



RESOLUTION

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 Kalaniana'ole 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 December 20, 2022, by Departmental Communication 831, 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.



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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;



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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.



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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.



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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:

Yang Wahn (br)

DATE OF INTRODUCTION:

DEC 28 2022

Honolulu, Hawai'i

Councilmembers

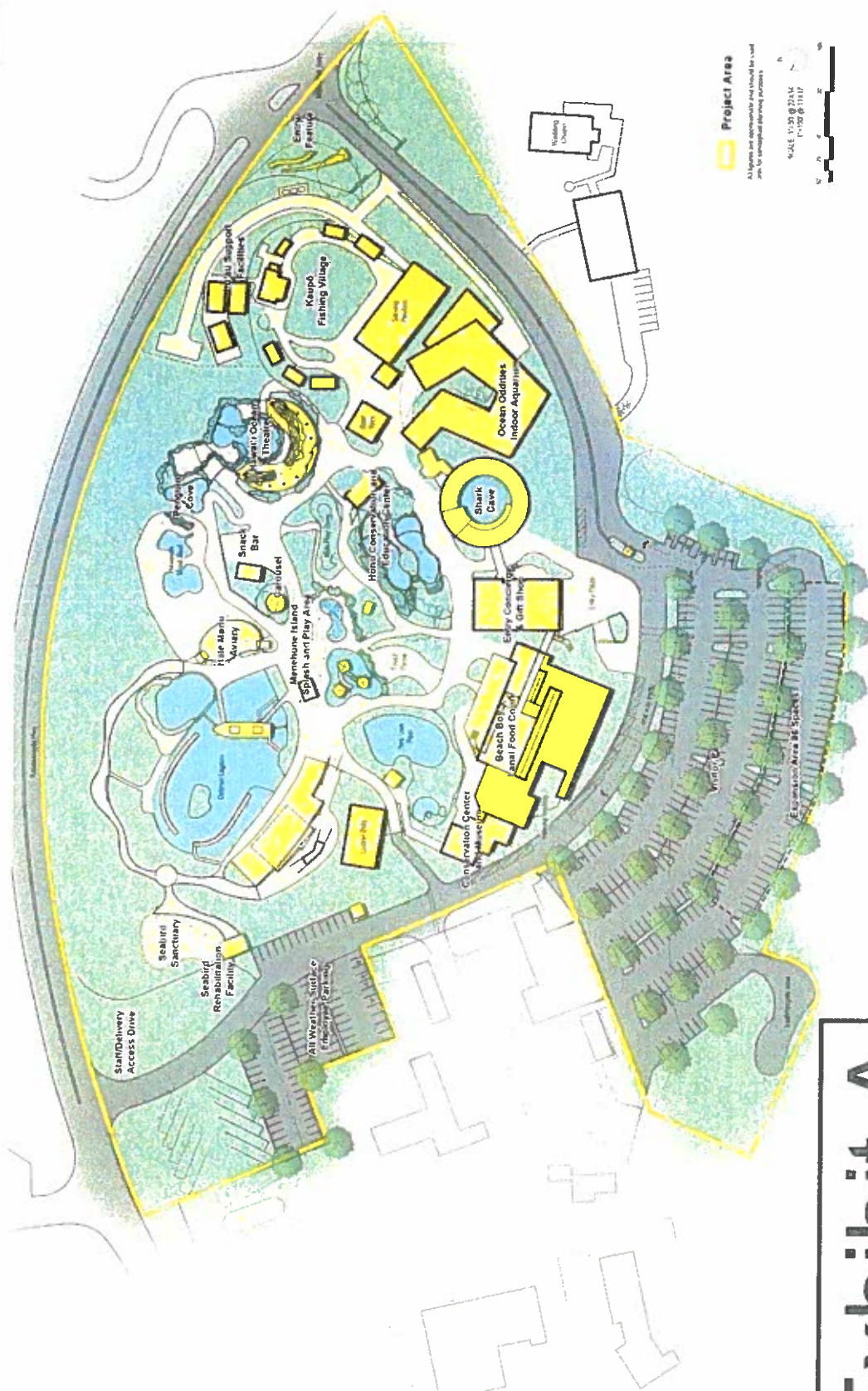


Exhibit A

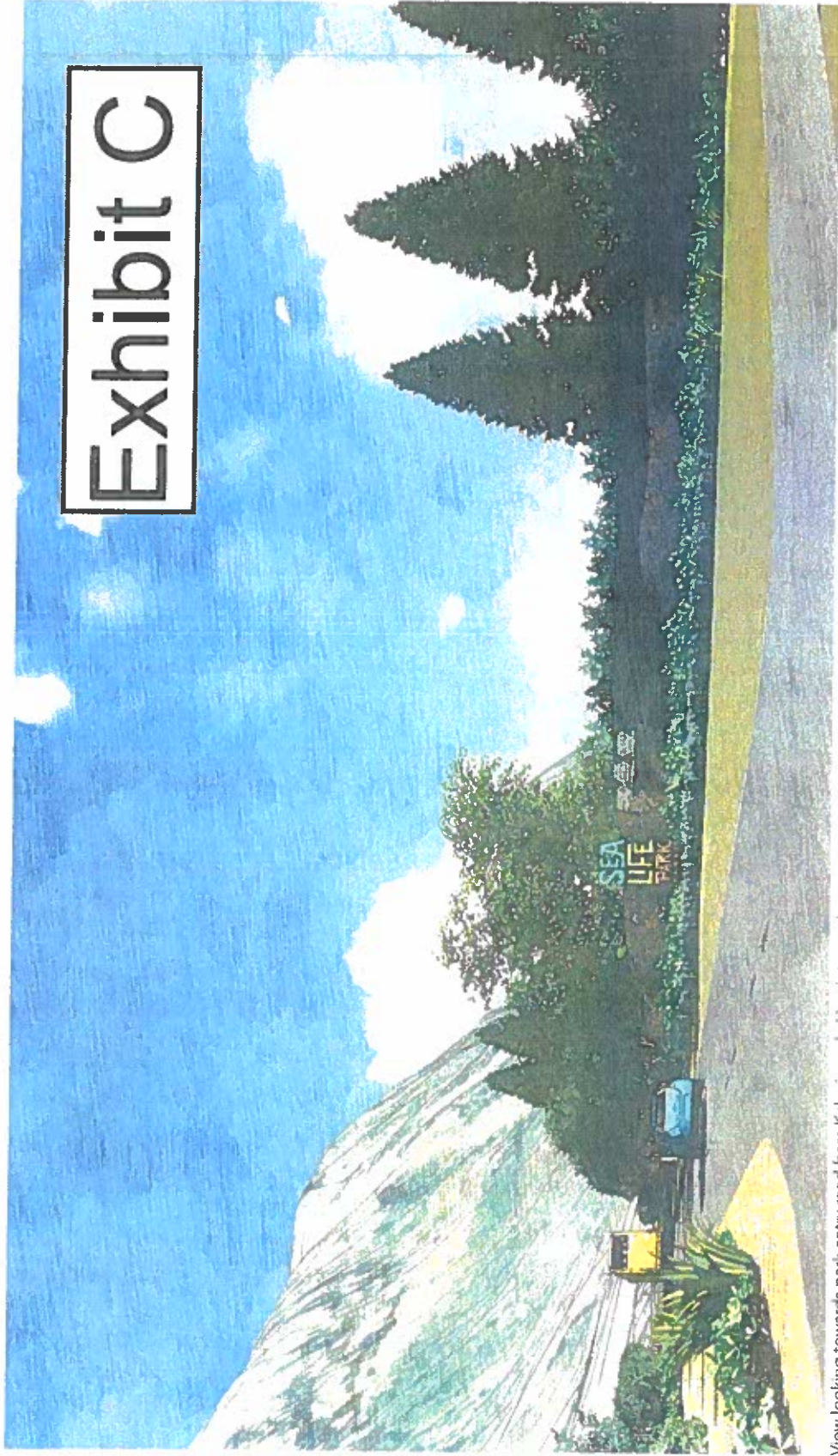


Figure 2.5

Exhibit B

Updated Entry Feature Concept

Exhibit C



