTING USE:	Meeting Facility and Day-care Facility
SURROUNDING LAND USE:	Single-family Dwellings, Meeting Facilities (Churches), and Ulupo Heiau

This application has been processed pursuant to Land Use Ordinance (LUO) Sections 21-2.40-1 and 21-2.90, et seq. On October 24, 2011, the Applicant was notified in writing that the Director of the Department of Planning and Permitting (DPP) had

determined that a public hearing to consider the request was appropriate, as provided by LUO Section 21-2.90-1(c).

- B. Proposal: The Applicant requests a Conditional Use Permit (Minor)(CUP) to allow (retain) the expansion of an existing meeting facility (community center) and day-care facility, which includes additional memberships and activities being provided by and at the Windward YMCA. See Exhibits B-3 through B-6.

II. FINDINGS OF FACT

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

- A. Description of Site and Surrounding Uses: The 5.225-acre property is irregular in shape, and relatively flat terrain. Elevation slopes modestly on the site from west to east. The property has 777 feet of frontage along the north side of Kailua Road; along what is informally referred to as "church row" at the entrance to Kailua. See Exhibit A-1. The site has been used as a meeting facility (community center) and day-care facility since the late 1960s. The property is currently developed with a pool, pool house, shower facilities, a 59-stall paved parking area, and the 10,000-square-foot (approximate), one-story main facility structure, containing meeting rooms, weight and exercise rooms, accessory office space and storage areas. See Exhibits B-2 through B-6.

The front portion of the property, which fronts Manu Oo Street, contains the paved parking lot, main building, pool, pool house, shower facilities, and covered courtyard. The rear half of the property contains a smaller parking lot; an existing, albeit closed, access drive to Kailua Road; and undeveloped land with overgrown vegetation. The site contains mature trees, hedges, and grassed areas. A portion of the site lies within the Special Management Area (SMA); however, no development is currently being proposed in that area. See Exhibit A-2.

The site is also unofficially, but actively utilized by tourist buses to gain access to the Ulupo Heiau on an abutting lot (Parcel 18). Only 15-passenger vans are permitted by an agreement with the Applicant to enter and park on the property for short stays while visitors explore the heiau; however, larger tour busses park on Kailua Road near the existing access drive, allowing tourists to disembark the bus and then walk down the access drive to visit the Heiau. After short visits, the tourists then walk back up the access drive and board their respective busses.

- B. Operations: The regular operational hours for the Windward YMCA are 6:00 a.m. to 9:00 p.m., Mondays through Fridays; 7:00 a.m. to 6:00 p.m. on Saturdays; and, 10:00 a.m. to 6:00 p.m. on Sundays. The Windward YMCA also provides free meeting space to several community groups. Typically, these groups hold evening meetings once a month in the Club Room, which has a maximum capacity of about 30 people. The groups include: the Pohakupu-Kukano Community Association, AYSO, the Kailua Hawaiian Civic Club, the Windward Y Service Club, Attitudinal Healing and Women's Narcotics Anonymous, Kailua Canoe Club, and Hawaiian language instruction. Attendance at these meetings varies from 6 to 20 persons. In addition to the regularly scheduled group meetings, the Applicant also hosts several events throughout the year. An annual hoike is held on the site in conjunction with the Kailua Hawaiian Civic Club and Aha Hui Malama I Ka Lokahi, co-curators of Ulupo Heiau. The Windward YMCA has co-hosted the World

Wetlands Day celebration with nearby churches. The Windward YMCA also hosts the annual Summer Fun Family Fair for participants in the summer child-care program and their parents. On occasions, the Windward YMCA has also taken part in the rummage sale for Pohakupu-Kukano several times.

- C. Membership and Programs: The Windward YMCA currently has 1,527 memberships with approximately 1,750 members. The current total is broken down as follows: 636 single adult memberships, 42 college-age memberships, 345 full-family (two adults and any number of children), 106 single-family (one adult and any number of children), 353 senior memberships, and 45 teen memberships. The Applicant states that the facility has about 1,000 member visits during a typical week. The Applicant explains that as members pass through the facility they "swipe in," which is how the number of visits is monitored; albeit, this is a high approximation because the Applicant says that it is not uncommon for members to swipe in each time they pass through the entrance.

The core programs of the Windward YMCA, along with usage times and number of participants, are as follows:

1. Fitness Center: The Windward YMCA operates a fitness center which includes free weight machines and cardio machines such as treadmills, stationary bicycles, and cross trainers. A total of 37 pieces of equipment are housed in the fitness center. The center is fully enclosed and is available during normal operating hours.
2. Group Exercise: The Windward YMCA offers 60 weekly group exercise classes in the studio and 15 weekly pool exercise classes. Classes range from yoga to Zumba to a special class for people with Parkinson's Disease. Depending on type and time, class attendance can vary from 6 to 40 members per session.
3. Aquatics: In addition to water exercise classes, members may also use the swimming pool to swim laps, receive swimming lessons, or recreational swimming. Group swim lessons are offered in two-month sessions averaging 150 to 170 children per session. Group swimming lessons are offered year-round. In addition to group swimming lessons, the Windward YMCA also offers one-on-one private lessons. The majority of swimming lessons occur Saturday mornings and weekday afternoons. On average, 6 to 12 children participate in swimming lessons in each time slot. Additionally, there are swim teams for both children and adults, with 10 to 12 members per group. The swimming pool is open during normal operational hours.
4. On-site Child Care: The Windward YMCA operates programs for children and teens whenever public school is out of session. The main summer program serves approximately 150 to 162 children and teens for 8 to 9 weeks. The programs include both indoor and outdoor activities, including two off-site excursions each week. The intersession programs are similar to the summer program; however, enrollment is less at approximately 70 to 95 children participating.
5. Off-site Child Care: The Applicant contracts with six State elementary schools to provide after-school care from 2:30 to 6:00 p.m. at those schools when school is in session. All activities take place at each individual school, except for

accounting and planning. Approximately 750 to 800 children participate in this program.

D. Other Permits and Approvals:

1. Building Permits: The Applicant states that the existing 10,000-square-foot, one-story main building was originally constructed in 1959 as a Federal office building; however, no building permit for that use can be found. The following building permits were subsequently approved to allow various improvements to the existing facility:

Building Permit Number	Approval Date	Description of Work
84902	April 28, 1970	Alteration of the existing pool locker room.
149983	February 6, 1981	New fence around the existing pool and the perimeter of the parking lot.
285003	May 8, 1990	New addition to the existing facility.
524541	August 2, 2001	Renovation of the existing facility.
573986	March 1, 2006	Construct a sewer line outside of the facility to connect to the City sewer system.
678724	September 28, 2011	Construct a roof over the central courtyard.

Building Permit No. 678724 allowed the Applicant to construct a roof over the existing courtyard; however, this was intended only to provide protection from the elements, rather than to authorize the expanded memberships and/or activities associated with this application.

2. Existing Use Permit: An Existing Use (EU) Permit No. 1990/SPR-7 for the Windward YMCA was approved on April 23, 1990 to allow the (pre)existing facility to continue in perpetuity, and to allow repairs to a fire-damaged roof. The EU Permit specifically authorized 400 youth and 35 adult memberships, and operating hours of 8:30 a.m. to 6:00 pm., Mondays through Fridays; and, 9:00 a.m. to noon on Saturdays; closed Sundays.
- E. Public Notification: On April 28, 2011 the Applicant sent letters to adjacent landowners informing them of its request regarding the proposal (to retain the) increase in intensity of the use of the existing facility. The Applicant also presented its proposal to the Kailua Neighborhood Board No. 31 ("Board") at its regularly scheduled meeting of May 5, 2011. On May 5, 2011, the Board's Chair sent a letter to the DPP stating that the Applicant had presented the project and would keep the Board apprised during the CUP process.

The DPP mailed notices to surrounding property owners upon acceptance of the CUP application. Several requests to convene a public hearing were received from surrounding property owners. On October 24, 2011, the DPP informed the Applicant via letter that a public hearing was warranted and would be held on November 22, 2011.

On November 2, 2011, the Applicant submitted an affidavit stating that the property owners within 300 feet of the site, which had been provided to the Applicant by the DPP, had been properly notified by mail of the time, date, and location of the public hearing.

- F. Public Hearing: The DPP convened a public hearing to receive public testimony at 9:00 a.m. on Tuesday, November 22, 2011, in the Mission Memorial Hearings Room. Approximately 20 members of the community attended the hearing. The Applicant and its agent spoke in favor of the request, citing several ways the Windward YMCA benefits the surrounding community. The agent noted that the facility has been in operation for several decades, and has provided many services to the community throughout the duration of its existence. The agent acknowledged that membership has grown dramatically since the facility's EU Permit was approved in 1990, and that the Applicant will be taking measures to mitigate some of the impacts associated with the increased intensity of use of the site; traffic in particular.

Two community members spoke in favor of the request. They stated that they were members of the Windward YMCA and that the facility was an excellent resource to the community as a place to improve one's health and also as a venue for community groups and organizations. They each explained that it should be taken into account that some members of the Windward YMCA are aware of the traffic issues and try to lessen the impacts caused by carpooling to the facility.

Three community members spoke in opposition to the request. They each cited the traffic problems resulting from the increased membership of the Windward YMCA as a potential hazard to the neighborhood. They expressed frustration at the apparent lack of attention the Applicant has given to addressing these impacts on the neighborhood. However, each of the testifiers that spoke in opposition to the Applicant's request also explained that they were aware of the value of the Windward YMCA as a community resource, and acknowledged the importance of the many services provided. They were primarily opposed to the increased intensity of use without sufficient mitigative measures. They expressed a desire for the Applicant to examine the possibility of reopening the Kailua Road access drive as a means of reducing the number of vehicle trips on Manu Aloha and Manu Oo Streets.

Three community members gave testimony at the public hearing, but had not stated position either for or against the proposal. These community members specifically wanted to express concerns regarding the increase in traffic as a result of the increased membership of the facility. These community members also recognized the important services and benefits that the Windward YMCA provides, but expressed concern that the impacts were not being addressed adequately. These testifiers also felt that the Applicant should explore the feasibility of re-opening the Kailua Road access drive.

The Applicant responded to the concerns raised by the testifiers that the Windward YMCA would be reviewing the scheduling of classes to possibly make adjustments that would ease the traffic burden. The Applicant also explained that members of the Windward YMCA are consistently encouraged to obey all traffic laws and be courteous drivers. The Applicant concluded by expressing appreciation for the input and welcomed all suggestions for improvement.

No other testimony was received.

- G. Other Community Comments: The DPP received a number of letters concerning the proposal which have been made a part of the file. One letter was in opposition to the proposal, and seven letters expressed support for the Applicant's request. Comments associated with these letters were similar in nature to the testimony received at the public hearing.
- H. Agency Comments: Comments were received from the Traffic Review Branch (TRB) of the DPP, the Department of Transportation Services (DTS), and the State of Hawaii Department of Transportation (DOT). The comments from these agencies are discussed in the Analysis section of this report.
- I. Environmental Review Requirements: The site is listed as an historic site; however, the State Historic Preservation Division confirmed that, since the Applicant has fulfilled agreed upon mitigation, the proposal is not subject to the environmental disclosure requirements of Chapter 343, Hawaii Revised Statutes (HRS).
- J. Applicant's Justification: The Applicant provided justification statements which are part of the file.

III. ANALYSIS

The Director of the DPP may allow a conditional use upon finding that the proposed use satisfies the following criteria:

- A. The proposed use is permitted as a conditional use in the underlying zoning district and conforms to the requirements of the Land Use Ordinance (LUO). Meeting and day-care facilities are permitted in the R-5 Residential District, subject to an approved CUP (Minor). The site has been in continuous use as a meeting facility and day-care facility since the late 1960s. Numerous alterations, including additions and demolitions, have been made to the facilities over the years; however, use of the site as a meeting facility and day-care facility has not changed. The Windward YMCA currently has approximately 1,750 members.

1. LUO Section 21-3.70-1 (Table 21-3.2), R-5 District Development Standards:

LUO Standards	LUO Provisions	Project Site
Minimum Lot Area	5,000 square feet	227,601 square feet (5.225 acres)
Minimum Lot Width/Depth	50 feet	Width: 150 - 245 feet Depth: 700 feet
Yards: Front Side / Rear	30 feet 15 feet	Front: 80 feet (approximate) Side: 15 feet Rear: 360 feet (approximate)
Maximum Building Area	50 percent of the zoning lot area (113,800.5 square feet)	About 9 percent of the zoning lot area (21,150 square feet approximately)

LUO Standards	LUO Provisions	Project Site
Maximum Height	25 feet (per zoning map)	20 feet

The site is in compliance with the development standards for the R-5 District.

2. LUO Section 5.450, Specific Use Standards for Meeting Facilities:

LUO Standards	LUO Provisions	Project Site
Accessory eating and drinking establishments	Accessory eating and drinking establishments shall not be permitted, except in the Apartment Mixed Use District.	Complies.
Sound proofing of certain structures and hours of operation	Certain structures may be required to be soundproofed and hours of operation may be required for amplification equipment.	Complies.
Access	All meeting facilities shall be located with access to a street or right-of-way of minimum access width and sufficient street frontage as determined by the appropriate agencies.	777 feet of access along Kailua Road, however, access is currently via Manu Oo Street, which has 220 feet of access.

The site is in compliance with the development standards for meeting facilities in the R-5 District; however, the TRB provided additional comments regarding the feasibility of restoring the existing access drive to Kailua Road. Further discussion of the TRB comments is provided in Section B(2)(e) of the Analysis.

3. LUO Section 21-5.180, Specific Use Standards for Day-care Facilities:

LUO Standards	LUO Provisions	Project Site
Activity Area Setback	All common activity areas shall be set back a minimum of 15 feet from adjoining lots in County, Residential, Apartment or Apartment Mixed Use Districts unless a six-foot high solid wall is provided. The requirement may be waived by the Director if topography or landscaping makes such a buffer.	Complies.
Minimum Access Width	As determined by the appropriate agency.	Adequate.
Drop-off / Pick-up Area	Schools with a design capacity in excess of 25 students shall provide off-street drop-off area of a minimum area equivalent to 4 standard-sized parking spaces.	No drop-off area is shown on the subject site plan. An off-street drop-off area of a minimum of 4 stalls should be provided near the entrance to the facility.

The site meets most of the LUO requirements for a day-care facility, with the exception of the minimum drop-off area, which is a minimum requirement for the use, which cannot be modified. No drop-off area is shown on the site plan submitted by the Applicant. It appears as though the area beneath the porte-cochere on the site may serve as a drop-off zone. See Exhibit B-1. However, if this is the case, then the site plans should reflect it, and should also indicate the dimensions of the drop-off area to ensure compliance with the development standard. The activity areas of the site are either inside or located near the center of the large parcel; therefore, there is more than adequate separation and/or buffering to mitigate any potential adverse effects associated with the day-care facility use.

4. LUO Section 21-4.70 and 21-4.70-1, Landscaping, Screening, and Buffering Standards:

LUO Standards	LUO Provisions	Project Site
Parking Lots With 10 or More Spaces	One canopy form tree a minimum of 2-inch caliper for every 6 parking stalls, or one canopy form tree of 6-inch caliper for every 12 parking stalls.	The rear parking area complies; however the front parking area, which abuts Manu Oo Street does not comply with the minimum canopy tree standards for parking lots.
Outdoor Trash Storage Area	Screened on a minimum of 3 sides by a wall or hedge at least 6 feet in height.	No trash area shown.
Non-residential Uses	Screened from any adjacent zoning lot in Country, Residential, Apartment, Apartment Mixed Use or Resort District by a solid wall or fence (except chain-link) or equivalent landscape buffer, 6 feet in height.	Portions of the site comply, and other portions are screened by topography and distance to the structure from the property line.

The application materials explain that the existing landscaping is typical of the surrounding area, with flowering ginger, ti plants, and grass. See Exhibit B-7. A sprinkling system is installed in the back lawn; however, it is rarely used. The remainder of the landscaping relies on natural rainfall, with supplementary watering with a hose when necessary. The application materials also note that there are no plans to alter the existing landscaping.

While the Applicant does not plan to alter existing landscaping, it should be noted that the existing parking lot is deficient in canopy form trees. Therefore, a revised landscaping plan which shows one canopy form tree, a minimum of two-inch caliper for every six parking stalls, or one canopy form tree of six-inch caliper for every 12 parking stalls, should be required as a condition of approval.

Additionally, although the site does not meet all of the LUO landscaping and screening requirements for non-residential uses, the location of the facility on the

large property adequately buffers the facility from neighboring properties. Therefore, the landscaping requirements may be appropriately modified, as permitted by LUO Section 21-2.90-2(c), to continue the existing minimal perimeter screening of the site, at least for the time being.

5. Off-Street Parking and Loading Requirements: The LUO parking requirement for a meeting facility is 1 stall per 75 square feet of assembly area, or 1 stall for every 5 fixed seats, whichever is greater. The facility also offers on-site day-care services; therefore, a parking requirement of one parking space for every 10 students of design capacity is also assessed, plus one parking space per 400 square feet of accessory office floor area. [Note: It is common that the DPP does not assess off-street parking for accessory office space. However, in this case, the Applicant operates an administrative office which supports uses in addition to the on-site meeting facility and day-care facility, i.e., the office provides administrative services to all of the Applicant's various off-site after-school programs. Therefore, the office space should be assessed off-street parking as if it were a principal office use.] Minimum off-street parking for the site is summarized in the following table.

Use	LUO Standard	Parking Required
Meeting Facility	1 per 75 square feet of assembly area for 6,784 square feet total	90.45 Spaces
Day-care	1 per 10 students for 162 students total (design capacity)	16.2 Spaces
Office	1 per 400 square feet for 1,100 square feet total	2.75 Spaces
TOTAL PARKING REQUIRED		109.4 (109) Spaces

The Applicant currently provides 59 off-street parking stalls on the site, which is deficient by 50 spaces.

The Applicant currently has a formal lease agreement with the Kailua United Methodist Church (KUMC), which abuts the Windward YMCA site to the east, wherein the Applicant leases 25 parking stalls from the KUMC for a monthly fee. [Note: This type of arrangement is a de facto off-site parking agreement, which requires the approval of a separate CUP (Minor).] Additionally, the Applicant has an "informal" agreement with the Faith Baptist Church (FBC) directly west of the site, wherein the Applicant has been granted permission to use the parking lot of the FBC during the week, and the Applicant in turn allows FBC to use the YMCA parking lot as overflow parking on Sundays. [Note: Again, this type of arrangement requires a separate CUP (Minor) for off-site parking.] In this arrangement, there is no set number of stalls available for use by the Applicant. However, during the public hearing several residents and an individual associated with maintaining the FBC's parking area testified that the FBC is conducting Bible study groups during the week, and parking becomes a serious issue for both members attending the FBC services and Windward YMCA members. Additionally, because there is no specific number of spaces available to the Applicant at the FBC, it is difficult to determine the true demand of parking generated by the facility.

In any event, the Applicant currently provides only 59 off-street parking stalls on the site. The 25 spaces leased from the KUMC are not available to the Applicant during all of its operating days and hours, i.e., not during weekday evenings, or on weekends; and, in any event only provides a limited number of additional parking spaces. The off-site parking provided on the FBC site appears to be unreliable. Therefore, the off-site parking is not sufficient to satisfy the off-street parking requirements of the use(s). Nevertheless, the community center lot is more than adequate in size and topography to accommodate the full number of required off-street parking stalls for the community center. Therefore, as a condition of approval, the Applicant should be required to provide a minimum of 50 additional off-street paved parking stalls on the site.

6. Signage: The Applicant did not submit any proposal for project signs. All signage on the site must comply with sign regulations enumerated in LUO Article 7. If the Applicant believes modification of the underlying sign regulations is justified, then it may also apply to for such modifications through the CUP (Minor), as provided by LUO Section 21-2.90-2(c).
7. Exterior Lighting: No exterior lighting plan was submitted by the Applicant. Pursuant to LUO Section 21-4.100, however, all exterior lighting must be shielded with full cut-off fixtures to eliminate direct illumination to any adjacent zoning lots. The Applicant must comply with this requirement.
8. Noise: Noise from heavy machinery and general construction of the previously approved project may impact the neighborhood, especially the nearest dwelling units to the north. However, noise impacts will be relatively short-term in duration, and the Applicant must comply with the State of Hawaii Department of Health (DOH) rules and regulations relating to construction noise. Furthermore, quiet hours should be imposed as a condition of approval for the facility between 10:00 p.m. and 6:00 a.m., since this is a normal requirement for non-dwelling uses in residential and apartment districts. In addition to quiet hours, the Applicant should not schedule classes or activities that have high attendance and, consequently, generate increased amounts of noise due to traffic and activity, in the early morning or late evening hours, so as to minimize the noise impacts to surrounding land uses.

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

1. Size, Location, Topography, and Natural Features: The 5.225 acre site is more than adequate for a meeting facility and day-care facility. The size, shape, and location of the property, particular with its extensive frontage along Kailua Road, are all suitable for the proposed improvements and use. The topography is gently sloping and there are no known natural habitats, significant trees, endangered biological species, or significant flood hazards affecting the lot. The site is adjacent to the Ulupo Heiau and, which is deemed to be an historic site; however, the State Historic Preservation Division (SHPD), consented to the proposed project in a letter dated January 6, 2011. The SHPD expressed concern that the proposed roof enclosing the courtyard might potentially block the historic view of Mt. Olomana from the Heiau. However, the Applicant subsequently redesigned the roof, lowering the height of 24 feet to 20 feet above

finished grade to mitigate any potential visual impediment of the heiau. The SHPD then consented to the revised height.

2. Infrastructure: The project site is served by existing municipal systems, including water, wastewater, and solid waste collection. Other than traffic, demand on infrastructure and public services is anticipated to be negligible, given that the existing facility has been operating at the current increased intensity for quite some time. The existing facility will continue in its current use, and the approved enclosure of the courtyard is to only accommodate existing Windward YMCA membership.

- a. Water: Potable water for the existing structures on the site is provided by The Board of Water Supply (BWS). An initial check with the BWS indicated that the review of the proposed action is based on the number of fixture units being applied for in the building permit application and since the project was not seeking an increase in fixture units, BWS had no comment. In addition, BWS was not aware of any water-related issues in the vicinity of the project area.
- b. Wastewater: The lot is currently connected to, and serviced by the municipal wastewater system. A sewer connection permit for the previously approved courtyard enclosure is not needed prior to its construction.
- c. Fire: Normal requirements will be addressed as part of the building permit review process; however, the applicant is advised to consult with the Honolulu Fire Department with regard to the process of its building permits.
- d. Drainage and Flood: The property is within Flood Zone X as determined by the Federal Flood Insurance Rate Map (FIRM). Zone X is defined as areas determined to be outside the floodplain.
- e. Traffic and Circulation: A traffic assessment impact report (TIAR) was not submitted with the application. Although an access drive to the site from Kailua Road does exist, this driveway was barricaded several decades ago to prevent cars from using the site as a thoroughfare to Ulukahiki Street, via Manu Oo and Manu Aloha Streets. Access to the site is currently limited to Manu Aloha and Manu Oo Streets.

The DOT had the following comment: Given the project's location [1200 Kailua Road, with continued access from Manu Oo Street], DOT does not anticipate any significant, adverse impacts to its transportation facilities.

The DTS had the following comment: The Traffic Engineering Division of the DTS has received complaints from area residents regarding the number of vehicles traversing Manu Aloha Street to get to the YMCA. An alternative access from Kailua Road should be explored as a measure to mitigate the traffic along Manu Aloha Street.

The TRB of the DPP had the following comments:

- i. A TIAR should be prepared to determine the relative impacts resulting from existing traffic being generated by the various activities of the Windward YMCA during the peak periods of traffic and during the peak generation periods of the facility. An assessment of any potential increase in traffic from the proposed expansion should also be analyzed. Affected residents should be contacted to determine if there are any additional traffic and/or parking concerns that need to be addressed in the report. Discussions with and concerns from the residents should be included and documented in the TIAR. Traffic mitigation measures should include the preparation and implementation of a traffic management plan (TMP). Additional traffic mitigation measures should include the feasibility of reopening an existing driveway on Kailua Road to a right turn ingress and egress. Coordination with the DOT and the Public Transit Division of the DTS will be necessary to effectuate this reopening. Discussions with these agencies should be documented. The cost to implement these mitigation measures should be borne by the Applicant.

The TIAR should also address the use of the site by tourist buses accessing the site to visit the abutting Ulupo Heiau; and, should consider whether impacts on area streets can be lessened by accommodating all bus types on the site. And, the TIAR should further address any continued use of the available parking on the site to off-site churches during the weekends.

- ii. A TMP should be prepared by the Applicant. As part of the TMP, a current inventory, in tabular form, of the modes of travel by the various groups of members and by types of activity should be determined to identify where emphasis should be placed to reduce the total number of vehicular trips being generated by the facility, particularly members attending a specific activity who drive as a single occupant of a vehicle. Traffic demand management (TDM) strategies should be identified and include carpooling, ride sharing, transit incentives, and other similar measures. Every effort should be made by the Applicant to promote the use of TDM strategies by the members. An annual report should be submitted to document the relative effectiveness of the TMP and to determine if an updated TIAR is necessary. Any additional concerns raised by the affected residents and resolutions to these concerns should be included in the annual report.

The comments of the DOT and the DTS are further supported and adequately addressed by the comments of the TRB. The recommendations of the TRB should be incorporated in their entirety as conditions of approval.

- C. The proposed use will not alter the character of the surrounding area in a manner substantially limiting, impairing, or precluding the uses of surrounding properties for the principal uses permitted in the underlying zoning district. The site is in the R-5 Residential District and the meeting facility and day-care facility have been operating on the site since the late 1960s. The meeting facility and day-care facility are permitted in the R-5 District with an approved CUP (Minor). Compliance with the imposed conditions of approval, particularly with respect to the mitigation of traffic and parking issues, should adequately mitigate the adverse effects resulting from the community center's expansion over time.
- D. The use at its proposed location will provide a service or facility which will contribute to the general welfare of the community-at-large or surrounding neighborhood. The existing meeting facility and day-care facility provide much needed community services and educational opportunities that contribute to the general welfare of the whole community; the Kailua neighborhood, in particular.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following Conclusions of Law:

- A. The proposed expansion of the community center on the site is permitted as a conditional use in the R-5 Residential District.
- B. Because of its size, shape, location, topography, natural features, and adequacy of area infrastructure, the site is suitable for the proposed use.
- C. The proposed use will not alter the character of the surrounding area in a manner substantially limiting, impairing, or precluding the use of surrounding properties for the principal uses permitted by the underlying zoning, provided the Applicant complies with certain conditions of approval.
- D. The proposed use will provide services that contribute to the general welfare of the community-at-large and the surrounding neighborhood.

V. DECISION AND ORDER

Pursuant to the Findings of Fact and Conclusions of Law, the Director of the Department of Planning and Permitting (DPP) hereby **APPROVES** the application for a Conditional Use Permit (Minor) (CUP) to allow (retain) the expansion of an existing meeting facility (community center) and day-care facility, which includes additional memberships, activities, and days and hours of operation currently provided by the YMCA, **subject to the following conditions:**

- A. Operation and development of the meeting facility shall be in general conformance with the approved project, as described herein, and as shown on plan drawings attached hereto as Exhibits "B-1" through "B-7." Any modification to the project and/or plans shall be subject to the prior review of and approval by the Director of the DPP. Minor modifications shall be processed in accordance with Land Use Ordinance (LUO) Section 21-2.20(k). Major modifications shall require a new CUP (Minor).

- B. This CUP (Minor) shall supersede Existing Use Permit No. 90/SPR-7, with the exception of those authorizations associated with Condition L, as stated herein.
- C. The meeting facility (community center) use shall have a maximum of 1,527 memberships.
- D. The day-care facility use shall have a maximum enrollment of 162 students.
- E. **Within 60 days of the approval date of this CUP (Minor)**, the Applicant shall submit to the Director of the DPP (Land Use Approval Branch), for his review and approval, a matrix of all classes and activities offered on-site during a normal operating week. The matrix shall include: (1) the time each class or activity is held; (2) duration of the class or activity; and, (3) the number of members attending.
- F. **Within 60 days of the date of the approval of this CUP (Minor)**, the Applicant shall submit a revised parking plan to the Director of DPP (Land Use Approval Branch, for his review and approval, which shows an additional 50 standard-size parking stalls which conform to the size and maneuverability specifications enumerated in LUO Section 21-6.50, relating to minimum (parking lot) dimensions. Parking areas shall be provided and maintained with an all-weather surface and shall be landscaped as specified in Section 21-4.70 of the LUO. **The new parking area shall be constructed and open for use within 120 days of the approval date of this CUP (Minor).**
- G. **Within 270 days of the approval date of this CUP (Minor)**, the Applicant shall coordinate with the DPP Traffic Review Branch (TRB) and shall submit the following, for its review and approval:
1. A traffic impact analysis report (TIAR) shall be prepared to determine the relative impacts resulting from existing traffic being generated by the various activities of the Windward YMCA during the peak periods of traffic and during the peak generation periods of the facility. An assessment of any potential increase in traffic from the proposed expansion should also be analyzed. Affected residents shall be contacted to determine if there are any additional traffic and/or parking concerns that need to be addressed in the report. Discussions with and concerns from the residents shall be included and documented in the TIAR. Traffic mitigation measures shall include the preparation and implementation of a traffic management plan (TMP). Additional traffic mitigation measures shall include the feasibility of reopening an existing driveway on Kailua Road to a right turn ingress and egress. Coordination with the State Department of Transportation and the Public Transit Division of the Department of Transportation will be necessary to effectuate this reopening. Discussions with these agencies shall be documented. The cost to implement these mitigation measures shall be borne by the Applicant.

The TIAR shall also address the use of the site by tourist buses accessing the site to visit the abutting Ulupo Heiau; and, shall consider whether impacts on area streets can be lessened by accommodating all bus types on the site. And, the TIAR shall further address any continued use of the available parking on the site to off-site churches (or any other users) during the weekends.
 2. A TMP shall be prepared by the Applicant. As part of the TMP, a current inventory, in tabular form, of the modes of travel by the various groups of

members and by types of activity shall be determined to identify where emphasis should be placed to reduce the total number of vehicular trips being generated by the facility, particularly members attending a specific activity who drive as a single occupant of a vehicle. Traffic demand management (TDM) strategies shall be identified and include carpooling, ride sharing, transit incentives, and other similar measures. Every effort shall be made by the Applicant to promote the use of TDM strategies by the members. An annual report shall be submitted to document the relative effectiveness of the TMP and to determine if an updated TIAR is necessary. Any additional concerns raised by the affected residents and resolutions to these concerns shall be included in the annual report.

3. Recommendations identified in the TIAR to mitigate traffic impacts shall be completed within two years of the approval date of this CUP (Minor).

- H. The Applicant shall implement quiet hours between the hours of 10:00 p.m. and 6:00 a.m., daily. Activities and/or uses which may generate noise impacts to the surrounding residents, such as the use of amplified music and/or sound systems, the use of outdoor areas for purposes other than routine maintenance, and/or organized social functions, shall not be permitted during stipulated quiet hours.
- I. All accessory kitchens shall only be used to support on-site activities directly related to the operation of the meeting facility and/or day-care facility.
- J. All exterior lighting shall be shielded to prevent light spillage onto street rights-of-way and/or adjoining lots.
- K. **Within 90 days of the approval date of this permit**, the Applicant shall submit a revised landscape plan which shows all on-site landscaping and plant material provided with a permanent irrigation system.
- L. In the event that the Applicant fails to comply fully with any of the time requirements stipulated by Conditions E, F, G, and/or K, as stated herein, then the membership and authorized days and hours of operation of the meeting facility use authorized by this CUP (Minor) shall automatically revert to those specifically approved by Existing Use Permit No. 90/SPR-7. The Director of DPP may modify these time requirements when reasonably justified, provided that the Applicant shall request any such extension of time in writing prior to the respective deadline.
- M. This application has only been reviewed and approved pursuant to the provisions of LUO Sections 21-2.90, et seq. (Conditional Use Permits), 21-5.180 (Day-care Facilities), and 21-5.450 (Meeting Facilities), and its approval shall not constitute compliance with other governmental agencies' requirements. These are subject to separate review and approval. The Applicant shall be responsible for insuring that the final plans for the project approved under this permit comply with all applicable government agencies' provisions and requirements, including compliance with all other LUO provisions.
- N. The Applicant and/or landowner shall submit written notification to the Director of DPP (Land Use Permits Division) of any change in use, including the addition of any accessory uses and/or structure, termination of any use on the property; and/or transfer in ownership of the property or of any use on the property.

1. In the case of any addition and/or change in use, the Director shall determine if the proposed change requires a minor or major modification of the Conditional Use Permit.
 2. In the event of a change in ownership, the Director shall notify the new owner (by copy of this report) that the site and/or facility is permitted and/or governed by the Conditional Use Permit (Minor), and that compliance with all conditions of approval is required.
- O. The Director may modify the conditions of this permit by imposing additional conditions, modifying existing conditions, or deleting conditions deemed satisfied upon a finding that circumstances related to the approved project have significantly changed so as to warrant a modification to the conditions of approval.
- P. In the event of the noncompliance with any of the conditions set forth herein, the Director may terminate all uses approved under this permit or halt their operation until all conditions are met or may declare this Conditional Use Permit (Minor) null and void or seek civil enforcement.

Dated at Honolulu, Hawaii, this 4th day of January, 2012.

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

By



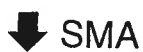
David K. Tanoue, Director

DKT:nw

Attachments

cc: Dennie Chong
Gwendolyn Chong
James Wood
Janie Blumenstein
Allan Takeshita
Michael Leland
Shannon Wood
Carolynn Ferreira

Legend



Within
SMA

SITE

SMA

SMA

SMA

Ulukahiki St

Castle
Memorial
Hospital

Manu Laiki St

Manu Aloha St

Manu Mele St

Manu Oo St

Uluoa St

Kaliua Rd

Pohakupu
Park

Kalaniana'ole Hwy

to Kaneohe

Pali
Center

Ulupuni St

Uluoa St

Ulumu St

Uluwao St

Uluvalu St

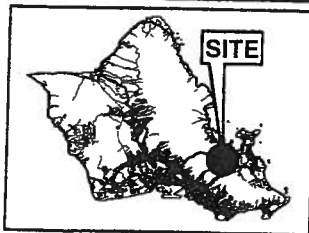
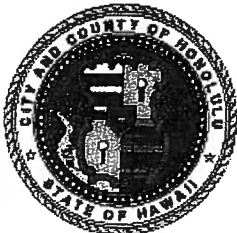
Uluvalu Dr

Uluhehe St

Uluhehe St

Ha Hale Pl

Uluopini Lp



VICINITY MAP

0 250 500 1,000

Scale: 1" = 500 FT



LOCATION MAP KAILUA

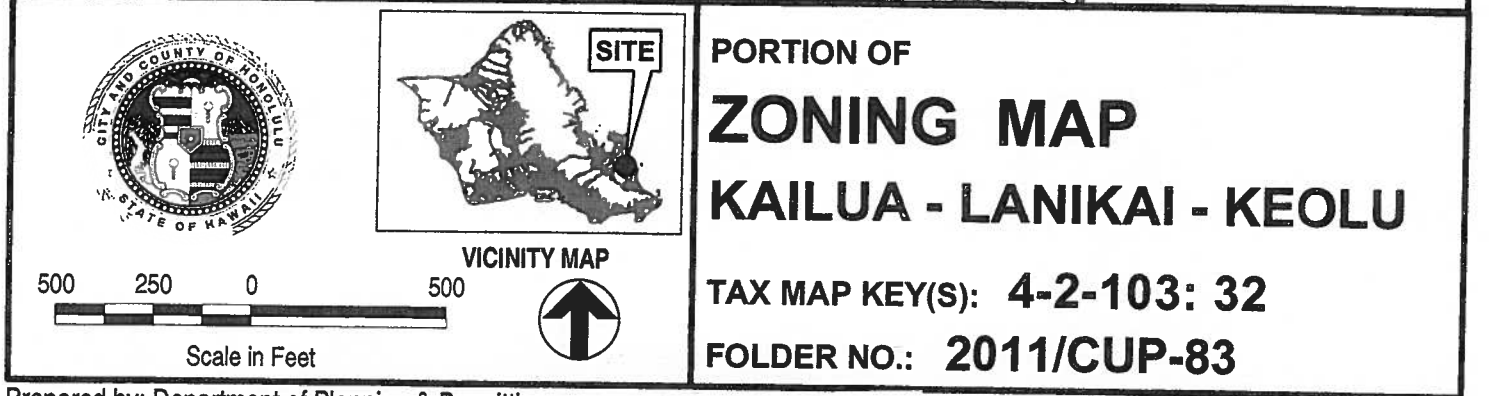
TAX MAP KEY(S): 4-2-103:032

FOLDER NO.: 2011/CUP-83

Prepared by:

Exhibit A-1

Copyright City & County of Honolulu
All Rights Reserved 2008



RECEIVED

11 OCT -5 P3:37

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS, PROPERTY LINES, AND ADJACENT PROPERTIES. VERIFY ALL DIMENSIONS AND LOCATIONS TO THE ATTENTION OF HONOLULU ADJACENTS. LOTS DO NOT SCALE DIMENSIONS.
2. ALL DIMENSIONS ARE TO BE CONSTRUCTED PER SET AND WITH BOUNDARY CORNER.
3. CONTRACTOR IS RESPONSIBLE TO ADVANCE AND OBTAIN ALL NECESSARY PERMITS AND ALL OTHER SPECIAL REQUIREMENTS FROM THE CITY AND COUNTY OF HONOLULU. SPECIAL REQUIREMENTS FROM THE CITY AND COUNTY OF HONOLULU MAY BE REQUIRED.
4. TAX MAP REF: 4-2-100222
5. AREA: 6,200 SF
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TO BE ENCLOSED	140	SP
COVERED EXTENSION	2,400	SP
TOTAL	2,540	SP
POOL HOUSE	1,146	SP
LOT COVERAGE	6,200	SP
PERMITS	AS-2	PT
OCCUPANCY	AS-2	PT
CONSTRUCTION TYPE	AS-2	PT
PARKING SPACES	154	ST
FROM ADJ	6,200	SP
REARER ALLOWABLE AREA	6,200	SP
SECTION DATE	10/11/11	SP
MANAGER/ALLOWABLE AREA	6,200	SP

11/4

BUILDING
FILE COPY

90/411-7

PROJECT NAME	Y.M.C.A.
PROJECT NO.	90/411-7
DATE	10/11/11
BY	10/11/11
CHECKED	10/11/11
APPROVED	10/11/11
DESIGNED	10/11/11
CONSTRUCTED	10/11/11
PERMIT	10/11/11

CITY AND COUNTY OF HONOLULU
HONOLULU COUNTY CODE 18A, AS AMENDED
To the best of my knowledge, this project design substantially
conforms to the Building Energy Conservation Code and the
Building Component System
Electrical Component System
Mechanical Component System
Signature: [Signature]
Title: [Title]
Date: 10/11/11

10/11/11

APPROVED
DPP

BUILDING
FILE COPY

SHEFFIELD ASSOCIATES ARCHITECTS

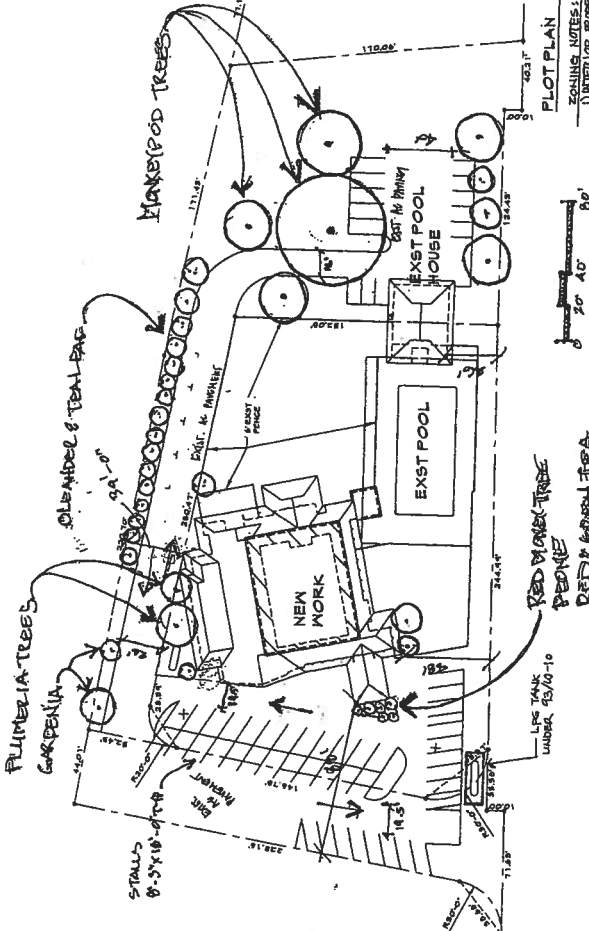
48 MOULI STREET, SUITE 0
KAILUA, HAWAII 96734
TEL: 808-253-1234
FAX: 808-253-1235
WWW.SHEFFIELDARCH.COM

Y.M.C.A. ADDITION

1200 Kailua Road
Kailua, Hawaii 96734
TRAC 4-2-100222
July 22, 2010

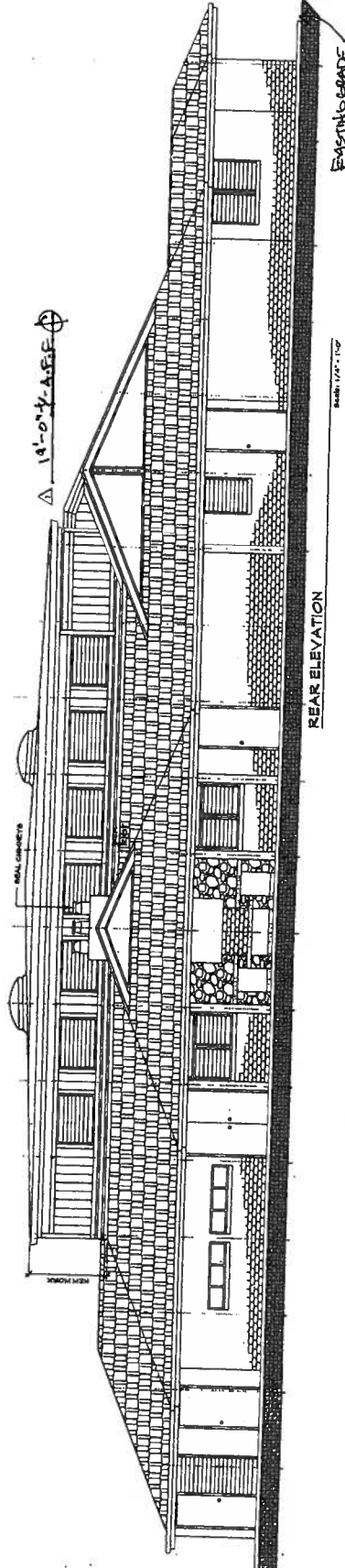
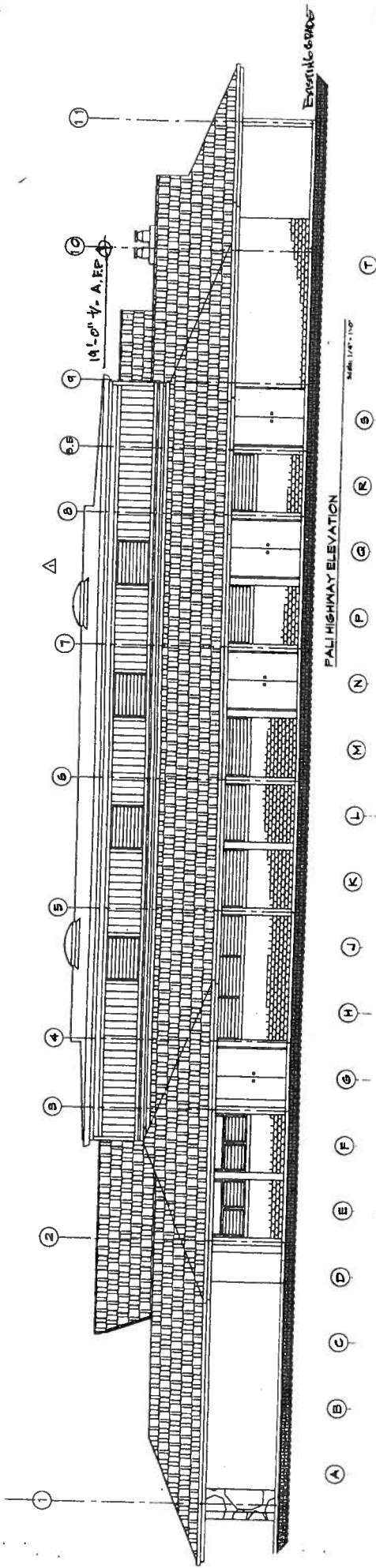
Revision: [Table]

1 OF 20



NOTES:

- 1) INTERIOR PROPERTY LINES AS SHOWN NOT VERIFIED. COULD NOT LOCATE SUBDIVISION FILE NUMBER. THIS MAPS SHOW THIS AS 10' WIDE. ADJACENT MAPS SHOW IT AS 4'-2-15-51.
- 2) PARKING LAYOUT AS SHOWN DOES NOT MATCH 10/11/11 & SUBSEQUENT BLDG. PERMITS.
- 3) LOT COVERAGE DATA NOT VERIFIED. SOME DISCREPANCIES IN PERMITS.
- 4) Y.M.C.A. CURRENTLY PROCESSING A CONDITIONAL USE PERMIT WHICH WILL ADDRESS THE ABOVE DISCREPANCIES.



