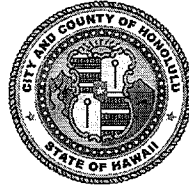


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

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RICK BLANGIARDI  
MAYOR



DAWN TAKEUCHI APUNA  
ACTING DIRECTOR

December 16, 2022

2022/SMA-57(ZS)

The Honorable Tommy Waters  
Chair and Presiding Officer  
and Members  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawaii 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Use Permit  
File No. 2022/SMA-57  
Sea Life Park  
41-202 Kalanianaʻole Highway Number 7 – Waimanalo  
Tax Map Key: 4-1-014: 004

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) findings and recommendations, draft resolution, and public hearing transcript for the application for an SMA Use Permit for renovations and additions at Sea Life Park. The Applicant has requested an extension of the 20-working day administrative deadline for the Director of the DPP to transmit its findings and recommendation to the City Council based on the City Council's calendar around the holidays.

The DPP recommends approval of the application, subject to special conditions relating to transportation, visual impacts, landscaping, and seawater pumping and disposal, as well as standard conditions related to historic and cultural resources, wildlife, and deadlines for obtaining development permits.

Pursuant to Revised Ordinances of Honolulu Chapter 25, the City Council must act within 60 calendar days after receipt of our findings and recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension.

The Honorable Tommy Waters  
Chair and Presiding Officer  
and Members  
December 16, 2022  
Page 2

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

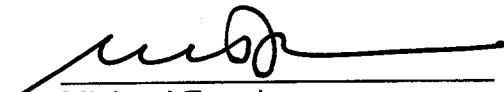


Dawn Takeuchi Apuna  
Director Designate

Attachments

cc: G70 (Barbara Natale)

APPROVED:



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Michael Formby  
Managing Director

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

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION

OF

PARQUES REUNIDOS

FOR A

SPECIAL MANAGEMENT AREA (SMA)  
USE PERMIT

FILE NO. 2022/SMA-57(ZS)

FINDINGS OF FACT, CONCLUSIONS  
OF LAW AND RECOMMENDATION

I. GENERAL INFORMATION

A. Basic Information:

APPLICANT:	Parques Reunidos
LANDOWNER:	State of Hawaii, Department of Land and Natural Resources (DLNR)
AGENT:	G70 (Barbara Natale)
LOCATION:	41-202 Kalanianaʻole Highway Number 7 – Waimanalo
TAX MAP KEY:	4-1-014: 004
LOT AREA:	105.937 acres
PROJECT LAND AREA:	18 acres
ZONING:	P-1 Restricted Preservation District
STATE LAND USE:	Conservation District
SURROUNDING LAND USES:	The Oceanic Institute, Saint Catalina Seaside Chapel, and Makapuu Beach Park

- B. Proposal: The Applicant is proposing renovations and additions at Sea Life Park (Project). The average visitor count in 2017 was 1,072 visitors per day (prior to the COVID pandemic). The Applicant is proposing to renovate or expand 14 exhibits and related facilities (see Exhibit A) with the goal of accommodating up

to 1,300 visitors per day. The Project consists of the following proposed renovations or expansions:

1. **Entry Feature** – new signage and landscaping (Exhibits B and C).
2. **Entry Concierge and Gift Shop** – demolish an existing one-story building and construct a new approximately 42-foot (ft.)-high building with a ticket lobby and view deck on the upper floor, and restrooms and a gift shop on the bottom floor, as well as new bridges connecting to the Shark Cave and new rooftop lanai at Beach Boy Lanai. The proposed structure will add approximately 4,535 square feet (sq. ft.) of floor area (see Exhibits D through F).
3. **Honu Conservation and Education Center** – demolish and add two new pools with both above and underwater viewing areas, a renovated classroom, and new shaded gathering space with stage and seating area, adding approximately 3,030 sq. ft. of floor area (see Exhibits G through I).
4. **Ocean Oddities Indoor Aquarium** – construct a new climate-controlled facility themed to provide an underwater experience with video and aquariums, with approximately 15,400 sq. ft. of floor area and up to 20 ft. high (see Exhibit J).
5. **Kaupo Fishing Village and Support Facilities** – demolish two aging facilities and build a new facility with 25-ft.-high open hale structures for demonstrations, restrooms, and a new access road, adding approximately 14,620 sq. ft. of floor area (see Exhibit K).
6. **Hawaii Ocean Theater** – renovate the existing theater with new upper level seating and roof structure for shade, and a new underwater viewing area, adding approximately 1,100 sq. ft. of floor area (see Exhibits L through P).
7. **Penguin Cove** – demolish and relocate the new pool near Hawaii Ocean Theater, adding approximately 500 sq. ft. of floor area (see Exhibit L).
8. **Seabird Sanctuary and Rehabilitation Facility** – relocate the enclosure and pool, and build a new office/rehab building to provide medical services, as well as a new covered pavilion and walking path adding approximately 2,221 sq. ft. of additional floor area (see Exhibits Q through T).
9. **Hale Manu Aviary** – relocate the existing aviary and construct a new screened enclosure and covered pavilion, adding approximately 300 sq. ft. of floor area (see Exhibits Q, R, and T).
10. **Menehune Island Splash Play Area** – renovate the existing kids' play zone with a new open water play area with a play structure, toddler pool, carousel, 18-ft.-high covered pavilion, seating, and renovated retail building, adding approximately 3,350 sq. ft. of floor area (see Exhibit U).
11. **Beach Boy Lanai** – reconstruct a 10-ft.-high roof and add rooftop lanai, green roof features, and possibly solar panels, adding approximately 2,800 sq. ft. of floor area and reaching 18.5 ft. in height (see Exhibit V).



In total, the proposed renovations and additions will result in an increase of 47,856 sq. ft. of floor area. The Project also increases the existing parking area, which has 199 visitor spaces, 55 employee spaces (shared with the adjacent Oceanic Institute), and six bus spaces, which will be increased to accommodate 315 visitor spaces, 85 employee spaces, and five bus spaces, plus overflow spaces (see Exhibit W). Landscaping in each area will be refreshed using drought tolerant native plants and new trees in the parking lot.

- C. Background: Sea Life Park first opened in 1964, prior to the establishment of the Shoreline Setback rules and regulations in 1971 and the SMA Ordinance in 1975.

A Conservation District Use Permit (CDUP) was not required to establish Sea Life Park. The original lease for Sea Life Park was issued in 1962, before the advent of the Conservation District in 1964. On November 12, 1976, a CDUP was issued to expand an existing commercial kiosk. One of the conditions of that approval is that any future uses or structures that are in conformance with the recreational, educational, and commercial purposes of the conservation regulation would be permitted, subject to the approval of the Board of Land and Natural Resources (BLNR). Then, in 1977, the BLNR approved expansion plans that included the shark tank, sea lion theater, parking lot expansion, and other renovations. The BLNR did not issue a CDUP for those expansion plans because they found them to be consistent with the provisions of the original lease. On July 14, 2000, a CDUP was approved for a new wedding chapel and dining facility.

On August 12, 1981, SMA Permit No. 79/SMA-18 (1981 SMP) and Shoreline Setback Variance No. 81/SV-20 (1981 SV) were approved with the adoption of Resolution No. 81-159 (1981 Resolution), which allowed the expansion of facilities at Sea Life Park. The tallest structure at the time was the shark tank, at 34 ft. high. The permit required a 20-ft.-high earth berm to be constructed around the shark tank to minimize visual impacts from the highway.

On May 28, 1986, Resolution No. 86-179 (1986 Resolution) was adopted to issue SMA Permit No. 85/SMA-95 (1986 SMP), which allowed the construction of a new dining facility at Sea Life Park for nightly luaus.

## II. FINDINGS OF FACT

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

Lot Area	105.937 acres
Project Site	18 acres
Project Site Shape	Irregular
Topography	The site slopes down from about 80 ft. above mean sea level to about 30 ft. above mean sea level towards the north and east.
Current Development	Sea Life Park first opened in 1964. The zoning lot is also developed with Hawaii Pacific University's Oceanic Institute to the northwest of Sea Life Park, and Saint Catalina Seaside Chapel to the south of Sea Life Park.
Surrounding Uses	The cliffs of the Koolau Range are to the southwest, and Makapuu Beach Park lies across Kalaniana'ole Highway to the northeast.
Distance to nearest body of water	The shortest distance to the Pacific Ocean to the northeast is approximately 130 ft.
Soils	The site consists of fill land, rock land, and rock outcrop (see Exhibit X).
Vegetation	Most of the existing plants at Sea Life Park were established as park landscaping, and include kukui, naupaka, and hala.
Flood Zone	The site is entirely within Flood Zone D, an area with possible but undetermined flood hazards.
Tsunami	Portions of the Project site are within the tsunami evacuation zone and the extreme tsunami evacuation zone, but the majority of the site is outside of the tsunami evacuation zones.
Environmental Compliance	A Final Environmental Assessment and Finding of No Significant Impact was published on May 8, 2020.
Other Permits and Approvals	<ul style="list-style-type: none"><li>• State Department of Health: Individual Wastewater System Permit</li><li>• State DLNR: review by the State BLNR</li><li>• National Pollutant Discharge Elimination System Construction Stormwater Permit</li><li>• City and County of Honolulu: Building, Grading, Grubbing, and Stockpiling Permits</li></ul>

Agency Comments	<p>Various agencies provided comments on the environmental assessment. Comments on the SMA permit application by the following agencies are discussed in this report:</p> <ul style="list-style-type: none"> <li>• The Department of Transportation Services (DTS);</li> <li>• The State of Hawaii Department of Transportation (SDOT)</li> </ul>
Neighborhood Board (NB) Presentation	<p>The Project was presented to the Waimanalo Neighborhood Board on November 18, 2019, May 9, 2022, and August 8, 2022. The Project was presented to the Hawaii Kai Neighborhood Board on November 26, 2019 and June 28, 2022.</p>
Public Hearing	<p>The DPP conducted a public hearing for the Project at 11:00 a.m. on October 12, 2022 at the Waimanalo Public and School Library. Several members of the public attended the public hearing and three provided oral testimony.</p>

### III. ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in Revised Ordinances of Honolulu 2021 (ROH) § 25-3.1 and § 25-3.2, as well as Hawaii Revised Statutes (HRS) Sections 205A-2 and 205A-26.

#### A. **Recreational Resources**

*An objective of the Coastal Zone Management Program (CZMP) is to provide coastal recreational opportunities accessible to the public.*

*All development in the SMA is subject to reasonable terms and conditions to ensure that adequate access to publicly owned or used beaches, recreation areas and natural reserves is provided to the extent consistent with sound conservation principles, and adequate and properly located public recreation areas and wildlife preserves are reserved.*

*The Council shall seek to minimize, where reasonable: 1) Any development which would reduce the size of any beach or other area usable for public recreation; and 2) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the SMA and the mean high tide line where there is no beach.*

The Project will not impact existing shoreline access, open space, or recreational opportunities for hiking, fishing, or cultural practices. The site is located on the mauka side of Kalanianaʻole Highway and does not contain any beach access

easements. However, there is a public bus stop within Sea Life Park (shown on Exhibit W), which allows the public to access Makapuu Beach Park across Kalanianaʻole Highway to the northeast. Bus riders can access Makapuu Beach Park by walking along the east driveway and crossing Kalanianaʻole Highway. The DTS manages the public bus route and bus stop within Sea Life Park. They requested a transportation demand management strategy, which could include subsidized bus passes for employees or information for staff and visitors about vanpool and car share programs. They also requested a shelter be built for the existing bus stop.

There are two driveway entrances into Sea Life Park from Kalanianaʻole Highway: an east driveway and a north driveway. The Applicant is planning to add a sidewalk or walking path along the east driveway, as well as a crosswalk across the highway, which will provide a safer connection between the bus stop and Makapuu Beach Park. Kalanianaʻole Highway is under the jurisdiction of the SDOT, who requested the Applicant consult with them regarding access and safety improvements for both driveway intersections.

Therefore, to ensure public safety within their property and onto Kalanianaʻole Highway, and to facilitate recreational opportunities accessible to the public, prior to the issuance of building permits, the Applicant must provide documentation to the DPP showing the traffic-related concerns at both driveway intersections have been addressed with the SDOT, and that the transportation demand management strategy and driveway walking path have been submitted to the DTS. This should be a condition of approval.

B.

<b>Historic and Cultural Resources</b>
--

<i>An objective of the CZMP is to protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.</i>
--

Part of the former Kaupo Village is located beneath Sea Life Park, and human remains have been found in the coastal portion of the village, on the makai side of Kalanianaʻole Highway. An archaeological assessment was conducted for the Project, and has been submitted to the State Historic Preservation Division (SHPD) for review. The assessment recommended archaeological monitoring during construction. Therefore, archaeological monitoring should be a required condition of approval.

In addition, the standard “stop work” condition should also be a condition of approval, which specifies that the Applicant must stop work and contact the SHPD immediately if any previously unidentified archaeological sites or remains are encountered.

C.

**Scenic and Open Space Resources**

*An objective of the CZMP is to protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.*

*The Council shall seek to minimize, where reasonable any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast.*

The Project site is located along Kalanianaʻole Highway, which is designated as a coastal highway in the Department of Land Utilization's 1987 "Coastal View Study." According to the study:

"The Waimanalo Bay Viewshed section between Waimanalo Beach Park and Makapuu Point in some respects encompasses traits similar to the Mauka Viewshed in Waianae or the Koko Head Viewshed in East Honolulu. The coastal highway bordered by its dry landscape is positioned between the ocean and the sharply descending mountains. The placement of any future buildings on either side of the highway should require careful siting so as not to infringe upon the natural features or lateral viewing experience of this area."

Additionally, the study identifies a significant stationary view from the Makapuu Beach Park Scenic Lookout.

The proposed Entry Concierge and Gift Shop will be approximately 31 ft. on the makai side of the building and approximately 42.7 ft. high on the mauka side. The rendering of the building shows a Polynesian-style arched roof with earth-toned thatch-like materials (see Exhibit D). The building will be approximately 430 ft. from the highway toward the interior portion of the park. The Applicant provided renderings showing that the view of the building from the highway will be obstructed by vegetation (see Exhibits Y and Z).

The zoning regulations for the site are under the jurisdiction of the DLNR, meaning the Land Use Ordinance (LUO) (Chapter 21, ROH) and the adopted zoning maps do not designate a height limit for this area. Visual concerns arose as part of the 1981 SMP and SV, in which the Applicant was required to screen a 34-ft.-high structure with a 20-ft.-high earth berm. In the case of the proposed Entry Concierge and Gift Shop, an earth berm is not an appropriate mitigation measure because it would artificially infringe upon the natural mountainside and require extensive grading. Further, the roof design and color are earth toned and therefore will likely blend more than other buildings on the site. Therefore, we recommend that as a condition of approval, the roof should be required to be maintained in an earth-toned natural brown color. The roofline of the structure is

likely to be visible from the Makapuu Beach Park Scenic Lookout, as are the Hawaii Ocean Theater and the wedding chapel, although it is likely to be partially obscured by tall Norfolk pine trees and will not interrupt the profile of the mountain or ocean waters.

Nevertheless, the 42.7-ft. height of the structure is not essential for the interior operations and functioning of the building. The elevation of the viewing level, which is designed to provide views of the park and the ocean for Sea Life Park guests, is unlikely to be diminished if the overall height of the structure is reduced. Therefore, while we find the current proposed location and style of the building are unlikely to have significant effects on coastal views, we encourage the DLNR and the BLNR to consider whether the 42.7-ft. height limit is consistent with the State Land Use Conservation District standards and the existing CDUPs, particularly given the height of the buildings in the surrounding area. Finally, we recommend that if the completed building is found to have visual impacts to the surrounding area, the Applicant should be required to mitigate those impacts as a condition of approval.

D.

<b>Coastal Ecosystems</b>
<i>An objective of the CZMP is to protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption and minimize adverse impacts on all coastal ecosystems.</i>

Conditions of approval related to flora and fauna must be imposed in order to protect valuable coastal ecosystems, as explained below.

1. Flora: Most of the existing plants at Sea Life Park were established as landscaping for the facility. The application states that the existing landscaping will be refreshed, however, detailed landscape plans were not included with the SMA permit application.

The report for the 1981 SMP explains that beach sandalwood growing on the site was reviewed by the U.S. Fish and Wildlife Service for threatened and endangered status, and stipulated that an effort should be made to re-establish these plants. Condition 5 required a landscape plan showing existing and relocated sandalwood. Years later, in 1985, a survey by Waimea Arboretum found no beach sandalwood on the site. In light of this history, beach sandalwood should be incorporated into the proposed landscape plans wherever feasible. In general, the landscaping should consist of native, drought resistant plants, in order to contribute to the coastal ecosystem and to conserve water. The existing area of tree canopy coverage should be preserved or increased. Therefore, construction permit plans must include existing and proposed landscape plans showing the use of beach sandalwood and other native, drought

resistant plants, and showing that new tree canopy coverage meets or exceeds any lost tree canopy coverage. This should be a condition of approval.

2. Fauna: Two nearby offshore islands serve as significant seabird sanctuaries – Manana (Rabbit) and Kaohikaipu (Black Rock or Turtle) Islands. Therefore, a variety of seabirds may transit through the area of Sea Life Park, including the band-rumped storm-petrel (endangered), Hawaiian petrel (endangered), and Newell’s shearwater (threatened). The Hawaiian hoary bat (endangered) may also occur in the area, and the green sea turtle (threatened) and hawksbill sea turtle (endangered) may be present in the nearshore area across the highway.

Lighting can disorient and harm these animals. In particular, plans for the proposed new Entry Feature includes a new backlit sign and illuminated decorative basket features mounted on the wall (see Exhibits B and C). The entry feature is right along the highway, where lights would be unobstructed from the shoreline. The design of the sign will evoke a “halo” effect in which the individual letters will be surrounded with a glowing ring of light. According to the environmental assessment, the luau operates until 8:30 every night except Saturday and Thursday (special events are typically scheduled on Saturday evenings). Hours of operation are also adjusted based on programming and may extend beyond 8:30 p.m. Therefore, the lights would be turned on most evenings.

A similar issue arose in the processing of the original permit for the luau facility. The application for the 1985 SMP proposed a new restaurant facility along Kalanianaʻole Highway for nightly luaus that would operate until 8:30 p.m. The proposed facility included a lighted trail on the makai side of the building, which was ultimately prohibited by the 1986 Resolution. Outdoor lighting was limited to ground fixtures.

To mitigate potential lighting impacts of the new Entry Feature and to be consistent with historical lighting restrictions for the site, the illumination of the proposed decorative basket fixtures should be prohibited, and illumination of the Entry Feature sign should only be allowed if the Applicant utilizes full cutoff fixtures or another light source that minimizes light spillage. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These standards should be applied to the Project site. Further, the signage lighting should be turned off after the last guest enters the facility.

In summary, to minimize impacts to Hawaiian seabirds, the Hawaiian hoary bat, and nearshore marine species that may frequent or traverse the vicinity of the Project site:

- The decorative basket features mounted on the Entry Feature wall should not be illuminated;
- The Entry Feature sign may be illuminated, provided the Applicant utilizes full cutoff fixtures or another light source that minimizes light spillage. The lighting details should be shown on the building permit plans and sign permit plans;
- The signage lighting should be turned off after the last guest enters the facility;
- All new and replacement outdoor light fixtures should not exceed a color temperature of 3,000 degrees kelvin;
- Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes should be prohibited if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b);
- Outdoor light fixtures should be shielded using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture;
- Outdoor lighting should be turned off when human activity is not occurring in the illuminated area;
- All Project site work and construction activities should be limited to daylight hours; and
- Woody plants taller than 15 ft. in height should not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season from June 1 through September 15.

These are recommended as conditions of approval.



E.

<b>Economic Uses</b>
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<i>An objective of the CZMP is to provide public or private facilities and improvements important to the State's economy in suitable locations.</i>
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The Project will provide public and private facilities important to the State's economy. In particular, Sea Life Park's ongoing conservation work helps to preserve and restore local ecosystems, which contribute significantly to the health of the State's economy by attracting visitors and preserving public welfare. The park grows native seaweed, runs programs to repopulate green sea turtles, and takes in and cares for injured seabirds. The Applicant plans to expand these conservation efforts, with the goal of participating in the Association of Zoos and Aquariums' (AZA) species survival program. Therefore, no related conditions of approval are recommended.

F.

<b>Coastal Hazards</b>
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<i>An objective of the CZMP is to reduce hazard to life and property from coastal hazards.</i>
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1. Sea Level Rise: According to the State of Hawaii Sea Level Rise Viewer, Sea Life Park will not be impacted by 3.2 ft. of sea level rise (which could occur as early as the 2060s). Therefore, no related conditions of approval are recommended.
2. Flood District: The site is entirely within Flood Zone D, an area with possible but undetermined flood hazards. The amount of impervious surface on the site will increase with the proposed additional floor area and parking lot expansion. The proposed landscaping will be designed to filter storm water and allow it to infiltrate into the ground. Approval of a detailed landscape plan is already a recommended condition of approval. Therefore, no additional related conditions of approval are recommended.
3. Storm Surge: The National Storm Surge Hazards Maps indicate that the site is outside the projected Storm Surge Hazard Area. Therefore, no related conditions of approval are recommended.
4. Tsunami: Portions of the Project site are within the tsunami evacuation zone and the extreme tsunami evacuation zone, and the majority of the site is outside of the tsunami evacuation zones. Sea Life Park has evacuation measures in place. Evacuation to the safe zones within the park is recommended in accordance with Department of Emergency Management guidelines. No conditions of approval related to tsunami events are recommended.

G.

<b>Managed Development and Public Participation</b>
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<i>An objective of the CZMP is to improve the development review process, communication, and public participation in the management of coastal resources and hazards. Stimulate public awareness, education, and participation in coastal management.</i>
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The public was made aware of the Project and was given the opportunity to review and comment during the environmental assessment phase and during the processing of the SMA Permit application. Additionally, a public hearing was held during the processing of the SMA Permit application. Notices of the application and public hearing were published in the Honolulu Star-Advertiser and sent to neighbors within 300 feet of the subject property, various public agencies, elected officials for the area, and other interested parties.

Hundreds of pages of public comments on the Draft Environmental Assessment were received with animal cruelty concerns. Similar written comments were received on the SMA Permit application from two members of the public.

During the public hearing, three members of the public provided oral testimony. One person testified in opposition to the project raising similar concerns regarding animal cruelty, as well as the use of seawater, lighting, and historic and cultural resources. In response to these concerns, the Applicant has stated that Sea Life Park currently has accreditation under the Alliance of Marine Animals, and they are working with the AZA to meet their higher standards as well. All of the new animals they acquire are non-releasable. Their goal is to participate in the AZA's species survival program. Although concerns related to animal cruelty do not fall within the purview of the SMA regulations, the Applicant is encouraged to continue to shift focus towards conservation efforts, which contribute to the health of the coastal zone.

A member of the Friends of Waimanalo and Waimanalo Canoe Club provided oral testimony in support of the Project, indicating that he and his organizations have a successful relationship with Sea Life Park that has contributed to repopulating green sea turtles at a nearby turtle pond.

Another member of the public also provided oral testimony urging the Applicant to ensure there are no adverse impacts related to traffic. They expressed concerns related to traffic congestion caused by evening events. The Applicant replied that weekday attendees arrive and depart by bus, and Saturday luaus are private events that occur when the park is closed to the public.

Additional opportunities for public input will be available during City Council hearings and another public hearing that is required prior to BLNR approval.

No related conditions of approval are recommended.

H.

<b>Beach and Coastal Dune Protection</b>
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<i>An objective of the CZMP is to protect beaches and coastal dunes for public use and recreation, for the benefit of coastal ecosystems, and to enhance their use as natural buffers against coastal hazards.</i>
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The Project site does not include beaches or coastal dunes. Therefore, no adverse impacts are anticipated and no related conditions of approval are recommended.

I.

<b>Marine and Coastal Resources</b>
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<i>An objective of the CZMP is to promote the protection, use, and development of marine and coastal resources to assure their sustainability.</i>
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<i>The Council shall seek to minimize, where reasonable, dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon, and any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land. Development in the SMA should protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.</i>
--

Seawater is required for the existing and proposed exhibits. There are existing seawater pumps along the shoreline at Makapuu Beach Park. Seawater is circulated once, then disposed of subsurface through dispersion wells. Two pumps, three dispersion wells ranging from 100 to 180 ft. deep, and associated intake lines were likely constructed before Sea Life Park opened in 1964, before SMA Permits were required. Easements for the lines were granted as part of the 1962 lease between the landowner and Sea Life Park.

Prior to the 1981 Resolution, the system pumped seawater at a rate of 7,900 gallons per minute and dispersed seawater at a rate of 10.8 million gallons per day. The 1981 Resolution allowed two new pumps and a new intake line near the existing pumps, as well as two new pumps and a new intake line approximately 700 feet west of the existing pumps. The 1981 Resolution also allowed four new dispersion wells. These additions allowed the quantity of seawater pumped to be increased to 13,700 gallons per minute.

The 1981 SMP report found that subsurface disposal of seawater would not impact coastal waters, as it is similar in quality to the coastal water with possibly

a slight reduction in dissolved oxygen. The report concluded that any concentration of nutrients should be dispersed and diluted upon reaching the ocean and further diluted through wave action. The 1981 SMP report also states that if tests indicate adverse impacts on coastal waters, Sea Life Park is obligated to consider modifying the well depth or utilizing an alternate method of seawater disposal.

Seawater flows will need to be increased for the new aquarium. The quantity of this increase is unknown because the plans for the new aquarium are conceptual. Based on the information provided about the seawater usage methodology and the historic use of the site, impacts to coastal waters are not anticipated; however, if tests indicate adverse impacts on coastal waters from seawater pumping or disposal, the Applicant must consider modifying the well depth or utilizing an alternate method of seawater disposal. This reflects the existing requirement of the 1981 Resolution and should be a condition of approval.