View looking towards park entry road from Kalamanaole Hwy intersection

Chapter 5

Concepts and Renderings



Figure 5.1

Entry Concierge Rendering

Exhibit D

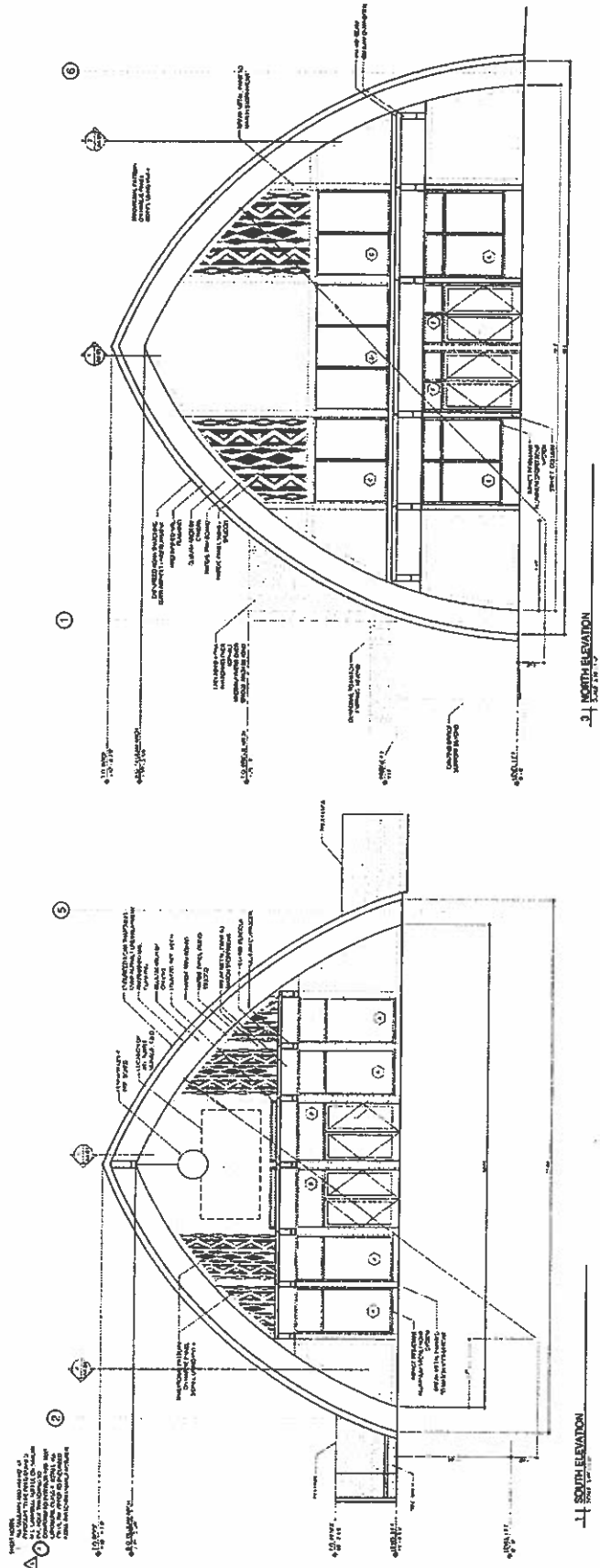
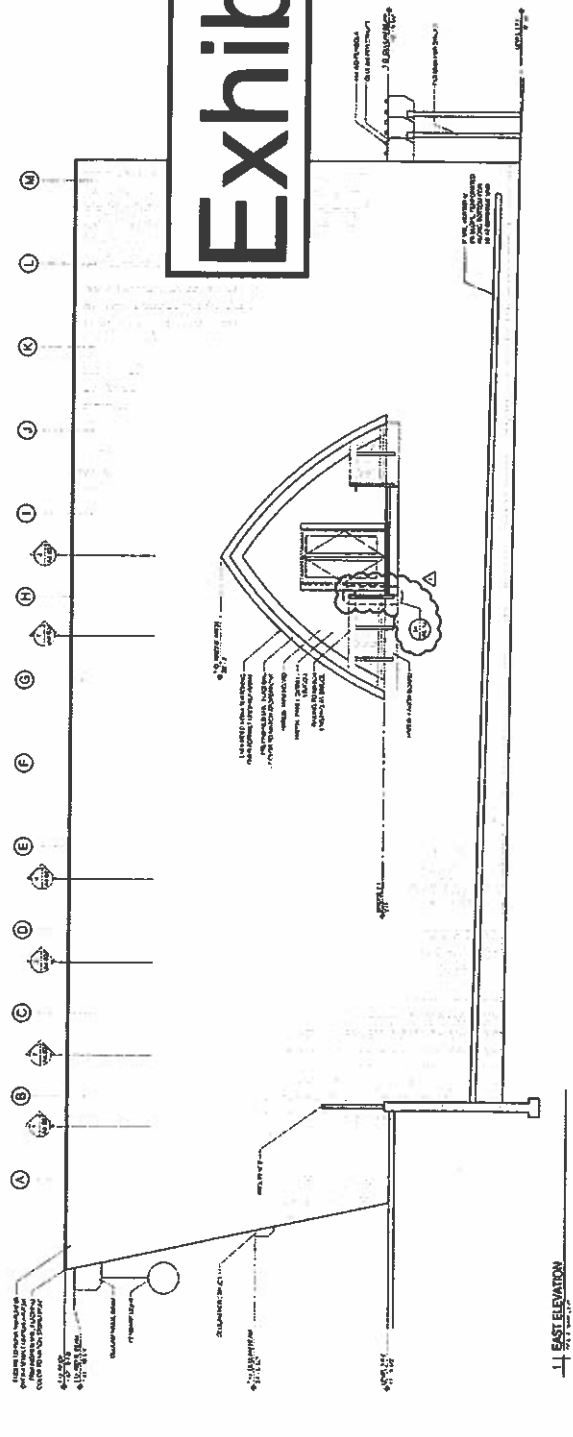
Entry Canopy & Gift Shop
 See Map Park Hawaii
 41-202 Kalahele Hwy
 Waimanalo, HI 96795

THIS WORK WAS PREPARED
 BY THE ARCHITECT
 FOR THE PROJECT
 PROJECT NO. 18-0001
 DATE: 12/17/18



HDC
 Architecture
 230 S. Waiwae Dr.
 Honolulu, HI 96815
 808-221-6964
 hdc@hdc.com