SHEFFIELD ASSOCIATES ARCHITECTS

48 MOULI STREET, SUITE D
KAILUA, HAWAII 96734
TEL: 832-1111
WWW.SHEFFIELDARCHITECTS.COM

WE HEREBY CERTIFY THAT THE ABOVE DRAWING IS THE WORK OF AN ARCHITECT REGISTERED IN THE STATE OF HAWAII.

[Signature]

DATE: 07/22/2010

YMCA ADDITION

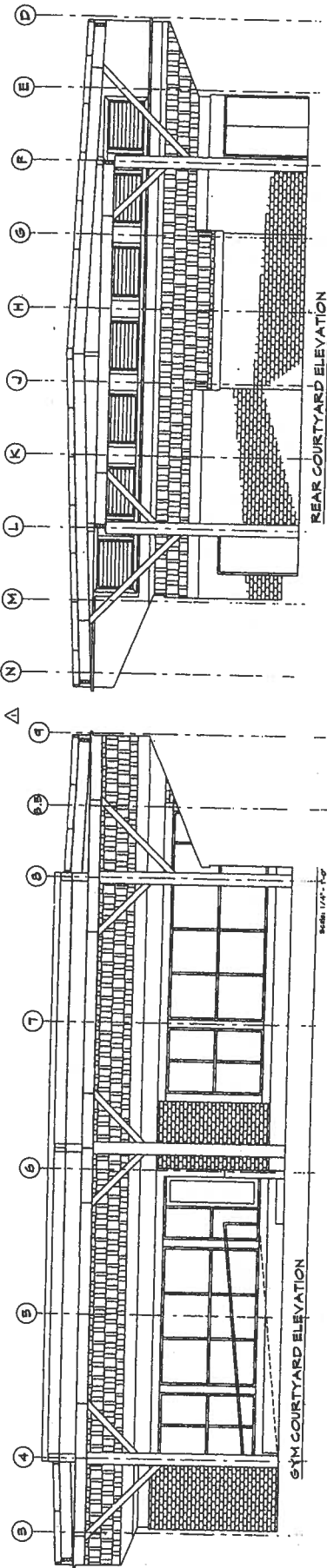
1200 Kailua Road
Kailua, Hawaii 96734
TRAC 4-2-103-032

Revisions: July 22, 2010

No.	Date	Description
1	7/24	ROOF CORNER

A-2

4 OF 30

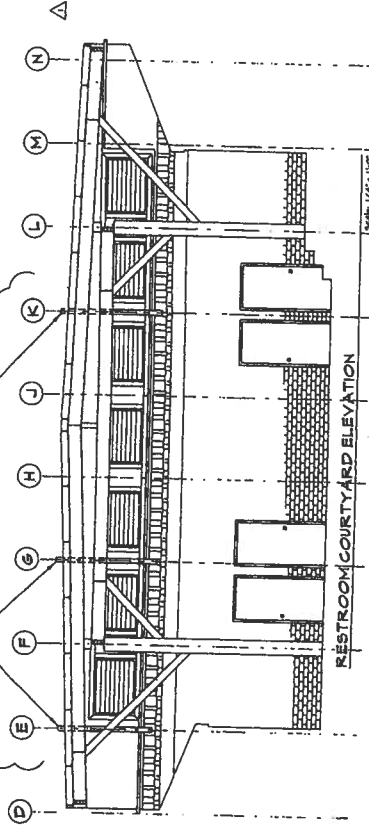


SYM COURTYARD ELEVATION

Scale: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"

EXTENDING PLASTER VERTS THROUGH ROOF



RESTROOM COURTYARD ELEVATION

Scale: 1/4" = 1'-0"



1/4" = 1'-0"

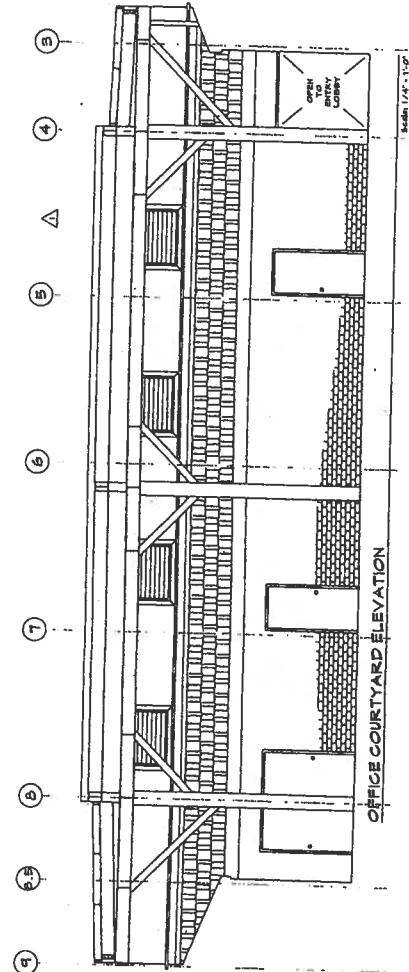
SHEFFIELD ASSOCIATES ARCHITECTS
48 HICKORY STREET, SUITE 200
HALLAM, IN 46033
TEL: 317.444.1111 FAX: 317.444.1112
WWW.SHEFFIELDASSOCIATES.COM

YMCA ADDITION
1200 Kailua Road
Kailua, Hawaii 96734
TNC 4-2-103032
July 22, 2010

Revisions:

No.	Date	Description
1	7/24	LOFTED ROOF
2	7/13	EXTEND ROOF VERTS

A-4



OFFICE COURTYARD ELEVATION

Scale: 1/4" = 1'-0"



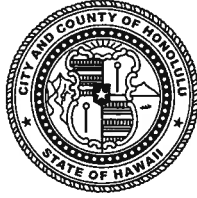
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5

FILE

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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



PETER B. CARLISLE
MAYOR

DAVID K. TANOUE
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

2011/CUP-83 (RM)

November 2, 2011

Ms. Pua Aiu, Administrator
Department of Land and Natural Resources
State Historic Preservation Division
Kakuhihewa Building
601 Kamokilo Boulevard, Suite 555
Kapolei, Hawaii 96707

Dear Ms. Aiu:

Conditional Use Permit (Minor) Application No. 2011/CUP-83

Project Name: Windward YMCA
Location: 1200 Kailua Road - Kailua
Tax Map Key: 4-2-103: 32

Enclosed for your review and comment is an application for a Conditional Use Permit (minor) to allow (retain) the expansion of an existing meeting facility and day-care on the above site.

Please evaluate the impact of the project on the public facilities and services which are planned or provided by your department and indicate whether they are adequate to service the project. If public facilities and services are not adequate, indicate what improvements would be necessary to support the project. Please reply by the date noted below.

Please contact Robert Mills of our staff at 768-8052, if you have any questions.

Very truly yours,


David K. Tanoue, Director
Department of Planning and Permitting

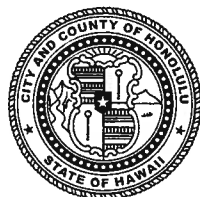
DKT:nw

Enclosure

REPLY DUE TO DPP: December 2, 2011

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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



PETER B. CARLISLE
MAYOR

DAVID K. TANOUÉ
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

2011/CUP-83 (RM)

November 2, 2011

Mr. Glenn Okimoto, Director
State Department of Transportation
AliiAIMoku Building
869 Punchbowl Street
Honolulu, Hawaii 96813
Attn: Highways Division

Dear Mr. Okimoto:

Conditional Use Permit (Minor) Application No. 2011/CUP-83

Project Name: Windward YMCA
Location: 1200 Kailua Road - Kailua
Tax Map Key: 4-2-103: 32

Enclosed for your review and comment is an application for a Conditional Use Permit (minor) to allow (retain) the expansion of an existing meeting facility and day-care on the above site.

Please evaluate the impact of the project on the public facilities and services which are planned or provided by your department and indicate whether they are adequate to service the project. If public facilities and services are not adequate, indicate what improvements would be necessary to support the project. Please reply by the date noted below.

Please contact Robert Mills of our staff at 768-8052, if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "D. K. Tanoue", is written over the typed name and title.

David K. Tanoue, Director
Department of Planning and Permitting

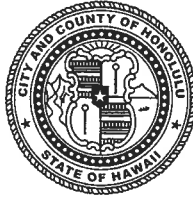
DKT:nw

Enclosure

REPLY DUE TO DPP: December 2, 2011

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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



PETER B. CARLISLE
MAYOR

DAVID K. TANOUE
DIRECTOR


JIRO A. SUMADA
DEPUTY DIRECTOR

2011/CUP-83 (RM)

November 2, 2011

MEMORANDUM

TO: WAYNE Y. YOSHIOKA, DIRECTOR
DEPARTMENT OF TRANSPORTATION

FROM:  DAVID K. TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: REQUEST FOR REVIEW AND COMMENT ON APPLICATION NO. 2011/CUP-83
FOR A MINOR CONDITIONAL USE PERMIT FOR THE EXPANSION OF AN
EXISTING MEETING FACILITY AND DAY-CARE.
WINDWARD YMCA
1200 KAILUA ROAD - KAILUA
TAX MAP KEY: 4-2-103: 32

Enclosed for your review and comment is an application for a Conditional Use Permit (minor) to allow (retain) the expansion of an existing meeting facility and day-care on the above site.

Please evaluate the impact of the project on the public facilities and services which are planned or provided by your department and indicate whether they are adequate to service the project. If public facilities and services are not adequate, indicate what improvements would be necessary to support the project. Due to statutory deadlines for processing, please reply by **December 2, 2011**.

Please contact Robert Mills of our staff at 768-8052, if you have any questions.

Attachments

NEIL ABERCROMBIE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

December 2, 2011

Mr. David K. Tanoue
Director
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Tanoue:

Subject: Windward Young Men's Christian Association (YMCA)
Conditional Use (Minor) Permit Application No. 2011/CUP-83

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project.

DOT understands the current level of activities occurring at the Windward YMCA has exceeded the level of activities permitted under 90/SPR-7. DOT further understands the Windward YMCA requests that the subject permit, will allow (retain) the expansion of its existing meeting facility and day-care on the subject premises. While the Windward YMCA is located on 1200 Kailua Road, access will continue to be from Manu Oo Street.

Given the project's location, DOT does not anticipate any significant, adverse impacts to its transportation facilities.

DOT appreciates the opportunity to provide comments. If there are any other questions, please contact Mr. Elton Teshima of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7978.

Very truly yours,

A handwritten signature in black ink, appearing to read "Glenn M. Okimoto".

GLENN M. OKIMOTO, Ph.D.
Director of Transportation

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
JADE T. BUTAY
FORD N. FUCHIGAMI
RANDY GRUNE
JADINE URASAKI

IN REPLY REFER TO:
STP 8.0656

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

11 DEC -8 AM 1:27

RECEIVED

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813

Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov



WAYNE Y. YOSHIOKA
DIRECTOR

KAI NANI KRAUT, P.E.
DEPUTY DIRECTOR

TP11/11-440444R

November 21, 2011

MEMORANDUM

TO: DAVID K. TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

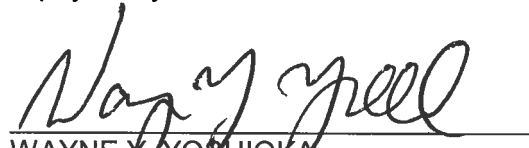
FROM: WAYNE Y. YOSHIOKA, DIRECTOR
DEPARTMENT OF TRANSPORTATION SERVICES

SUBJECT: REQUEST FOR REVIEW AND COMMENT ON APPLICATION NO. 2011/CUP-83 FOR A MINOR CONDITIONAL USE PERMIT FOR THE EXPANSION OF AN EXISTING MEETING FACILITY AND DAY CARE, WINDWARD YMCA, 1200 KAILUA ROAD – KAILUA; TAX MAP KEY (TMK): 4-2-103: 32

This responds to your memo dated November 2, 2011, requesting our review and comments regarding an application for a Conditional Use Permit for the expansion of facilities at the Windward YMCA.

The Traffic Engineering Division (TED) has the following comment concerning this project. They have been receiving complaints from area residents regarding the number of vehicles traversing Manu Aloha Street to get to the YMCA. The CUP should discuss an alternative access off of Kalanianaʻole Highway as a measure to mitigate the traffic along Manu Aloha Street. The CUP should also indicate if alternative access to the site off of Kalanianaʻole Highway has been discussed with the State of Hawaii Department of Transportation.

Thank you for the opportunity to review this matter. Should you have any further questions on the matter, you may contact Michael Murphy of my staff at Local 88359.


WAYNE Y. YOSHIOKA
Director

cc: Mr. Jason Lau, P.E., Principal
The Limitiaco Consulting Group

RECEIVED
PETER B. CARLIS
MAYOR

NOV 22 10:44

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Robert
mills

Process Edit

Record agency comments
Job 043569467-002 (2011/CUP-83)

TRB Comments from Mel

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
ROBERT MILLS	Scheduled		Nov 01, 2011			

Details

Agency Comments:

A traffic impact analysis report (TIAR) shall be prepared to determine the relative impacts resulting from existing traffic being generated by the various activities of the Windward YMCA during the peak periods of traffic and during the peak generation periods of the facility. An assessment of any potential increase in traffic from the proposed expansion should also be analyzed. Affected residents should be contacted to determine if there are any additional traffic and/or parking concerns that need to be addressed in the report. Discussions with and concerns from the residents should be included and documented in the TIAR. Traffic mitigation measures shall include the preparation and implementation of a traffic management plan (TMP). Additional traffic mitigation measures shall include the feasibility of reopening an existing driveway on Kailua Road to a right turn ingress and egress. Coordination with the State Department of Transportation and the City Public Transit Division will be necessary to effectuate this reopening. Discussions with these agencies should be documented. The cost to implement these mitigation measures shall be borne by the applicant.

A TMP shall be prepared by the applicant. As part of the TMP, a current inventory, in tabular form, of the modes of travel by the various groups of members and by types of activity should be determined to identify where emphasis should be placed to reduce the total number of vehicular trips being generated by the facility, particularly members attending a specific activity who drive as a single occupant of a vehicle. Traffic demand management (TDM) strategies should be identified and include carpooling, ride sharing, transit incentives and other similar measures. Every effort shall be made by the applicant to promote the use of TDM strategies by the members. An annual report shall be submitted to document the relative effectiveness of the TMP and to determine if an updated TIAR is necessary. Any additional concerns raised by the affected residents and resolutions to these concerns should be included in the annual report.

Mel H. - TRB

Agency:

TRB

Comments:

Reviewed by:

Mel H.

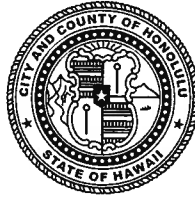
4

4

File

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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



PETER B. CARLISLE
MAYOR

DAVID K. TANOUÉ
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

2011/CUP-83 (RM)

October 24, 2011

Mr. Dan Ide, Principal
Palekana Permitting and Planning
765 Amana Street, Suite 303
Honolulu, Hawaii 96814

Dear Mr. Ide:

Subject: Conditional Use Permit Application No. 2011/CUP-83
YMCA of Honolulu
1200 Kailua Road – Kailua
Tax Map Key 4-2-13: 31

This is to inform you that, subject to Land Use Ordinance (LUO) Section 21-2.90-1(c)(1), the Director has determined that sufficient justification exists to hold a public hearing for the subject application to allow the expansion of a meeting facility on the site. The public hearing will be held at 9:00 a.m. on Tuesday, November 22, 2011, at the Mission Memorial Hearings Room, City Hall Annex, 550 South King Street, Honolulu, Hawaii.

Therefore, pursuant to LUO Section 21-2.90-1(c)(3), within 10 days of the date of this notice you are required to make a good-faith effort to notify all owners of land within 300 feet of the site, by regular mail, of the public hearing (date, time, place) that has been scheduled for the request. Attached is the list of landowners you need to contact. You are also required to submit an affidavit confirming that these notification requirements have been met, including a copy of the notice provided to these landowners. Please note that notification may be made to the respective homeowners' board or association of an affected condominium property regime or cooperative housing corporation in lieu of individual owners.

Additionally, pursuant to LUO Section 21-2.90-1(c)(2), the deadline for the Director to act on the application is extended from 45 to 90 days from acceptance of the application. The new statutory deadline is now January 4, 2012.

Please contact Robert Mills of our staff at 768-8052 if you have any questions.

Sincerely yours,


David K. Tanoue
Director of Planning and Permitting

DT:nw
Attachment

DEPARTMENT OF PLANNING AND PERMITTING

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Department of Planning and Permitting of the City and County of Honolulu under Chapter 21, Revised Ordinances of Honolulu, as amended, for the following application at the date and the time specified or soon thereafter:

DATE: Tuesday, November 22, 2011

TIME: 9:00 a.m.

PLACE: Mission Memorial Conference Room, Mission Memorial Building, 550 South King Street, Honolulu, Hawaii

APPLICATION: CONDITIONAL USE PERMIT (MINOR)
FILE NO. 2011/CUP-83 (RM)

APPLICANT: Windward YMCA

LANDOWNER: YMCA of Honolulu

AGENT: Palekana Permitting and Planning

LOCATION: 1200 Kailua Road - Kailua

TAX MAP KEY: 4-2-103: 32

ZONING: R-5 Residential

PROPOSAL: To allow (retain) the expansion of the existing meeting facility and day-care use on the subject site to accommodate increased membership.

Maps showing the general location and boundaries of the area under consideration are on file at the Department of Planning and Permitting, Data Access and Imaging Branch, First Floor, Frank F. Fasi Municipal Building, 650 South King Street, and are available to the public for inspection during office hours, 7:45 a.m. to 4:30 p.m., Monday through Friday. For assistance, please call Robert Mills of the department's Land Use Approval Branch at 768-8052.

Any disabled persons requiring special assistance should contact the Department of Planning and Permitting at least two working days prior to the hearing at 768-8006 for details.

All interested persons are invited to attend. Those persons desiring to testify may register prior to the public hearing at the public hearing site and are encouraged to submit one copy of their testimony in writing.



RECEIVED

'11 NOV -2 P4:10

FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Aloha Neighbor,

Subject: Conditional Use Permit Application No. 2011/CUP-83
YMCA of Honolulu
1200 Kailua Road – Kailua
Tax Map Key 4-2-13:31

This is to inform you that, pursuant to Land Use Ordinance ("LUO") Section 21-2.90-1(c)(1), the Director of the City and County of Honolulu Department of Planning and Permitting has determined that there shall be a public hearing for the subject application to allow the expansion of the activities that have been approved for the meeting facility on the site.

The public hearing will be held at 9:00 a.m. on Tuesday, November 22, 2011, at the Mission Memorial Hearings Room, City Hall Annex, 550 South King Street, Honolulu, Hawaii.

Aloha,

YMCA of Honolulu
Windward YMCA

C: Palekana Permits
DPP

AFFIDAVIT OF MAILING

I, Devon Nekoba, being first duly sworn, depose and state that I mailed, by regular first class mail, on November 1, 2011, a Notification Public Hearing for the Windward YMCA Conditional Use Permit (Minor) Application No. 2011/CUP-83 to the addressees on the attached sheet pursuant to LUO Section 21-2.90-1(c)(3).

NP.
Dated this ^{2nd} ~~1st~~ day of November, 2011.



JURAT WITH AFFIANT STATEMENT

State of Hawaii

County of Honolulu

First Judicial Circuit

} ss.

- ☒ See attached document (Notary to cross out lines 1-8 below.)
☐ See statement below (Lines 1-8 to be completed only by document signer[s].)

1
2
3
4
5
6
7
8

Signature of Signer No. 1

Signature of Signer No. 2

Document Description:

Affidavit of Mailing

Document Date: NOV 02 2011

No. Pages: 1

Subscribed and sworn to (or affirmed) before me

this 2nd day of November, 2011
Date Month Year

by

(1) Devon Nekoba

Name of Signer

and

(2) N/A

Name of Signer

Kristin Gibson
Notary's Signature

NOV 02 2011
Date

Kristin Gibson

Printed Name of Notary



Place Notary Seal or Stamp Above

My commission expires: My commission expires: July 31, 2013

4-2-032: 097

DELSOL,FAMILY TR
1243 ULUPUNI ST
KAILUA, HI 96734

4-2-032: 098

CHING,HAROLD,T S, JR
1214 ULUPALAKUA ST
KAILUA, HI 96734

4-2-032: 099

FEDOR,MICHAEL L
1206 ULUPUNI ST
KAILUA, HI 96734

4-2-032: 100

SANG,BRADLEY N K A N
1212 ULUPUNI ST
KAILUA, HI 96734

4-2-032: 101

HOLTY,JOSEPH S
1220 ULUPUNI ST
KAILUA, HI 96734

4-2-032: 102

TANABE,JUDY K TR
616 HAUSTEN ST 1
HONOLULU, HI 96826

4-2-032: 103

KANINAU,LYNETTE TRUST
1234 ULUPUNI ST
KAILUA, HI 96734

4-2-032: 104

YEAGER,DWIGHT C TR
1240 ULUPUNI ST
KAILUA, HI 96734

4-2-032: 105

NAKAGAWA,PAUL S TR
785
KAILUA, HI 96734-0785

4-2-032: 106

SPENCER-DELIMA,DOXIA S TR
74-5203 KAUWELA PL
KAILUA KONA, HI 96740

4-2-032: 107

TANO,KENNETH L
1254 ULUPUNI ST
KAILUA, HI 96734

4-2-032: 113

CASTLE,H K L FOUNDATION
146 HEKILI ST 203A
KAILUA, HI 96734

4-2-032: 113

CASTLE,H K L TRUST ESTATE ART 5&8
1197 AULOA RD
KAILUA, HI 96734

4-2-032: 113

IOLANI SCHOOL
563 KAMOKU ST
HONOLULU, HI 96826

4-2-032: 113

SEVEN-ELEVEN (HI) INC
1755 NUUANU AVE
HONOLULU, HI 96817

Lessee

4-2-033: 032

FA,LUNG PIAO
1006 ULUOPIHI LP
KAILUA, HI 96734

4-2-033: 033

STRICKLAND,RALPH TR
1038 ULUOPIHI LOOP
KAILUA, HI 96734

4-2-033: 034

SCOGGINS,HAROLD W
1046 ULUOPIHI LP
KAILUA, HI 96734

4-2-033: 047

CHUNG,DARICK A
1063 ULUOPIHI LP
KAILUA, HI 96734

4-2-033: 048

MIYASATO,WARREN K
1055 ULUOPIHI LOOP
KAILUA, HI 96734

4-2-033: 049

VICENS,MARIETTA K
1049 ULUOPIHI LOOP
KAILUA, HI 96734

4-2-033: 050

CASTLE FAMILY LTD PARTNERSHIP
1199 AULOA RD
KAILUA, HI 96734

4-2-033: 050

KOOLAU FARMERS INC
45-580 KAM HWY
KANEEOHE, HI 96744

Lessee

4-2-033: 051

CASTLE,H K L FOUNDATION
1197 AULOA RD
KAILUA, HI 96734

4-2-033: 051

CASTLE,H K L TRUST ESTATE ART 5&8
146 HEKILI ST 203A
KAILUA, HI 96734

4-2-033: 051

PROMANA INC
13111 NORTHWEST FWY SUITE#125
HOUSTON, TX 77040-6321

Lessee

4-2-033: 052

LYDEN,JOHN R
1007 ULUOPIHI LOOP
KAILUA, HI 96734

4-2-033: 053

KROLL,DAVID
569 ULUMANU DR
KAILUA, HI 96734

4-2-033: 054

HARADA,TONI H TR
1014 ULUOPIHI LOOP
KAILUA, HI 96734

4-2-033: 059

ROWE,BENJAMIN B
1030 ULUOPIHI LOOP
KAILUA, HI 96734

4-2-033: 060

PACHECO, CAESAR G JR TR
1024 ULUOPIHI LOOP
KAILUA, HI 96734

4-2-051: 001

FAITH BAPTIST CHURCH
1230 KAILUA RD
KAILUA, HI 96734

4-2-051: 026

WONG, RAYMOND W M
1775 PUOWAINA DR
HONOLULU, HI 96813-1719

4-2-051: 027

Address:

METROCITIES MORTGAGE LLC
15301 VENTURA BLVD D300
SHERMAN OAKS, CA 91403

4-2-051: 027

SAVAGE, TERRY
1223 MANU ALOHA ST
KAILUA, HI 96734-4313

4-2-051: 028

FERREIRA, BYRON J TR
1215 MANU ALOHA ST
KAILUA, HI 96734

4-2-051: 029

CHONG, GWENDOLYN C TRUSTEE
1205 MANU ALOHA ST
KAILUA, HI 96734

4-2-051: 030

PEDRO, JAMES G
1204 MANU ALOHA ST
KAILUA, HI 96734

4-2-051: 031

BLUMENSTEIN, ROBERT A
1210 MANU ALOHA ST
KAILUA, HI 96734

4-2-051: 032

MCINNIS, FAMILY TR
1216 MANU ALOHA ST
KAILUA, HI 96734

4-2-051: 033

Other

DE CASTRO, VIRGINIA L
1224 MANU ALOHA ST
KAILUA, HI 96734

4-2-051: 066

LUM, HELEN T TR
1213 MANU MELE ST
KAILUA, HI 96734

4-2-051: 067

WHITE, SYLVIA H TR
1205 MANU MELE ST
KAILUA, HI 96734

4-2-051: 098

MILLER, MYRON G
1221 MANU MELE ST
KAILUA, HI 96734

4-2-103: 017

KAILUA UNITED METHODIST CH
1110 KAILUA RD
KAILUA, HI 96734

4-2-103: 018

STATE OF HAWAII
>

4-2-103: 019

BUNNEY, BARTON W TR
665 MANU OO ST
KAILUA, HI 96734

4-2-103: 020

KAHALE, KIRK K
631 MANU-OO ST
KAILUA, HI 96734

4-2-103: 022

Condo N

637 MANU OO
c/o Condo Master
637 MANU OO ST
Kailua, HI 96734

4-2-103: 022 CPR 0001

AHAU, LUCY K TR

4-2-103: 022 CPR 0001

YOZA, ROBERT F
229 PAUAHILANI PL
KAILUA, HI 96734-3150

4-2-103: 022 CPR 0002

MAGAOAY, JOLENE K H
637 MANU OO ST
KAILUA, HI 96734

4-2-103: 023

Condo N

AHAU PLANTATION
c/o Condo Master
639 MANU OO ST
Kailua, HI 96734

4-2-103: 023 CPR 0001

YOZA, ROBERT TR
229 PAUAHILANI PL
KAILUA, HI 96734

4-2-103: 023 CPR 0002

LECKER, WARREN K
639 MANU OO ST
KAILUA, HI 96734

4-2-103: 025

CAMPBELL, BARBARA A
679 MANU OO ST
KAILUA, HI 96734

4-2-103: 029

KAILUA UNITED METHODIST CH
1110 KAILUA RD
KAILUA, HI 96734

4-2-103: 030

KAILUA BAPTIST CHURCH
1080 KAILUA RD
KAILUA, HI 96734

4-2-103: 032

YMCA OF HONOLULU
1441 PALI HWY
HONOLULU, HI 96813

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR
HONOLULU, HAWAII 96813

Council
Kailua Neighborhood Board No. 31
P.O. Box 487
Kailua, Hawaii 96734

Council District 3



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\$00.440
10/11/2011
Mailed From 96813
US POSTAGE

\$00.440
10/11/2011

10/11/2011

Mailed From 96813
US POSTAGE

Robert
Mills

X 988 N7E 1 9101 00 10/12/11
FORWARD TIME EXP RTN TO SEND
:KAILUA NEIGHBORHOOD BOARD
519 WANAPO RD
KAILUA HI 96734-3553

RETURN TO SENDER

06734+0407 06081303017

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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR
HONOLULU, HAWAII 96813

4-2-033: 051

CASTLE, H K L TRUST ESTATE ART 5&8
146 HEKILI ST
KAILUA, HI 96734



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US POSTAGE

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US POSTAGE

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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR
HONOLULU, HAWAII 96813

Council District 3
Kailua Neighborhood Board No. 31
P.O. Box 487
Kailua, Hawaii 96734



neopost

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\$00.440

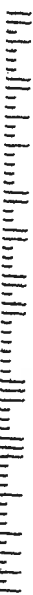
11/02/2011

Mailed From 96813
US POSTAGE

1098

FORWARD X 968 N7E 1 9101 00 11/05/11
TIME EXP RTN TO SEND
: KAILUA NEIGHBORHOOD BOARD
519 WANA RD
KAILUA HI 96734-3553

RETURN TO SENDER



96734-40487
9681303017

POSITION: FOR AGAINST X OTHER

DEPARTMENT OF PLANNING AND PERMITTING
PUBLIC HEARING
SPEAKER REGISTRATION FORM

NO. 1

W.T. ✓

DATE: 11/22/11

I WISH TO TESTIFY ON THE FOLLOWING APPLICATION:

KAILUA YMCA (WINDWARD) CONDITIONAL USE

NAME: DENNIE CHONG PHONE NO.: 262.9316

MAILING ADDRESS: 1205 MANU ALOHA ST.

KAILUA, HI ZIP CODE: 96734

NAME OF ORGANIZATION (if any) THAT YOU ARE REPRESENTING:

RESIDENT

98spkreg

POSITION: FOR AGAINST ✓ OTHER

DEPARTMENT OF PLANNING AND PERMITTING
PUBLIC HEARING
SPEAKER REGISTRATION FORM

NO. 2

W.T. ✓

DATE: 11-22-11

I WISH TO TESTIFY ON THE FOLLOWING APPLICATION:

WINDWARD YMCA

NAME: GWENDOLYN CHONG PHONE NO.: 262-9316

MAILING ADDRESS: 1205 Manu Aloha St.

Kailua HI ZIP CODE: 96734

NAME OF ORGANIZATION (if any) THAT YOU ARE REPRESENTING:

98spkreg

POSITION: FOR _____ AGAINST X OTHER _____

DEPARTMENT OF PLANNING AND PERMITTING
PUBLIC HEARING
SPEAKER REGISTRATION FORM

NO. 34

W.T. ✓

DATE: 11/22/11

I WISH TO TESTIFY ON THE FOLLOWING APPLICATION:

Windward YMCA Expansion

NAME: Janie Blumenstein PHONE NO.: 808 263 4654

MAILING ADDRESS: 1210 Manu Aloha St

Kailua ZIP CODE: 96734

NAME OF ORGANIZATION (if any) THAT YOU ARE REPRESENTING:

98spkreg

POSITION: FOR _____ AGAINST _____ OTHER X

DEPARTMENT OF PLANNING AND PERMITTING
PUBLIC HEARING
SPEAKER REGISTRATION FORM

NO. 8

W.T. _____

DATE: 11.22.11

I WISH TO TESTIFY ON THE FOLLOWING APPLICATION:

Conditional use Permit File # 2011/cup-80 (Rm)

NAME: Carolynn Ferreira PHONE NO.: 387-4901

MAILING ADDRESS: 1215 Manu Aloha St

Kailua, HI. ZIP CODE: 96734

NAME OF ORGANIZATION (if any) THAT YOU ARE REPRESENTING:

98spkreg

POSITION: FOR ☐ AGAINST ☐ OTHER ☒

DEPARTMENT OF PLANNING AND PERMITTING
PUBLIC HEARING
SPEAKER REGISTRATION FORM

NO. 46

W.T. _____

DATE: 11/22/2011

I WISH TO TESTIFY ON THE FOLLOWING APPLICATION:

NAME: MICHAEL GILFILLAND PHONE NO.: _____
MAILING ADDRESS: 1230 KAILUA RD 96734
1630 KAILUA RD 96734
KAILUA ZIP CODE: _____

NAME OF ORGANIZATION (if any) THAT YOU ARE REPRESENTING:

98spkreg

POSITION: FOR ☐ AGAINST ☐ OTHER ☒

DEPARTMENT OF PLANNING AND PERMITTING
PUBLIC HEARING
SPEAKER REGISTRATION FORM

NO. 45

W.T. ☒

DATE: 11/22/11

I WISH TO TESTIFY ON THE FOLLOWING APPLICATION:

NAME: ALLAN TAKESHITA PHONE NO.: 808.223.4468
MAILING ADDRESS: 1247 MANU ALOHA ST.
KAILUA, HI ZIP CODE: 96734-4313

NAME OF ORGANIZATION (if any) THAT YOU ARE REPRESENTING:

98spkreg

POSITION: FOR ☒ AGAINST ☐ OTHER ☐

DEPARTMENT OF PLANNING AND PERMITTING
PUBLIC HEARING
SPEAKER REGISTRATION FORM

NO. ³ ~~4~~

W.T. _____

DATE: 11/22/11

I WISH TO TESTIFY ON THE FOLLOWING APPLICATION:

NAME: Y MCA
JAMES Wood PHONE NO.: 808-223-4481
MAILING ADDRESS: PO Box 1013
KAILUA, HI ZIP CODE: 96734

NAME OF ORGANIZATION (if any) THAT YOU ARE REPRESENTING:

98apkgreg

POSITION: FOR ☒ AGAINST ☐ OTHER ☐

DEPARTMENT OF PLANNING AND PERMITTING
PUBLIC HEARING
SPEAKER REGISTRATION FORM

NO. 7

W.T. ☒

DATE: 11/22/2011

I WISH TO TESTIFY ON THE FOLLOWING APPLICATION:

NAME: Shannon Wood PHONE NO.: 224-~~224~~ 4496
MAILING ADDRESS: PO Box 1013
Kailua 96734 ZIP CODE: _____

NAME OF ORGANIZATION (if any) THAT YOU ARE REPRESENTING:

98apkgreg

November 20, 2011

To Whom It May Concern:

This letter is to express support for the Windward YMCA, both personally and on behalf of our organization.

I have lived most of my life in Kailua (since 1964) and the Windward YMCA was an integral part of my childhood. I have extremely fond memories of participating with my neighborhood friends in their summer fun programs, learning to swim (I became a competitive swimmer and competed in high school and college), and being with my father and brothers in their Y-Indian Guide program.

I became involved with AYSO soccer when my daughters began participating in the early 1990's and have been the Regional Commissioner for the past 8 years. Our program currently serves approximately 1,400 kids (137 teams) between 4 and 19 years of age. Programs such as ours have worked together with the YMCA to provide access to activities which foster youth development in a positive and supportive environment. Our community would certainly suffer should these programs not be available.

Access to programs and facilities such as the swimming pool and fitness center are invaluable to our community as we attempt to raise the amount and quality of physical activity to counter our increasingly sedentary lifestyles. The YMCA provides an affordable alternative to expensive fitness clubs and allows for more access to these resources.