J.

<b>Liquid and Solid Waste Provisions</b>
<i>All development in the SMA must be subject to reasonable terms and conditions to ensure that provisions are made for solid and liquid waste treatment, disposition and management which will minimize adverse effects upon SMA resources.</i>

There are three existing individual wastewater systems at Sea Life Park, with a total average daily flow capacity of 14,500 gallons per day. The Applicant's goal is to accommodate up to 1,300 visitors per day, and the projected wastewater demand is an average flow of 12,200 gallons per day. Therefore, the existing wastewater systems will accommodate the projected increase in visitors. Nonetheless, wastewater improvements are proposed for additional capacity to accommodate the Entry Concierge and Gift Shop, Beach Boy Lanai, Menehune Island Splash Play Area, and Kaupo Fishing Village. The proposed improvements require individual wastewater system approval by the State Department of Health, Wastewater Branch. Refuse is collected by a private collection service, and this service will continue to operate.

Given this, we find that provisions have been and will continue to be made for solid and liquid waste that minimize adverse effects on SMA resources. Therefore, no conditions of approval related to wastewater and solid waste disposal are recommended.

K.

<b>Alterations to Existing Landforms</b>
<i>All development in the SMA is subject to reasonable terms and conditions to ensure that alterations to existing land forms and vegetation; except crops, and</i>

*construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of earthquake.*

The proposed Project includes grading work to add an additional aisle of parking spaces. Construction best management practices are required for this work. Impacts will be minimized through the use of sediment traps, silt fences, dust fences, truck wash-down areas, density testing during fill and subgrade compaction, regular watering of exposed soil areas, prompt landscaping, and covering or paving of bare soils. A National Pollutant Discharge Elimination System permit is required. Construction, grading, and drainage plans will be reviewed during the construction plan and building permit processes. Further, new landscaping must be designed to collect storm water and allow biofiltration and infiltration. Compliance with storm water quality standards will be confirmed during the building permit process. Given this, impacts caused by alterations to existing land forms and vegetation will be minimized and no additional conditions of approval are recommended.

L.

**Consistency with Plans and Regulations**

*No development shall be approved unless the Council has first found that the development is consistent with the county general plan, development plans and zoning.*

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. Oahu General Plan: Objective B of Subject Area II (Balanced Economy) is to maintain a successful visitor industry that creates jobs and supports our unique sense of place, natural beauty, and Native Hawaiian culture. Objective D of Subject Area X (Culture and Recreation), is to provide a wide range of recreational facilities and services that are readily available to residents and visitors alike, and to balance access to natural areas with the protection of those areas. The Project, subject to the recommended conditions of approval, will support these objectives.
2. Koolau Poko Sustainable Communities Plan: Section A.3 (Preservation Area) states that the preservation area is intended to include the campuses of the Oceanic Institute and Sea Life Park.
3. Zoning: Within the P-1 Restricted Preservation District, all uses, structures, and development standards are governed by the appropriate State agencies. For this reason, the Project is subject to the review and approval of the BLNR. According to comments from the State DLNR

Office of Conservation and Coastal Lands on the Draft Environmental Assessment, the Applicant must present the Project to the general public at a public hearing after obtaining an SMA Permit but before BLNR approval. Because this process could delay the processing of development permits, the standard two year deadline to obtain such permits should be extended to four years.

Since the DPP does not administer land use and zoning development standards for the site, confirmation that the development is consistent with zoning will occur with the BLNR's approval of the Project. This evaluation of potential coastal zone impacts of the Project should not be construed as approval of the structures or signage, which are still subject to evaluation by the BLNR.

4. Shoreline Setback Ordinance: The existing seawater pumps within the shoreline setback area were approved under the 1981 Resolution. The Applicant is proposing repairs to those structures that will not involve any increase in size or bulk. These repairs are not considered "development" as defined in the SMA regulations and are not part of this Project. Furthermore, the proposed repair work appears to be consistent with ROH Chapter 23.

M.

<b>Impact Analysis</b>
<i>No development shall be approved unless the Council has first found that the development will not have any substantial, adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health and safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options.</i>

Based on the whole of the above analysis, the proposed Project, subject to the recommended conditions of approval, will not have substantial adverse cumulative environmental or ecological impacts.

#### IV. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH § 25-3.1 and § 25-3.2 and HRS Sections 205A-2 and 205A-26, and found to be consistent with established SMA objectives, policies, and guidelines, subject to the conditions below. Based on the analysis, the proposed Project is not anticipated to result in significant adverse individual or cumulative impacts to SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

## V. RECOMMENDATION

Based on the preceding Analysis and Conclusion, it is recommended that the application for an SMA Use Permit be **APPROVED**, subject to the following conditions:

- A. Development must be in general conformity with the Project as described in the DPP's findings and recommendations, referenced above, and as depicted in Exhibits A through Z, attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that may have a significant effect on coastal resources addressed in ROH Chapter 25, HRS Chapter 205A, or both, will require a new application and SMA Use Permit. Any change that does not have a significant effect on coastal resources will be considered a minor modification and may be permitted under this resolution, upon review and approval of the Director of the DPP.
- B. Prior to the issuance of building permits, the Applicant must provide documentation to the DPP showing the traffic-related concerns at both driveway intersections have been addressed with the SDOT, and that the transportation demand management strategy and driveway walking path have been submitted to the DTS.
- C. Construction permit plans must:
  - 1. Note that archaeological monitoring is required during construction; and
  - 2. Include existing and proposed landscape plans showing the use of beach sandalwood and other native, drought resistant plants, and showing that new tree canopy coverage meets or exceeds any lost tree canopy coverage.
- D. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant must stop work and contact the SHPD immediately. Work in the immediate area must stop until the SHPD assesses the impact and makes further recommendations for mitigative activity.
- E. To minimize impacts to Hawaiian seabirds, the Hawaiian hoary bat, and nearshore marine species that may frequent or traverse the vicinity of the Project site:
  - 1. The decorative basket features mounted on the Entry Feature wall may not be illuminated;

2. The Entry Feature sign may be illuminated, provided the Applicant utilizes full cutoff fixtures or another light source that minimizes light spillage. The lighting details must be shown on the building permit plans and sign permit plans;
  3. The signage lighting must be turned off after the last guest enters the facility;
  4. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;
  5. Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes are prohibited if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b);
  6. Outdoor light fixtures must be shielded using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture;
  7. Outdoor lighting must be turned off when human activity is not occurring in the illuminated area;
  8. All Project site work and construction activities are limited to daylight hours; and
  9. Woody plants taller than 15 ft. in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season from June 1 through September 15.
- F. If tests indicate adverse impacts on coastal waters from seawater pumping or disposal, the Applicant must consider modifying the well depth or utilizing an alternate method of seawater disposal.
- G. **The Applicant must obtain a development permit for the Project within four years after the effective date of this SMA Use Permit.** Failure to obtain a development permit within this period will render this SMA Use Permit null and void; provided that this period may be extended as follows:
1. The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the Director beyond one year from the initial deadline set by City Council.



2. If the Applicant demonstrates good cause for an extension exceeding one year, the Director must prepare and submit to the Council a report on the proposed extension, which report must include the Director's findings and recommendations thereon. The Council may approve the proposed extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

If the Council fails to take final action on the proposed extension within the first to occur of:


- a. 60 days after the receipt of the Director's report; or
- b. The Applicant's then-existing deadline for obtaining a development permit,

The extension will be deemed to be denied.

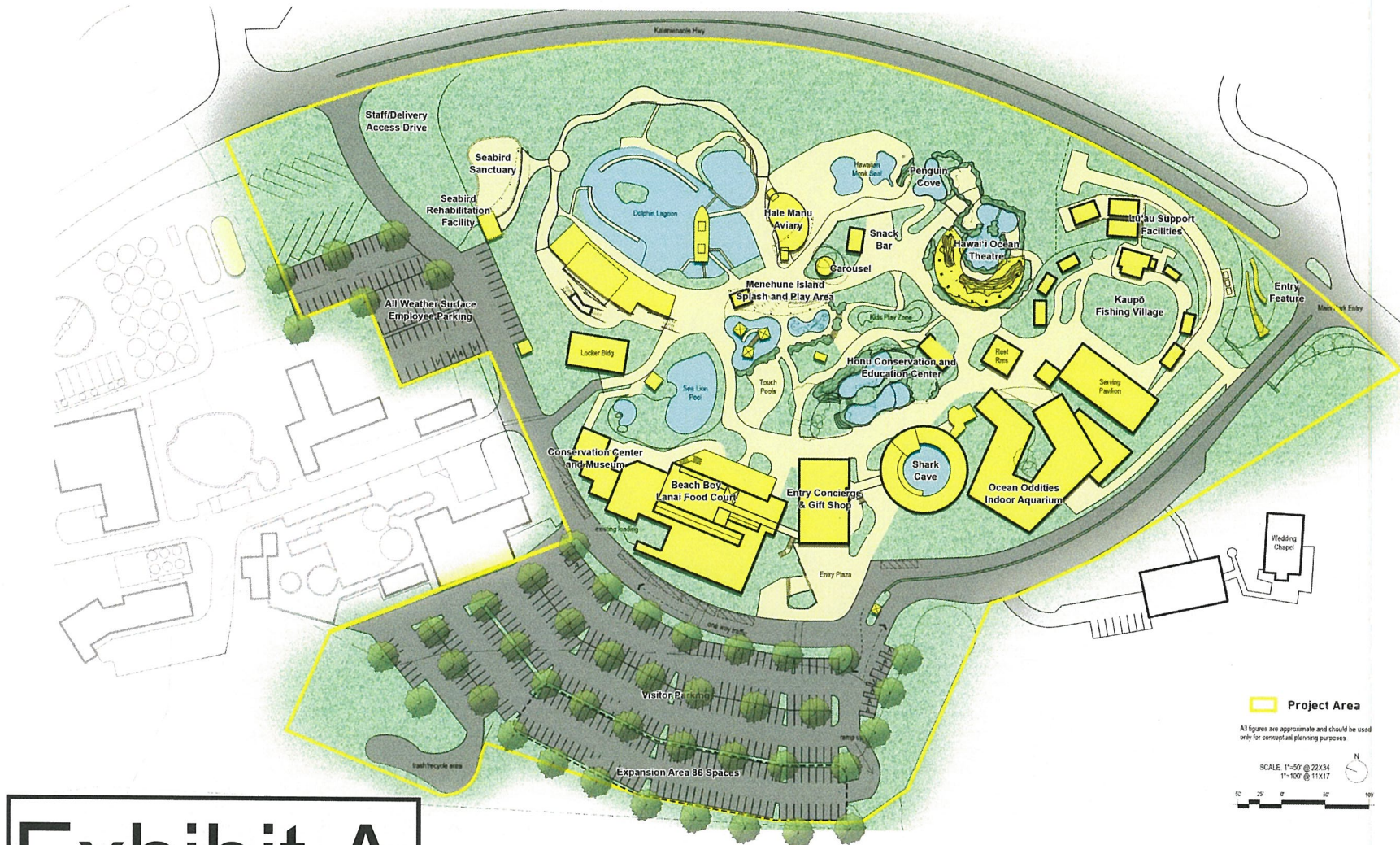
- H. This application has only been reviewed and approved pursuant to the provisions of ROH Chapter 25, and its approval does not constitute compliance with other governmental requirements. The Applicant is responsible for ensuring that the final plans for the Project approved under this permit comply with all applicable governmental provisions and requirements, including the provisions of the LUO.

Dated at Honolulu, Hawaii, this 16th day of December, 2022.