Exhibit E



Project: 1623
Client: N/A
Date: 12.1.17

Entry Condensate & Gin Shop
41-002 Kalamazoo Hwy
Washington, MI 49785

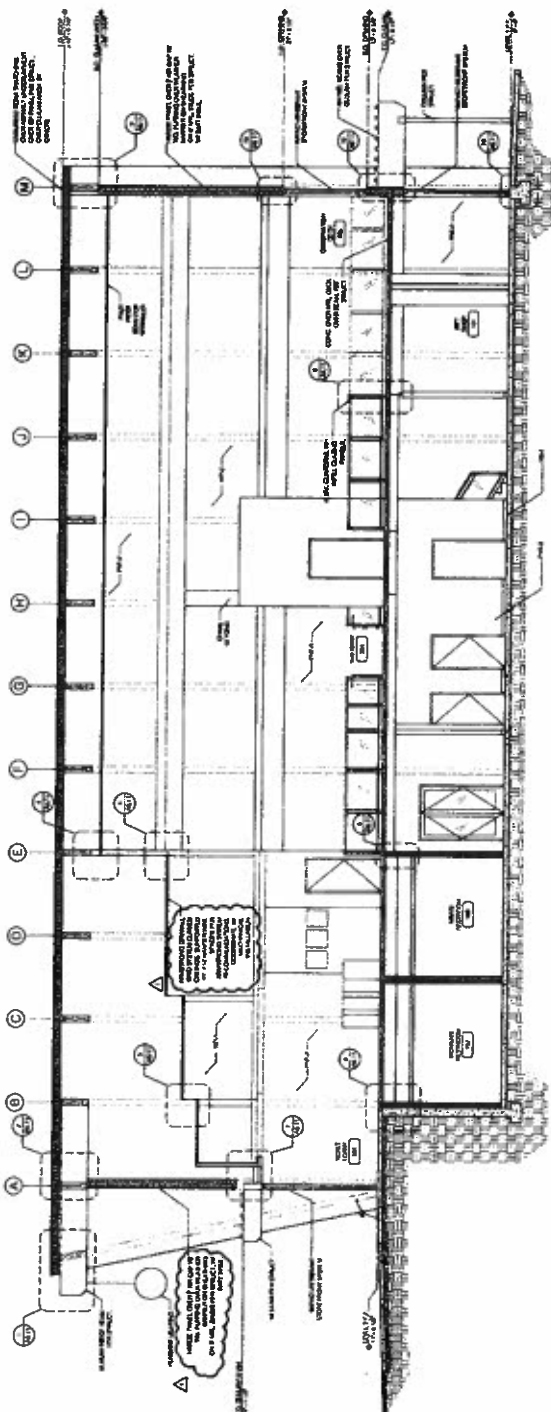
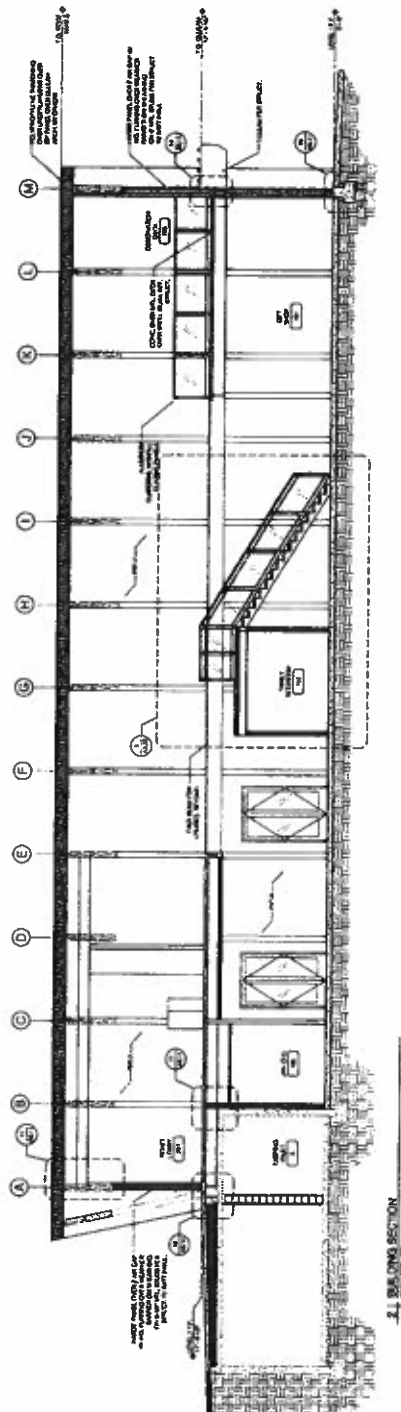
1. 100% - 100% COMPLETE
2. 100% - 100% COMPLETE
3. 100% - 100% COMPLETE

THIS WORK WAS PREPARED
BY THE ARCHITECT
FOR THE CLIENT
CONSTRUCTION OF THIS
PROJECT WILL BE UNDER
ARCHITECT'S SUPERVISION
APPROVED FOR THE
PERMIT SET
APRIL 20, 2018