In addition, the availability and free use of the YMCA's meeting room has been invaluable to us over the past few years. We had constantly struggled to find a place where we could hold our monthly Board meetings and various training classes for coaches and referees. Most other facilities (schools and the City & County) have instituted fees for the use of their rooms and these have become a major financial issue for us.

We support our local YMCA and look forward to continuing to work with them in the future.

Sincerely,

A handwritten signature in black ink, reading "Roy Takekawa". The signature is fluid and cursive, with the first name "Roy" and last name "Takekawa" clearly distinguishable.

Roy Takekawa, Regional Commissioner
Region 100, Kailua/Waimanalo
American Youth Soccer Organization
P.O. Box 911
Kailua, HI 96734
www.KailuaAYSO.com
808-261-2370 (home)

To Whom It May Concern:

The Winward YMCA plays an integral part of my family's daily life, and I am writing this letter as a statement of my support for the Winward branch. In May of 2010, my husband and I and our two children, ages 10 and 7, moved back to Oahu after living off the island for eight years. We own our home in Kailua, and we were excited to move back and share our love of Hawaii with our children. Unfortunately we arrived in May, the end of the school year, which is an awkward time to make friends, especially for children. Almost immediately we looked for a place to become connected, meet people, and exercise. We heard about the summer family package membership deal offered at the Y. We decided to try it out. Little did we know at that time how important this branch would become to us as a family.

Our first activities at the Y included swim lessons for the kids, recreational swimming as a family and some exercise classes like yoga. Initially we were just happy to find a place close to our home that had affordable classes. Within a short time, however, what started to happen was a lot more than exercise. Because we went to the Y so frequently, we got to know the Staff. My children bonded with their swim instructors and the life guards. The children loved how they were greeted by Staff and treated by their instructors and they wanted to do more at the Y. Our daughter excelled in swimming and joined the swim team, our son wanted to join Tae Kwon Doe. We specifically didn't want to be the kind of parents that drove their kids to practices and never got to exercise. In this way, the Y was a perfect solution. We were able to combine our son's Tae Kwon Do schedule with recreational swimming for the rest of us. Within time recreational swimming blossomed into the start of a Master's Swim Team. One year later, my husband and I are swimming together on the Master's team, even though neither one of us has a background in competitive swimming. Together with our teammates, we have completed 6 open water ocean races, included the North Shore Series and the Waikiki Rough Water! None of this would have been possible without the classes at the Y whereby families can coordinate and exercise at the same time all at an affordable rate.

Another aspect of the Winward YMCA that I cannot emphasize enough is the sense of community that we feel there. After living off island for eight years, we returned to many changes on Oahu, some of which were very sad to us. For example, of the six families with children that live closest to us, none of the children go to the same school. This lack of community and splintering of society seems to be a national trend, but it is very noticeable here. How do families form a sense of community when neighbors go to different schools and there are so many outside commitments and economic pressures? Also, what do you do if you don't have family that lives on the island? For our family, the solution to these challenges has been the Y.

After a year and a half, what started off as an affordable summer trial membership at the Winward YMCA has developed into a sense of community for our family. We are friends with Staff and they are mentors to our children. The children have formed friendships with children on the swim team, tae kwon doe and participated in Summer Fun (the summer day camp). Between swim team, Masters Swim, swim lessons and all the other activities, we now go the the YMCA seven days a week. We joke about the fact that when we go on vacation, we need to inform the Staff so they won't worry about us. Also, we love to see the multiple generations of people that gather there. We love the presence of senior citizens, which can act as surrogate grandmas and grandpas to our kids. Lastly, we take advantage of the beautiful location of the Y to enjoy family walks on the Heiau. The Winward YMCA is completely unique in its intimate size, location and the sense of community it provides.

I am happy to provide additional information in person or on the phone if requested. Once again I would like to express my sincerest gratitude and support for the crucial role that the Y provides to our family.

Sincerely,

A handwritten signature in cursive script, reading "Julie E. Marlowe". The signature is fluid and elegant, with a long horizontal flourish at the end.

Julie E. Marlowe

1324 Humuula Street
Kailua, Hawai'i 96734
November 20, 2011

Aloha:

This letter is in support of the Windward YMCA on Kailua Road.

My family and I have benefitted from Y programs for a long time. I began yoga classes in my 20's at the Y. My daughter learned to swim at the age of 4 at the Y. I'm almost 67 and usually at the Windward Y five days a week. My daughter, now a teacher, attends classes and works out at the Y with a personal trainer. Following cancer surgery, my mother was weak and often in need of a wheelchair. She began Silver and Fit classes and when the sutures were removed, enjoyed classes in the heated Y pool. Fully recovered, she is at the Y every day for Aqua Zumba (pool), Tai Chi, Silver and Fit as well as yoga. Sometimes she's there from 8 AM until 1 PM, taking good care of her physical health and socializing with other seniors. She has walked from our house to Kailua town, shopped, and walked back again (over 4 miles) - not bad for a 91 year old. Her wheelchair, stored in the garage under a tarp, is gathering dust. The physical and emotional health she enjoys is, in large part, due to the Windward YMCA.

The Windward YMCA programs serve other members' needs as well. I'm always delighted to see young mothers and their infants in the pool in the Moms & Tots class. The Parkinson's Class has provided an opportunity to exercise for men struggling with this neurological disease in a "normal" environment - not a hospital setting. Children can take zumba classes specifically for them as well as Tae Kwon Do and hula too. The Windward YMCA is "teeming" with kids participating in summer programs/camping, school vacation programs and after school programs (some on Y provided scholarships). According to an article in the Sunday, October 16, 2011 Honolulu Star-Advertiser (page F2), "The YMCA takes care of more than 6,000 kids each year island wide."

On the first Wednesday of each month, the Windward YMCA provides a lunch and learn program for the Kailua community - membership NOT required. While enjoying the free lunch, participants learn about back care, current treatment of eye problems, caregiving, medication management, cancer diagnosis and treatment, acupuncture and many more topics. Physicians, physical therapists, pharmacists and other professionals give these lectures. I'm sure that lives have not only been enriched by these classes, but some have probably been saved as well.

We live in a time of polarization. The Windward YMCA, however, is democratizing. The age range is from infants to those in their ninth decade. Psychiatrists and fry cooks swim together in the same pool. All ethnic groups wiggle and sweat together in the zumba and drill classes. It's an extended family; we care about each other. We learn from, respect and appreciate each other.

The Windward YMCA is a small place serving a LARGE population with an astonishing number of programs. The administration is responsive and excellent. The staff is friendly, helpful and knowledgeable. They work hard to keep the Y clean, safe and inviting.

The Windward YMCA is a community asset for all, but its loss would be an especially huge loss for seniors. Many folks come to the Y in the Handivan. Many come using a cane, walker or wheelchair. Some are brought by caregivers. Some seniors are quite frail and /or have significant cognitive

impairments. Kailua has VERY LITTLE in the way of senior programming. The Y is safe and secure; the staff watches out for the seniors and welcomes them. I have heard quite a few seniors and caregivers state that the Windward YMCA "is the only game in town". Every effort needs to be made to encourage and protect this valuable community resource.

My mom, daughter and I are so proud to walk through the door of the Windward YMCA together. We are three generations using the same resource to take care of ourselves, socialize and have fun. It's the closest thing we've got to the fountain of youth.

Sincerely,



Patricia Kawa'a

Jane and Ron Okazaki

306 Kahako St.

Kailua, Hi 96734

To whom it may concern:

We are writing to let you know what the "Y" has meant for us and how helpful it has been for our health. We have been so happy at the Kailua branch of the "Y" that we wouldn't think of going anywhere else. We both feel the "Y" is vital for exercise to keep our poor "ole" bodies and joints working properly. For us, convenience is another major factor and the "Y" is almost in our backyard. We love the "Y".

Both of us have been members for over 10 years and as usual with any growing facility, sometimes you outgrow the very area you're working in. The "Y" has been right on with the concerns of the members regarding space, equipment, classes, parking concerns, pool issues, and has addressed and improved them all. At present they are building an addition upward to enclose the courtyard to allow more space for classes. With all this in mind, management has been very conscientious of the neighborhood as the "Y" happens to be right in the middle of a residential area. They've done an excellent job of meeting the needs of the members as well as the neighborhood. The solution gets pretty complicated when the facility you're in was built for a few hundred members and has now grown to over 1800. Kudos to the YMCA's President on down and especially to Bill Stone, the Executive director of the windward branch for keeping everyone happy during this time of construction.

We say thanks to the Windward "Y" for all it has done for us and our health, and for the efforts put forth to make it a better and less crowded place to work out and take classes. keep up the good work.

Jane and Ron Okazaki

1237 Ulunahele Street
Kailua, HI 96734

November 18, 2011

To Whom It May Concern:

The purpose of this letter is to express my support and appreciation for the Windward YMCA. Our family has participated in the Fitness, Youth, and Aquatics programs at the Windward YMCA for the past 16 years.

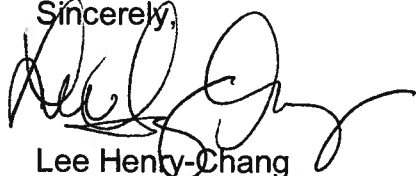
Both of our daughters learned to swim at the Windward YMCA, they participated in Childcare and Summer Programs, and our youngest daughter is now a member of the YMCA's Windward Turbo Tidal Titan Swim Team. My husband and I are both working parents and the opportunities afforded to our daughters, through the Windward Y, are ones that could not have otherwise been possible. Field trips, friendships and healthy choices have all been introduced to them at the Windward YMCA.

As mentioned, our youngest daughter, Hi'ilani, is on the Windward YMCA's Swim Team. She is not the fastest or best swimmer, but the opportunity to be a member of a swim team, where everyone is welcomed, has allowed her to be a member of a team, have fun and make friends all at the same time. Putting those things aside, the most significant change that I've noticed in her is that she has become a more confident young lady. We're hoping that swimming will become a life-long and healthy activity for her – and it all started at the Windward Y!

The friendly, safe, and caring atmosphere at the Windward YMCA contribute to making it an integral member of the community for many Windward families! I am encouraged that the Windward YMCA is making needed improvements that will enhance the programs already offered. It is a diamond in the rough and I look forward to seeing it shine!

Thank you for the opportunity to express my support and appreciation of the Windward YMCA. If you have any questions or need additional information, please feel free to contact me at 429-7986.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lee Henry Chang', with a stylized flourish extending from the end.

Lee Henry Chang

I write this letter in hopes of illustrating the positive effects the Windward YMCA has had on myself, my family and many others.

I joined the Windward YMCA nearly 5 years ago.. At that time, facing personal crisis, I had come to a point in my life where I guess you could say I hit rock bottom. I realized I needed to make wholesome changes, from the inside-out, for myself and my three kids. Physically, I got myself in shape and lost 50 lbs. thanks to the facilities and encouraging staff that helped me along the way. My three kids have all been involved with me. My oldest two look forward to the summer when they attend S.T.R.I.V.E. where they learn leadership skills, meet teens from other schools and help younger kids. More importantly, we all have met and become friends with so many of the members, many of which my kids can call "Aunty" or "Uncle."

Regardless of what stage of life you are in-toddler, teen, parent, bachelor or grandparent, the Windward YMCA is one of the few environments where there is always a place for you-A home away from home and I hope it never goes away.

Sincerely,

Ronn Serikawa

November 18, 2011

To Whom It May Concern:

This letter is my statement of support for the Windward YMCA, and approval of its request for a Conditional Use Permit.

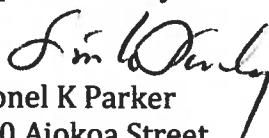
The Windward YMCA has meant a great deal to myself, and my family. My spouse, children, and grandchildren have participated in Y activities for years. My Mother, Father, brothers, sisters, and their children have and continue to participate. I personally have participated in YMCA activities since I was thirteen, or for over fifty years. I still hold the Y in my highest esteem. My family finds this Y to be a superior, family friendly organization. Its staff is outstanding, highly qualified, friendly, and professional. The Y offers my family convenient access to the qualitative lifestyle and healthy activities that we need. We live in Aikahi, ten minutes away from the Windward YMCA.

More importantly, the Windward Y serves the needs of the entire Kailua community, by offering programs and services to people of all ages. Its geographical location is a major consideration to families with young children, senior citizens, the underprivileged, and the physically challenged. No one else I can think of comes close to matching the Y's qualitative scope of programs, quality of staff, and community accessibility. The Y is uniquely suited to Kailua and should remain the integral part of the community that it has become.

The Windward Y is responsibly trying to meet the needs of its membership and the Windward community. Kailua will continue to grow in the number of civilian and military residents. Many of these families have young children and will want to participate in Y programs. More baby boomers will be retiring and looking to join the Y. Therefore, the Y should be allowed to grow its programs and renovate its facilities, as all excellent organizations must. Vehicular traffic, aircraft noise, pot holed roads, and crowded facilities, are modern challenges that are clearly offset by the community priorities that are met through Y programs.

The Y's programs have had such a positive impact on the Kailua community, that growing pains were, not unexpectedly, unavoidable, and have become shared responsibilities. I believe the Y staff empathizes with its neighbors' concerns, and is willing to work with them in order to do what it can to improve traffic conditions.

In conclusion, my family and I support the Windward Y. It deserves government approval of any and all requested permits in order to better serve its community.


Lionel K Parker
220 Aiokoa Street
Kailua, HI 96734

December 28, 2011

To: Robert Mills (rmills1@honolulu.gov)

From: Amy Lee Re: File #2011/CUP-83

I am writing in regards to Windward YMCA's application for a Conditional Use Permit (C.U.P.) I have lived in the neighborhood (1232 Manu Aloha Street) since 1981 and am very concerned about the continued increased vehicle traffic and noise in the neighborhood, especially on Manu Aloha Street, due to the increased membership and activities at the YMCA. This is a residential neighborhood and using Manu Aloha Street as the single point of entry and exit to the YMCA has definitely altered the neighborhood through the years.

While the activities and programs provided by the YMCA are valuable to the Kailua community, the YMCA has definitely outgrown its current neighborhood location and existing C.U.P. (approved back in 1990!)

The traffic and noise from vehicles going to/from the YMCA starts at 6 A.M. and continues throughout the day and late into the night, 7 days week. According to a recent DTS Traffic study conducted in August, 2011, a minimum of 700 cars came through the neighborhood that day.. Depending on the day and time of year, other activities would actually increase the number of cars. There are about 20 houses in the neighborhood that would normally use this street to enter/exit their own homes; 700 cars have negatively transformed our quiet neighborhood into an extremely busy thoroughfare.

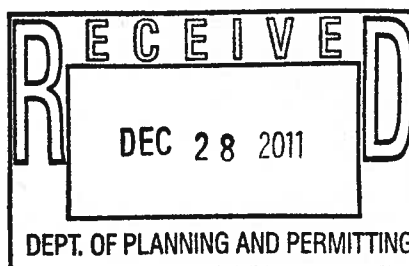
Recently, the YMCA spent a significant amount of money on the building's roof. This new roof potentially enables the YMCA to continue its membership growth and expansion of their activities and programs. This residential neighborhood cannot support such growth.

Therefore; I strongly oppose to granting the Windward YMCA any new Conditional Use Permit.

The Windward YMCA needs to be responsible to the RESIDENTIAL neighborhood where they are currently located. They need to have new foresight and long term planning for a new location in Kailua town if they want continued growth that would serve the Kailua community. At the minimum, the YMCA needs to consider an alternate access in/out of their facility from Kailua Road to eliminate the traffic and noise caused by them in the neighborhood.

Please don't hesitate to contact me if you have any questions.

Amy Lee
1232 Manu Aloha Street
Kailua, HI 96734
262-5987
c-alee@hawaii.rr.com

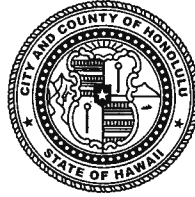


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3

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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



PETER B. CARLISLE
MAYOR

DAVID K. TANOUE
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

(RM)

NOTICE OF APPLICATION
CONDITIONAL USE PERMIT - MINOR

File No.: 2011/CUP-83

Applicant/
Landowner: YMCA of Honolulu

Agent: Palekana Permits, LLC

Location: 1200 Kailua Road – Kailua

Tax Map Keys: 4-2-103: 32

Zoning: R-5 Residential District

Acceptance Date: October 6, 2011

This is to inform you that we are reviewing an application for a Conditional Use Permit (Minor) to allow the major modification (expansion) of an existing meeting facility and day-care facility, including constructing a roof over the existing courtyard, increasing floor area, and expanding existing services and activities currently provided by the Applicant.

You may review the application materials at our office by calling us at 768-8052, Monday through Friday, 7:45 a.m. to 4:30 p.m., at 650 South King Street, 7th Floor. We have attached a map of the proposed project location as a reference.

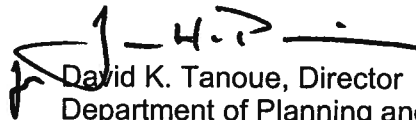
In accordance with Land Use Ordinance Section 21-2.40-1(c), adjoining property owners shall be asked whether they wish to have a public hearing on the proposed project, and whether there are any potentially adverse external effects of the proposed project on the immediate neighborhood. If in the judgment of the Director of Planning and Permitting (Director), there is sufficient cause to hold a public hearing, the Director shall hold a public hearing, which may be held within the area, no sooner than 45 days after acceptance of the completed application. In such case, the Applicant shall provide written notice concerning when and where the public hearing will be held, and the public hearing will also be advertised in the Public Notices insert in the Honolulu Star-Advertiser.

2011/CUP-83

Page 2

If you wish to offer comments on this application, you may contact Robert Mills of our staff at 768-8052. If you believe a public hearing should be held, then we would appreciate hearing from you by no later than **October 21, 2011**. Please refer to File No. 2011/CUP-83 in your response. If you know of any interested person who has not received this notification, we would appreciate it if you would inform him or her.

Very truly yours,

A handwritten signature in black ink, appearing to read "D. K. Tanoue", is written over the printed name and title.

David K. Tanoue, Director
Department of Planning and Permitting

DKT:nw

Attachment

cc: Palekana Permits, LLC

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET, 7TH FLOOR - HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-2000 - FAX: (808) 768-4641
DEPT. WEB SITE: www.honolulu.gov - CITY WEB SITE: www.honolulu.gov



DAVID K. TANOUÉ
DIRECTOR
JIMMY A. SAKAKA
DEPUTY DIRECTOR

(RM)

NOTICE OF APPLICATION
CONDITIONAL USE PERMIT - MINOR

File No.: 2011/CUP-83
Applicant/Landowner: YMCA of Honolulu
Agent: Palekana Permits, LLC
Location: 1200 Kailua Road - Kailua
Tax Map Keys: 4-2-103: 32
Zoning: R-5 Residential District
Acceptance Date: October 6, 2011

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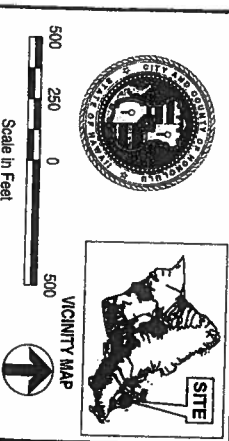
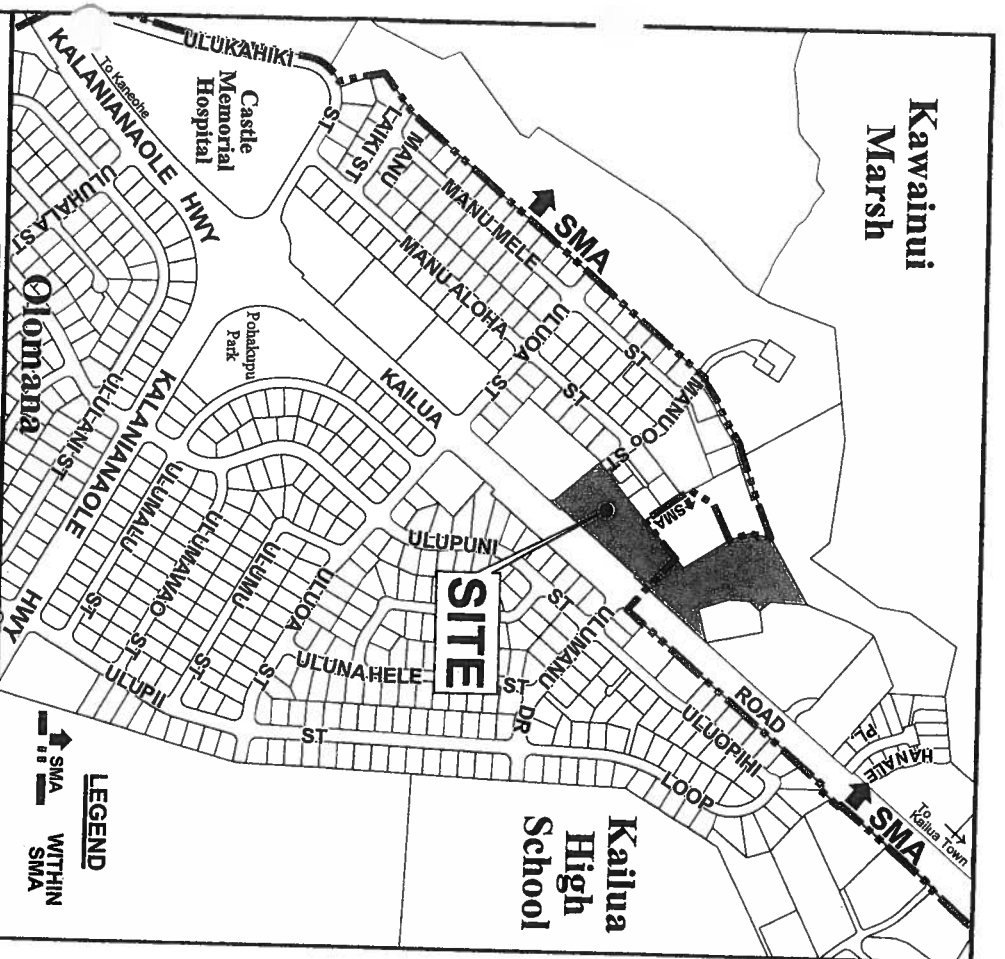
If you wish to offer comments on this application, you may contact Robert Mills of our staff at 768-8052. If you believe a public hearing should be held, then we would appreciate hearing from you by no later than October 21, 2011. Please refer to File No. 2011/CUP-83 in your response. If you know of any interested person who has not received this notification, we would appreciate it if you would inform him or her.

Very truly yours,

David K. Tanoue, Director
Department of Planning and Permitting

DKT:nw
Attachment

cc: Palekana Permits, LLC



LOCATION MAP
KAILUA, KOOLAUPOKO
TAX MAP KEY(S): 4-2-103: 32
FOLDER NO.: 2011/CUP-83

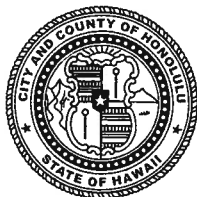
Prepared by: Department of Planning & Permitting
City and County of Honolulu
Date Prepared: October 2011
Copyright City & County of Honolulu
All Rights Reserved 2011

2

FILE

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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



PETER B. CARLISLE
MAYOR

DAVID K. TANOUÉ
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

ACCEPTANCE NOTICE

(RM)

File No.: 2011/CUP-83

Applicant/
Landowner: YMCA of Honolulu

Agent: Palekana Permits, LLC (Daniel K. Ide)

Location: 1200 Kailua Road – Kailua

Tax Map Key: 4-2-13: 31

Received: September 22, 2011 (with supplementary materials received on October 5, 2011)

Request: CONDITIONAL USE PERMIT (Minor) to allow the expansion of existing day-care and meeting facilities.

The above application has been reviewed and accepted as meeting the basic filing requirements. As we review your application, we may request additional information to establish a clearer understanding of your proposal.

THIS ACCEPTANCE NOTICE DOES NOT CONSTITUTE APPROVAL OF YOUR REQUEST. YOU WILL BE NOTIFIED IN WRITING WHEN FINAL ACTION IS TAKEN.

If you have any questions, please call Robert Mills at 768-8052 and refer to the above file number.

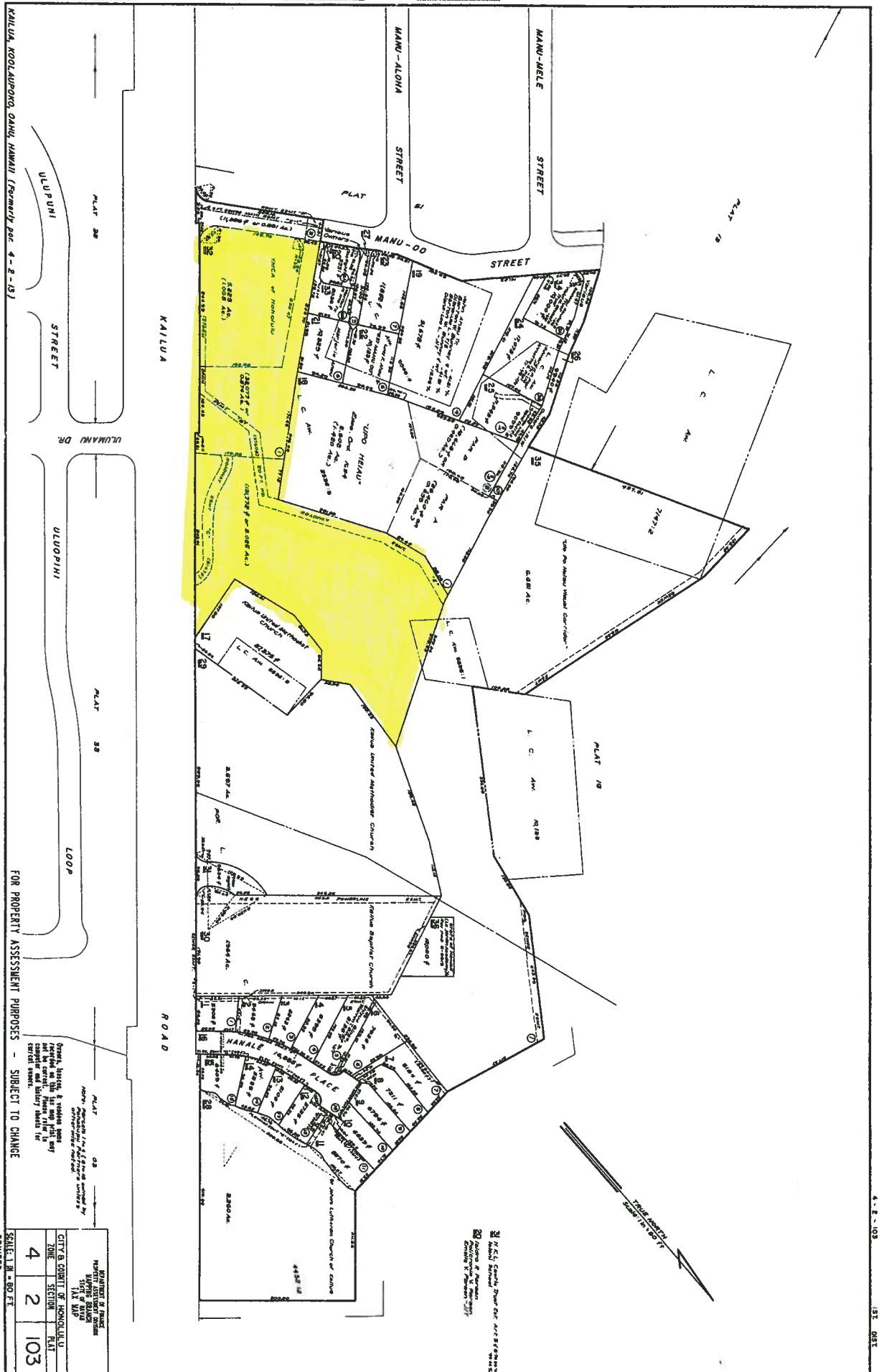


David K. Tanoue, Director
Department of Planning and Permitting

Date: October 6, 2011

Note: If you have appointed an agent to represent you, all future correspondence will be with the agent. If you should change agents, please notify the Department of Planning and Permitting immediately

DKT:nw
Enclosure: Receipt No. 85491



Land Use Approvals Branch
FLOOD HAZARD ZONE CHECKLIST
(For internal use only)

Branch/Staff Planner: _____

File No.: _____

WAP/ [Signature]
2011/01/03

Flood Zone Designation

x	FIRM Zone	Explanation of Designation	Subject to LUO Sec. 7-10?
	A	Areas of 100-yr. flood; base flood elevation elevation not determined.	Yes
	AO	Areas of 100-yr. shallow flooding where depths are between 1 to 3 ft.; average depths determined.	Yes
	AH	Areas of 100-yr. shallow flooding where depths are between 1 to 3 ft; base flood elevations determined.	Yes
	AE	(Flood Fringe District) Areas of 100-yr. flood; base flood elevations determined.	Yes
	AE	(Floodway District) Areas of 100-yr. flood; base flood elevations determined.	Yes
	A99	Areas of 100-yr. flood to be protected by Federal flood protection system under construction; base flood elevations.	Yes
	X (Shaded)	Areas of 500-yr. flood; areas of 100-yr. flood with average depths of less than 1 ft. or with drainage area less than 1 sq. mile; and areas protected by levees from 100-yr. flood.	No
X	X	Areas determined to be outside 500-yr. flood plain.	No
	D	Areas in which flood hazards are undetermined.	No
	VE	(Coastal High Hazard District) Areas of 100-yr. coastal flood with velocity (wave action); base flood elevations determined.	Yes

Reference: Flood Insurance Rate Map (FIRM) Community Panel #150001-1500302909.
 Effective JAN 19, 2011 (date), Revised _____ (date)

Comments: _____

DEPARTMENT OF PLANNING & PERMITTING
City & County of Honolulu



ENVIRONMENTAL CHECKLIST

Please Review for Compliance

UNPD/UNAP/REPORT
DIVISION / BRANCH / STAFF PLANNER
DPP File No. 2011/CNP-03

(TO BE KEPT AS PART OF APPLICATION or PERMIT FILE)

I ENVIRONMENTAL IMPACT STATEMENT (EIS)/ENVIRONMENTAL ASSESSMENT (EA) COMPLIANCE

A. APPLICABILITY

1. CHAPTER 343, HRS

☒ DOES NOT APPLY

☐ APPLIES AS CHECKED:

- ☐ USE OF STATE/COUNTY LANDS/FUNDS (except for feasibility studies or for land purchase)
- ☐ USE OF STATE CONSERVATION LANDS
- ☐ USE WITHIN HISTORIC SITES (State or National Register)
- ☐ USE WITHIN WAIKIKI SPECIAL DISTRICT
- ☐ AMENDMENT OF DEVELOPMENT PLANS RESULTING IN OTHER THAN AGRICULTURE, CONSERVATION, OR PRESERVATION (except actions proposing any new county general plan or amendments initiated by the county)
- ☐ SIGNIFICANT ZONE CHANGE (within the eight Development/Sustainable Community Plan areas)
- ☐ USE WITHIN SHORELINE SETBACK AREA
- ☐ NEW OR MODIFICATION TO HELICOPTER FACILITY (refer to Ch. 343-2 and 343-5(a)(8), HRS)
- ☐ WASTEWATER TREATMENT (except individual wastewater systems or wastewater treatment units serving fewer than fifty single-family dwellings or the equivalent)
- ☐ WASTE-TO-ENERGY FACILITY
- ☐ LANDFILL
- ☐ OIL REFINERY
- ☐ POWER-GENERATING FACILITY (fossil-fueled w/ output exceeding 5 megawatts; refer to Ch. 343-2, HRS)

2. CHAPTER 25, ROH (Special Management Area)

☒ DOES NOT APPLY (Site is NOT Within the SMA)

☐ APPLIES (Site IS Within the SMA)

SMA DETERMINATION

- ☐ NOT Development per ROH Sec. 25-1(2) (Exemption)
- ☐ IS Development per ROH Sec. 25-1(3)(a) & (b)

Project Valuation: \$ _____
(Cost Estimate)

- ☐ MINOR Permit
- ☐ MAJOR (Use) Permit

B. EXEMPTION (Chapter 343, HRS only):

☐ EXEMPT (Class/Section No. _____)

By Principal or Originating Accepting Agency:

☐ DPP

☐ Other: (_____)

(Accepting Authority)

is an Additional Accepting Agency, then:

☐ EXEMPT (Class/Section No. _____)

☐ NOT EXEMPT

Others Consulted: _____ on: _____

(Agency)

(Date of Consultation)

(Agency)

(Date of Consultation)

☐ More agencies were consulted (see attached)

C. ASSESSMENT (Chapter 343, HRS & Chapter 25, ROH):

Accepting Authority: _____

☐ Draft EA Received: _____

(Date)

Public Notice: _____

(OEQC Bulletin Publication Date)

☐ Final EA Received: _____

(Date)

☐ Significant Impact, Process EIS (see STATEMENT below)

☐ FONSI _____

(Date Issued)

Public Notice: _____

(OEQC Bulletin Publication Date)

D. STATEMENT (Chapter 343, HRS & Chapter 25, ROH):

Accepting Authority: _____

☐ EIS Prep Notice _____

(Date Issued)

Public Notice: _____

(OEQC Bulletin Publication Date)

☐ Draft EIS Received: _____

(Date)

Public Notice: _____

(OEQC Bulletin Publication Date)

☐ EIS Accepted _____

(Date of Acceptance)

Public Notice: _____

(OEQC Bulletin Publication Date)

II SUPPLEMENTAL EIS/EA COMPLIANCE (HAR Section 11-200-26)

A. APPLICABILITY

- ☒ DOES NOT APPLY
- ☐ NOT Subject to EIS/EA Requirements (See APPLICABILITY, Part I.A)
 - ☐ EXEMPT Action (See EXEMPTION, Part I.B)
 - ☐ Separate Action (Process New EIS/EA)
 - ☐ NO Substantive Changes (See DETERMINATION, Part II.B.1)
 - ☐ NO Significant Effects (See DETERMINATION, Part II.B.2)
- ☐ APPLIES & Prepare a Supplemental:
- ☐ EA
 - ☐ EIS
- Pursuant to:
- ☐ Chapter 343, HRS
 - ☐ Chapter 25, ROH

B. DETERMINATION

1. Does the Action Involve **Substantive Change(s)** in Size, Scope, Intensity, Use, Location, Timing, Other: _____
- ☐ NO; Does **Not** Apply (See APPLICABILITY, Part II.A)
- ☐ YES; specifically: _____; and, _____
2. If **YES**, Does the Action Involve **Significant Effect(s)**:
- ☐ NO; Does **Not** Apply (See APPLICABILITY, Part II.A)
- ☐ YES; specifically: _____
3. If **YES**, SEIS/SEA Applies (See APPLICABILITY, Part II.A)
- Notice of Determination: _____ (Date Issued)
- Public Notice: _____ (OEQC Bulletin Publication Date)
- ☐ Draft SEIS/SEA Received: _____ (Date)
- Public Notice: _____ (OEQC Bulletin Publication Date)
- ☐ Final SEIS/SEA Received: _____ (Date)
- If **Supplemental EA**:
- ☐ Significant Impact Determination; Process EIS (see STATEMENT, Part I.D)
- ☐ FONSI _____ (Date Issued)
- Public Notice: _____ (OEQC Bulletin Publication Date)

III SHORELINE SETBACK ORDINANCE (Chapter 23, ROH) & RULES COMPLIANCE

A. APPLICABILITY:

- ☒ DOES NOT APPLY (Site is **NOT** a Shoreline Lot)
- ☐ APPLIES (Site **IS** a shoreline Lot)
- ☐ Variance Required (See SETBACK, Part III.C)
 - ☐ Minor Shoreline Structure (MSS):
 - ☐ No MSS Permit Required Per DPP Part 2 Rules Sec. 15-1(b):
☐ (2) ☐ (3) ☐ (4) ☐ (5) ☐ (7)
 - ☐ MSS Permit Required Per DPP Part 2 Rules Sec. 15-1(b): _____ (Subdivision No.)
 - ☐ Exempt Per ROH Sec. 23-1.5: _____ (Subsection No.)
 - ☐ All development mauka of shoreline setback

B. CERTIFIED SHORELINE _____

- (Certification Date)
- Certification Expires in:
- ☐ One Year ☐ Two Years (Government Projects Only)

C. SHORELINE SETBACK:

- ☐ 60-foot applies
- ☐ 40-foot applies
- ☐ _____ applies (Feet)
- ☐ As adjusted on: _____ (Date of Adjustment)
- ☐ As established by: _____ (Shoreline Setback Resolution No.)

4 OTHER DPP PERMITS/APPROVALS REQUIRED

1. BUILDING PERMIT
2. _____
3. _____
4. _____

OFFICIAL RECEIPT
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

85491

Honolulu, Hawaii, Oct. 6, 20 11

Received from

Kiewit Building Group Inc.

Three hundred and no/100

DOLLARS

For 2011/COP-83

Tax Map Key 4-2-103: 032

\$ 300.00

[Signature]
DEPARTMENT OF PLANNING AND PERMITTING

Paid to Netl Bank - Omaha NE - ✓ #907527

TMK Information Report

Tmk: 4-2-103: 032

Lot:

Acres: 5.225

Sq. Feet: 227,601

Address: 1200 KAILUA RD

Comments: LU 19950522: NEW KEY TRNSFRD FROM 4-2-13: 31

LU: NONE

TMK Separations

Separation: 0 Combined Parcel: 0

Acres: 5.225

Sq. Ft.: 227601

Neighborhood: 31 - Kailua-Mokapu

Special Stat Area: 403 - Maunawili

Land Use Ordinance: 06 - R-5 Residential

Census Tract: 110.00

Census Block: 101

Structure Count: 1

Activity Code: 67 - SOCIAL AND CHARITABLE SERVICES (

State Land Use: 01 - Urban District

DP Area: 50 - Koolaupoko

DP Designation: 70 - Public Facilities

Facilities

Facility Number: 1

Built: 1959

Renovated: N

Dwelling Units: 0

Parking Spaces: 0

Facility Code: 33 - Office (Federal Building) (Last
update in 2000)

Number of Floors: 1

Ground Floor Area: 10000

Total Floor Area: 10000

Land Control Codes

Zoning (LUO) R-5 Residential District

Street Setback NONE

State Land Use Urban District

Special Districts Not in Special District

SMA / Shoreline In SMA

SMA / Shoreline Not in SMA

Lot Restriction None

Historic Site Register Hawaii Register: Verify with DLNR 692-

Height Limit 25' unless sloping

Flood Zones Beyond 500 Year Flood Plain

Development Plan Areas Koolaupoko

Tax assessment:

Property tax rate: 1 - Improved Residential

Area in acres: 5.23

Area in sqft: 227,601

Land value: \$ 1,875,800

Land exemption: \$ 1,875,800

Building value: \$ 283,100

Building exemption: \$ 283,100

Unit number:

**BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU
BUILDING PERMIT APPLICATION**

Permit No. 149953

☐ F
☐ T
☐ I
☐ V

APPLICANT FILL IN AREA BELOW

Owner Windward YMCA Tel. No. 261-0808

Owner's Address 1200 Kailua Rd.

Construction Site Address 1200 Kailua Rd.

Plan Maker American Fence Co. Prof. Reg. No. 671-1756

Address 94-086 Leokane St. Tel. No. 09369

Contractor American Fence Co. State Lic. No. 671-1756

Address 94-086 Leokane St. Tel. No. 09369

Electrical Contractor None State Lic. No.

Address Tel. No.

Plumbing Contractor State Lic. No.

Address Tel. No.