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

By   
\_\_\_\_\_  
Dawn Takeuchi Apuna  
Director Designate

Enclosures: Exhibits A through Z



# Exhibit A

Proposed Sea Life Park Improvements

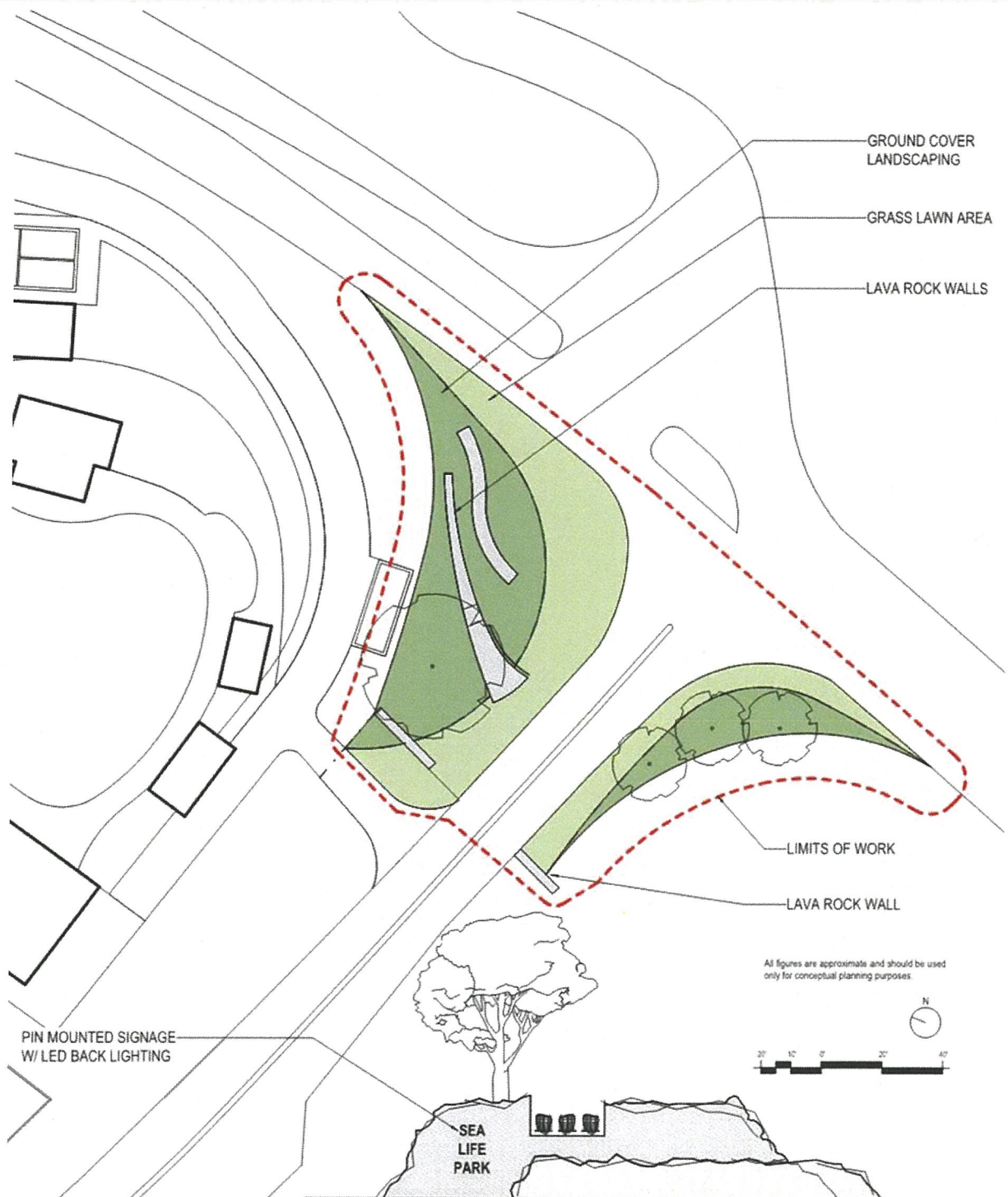


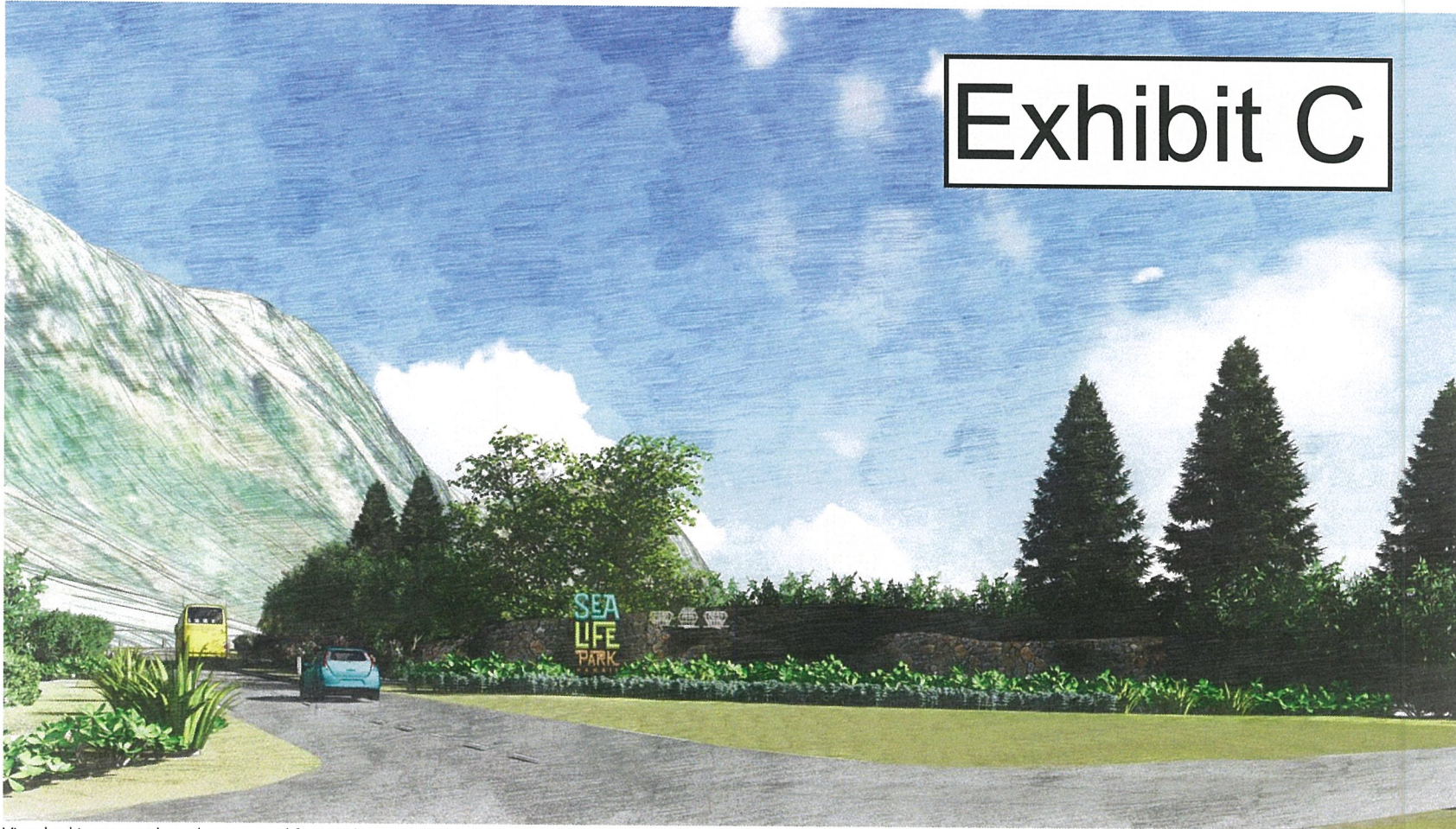
Figure 2.5

# Exhibit B

Updated Entry Feature Concept



# Exhibit C



View looking towards park entry road from Kalanianaʻole Hwy intersection



## Chapter 5

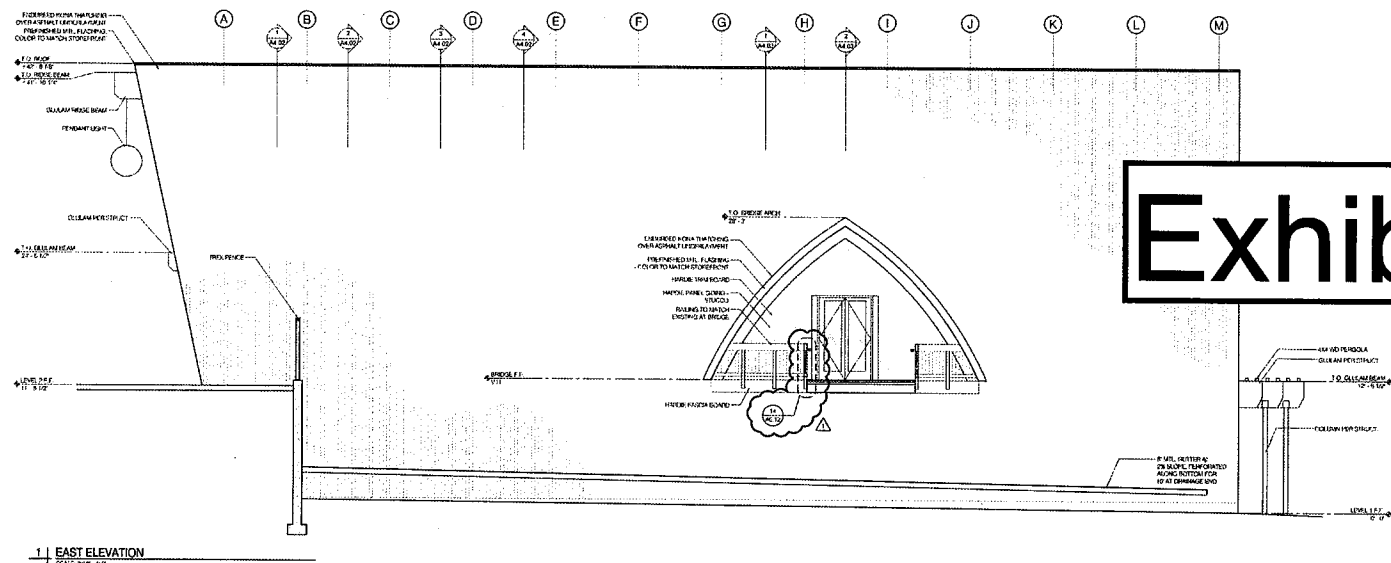
# Concepts and Renderings

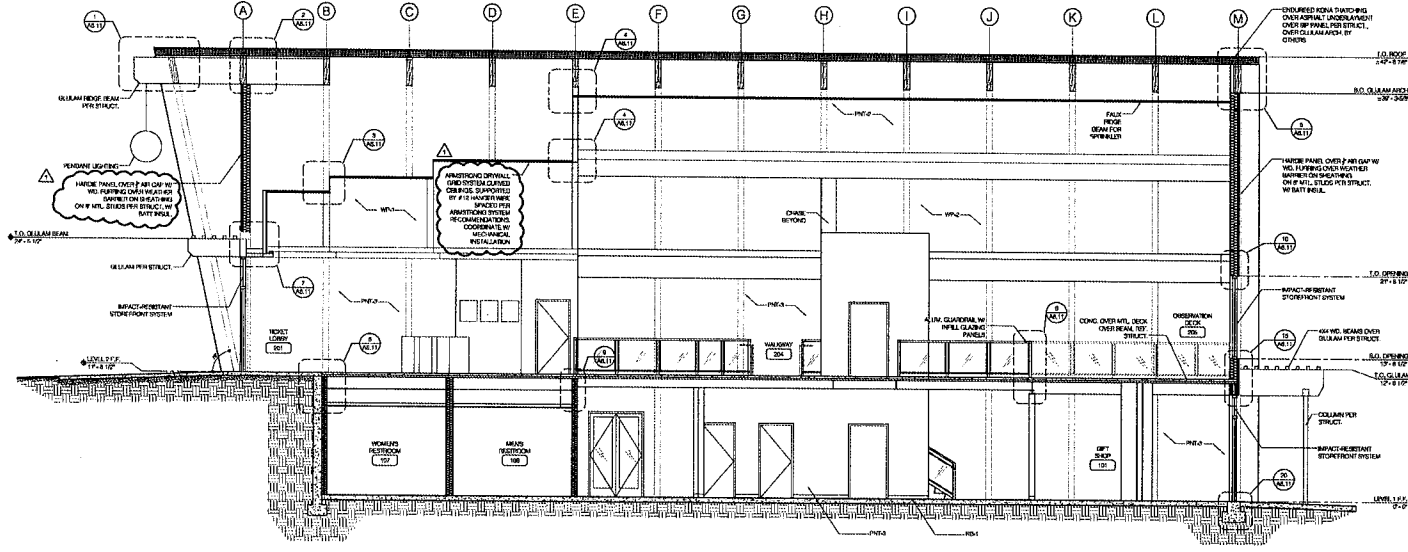


**Figure 5.1**

**Entry Concierge Rendering**

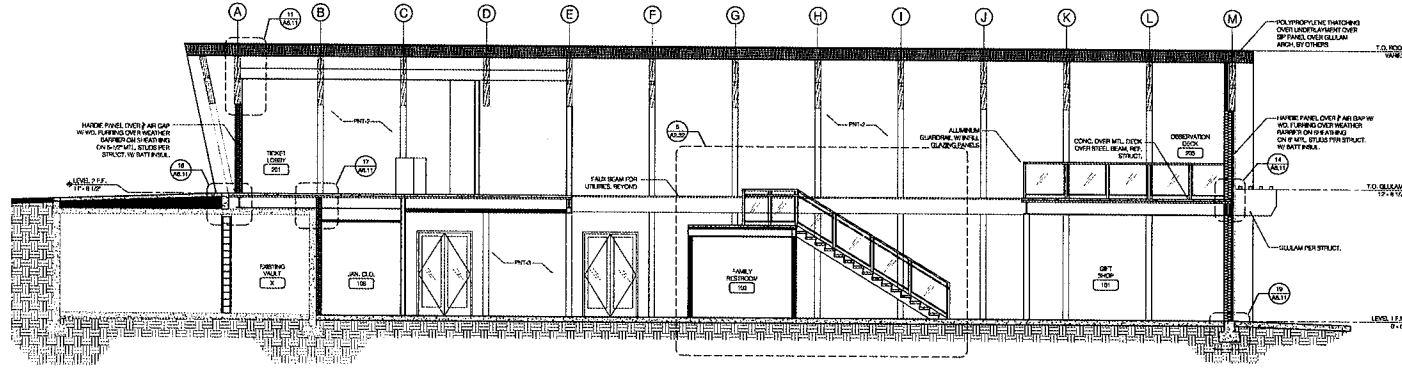
**Exhibit D**



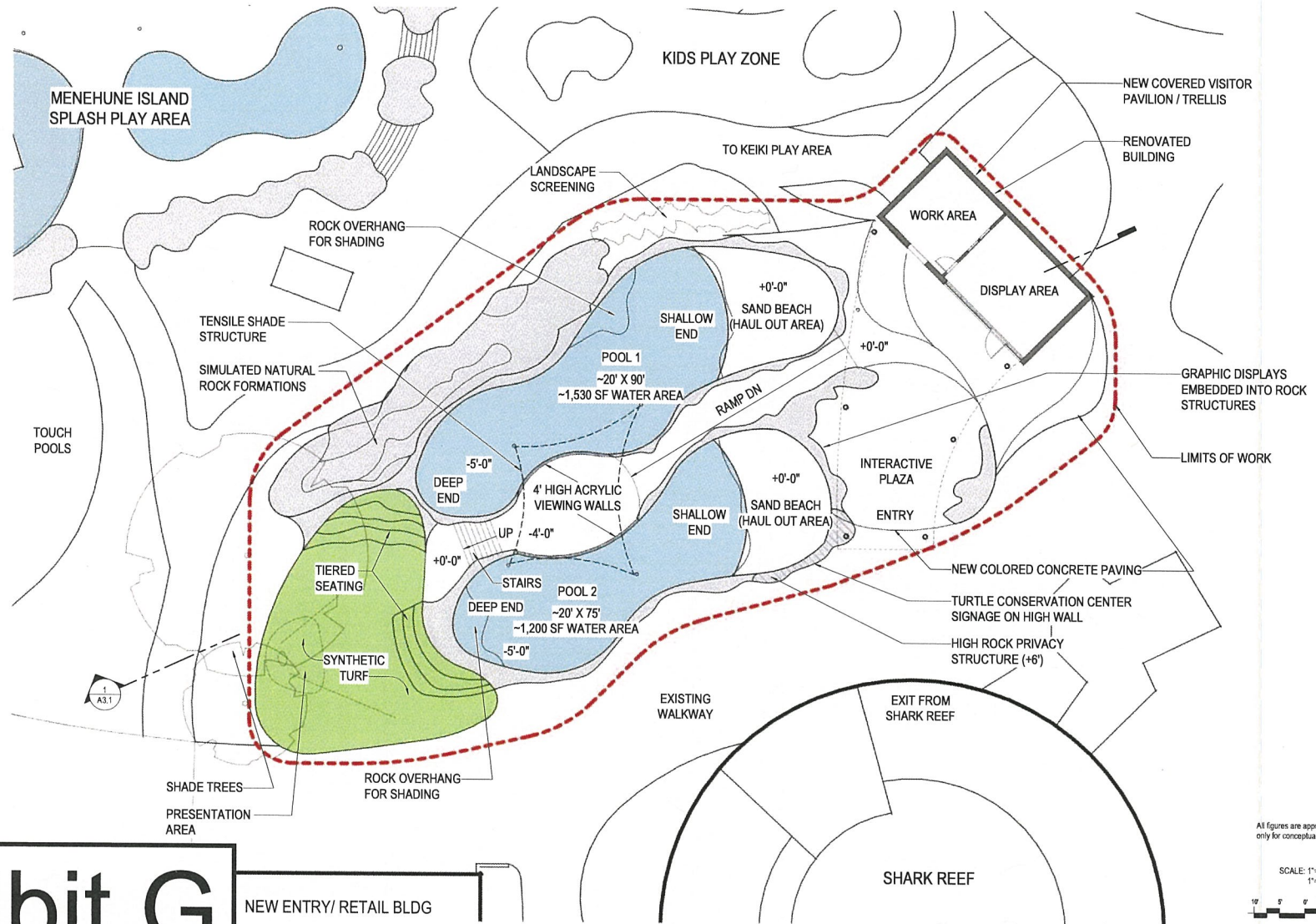


1. BUILDING SECTION  
SCALE: 3/8" = 1'-0"

# Exhibit F



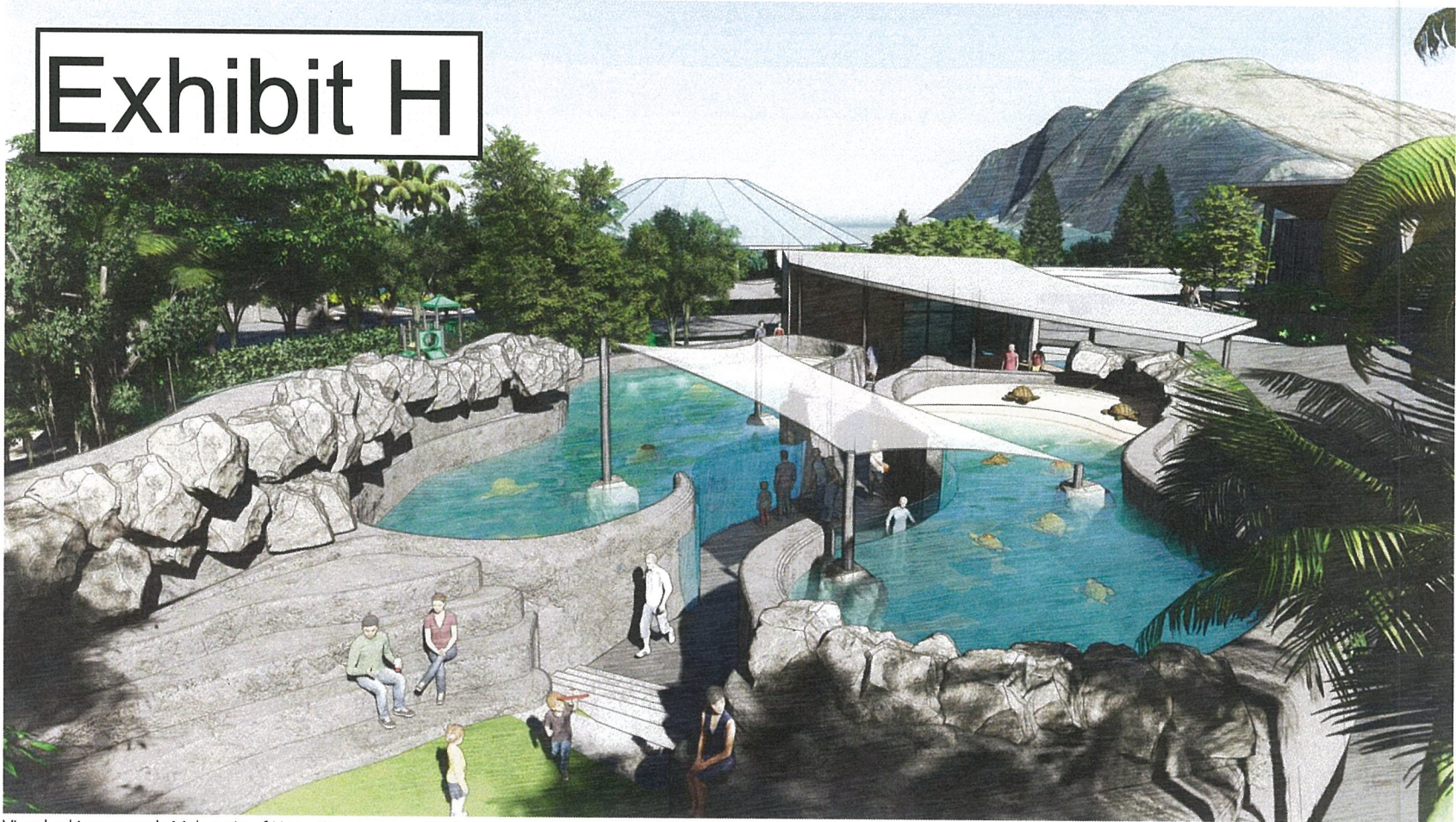
2. BUILDING SECTION  
SCALE: 3/8" = 1'-0"



# Exhibit G

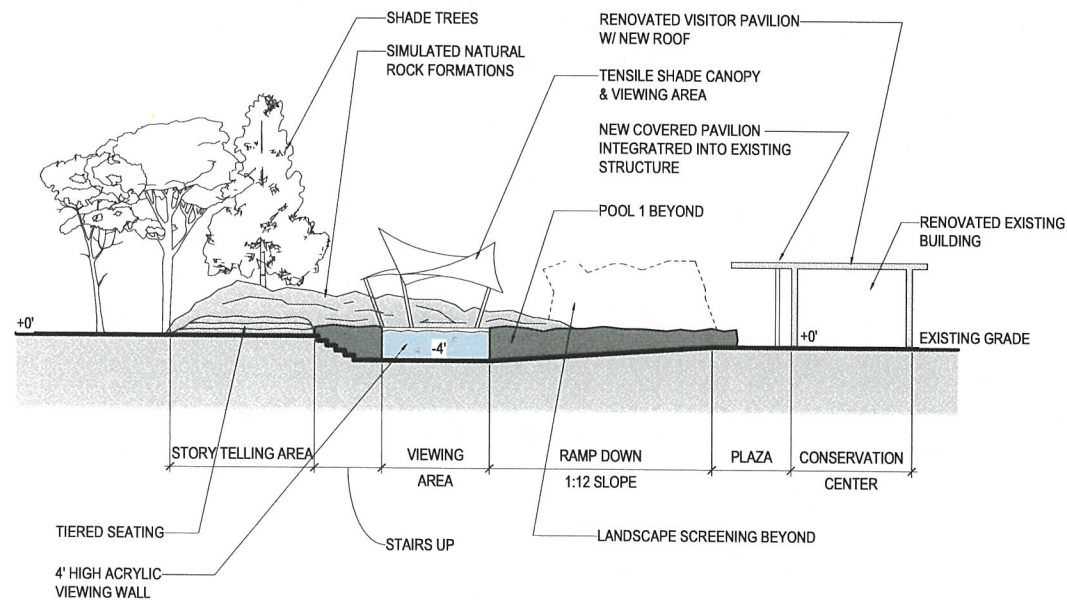


# Exhibit H



View looking towards Makapu'u of Honu Conservation Center

# Exhibit I



All figures are approximate and should be used only for conceptual planning purposes.