250 E. Washington St.
Bloomington, IN 47404
800-221-5594
haggerty@haggerty.com
Haggerty
Architecture
HDG

Exhibit F



HOUSE BATHING 17

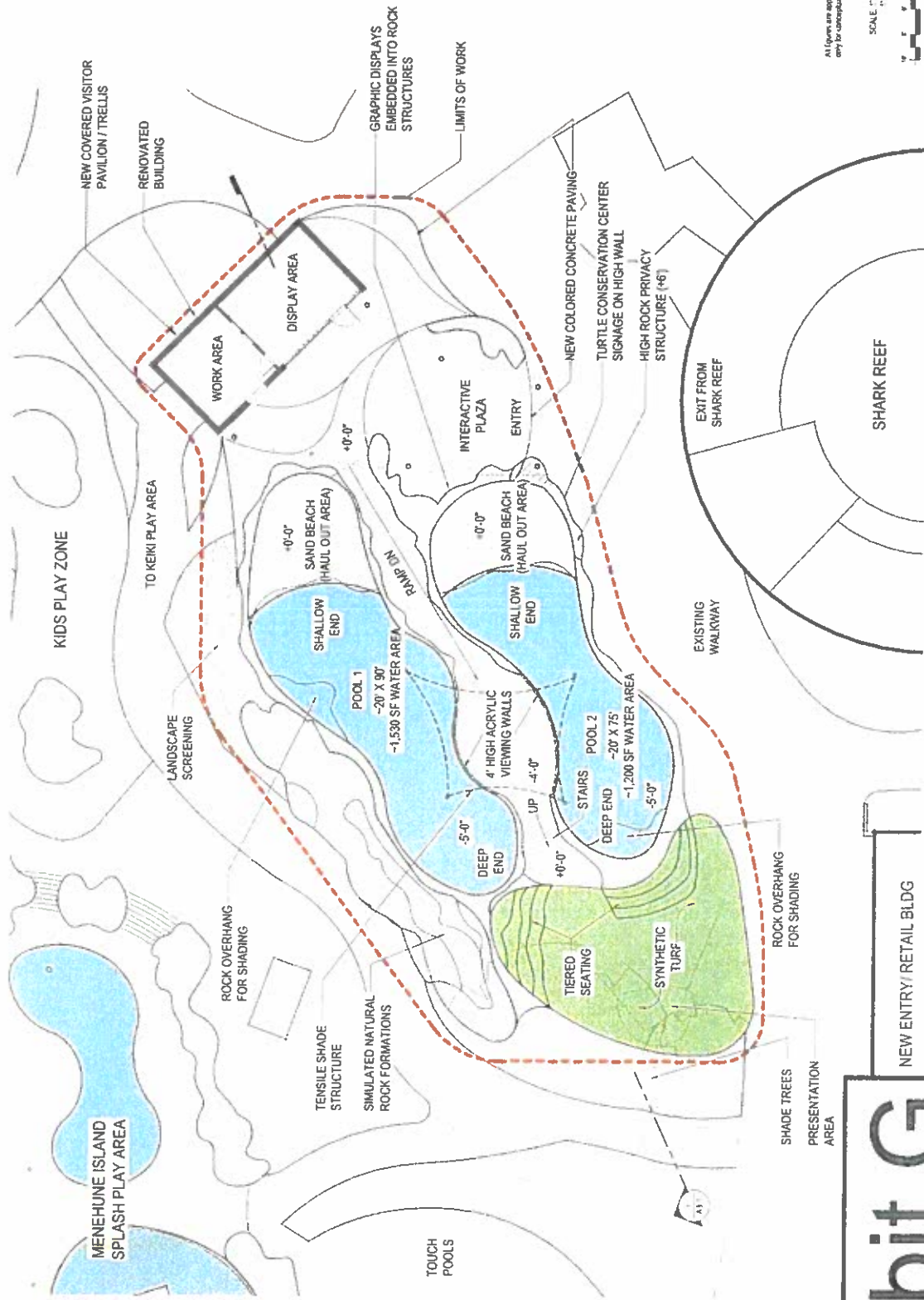
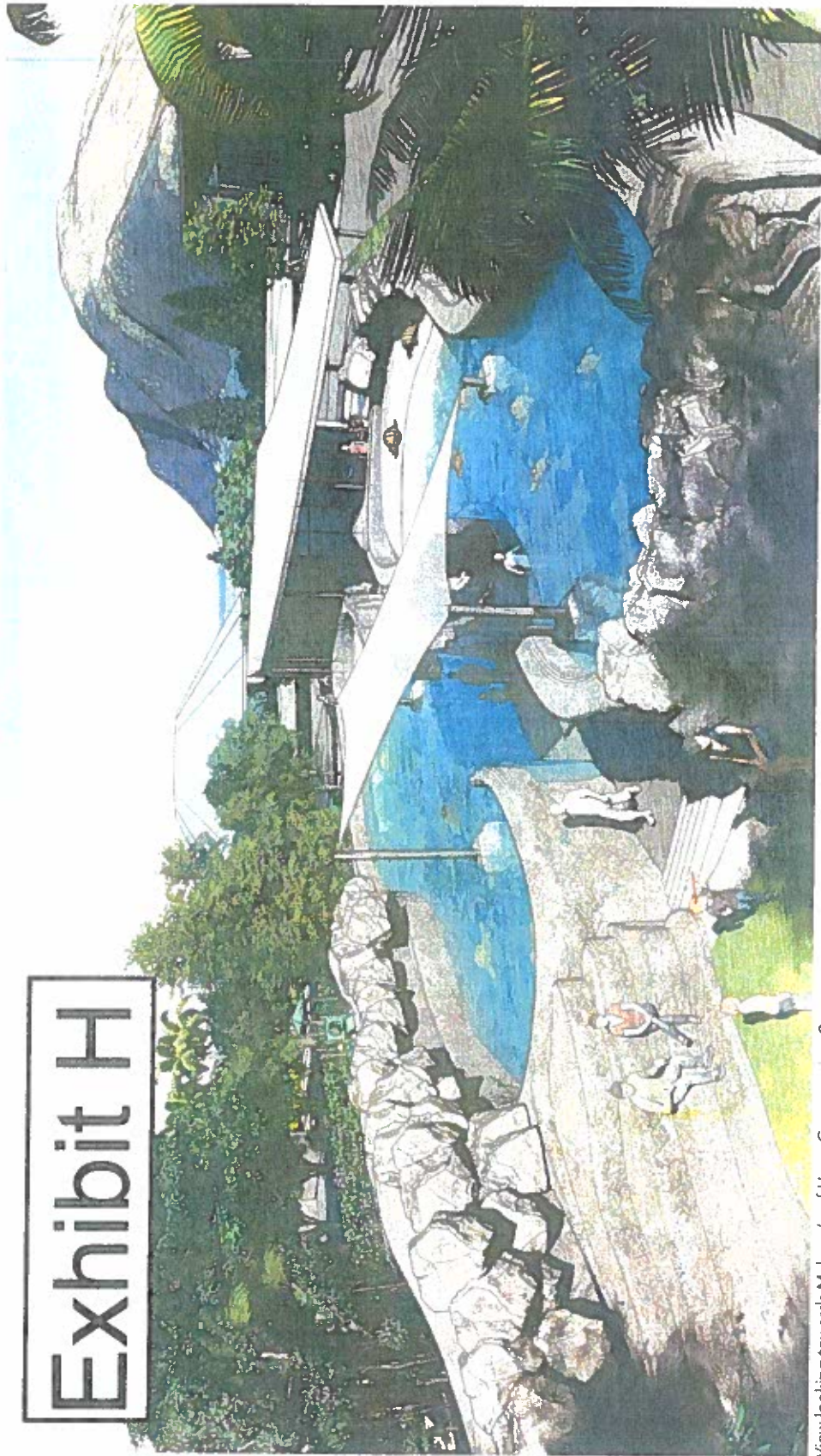