DESCRIPTION OF WORK TO BE DONE

Install 6' fence around pool, and

1/2' fence on border of parking

lot (Replacing existing fence) fence line

Proposed Use: Safety

Estimated Value of Work: \$ 3,775.00 ~~4,500.00~~

NATURE OF WORK

1 <input type="checkbox"/> New Bldg.	5 <input type="checkbox"/> Alteration	9 <input type="checkbox"/> Retaining Wall
2 <input type="checkbox"/> Foundation Only	6 <input type="checkbox"/> Repair	10 <input type="checkbox"/> Electrical
3 <input type="checkbox"/> Shell Only	7 <input type="checkbox"/> Demolition	11 <input type="checkbox"/> Plumbing
4 <input type="checkbox"/> Addition	8 <input checked="" type="checkbox"/> Fence	12 <input type="checkbox"/> Other

SIDEWALK, CURB, AND DROP DRIVEWAY existing

☐ Construct ☐ Conc. ☐ A.C. ☐ SIDEWALK

☐ Reconstruct LINEAL FEET of ☐ Lava Rock ☐ Conc. ☐ CURBING

☐ R.C. ☐ A.C. ☐ DRIVEWAY

Please notify this office at least 24 hours before starting work.
Phone 523-4276.

SEWAGE DISPOSAL ☐ New ☐ Existing ☒ Not Applicable

METHOD

1 ☐ Public Sewer 2 ☐ Aerobic Unit 3 ☐ Cesspool

4 ☐ Private Sewage Treatment Plant

5 ☐ Other (Specify) _____

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City and County ordinances and State laws regulating building construction.

SIGNATURE (OWNER OR AGENT) Michael W. Simpson DATE 10-10-80

IF AGENT, PRINT NAME AGENT'S TEL. NO. 671-1756

FOR BUILDING DEPARTMENT USE

ZONE <u>4</u>	SEC <u>2</u>	PLAT <u>13</u>	PARCEL <u>31</u>	LOT NO.	LOT AREA <u>5.225</u>	Acres <u>Acres</u>
Occupancy Group <u>no fence</u>				Orig. Bldg. Permit No.		District <u>Kailua</u>
Accepted Value \$ <u>3,775</u>				Permit Fee <u>\$34.40</u>		
TYPE OF CONSTRUCTION				NO. OF STORIES		Fire Zone
MINIMUM ACTUAL				EXISTING FINAL		<u>3</u>
FLOOR AREA (SQ. FT.)						
Existing				New		Total
Name of Project <u>Windward YMCA</u>						
REMARKS						

ZONING AND CZC DATA

STRUCTURE CODE: 02 CENSUS TRACK—BLOCK NO.: 110

ZONE (Use District): R-6 SET BACK: none

GP OR DLUM DESIGNATION: Res SHORELINE S/B: none

SLU DESIGNATION: Urban SMA S/B: none

REMARKS EH District - none

WORK WILL	ADD	DELETE
RESIDENTIAL UNITS	Total	Total
HOTEL ROOMS	Rooms	Rooms

APPROVAL OF OTHER AGENCIES (ROUTE AS INDICATED)

AGENCY	SIGNATURE	DATE
CITY AND COUNTY		
LAND UTILIZATION		
DIV. OF ENGINEERING		
LOT GRADING		
HIGHWAY		
DRAINAGE		
DIVISION OF SEWERS		
FIRE DEPT.		
TRANSPORTATION		
BD. OF WATER SUPPLY		
STATE OF HAWAII		
HEALTH DEPT.		
HAWAIIAN HOME LANDS		
LAND & NATURAL RESOURCES		
HIGHWAYS DIVISION		
DIV. OF INDUSTRIAL SAFETY		

REMARKS

NOTES TO APPLICANT:

SEPARATE SIGN PERMIT SHALL BE OBTAINED AS NECESSARY. ELECTRICAL AND PLUMBING WORK SHALL BE DONE BY DULY LICENSED PERSONS AS REQUIRED UNDER CHAPTER 448E, HAWAII REVISED STATUTES. POST PERMIT PLACARD ON SITE OF WORK. THIS PERMIT MAY BE REVOKED IF WORK IS NOT STARTED WITHIN 180 DAYS OF DATE OF ISSUANCE OR IF WORK IS SUSPENDED OR ABANDONED FOR 120 DAYS. VIOLATING ANY OF THE PROVISIONS OF THE BUILDING, ELECTRICAL OR PLUMBING CODES IS PUNISHABLE BY FINE AND/OR IMPRISONMENT.

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

☐ This building shall not be occupied until a certificate of occupancy has been issued.

**BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU
BUILDING PERMIT APPLICATION**

PERMIT NO. **84902**

APPLICANT FILL INSIDE HEAVY LINES ONLY

OWNER **YMCA Windward Branch**
 ADDRESS **Kailua 1200 KAILUA RD**
 PLAN MAKER **John H. McHullitt & Assoc.**
 ADDRESS **Suite 577 Alexander Young Bldg.**
 OFF. REG. NO. **542** TEL. NO. **5315391**
 CONTRACTOR **Larson Relly Co.**
 ADDRESS **750 Kaimua St.**
 STATE LIC. NO. **132300** TEL. NO. **5494590**

JOB ADDRESS **at above, 1200 KAILUA RD**
 WORK TO BE DONE **To complete the work which was in previous permit. Renovation to bath house**

ESTIMATED VALUE \$ **20,000.00**

<input type="checkbox"/> NEW BLDG	<input type="checkbox"/> ADD
<input type="checkbox"/> FOUNDATION ONLY	<input type="checkbox"/> REPAIR
<input type="checkbox"/> SHELL ONLY	<input type="checkbox"/> DEMOLISH
<input type="checkbox"/> FENCE WALL	<input type="checkbox"/> RECONSTRUCTION
<input type="checkbox"/> RETAINING WALL	<input type="checkbox"/> ELECTRICAL LATER
<input type="checkbox"/> OTHER	<input type="checkbox"/> PLUMBING LATER

NEED FOR SEWAGE DISPOSAL
☐ SEWER CONNECTION
☐ AEROBIC UNIT
☐ CESSPOOL

PROPOSED USE **Recreation**

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City and County ordinances and State laws regulating building construction.

SIGNATURE (OWNER OR AGENT) **John H. McHullitt** DATE **4-22-70**

ZONE 4	SEC 2	PLAT 13	PARCEL 31	LOT NO.	LOT AREA 6.065 AC.
DISTRICT Kailua					
ACCEPTED VALUE 20,000.00			PERMIT FEE 63.00		
TYPE OF CONSTRUCTION MINIMUM 1M ACTUAL 1M			NO. OF STORIES 1	FIRE ZONE 3	
OCCUPANCY GROUP F-2 Locker & Showers					
FLOOR AREA (SQ. FT.)					
EXISTING		NEW		TOTAL	
REMARKS alteration to floor plan					

APPROVAL OF OTHER AGENCIES (ROUTE AS INDICATED)

V	AGENCY	SIGNATURE	DATE
	CITY AND COUNTY		
<input checked="" type="checkbox"/>	PLANNING DEPT.	[Signature]	4/22/70
	ZONE (USE DIST.)		
	SET BACK		
	DIV. OF ENGINEERING		
	DRIVEWAY & LOT GRADING		
	HIGHWAY		
	DRAINAGE		
<input checked="" type="checkbox"/>	DIVISION OF SEWERS	[Signature]	4/22/70
	FIRE DEPT.		
	HON. REDEV. AGENCY		
	STATE OF HAWAII		
<input checked="" type="checkbox"/>	HEALTH DEPT.	[Signature]	4/22/70
	FIRE MARSHAL		
	LAND & NATURAL RESOURCES		
	HIGHWAYS DIVISION		
	DIV. OF INDUSTRIAL SAFETY		

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

[Signature] **4/22/70**
 FOR BUILDING SUPERINTENDENT DATE

NOTES TO APPLICANT:

Post permit placard on site of work.
 This permit expires if work is not started within 90 days of date of issuance or if work is suspended or abandoned for 90 days. Violating any of the provisions of building code is punishable by fine of \$300.00 and/or 90 day imprisonment.

Separate permits must be obtained for signs, electrical, plumbing, and gas.

☐ This building shall not be occupied until a certificate of occupancy has been issued.

**MEMORANDUM OF LICENSE AGREEMENT BETWEEN
KAILUA UNITED METHODIST CHURCH AND WINDWARD YOUNG MEN'S CHRISTIAN
ASSOCIATION OF HONOLULU**

This Memorandum of Agreement confirms that, by agreement between Kailua United Methodist Church ("KUMC"), located at 1110 Kailua Road, and Windward Young Men's Christian Association of Honolulu ("Windward YMCA"), located at 1200 Kailua Road, the Windward YMCA will allow Windward YMCA to park vehicles in KUMC's parking lot under the following terms and conditions.

1. **The Licensed Area:** Windward YMCA shall be permitted to park only during workdays of the week, from 7 a.m. to 5 p.m., not more than twenty five (25) vehicles per month only on the row of stalls on KUMC's parking lot closest to Kailua Road or the next adjoining row of stalls if all of the stalls in the row closest to Kailua Road are in use.
2. **Permitted Use:** Windward YMCA shall use the Licensed Area solely for the purpose of allowing its employees to park their respective vehicles in the Licensed Area. No other activities shall be permitted.
3. **Payment by Windward YMCA:** Windward YMCA shall pay KUMC in advance at a rate of \$20 per calendar month for each pass issued by Windward YMCA by not later than the commencement of such calendar month.
4. **License Period and Other Terms and Conditions:** This Agreement shall be effective on March 1, 2011, whereupon the Windward YMCA shall:
 - A. Create consecutively numbered, non-transferable parking passes and issue the same to only Windward YMCA employees who are to prominently display such passes while parked in the Licensed Area.
 - B. Maintain a monthly vehicle log of the parking passes issued by Windward YMCA which lists individual pass issued and its corresponding authorized employee vehicle with a description of the make, model, color, and license plate of such vehicle.
 - C. Promptly deliver a copy of the foregoing monthly log to the KUMC Office Administrator by not later than the first business day of each calendar month along with the payment due to KUMC as provided the above paragraph 3.
 - D. Windward YMCA shall instruct, enforce, and assume all responsibility to have all persons issued passes to park only in the Licensed Area and access its facilities through only by way of the public sidewalks along Kailua Road.
5. **KUMC's Discretion:** Notwithstanding anything herein to the contrary, KUMC is authorized to tow, at its sole discretion, any Windward YMCA staff vehicle that does not prominently display

an authorized, valid parking pass, is not found on the aforesaid monthly log, or any vehicle parked in a stall outside of the Licensed Area. An unauthorized pass shall include, but not be limited to, any displayed pass which is numbered higher than the amount authorized for that month, any pass which does not match the vehicle described in the above monthly log or passes with the same number or a vehicle. The Windward YMCA shall be solely responsible for paying any and all towing charges, and KUMC shall have at its sole discretion the authority in the selection of the towing company to be employed.

6. Termination of Agreement: Either KUMC or the Windward YMCA may cancel this agreement upon 30 days prior written notice.

7. Indemnity: Windward YMCA agrees to indemnify, defend and hold harmless KUMC against all loss, damage, costs, expenses, charges, attorney's fees and liability for injury to the property of or to persons authorized to park in Licensed Area out of use of the Licensed Area, or while accessing to or returning from Windward YMCA, or arising out of Windward YMCA's failure to observe and perform any term, covenant or condition of this Agreement.

8. Risk of Loss. Windward YMCA assumes all risk of loss or damage to any vehicle at any time parked in or attempting to park in the Licensed Area. Windward YMCA also agrees to release and waive KUMC, its successors, and assigns, from and against all liability for damage, loss, cost, and expense it may incur or suffer as a result of any claim, action, suite, demand, or judgment arising out of such access, use or occupancy of the Licensed Area by Windward YMCA or any acts or omissions of any guests, invitees, employees, staff, or agents of Windward YMCA, including all liability for damage, loss, theft, fire, or vandalism to any vehicle parked in the Licensed Area or any articles left therein

9. KUMC's Costs: Windward YMCA shall pay to KUMC, on demand, all costs and expenses, including reasonable attorney's fees, incurred by KUMC in enforcing any of the covenants herein, in remedying any breach by Windward YMCA of its covenants, in recovering possession of the Licensed Area, or in connection with any litigation commenced by or against Windward YMCA to which KUMC shall be made a party. All amounts due shall become due and payable to KUMC under this Agreement from Windward YMCA shall bear interest payable to KUMC at rate of one percent (1%) per month from the due date or dates until paid in full; provided that this provision for interest shall not be construed to authorize any delay in any amounts due hereunder.

10. Default. If the Windward YMCA shall otherwise fail to observe or perform any of the other covenants to be performed under this Agreement and such failure shall continue for five (5) days after the KUMC gives Windward YMCA written notice of such default, KUMC may, at any time thereafter, terminate this Agreement by giving five (5) days' written notice to the Windward YMCA.

11. No Waiver. Any failure of KUMC to insist upon strict performance of any of the terms, covenants and conditions of this Agreement shall not be construed as a waiver for the future of any such terms, covenants or conditions, but the same shall be and remain in full force and

effect.

12. Parties in Interest; No Assignment. This Agreement shall be binding upon and inure to the benefit of KUMC and its successors and assigns. Windward YMCA shall have no right to assign or delegate, in whole or in part, any of its rights or obligations under this Agreement.

13. Denial of Partnership or Agency. Nothing contained herein shall be construed that the parties to this Agreement are partners, joint venturers, or agents of the other. This License Agreement specifically disclaims any legal relationship between the parties other than as set forth in this Agreement

14. Complete Agreement. This Agreement supersedes all previous agreements between the parties, contains the entire agreement between the parties, and may not be modified, except in a writing signed by the parties.

15. Interpretation. This Agreement is the product of good faith negotiations between the parties. Therefore, the rule that a contract is construed against the drafter shall not be observed and shall not apply to this Agreement. The terms of this Agreement are contractual and not a mere recital, being the result of negotiation between the parties. If any clause or provision of this Agreement is subsequently determined by any court of competent jurisdiction to be invalid or unenforceable under any present or future law, such clause or provision shall not affect the other clauses or provisions hereof, but such invalid or unenforceable clause or provision shall be deemed modified to the extent necessary to render it valid and enforceable, preserving to the fullest extent permissible the intent of the parties set forth in this Agreement.

16. Acknowledgement. The parties represent, acknowledge, and warrant that they have read and fully understand the terms of this Agreement, that they are each authorized to sign this Agreement, that they have had an opportunity to consult with their own legal counsel regarding this Agreement, and that they hereby execute this Agreement voluntarily and upon their own judgment and solely for the consideration herein. The parties further acknowledge and agree that they have not relied upon the representations of the other party except as set forth herein upon entering into this Agreement.

Signed: _____

Bill Stone
Executive Director
Windward YMCA of Honolulu
Dated: _____

J. T. Greenleaf
Pastor
Kailua United Methodist Church
Dated: _____

Board of Trustees Chairperson
Kailua United Methodist Church
Dated: _____

SHEFFIELD ASSOCIATES

L T D

46 Hoolai Street, Suite D, Kailua, Hawaii 96734
(808) 263-2339

ARCHITECTS

rktx@hawaii.rr.com

February 25, 2011

Mr. David Tanoue, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King St.
Honolulu, HI 96813

Dear Mr. Tanoue,

Re: Applicant: YMCA of Honolulu - Windward Branch
TMK: 4-2-13:31
Lot Area: 5.225 Acres
Zoning: R-5 Residential Zoning
Existing Use : Meeting Facility

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

'11 FEB 28 A7:52

RECEIVED

Director decision regarding changing the determination that providing a roof to the Windward YMCA Courtyard is a MINOR modification to the existing YMCA facility CUP and request that a CUP Minor (CUPm) process is not necessary for this project.

As the agent for the YMCA, we request a director decision to determine that roofing the Windward YMCA Courtyard is a Minor modification of the existing YMCA facility CUP in order that the planning permit process be expedited. Please expedite the process of obtaining appropriate permits for this positive community project.

PROJECT DESCRIPTION:

The project consists of cutting back the overhangs of the roof around the sides of the existing center Courtyard. The new roof structure adds six free-standing steel columns which carry a low-pitched, built up roof over the entire existing courtyard area, to the ridge line of the surrounding roof. Metal frame walls with residential-type siding and fixed vents connect from the new roof structure to the existing roof ridge. Colors for finishes will be selected to blend with the lava rock and earth tones of the existing building.

PROJECT PURPOSE:

- The Courtyard (proposed covered area) is currently used for recreational activities.
- All weather usage. It is currently covered with tarps for sun/rain protection to facilitate use. An all weather roof over the courtyard, the circulation center and heart of the building, will better meet the needs of the facility. Among other things there is an Arthritis Tai Chi class held in the Courtyard. Having a roof would be good for this class.
- Security. A roof over the courtyard will increase the security of the facility. This has been an issue in the past as people have climbed over the one story roof and entered the Courtyard.

PARKING CALCULATION

Parking : 59 parking stalls are provided. (4 handicapped stalls and a loading zone are provided.)
In March 2011, the YMCA will be renting an additional 25 parking from its neighbor Kailua United Methodist Church (see attached agreement).
Large tour buses are not allowed to park on site.
Vans carrying 15 passengers are allowed to drop off visitors to Ulupo Heiau

Office/Administration	1,100 sf	3
Meeting :	1,400 sf	25
Workout/Classroom	2,984 sf	20
Pool:	2,400 sf	<u>13</u>
		61 spaces

Relationship with Faith Baptist Church. The YMCA and Faith Baptist Church both enter their grounds from the ManuO'o Street. There is an informal parking agreement with Faith Baptist Church which allows the YMCA to use their lot for overflow parking and then the church uses the YMCA main lot for churchgoers on Sunday morning. The YMCA has a long standing relationship with Faith Baptist Church. They for two years co-sponsored teen nights. The YMCA has allowed Faith Baptist Church to use the pool for pool parties and from time to time classroom space on Sunday mornings. The YMCA has also used the Faith Baptist Church grounds during the week for play area for the children during summer programs.

JUSTIFICATION:

1. Zoning. The Proposed use is permitted as a conditional use in the R-5 zoning district and conforms with zoning law.
2. Lot Size. The 5.255 acre lot is suitable for the proposed use. Its location next to the Pali Highway, Faith Baptist Church on the mauka side, and Kailua United Methodist Church on the makai side make it an appropriate location for a meeting facility.
3. Building Footprint. Since the proposed courtyard is completely surrounded by the existing building, the proposed project does not increase the footprint of the building.
4. Usage. The proposed project does not increase usage:
 - a. The Courtyard has always been used for programs.
 - b. The proposed project encloses a concrete area is a logical way to provide all weather use in an area that is completely surrounded by enclosed and covered space.
5. The net roofed area being added, before the existing overhangs are removed, is 1080 sf, which is only an 11% addition of total covered area. Within the column line space the area available for programs is a 30x 50 feet. The balance of the area outside the column line is circulation space.
6. Parking per the LUO is adequate for the additional enclosed space.
7. The YMCA actively monitors its parking lot and does not allow large tour buses to park and unload visitors to the heiau, thus keeping large tour buses off of the neighborhood streets of ManuOo and Manu Aloha.
8. Noise Impact. The proposed courtyard roof enclosure/louvers directs the noise away from the adjacent residences since there are to be no louvers on that side of the building. The fixed metal louvers of the new courtyard roof structure are vented to open toward the mauka, makai and Pali Highway side of the building. Normal construction noise will occur during construction.
9. Historic Impact. The YMCA is adjacent to Ulupo Heiau. The YMCA works in collaboration with Aha Hui Malama Ika Lokahi and the Kailua Hawaiian Civic Club to maintain the heiau, the landscaping, trees and the property surrounding it, including the construction and maintenance of a taro loi. State Historic Preservation District (SHPD) considers the YMCA a good neighbor and the impact MINOR, so approved it on 1/6/11
 - a. The YMCA has been a "good neighbor" to Ulupo Heiau.
 - b. The YMCA has willingly provided de facto access to Ulupo Heiau.
 - c. The YMCA has kept the grassy area adjacent to Ulupo Heiau site open.
 - d. The height of the building was lowered from 24 ft. to 20 ft. Per SHPD request, so as not to block potential views of Mt. Olomana. (See Exhibit 1 SHPD Memo.)
10. Public Notification. The YMCA has been actively publicly fundraising in the community since last summer, including an article in the newspaper. So the community has been notified of its plans. (See fundraiser hand out and List of donors.)

For these reasons we request that this project be considered a MINOR project and be allowed to move forward in the building permit process with out going through the CUP minor process. Thank you for your prompt consideration of this matter.

Sincerely,



H. Paul Sheffield
Architect

Attachments:

Lease agreement with KUMC
Photographs
Fundraising handout
Letter from State Historic Preservation office.
Architectural Drawings

ADDITIONAL PROJECT INFORMATION:

Applicant: YMCA of Honolulu - Windward Branch
TMK: 4-2-13:31
Lot Area: 5.225 Acres
Zoning: R-5 Residential Zoning
Existing Use : Meeting Facility

Public Notification:

The YMCA has publicly fundraised in the community to build this structure which will provide all weather interior activity space. Articles have been written about this project in the newspapers. More than a 1000 people donated to annual campaign of the YMCA last year. A Neighborhood Board presentation is in the process of being scheduled to keep the neighborhood informed.

Site Description:

The existing YMCA was built in 1959. The main building is one-story concrete block structure with a wood shake roof in a residential character. It is located down the hill along the Pali Highway between Faith Baptist Church and Kailua United Methodist Church. Access to the property is through ManuOo Street which serves as both an entrance and exit for traffic. Traffic circulation is generally a one-way traffic loop around the major parking lot. The rear parking lot area can be reached by a 24-foot wide paved driveway. The Site abuts residential lots to the North with a rock wall covered with creeping fig and a 6-foot high chain link fence running along this property line. A paved driveway with plumeria trees acts as a buffer and separates the YMCA building from the residential lots and makes an entryway to the lower parking area and Ulupo Heiau.

The following functions and facilities are included: administration offices, class rooms, fitness room, kitchenette and restrooms. The outdoor swimming pool and shower room facilities are located on the makai Pali Highway side of the building.

In the the classroom building exercise classes range from yoga to zumba. The YMCA Windward has 1700 facility members. and administers A+ after school programs for 800 children off site. Classes occur Monday through Saturday every week averaging 8-10 people per class.

Monday, Wednesday, Friday there are 14 classes

Tuesday, Thursday there are 13 classes

Saturday there are 5 classes.

Sunday there is one class.

The Fitness Center is open for individual workouts daily.

Swimming instruction and swim team practice occur after school and during the summer.

School inter session programs onsite are provided for 80-100 children each session

Summer session programs onsite have enrollment of between 100-125 children

This YMCA administers after school A+ programs located at 6 offsite schools.

Hours of Operation:

The YMCA is open Monday through Friday 6 am- 9 pm

Saturday at 7 am to 6 p.m.

Sunday 10 am to 6 p.m.

Occasional Events: The YMCA/Ulupo Heiau has 2-3 community events a year which may extend into the evening. An amplifier for announcements and music may be used. The YMCA works with its neighbor churches to arrange parking and not to have conflicting large events at the same time. The sound system is set up so that the sound goes toward the hillside of the Pali Highway not toward the neighborhood.

INFRASTRUCTURE:

Fire Protection: A fire hydrant is located on the Pali Highway on the Kailua United Methodist Church end of the lot and at the intersection of ManuOo and Manu Aloha .

Water: The current project will not be altering any of the water systems.

Wastewater: Three large format cesspools were filled in 2003. The YMCA was connected to city sewer lines at that time.

Americans with Disabilities Act: The YMCA implemented a number of changes in 2001 to bring the facility into compliance with the Americans with Disabilities Act .

Refuse collection: Refuse collection is handled by the private company: Honolulu Disposal Service.

Security: The YMCA has Sentinel Alarm service which is registered with the police department

Lighting Impact: Lights around the parking lot are shielded and point in a downward direction. Pool lights are focused on the pool and surrounding area and are turned off at closing time.

Department of Planning and Permitting
Building Division
REVIEW OF PLANS AND SPECIFICATIONS
Zoning Code Comment Sheet

File No.: **A2010-10-1360**

Date: **February 15, 2011**

Plans Examiner: **CYDONIE CABAEL**

Phone: **7688253**

Job Description: **[TMK: 42103032] 11/4 WINDWARD YMCA – Roof over and enclose existing Courtyard (2010/IBP10872)**

TMK: **4-2-103: 032**

Plans By: **SHEFFIELD HOWARD P**

Zoning District: **R-5 Residential District**

Flood District: **Beyond 500 Year Flood Plain**

Occupancy Group: **A-3 Assembly building or auditorium <300**

Type of Construction: Minimum: Actual: **III N**

Story Height:

Floor Area:

Auto.Spr. Syst.:

Comments

Follow Up

REVISED COMMENT SHEET:

90/SPR-7.

1. The proposed expansion will significantly increase the assembly area, which could impact surrounding land uses. Therefore, it is considered a MAJOR modification to the existing facility, and must be evaluated under a new Conditional Use Permit Minor(CUPm). Procedures and application attached.

2. Also, according to POSSE, the site is designed as a "historic site" and is subject to HRS Chapter 343. Compliance with Chapter 343 must be confirmed prior to submittal of the CUP application. CHECK with the State Historic Preservation Division regarding compliance with Chapter 343. An environmental assessment may be required. (APPROVAL BY DLNR-HISTORICAL SITE IS REQUIRED BEFORE RESUBMITTAL)

Any questions regarding comments, contact Lynn Kauer or Jamie Peirson at 768-8014.

3. When approval has been obtained for both comments above, then resubmit revised building file plan for further review.

4. Please FOLLOW DIRECTIONS BELOW:

All corrections shall be made in blue or black ink with full signature (no initials) and current date on all building permit plan sets, unless new prints are made. (If major corrections/revisions are made, or if plans are illegible, new prints will be required.)

Include comment sheet and voided sheets (if any), along with corrected plans and Building Permit Application when resubmitting for further review. If plans are required or revised, please stop at Building Permit Counter for stamping.

PLEASE RETURN PLANS DIRECTLY TO ZPRB BY DEPOSITING THEM IN THE BLUE "ZONING REVIEW" DROP BOX LOCATED ON THE RECEPTIONIST'S COUNTER.

Please note: Before issuance of Building Permit, any revisions/corrections made to the Building Division File Copy should be done on ALL sets (Job Site & Tax Office). Show dimensions where indicated.

Project:

Zoning ID:

Sheet 1 of 1 Sheet(s)

Review No.: 1

Processid: 42047974

Jobid: 41297853

Externalid: 041295394-002

File No.: **A2010-10-1360**

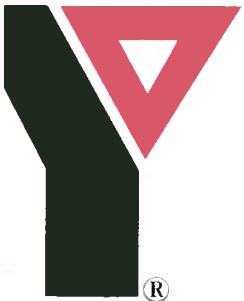
Windward YMCA Upgrade

Benefits of project:

- Improves handicapped accessibility from entry lobby to backyard lanai
- Enlarges program space by 33%
- Enhances child care options
- Creates room for member lounge
- Expands community meeting area
- Larger group exercise classes possible

Who we serve:

- 1,600 facility members & their families
- 1,200 learn swimming annually
- 1,000+ enrolled for 8 weeks of summer
- 850 A-Plus participants at 6 schools
- 260 seniors in Silver & Fit program
- Free meeting space for 6 community groups



Windward YMCA: Reaching for Tomorrow

Why Give to the YMCA?

- We will always be here to serve our Windward communities, in good times and bad (established 1959).
- Your donation goes a long way at the YMCA, because we manage it well.
- Our youth and families need the YMCA, more than ever.
- The YMCA has a successful track record for recent capital projects (Camp Erdman, Kalihi, Leeward).
- We value our supporters. Donors of \$1,000 or greater will be recognized via an inscribed tile in the courtyard.

Facts about the Y

- ♦ Harold K. L. Castle Foundation donated land for the Y in 1958 and land for the pool in 1964.
- ♦ Only YMCA in the world with a Hawaiian shrine, Ulupo Heiau, in its back yard.
- ♦ 69 group exercise classes weekly: yoga, seniors, Zumba, Tae Kwon Do, Pilates, hula, ukulele (and more).
- ♦ Six A+ programs at schools from Waimanalo to Kaneohe.
- ♦ Full range of equipment and trainers to meet wellness goals of all ages.



WindwardYMCA 2010 Upgrade

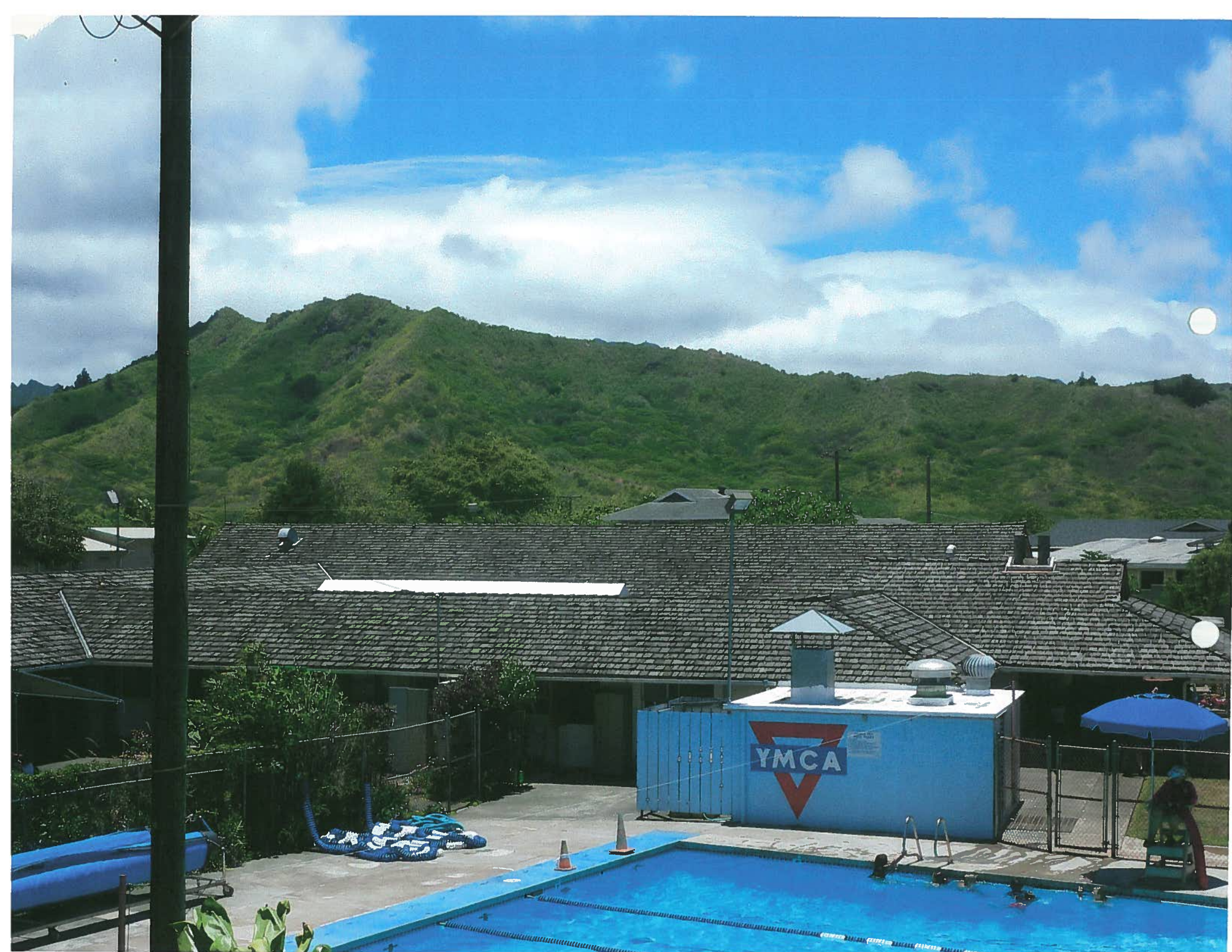
Expense:	
Courtyard "canopy," ADA renovations, furnishings, equipment, fees	\$715K
Targeted revenue breakdown:	
Foundation requests pending/in process	\$200K
YMCA quasi-endowment funds	\$100K
Community pledges to date	\$270K
Balance remaining	\$145K
Your generous pledge	\$\$\$\$K
Deadline to meet goal	Dec. 31, 2010



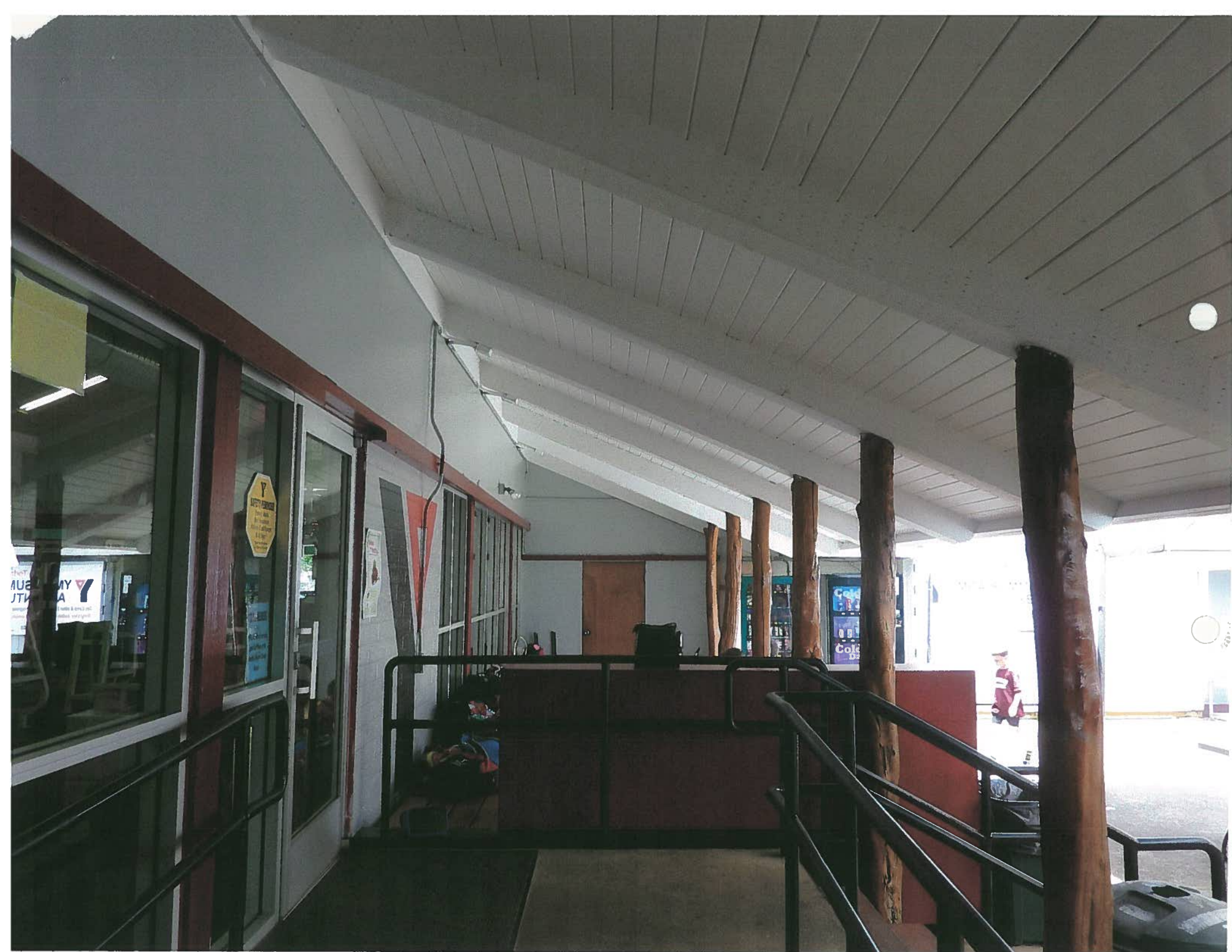
Rotary volunteers (top) and dedicated staff (above) work together to paint the Healthy Lifestyles Center

You always see smiles at the Y, whether it's from our fund-raising volunteers (middle left), keiki and teens in our Summer Fun program (middle right), Teen Night participants (left) or Y Adventure Guide members (above). The Windward Y serves all ages, all ethnicities and all income brackets.











LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

LAURA H. THIELLEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

PAUL J. CONRY
ACTING FIRST DEPUTY

LENORE N. OBYE
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KARAOAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

DATE: January 6, 2011

LOG: 2010.3642

DOC: 1012RS58

TO: Sheffield Associates, Architects
46 Hoolai Street, Unit D
Kailua, HI 96734

SUBJECT: Section 6E-42 / Historic Preservation Review / Alteration of Community Service Building
Permit # (None)
Building Owner: Windward YMCA ("Y")
Location: 1200 Kailua Road
Tax Map Key: (1) 4-2-103:032

This letter is in response to materials dated July 22, 2010, delivered to our office November 5, 2010, re a proposed addition to the Windward YMCA complex located at 1200 Kailua Road. The existing facilities consist of four wings creating a central open rectangle. The facilities are constructed of CMU and lava rock with shingled, gabled roofs of varying heights. The project would enclose the central courtyard through the erection of four support columns. Skylights would be installed on the new roof and cross ventilation created by louvers on the enclosure's vertical faces. To prevent water damage, the existing roof slopes would be extended from the existing ridgelines to meet the new enclosure wall face. Within the courtyard, a roll-down door, three small columns, a rock column, small wall, door, drain, and the roof eaves would be removed. The area of potential effect would be the Y parcel and the lot immediately Kahuku side of the Y's land.

City and County of Honolulu online records show that the complex was constructed in 1960. The building is a good example of the open, low rise architecture of the period that employed local materials such as lava rock. It has also served as a focus of community activities and identity since it was built. This means that the building would be eligible for the Hawaii Register of Historic Places under Criteria C (Architecture) and Criteria A (Events).

Evaluation of this project is problematic due to its location adjacent to Ulupo Heiau State Monument. The YMCA has tried to be a good neighbor to the Heiau, providing both defacto access to the Monument through the Y's property (there is a nominal, though much more difficult, access on State land makai) and leaving that portion of the Y property immediately adjacent to the Heiau as well tended grassy open space.

The growth of Y programs has been such that, while the original building design would have used the central courtyard space for a Japanese garden, this space was instead immediately employed for program activities. SHPD and your firm also discussed extension of the building across the open space adjacent to the Heiau, but this was determined to have a potential negative impact on the Monument. The height of the proposed enclosure was also of concern for its potential blockage of the historic view of Mt. Olomana from the Heiau. Your office has since agreed to lower the height of the enclosure by four feet to a maximum of twenty feet.

This proposal would lessen the visual impact on the existing building by the new enclosure, protect the view from Ulupo Heiau, and allow the Y to expand its all weather activities.

Under these circumstances, the project will affect a historic property, with agreed upon mitigation. Mitigation in this case is the lowered height of the enclosed space to a maximum of 20 feet. Mitigation is now complete and SHPD's phase of the approval process is now fulfilled.

Any questions should be addressed to Ross W. Stephenson, SHPD Historian, at (808) 692-8028 (office), (808) 497-2233 (cell) or ross.w.stephenson@hawaii.gov.

Mahalo for the opportunity to comment.


Pea Aiu
Administrator

In the event that historic resources, including human skeletal remains, lava tubes, and lava blisters/bubbles are identified during construction activities, all work should cease in the immediate vicinity of the find, the find should be protected from additional disturbance, and the State Historic Preservation Division should be contacted immediately at (808) 692-8015.

Exhibit B-9

1

1

2011/ELC-2142

**CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING & PERMITTING**
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

LAND USE PERMITS DIVISION MASTER APPLICATION FORM

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

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

Please print legibly or type the required information.