SCALE: 1"=10' @ 22X34  
1"=20' @ 11X17





# Exhibit J

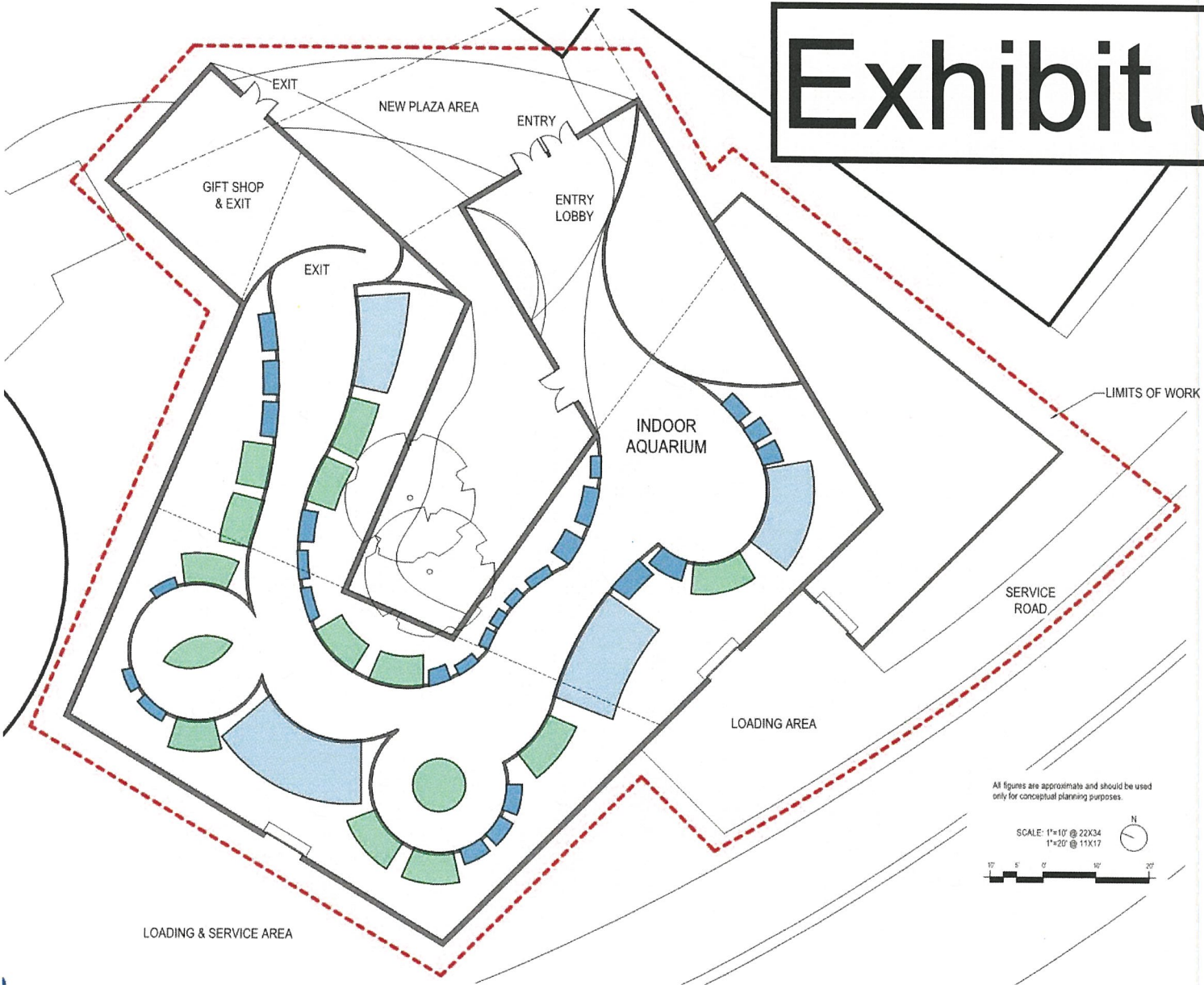


Figure 5.4

Indoor Aquarium Concept

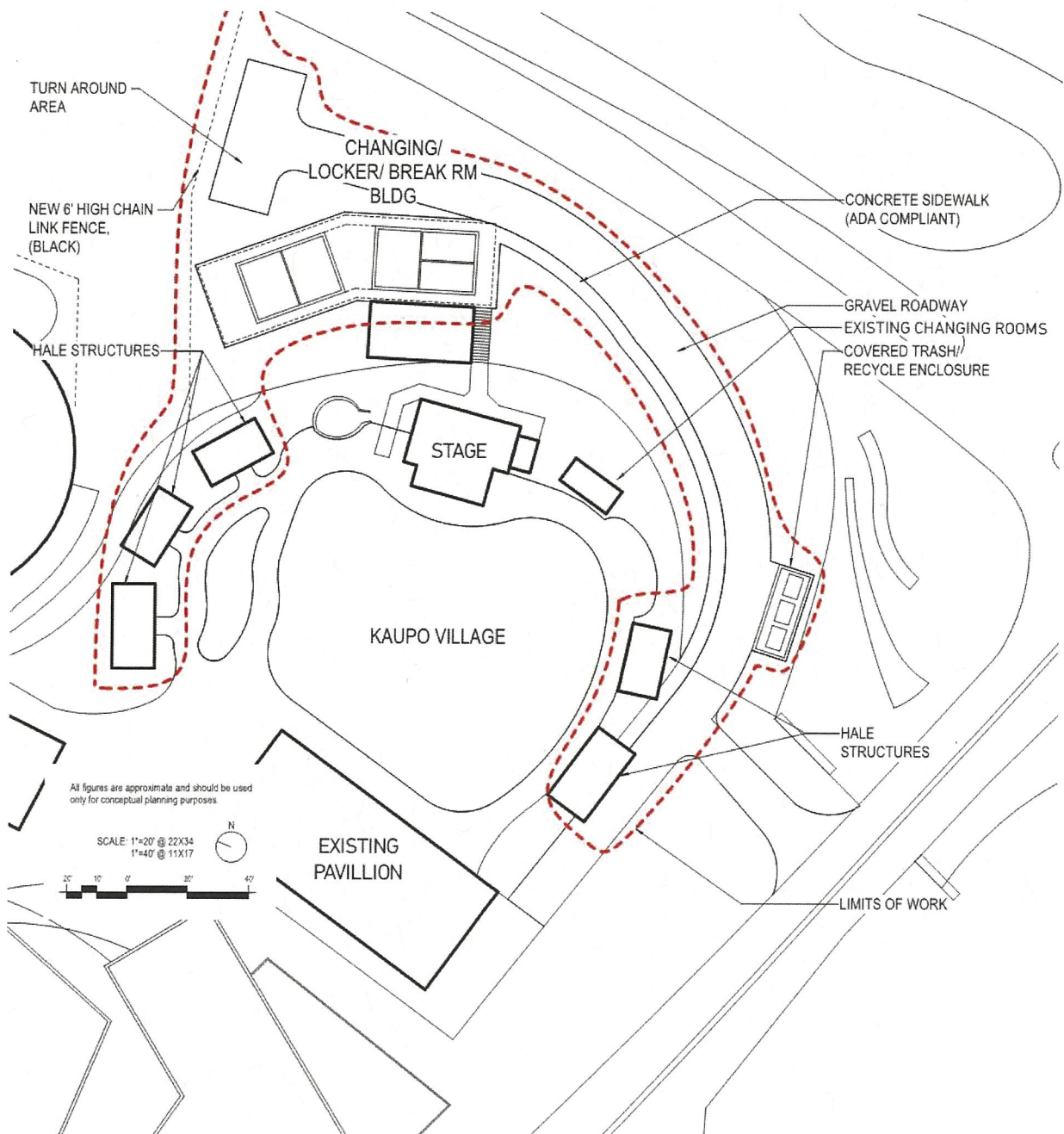


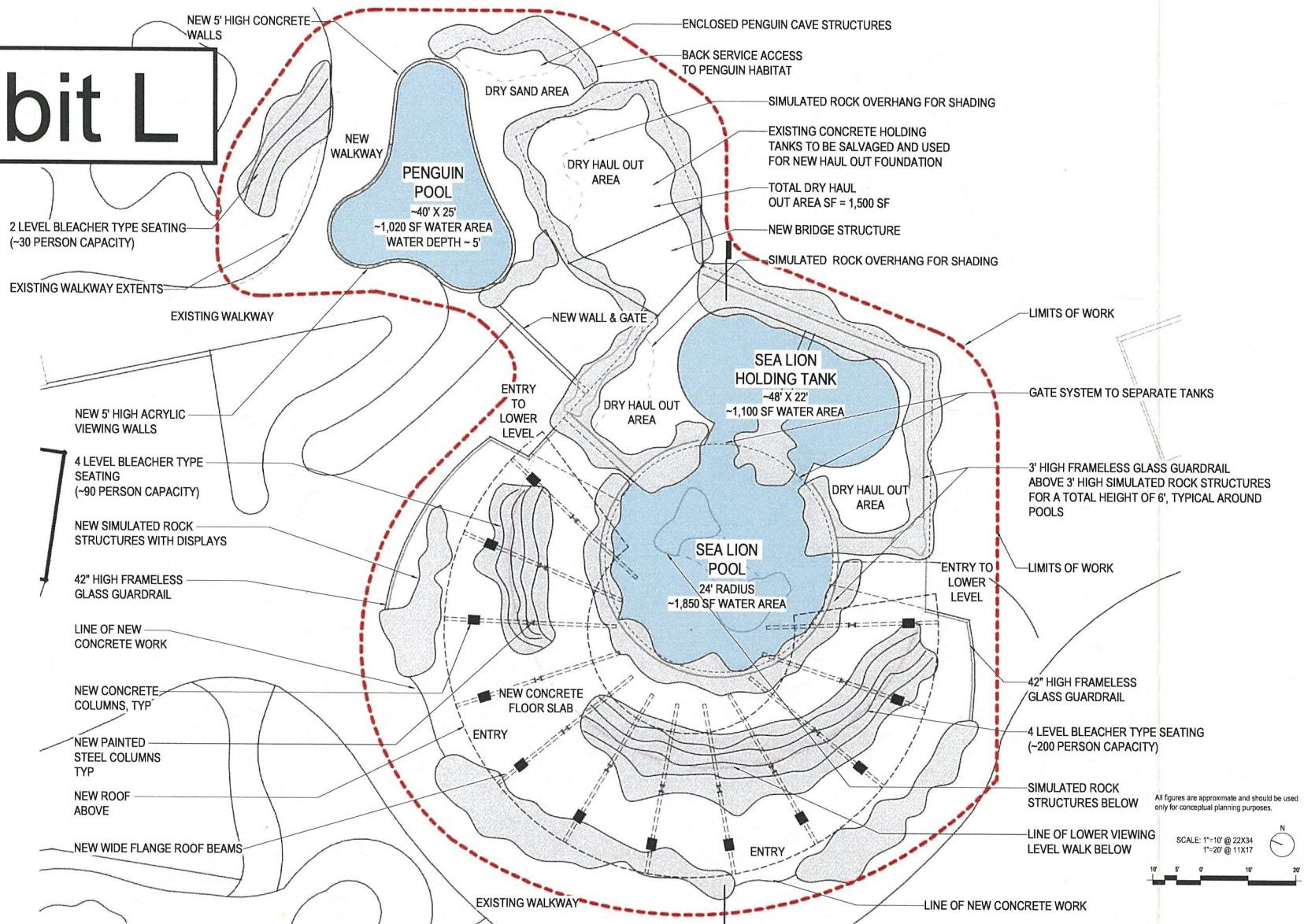
Figure 5.5

# Exhibit K

Kaupō Fishing Village Concept

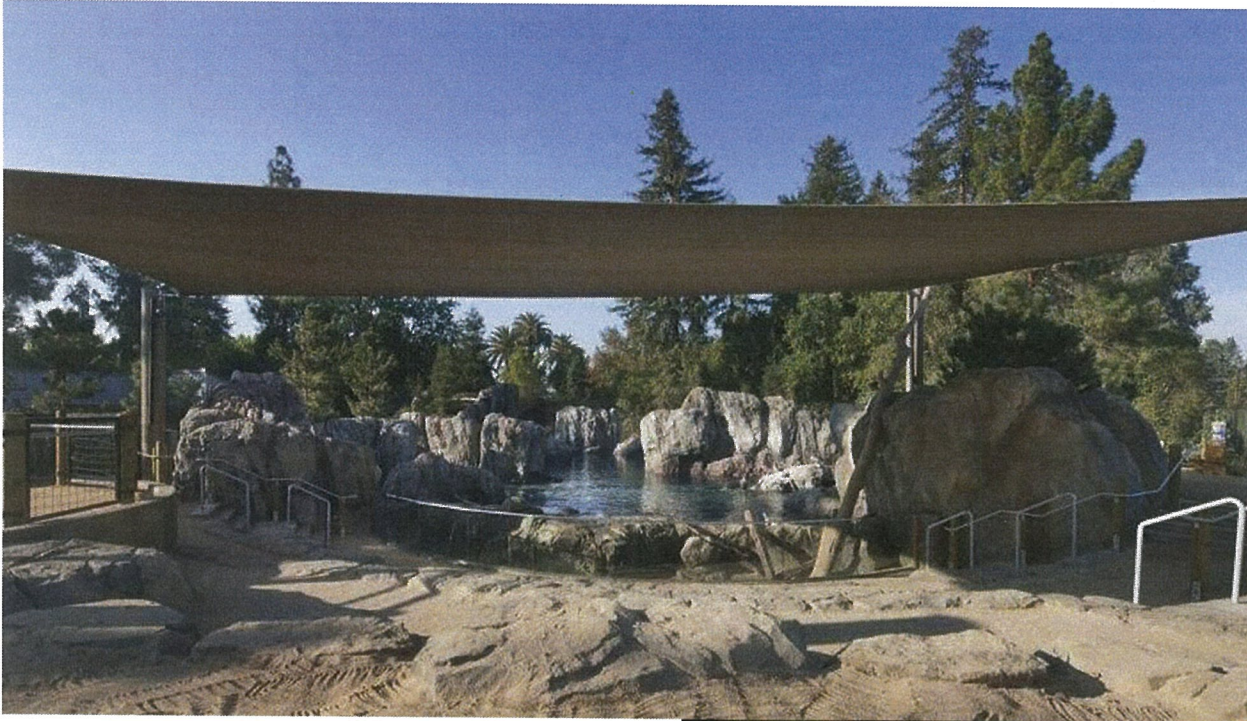


# Exhibit L

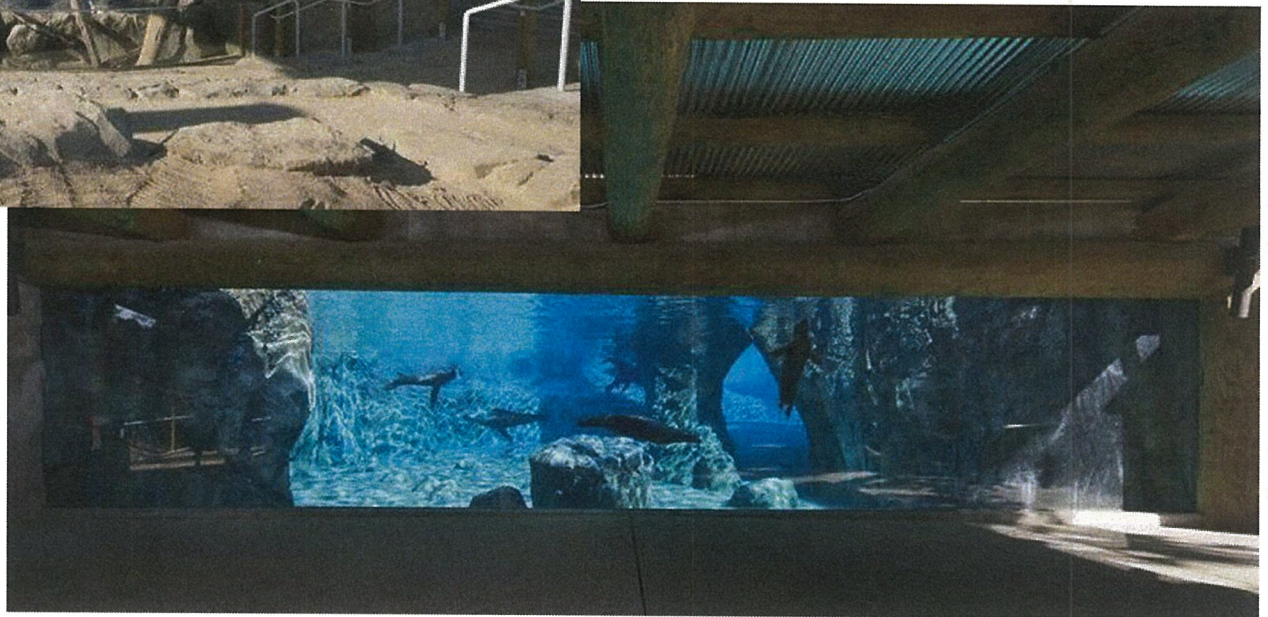




# Exhibit M



Fresno Zoo Sea Lion Cove Precedent

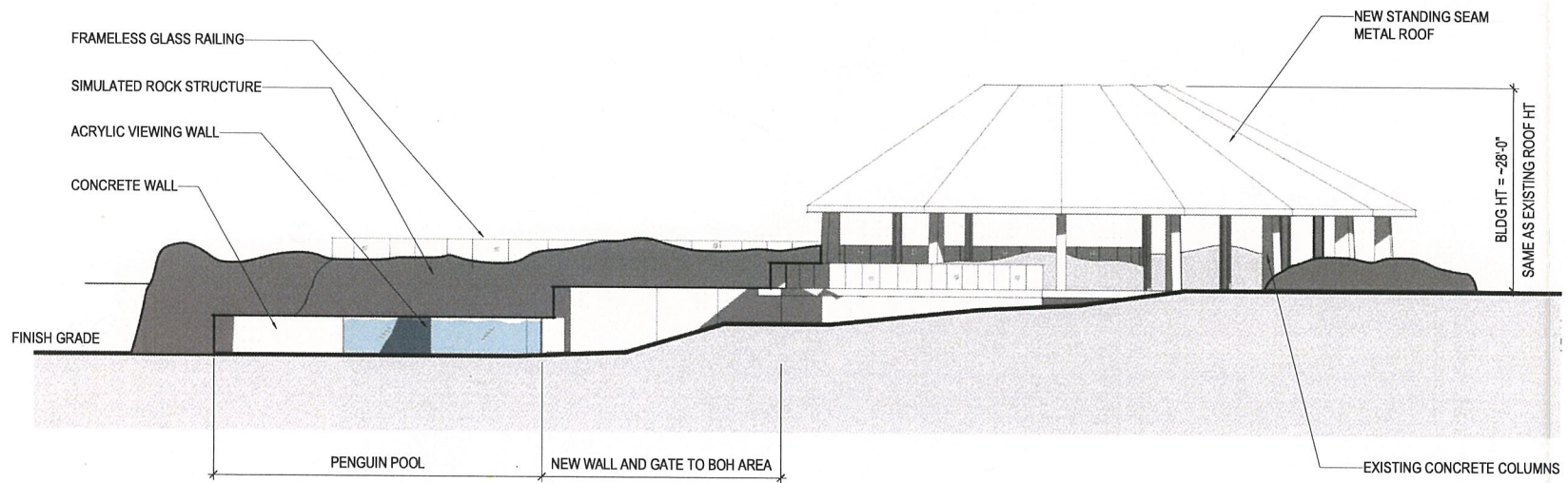






View looking makai at upper level of Hawaii Ocean Theater

# Exhibit O



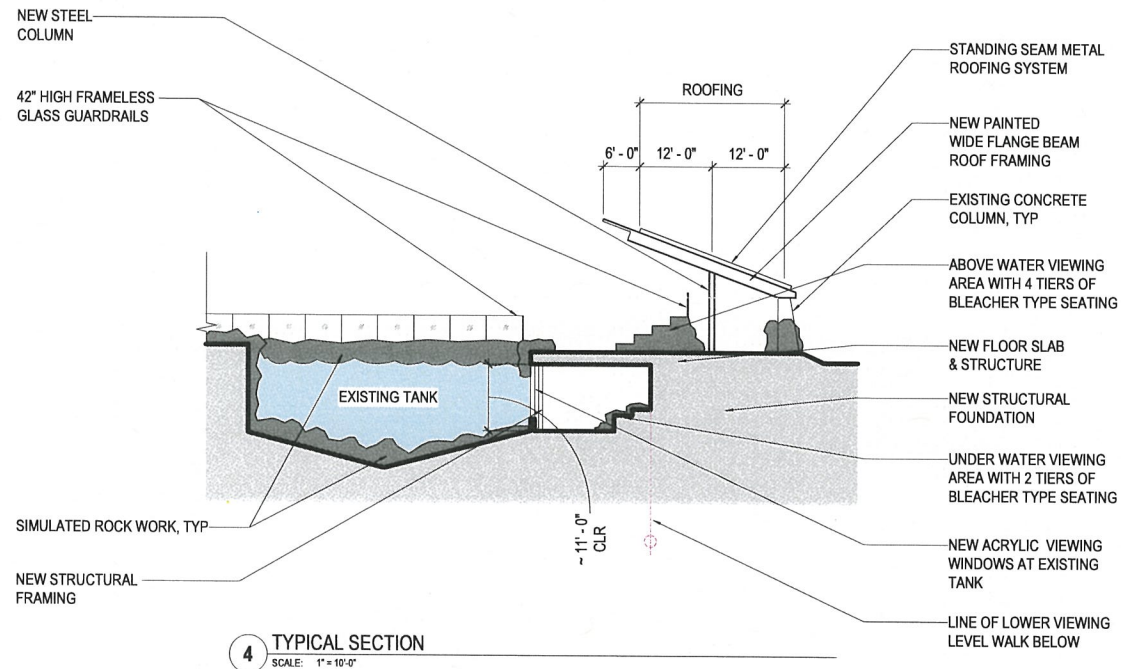
1 SEA LION COVE NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

All figures are approximate and should be used only for conceptual planning purposes.

SCALE: 1"=10' @ 22X34  
1"=20' @ 11X17







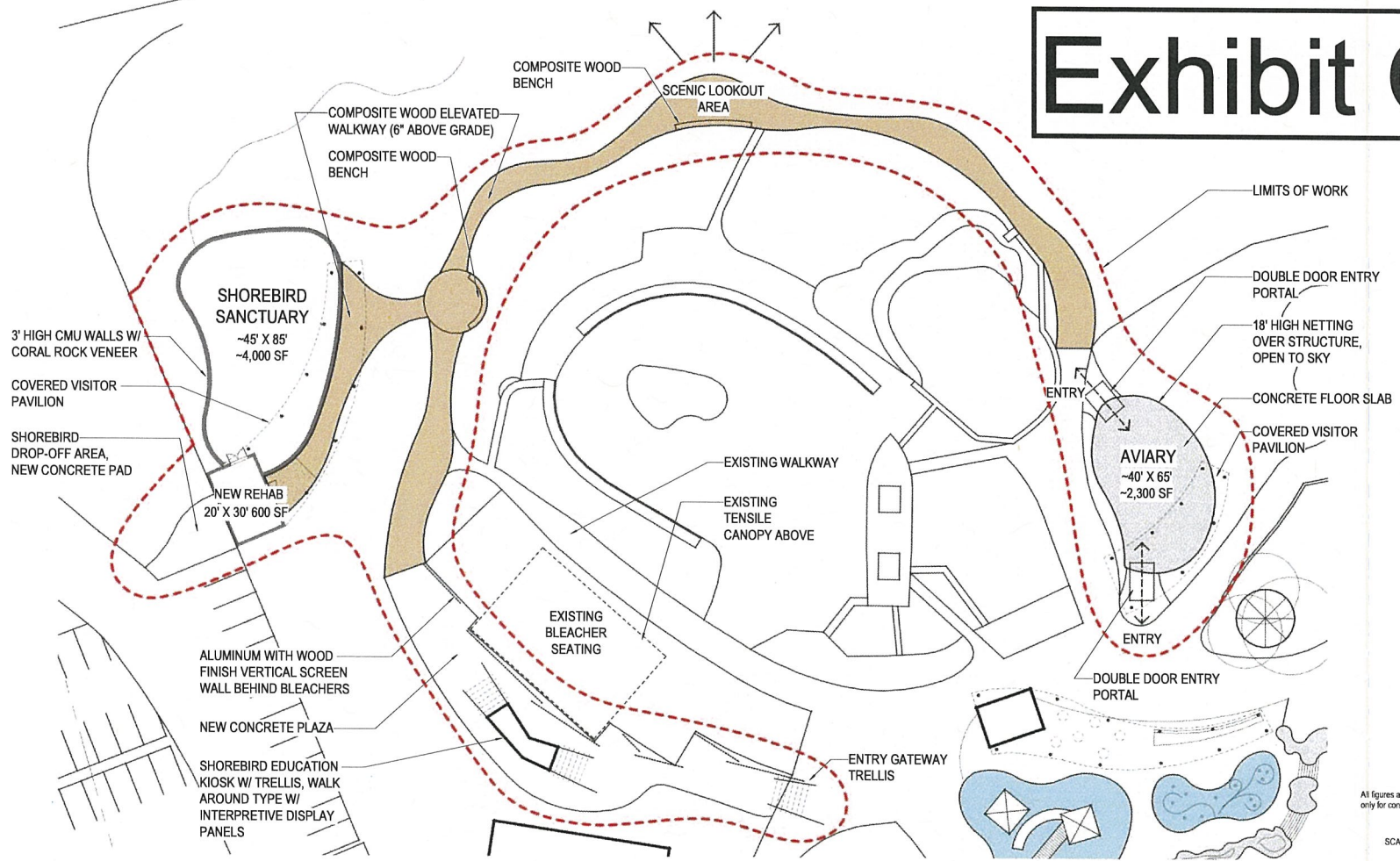
# Exhibit P

All figures are approximate and should be used only for conceptual planning purposes.

SCALE: 1"=10' @ 22X34  
1"=20' @ 11X17



# Exhibit Q



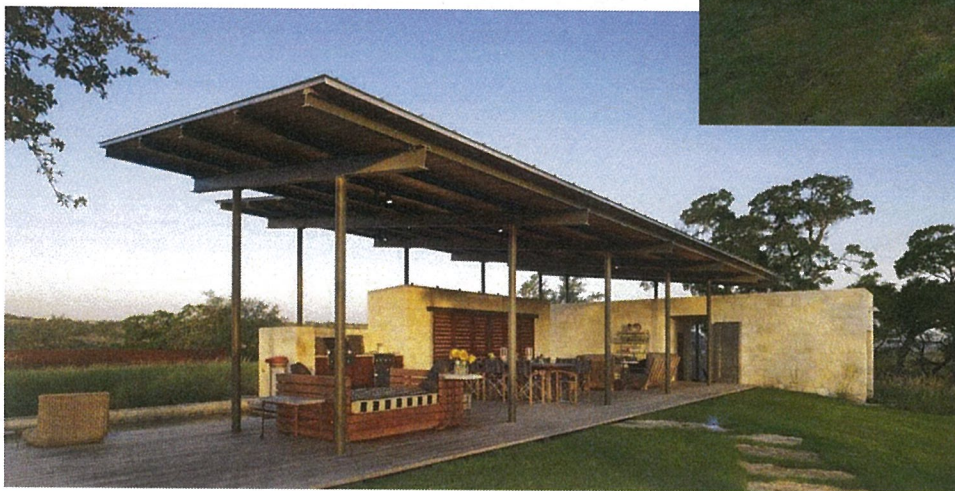
All figures are approximate and should be used only for conceptual planning purposes.

SCALE: 1"=20' @ 22X34  
1"=40' @ 11X17





# Exhibit R



Pavilion Precedent



Pavilion and Boardwalk Precedent



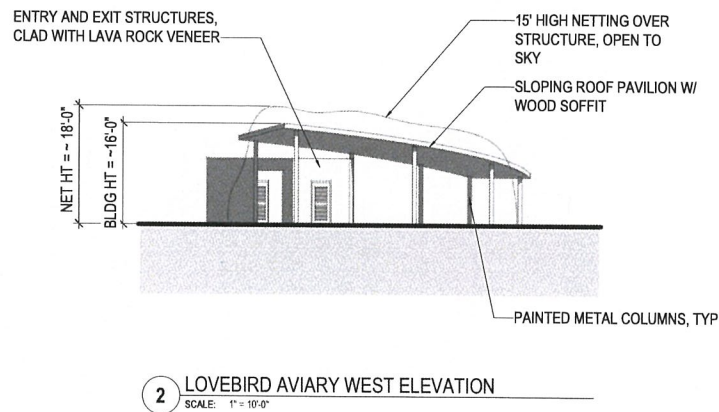
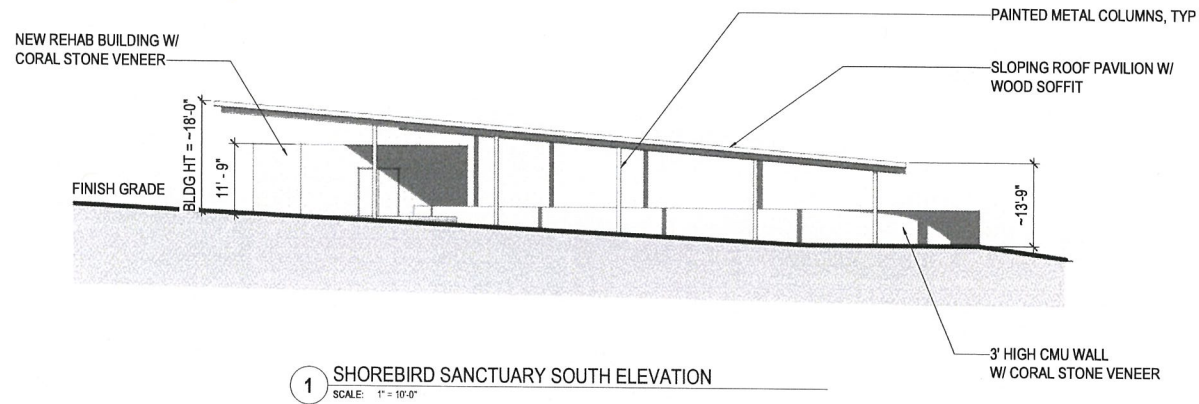
Aviary Precedent



# Exhibit S



View looking makai towards new Shorebird Sanctuary



# Exhibit T

All figures are approximate and should be used only for conceptual planning purposes.

SCALE: 1"=10' @ 22X34  
1"=20' @ 11X17





# Exhibit U

All figures are approximate and should be used only for conceptual planning purposes.

SCALE: 1"=20' @ 22X34  
1"=40' @ 11X17

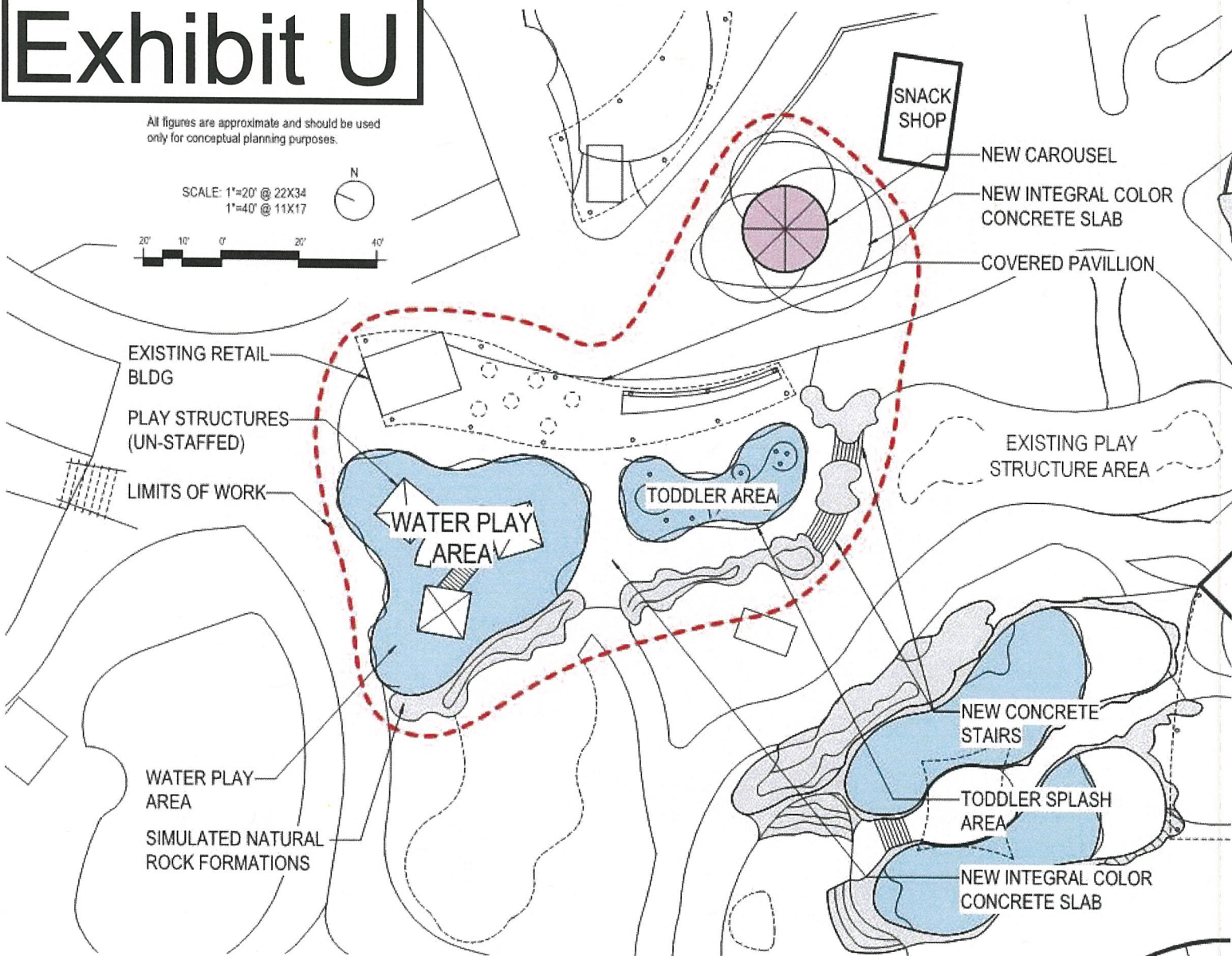
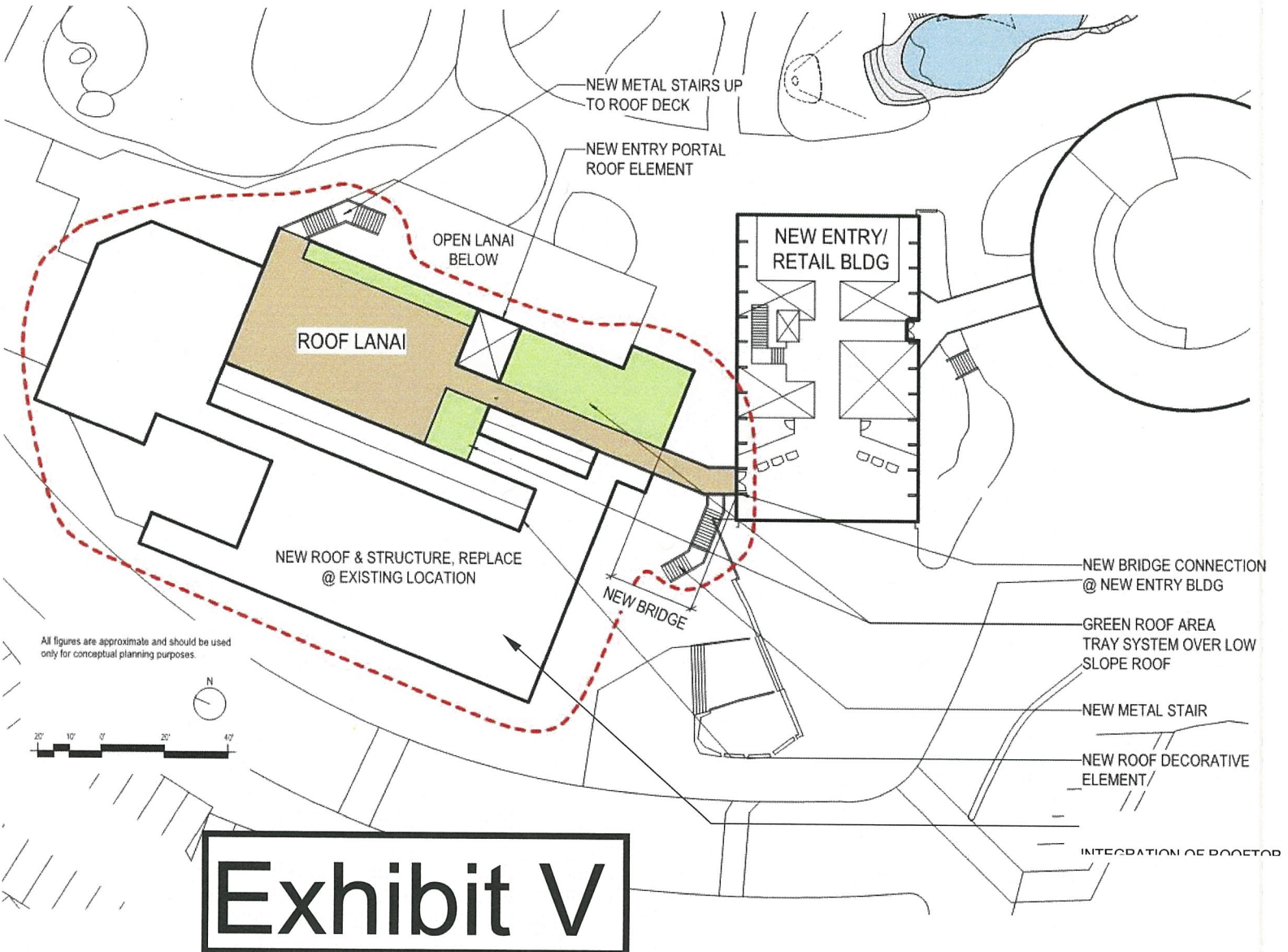


Figure 5.9

Menhune Island Splash Play Area Concept



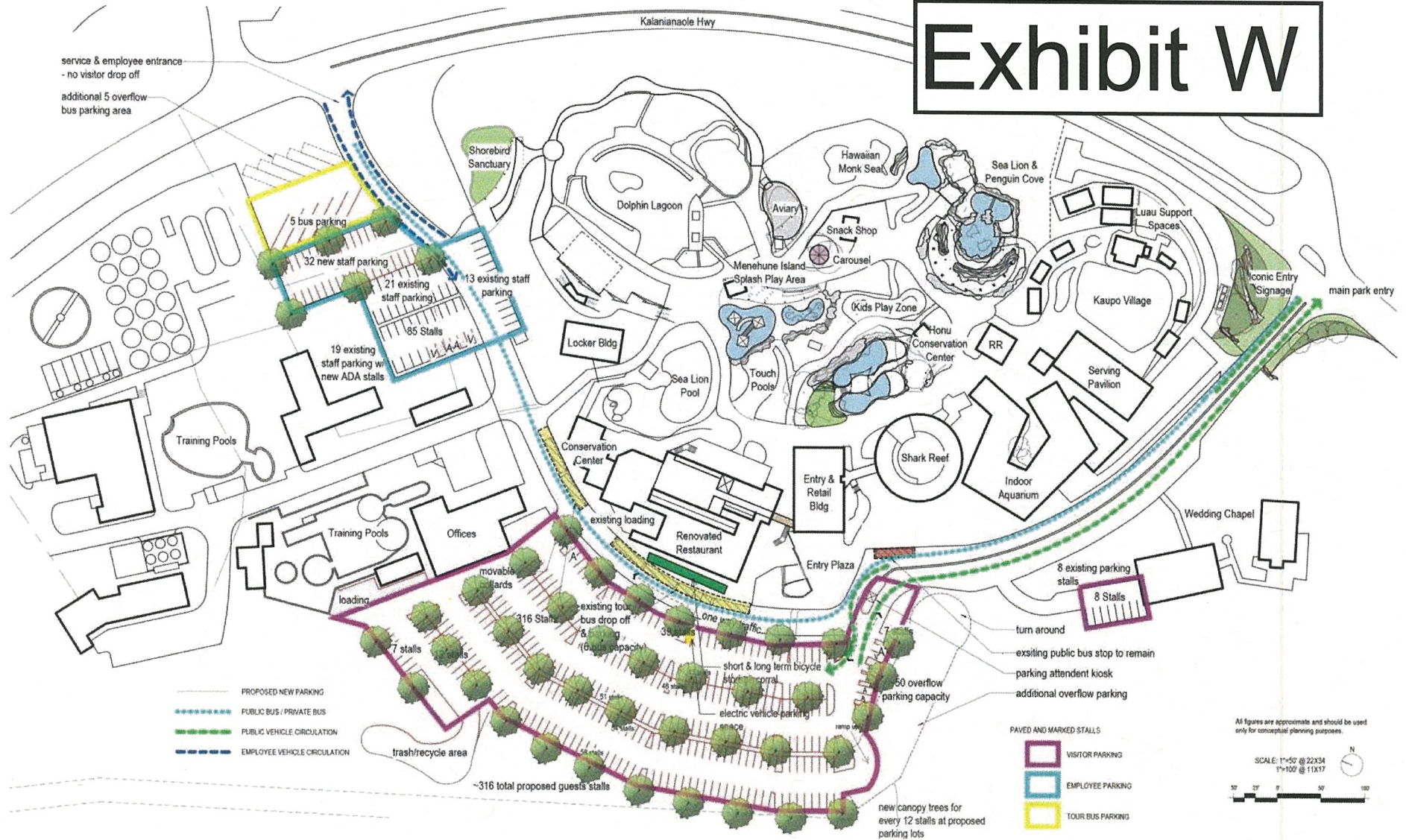
# Exhibit V

Figure 5.10

Beach Boy Lanai Roof Deck Concept



# Exhibit W





# Soil Map—Island of Oahu, Hawaii



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

11/2/2022

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BS	Beaches	1.3	4.4%
FL	Fill land, mixed	11.1	36.7%
rRK	Rock land	12.7	42.0%
rRO	Rock outcrop	4.4	14.5%
<b>Totals for Area of Interest</b>		<b>30.3</b>	<b>100.0%</b>

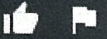
# Exhibit X



Waimanalo, Hawaii



Google



# Exhibit Y

Building at distance obscured by vegetation



View of Sea Life Park from Kalaniana'ole Hwy Looking South



41202 Kalaniana'ole Hwy

Waimanalo, Hawaii



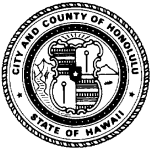
Google

# Exhibit Z



Building at distance obscured by vegetation

View of Sea Life Park from Kalaniana'ole Hwy Looking East



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

No. \_\_\_\_\_

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## RESOLUTION

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GRANTING A SPECIAL MANAGEMENT AREA ("SMA") USE PERMIT TO ALLOW RENOVATIONS AND ADDITIONS AT SEA LIFE PARK AT TAX MAP KEY ("TMK") 4-1-014: 004 IN WAIMĀNALO.