Exhibit G



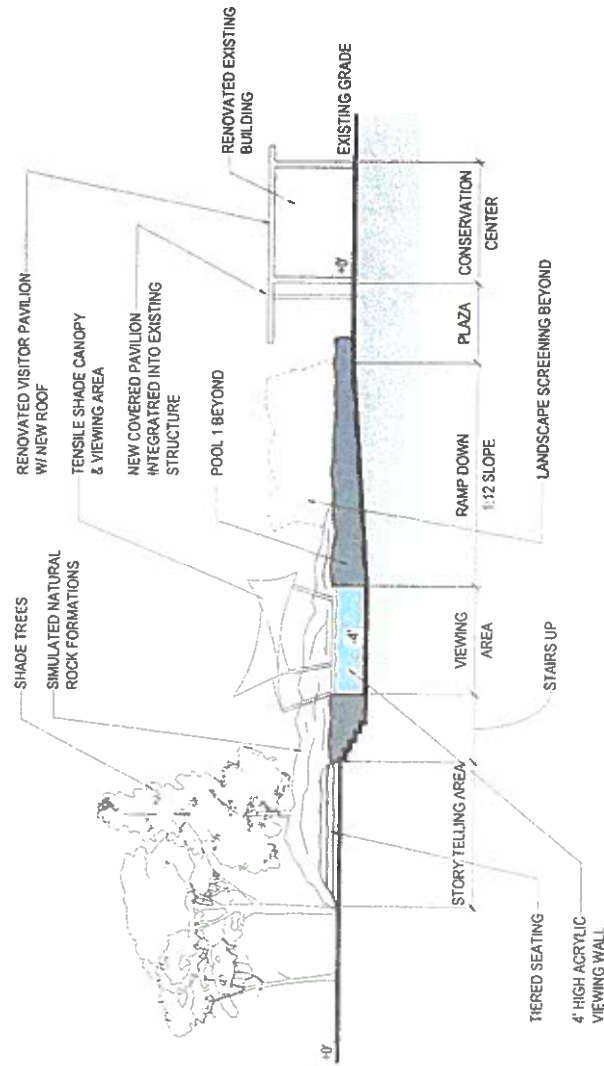
4 | Honu Conservation & Education Center