SUBMITTED FEE: \$300.00

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

Cluster: <input type="checkbox"/> Agricultural <input type="checkbox"/> Country <input type="checkbox"/> Housing Conditional Use Permit: <input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Existing Use: _____ (Indicate Type of Use) Environmental Document: <input type="checkbox"/> Environmental Impact Statement <input type="checkbox"/> Environmental Assessment <input type="checkbox"/> Supplemental <input type="checkbox"/> Minor Shoreline Structure	<input type="checkbox"/> Modify Approved Permit: _____ (Indicate Reference File No.) <input type="checkbox"/> Plan Review Use Planned Development: <input type="checkbox"/> Housing <input type="checkbox"/> Commercial (WSD Only) <input type="checkbox"/> Resort (WSD Only) <input type="checkbox"/> Shoreline Setback Variance Special District Permit: <input type="checkbox"/> Minor <input type="checkbox"/> Major _____ (Indicate District) <input type="checkbox"/> Downtown Height >350 Feet	Special Management Area Use Permit: <input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Temporary Use Approval <input type="checkbox"/> Variance from LUO Section(s): _____ <input type="checkbox"/> Waiver from LUO Section(s): _____ <input type="checkbox"/> Zoning Adjustment, LUO Section(s): _____ <input type="checkbox"/> HRS Section 201H-38 Project
--	--	--

TAX MAP KEY(S): 42013031

LOT AREA: 5.225 acres

ZONING DISTRICT(S): R-5

STREET ADDRESS/LOCATION OF PROPERTY: 1200 Kailua Road, Kailua, HI 96743

STATE LAND USE DISTRICT:

RECORDED FEE OWNER:

Name (& title, if any) same as applicant

Mailing Address _____

Phone Number _____

Signature Michael Rucker

PRESENT USE(S) OF PROPERTY/BUILDING:

Windward YMCA

PROJECT NAME (if any): Windward YMCA

APPLICANT:

Name YMCA of Honolulu

Mailing Address 1200 Kailua Road
Kailua, HI 96734

Phone Number _____

Signature Michael Rucker

AUTHORIZED AGENT/CONTACT PERSON:

Name Dan Ide

Mailing Address 765 Amana Street, Suite 303
Honolulu, HI 96814

Phone Number 285 - 1333

Signature Dan Ide

REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project): CUP (Minor) to permit current activities which exceed the level of activities that were permitted by 90/SPR-7

POSSE JOB NO. 2011/ELC-83

REV. 10/27/2010

RECEIVED

September 20, 2011

'11 SEP 22 A7:40

David K. Tanoue, Esq., Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, HI 96813

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Attn: Mr. Robert Mills

Dear Mr. Tanoue,

RE: CUP Minor Application
YMCA of Honolulu – Windward Branch
1200 Kailua Road
TMK No. 42013031

We are the consultants for the CUP (Minor) for the Windward YMCA. Essentially, the applicant seeks to obtain a CUP (Minor) to permit the expanded services and activities currently provided by the Windward YMCA. The facility received an EU and Minor Modification on April 23, 1990 to permit the expansion and repair of the facilities and to permit the provision of certain services and activities. Since that time, the social and cultural needs have grown and the current levels of services and activities have exceeded the scope of the previous permits.

A building application for the construction of a roof over an existing courtyard, A2010-10-1360, triggered the requirement for the attached application. Based on meetings we have had with DPP staff, we have obtained your determination that the building permit application be allowed to proceed through the application process as the addition of the roof, in and of itself, does not create a need to review or approve the CUP (Minor). The application was approved to issue and the general contractor will be picking up the permit shortly. Accordingly, the emphasis of the CUP (Minor) application has been on the programs and activities that have increased since the EU was approved in 1990.

Thank you for your consideration of our request. Please do not hesitate to contact me if you have any questions or need further clarification.

Sincerely,



Palekana Permits, LLC
By: Daniel K. Ide, Member

Description of Location and Project:

The Windward YMCA is located at 1200 Kailua Road. The project site is also identified by TMK 42013031. The project site is bordered by the faith Baptist and Kailua United Methodist Church, single-family residential, Kailua Road, and Ulupo Heiau, a State Historic Site. Current structures include: A main building, a pool, pool house, meeting rooms, weight and exercise rooms, staff offices, storage, restrooms, and shower facilities. Zoning is R-5 and there are no flood (Zone X), special district or SMA requirements.

Landscaping is typical of the surrounding area with ginger, ti leaves, and grass. There is a sprinkler system for the backyard lawn which is seldom used, and the remainder of the landscaping relies on natural rainfall. If there is a need, the plants are watered with a simple garden hose. There are no plans to alter the existing landscaping.

Entitlement History:

The current structures and programs of the Windward YMCA were permitted primarily through 90/SPR-7 and various building permits. According to the records at the Department of Planning and Permitting ("DPP"), the facility was originally built in 1959 as a Federal Office Building. The permit records show a one story facility of 10,000 square feet. In 2001, BP #524541 was obtained and the main building was renovated including building, electrical, and plumbing work. In 2004, BP #573986 was obtained to construct a sewerline outside of the building to connect to the City's sewer system.

Pre-submittal Consultation:

Prior to the preparation of the CUP application, the applicant's agent met with the following agencies:

1. **Kailua Neighborhood Board:** As required, the applicant informed the adjoining property owners about the appearance before the Kailua Neighborhood Board. The affidavit attesting to the distribution of notifications is attached to this application. Also as required, a presentation on the project was made to the Kailua Neighborhood Board on May 5, 2011 and a letter signed by Board Chair Chuck Prentiss attesting to the presentation is also attached to this application.
2. **DPP Traffic Review Branch:** The applicant's agent met with the DPP Traffic Review Branch ("TRB") to discuss the proposed action and to see whether there were any concerns prior to submittal of the application. The agent informed TRB that DPP had no record of any complaints regarding traffic issues in the vicinity of the project site and a similar inquiry with the area Councilmember had the same result of no record of any complaints or inquiries regarding traffic issues in the project vicinity. TRB also confirmed

that it was not aware of any complaints or inquiries regarding traffic in the vicinity of the project.

TRB asked for a discussion on the estimated number of cars that might traverse the public streets that are on the access route to the facility and that discussion is included later in the application. TRB also said that it would review the CUP application in more depth when it is circulated for comment, but it had no objection to proceeding with the application at this time.

3. **Board of Water Supply:** The applicant's agent met with the customer service branch of the Board of Water Supply ("BWS") and they indicated that the review of the proposed action is based on the number of fixture units being applied for in the building permit application and since the project was not seeking an increase in fixture units, BWS would have no comment on the proposed action. In addition, they were not aware of any water related complaints in the vicinity of the project.
4. **DPP Wastewater Branch:** The applicant's agent met with the DPP Wastewater Branch ("WWB") and discussed the proposed action for the project site. WWB confirmed that the standard for determining whether there is a WWB potential issue is whether a) there is an increase in the footprint or lot coverage of the facility, or, b) there is a change in use of the facility, or, c) there are any water related fixture units are being added to the facility, or, d) a sewer connection application was filed for the project.

WWB confirmed that no sewer connection application was necessary for the proposed action and that it was not aware of any complaints regarding wastewater issues in the vicinity of the project.

5. **State Historic Preservation Division:** Although the subject site is not on the State Register of Historic Places, the plans for the proposed roof were submitted to the State Historic Preservation Division ("SHPD") as a part of the building permit process because of the proximity to the Ulupo Heiau. The SHPD requested that the roof be modified to maintain a clear line of sight between the Heiau and the Pali. The Y complied with the request and SHPD signed off and approved the building permit application.
6. **Councilmember Ikaika Anderson:** The applicant met with the area councilmember and explained the project and the nature of the CUP application. The councilmember confirmed that it had not received any complaints regarding any aspect of the Windward YMCA. The applicant agreed to keep the councilmember's office apprised of the application and CUP processing.

Proposed Action:

The Windward YMCA provides the communities of Kailua, Kaneohe, Waimanalo, and beyond with a variety of programs and series for families and individuals of all ages. The current level of services provided by the YMCA has grown since the approval of the EU permit (No. 90/SPR-7) which authorized the use of the facility as a meeting facility (community center) and to conduct services and activities related to its use. DPP is requiring a CUP (Minor) to authorize the increase in programs since the original EU.

The applicant is requesting the approval of a CUP (Minor) to accommodate the following programs which are currently being conducted:

Overview of Programs and Operations of the Windward YMCA:

Hours of Operation

Monday – Friday	6 am – 9 pm
Saturday	7 am - 6 pm
Sunday	10 am – 6 pm

Membership

The YMCA made a concerted effort to increase membership during the past decade. There was a drive to enroll as many of the facility's users as possible in as members. The Windward Branch has approximately 1,500 – 1,700 facility membership units, with that number varying over the course of a Year. We retain about 70% of members each Year. The total includes 636 single adult memberships, 42 college-age memberships, 345 full-family memberships (two adults and any children), 106 single-family memberships (one adult and any children), 353 senior memberships, and 45 teen memberships. Of these, 883 are female, 416 are male and 451 are children. During a typical week, the Y will have about 1,000 member visits/uses at the facility.

The visits/uses are derived by swipe counts which are deemed to be an approximate measure, albeit on the high side, of members that pass through the entry to the facility. It is not unusual for members to "swipe in" each time they pass through the entrance. Once the members are in the facility, they can attend virtually any activity or class with the exception of swimming lessons or childcare which require prior arrangements.

The two attached matrices detail the swipe counts for representative months with school in session and school out of session. The category labeled "Swimming" includes aquatic exercise classes for members with arthritic conditions and swimming lessons in addition to general pool use in areas and times when classes are not

being offered.

Again, the swipe count does not accurately reflect the number of users at the facility during a given time but actually overstates the number of users. A more accurate count can be derived by subtracting some of the Total Swipe Count from the Total Swimming count, but we have been informed by the Y staff that the net number of facility users varies by day. For the purposes of this application, we have chosen to provide the bulk numbers at a starting point.

Core programs

Healthy Lifestyles – In promoting good health for community members, the Y operates a fitness center, group exercise studio and swimming pool. The fitness center includes free weights, weight machines and cardio machines such as treadmills, bicycles and cross trainers; a total of 37 pieces of equipment. The center is fully enclosed and air conditioned.

Group Exercise - Many members also take part group classes ranging from Yoga to Zumba to a special class for people with Parkinson's disease. There are 60 classes weekly in the studio and 15 classes weekly in the pool. The Y runs Arthritis Foundation-certified classes 5 days a week in the pool and 3 days a week on land. Depending on the type and time of the class, attendance can vary from 6 - 40 members in each session.

Aquatics - In addition to water exercise classes, Y members also use the pool to swim laps, bring their families for recreational swimming or take swimming lessons. Group swim lessons are run in 2-month sessions averaging 150-170 children per session year-round, and the Y also offers private swim lessons for those who want one-on-one instruction. The majority of swim lessons occur Saturday mornings and weekday afternoons, with 6 - 12 children participating at a time. There are swim teams for both children and adults, with 10 - 12 members in each group.

On-site child care - The branch operates summer programs and intersession programs whenever public school is out of session. The main summer program takes place at the branch and serves about 150 - 162 children and teens for 8 - 9 weeks. The program includes both indoor and outdoor activities, and there are two off-site excursions each week. In addition, there are two off-site programs; one for summer school students at a nearby elementary school and one that augments the city's programs at nearby municipal parks. The intersession programs typically serve 70 - 95 children at the branch and are similar to the summer program.

Off-site child care - The Windward Y has contracts with 6 state elementary schools to provide care at those schools from 2:30 - 6 p.m. when school is in

session. All activities take place at those schools, except accounting and planning, which are done at the branch in existing staff offices. Approximately 750 - 800 children are in this program.

Meeting space provided to community groups - The Windward Y provides free meeting space to several community groups. Typically these groups hold evening meetings once a month in our Club Room, which has a maximum capacity of about 30 people. The groups include the Pohakupu-Kukanono Community Association, AYSO, the Kailua Hawaiian Civic Club, the Windward Y Service Club, Attitudinal Healing and Women's Narcotics Anonymous, Kailua Canoe Club, and Hawaiian language instruction. Attendance at these meetings varies from 6 to 20 persons.

Collaborations - The Windward Y and Faith Baptist Church share parking facilities, with the Y's overflow parking going onto church property during the weekdays and the church using the Y's main lot for Sunday services. They also has a collaboration with Castle Medical Center in which Y members may take CMC group exercise classes for free and CMC employees in return get a reduced membership rate at they. The Kailua Hawaiian Civic Club and Aha Hui Malama I Ka Lokahi co-curators of Ulupo Heiau also work closely with the Y. The Kailua Hawaiian Civic Club and Aha Hui use the Y property for cultural programs and activities, including raising taro and holding an annual *Hoike*.

Events - In addition to the annual *Hoike* in the summer, the Y has co-hosted with nearby churches a World Wetlands Day celebration and periodic cultural events arranged by KHCC and Aha Hui. The Y also hosts the annual Summer Fun Family Fair for participants in the summer child-care program and their parents. In addition, the branch has taken part in the community-wide rummage sale for Pohakupu-Kukanono several times.

Ulupo Heiau tourism - In response to community concerns several years ago, the Y has ceased allowing tour operators to park large full-sized buses at the YMCA. Smaller vehicles up to 15 passengers are allowed to park on Y property, and the Y also allows the *heiau* visitors to use its bathrooms and water fountains.

Rationale for Request:

The wide range of recreational, fitness, cultural, educational, and therapeutic programs conducted either at the Windward YMCA or at off-site locations in the community under the aegis of the Y establish and provide testament to the role of the Y as an important element in the social fabric of the Windward Oahu community. The increase in activities and services made available to the community are in response to the void of such services in the community as a result of reductions in funding to support these services and activities and the increase for the services and activities provided by the Y to meet changing social

needs of the community.

The general spirit of the original EU continues to be met and the increase in numbers are a credit to the YMCA and indicates a growing need for such services and activities that are not being met by other organizations including the state and county governments. The activities and services provided by the Windward YMCA, whether on site or at satellite locations, are in compliance with general requirements for conditional uses in Sec. 21-2.90-2 of the LUO:

- (a) The director may allow a conditional use on a finding that the proposed use satisfies the following criteria:
 - (1) The proposed use is permitted as a conditional use in the underlying zoning district and conforms to the requirement of this chapter.
 - (2) The site is suitable for the proposed use considering size, shape, location, topography, infrastructure and natural features.
 - (3) The proposed use will not alter the character of the surrounding area in a manner substantially limiting, impairing or precluding the use of surrounding properties for the principal uses permitted in the underlying zoning district.
 - (4) The use at its proposed location will provide a service or facility which will contribute to the general welfare of the community-at-large or surrounding neighborhood.

Discussion:

The proposed use is permitted as a conditional use in the underlying zoning district and conforms to the requirement of this chapter. – The Windward YMCA use was first established by EU permit (No. 90/SPR-7) as a permitted conditional use in the R-5 zoning district. This proposed action is to modify the Conditional Use Permit to permit the expanded services and activities for the existing YMCA.

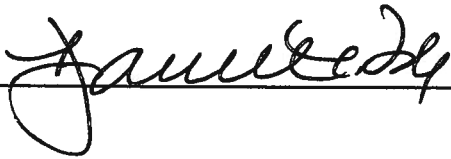
The site is suitable for the proposed use considering size, shape, location, topography, infrastructure and natural features. – The Windward YMCA has been operating at its current location, in the same facilities for over 3 decades. The lot size is 5.225 acres and the structures on the site comprise a lot coverage of less than 5 %. Under the current LUO, the underlying zoning of R-5 has a maximum allowable lot coverage of 50%. The current configuration of the buildings and parking lot have functioned well for the YMCA, but the current building application to construct a roof over the open courtyard will not expand the outer limits of the current structures while providing the benefit of creating usable space which may be utilized regardless of weather conditions.

In 2004, the YMCA constructed a sewer line to connect to the city's sewer

AFFIDAVIT OF MAILING

I, Daniel K. Ide, being first duly sworn, depose and state that I mailed, by regular first class mail, on April 28, 2011, a Notification of the appearance of the Windward YMCA before the Kailua Neighborhood Board No. 31 at its regular meeting on May 5, 2011 to fulfill the requirement to notify the Neighborhood Board of a proposed action to file an application for a Conditional Use Permit (Minor) to the addressees on the attached sheet.

Dated this 20th day of September, 2011.



Daniel K. Ide



Doc. Date: 9-20-11 # Pages: 1
Name: Lully Yamachika Circuit
Doc. Description: _____

Signature Date: 9-20-11

NOTARY CERTIFICATION

My Commission expires 7/30/12

system at its own expense to ensure that the sewerage needs of the expanded activities and services would be met.

The proposed use will not alter the character of the surrounding area in a manner substantially limiting, impairing or precluding the use of surrounding properties for the principal uses permitted in the underlying zoning district. – The YMCA has not negatively affected the surrounding residential community. A check of the DPP records indicated that there were no complaints on file regarding the operations of the YMCA. An inquiry with the councilmember of the district also revealed that there was no record of complaints or negative comments.

At the neighborhood board meeting, one resident voiced concerns about the number of cars being generated by the activities at the YMCA. We will meet with the resident to discuss his concerns.

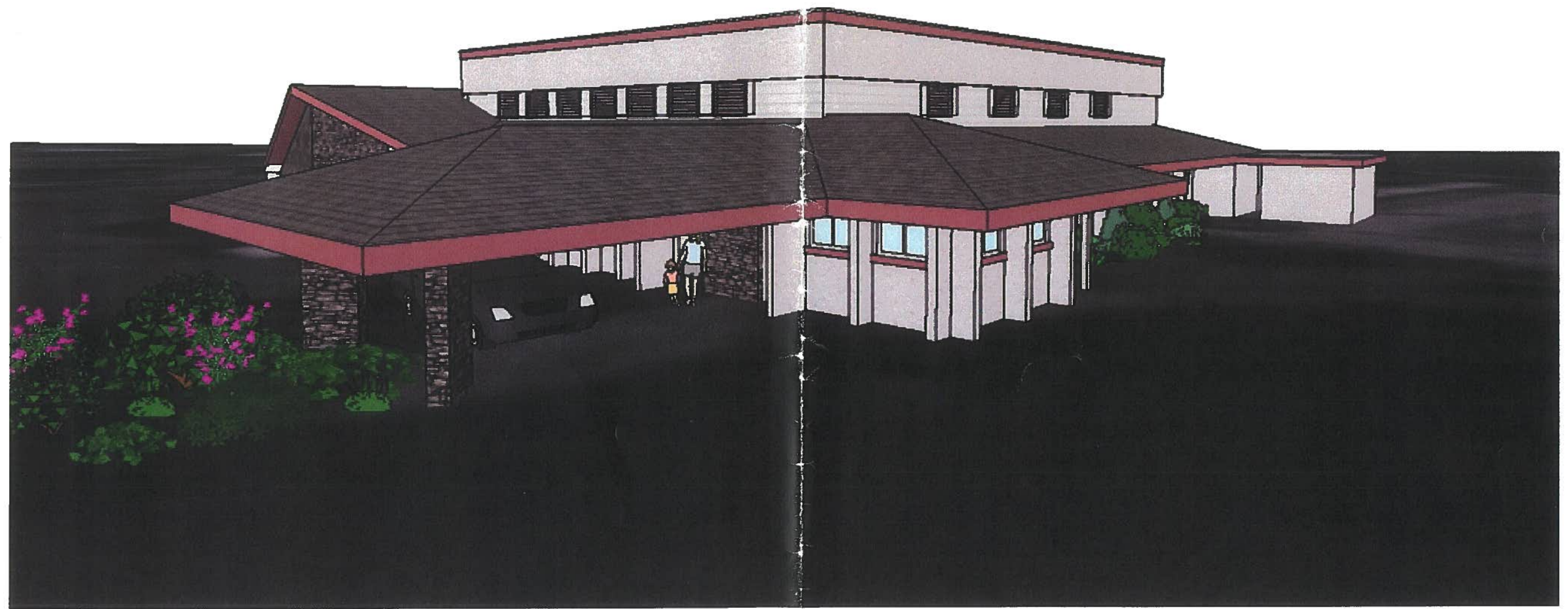
The use at its proposed location will provide a service or facility which will contribute to the general welfare of the community-at-large or surrounding neighborhood. - The success of the YMCA's expanded programs and outreach services is a testament to its contributions to the general welfare of the community-at-large and the surrounding neighborhoods. The Y remains one of the few providers of activities for a wide range of individuals and families in Windward Oahu.

The Windward YMCA is an integral part of the cultural and social fabric of the community it was intended to serve. It is self-sustaining and provides far more to the community in value now than when it was established in its current location. There are few alternatives to the target population served by the Windward Y and the services it provides have been established at this location for decades. There is no intention to increase services or activities by approval of this application. Rather, the purpose of the CUP application is more to disclose the current level of services and attendance provided by the Windward YMCA. Moreover, the array of services provided by the Y and the level of attendance has not generated any complaints to either the Department of Planning and Permitting or the area councilmember's office.

For the reasons stated above, we request the favorable finding of the Department of Planning and Permitting.

	PERSON COUNT - SCHOOL YEAR						
6:00a-7:00a	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
SWIMMING	0	8	8	8	8	8	0
7:00a-8:00a							
SWIMMING	0	16	14	16	14	16	12
8:00a-9:00a							
SWIMMING	0	35	25	35	25	35	20
9:00a-10:00a							
SWIMMING	0	25	25	20	40	25	40
10:00a-11:00p							
SWIMMING	0	12	15	12	15	12	35
11:00a-12:00p							
SWIMMING	0	8	8	8	8	8	25
12:00p-1:00p							
SWIMMING	6	6	6	6	6	6	20
1:00p-2:00p							
SWIMMING	12	6	6	6	6	6	15
2:00p-3:00p							
SWIMMING	30	12	8	12	8	12	15
3:00p-4:00p							
SWIMMING	30	12	10	12	10	12	15
4:00p-5:00p							
SWIMMING	30	20	10	12	10	12	15
5:00p-6:00p							
SWIMMING	15	25	25	25	25	25	0
6:00p-7:00p							
SWIMMING	0	25	16	25	16	25	0
7:00p-8:00p							
SWIMMING	0	12	16	12	16	12	0
	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
TOTAL SWIMMING	123	222	192	209	207	214	212
TOTAL SWIPE COUNT	94	385	393	390	250	338	174
TOTAL COUNT	217	607	585	599	457	552	386

	PERSON COUNT - SCHOOL OUT						
6:00a-7:00a	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
SWIMMING	0	12	12	12	12	12	0
7:00a-8:00a							
SWIMMING	0	20	18	20	18	20	12
8:00a-9:00a							
SWIMMING	0	45	30	45	30	45	20
9:00a-10:00a							
SWIMMING	0	45	45	45	45	45	40
10:00a-11:00p							
SWIMMING	0	45	45	45	45	45	35
11:00a-12:00p							
SWIMMING	0	40	40	40	40	40	25
12:00p-1:00p							
SWIMMING	8	30	30	30	30	30	20
1:00p-2:00p							
SWIMMING	14	35	35	35	35	35	25
2:00p-3:00p							
SWIMMING	35	35	35	35	35	35	20
3:00p-4:00p							
SWIMMING	35	35	35	35	35	35	20
4:00p-5:00p							
SWIMMING	35	35	35	35	35	35	20
5:00p-6:00p							
SWIMMING	18	30	30	30	30	30	0
6:00p-7:00p							
SWIMMING	0	30	18	30	18	30	0
7:00p-8:00p							
SWIMMING	0	20	18	20	18	20	0
	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
TOTAL SWIMMING	145	457	426	457	426	457	237
TOTAL SWIPE COUNT	79	387	350	357	302	271	135
TOTAL COUNT	224	844	776	814	728	728	372





02/14/2024
25' 0" x 11' 0" x 11' 0"
02/14/2024
02/14/2024

May 5, 2011

David K. Tanoue, Esq., Director
Department of Planning and Permitting
City & County of Honolulu
650 S. King Street, 7th Floor
Honolulu, HI 96813

Attn: Mr. Steve Tagawa, Planner

Dear Mr. Tanoue,

Please allow this letter to serve as a verification that representatives from Palekana Properties and the Kailua YMCA appeared before the Kailua Neighborhood Board No. 31 at its regular meeting on May 5, 2011 to present the Kailua YMCA plans for adding a roof to the existing main building.

They also discussed that the physical addition of the roof did not trigger a requirement for a Conditional Use Permit Minor ("CUP"). However, the current level of services provided by the YMCA, which has increased since the Existing Use Permit was granted 1991, caused the Department of Planning and Permitting to determine that a Conditional Use Permit Minor ("CUP") must be applied for to authorize both the addition of the roof to the existing structure and the current level of services.

Their presentation to the Kailua Neighborhood Board was to comply with DPP's requirements for CUP applications. Palekana assured the Board that we would remain apprised through the CUP process.

Sincerely,



Chuck Prentiss, Chair
Kailua Neighborhood Board No. 31

C: Palekana Properties, LLC
Bill Stone, Kailua YMCA

'11 OCT -5 P3:37

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLU.

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS, PROPERTY LINES, AND SETBACKS PRIOR TO CONSTRUCTION. BRING ANY DISCREPANCIES TO THE ATTENTION OF SHEFFIELD ASSOCIATES LTD. DO NOT SCALE DRAWINGS.
2. ALL WORK TO BE CONSTRUCTED PER 2003 IBC WITH C&C HONOLULU AMENDMENTS AND ALL OTHER GOVERNING CODES.
3. CONTRACTOR IS RESPONSIBLE TO ARRANGE AND CONDUCT SPECIAL INSPECTIONS PER C&C HONOLULU SPECIAL INSPECTION FORM WITH ARCHITECT/ENGINEER AND TO ARRANGE AND CONDUCT FOLLOW UP INSPECTIONS AS MAY BE REQUIRED.

4. TAX MAP KEY: 4-2-103:032

6. AREAS:			
EXIST ENCLOSED		6,200	SF
EXIST COVERED EXTERIOR		1,400	SF
TOTAL		7,600	SF
TO BE DEMOLISH COVERED EXTERIOR		740	SF
NEW WORK ENCLOSED		2,400	SF
TOTAL		9,280	SF
POOL HOUSE		1,145	SF
LOT SIZE		54,050	SF
LOT COVERAGE		0.17%	
PERIMETER OCCUPANCY		553	FT
CONSTRUCTION TYPE		A-3	
PARKING SPACES		89	

FROM MO: 180 4500 SF
TABLE 503 - ALLOWABLE AREA $8,000$ SF
SECTION 506.2: $100 \left(\frac{553}{553 + 0.25} \right) \frac{30}{30}$
MAXIMUM ALLOWABLE AREA $9,371$ SF

**BUILDING
FILE COPY**

12/10/70 DEPARTMENT OF PLANNING AND PERMITTING BUILDING DIVISION CITY AND COUNTY OF MINNAPOLIS		DATE
ACCEPTANCE:		12/10/70
ZONING: R-5		
ZONING CODE:		9/14/72
ELECTRICAL:		
PLUMBING:		
BUILDING:		7/15/71
PROJECT WINDY HAVEN		
TRK 4-2-13-122		PERMIT

90/अप्र-7

DEPT. OF PLANNING AND PERMITTING
SITE DEVELOPMENT DIVISION
CIVIL ENGINEERING BRANCH
BY WJ DATE 9/2/11
11P 2/2/11

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32,
HONOLULU COUNTY CODE 1990, AS AMENDED

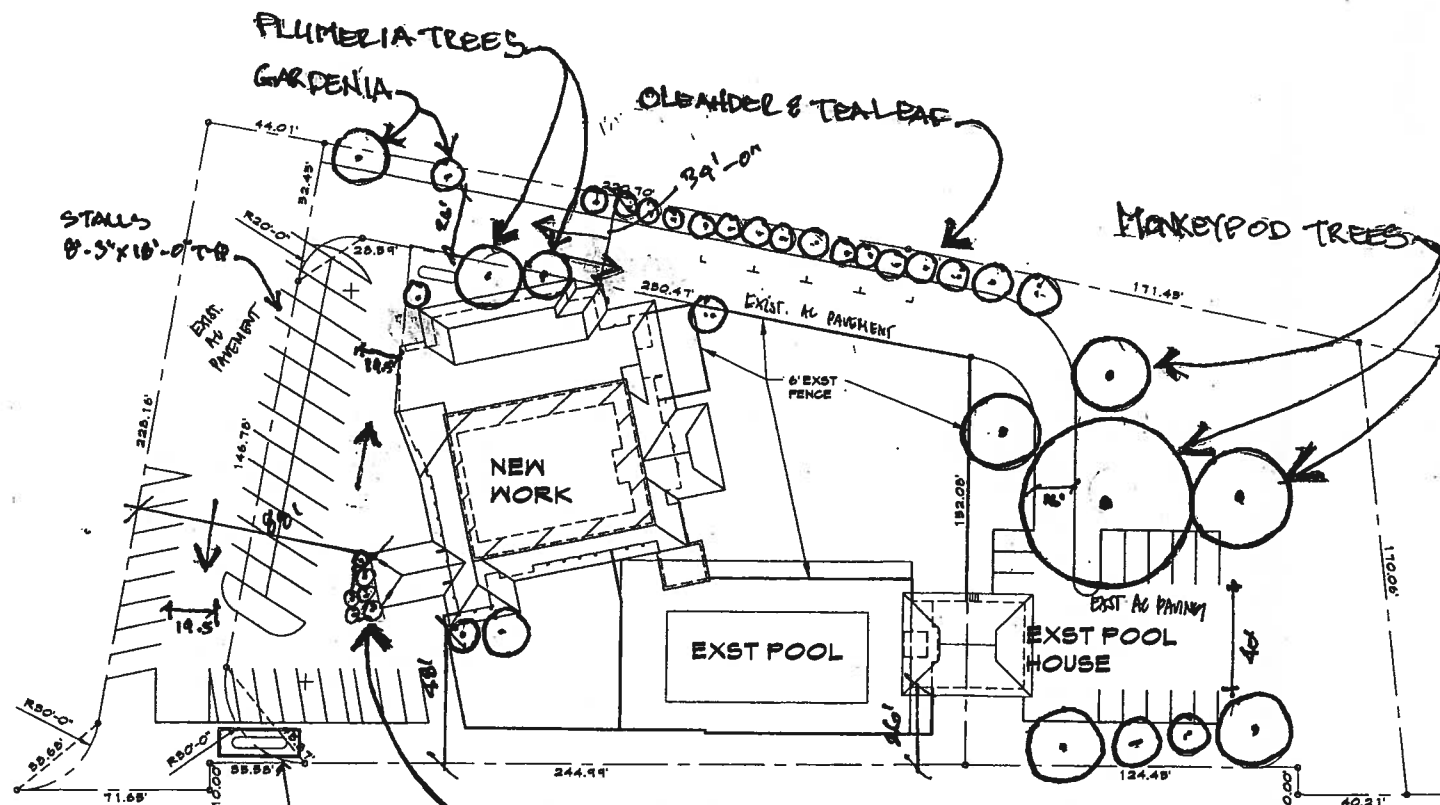
To the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code for:

☒ Building Component Systems
☒ Electrical Component Systems
☐ Mechanical Component Systems

Signature: H. Paul Sheffield Date: 10/17/10
Name: H. PAUL SHEFFIELD
Title: ARCHITECT
License No.: 6741

**APPROVED
DPP**

**BUILDING
FILE COPY**



PLOT PLAN

ZONING NOTES:

- 1) INTERIOR PROPERTY LINES AS SHOWN NOT VERIFIED. COULD NOT LOCATE SUBDIVISION FILE NUMBER. TMK MAPS 1950'S SHOW THIS AS PART OF 4-2-13:10. LATER TMK MAPS SHOW IT AS 4-2-13:31.
- 2) PARKS. LAYOUT AS SHOWN DOES NOT MATCH 90/SPR-7 & SUBSEQUENT BLDG. PERMITS.
- 3) LOT COVERAGE DATA NOT VERIFIED. SOME DISCREPANCIES W/ SPR NUMBERS.
- 4) YMCA CURRENTLY PROCESSING A CONDITIONAL USE PERMIT WHICH WILL ADDRESS THE ABOVE DISCREPANCIES.

**SHEFFIELD
ASSOCIATES**
ARCHITECTS

46 HOOLAI STREET, SUITE D
KAILUA, HI 96734
TEL/FAX (808) 263-2339
RKT@HAWAII.RR.COM



THIS WORK WAS PREPARED
BY ME OR UNDER MY
SUPERVISION; CONSTRUCTION
THIS PROJECT WILL BE
UNDER MY SUPERVISION.

Name R. Sheffield Expires 4/30/12
 SIGNATURE OF SUBSCRIBER IS AN INDICATION OF AGENCY
 APPROVING THIS USE OF SUBSCRIPTION OF

Y M C A
ADDITION

1200 Kailua Road
Kailua, Hawaii 96734

TMK: 4-2-108.032

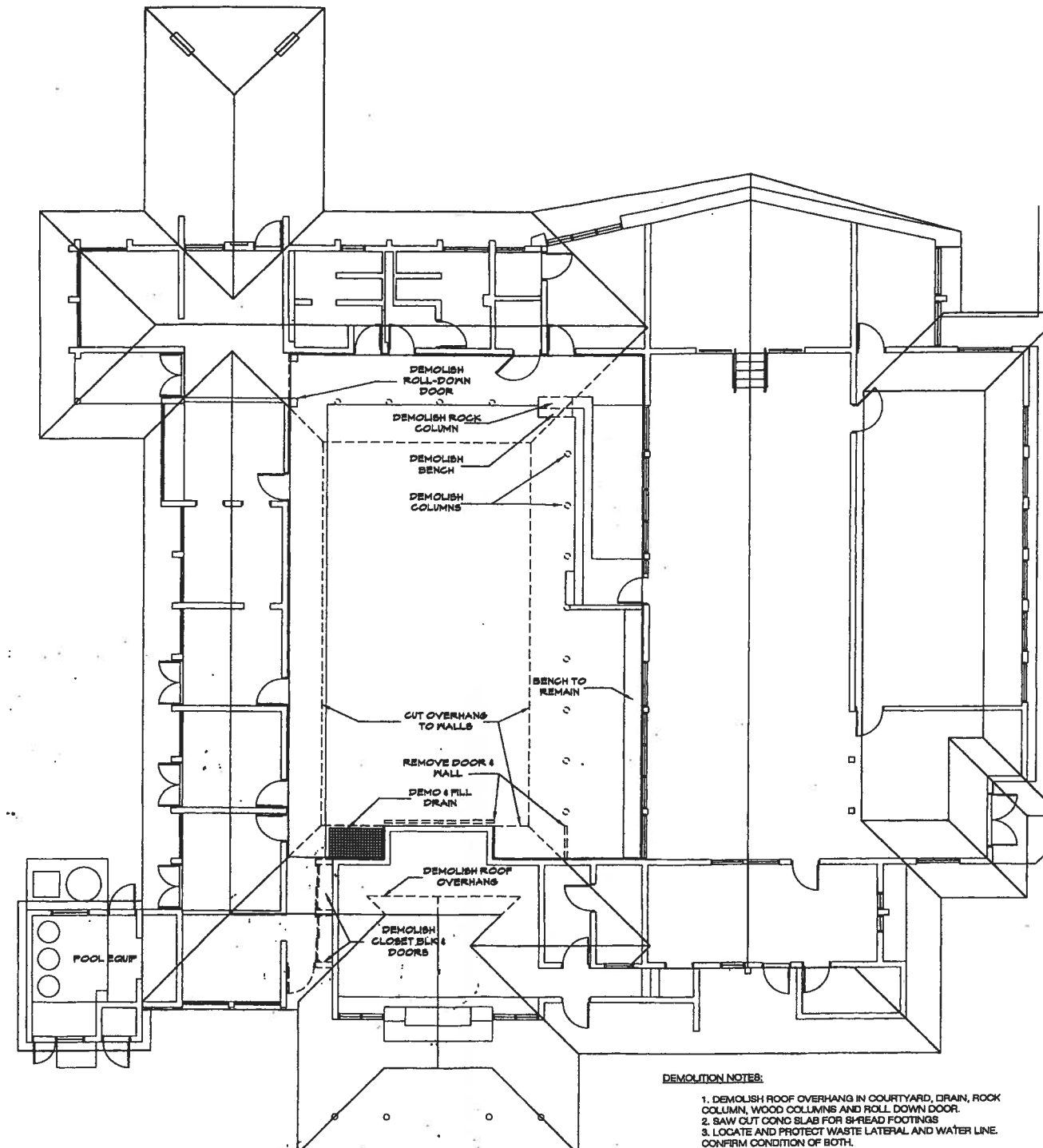
July 22, 2010

Revisions:

No.	Date	Description
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T-1

OF 20



- DEMOLITION NOTES:**
1. DEMOLISH ROOF OVERHANG IN COURTYARD, DRAIN, ROCK COLUMN, WOOD COLUMNS AND ROLL DOWN DOOR.
 2. SAW CUT CONC SLAB FOR SHIELD FOOTINGS
 3. LOCATE AND PROTECT WASTE LATERAL AND WATER LINE. CONFIRM CONDITION OF BOTH.