WHEREAS, on August 26, 2022, the Department of Planning and Permitting ("DPP") accepted an application (File No. 2022/SMA-57) from Parques Reunidos (the "Applicant") for an SMA Use Permit to allow renovations and additions at Sea Life Park, located in the P-1 Restricted Preservation District at 41-202 Kalanianaʻole Highway Number 7, identified as TMK 4-1-014: 004 (the "Project"); and

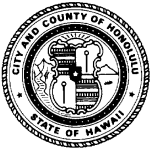
WHEREAS, on October 12, 2022, the DPP held a public hearing which was attended in person by the agent for the Applicant, DPP staff members, and several members of the public; and

WHEREAS, on December 16, 2022 (the Applicant having agreed to an extension of the 20-working day administrative deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines established in § 25-3.1 and § 25-3.2 of the Revised Ordinances of Honolulu 2021 ("ROH"), and Sections 205A-2 and 205A-26 of the Hawai'i Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendations to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on \_\_\_\_\_, by Departmental Communication \_\_\_\_\_, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Use Permit with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a SMA Use Permit be issued to the Applicant for the Project, subject to the following conditions:

- A. Development must be in general conformity with the Project as described in the DPP's findings and recommendations, referenced above, and as depicted in Exhibits A through Z, attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that may have a significant effect on coastal resources addressed in ROH Chapter 25, HRS Chapter 205A, or both, will require a new application and SMA Use Permit. Any change that does not have a significant effect on coastal resources will be considered a minor modification and may be permitted under this resolution, upon review and approval of the Director of the DPP.



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

No. \_\_\_\_\_

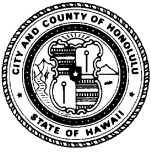
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## RESOLUTION

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- B. Prior to the issuance of building permits, the Applicant must provide documentation to the DPP showing the traffic-related concerns at both driveway intersections have been addressed with the State Department of Transportation, and that the transportation demand management strategy and driveway walking path have been submitted to the Department of Transportation Services.
- C. Construction permit plans must:
1. Note that archaeological monitoring is required during construction; and
  2. Include existing and proposed landscape plans showing the use of beach sandalwood and other native, drought resistant plants, and showing that new tree canopy coverage meets or exceeds any lost tree canopy coverage.
- D. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant must stop work and contact the State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must stop until the SHPD assesses the impact and makes further recommendations for mitigative activity.
- E. To minimize impacts to Hawaiian seabirds, the Hawaiian hoary bat, and nearshore marine species that may frequent or traverse the vicinity of the Project site:
1. The decorative basket features mounted on the Entry Feature wall may not be illuminated;
  2. The Entry Feature sign may be illuminated, provided the Applicant utilizes full cutoff fixtures or another light source that minimizes light spillage. The lighting details must be shown on the building permit plans and sign permit plans;
  3. The signage lighting must be turned off after the last guest enters the facility;
  4. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;





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

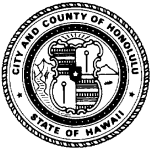
No. \_\_\_\_\_

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## RESOLUTION

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5. Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes are prohibited if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b);
  6. Outdoor light fixtures must be shielded using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture;
  7. Outdoor lighting must be turned off when human activity is not occurring in the illuminated area;
  8. All Project site work and construction activities are limited to daylight hours; and
  9. Woody plants taller than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season from June 1 through September 15.
- F. If tests indicate adverse impacts on coastal waters from seawater pumping or disposal, the Applicant must consider modifying the well depth or utilizing an alternate method of seawater disposal.
- G. **The Applicant must obtain a development permit for the Project within four years after the effective date of this SMA Use Permit.** Failure to obtain a development permit within this period will render this SMA Use Permit null and void; provided that this period may be extended as follows:
1. The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the Director beyond one year from the initial deadline set by Council.
  2. If the Applicant demonstrates good cause for an extension exceeding one year, the Director must prepare and submit to the Council a report on the proposed extension, which report must include the Director's findings and recommendations thereon. The Council may approve the proposed extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.



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

No. \_\_\_\_\_

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## RESOLUTION

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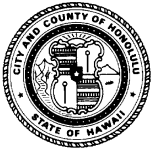
If the Council fails to take final action on the proposed extension within the first to occur of:

- a. 60 days after the receipt of the Director's report; or
- b. The Applicant's then-existing deadline for obtaining a development permit,

the extension will be deemed to be denied.

- H. This application has only been reviewed and approved pursuant to the provisions of ROH Chapter 25, and its approval does not constitute compliance with other governmental requirements. The Applicant is responsible for ensuring that the final plans for the Project approved under this permit comply with all applicable governmental provisions and requirements, including the provisions of the Land Use Ordinance.





# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAI'I

No. \_\_\_\_\_

## RESOLUTION

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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Director of the Department of Planning and Permitting; Barbara Natale, G70, 111 South King Street, Suite 170, Honolulu, Hawai'i 96813; and Valerie King, Parques Reunidos, 41-202 Kalaniana'ole Highway Number 7, Waimānalo, Hawai'i 96795.

INTRODUCED BY:

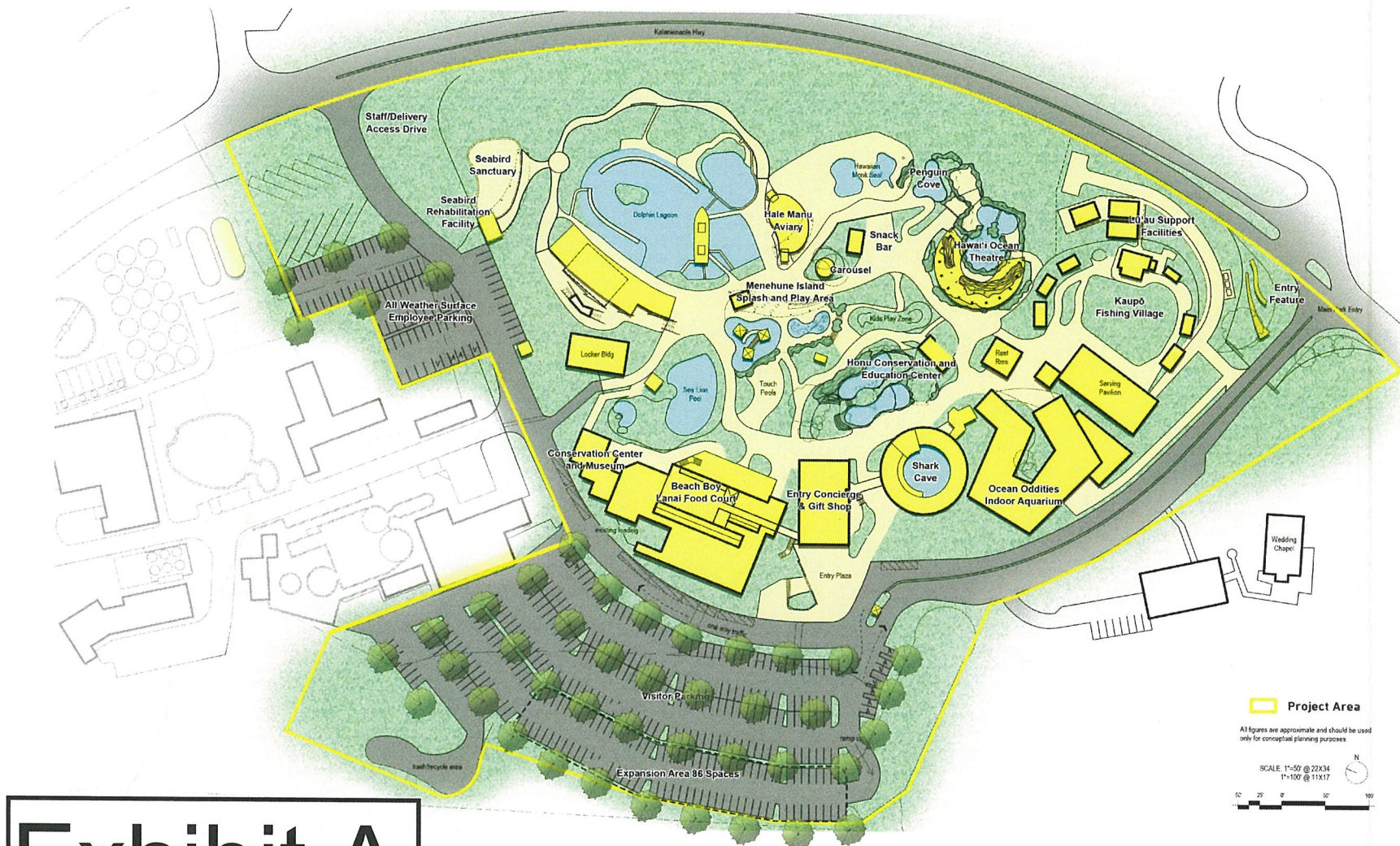
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DATE OF INTRODUCTION:

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

\_\_\_\_\_  
Honolulu, Hawai'i

\_\_\_\_\_  
Councilmembers



# Exhibit A

Proposed Sea Life Park Improvements

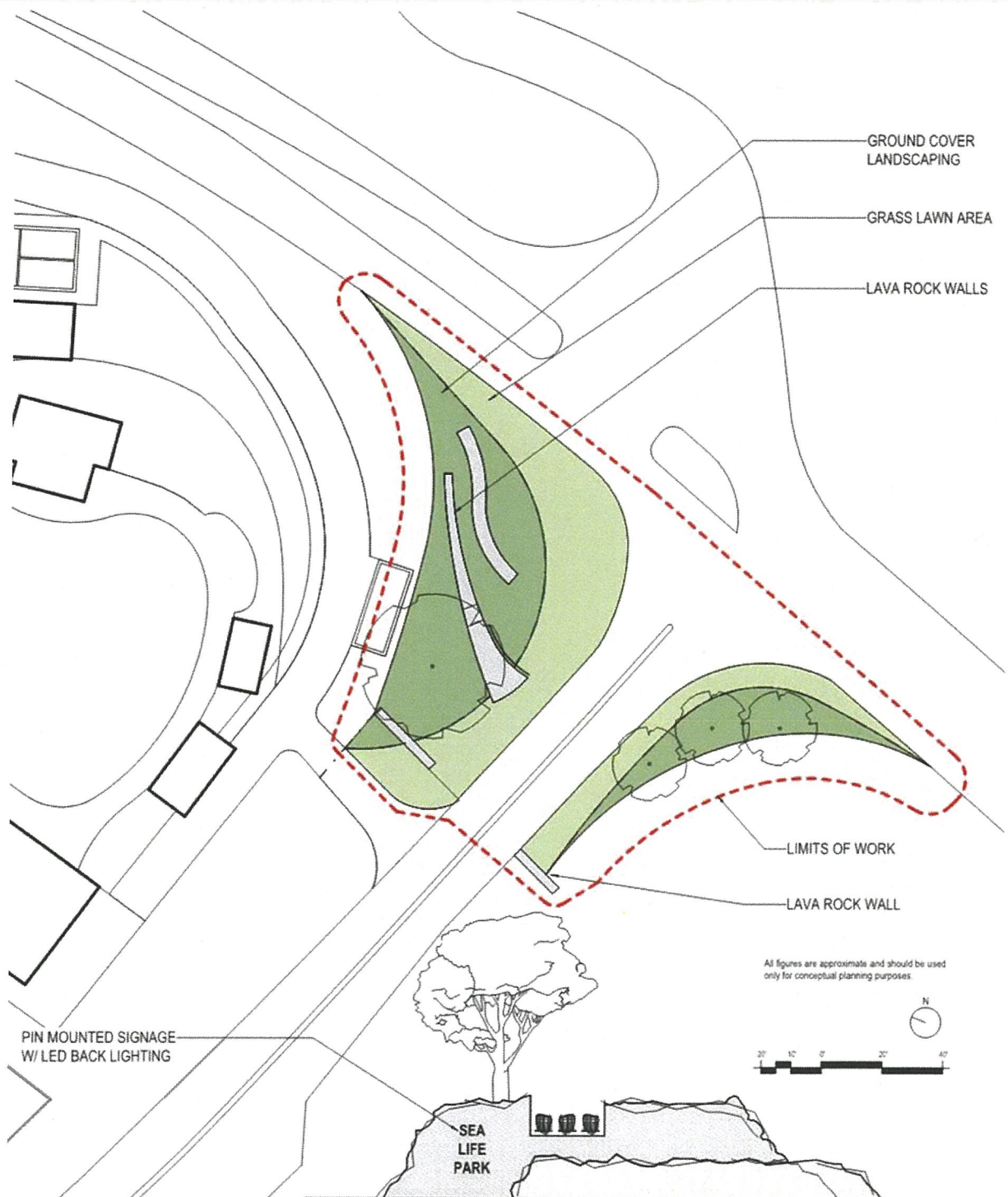


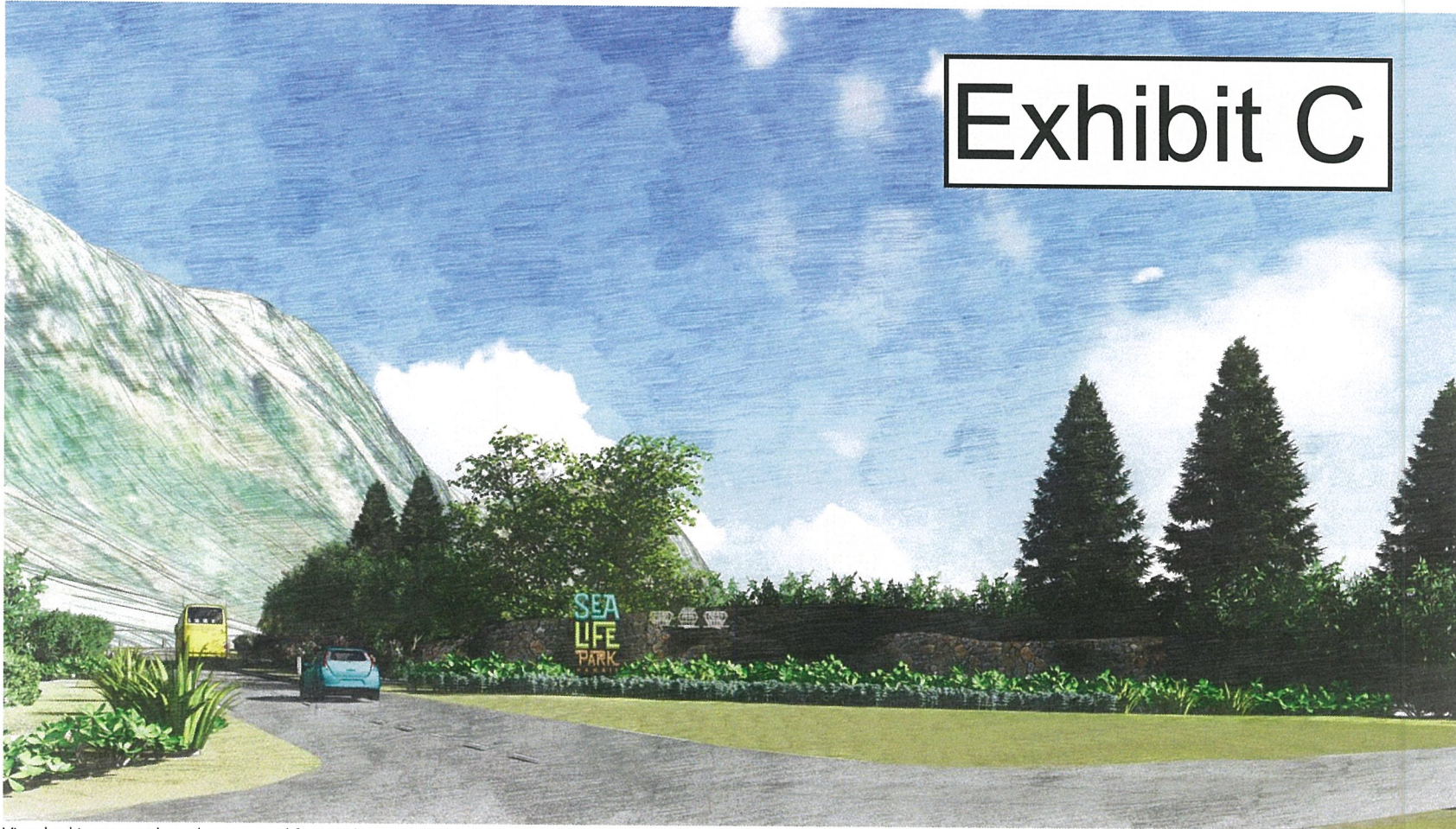
Figure 2.5

# Exhibit B

Updated Entry Feature Concept



# Exhibit C



View looking towards park entry road from Kalanianaʻole Hwy intersection



## Chapter 5

# Concepts and Renderings

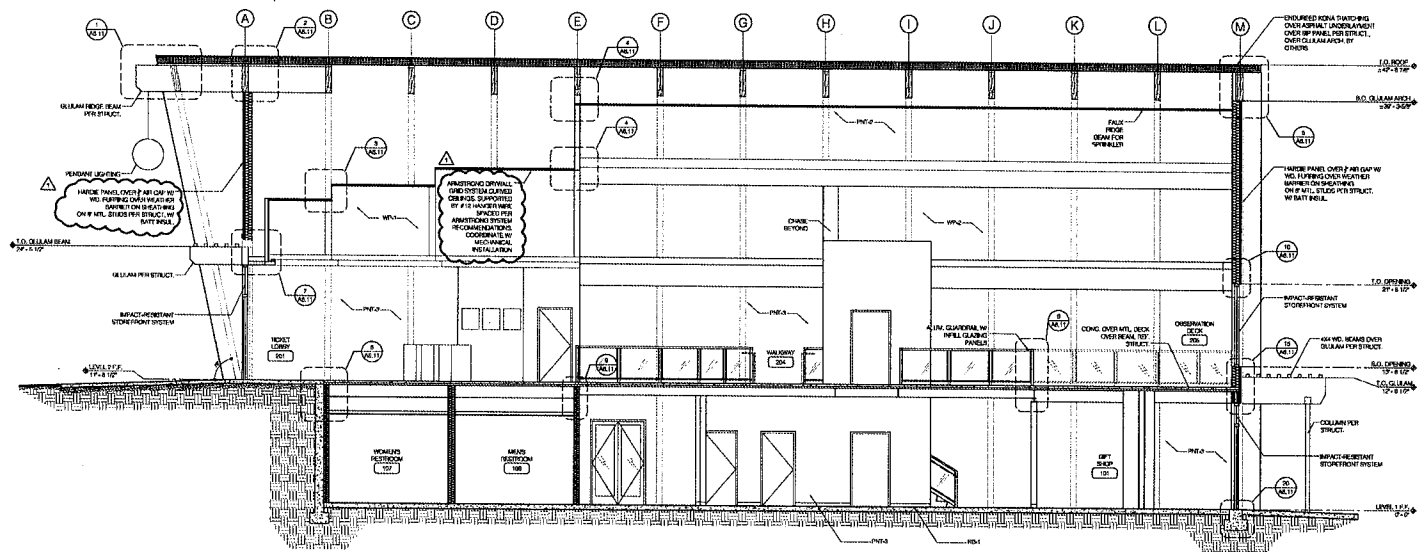


**Figure 5.1**

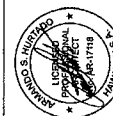
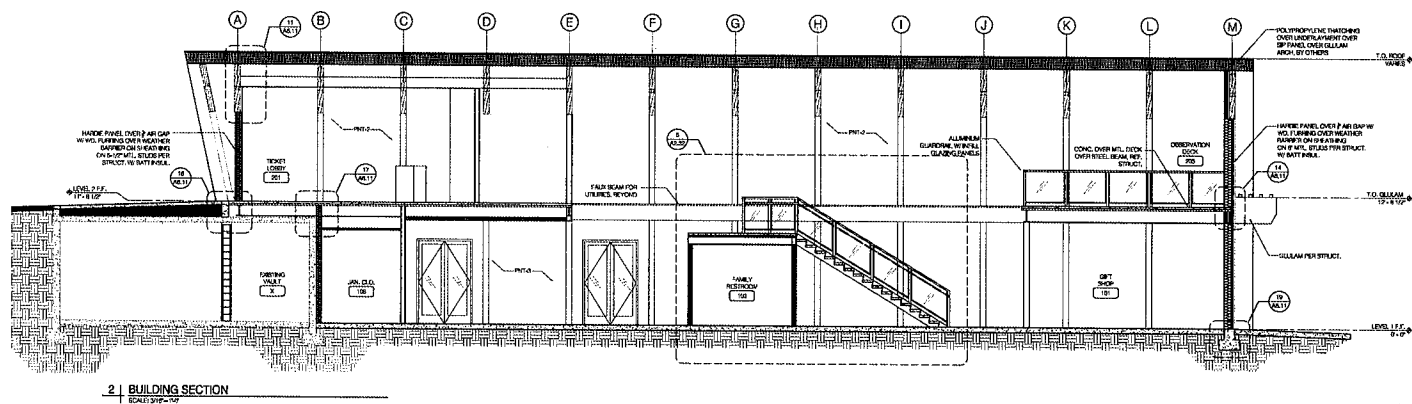
**Entry Concierge Rendering**