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' @ 21X34
1"=20' @ 11X17



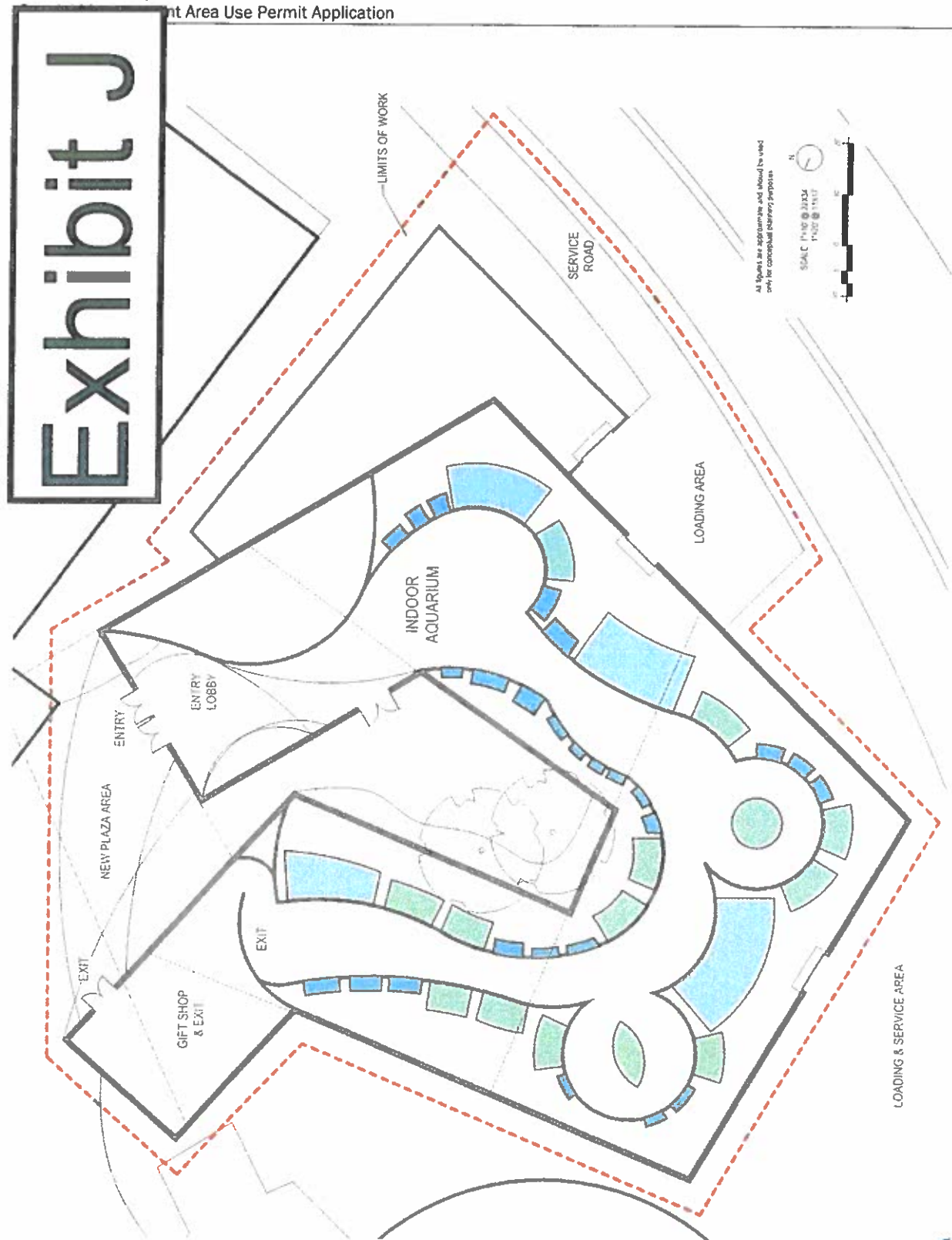


Figure 5.4

Indoor Aquarium Concept