DEMOLITION PLAN

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



SHEFFIELD ASSOCIATES ARCHITECTS

48 HOOLA STREET, SUITE D
KAILUA, HI 96734
TEL/FAX (808) 263-2339
RKT@HAWAII.RH.COM

PAUL SHEFFIELD
LICENSED PROFESSIONAL ARCHITECT
No. 8741
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION.
Signature: [Signature]
Date: 7/2/12
Express

Y M C A ADDITION

1200 Kailua Road
Kailua, Hawaii 96734
TMK: 4-2-103:032

July 22, 2010

Revisions:

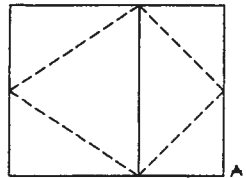
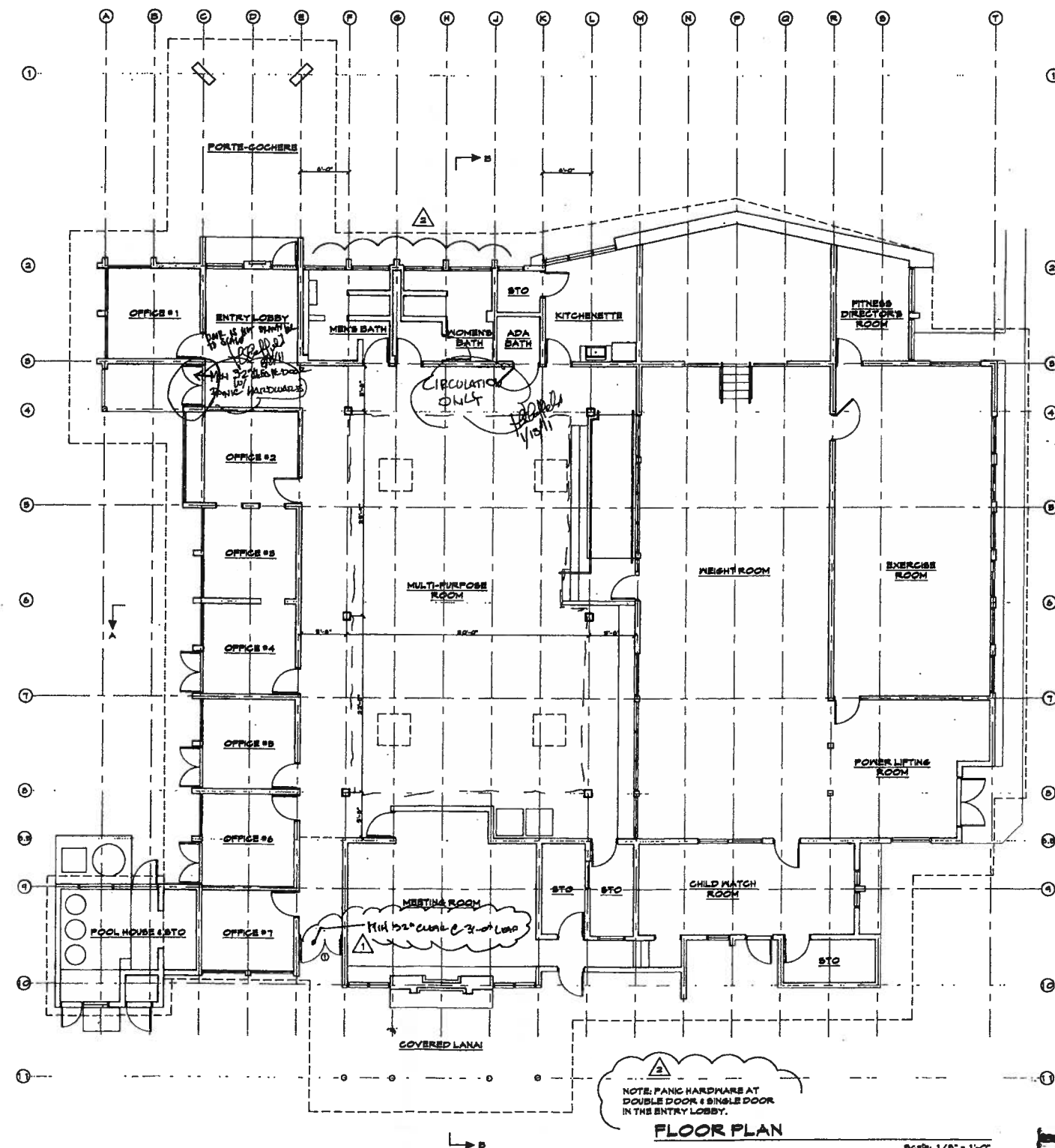
No.	Date	Description

A - 0

2 OF 20

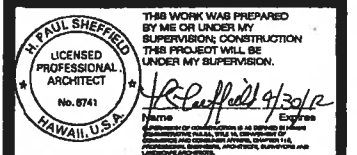
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DOOR SCHEDULE				
MARK	TYPE	OPENING WxH	FRAME	COMMENTS
1	A	8'-0"X7'-0"	2"x4" GALV STEEL KNOCK-DOWN	8'-0"X7'-0"X1 1/2" & 2'-0"X7'-0"X1 1/2" SOLID CORE FLUSH EXT. GR. P/PANG HARDWARE



SHEFFIELD ASSOCIATES ARCHITECTS

40 HOOLAI STREET, SUITE D
KAILUA, HI 96734
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YMCA ADDITION

1200 Kailua Road
Kailua, Hawaii 96734

TMK: 4-2-103.032

July 22, 2010

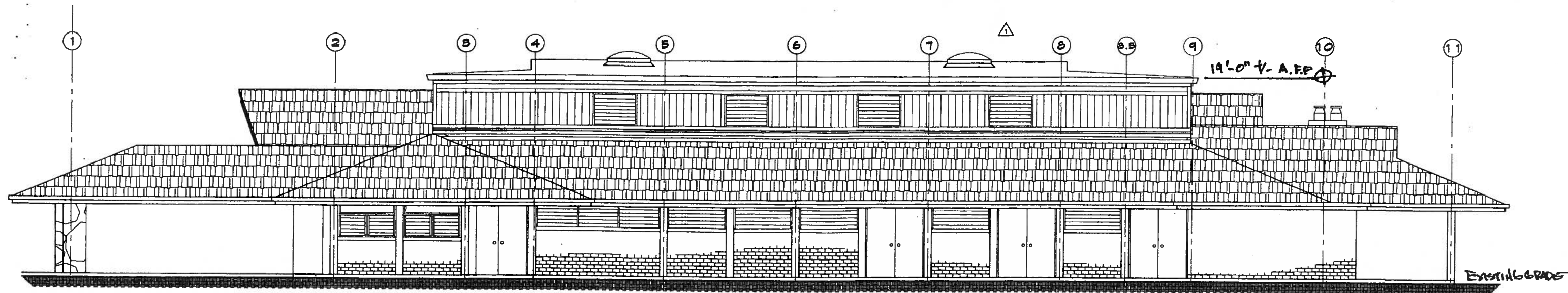
Revisions:

No.	Date	Description
1	1/4	CHANGE DOOR SIZE
2	1/12	GENERAL REVISION

A - 1

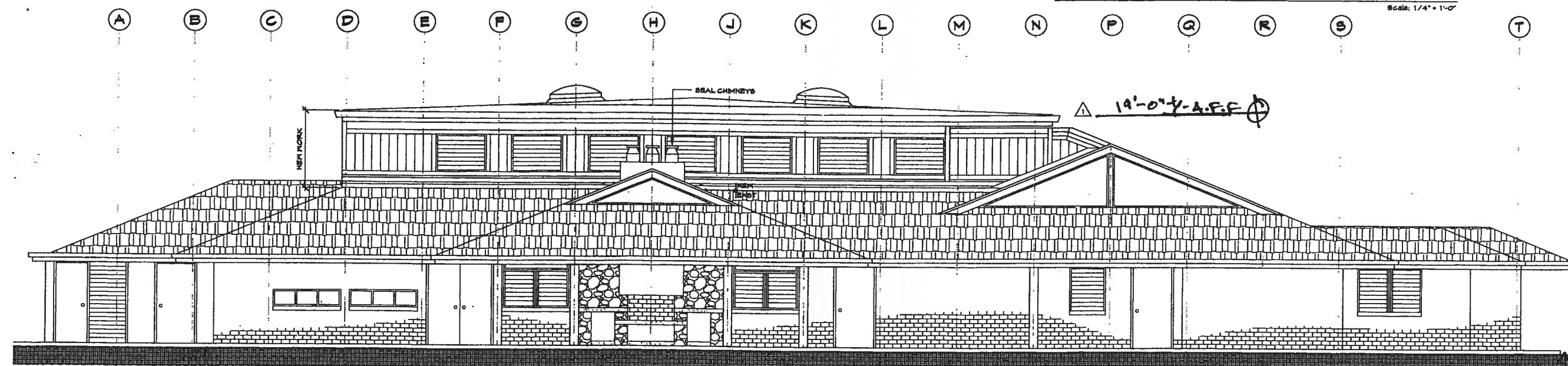
3 OF 20

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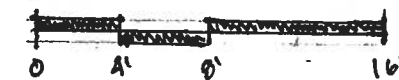
PALI HIGHWAY ELEVATION

Scale: 1/4" = 1'-0"



REAR ELEVATION

Scale: 1/4" = 1'-0"



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

Paul Sheffield 4/30/12
Date: 4/30/12
Project: Y M C A ADDITION

Y M C A ADDITION

1200 Kailua Road
Kailua, Hawaii 96734
TMK: 4-2-103:032

July 22, 2010

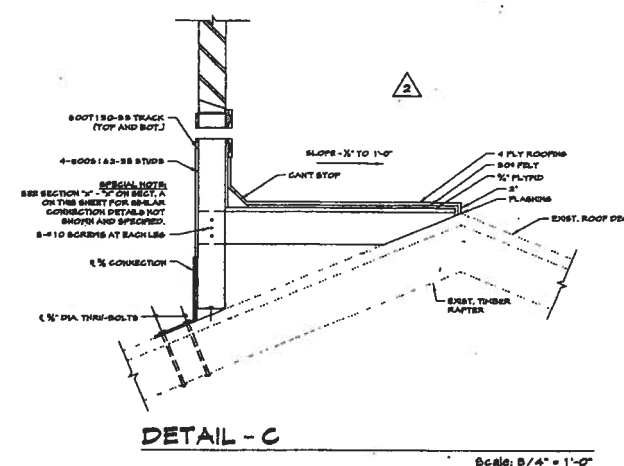
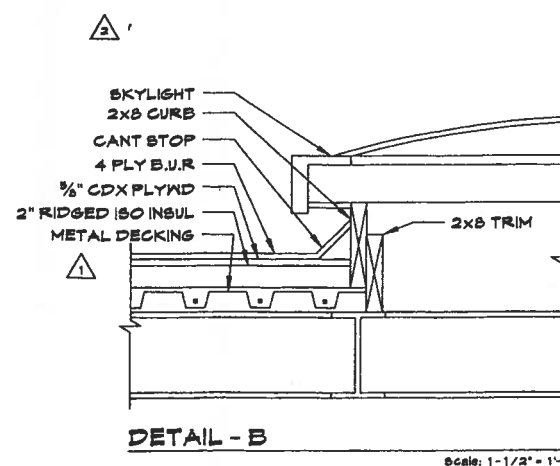
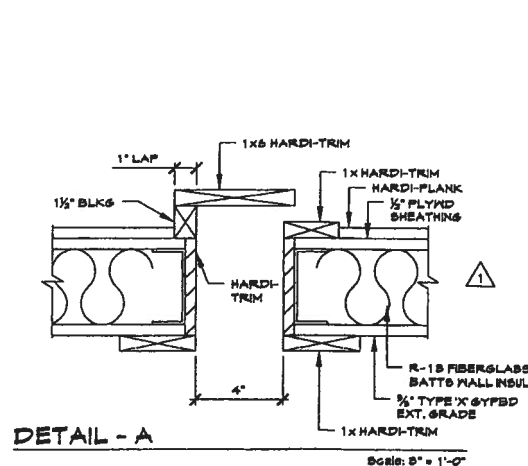
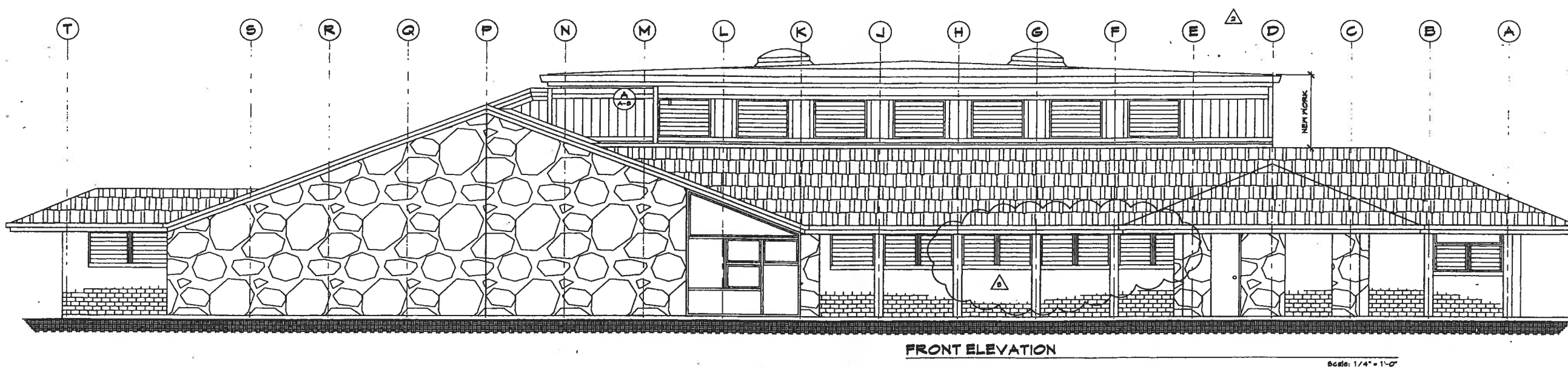
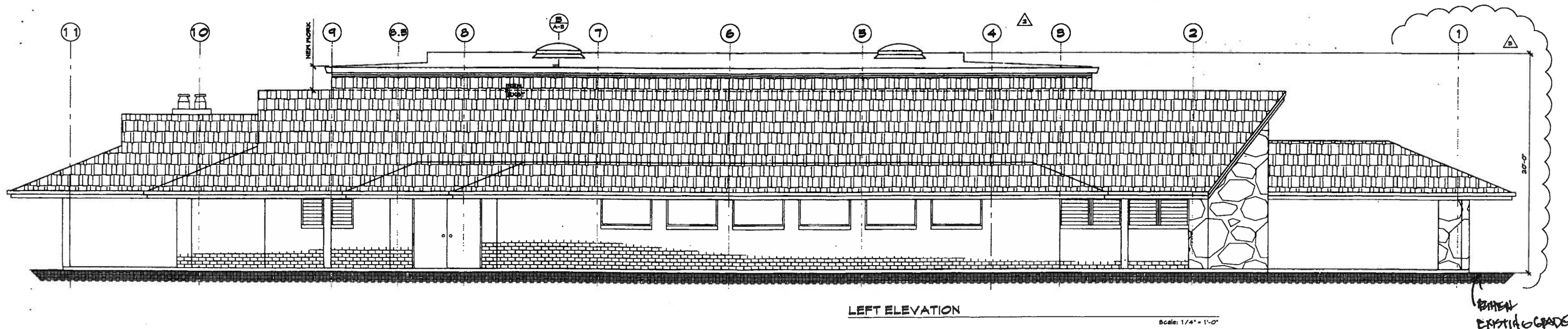
Revisions:

No.	Date	Description
1	1/4	ROOF LOWERED

A - 2

4 OF 20

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 RKTX@HAWAII.ATL.COM

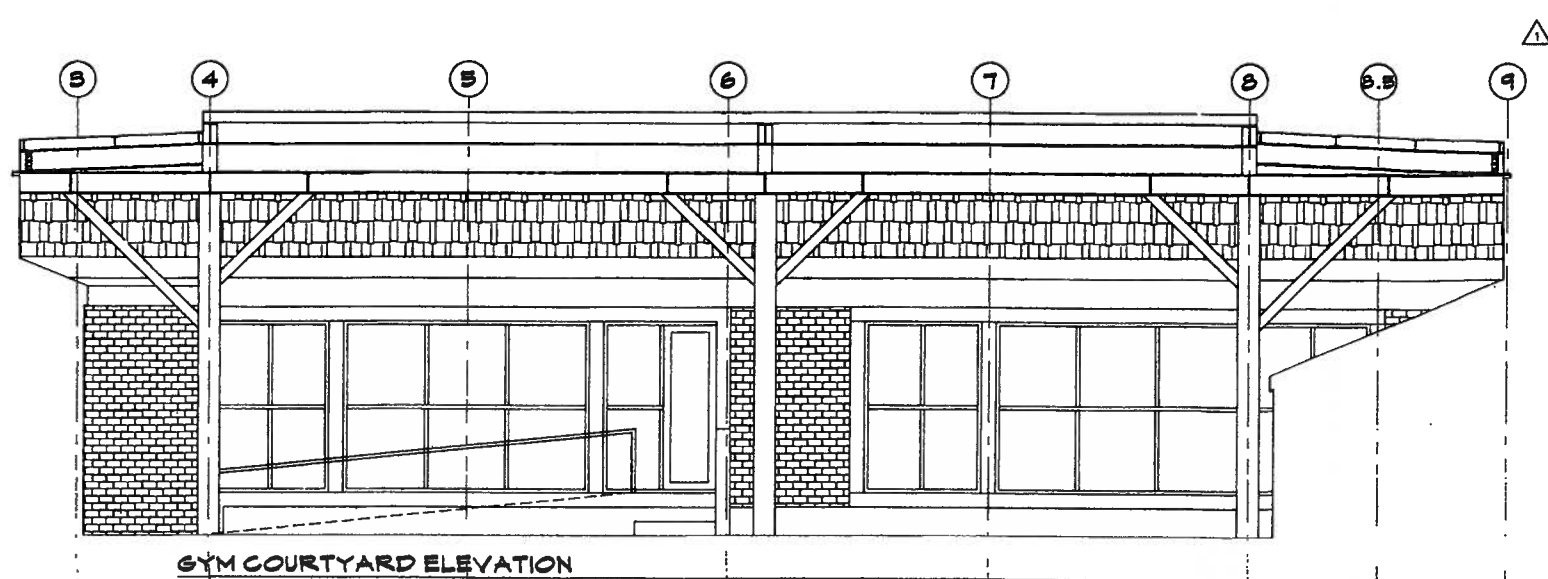
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION.

Y M C A ADDITION
 1200 Kailua Road
 Kailua, Hawaii 96734
 TMK: 4-2-103-032
 July 22, 2010

Revisions:

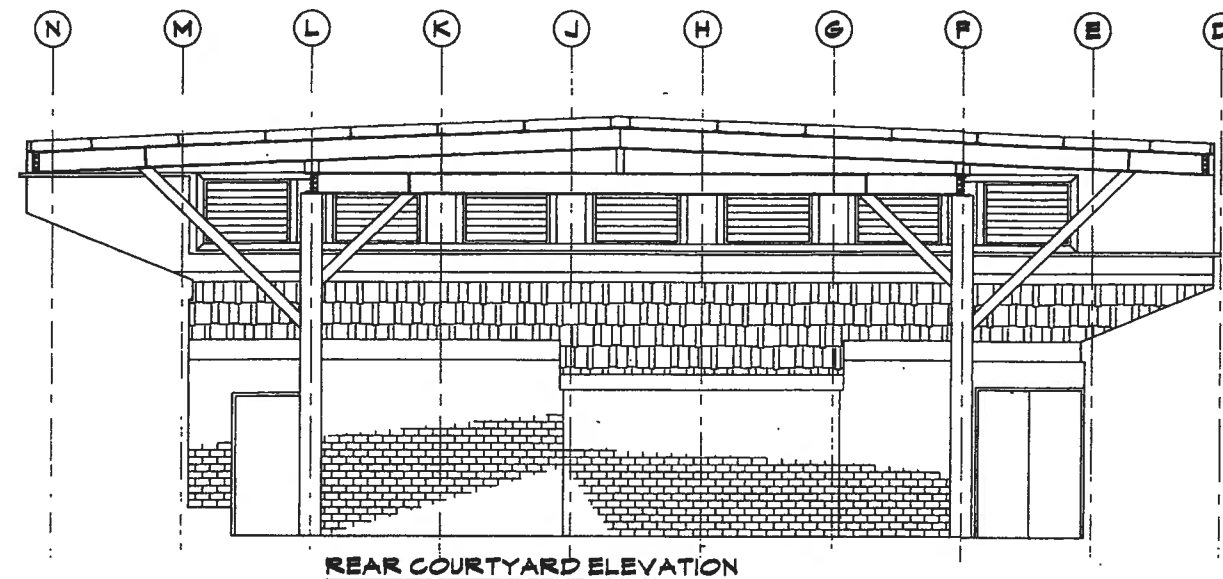
No.	Date	Description
1	11/11	ADD INSUL & REVISE DETAIL
2	1/4	LOWERED ROOF & DETAIL ADDED
3	1/12	GENERAL REVISION

A - 3
 8 OF 20
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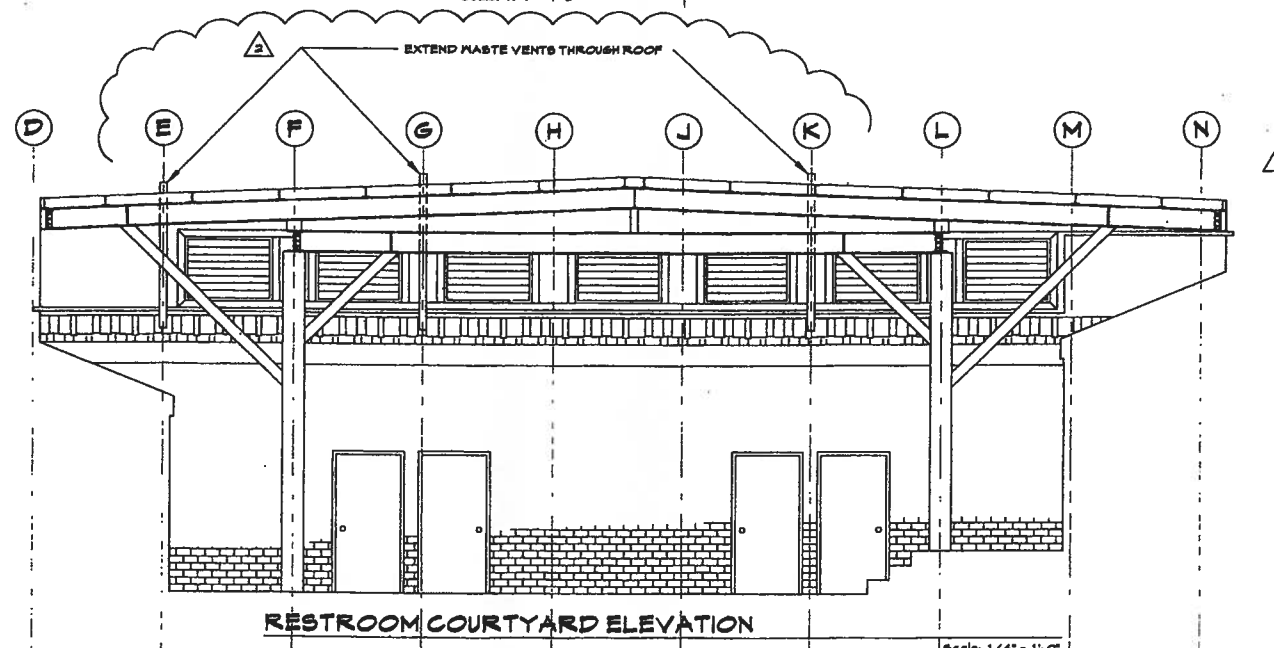
GYM COURTYARD ELEVATION

Scale: 1/4" = 1'-0"



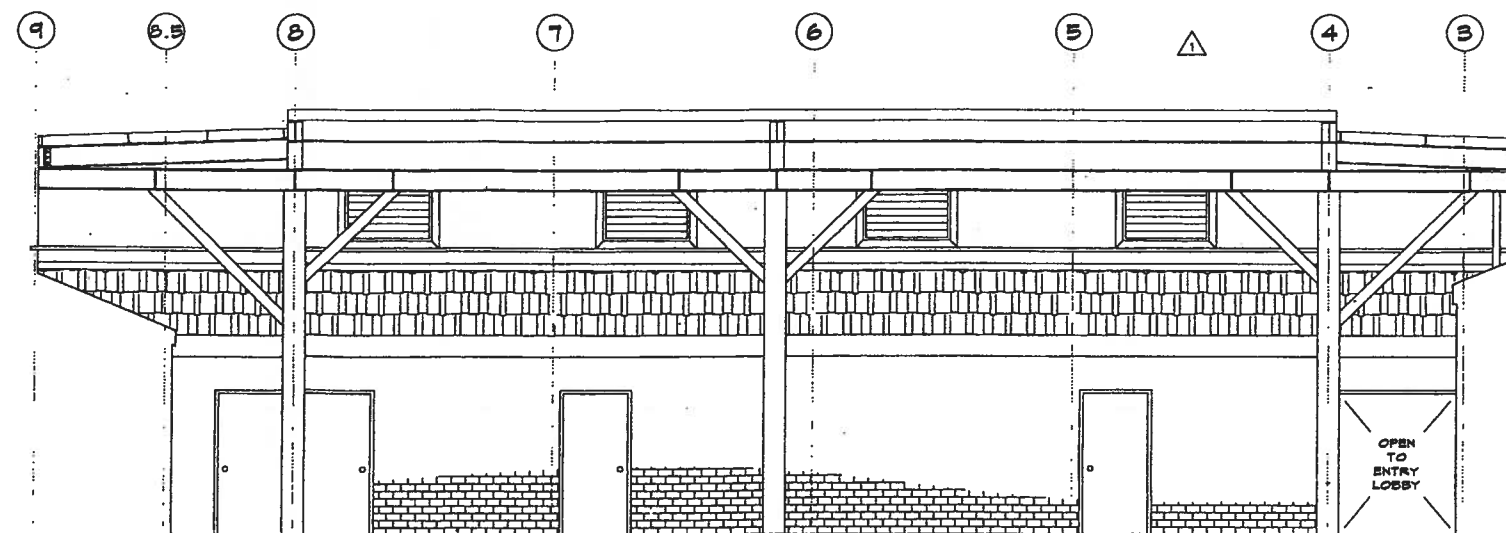
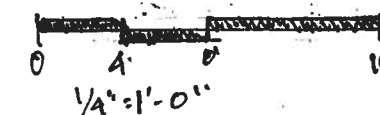
REAR COURTYARD ELEVATION

Scale: 1/4" = 1'-0"



RESTROOM COURTYARD ELEVATION

Scale: 1/4" = 1'-0"

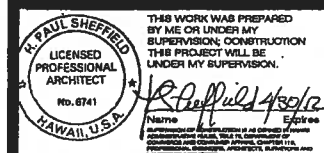


OFFICE COURTYARD ELEVATION

Scale: 1/4" = 1'-0"

SHEFFIELD ASSOCIATES ARCHITECTS

46 HOOLAI STREET, SUITE D
KAILUA, HI 96734
TEL/FAX (808) 263-2339
RKTX@HAWAIIARR.COM



YMCA ADDITION

1200 Kailua Road
Kailua, Hawaii 96734

TMK: 4-2-103:032

July 22, 2010

Revisions:

No.	Date	Description
1	1/4	LOWERED ROOF
2	1/12	EXTEND ROOF VENTS

A - 4

GENERAL NOTES

- A. SEE ALSO:
1. SPECIAL NOTES ON DRAWINGS
- B. DISCREPANCIES - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT BEFORE COMMENCING WORK OR ORDERING MATERIALS.
- C. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE IN ADDITION TO THE CODES CITED.
- D. DETAILS SHOWN ON DRAWINGS SHALL BE TYPICAL FOR ALL SIMILAR CONDITIONS. MODIFY DETAILS FOR SPECIAL CONDITIONS AS DIRECTED BY THE ARCHITECT.

CONSTRUCTION NOTES

- A. THE GENERAL CONTRACTOR AND ANY OTHER ENTITY SHALL NOT BE RELIEVED OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING, OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES.
- B. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AT LEAST 48 HOURS IN ADVANCE FOR REVIEW AND OBSERVATION OF EXCAVATIONS, REINFORCING, AND CONCRETE POURS.
- C. CONSTRUCTION LOADING SHALL NOT EXCEED THE DESIGN LIVE LOAD UNLESS SPECIAL SHORING IS PROVIDED. ALLOWABLE LOADS SHALL BE REDUCED IN AREAS WHERE THE STRUCTURE HAS NOT ATTAINED ITS FULL DESIGN STRENGTH.
- D. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A LEVEL TOP SURFACE OF ALL SLABS IN ACCORDANCE WITH THE LEVELNESS TOLERANCE REQUIRED FOR ALL FINISHES, PARTITIONS, BUILT-IN CABINETS AND COUNTERS, ETC.

1. THE CONTRACTOR SHALL ALLOW FOR CHIPPING AND/OR FILLING THE FLOORS TO SATISFY THE REQUIREMENT FOR A "LEVEL" FLOOR. IN NO CASE SHALL THE TOP OF THE FLOOR BE CHIPPED MORE THAN 1/4 INCH WITHIN A 10 FEET x 10 FEET AREA TO ACHIEVE THIS.

EARTHWORK NOTES

- A. ALL EXCAVATIONS SHALL BE PROTECTED AND GUARDED BY THE CONTRACTOR AGAINST DANGER TO LIFE, LIMB AND PROPERTY.
- B. SHORING, SHEETING, CRIBBING AND LAGGING, AS REQUIRED TO PRESERVE THE EXCAVATIONS, EARTH BANKS AND ADJACENT STRUCTURES AND PROPERTY FREE FROM DAMAGE RESULTING FROM THE WORK SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
- C. SITE PREPARATION AND GRADING:
1. IN AREAS TO RECEIVE FILL AND BENEATH STRUCTURES, ALL VEGETATION, WEEDS, BRUSH, ROOTS, STUMPS, RUBBISH, DEBRIS, AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE.
2. THE EXPOSED SURFACE SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES, MOISTURE CONDITIONED TO NEAR OPTIMUM MOISTURE AND THEN COMPACTED TO THE DEGREE OF COMPACTION SPECIFIED BELOW. IF SOFT OR LOOSE SPOTS ARE ENCOUNTERED, THE LOOSE/SOFT AREAS SHALL BE REMOVED TO FIRM MATERIAL AND THE RESULTING DEPRESSION SHALL BE FILLED WITH PROPERLY COMPACTED FILL.
3. STRUCTURAL FILL AND BACKFILL MATERIAL SHALL CONSIST OF SOIL WHICH IS FREE OF CLAY CLODS, ORGANICS AND DEBRIS, AND WITH NO PARTICLE LARGER THAN 3 INCHES IN GREATEST DIMENSION. THE PLASTICITY INDEX OF THE MATERIAL SHALL BE LESS THAN 12. NON-STRUCTURAL FILL AND BACKFILL MATERIAL SHALL BE FREE OF ORGANICS AND DEBRIS AND SHALL BE LESS THAN 12 INCHES IN GREATEST DIMENSION.
4. FILL AND BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS. PRIOR TO PLACING OF THE FILL, THE MATERIAL SHALL BE AERATED OR MOISTENED TO NEAR OPTIMUM MOISTURE CONTENT (ASTM D-1557 TEST PROCEDURE).
5. WHERE FILL IS PLACED ON EXISTING GROUND THAT IS STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL, THE EXISTING GROUND SURFACE SHALL BE BENCHED INTO FIRM SOIL AS THE FILL IS PLACED.

6. EACH LAYER OF STRUCTURAL FILL AND BACKFILL (AREAS UNDER AND 3 FEET BEYOND THE EDGES OF THE STRUCTURES) SHALL BE THOROUGHLY COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 TEST PROCEDURE. ALL OTHER FILL AND BACKFILL SHALL BE COMPACTED TO AT LEAST 90 PERCENT.
7. DURING CONSTRUCTION, DRAINAGE SHALL BE PROVIDED TO MINIMIZE PONDING OF WATER ADJACENT TO OR ON FOUNDATION AND PAVEMENT AREAS. PONDING AREAS SHALL BE DRAINED IMMEDIATELY OR WATERS PUMPED OUT WITHOUT DAMAGING ADJACENT STRUCTURES AND PROPERTY. IF WATER ACCUMULATION SOFTENS THE SUBGRADE MATERIALS, THE AFFECTED SOILS SHALL BE REMOVED AND REPLACED WITH PROPERLY COMPACTED FILL.

- D. ANY LOOSE OR DISTURBED SOIL AT THE BOTTOM OF THE FOOTING EXCAVATIONS SHALL BE REMOVED TO FIRM SOIL. THE RESULTING OVER EXCAVATION SHALL BE BACKFILLED WITH COMPACTED STRUCTURAL FILL PER THE "SITE PREPARATION AND GRADING" SECTION FOR PLACEMENT AND COMPACTION OF STRUCTURAL FILL REQUIREMENTS.

CONCRETE NOTES

- A. ALL CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM ULTIMATE COMPRESSIVE STRENGTHS, WITH CORRESPONDING MAXIMUM SIZE OF AGGREGATES AND SLUMPS AS FOLLOWS (UNLESS SHOWN ELSEWHERE IN SCHEDULES):
- | ELEMENT | 28 DAY MAXIMUM STRENGTH (PSI) | AGGREGATE SIZE | SLUMP |
|---------------|-------------------------------|----------------|---------------|
| 1. FOOTINGS | 5,000 | 1 1/2" | 3 1/2"x1 1/2" |
| 2. GRADE SLAB | 5,000 | 3/4" | 3 1/2"x1 1/2" |
- B. ADMIXTURES: USE OF ADMIXTURE AT CONTRACTOR'S OPTION, BUT SUBJECT TO ENGINEER'S APPROVAL.
- C. UNLESS OTHERWISE SHOWN, CONSTRUCTION JOINTS SHALL BE LOCATED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE ENGINEER. THEY SHALL BE SO LOCATED AS TO LEAST IMPAIR THE STRENGTH OF THE STRUCTURE AND TO MINIMIZE SHRINKAGE STRESSES. PROVIDE DOWELS AS DIRECTED AND THOROUGHLY CLEAN AND ROUGHEN SURFACES BEFORE PROCEEDING WITH NEXT POUR.
- D. STANDARD SLUMP TESTS AS DESCRIBED IN ASTM C143 SHALL BE TAKEN AFTER AT LEAST 1/2 CUBIC YARD OF CONCRETE HAS BEEN DISCHARGED AND WILL BE MADE PERIODICALLY DURING THE PLACEMENT OF CONCRETE BY THE CONTRACTOR TO ENSURE THAT THE SLUMP FOR WHICH THE CONCRETE HAS BEEN DESIGNED IS MET. ANY CONCRETE BATCH TESTED AND SHOWING SLUMPS EXCEEDING THE SPECIFIED TOLERANCE SHALL BE REJECTED. ANY CONCRETE PLACED PRIOR TO SLUMP TESTING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REJECTED SHOULD THE SUBSEQUENT SLUMP TEST OF THE BATCH IN QUESTION INDICATE THAT THE SLUMP TOLERANCE IS BEING EXCEEDED. ALL REJECTED CONCRETE SHALL BE PROMPTLY REMOVED AND PROPERLY REPLACED.
- E. DURING THE PROGRESS OF THE WORK, COMPRESSIVE STRENGTH TESTS OF THE CONCRETE SHALL BE MADE BY THE CONTRACTOR. ONE STRENGTH TEST SHALL CONSTITUTE A TOTAL OF THREE CYLINDERS. THE NUMBER OF STRENGTH TESTS OF EACH CONCRETE PLACED EACH DAY SHALL BE NO LESS THAN:
- ONE PER DAY, NOR LESS THAN,
 - ONE FOR EACH 150 CUBIC YARDS OF CONCRETE PLACED, NOR LESS THAN,
 - ONE FOR EACH 5,000 SQUARE FEET OF SURFACE AREA OF SLABS OR WALLS PLACED.
- THE STANDARD AGE FOR TESTING THE CYLINDERS SHALL BE 28 DAYS. HOWEVER, 7 DAY TESTS MAY BE MADE FOR INDICATION OF FINAL 28 DAY STRENGTHS.
- F. CURING COMPOUND SHALL BE COMPATIBLE WITH THE FLOOR FINISH TO BE APPLIED, IF APPLICABLE. UNLESS OTHERWISE REQUIRED BY THE FLOOR FINISH, THE COMPOUND SHALL CONFORM TO ASTM C804.
- G. THE USE OF ANY CALCIUM CHLORIDE IN ANY CONCRETE IS PROHIBITED.

REINFORCING STEEL NOTES

- A. STRENGTHS - UNLESS OTHERWISE NOTED ON PLANS, ALL REINFORCING BARS SHALL BE ASTM A615, GRADE 60.
- B. SPLICES:
1. LENGTHS SHALL BE 48 BAR DIAMETERS OR 2'-0" WHICHEVER IS GREATER, UNLESS OTHERWISE SHOWN.

- C. MINIMUM CONCRETE CLEAR COVER:
1. FOOTINGS, ETC., POURED AGAINST EARTH 3"
2. FOOTINGS, ETC., POURED AGAINST FORMS AND LATER EXPOSED TO EARTH 2"
3. SLABS EXPOSED TO WEATHER OR GROUND:
(A) #5 BAR OR SMALLER 1 1/2"
(B) #6 BAR OR LARGER 2"
- D. BAR BENDS, HOOKS, AND OFFSETS SHALL BE IN ACCORDANCE WITH THE ACI RECOMMENDATIONS.
- E. SPECIAL SPACER CHAIRS: PLASTIC SPACER "CHAIRS" SHALL BE USED TO MAINTAIN REQUIRED MINIMUM CONCRETE CLEAR COVER FOR ALL REINFORCING AT FACES EXPOSED TO WEATHER.

METAL ROOF DECKING NOTES

- A. ALL METAL DECK SHALL BE APPROVED BY THE ICBO.
- B. ROOF DECK:
1. THE STEEL ROOF DECK AND ALL FLASHING SHALL BE FORMED FROM STEEL SHEETS CONFORMING TO ASTM A653.
2. THE STEEL SHEETS SHALL BE COATED WITH A ZINC COATING CONFORMING TO A653 AND CLASS G-60 COATING.
3. SEE PLANS FOR TYPE, GAGE, AND SECTION PROPERTIES.
- C. ALL METAL DECK GAGES SHOWN ON THE PLANS ASSUME A CONTINUOUS DECK SPANNING OVER TWO OR MORE SUPPORTS.

LIGHT GAUGE FRAMING

- A. LIGHT GAUGE, COLD FORMED STEEL MEMBERS ARE TO BE MANUFACTURED BY A MEMBER OF THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA). ALL MEMBERS ARE DESIGNATED PER SSMA STANDARDS.
- B. MEMBERS ARE TO COMPLY WITH ICBO ER EVALUATION REPORT NO. 4943P.
- C. ALL MEMBERS ARE TO BE GALVANIZED IN ACCORDANCE WITH ASTM A525.
- D. GALVANIZED STEEL IS TO MEET REQUIREMENTS OF:
12 GAUGE ASTM A653 (Fy - 50 KSI)
14 AND 16 GAUGE ASTM A653 (Fy - 50 KSI)
18 AND 20 GAUGE ASTM A653 (Fy - 55 KSI)
- E. MEMBERS SHALL BE VISUALLY CHECKED FOR CRACKS IN THE STEEL AT BENDS. MEMBERS WITH CRACKS SHALL NOT BE USED FOR STRUCTURAL FRAMING. MEMBERS WITH SURFACE RUST ON THE GALVANIZED FINISH AND/OR SCALING RUST ON THE CUT ENDS SHALL NOT BE USED FOR STRUCTURAL FRAMING.
- F. SPLICES IN FRAMING MEMBERS SHALL NOT BE PERMITTED.

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July 22, 2010

Revisions:

No.	Date	Description
1	11/1	NOTE REMOVED

S001

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STRUCTURAL STEEL NOTES:

- A. ALL STRUCTURAL STEEL WIDE FLANGE MEMBERS SHALL CONFORM TO ASTM A992, GR. 50. ALL HSS SECTIONS SHALL CONFORM TO ASTM A500, GRADE B. ALL STRUCTURAL STEEL MEMBERS, ANGLES, ETC., SHALL CONFORM TO ASTM A56.
- B. ALL WELDING - WHETHER SHOP OR FIELD - SHALL BE DONE BY CERTIFIED WELDERS ONLY.
- C. UNLESS SHOWN OTHERWISE, ALL CONNECTIONS SHALL DEVELOP THE FULL STRENGTH OF MEMBER CONNECTED FOR SHEAR AND FLEXURE.
- D. PLATE INSERTS EMBEDDED IN CONCRETE SHALL HAVE THE ANCHORS (BARS OR RODS) FULLY WELDED TO DEVELOP THE FULL STRENGTH OF THE ANCHORS, UNLESS NOTED OTHERWISE.
- E. UNLESS SHOWN OTHERWISE, ALL EMBEDDED BOLTS, ANCHORS, PLATES, INSERTS, ETC., SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.
- F. PRIME AND PAINT ALL STRUCTURES STEEL IN ACCORDANCE WITH ARCHITECT'S SPECIFICATIONS AND DRAWINGS.
- G. UNLESS SHOWN OTHERWISE, ALL BOLTS SHALL BE ASTM A307.
- H. WELDER PERFORMANCE QUALIFICATIONS AND CERTIFICATION:
1. WELDER PERFORMANCE QUALIFICATION: EACH WELDER ASSIGNED TO WORK SHALL BE QUALIFIED BY PERFORMANCE TEST USING EQUIPMENT, SPECIFICATION, CLASSIFICATION OR GROUP MEMBER THAT WILL BE ENCOUNTERED ON THE ASSIGNMENT. WELDERS WHO MAKE ACCEPTABLE QUALIFICATION TEST WILL BE CONSIDERED PERFORMANCE - QUALIFIED FOR THE WELDING PROCEDURE USED. PERFORMANCE-QUALIFIED SHALL BE DETERMINED IN ACCORDANCE WITH AWS D 1.1 - STRUCTURAL WELDING CODE - STEEL. RE-QUALIFICATION OF A WELDER SHALL BE REQUIRED WHEN A WELDER HAS NOT USED THE SPECIFIC WELDING PROCESS FOR A PERIOD EQUAL TO OR GREATER THAN 6 MONTHS.
 2. WELDER CERTIFICATION: TO BE PROVIDED TO THE ENGINEER BY THE CONTRACTOR PRIOR TO ASSIGNING WELDERS TO THE WORK AND SHALL STATE OR SHOW THE FOLLOWING: THE NAMES TOGETHER WITH CERTIFICATION THAT EACH INDIVIDUAL IS PERFORMANCE - QUALIFIED AS SPECIFIED. NO WELDING WORK SHALL START PRIOR TO PROCEDURE QUALIFICATION. THE CERTIFICATION SHALL STATE THE TYPE OF WELDING AND POSITIONS FOR WHICH EACH IS QUALIFIED. THE CODE AND PROCEDURE UNDER WHICH EACH IS QUALIFIED, DATE QUALIFIED AND THE FIRM AND INDIVIDUAL CERTIFYING THE QUALIFICATION TEST.
 3. WELDER IDENTIFICATION: THE CONTRACTOR SHALL ASSIGN TO EACH WELDER AN IDENTIFYING NUMBER, LETTER, OR SYMBOL THAT SHALL BE USED TO IDENTIFY ALL OF HIS/HER WELDS. A LIST OF THE WELDERS' NAMES AND SYMBOLS FOR EACH SHALL BE SUBMITTED TO THE ENGINEER. TO IDENTIFY WELDS, THE CONTRACTOR SHALL SUBMIT WRITTEN RECORDS INDICATING THE LOCATION OF WELDS MADE BY EACH WELDER. EACH WELDER SHALL APPLY HIS/HER MARK ADJACENT TO HIS/HER WELD USING APPROVED METHOD ACCEPTABLE TO THE TO BE ENGINEER THAT WILL NOT DEFORM THE AREA.
 4. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION OR PREPARATION OF SHOP DRAWINGS. SUBMIT SHOP DRAWINGS OF ALL STRUCTURAL STEEL WORK TO THE ARCHITECT FOR REVIEW AND COMMENT PRIOR TO FABRICATION.