**Exhibit D**





# Exhibit F



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

EXPIRATION DATE OF LICENSE:  
APRIL 30, 2018

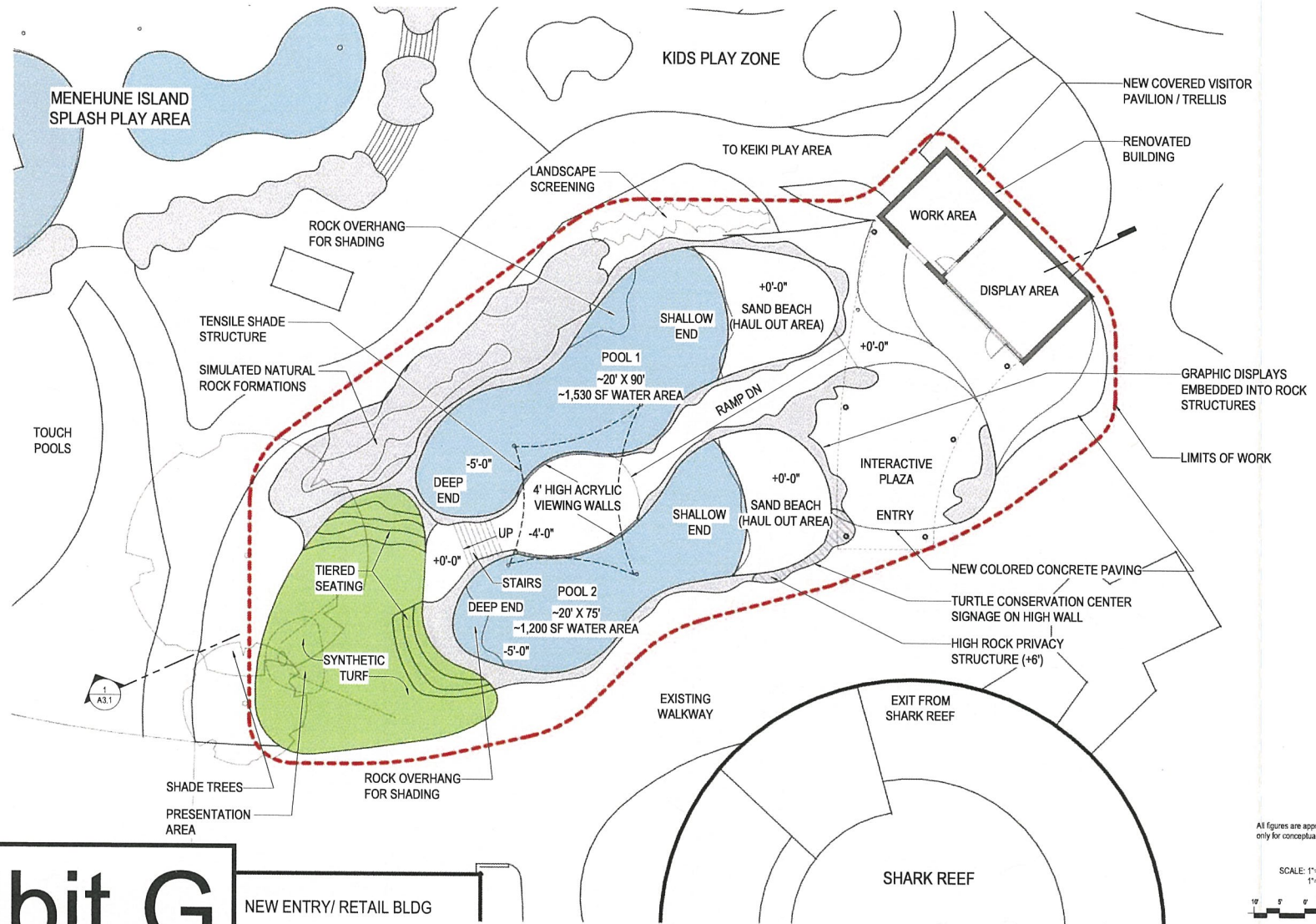
12/2/2017 - EPH COMMENTS  
2/2/2018 - CDR COMMENTS  
2/3/2018 - EPH COMMENTS 2

**Entry Concierge & Gift Shop**  
Sea Life Park Hawaii  
41-202 Kalanianaʻole Hwy  
Waimanalo, HI 96795

Project:	16.23
Drawn by:	NIMR
Date:	12.1.17

**A4.01**  
Building Sections  
**PERMIT SET**

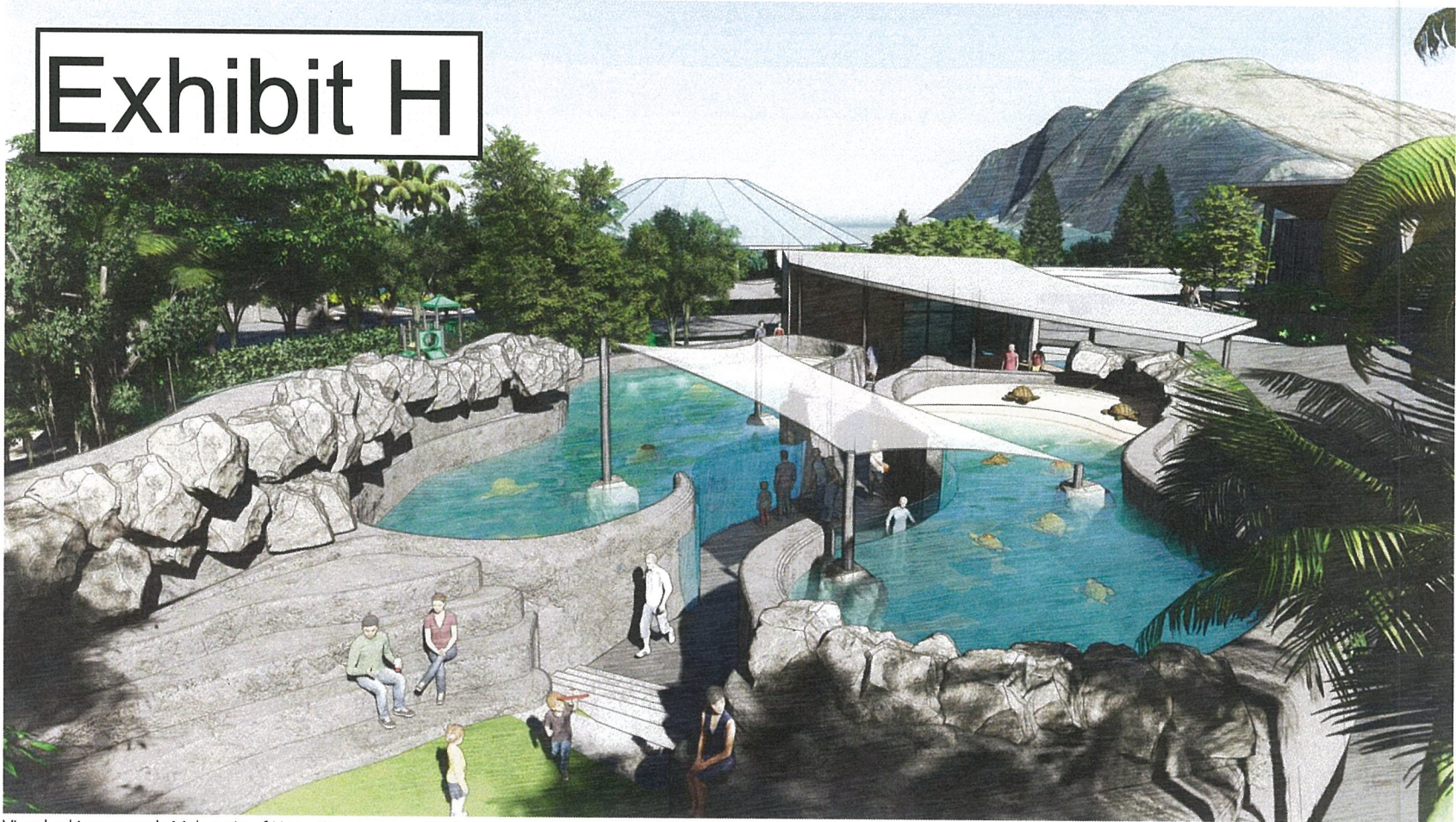




# Exhibit G

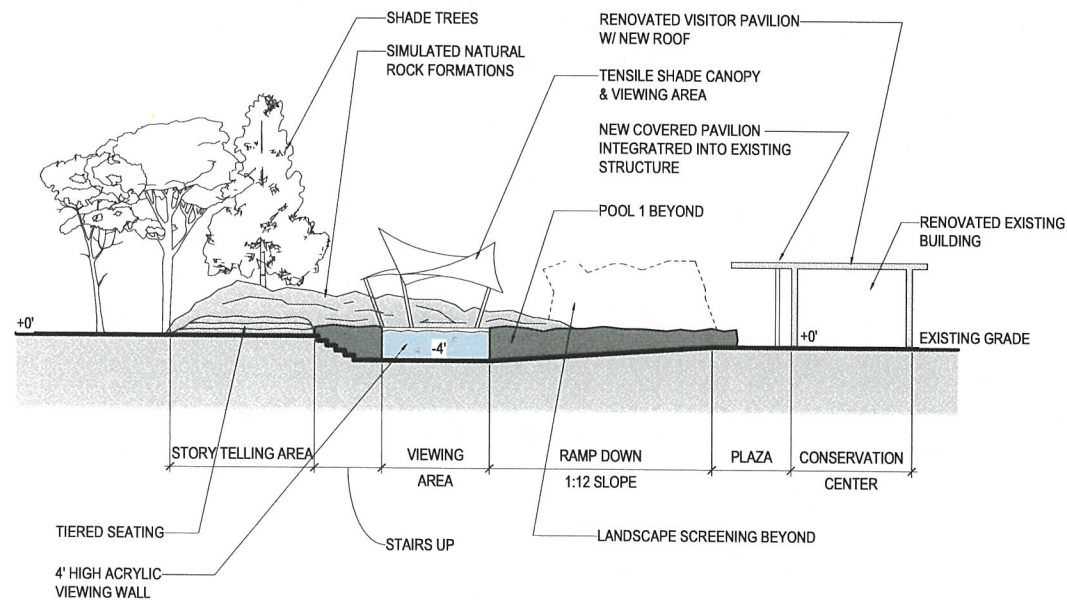


# Exhibit H



View looking towards Makapu'u of Honu Conservation Center

# Exhibit I



All figures are approximate and should be used only for conceptual planning purposes.

SCALE: 1"=10' @ 22X34  
1"=20' @ 11X17





# Exhibit J

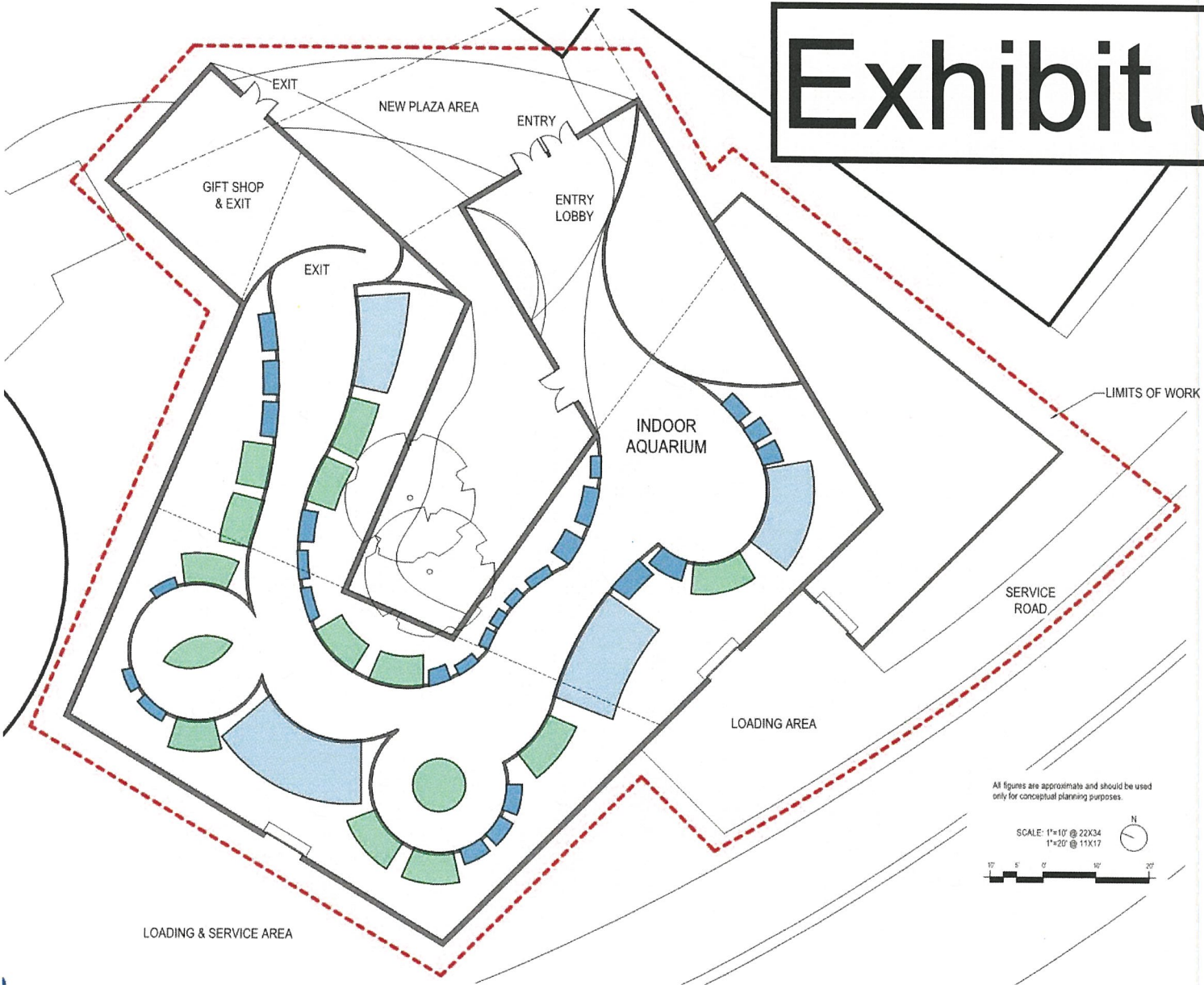


Figure 5.4

Indoor Aquarium Concept



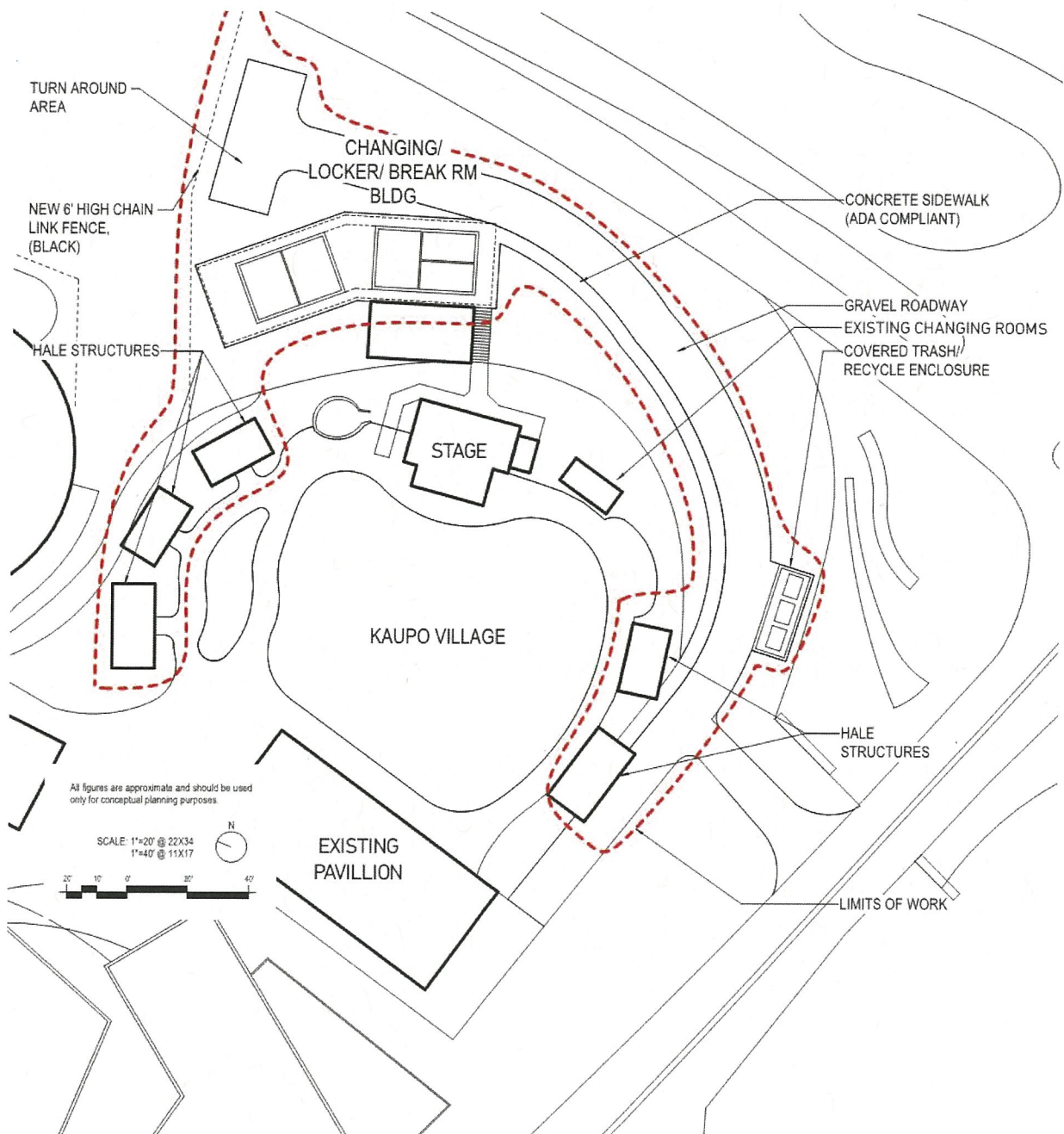
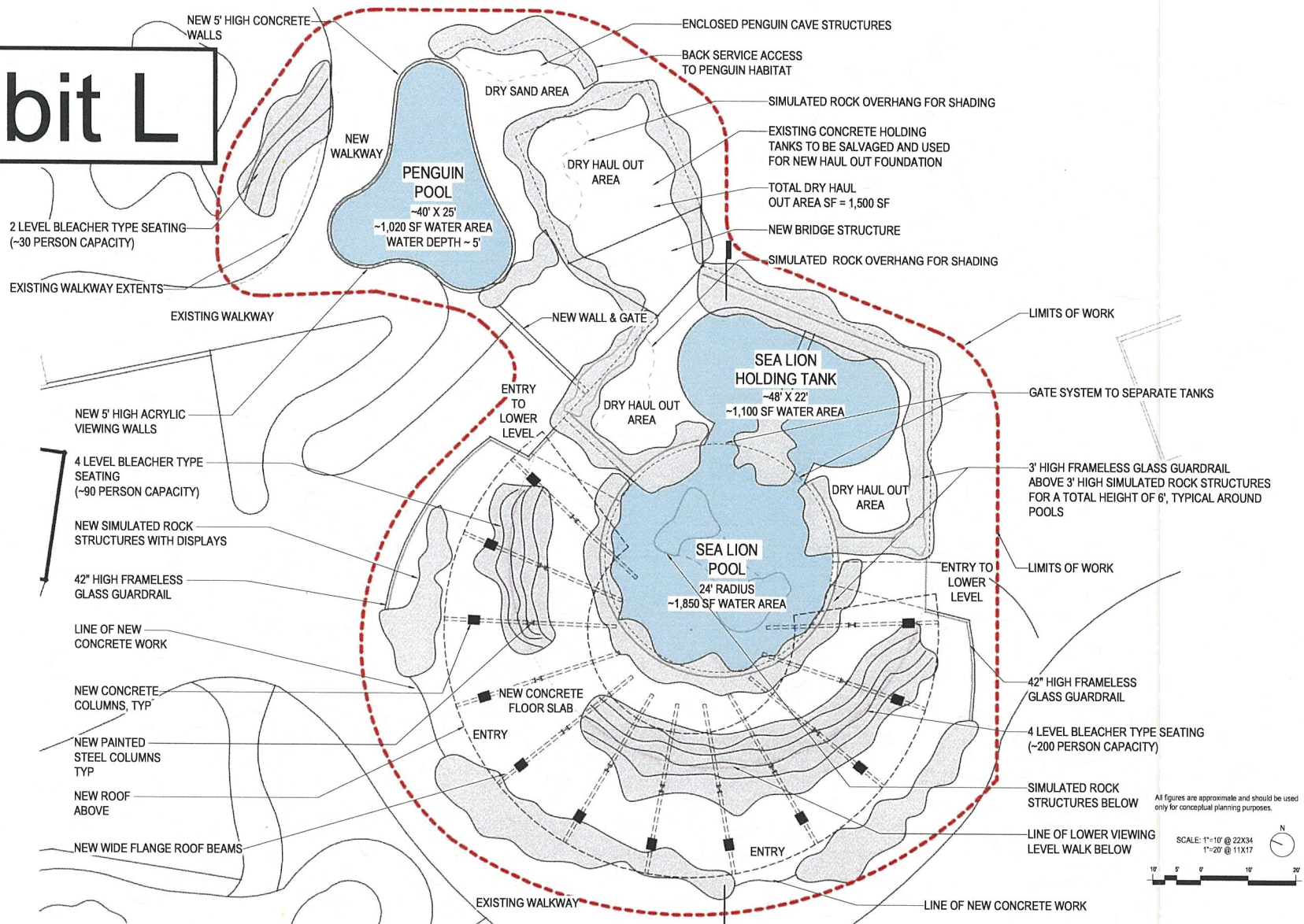