SPECIAL INSPECTION NOTES

- A. SPECIAL INSPECTION PROVISIONS OF CHAPTER 11 OF THE 2008 INTERNATIONAL BUILDING CODE GOVERN PORTIONS OF THE STRUCTURAL WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS. THE SPECIAL INSPECTOR SHALL BE HIRED BY THE OWNER.
- B. THE FOLLOWING STRUCTURAL WORK FOR THIS PROJECT REQUIRE SPECIAL INSPECTIONS:
1. CONCRETE
 2. REINFORCING STEEL
 3. BOLTS INSTALLED IN CONCRETE
 4. STRUCTURAL WELDING
 5. HIGH STRENGTH BOLTING
 6. COMPLETE LOAD PATH AND UPLIFT TIES
- C. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE SPECIAL INSPECTOR OF ALL ITEMS REQUIRING SPECIAL INSPECTION A MINIMUM OF 48 HOURS IN ADVANCE.
- D. SPECIAL INSPECTIONS DO NOT RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITIES TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND TO BE RESPONSIBLE FOR SAFETY ON THE JOBSITE.

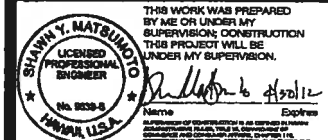
- E. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT TO THE BUILDING DEPARTMENT, ARCHITECT, STRUCTURAL ENGINEER AND OWNER STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF HIS/HER KNOWLEDGE, IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE BUILDING CODE.
- F. THE SPECIAL INSPECTOR SHALL BE CERTIFIED AS A SPECIAL INSPECTOR BY THE BUILDING DEPARTMENT OR THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (ICBO).

DESIGN DATA

- A. SUPERIMPOSED LIVE LOADS:
1. ROOF 20 PSF
- B. ADDITIONAL LOADS:
1. ROOFING 5 PSF
- C. LATERAL LOADS:
1. SEISMIC: 2008 INTERNATIONAL BUILDING CODE
IMPORTANCE FACTOR = 1.00
 $S_s = 0.65$
 $S_1 = 0.18$
SITE CLASS D
SEISMIC DESIGN CATEGORY D
RESPONSE MODIFICATION FACTOR = 3.5
(ORDINARY STEEL MOMENT FRAME)
 2. WIND: 2008 INTERNATIONAL BUILDING CODE
BASIC WIND SPEED - 105 MPH (5 SECOND GUST)
IMPORTANCE FACTOR = 1.00
EXPOSURE "B"
- D. FOUNDATIONS:
1. ALLOWABLE SOIL BEARING PRESSURE -
3,000 PSF - DEAD + LIVE LOAD
4,000 PSF - TOTAL LOAD INCLUDING SEISMIC OR WIND FORCES
 2. PASSIVE PRESSURE - 800 PCF
 3. COEFFICIENT OF FRICTION = 0.4
 4. FOUNDATIONS WERE DESIGNED IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN "REPORT SOIL INVESTIGATION, PROPOSED COURTYARD ROOF, KAILUA YMCA, 1200 KAILUA ROAD, KAILUA, OAHU, HAWAII, TMK: (1) 4-2-103:032" DATED SEPTEMBER 29, 2010, PREPARED BY SHINGATO ENGINEERING, INC.

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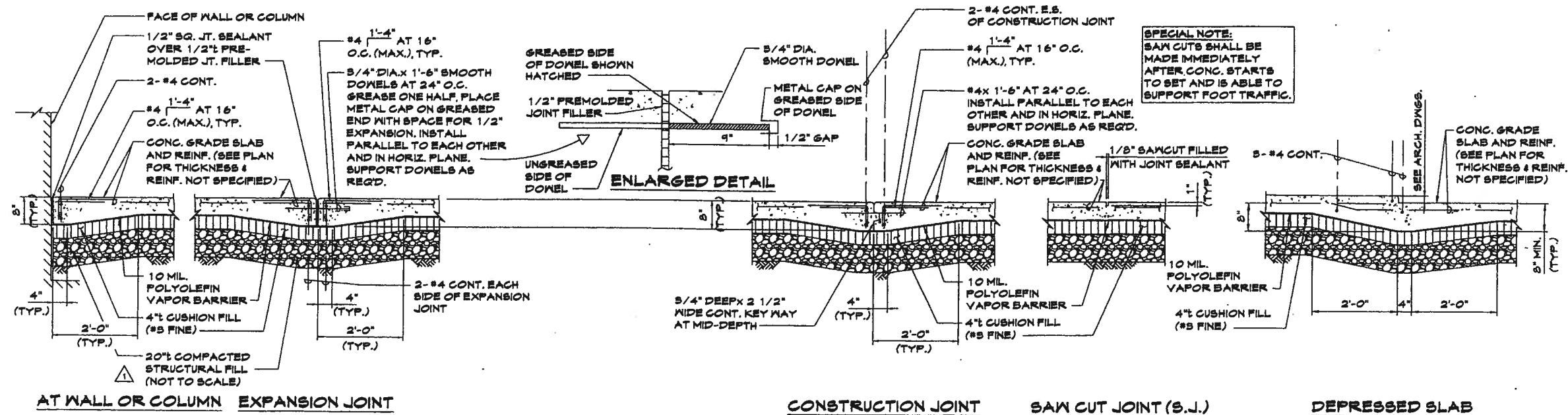
Revisions:

No.	Date	Description
1	1/1/1	REVISION
2	1/1/2	REVISION

S002

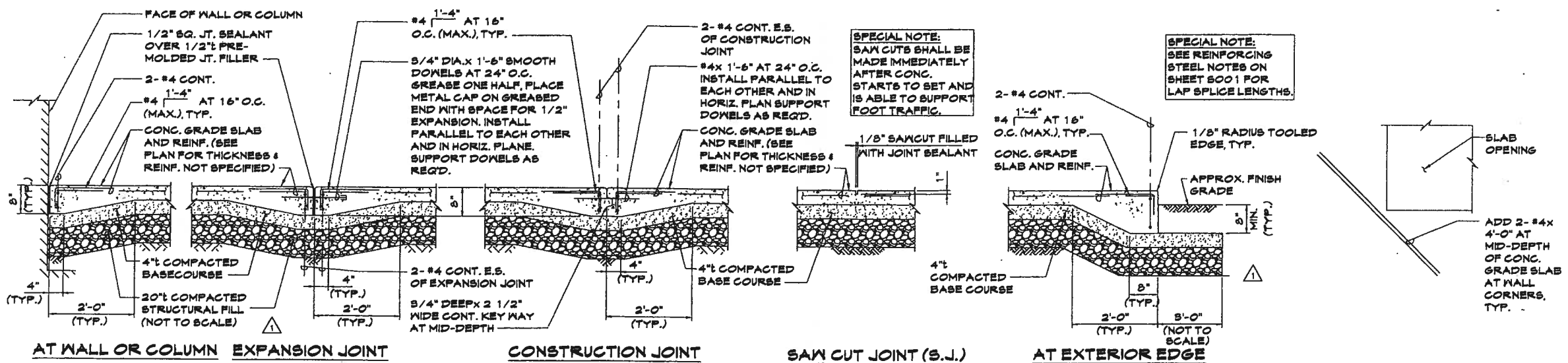
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1 TYPICAL INTERIOR GRADE SLAB DETAILS

NOT TO SCALE



2 TYPICAL EXTERIOR GRADE SLAB DETAIL

NOT TO SCALE

3 ADDED REINFORCEMENT IN SLAB ON GRADE

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No. 8839-S
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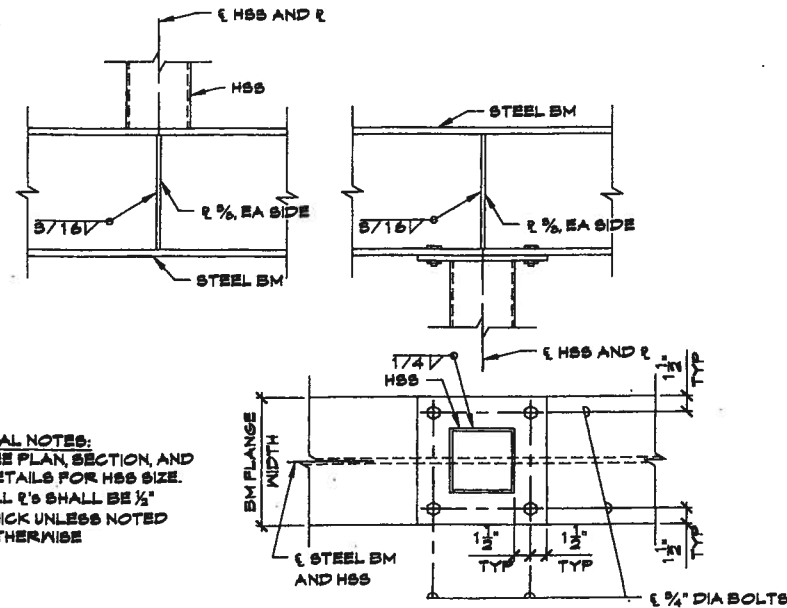
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1	11/1	REVISION

S003

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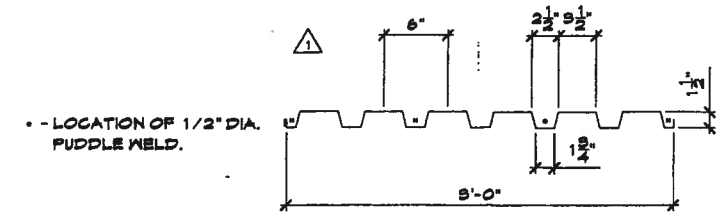


BEAM SIZE (SEE PLAN)	BOLTS	SHEAR R 'L'	WELD (")	COMMENTS
W8X, W10X	2-3/4" DIA. (A507)	3/4"	3/4"	
W12X, W14X	3-7/8" DIA. (A507)	3/4"	3/4"	USE A525-N BOLTS AT W12X50 BEAMS SNUG-TIGHTENED JOINT
W16X	4-7/8" DIA. (A507)	3/4"	3/4"	

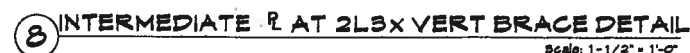


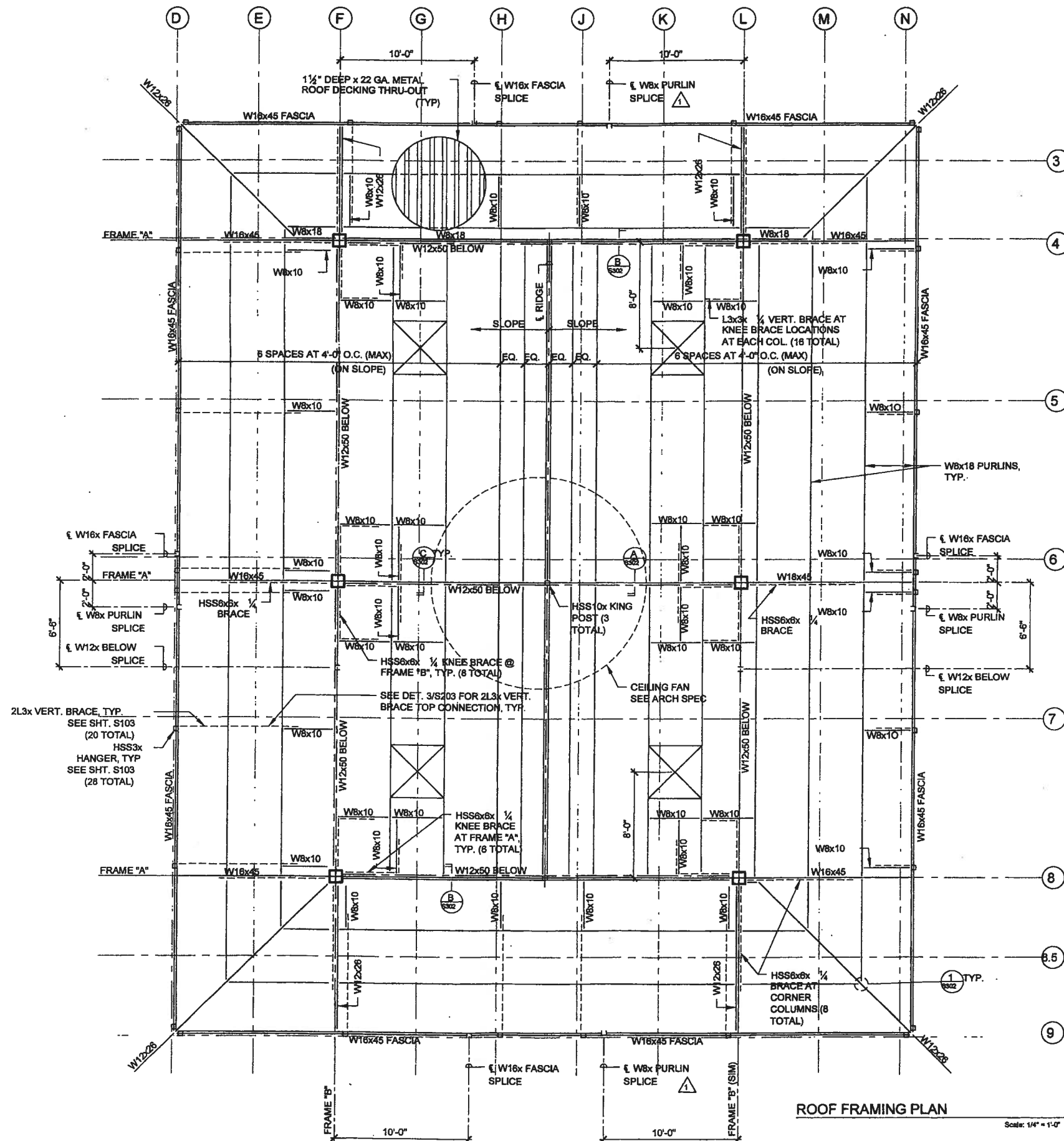
SPECIAL NOTES:

1. SEE PLAN, SECTION, AND DETAILS FOR HSS SIZE.
2. ALL P's SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE



MINIMUM SECTION PROPERTIES	SIDE LAP CONNECTION	REMARKS
GAGE: 22 MOMENT OF INERTIA: $I = 0.175 \text{ IN}^4$ SECTION MODULUS: $+S = 0.167 \text{ IN}^3$ $-S = 0.148 \text{ IN}^3$	5/16"Ø BUTTON PUNCH AT 24"O.C.	1/2"Ø PUDDLE WELD AT 24"O.C. ALONG STRUCTURAL STEEL SUPPORT PARALLEL TO DECK FLUTES.





REFERENCE DRAWINGS

GENERAL NOTES	S001, S002
TYPICAL STRUCTURAL STEEL DETAILS	S004
WALL ON EXISTING ROOF FRAMING PLAN	S103
FRAME ELEVATIONS	S201
FRAME ELEVATION DETAILS	S202, S203
ROOF SECTIONS AND DETAILS	S302

SPECIAL NOTES

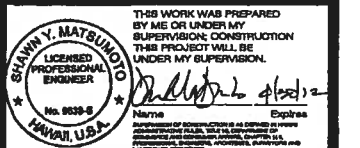
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

LEGEND

- VERTICAL BRACING
- HSS COLUMN

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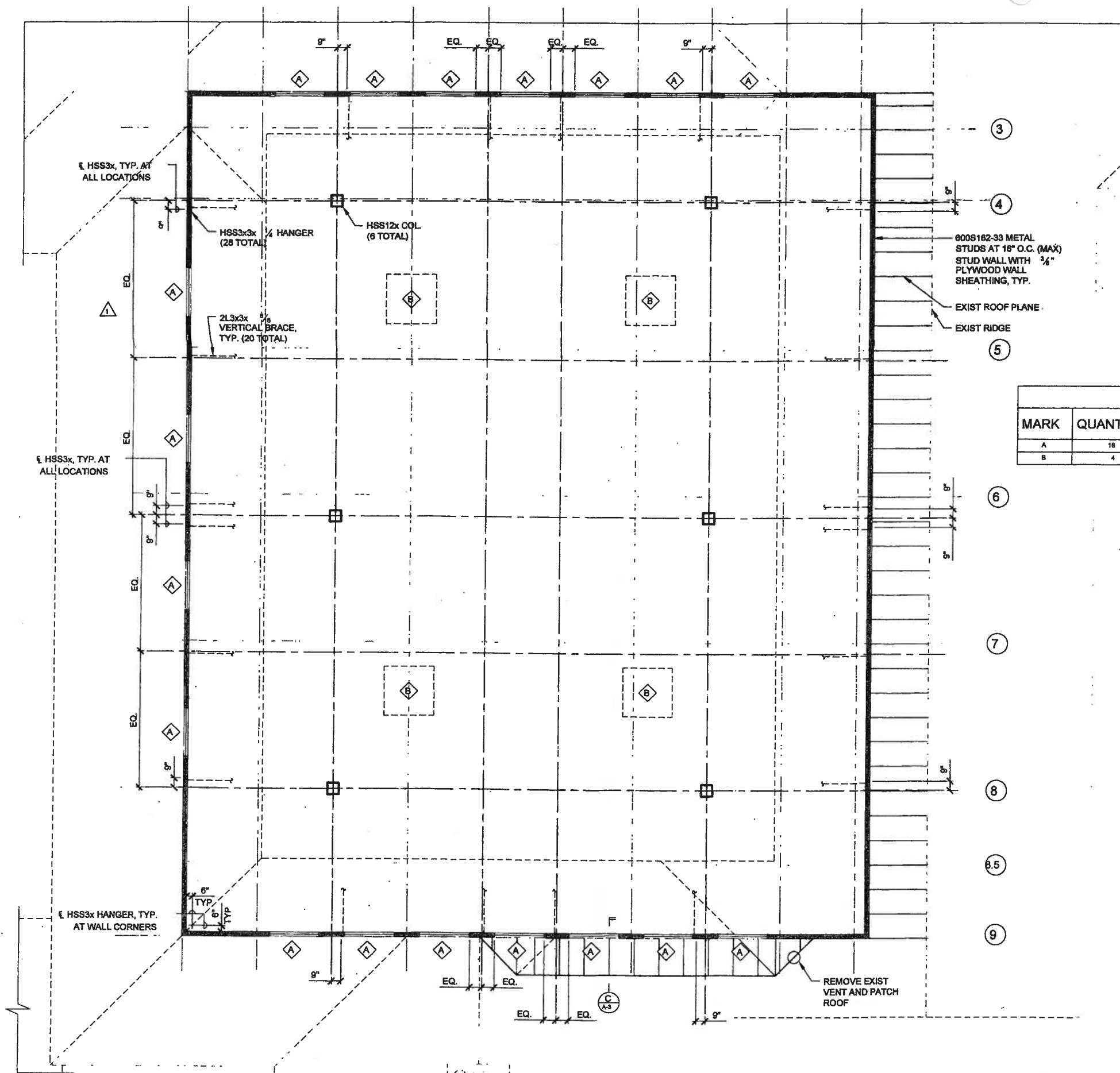
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S102



REFERENCE DRAWINGS

GENERAL NOTES	S001, S002
FRAME ELEVATIONS	S201
FRAME ELEVATION DETAILS	S202, S203
EXISTING ROOF STRENGTHENING SECTIONS AND DETAILS	S401

SPECIAL NOTES

- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- ALL EXISTING ROOF STRENGTHENING SHALL BE INSTALLED PRIOR TO DEMOLITION OF THE EXISTING ROOF AND INSTALLATION OF THE SHORT WALL ON THE EXISTING ROOF.
- TOP AND BOTTOM TRACKS FOR THE METAL STUD WALL SHALL BE 600T150-33.
- ALL PLYWOOD SHEATHING SHALL BE INSTALLED WITH #10 SCREWS AT 12\"/>

LEGEND

- METAL STUD WALL
- VERTICAL BRACING

WINDOW SCHEDULE

MARK	QUANTITY	TYPE	MATERIAL	GLAZING	OPENING WxH	COMMENTS
A	18	1	ALUM	N/A	4'-0"x3'-0"	FIXED ALUM LOUVERS
B	4	N/A	ALUM	WHITE	4'-0"x6'-0"	SKYLIGHTS

WALL FRAMING PLAN

Scale: 1/4\"/>

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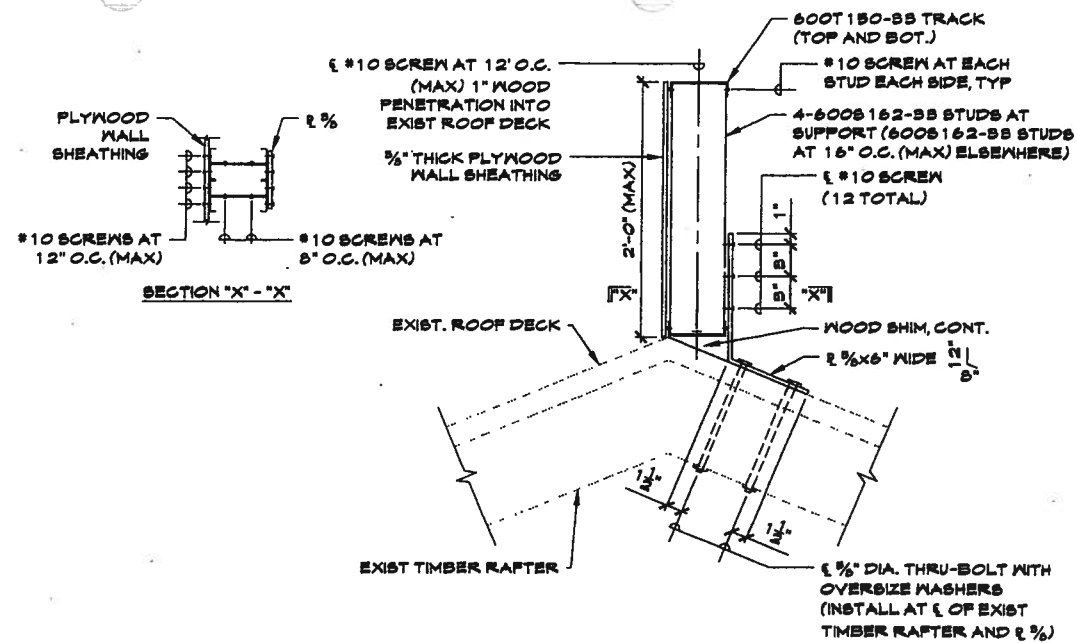
Name: *Shawn Y. Matsuoka*
Expire: *4/30/12*

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Revisions:

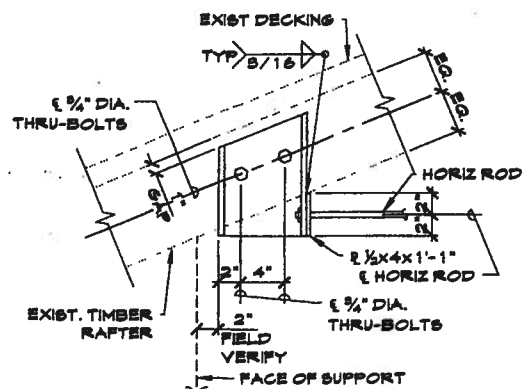
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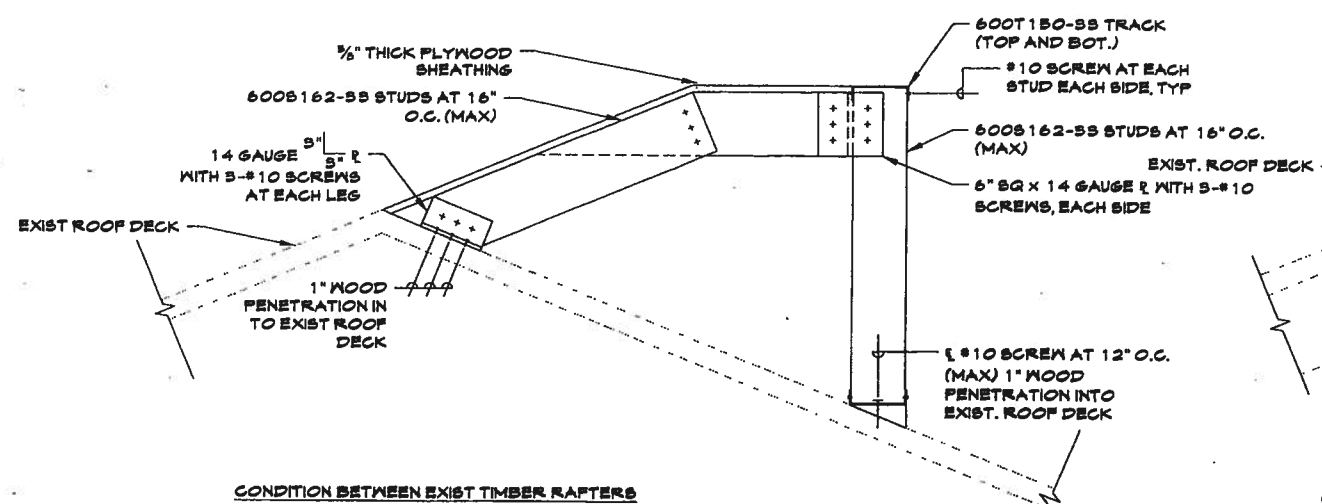
A SECTION AT TOP OF EXIST. ROOF

Scale: 1 1/2" = 1'-0"



1 DETAIL

Scale: 1 1/2" = 1'-0"

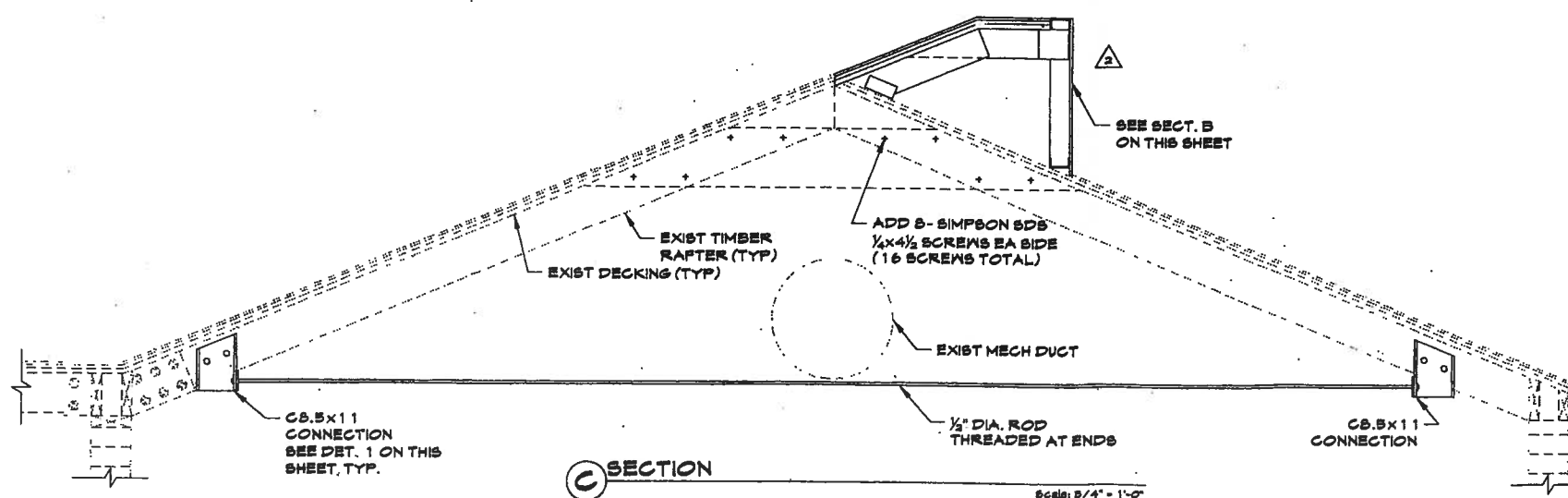


CONDITION BETWEEN EXIST. TIMBER RAFTERS

CONDITION AT EXIST. TIMBER RAFTERS

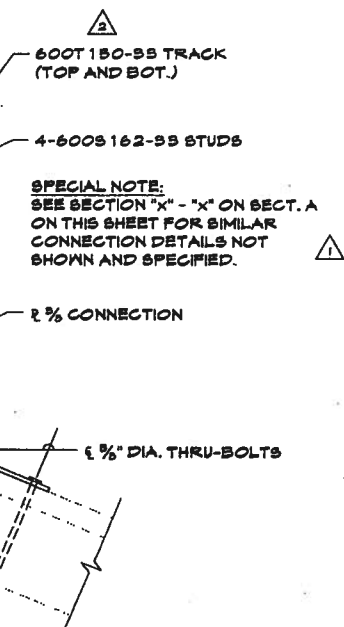
B SECTION AT TOP OF EXIST. ROOF

Scale: 1 1/2" = 1'-0"



C SECTION

Scale: 5/4" = 1'-0"



SPECIAL NOTE:
SEE SECTION "X" - "X" ON SECT. A
ON THIS SHEET FOR SIMILAR
CONNECTION DETAILS NOT
SHOWN AND SPECIFIED.

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BLAINE Y. MATSUOKA
LICENSED PROFESSIONAL ENGINEER
No. 6638-B
HAWAII, U.S.A.

Blaine Y. Matsuoka
Engineer

YMCA ADDITION
1200 Kailua Road
Kailua, Hawaii 96734
TMK: 4-2-103:032

July 22, 2010

Revisions:

No.	Date	Description
1	11/1	NOTE ADDED
2	1/4	ROOF REVISION

S401

19 OF 20

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CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32,
HONOLULU COUNTY CODE 1990, AS AMENDED

To the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code for:

Building Component System
X Electrical Component System
Mechanical Component System

Signature: *Clayton C. Y. Pang* Date: 09-10-10
Name: Clayton C. Y. Pang, P.E.
Title: Principal
License No.: 4145-E

BUILDING ENERGY EFFICIENCY STANDARD CALCULATIONS

EXTERIOR LIGHTING POWER ALLOWANCE NA INSTALLED NA
INTERIOR LIGHTING POWER ALLOWANCE 2897 W INSTALLED 1400 W

DEMOLITION NOTES

- EXISTING PLANS DO NOT INDICATE COMPLETE EXISTING WIRING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO START OF WORK.
- BEFORE ANY WIRING IS CUT, CONTRACTOR SHALL VERIFY USAGE OF WIRING TO BE CUT TO ASSURE THAT SERVICES REQUIRED ARE NOT DISCONTINUED. PROVIDE ADDITIONAL WIRING DEVICES AND OTHER ACCESSORIES TO ENSURE CONTINUITY OF SERVICE TO OTHER PARTS OF INSTALLATION TO REMAIN.
- REMOVE ALL EXISTING WIRING NOT TO REMAIN IN SERVICE.
- REMOVE ALL CONDUITS NO LONGER REQUIRED.
- PHASE WORK TO ASSURE CONTINUITY OF ELECTRICAL, TELEPHONE AND SIGNAL SERVICES TO PARTS OF FACILITIES THAT WILL REMAIN IN USE.
- REMOVE ALL EXISTING LIGHTING FIXTURES, RECEPTACLES AND SWITCHES INDICATED TO BE REMOVED OR NO LONGER REQUIRED. BLANK OUTLETS AND PLUG ALL HOLES IN BOXES AND CABINETS.

LUMINAIRE SCHEDULE

TYPE	LAMP	DESCRIPTION
A	175W MH	LITHONIA TXR 175M PA250-120

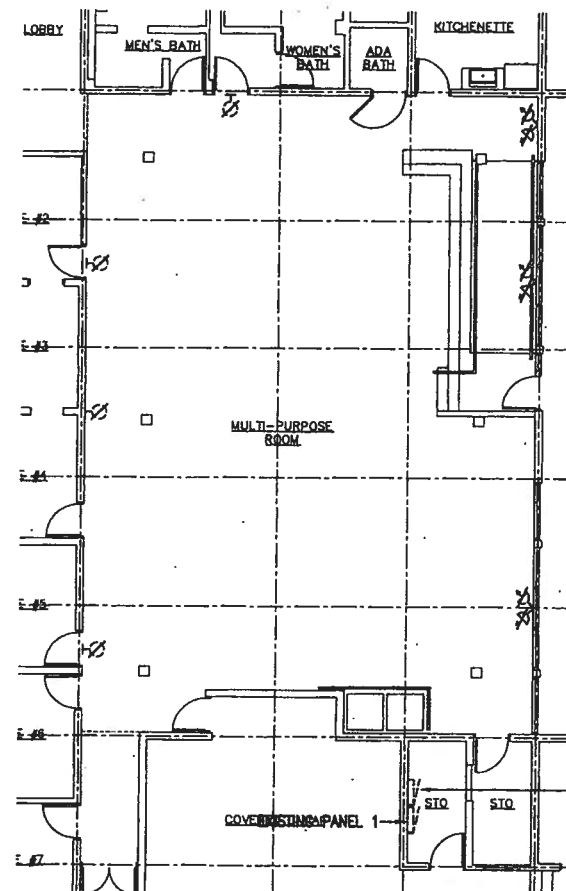
ELECTRICAL SPECIFICATIONS

- ENTIRE INSTALLATION TO CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRICAL CODE, LOCAL ELECTRIC BUREAU AND LOCAL UTILITY COMPANIES. OBTAIN AND PAY FOR PERMITS AND DELIVER CERTIFICATES OF COMPLETION AND INSPECTION TO ARCHITECT.
- MATERIALS AND WORKMANSHIP TO BE VERY BEST QUALITY OF ITS KIND.
- SUBSTITUTE MATERIALS TO BE EQUAL IN QUALITY TO SPECIFIED ITEM. IF SUBSTITUTE MATERIALS ARE PROPOSED, SUBMIT SIX (6) COPIES OF SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING. PROVIDE SAMPLES OF SUBSTITUTE MATERIALS, IF REQUESTED TO EVALUATE EQUALITY OF PROPOSED SUBSTITUTION.
- GUARANTEE - THE ENTIRE INSTALLATION SHALL BE GUARANTEED FOR ONE YEAR AFTER ACCEPTANCE BY THE OWNER AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP. WHEN NOTIFIED BY THE OWNER OF FAILURE OF ANY PART OF THE INSTALLATION DURING THE GUARANTEE PERIOD, CONTRACTOR SHALL REPAIR OR REPLACE THE DEFECTIVE PART AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER.
- TESTING - AN OPERATIONAL TEST SHALL BE PERFORMED AFTER THE COMPLETION OF THE INSTALLATION, TO ASSURE PROPER OPERATION OF ALL ITEMS OF THE WORK.
- INSTALLATION AND WORKMANSHIP:
 - ALL WORK SHALL BE NEATLY EXECUTED, WORKMANLIKE IN APPEARANCE, SYMMETRICAL, PLUMB, UNIFORM, PROPERLY ALIGNED AND SECURED IN PLACE.
 - WIRING METHODS:
 - USE EMT, IMC, OR CONDUIT IN DRY INTERIOR LOCATIONS AND USE CONDUIT IN DAMP LOCATIONS.
 - USE SEALTITE FLEX FOR CONNECTIONS TO EQUIPMENT.
 - ATTACH TO CONCRETE AND MASONRY WITH EXPANSION ANCHORS AND TO WOOD WITH WOOD SCREWS.
 - SUPPORT RACEWAYS PER NEC.
 - DO NOT SUPPORT RACEWAYS AND BOXES FROM AND ON MECHANICAL SYSTEM.
 - CABLES WILL NOT BE PERMITTED.
 - CONDUCTORS:
 - CRIMP CONNECT ALL WIRES.
 - TAPE ALL SPLICES WITH SCOTCH NO. 33 VINYL TAPE OR EQUAL.
 - FORM WIRE NEATLY IN ENCLOSURES.
 - IDENTIFY CONDUCTORS BY COLOR CODE - NEUTRAL WIRE TO BE WHITE AND GROUND WIRE TO BE GREEN.
 - CUT, DRILL AND PATCH AS REQUIRED. REPAIR ANY SURFACES DAMAGED OR MARKED - CUTTING, REPAIRS AND REFINISHING SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
 - CLEAN ALL SURFACES TO RECEIVE PAINT. PAINT ANY SURFACE DAMAGED DURING INSTALLATION.
 - REPAIR ALL SURFACES DAMAGED DURING THE INSTALLATION OF THE WORK SUBJECT TO THE APPROVAL OF THE ARCHITECT.
 - COORDINATE WIRING REQUIREMENTS OF EQUIPMENT FURNISHED BY OTHERS PRIOR TO RUSH-IN WORK. PROVIDE PROPER SIZE WIRING AND CONNECTIONS FOR ALL EQUIPMENT AS REQUIRED. PROVIDE DISCONNECTS FOR ALL MOTORIZED EQUIPMENT. PROVIDE STARTERS WITH OVERLOAD PROTECTION ON EACH LINE FOR ALL MOTORIZED EQUIPMENT FOR WHICH STARTERS ARE NOT PROVIDED BY OTHER TRADES.
- MATERIALS:
 - CONDUIT - RIGID GALVANIZED STEEL, 3/4" MINIMUM.
 - EMT - GALVANIZED STEEL, 3/4" MINIMUM.
 - INTERMEDIATE METALLIC CONDUIT, 3/4" MINIMUM.
- CONDUCTORS:
 - MINIMUM SIZE - NO. 12 AWG COPPER, 800V.
 - COPPER TYPE XHHW, TW OR THHN - BRANCH CIRCUITS.
 - COPPER TYPE THW, XHHW - FEEDERS, GUTTERS.
 - TYPE XHHW-USE OR RHW-USE IN EXTERIOR UNDERGROUND LOCATIONS.
- WIRING DEVICES:
 - SWITCHES: 20A - POLES AS INDICATED 120/277V, AC - ARROW NO. 100K SERIES COLOR TO MATCH DEVICE PLATE.
- FIXTURES - INSTALL FIXTURES INDICATED IN LUMINAIRE SCHEDULE COMPLETE WITH LAMPS, HANGERS, SUPPORTS, BALLASTS AND ACCESSORIES. ALL FLUORESCENT BALLASTS - ELECTRONIC TYPE WITH FULL LUMEN OUTPUT.
- DEVICE PLATES - PLASTIC - COLOR TO MATCH SURROUNDING FINISH.
- OUTLETS - PROVIDE OUTLET BOXES TO SUIT CONDITIONS ENCOUNTERED. BOXES TO BE AMPLE SIZE TO ACCOMMODATE CONDUCTORS PER NEC. MINIMUM SIZE OF BOX FOR USE WITH RACEWAY SYSTEMS TO BE 4" SQUARE BY 1-1/2" DEEP. FLOOR OUTLET BOXES TO BE ADJUSTABLE CAST IRON TYPE.
- CIRCUIT BREAKERS AND SAFETY SWITCHES - GENERAL ELECTRIC, SQUARE D, SIEMENS, WESTINGHOUSE OR CUTLER HAMMER. SAFETY SWITCH - HEAVY DUTY TYPE.
- PULLBOXES, CABINETS AND GUTTER - CODE GAGE GALVANIZED SHEET STEEL.
- SUBMIT FOLLOWING EQUIPMENT FOR APPROVAL AND RESUBMIT UNTIL APPROVAL IS RECEIVED.
CIRCUIT BREAKERS
DISCONNECT SWITCHES
LIGHT FIXTURES
ANY BUILT-TO-ORDER EQUIPMENT

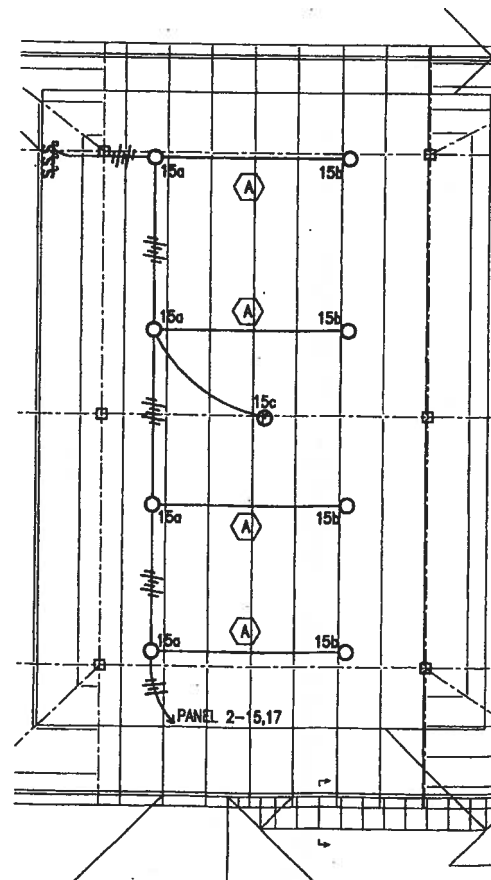
ELECTRICAL SYMBOLS

- EXISTING WALL LUMINAIRE TO BE REMOVED
EXISTING FLOODLIGHT TO BE REMOVED
EXISTING PANELBOARD TO REMAIN
CEILING FAN
SWITCH, 1P20A, 4'-0"
LUMINAIRE DESIGNATION, TYPE "A" INDICATED
WIRING IN EXISTING RACEWAY
WIRING IN EXISTING RACEWAY TO BE REMOVED
WIRING IN EXPOSED RACEWAY
WIRING IN RACEWAY CONCEALED IN CEILING

- NOTES:
- ANY CIRCUIT WITH NO FURTHER DESIGNATION INDICATES A TWO WIRE CIRCUIT. CIRCUITS WITH ADDITIONAL WIRES ARE INDICATED AS FOLLOWS: $\frac{3}{4}$, 3 WIRES; $\frac{4}{4}$, 4 WIRES, ETC.
 - GROUND WIRE PER NATIONAL ELECTRICAL CODE INDICATED AS FOLLOWS: $\frac{0}{0}$.
 - ALL EXPOSED CONDUIT AND BOXES SHALL BE PAINTED TO MATCH ADJACENT WALL OR CEILING SURROUNDING.