Figure 5.5

# Exhibit K

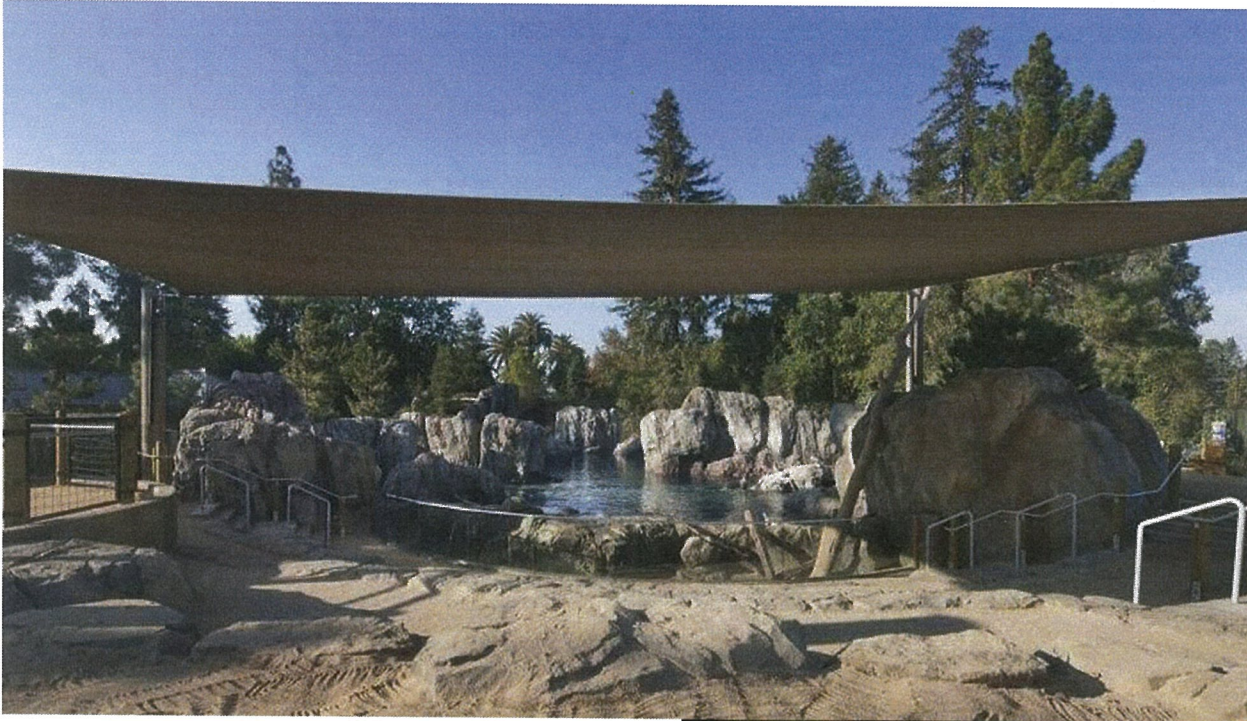
Kaupō Fishing Village Concept

# Exhibit L

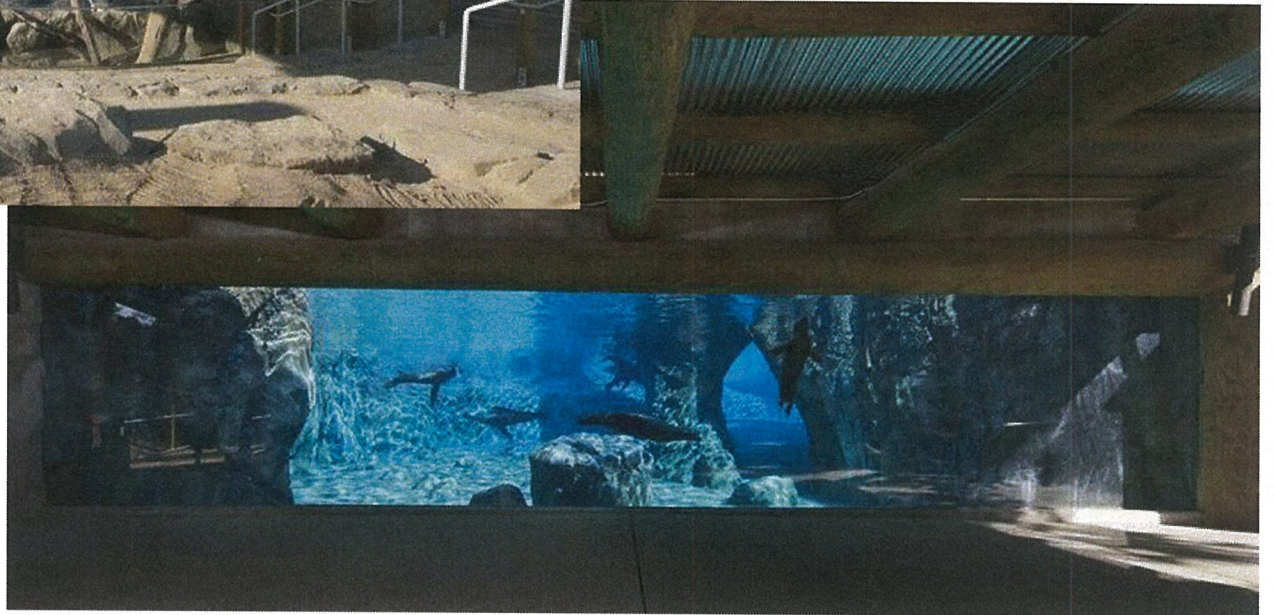




# Exhibit M



Fresno Zoo Sea Lion Cove Precedent

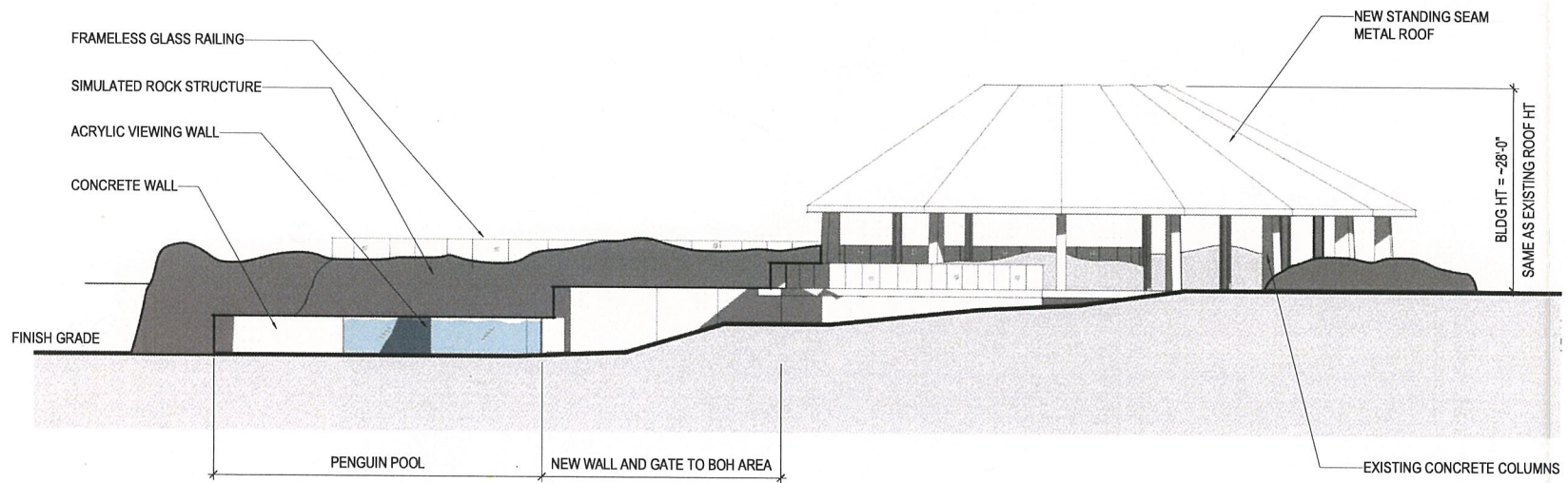






View looking makai at upper level of Hawaii Ocean Theater

# Exhibit O

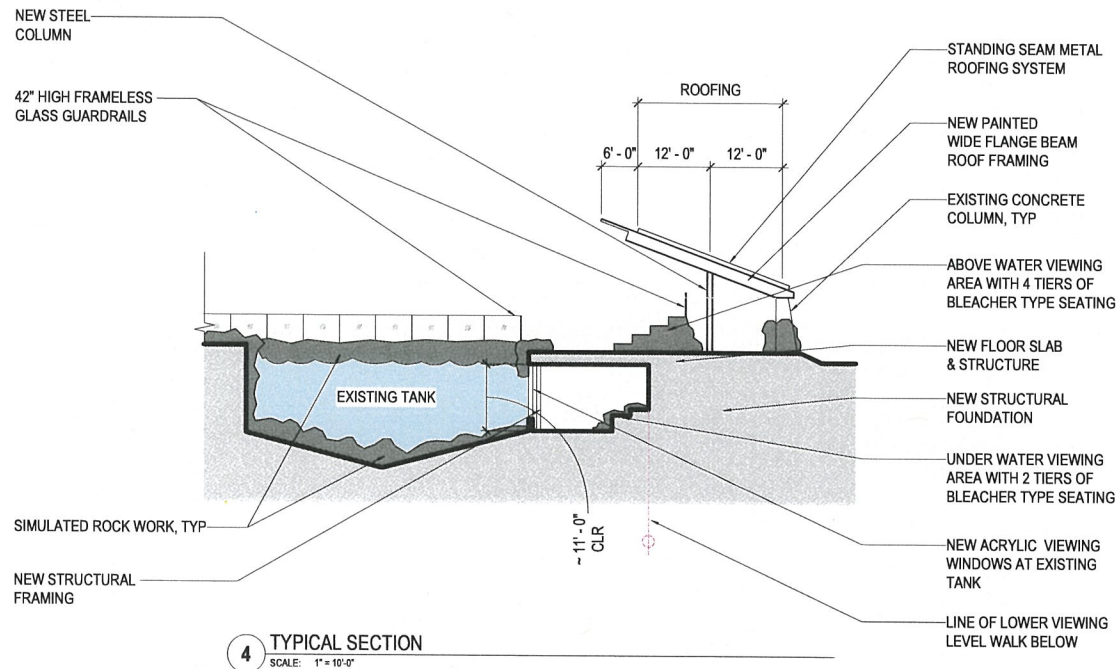


1 SEA LION COVE NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

All figures are approximate and should be used only for conceptual planning purposes.

SCALE: 1"=10' @ 22X34  
1"=20' @ 11X17





# Exhibit P

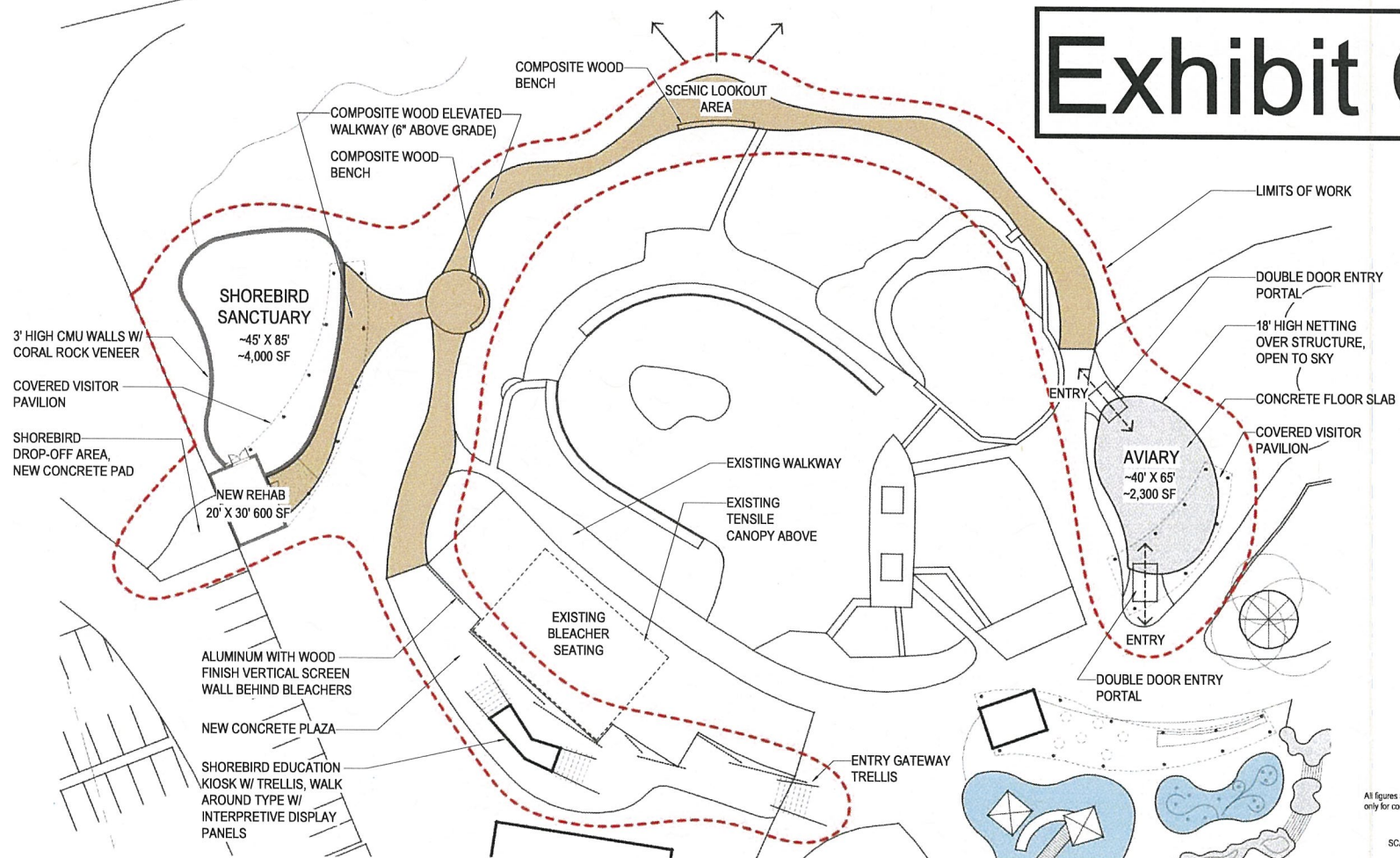
All figures are approximate and should be used only for conceptual planning purposes.

SCALE: 1"=10' @ 22X34  
1"=20' @ 11X17





# Exhibit Q

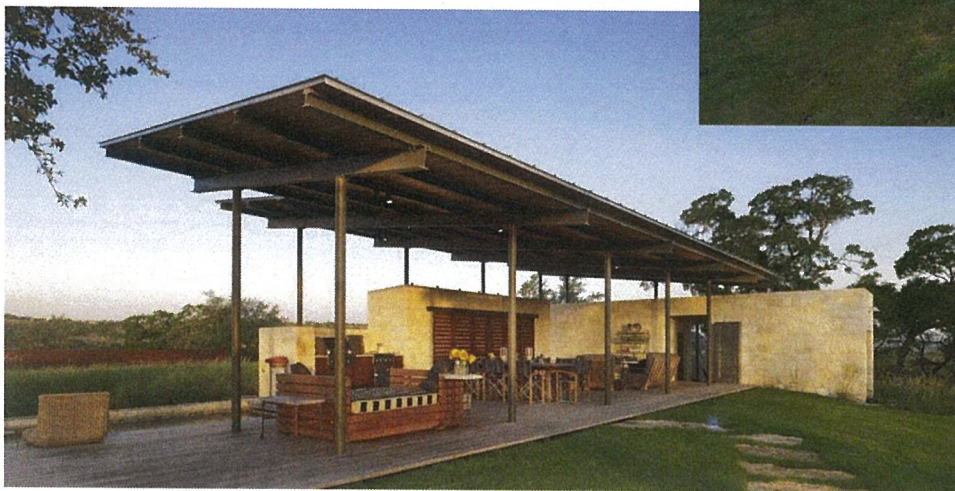


All figures are approximate and should be used only for conceptual planning purposes.

SCALE: 1"=20' @ 22X34  
1"=40' @ 11X17



# Exhibit R



Pavilion Precedent



Pavilion and Boardwalk Precedent



Aviary Precedent

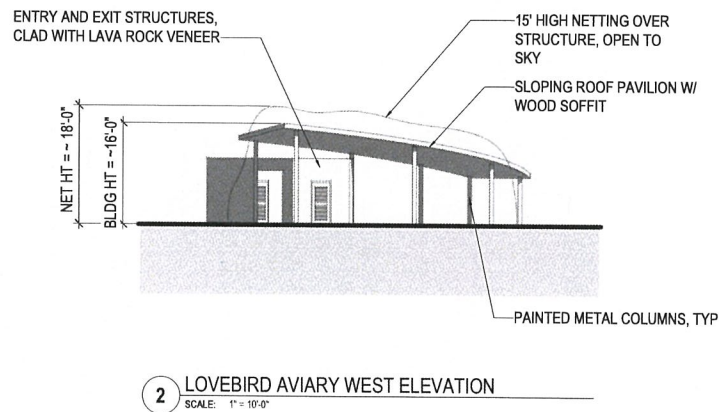
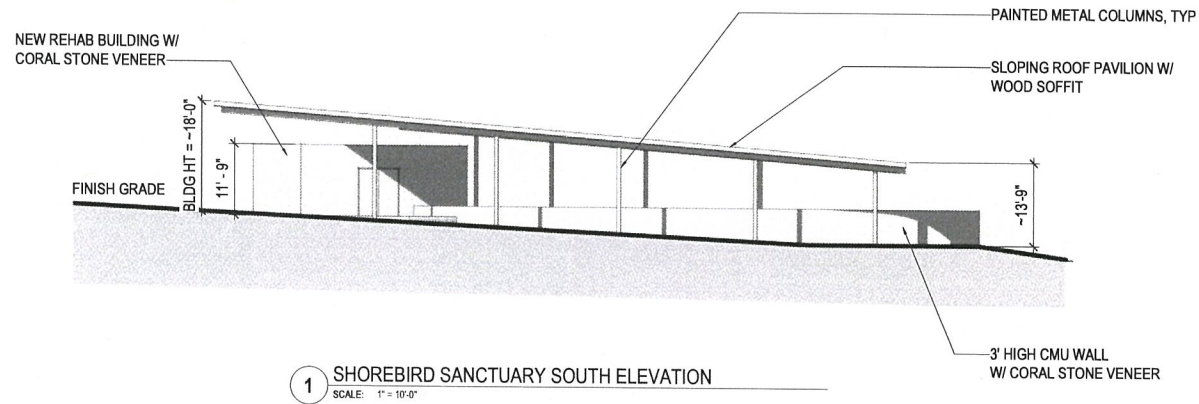


# Exhibit S



View looking makai towards new Shorebird Sanctuary





# Exhibit T

All figures are approximate and should be used only for conceptual planning purposes.

SCALE: 1"=10' @ 22X34  
1"=20' @ 11X17



# Exhibit U

All figures are approximate and should be used only for conceptual planning purposes.

SCALE: 1"=20' @ 22X34  
1"=40' @ 11X17

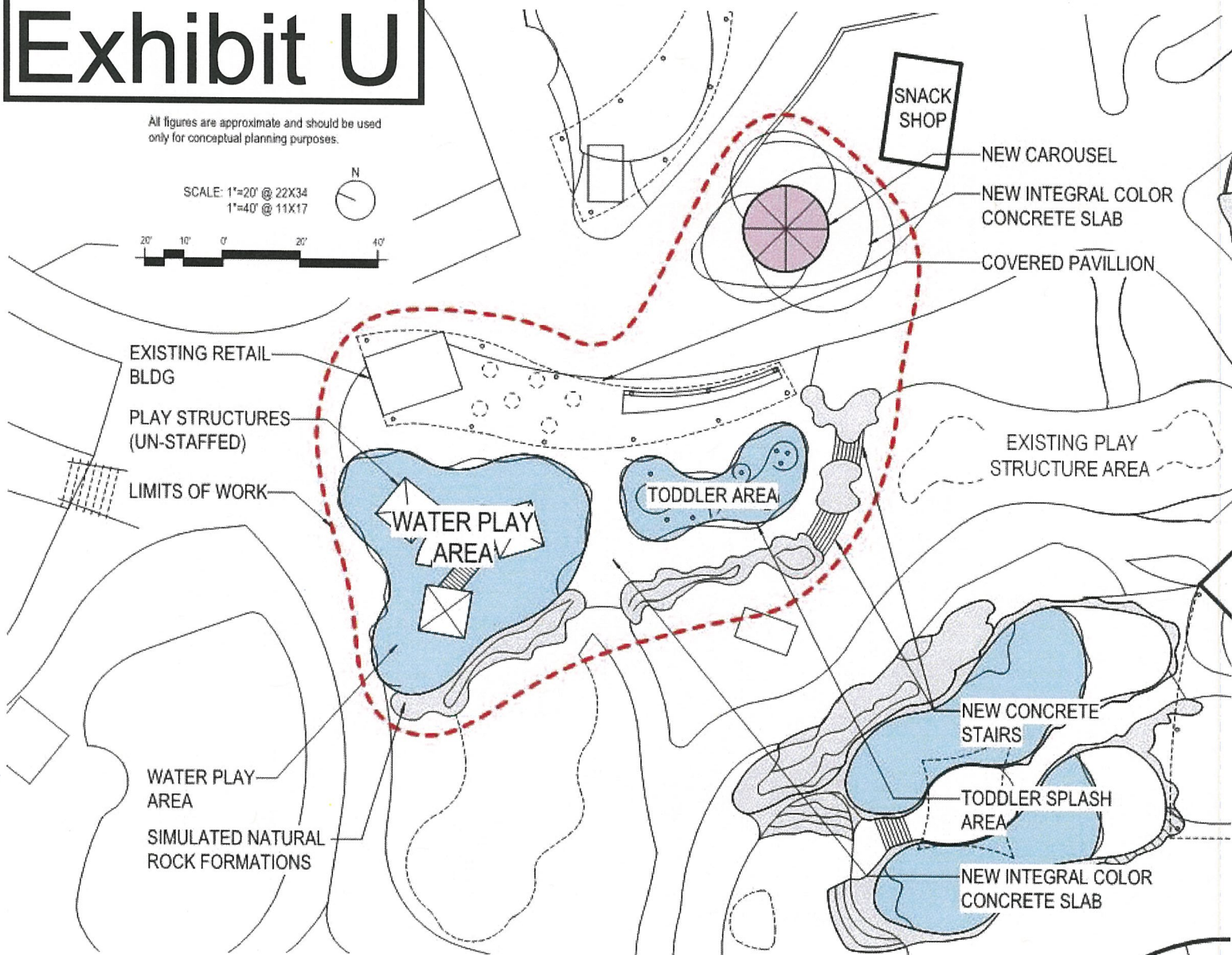


Figure 5.9

Menhune Island Splash Play Area Concept

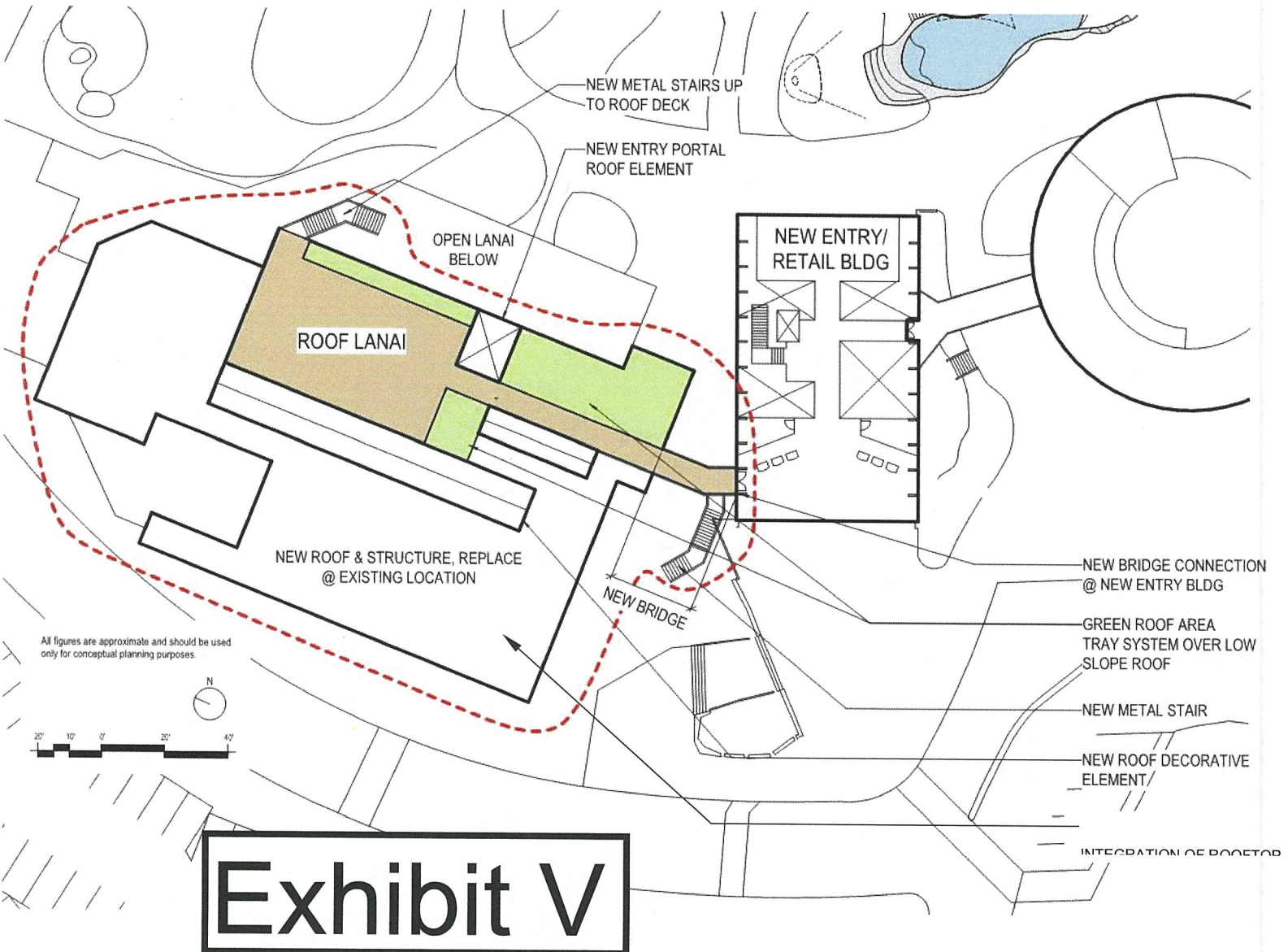
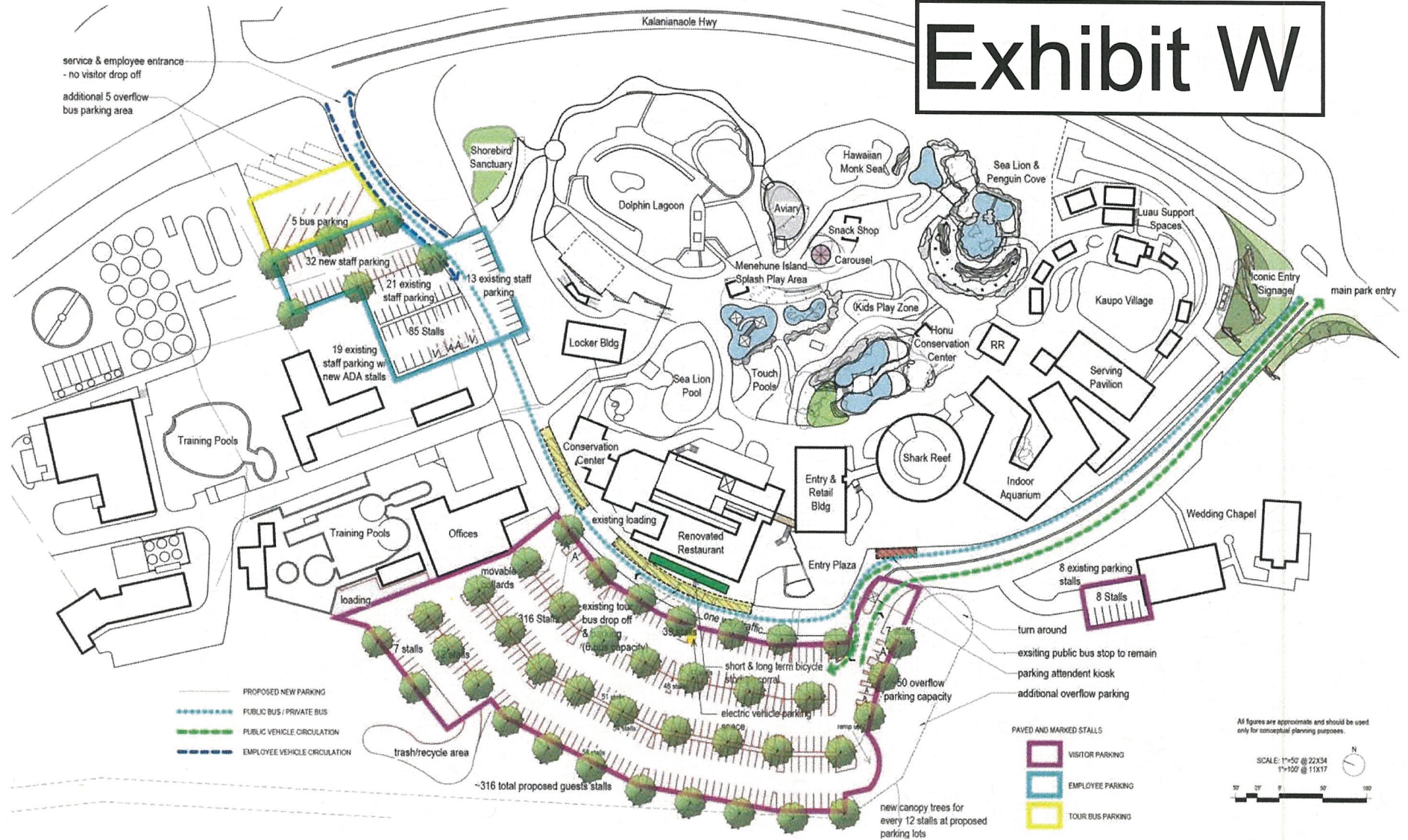


Figure 5.10

Beach Boy Lanai Roof Deck Concept



# Exhibit W





# Soil Map—Island of Oahu, Hawaii



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

11/2/2022

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BS	Beaches	1.3	4.4%
FL	Fill land, mixed	11.1	36.7%
rRK	Rock land	12.7	42.0%
rRO	Rock outcrop	4.4	14.5%
<b>Totals for Area of Interest</b>		<b>30.3</b>	<b>100.0%</b>

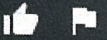
# Exhibit X



Waimanalo, Hawaii



Google



# Exhibit Y

Building at distance obscured by vegetation



View of Sea Life Park from Kalaniana'ole Hwy Looking South



41202 Kalaniana'ole Hwy

Waimanalo, Hawaii



Google

# Exhibit Z



Building at distance obscured by vegetation

View of Sea Life Park from Kalaniana'ole Hwy Looking East

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DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU  
STATE OF HAWAII

IN THE MATTER OF PARQUES	)	FILE NO. 2022/SMA-57 (ZS)
	)	
REUNIDOS (VALERIE KING),	)	
	)	
41-202 KALANIANAOLE HIGHWAY #7 -	)	
	)	
WAIMANALO	)	
<hr/>	)	

TRANSCRIPT OF PROCEEDING

In the above-entitled matter came on for public hearing at Waimanalo Public and School Library, Meeting Room, 41-1320 Kalanianaole Highway, Waimanalo, Hawaii, Wednesday, October 12, 2022, commencing at 11:00 a.m., pursuant to Notice.

BEFORE: JOYCE SHOJI, Hearings Officer  
ZACHARY STODDARD, Staff Planner



## P R O C E E D I N G

**HEARINGS OFFICER SHOJI:** Good morning everyone. My name is Joyce Shoji, and I am the hearings officer for today's matter. Today we're conducting a public hearing in accordance with Revised Ordinances of Honolulu, Chapter 25, related to the Special Management Area, and Chapter 205A of the Hawaii Revised Statutes related to Coastal Zone Management. The purpose of today's public hearing is to hear testimony on an application for an SMA permit File No. 2022/SMA-57. The request is to renovate and expand Sea Life Park. Pursuant to Chapter 25 of the Revised Ordinances of Honolulu: 1) All development in the SMA shall be subject to reasonable terms and conditions to ensure that; one, adequate access is provided and properly located to publicly owned or used beaches; recreation areas and natural reserves; two, that provisions are made for solid and liquid waste treatment, disposition and management; and three, that alterations to land forms and vegetation, and construction of structures minimizes adverse effects to the SMA resources and cause minimal potential danger relevant to natural disasters.

Secondly, no development in the SMA shall be approved unless it is found that it will not have a substantial, adverse environmental or ecological effect.

1 Development must be consistent with the Coastal Zone  
2 Management objectives, the General Plan, Development Plan  
3 and zoning.

4 Lastly, the City Council shall seek to minimize,  
5 where reasonable, altering any natural shoreline; any  
6 development which would reduce the size of any beach or  
7 public recreation area; any development which would reduce  
8 or risk public access to shoreline resources, and any  
9 development which would substantially interfere the line of  
10 sight toward the sea from the state highway.

11 Lastly, any development which would adversely  
12 effect water quality, fishing grounds, wildlife habitat or  
13 agricultural uses.

14 No decision will be made here today. The purpose  
15 of this public hearing is to take testimony from the public  
16 for input for the director's report and recommendation, as  
17 well as the City Council's decision-making when they receive  
18 it. You will have an opportunity to continue to provide  
19 testimony when the application goes to the City Council for  
20 the actual decision-making. Once we close this public  
21 hearing, the Department will have 20 working days to  
22 transmit its report and recommendation to the City Council.

23 All testimony today is going to be part of the  
24 record. It will be reflected in our report and  
25 recommendation and the transcript of this hearing will be

1 attached to our transmittal to the City Council so they can  
2 consider what was heard today.

3 If you have further comments following the close  
4 of this hearing, you may submit them directly to the City  
5 Council. If you'd like to submit written comments to the  
6 Department of Planning and Permitting, please submit them by  
7 Wednesday, October 19th, 2022, which is one week from today.

8 This is the procedure for today's hearing.

9 Zach Stoddard will present the basic facts behind the  
10 request, then the Applicant or his Agent will be allowed to  
11 describe the project in greater detail, then we will take  
12 public testimony. At the end of the testimony period, staff  
13 will have an opportunity to ask questions about the  
14 proposal. With that, Zach will present the facts of the  
15 proposal.

16 **STAFF PLANNER STODDARD:** Okay. Thank you, Joyce

17 I'm Zach Stoddard, and I'm the staff planner with the  
18 Department of Planning and Permitting who's assigned to  
19 review this SMA permit application. We received the  
20 application on August 10th, 2022, and we accepted the  
21 application as complete on August 26th. The landowner is  
22 the State of Hawaii, Department of Land and Natural  
23 Resources, and the Applicant is Sea Life Park Hawaii.

24 The agent is G70.

25 The project site is an 18-acre portion of a larger



1 105.94 acre zoning lot. The project site is entirely within  
2 the P-1 Restricted Preservation District, and the State  
3 Conservation District. The project site is also within the  
4 Flood Zone D, which indicates possible but undetermined  
5 flood hazards. According to the application materials, Sea  
6 Life Park opened in 1964. The average visitor count in 2017  
7 was 1,072 visitors per day. And the Applicant is proposing  
8 renovations in addition as Sea Life Park with the goal of  
9 accommodating up 1,300 visitors per day by 2027.

10 The Applicant is proposing to renovate or expand  
11 14 exhibits and related facilities resulting in an increase  
12 of 39,995 square feet of floor area. The Final  
13 Environmental Assessment was published May 8th, 2020 and the  
14 project was presented to the Waimanalo Neighborhood Board on  
15 November 18th, 2019; May 19th, 2022; and also August 8th,  
16 2022.

17 **HEARINGS OFFICER SHOJI:** Thank you, Zach. Would  
18 the Agent like to add or present more details of the  
19 project? Please state your name for the record?

20 **MS. NATALE:** Good morning, thank you everyone for  
21 coming this morning. My name is Barbara Natale, and I'm a  
22 senior planner associate at G70, and I'm representing Sea  
23 Life Park. So, I'll give you a quick presentation on what  
24 the improvements will be today. So, again we're here for  
25 the Special Management Area use permit for improvements at

1 Sea Life Park. And if you are already familiar with where  
2 Sea Life Park is, it's that way [points]. It's to the east,  
3 and so you'll see here it's to the east of Waimanalo and  
4 then to the west of Makapu'u Point. It's also located  
5 within the Special Management Area, and therefore requires  
6 the Special Management Area use permit.

7 And as Zach said, it is on the--The current  
8 landowner is State of Hawaii, Department of Land and Natural  
9 Resources. The HPU Oceanic Institute has the primary lease  
10 and then they sublease it to Sea Life Park. Adjacent  
11 landowners are Hawaiian Homelands here on the coast and also  
12 to the west, and then of course Department of  
13 Transportation, and then on the other side of the ridge is  
14 Bishop Estate and Liveable Hawaii Kai Community.

15 Just to give you another overview of where we are.

16 Here's Kalaniana'ole Highway and then to the right is  
17 Makapu'u Beach Park, and then here you would make an  
18 entrance to Sea Life Park, and here's the ticketing  
19 entrance.

20 Sea Life Park is a valuable member of the  
21 community. They have a variety of programs that rehabilitate  
22 and take care of native animals. I'll go through some of  
23 those programs. One is the green sea turtle program.  
24 This is the only active breeding program in the United  
25 States for green sea turtles and they release over 17,000

1 hatchlings into the wild since the beginning of the program.  
2 Each year 200 to 800 baby turtles are released during the  
3 hatchling season of May to September. The native seabird  
4 rehabilitation facility is--It receives injured sea birds 24  
5 hours a day/7 days a week. And it's a primary rehabilitation  
6 facility on Oahu. Since 2005 over 4,000 seabirds have been  
7 rescued and released.

8           There's also the Hawaiian monk seals that Sea Life  
9 Park has taken in. They assist endangered Hawaiian monk  
10 seals through important programs that brings in underweight  
11 and abandoned seals from the wild and rehabilitate them.  
12 They work really closely with the National Oceanic  
13 Atmospheric Administration Marine Fishery program to ensure  
14 these special animals cared for in accordance with the  
15 strictest guidelines as endangered species. There's also  
16 the sea lion program. Sea Life Park works with the National  
17 Marine Fishery service to accept non-releasable California  
18 sea lions that would otherwise be euthanized. For example,  
19 some of them can be blind due to the algal outbreaks on the  
20 Pacific Coast. And also they have a new surgical center,  
21 and that's available for veterinarians to perform surgeries,  
22 treat cancer, cataracts, kidney stones, gastritis and more.

23           Sea Life Park is in full compliance with USDA  
24 Animal Welfare Act, the NOAA Marine Mammal Protection Act,  
25 and the requirements of the National Marine Fishery service



1 with regards to the care of captive marine animals. They  
2 also have the permits that are necessary under the Migratory  
3 Bird Treaty Act required for all conservation education and  
4 outreach activities relating to birds. They are a member of  
5 the Alliance of Marine Mammal Parks and Aquariums and are  
6 also working for their accreditation of the Association of  
7 Zoos and Acquriums. There's a lot of environmental  
8 education that happens at the park itself. They have  
9 exhibits, signage and opportunities for interaction with the  
10 animals. They have the hands-on experiences as well as  
11 presentation to talks with trainers and other staff and a  
12 wide variety of lecture and non-lecture base field trips for  
13 all ages. The summer programs are wonderful and, of course,  
14 information that's available for the on-line.

15           Among the variety of community partnerships that  
16 they have, I wanted to highlight the Waimanalo Limu Hui.  
17 Sea Life Park grows a variety of limu for the hui. They  
18 collect these one week because so much grows and then they  
19 go ahead and plant these within the ocean locations  
20 throughout the island.

21           Sea Life Park also loans honu to a variety of  
22 groups to the Maui Ocean Center, Waikiki Aquorium, Mauna  
23 Lani Bay Hotel and Bungalos, and Kahala Hotel and Resort.  
24 And this allows opportunity for more people to learn about  
25 the honu and its importance.

1           Again, looking at these existing conditions here,  
2 coming into the park you would walk through the ticket  
3 office if you haven't been here before. If you have, I'm  
4 sure you walk through the ramp here and gone all the way  
5 down the shark reef out to see the sea turtles here. Over  
6 on this side they had a sea lion show here. There's of  
7 course the luau at the Makapu'u Meadows, Hawaii Ocean  
8 Theatre. This is a great place for the kids. I had my kids  
9 play there a lot.

10           And the Hawaiian monk seals, shorebird sanctuary,  
11 dolphin lagoon, sea land pool and Beach Boy Lanai  
12 restaurant. Just some of the highlights of the area. So,  
13 all of the improvements are a better plan for Sea Life Park  
14 and have been detailed with an Environmental Assessment.

15       While most of these improvements are permitted use within  
16 the area. A handful of these improvements do require a SMA  
17 use permit, and they include the Entry Concierge and gift  
18 shop, ocean oddities, indoor aquarium, Kaupo Fishing Village  
19 and support facilities, Hawaii Ocean Theatre, Menehune  
20 Island Splash Play Area, and the Beach Boy Lanai. And I'll  
21 go through those in a little more detail.

22           So these, the ones that are in orange are the ones  
23 that require the Special Management Area use permit.

24           So, let's just start here at the beginning. The  
25 Entry Concierge and gift shop will be demolished. The old

1 one will be demolished and a new one will be built, and it  
2 will have a ticket lobby, entry kiosk, view deck out to the  
3 ocean, retail area, offices and restrooms, and a new bridge  
4 will connect to the shark cave and to the Beach Boy Lanai  
5 food court.

6 And so upgrades to the food court occur in the  
7 food court and the kitchen. In addition the rooftop will  
8 have a table patio area and will offer views of the sea  
9 lions, dolphin lagoons and out to Manana Island.

10 We'll make our way around this way to the ocean  
11 oddities, indoor aquarium. This will be a new climate  
12 control facility which will be a thing to provide an  
13 underwater experience of unusual Hawaiian island native fish  
14 and invertebrates with videos and aquariums.

15 The Kaupo Fishing Village, the current luau area.  
16 This existing new events area will be re-themed to portray  
17 the ancient Hawaiian Fishing Village of Kaupo. So the park  
18 will partner with local community groups and give various  
19 culture demonstrations in the open hale structures that are  
20 located around the village.

21 Then we will move to the Hawaii Ocean Theatre. It  
22 will be renovated with new upper level seating and roof  
23 structure for shade as well as a new underwater viewing area  
24 below the water for viewing of the original sea lion and  
25 penguin concept.



1           And then we will go over here to Menehune Island  
2     Splash Play Area. This water play area will have a play  
3     structure, toddler pool, carousel, covered pavilion seating  
4     and renovated retail building.

5           And this is just a rendering of the Entry  
6     Concierge and gift shop where people will make their way  
7     into through the double doors, get their tickets, and then  
8     they could go into the shark cave this way. There will also  
9     be the other entrance to the Beach Boy Lanai at this area.

10           And so a quick summary of the permit process.

11     Again, as Zach said the Environmental Assessment was  
12     accepted in May 2020, Covid hit, the funding for Sea Life  
13     Park was to maintain the workers so they could take care of  
14     the animals, but now here we are, few years later, and  
15     they're ready to submit the SMA permit.

16           We gave the Neighborhood Board presentations,  
17     submitted our application in August, and we're here today  
18     for the public hearing, and then they will move into the  
19     City Council hearings. We expect building permits--We're  
20     looking at spring of 2023 and the construction will be  
21     phased over the next five to ten years.

22           And these are some findings and agency reviews of  
23     the Environmental Assessment. The agencies are reviewing  
24     them right now for the SMA, although I don't have that  
25     information just the moment, and just kind of keeping as a

1 place holder until I know they review it one more time.

2 An archaeological inventory survey was conducted.

3 There were no surface or sub-surface historical culture  
4 resource findings. And the Historic Preservation division  
5 did ask for some updates to the report that was submitted.

6 Those have been updated and sent to SHPD for the review.

7 There were no endangered candidate or threatened  
8 species through our biology study. The water quality will  
9 be managed through Stormwater Quality Strategic Plan as  
10 required by City rules and regulations.

11 Utilities and infrastructure of Board of Water  
12 Supply said there is enough water available and the  
13 infrastructure as far as this wastewater systems would be  
14 designed and construction in relation to Department of  
15 Health regulations.

16 The traffic report found no substantial increase  
17 with the project as related to baseline conditions in the  
18 future without the project. And the project does comply  
19 with land use regulations as well as coastal zone and  
20 shoreline ordinances.

21 And the SMA objectives from the Environmental  
22 Assessment and through the SMA application we found that  
23 this will not affect coastal recreation or public access,  
24 will not alter the beach or adjacent waters. Will of course  
25 manage the solid and liquid waste based on regulations that

1 are required.

2 Best management practices, will minimize the soil  
3 run-off and protect the water quality. Any trees that are  
4 removed, primarily the ones in the parking lot will be  
5 replaced. We don't see any potential and direct cumulative  
6 impacts. Again, it's consistent with City and County plans  
7 and policies and views from the highway will not be  
8 affected.

9 Okay. Thank you for your time.

10 **HEARINGS OFFICER SHOJI:** Thank you very much.  
11 We will begin with public testimony. Each testifier will  
12 have one opportunity to speak. Our first registered speaker  
13 is Mialisa Otis, followed by Scotty Reis-Moniz. Please  
14 state your name for the record?

15 **MS. OTIS:** Hi. My name is Mialisa Otis. There is  
16 a lot to go through the 511 pages. So I just went through  
17 it briefly, and what I saw. My concern is how the turtles  
18 are currently handled. They're in captivity in a small  
19 container, and I know this. It's common knowledge as people  
20 have told me. I wanted to know how big is the new honu  
21 plan. And for water, I understand you're taking it from the  
22 ocean, filtering it and flushing it, and that's causing a  
23 lot of--I mean it takes a lot of potable water. AND, I know  
24 just for example, the wastewater is up almost 3,000 gallons  
25 per day. Of course, you kind of expect that with such an



1 expansion, and it's already in a flood zone. And, I know  
2 you guys are doing the right thing by keeping the lights  
3 down for fall-out season or birds in general. But another  
4 concern of mine is that it's so close to Rabbit Island,  
5 which is a bird sanctuary. And I don't think it's so good  
6 for the environment if they're currently not nesting in Sea  
7 Life Park naturally.

8           And I learned at the Neighborhood Board that Sea  
9 Life Park is no longer accepting fall-out rescues and that  
10 may change, and I hope it does because there's a lot of them  
11 that need rescuing. And as far as the marine captivity,  
12 animals are meant to die and swim freely. That's simple. I  
13 wanted to know more about what you do for our community, and  
14 I really like the limu hui, and other programs that are  
15 offered at Sea Life Park. And for permits, I didn't quite  
16 really understand how you're exempt from the eight of the 14  
17 permits. May be I just need to read and learn about it.

18           Another significant thing to me is that it sits  
19 upon an ancient village Kaupo. These are sacred sites that  
20 are not meant to be tourist attraction. They are meant to  
21 be left untouched, and I know building the roads and stuff  
22 there's already been damage to them, but there's still a lot  
23 of history underneath the roads and underneath the pavement,  
24 and I wanted to know deep are you planning to excavate  
25 because I have a picture here. And I know there's pictures

1 inside of the plan of Kaupo. So we can't be building over  
2 history.

3 So, with that I'm looking forward to learning more  
4 about the Sea Life expansion, but ultimately side with  
5 alternative 4.1 which is no action. This alternative as  
6 stated will not proceed with the renovation, expansion and  
7 relocation of the 14 exhibits and related facilities at Sea  
8 Life Park. And absolute no to the thing I read for the  
9 alternative D&E that focuses on mainland style theme park or  
10 4.6 the alternate to have it moved. But ultimately I don't  
11 see this being presented right now. I don't see it fit for  
12 our community at this time. Mahalo.

13 **HEARINGS OFFICER SHOJI:** Thank you. Scotty  
14 Reis-Moniz followed by Ted Ralston.

15 **MR. REIS-MONIZ:** Aloha, everyone. My name is  
16 Scotty Reis-Moniz. I am with the Friends of Waimanalo. I'm  
17 also with the Waimanalo Canoe Club. We have partnered with  
18 Sea Life Park for many different things in culture. We've  
19 done things with the water, we've done things with the limu.  
20 We also do things with the turtles. So some of the  
21 suggestions we shared with Sea Life Park who has been very  
22 open in teaching the turtle part of the restoration.  
23 They've been listening to us as well as the community  
24 because of the restoration of the Pahonu Ponds, the original  
25 turtle ponds. They have now released some of the turtles at

1 the place where our aliis had it created.

2 So, we have supported them because they've been  
3 listening to the community on the culture. They've been  
4 very respective on the top of the issues that we have  
5 brought forward. And looking at the time line of the Sea  
6 Life Park was built, I believe there was EA search for any  
7 bones or history. And I know the places, one of the oldest  
8 fishing villages. However, the footprint that they're  
9 looking at now is not affected the new footprint. It is just  
10 modernizing what it is there.

11 Also, I've been around there most recently in the  
12 past week for the safety part that will be a greater impact  
13 as well as better for the eye view for the community. It is  
14 something is of our pride of our community if we're going to  
15 have a park like this. So, they're not making a new  
16 footprint. I'm sure the programs and G70 is going to do  
17 what is proper protocol. I look at this as work force  
18 development, bringing in more training, and we have  
19 partnered with a lot of the community plants, limu,  
20 fisheries as well as we work with the boat ramp people who  
21 all do the fishing down there. And this has been affecting  
22 the waters. They have been very serious about how we can  
23 actually protect and learn more about it. So, there's  
24 education and partnership. There's relationship between Sea  
25 Life Park and our community. I think has been enhancing our



1 schools, enhancing our education of our keiki programs which  
2 I really enjoy because our programs for our canoe club could  
3 not move forward in understanding the education of what is  
4 important about place, which I like what they shared about  
5 Kaupo. We share about Kaupo, but we also share what is  
6 meant in my world and responsibility of being in this place.  
7 So every child should know about the history, every person  
8 that walks in there. Because if Zachary Stoddard comes into  
9 my town Waimanalo, I think he's a tourist. And if I go into  
10 his Zachary's town, I am a tourist.

11 I am (inaudible) protocol in how to come into this  
12 place, and I think everyone here becomes a tourist once you  
13 leave your neighborhood. So, if we can educate the people  
14 how to come in our place more properly as well as manage the  
15 place, clean up the place. No responsibility how you leave  
16 it better then when it came. And, I think they're showing  
17 some of the things that actually, they're very open to  
18 consider, and I think this is an improvement for work force,  
19 for culture and for education. So I support.

20 **HEARINGS OFFICER SHOJI:** Thank you. Ted Rolston.

21 **MR. RALSTON:** Ted Rolston is my name, resident of  
22 Waiamanalo and speaking for myself, although I'm on the  
23 Neighborhood Board Transportation Committee. I just wanted  
24 to say three things. First of all, I think we've all seen  
25 Sea Life Park moving in the last 50 years. I guess, ever

1 since it was created by (inaudible) and those guys way back  
2 then and Chris Perez, one of the dolphin trainers way back  
3 then and they've come a long way. That's good. It seems to  
4 be one of the more thoughtful opportunities represented to  
5 tourists, although we don't ever go (inaudible) or anything  
6 like that. But one thing that strikes me was all of the  
7 tourist issues, and this may be more than any others is the  
8 tourist represent a lot of intellectual capability when they  
9 come in.

10 They aren't just travelers. These people are PHDs and  
11 something or they got experience in something, wastewater  
12 or--It would be so cool if you could extract, that's a  
13 resource you've got in the palm of your hand. If you could  
14 extract from all those people coming in, what they see, how  
15 solutions are created elsewhere, how they might write an  
16 essay or give a paragraph to you about something they can  
17 think of. But they might have actually seen somewhere else,  
18 but could be translated to us through your voice. So give  
19 the tourist a voice to say what they can see. It would be  
20 overall improvement in any of our aspects with respect to  
21 animal care, ocean and certainly sea level rise. I'm sure  
22 you could pick-up a hundred good ideas a week from people  
23 who come through you if you just ask them that question.  
24 That's one thing.

25 The other thing is the traffic situation. I saw

1 no traffic changes where forecast by the analogist.  
2 Sometimes that true, sometimes that's not true. So  
3 somewhere we need to have events conducted on the site that  
4 don't have any adverse effects on traffic. I've been caught  
5 myself in probably a delay of an hour long coming from the  
6 other side. I think a luau that was being held, may be a  
7 couple years ago, and I'm sure others have as well. We just  
8 had an event last weekend in Waiamanalo that had serious  
9 1-hour traffic delays coming from Kailua. Somewhere we have  
10 to find a way that events that are constructed that are  
11 private benefit don't affect the public communities.

12 Now we also had events that are community basis  
13 such as the canoe race they have in Waiamanalo. It's okay.  
14 It has a little bit of a back-up because it's the community.  
15 It's getting the benefit. But some private entity who has  
16 to be one step above that in terms of managing and assuring  
17 no adverse impact on the traffic.

18 So, I just wanted to put that out in front of you.  
19 And the last one is that you have cooperated nicely with the  
20 bus company in terms of the bus stops. It is a complicated  
21 situation. People get off the bus to go Makapu'u, and so I  
22 don't know if you have done anything to make that adverse or  
23 if you thought about it a lot in terms of how that  
24 situation, a bus exchange, bus stops can be improved as part  
25 of this expansion.



1           **HEARINGS OFFICER SHOJI:** Thank you very much.  
2     That's the last of our registered speakers. Is there anyone  
3     else present who would like to testify? [no response]  
4     Seeing none, public testimony is closed. Zach, do you have  
5     any questions for the Applicant of Agent?

6           **STAFF PLANNER STODDARD:** The one thing I was  
7     curious about is the height of the new entryway and any  
8     potential visual impacts that might present.

9           **MS. NATALE:** Hi. This is Barbara from G70.  
10    I am going to see if I can find the height of that building  
11    and--31 foot high arrival deck. Yes. As far as the  
12    entryway, yes, you probably wouldn't be able to see pass  
13    there, but as you go in there will be a deck where you can  
14    lookout and see the ocean view from there.

15           **HEARINGS OFFICER SHOJI:** Anything else?

16           **STAFF PLANNER STODDARD:** No.

17           **HEARINGS OFFICER SHOJI:** I have a question. The  
18    last speaker mentioned events, luaus, events, large events.  
19    How often would those be held, say per year? State your  
20    name for the record?

21           **MS. KING:** Hi. I'm Valerie King, Sea Life Park  
22    general manager. So the luau is held six nights a week.  
23    All the people, most of the people that arrive come by bus.  
24    So, there's not much traffic with that. On Saturdays the  
25    events, the grounds are open for private events. That may

1 be if somebody has a wedding there, there might be a lot of  
2 cars. I have to admit. So--We'll look into that though.

3 **HEARINGS OFFICER SHOJI:** When you have weddings, is  
4 the park also open or is the park closed?

5 **MS. KING:** This is in the evening I'm referring to.

6 **HEARINGS OFFICER SHOJI:** So the park will be  
7 closed?

8 **MS. KING:** Yes, correct.

9 **HEARINGS OFFICER SHOJI:** Thank you. That's all my  
10 questions.

11 **MS. KING:** Okay.

12 **HEARINGS OFFICER SHOJI:** So having no more  
13 questions or comments, this public hearing is closed. Thank  
14 you, everyone.

15 [Meeting adjourned approximately 11:45 a.m.]

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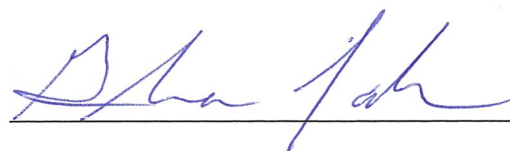
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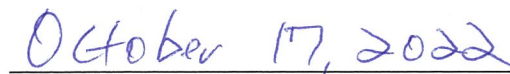
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1 I certify that the foregoing is  
2 a true and correct transcript of  
3 the proceeding, prepared to the  
4 best of my ability of the meeting  
5 held on Wednesday, October 12, 2022.

6   
7 \_\_\_\_\_

8 Gloria Takara

9 Secretary-Hearings Reporter

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11 \_\_\_\_\_

12 Date  
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