ELECTRICAL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

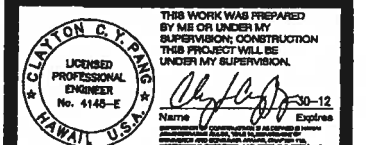


ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

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11 OCT -5 P 3:38
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

SHEFFIELD ASSOCIATES ARCHITECTS

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YMCA ADDITION

1200 Kailua Road
Kailua, Hawaii 96734

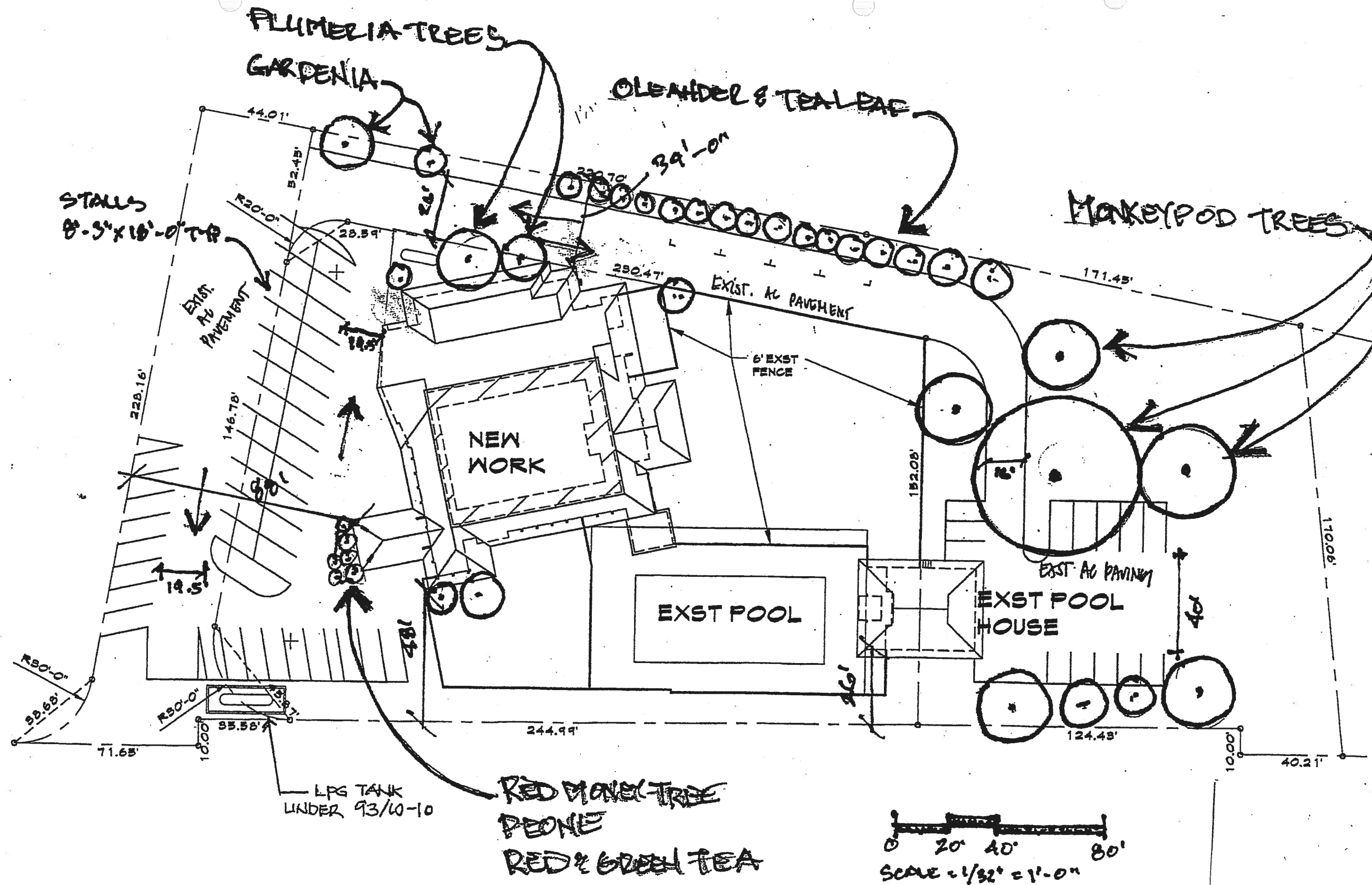
TMK: 4-2-103:032

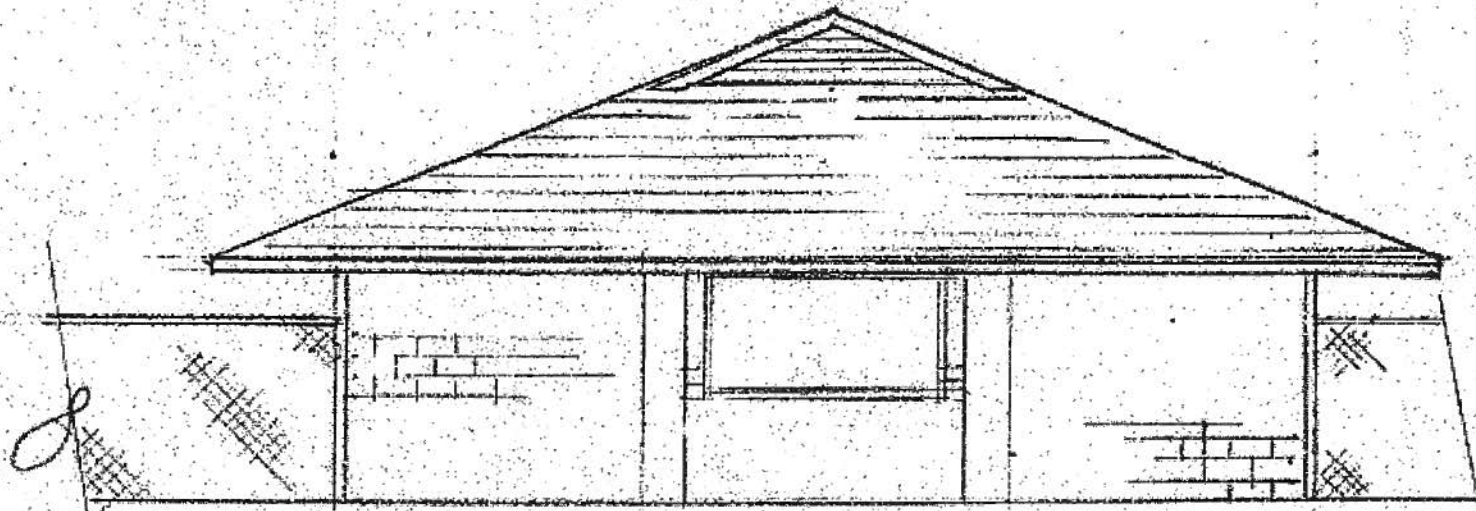
August 27, 2010

Revisions:

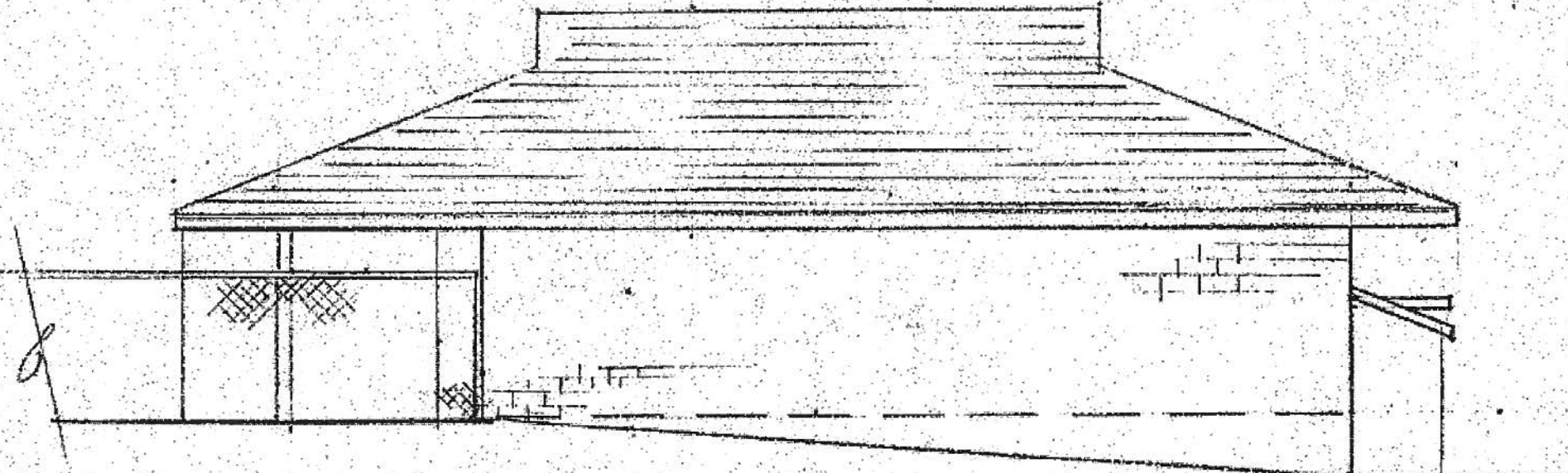
No.	Date	Description

E - 1





WEST



SOUTH



ELEVATIONS
1/8" = 1'-0"

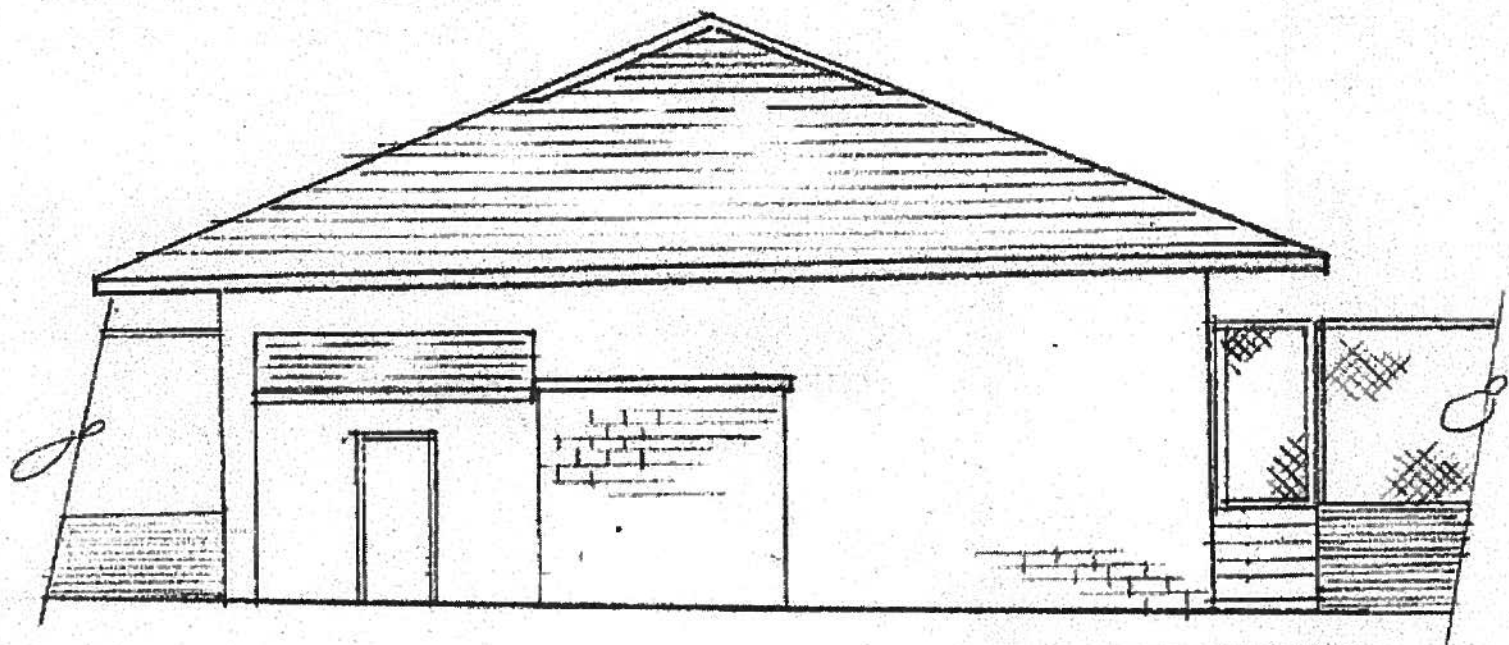
POOL HOUSE - EXISTING
MINDWARD YMCA

BY HE

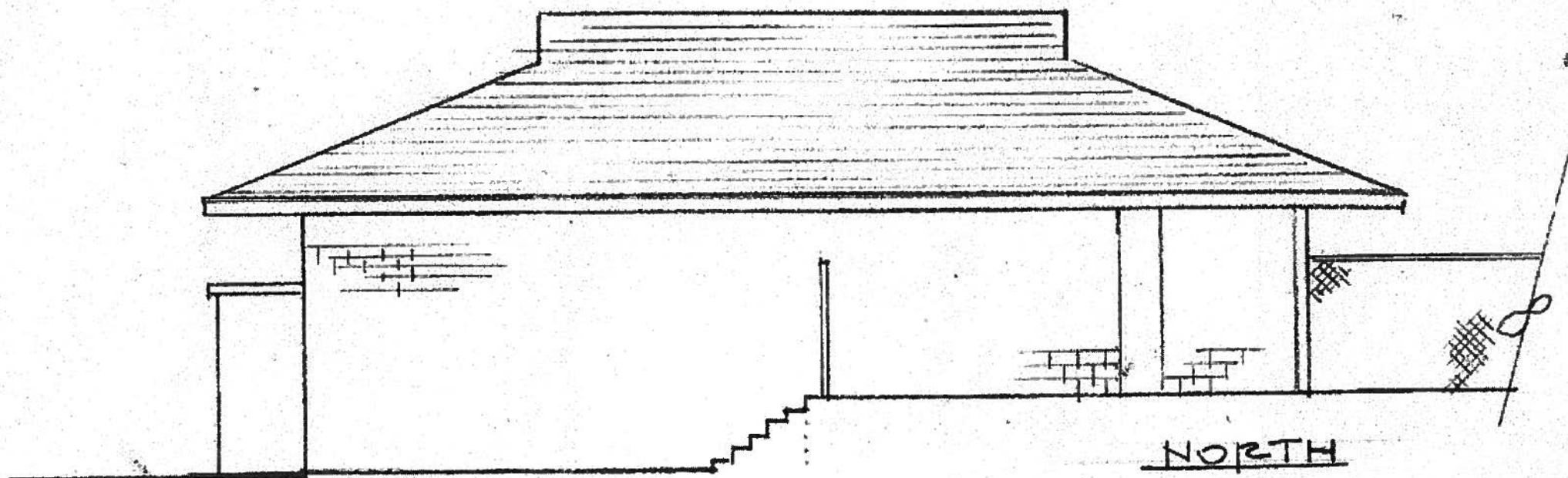
DATE 10/17/11

SHEET 1 OF 2

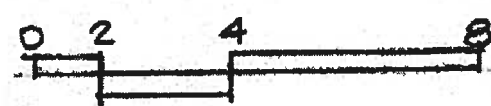
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EAST



NORTH



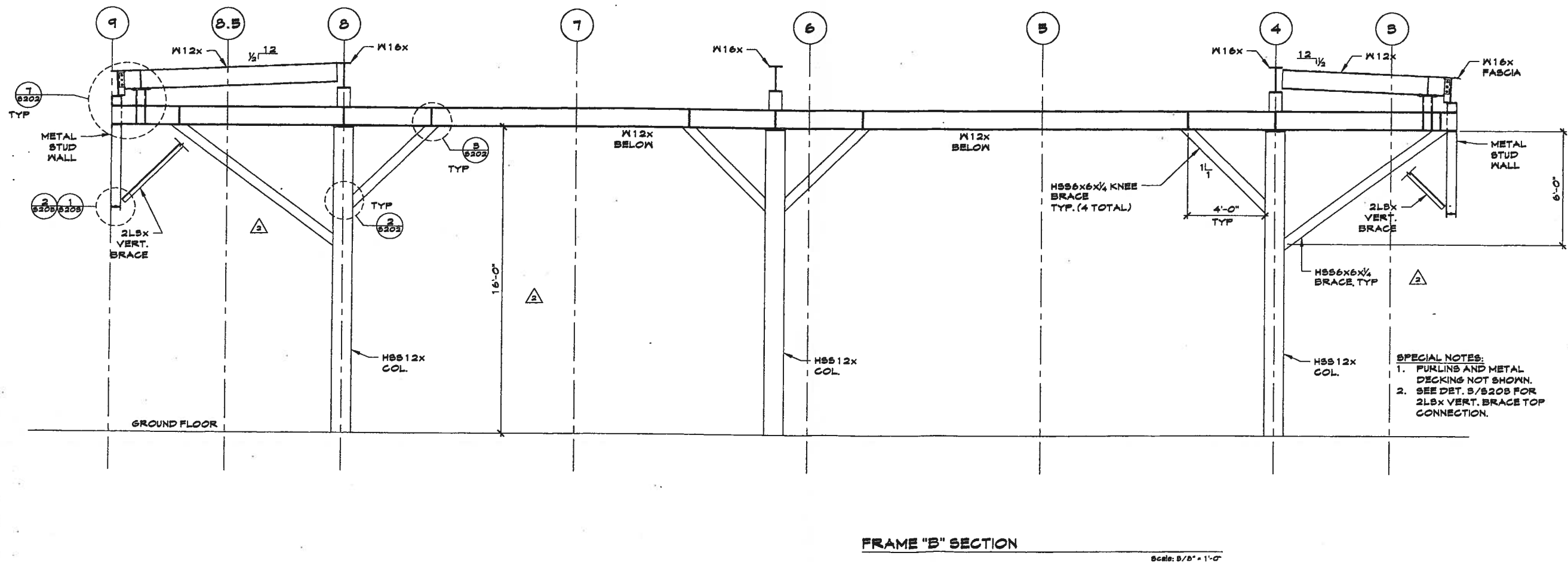
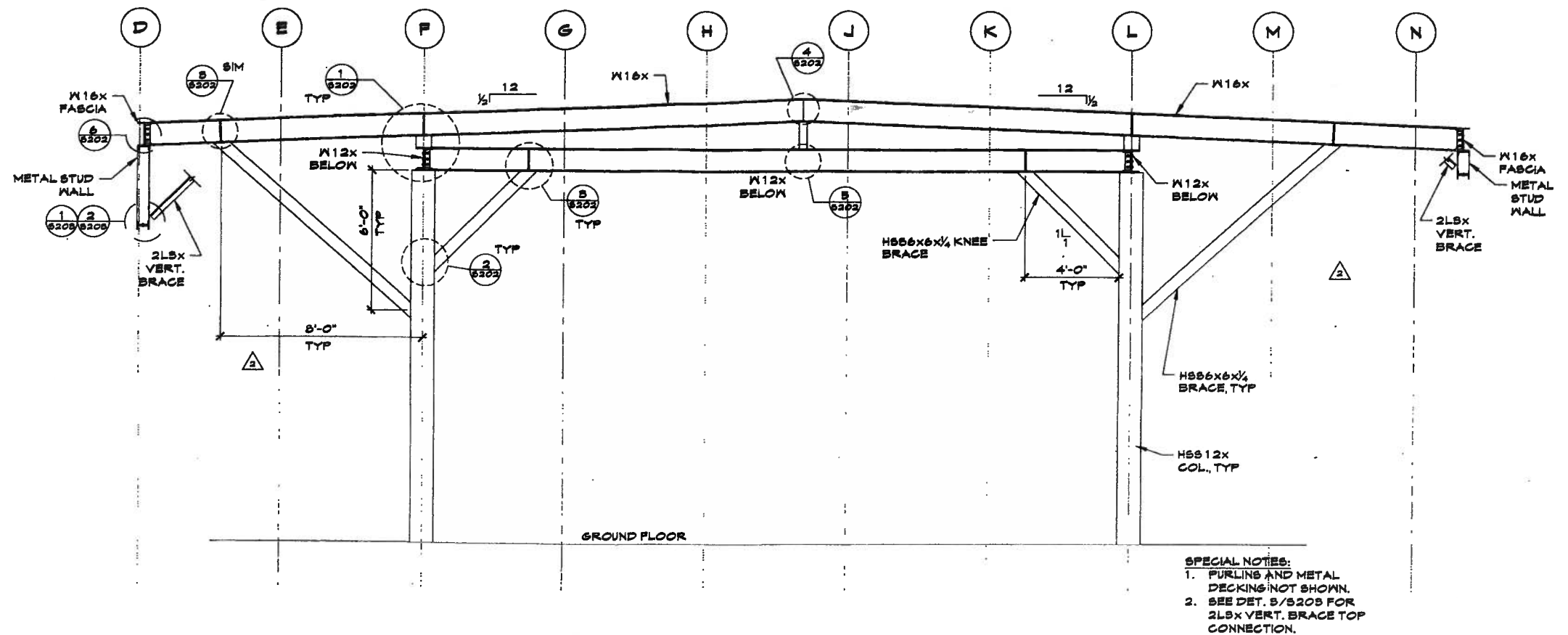
ELEVATIONS

1/8" = 1'-0"

POOL HOUSE - EXISTING
WINDWARD TMCA

BY ~~JA~~ DATE 10/14/11 SHEET 2 OF 2

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131 Kuulei Road Kailua Hawaii 96734 808-263-2339



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SHAWN Y. MATSUMOTO
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HAWAII, U.S.A.

Y M C A ADDITION

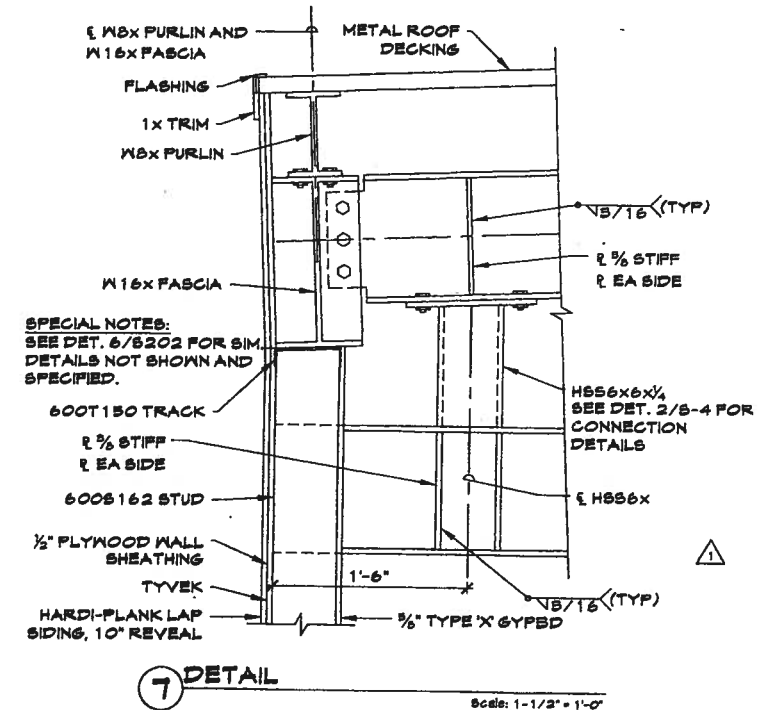
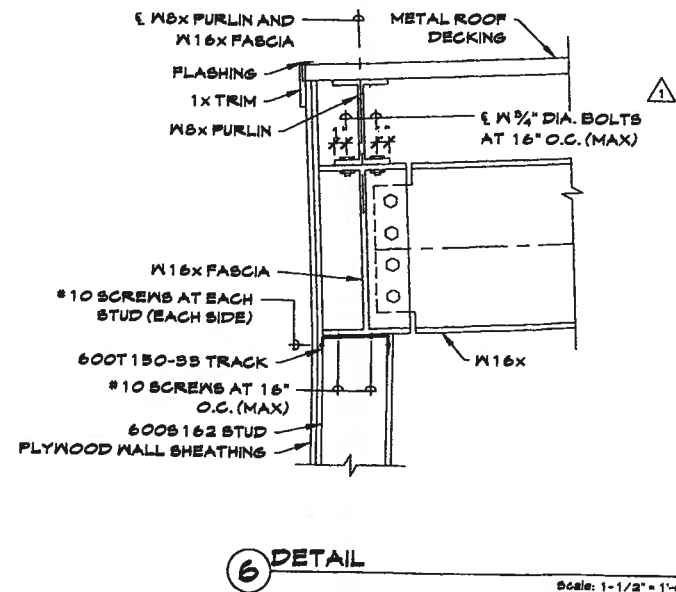
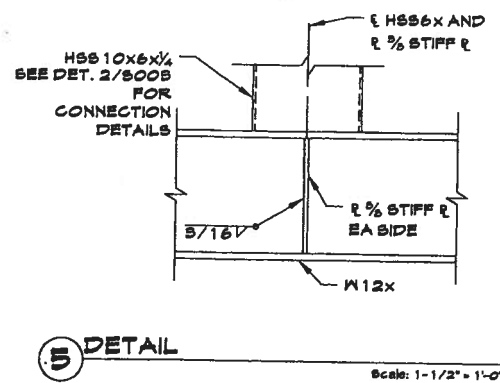
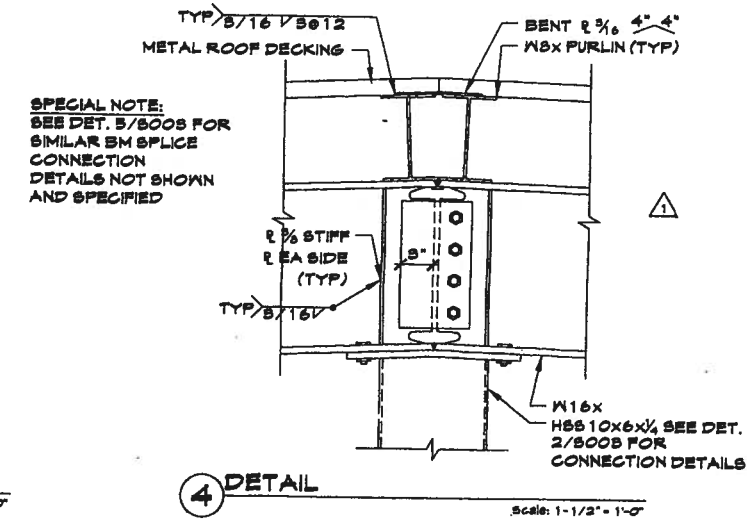
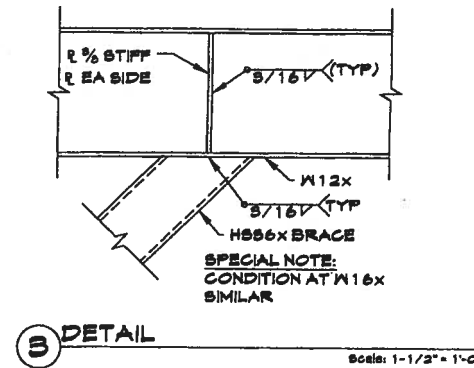
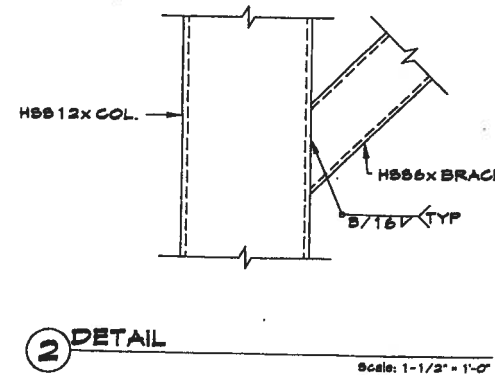
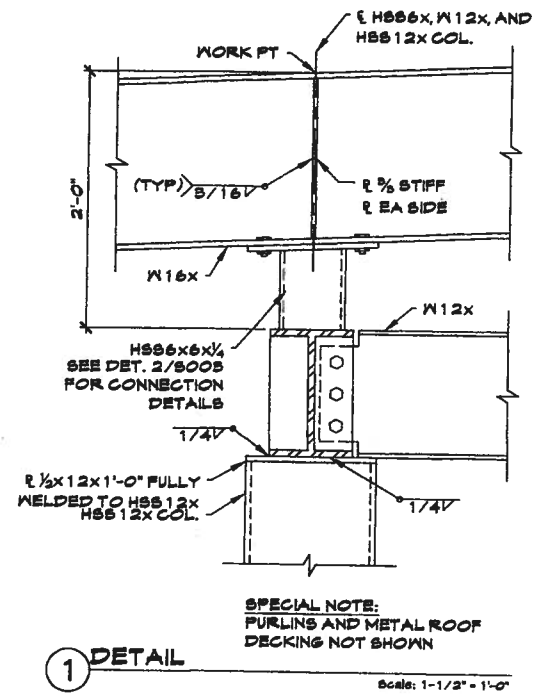
1200 Kailua Road
Kailua, Hawaii 96734
TMK: 4-2-103:032
July 22, 2010

Revisions:

No.	Date	Description
1	11/1	GENERAL REVISION
2	1/4	LOWER ROOF & BRACE REVISION

S201

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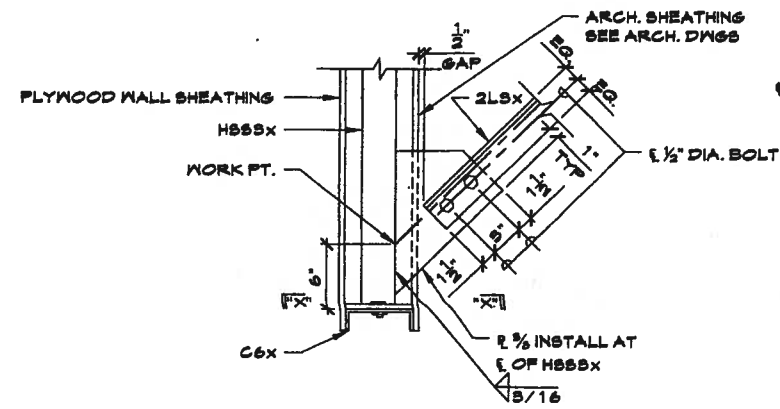
SHANNY Y. MATSUMOTO
LICENSED PROFESSIONAL ENGINEER
No. 9538
HAWAII, U.S.A.
Date: 7/22/2010
Expires: 7/22/2012

Y M C A ADDITION
1200 Kailua Road
Kailua, Hawaii 96734
TMK: 4-2-103:032
July 22, 2010

Revisions:

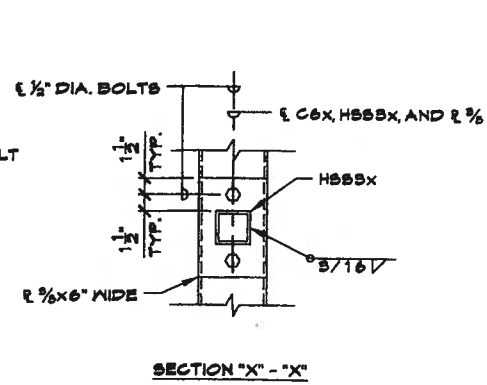
No.	Date	Description
1	11/1	DETAIL ADD & REVISIONS

S202
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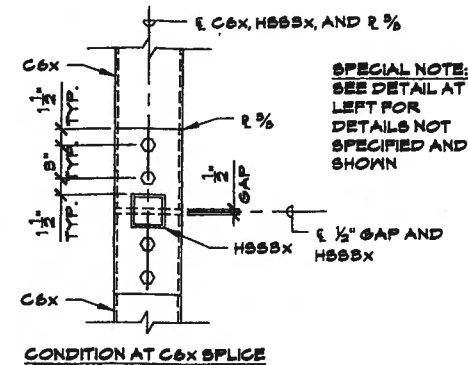


1 DETAIL

Scale: 1-1/2" = 1'-0"

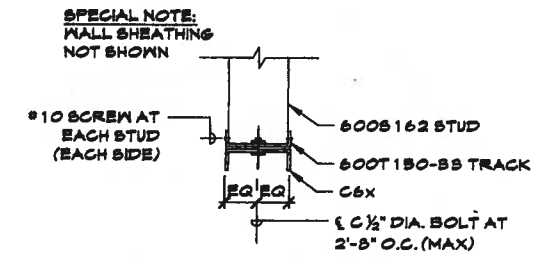


SECTION "X" - "X"



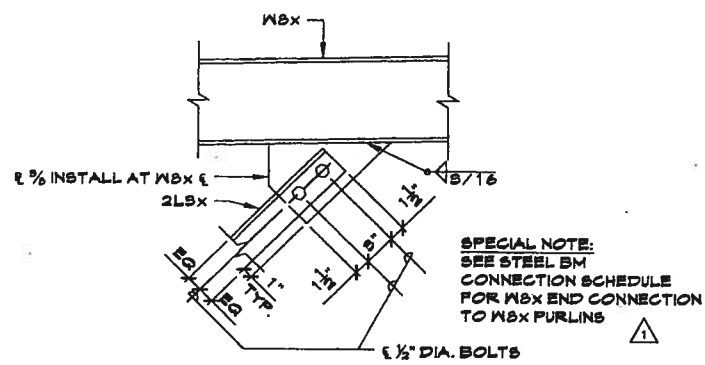
CONDITION AT C6x SPLICE

SPECIAL NOTE:
SEE DETAIL AT
LEFT FOR
DETAILS NOT
SPECIFIED AND
SHOWN



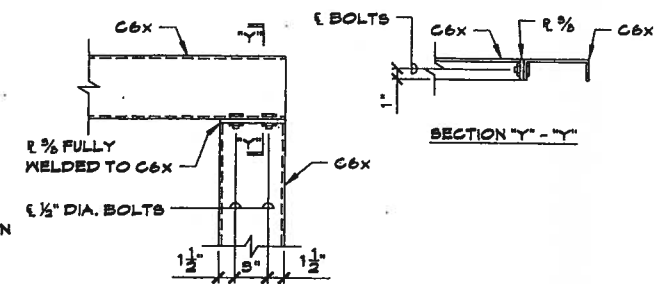
2 DETAIL

Scale: 1-1/2" = 1'-0"



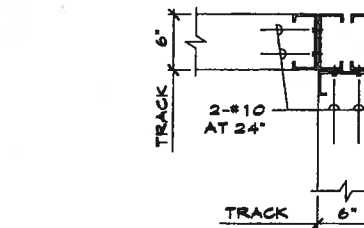
3 2LSx TOP CONNECTION DETAIL

Scale: 1-1/2" = 1'-0"



4 C6x TO C6x CONNECTION DETAIL

Scale: 1-1/2" = 1'-0"



5 TYP. CORNER FRAMING (STUD TO STUD ATTACHMENT)

Scale: 1-1/2" = 1'-0"

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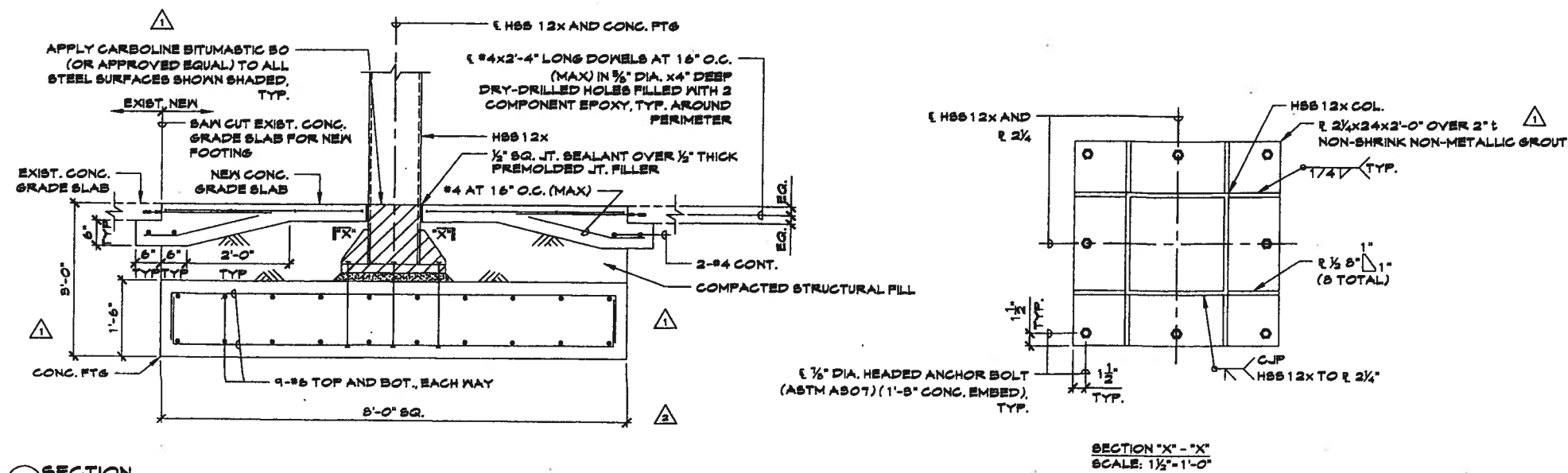
Y M C A ADDITION
1200 Kailua Road
Kailua, Hawaii 96734
TMK: 4-2-103:032
July 22, 2010

Revisions:

No.	Date	Description
1	11/1	NOTE REVISION

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No. 9338-B
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Name: *Shawn Y. Matsuoka* Expires: *7/22/2012*

Y M C A ADDITION

1200 Kailua Road
Kailua, Hawaii 96734
TMK: 4-2-103:032
July 22, 2010

Revisions:

No.	Date	Description
1	11/1	REVISION
2	1/4	FTS REVISION

S301

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