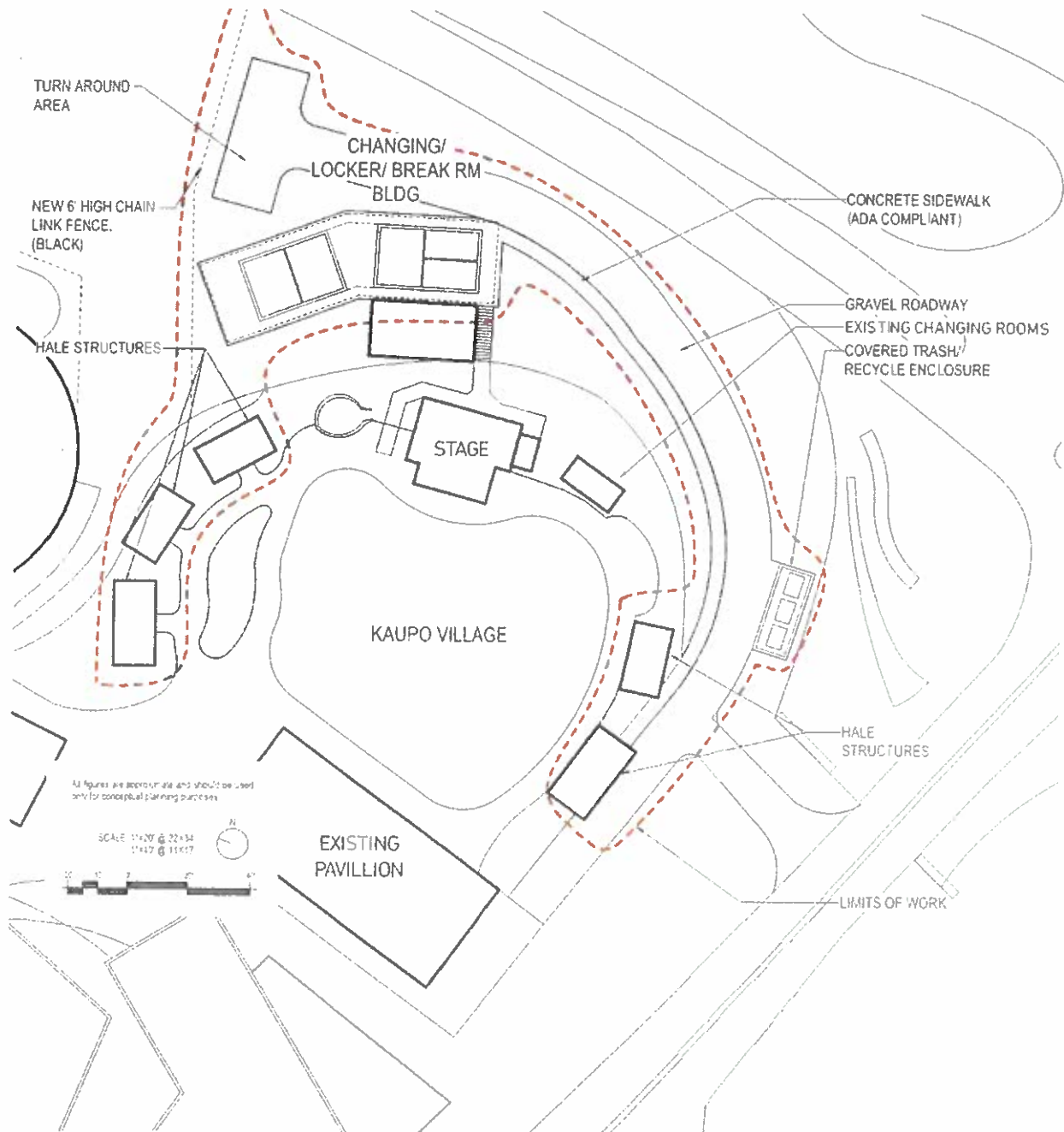
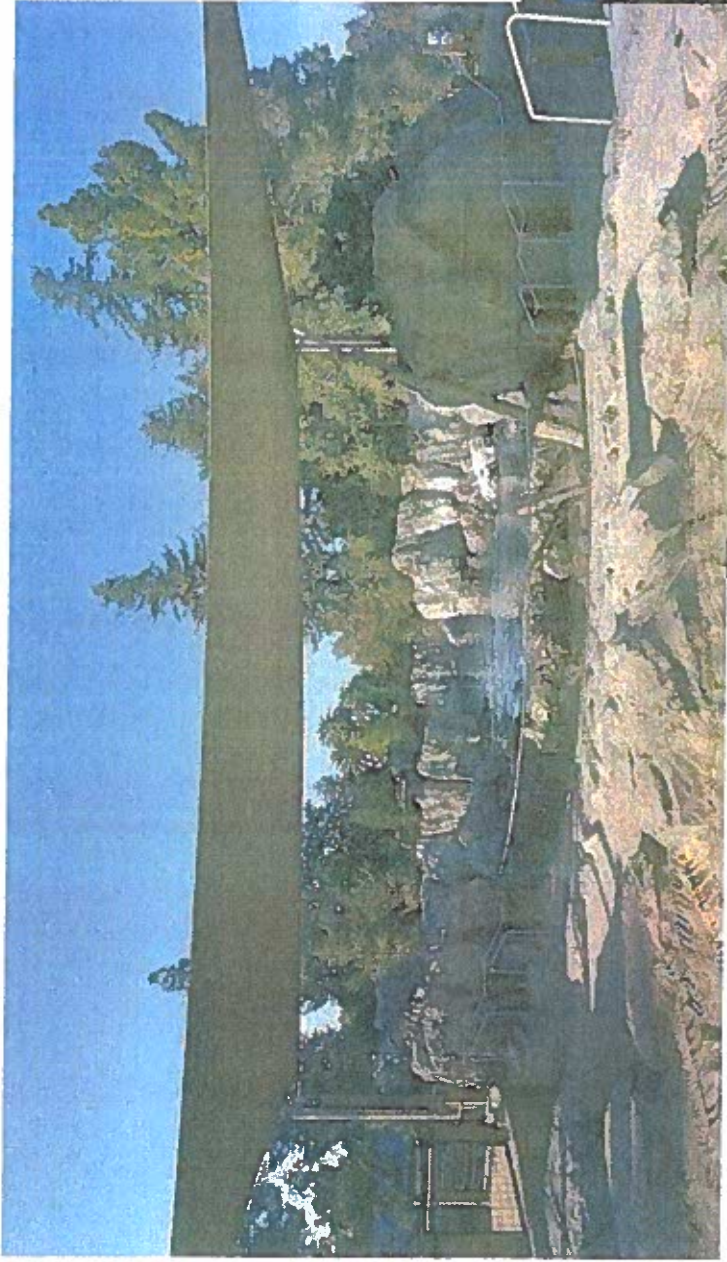


Figure 5.5

Exhibit K

Kaupō Fishing Village Concept

[illegible]



Fresno Zoo Sea Lion Cove Precedent



Exhibit M

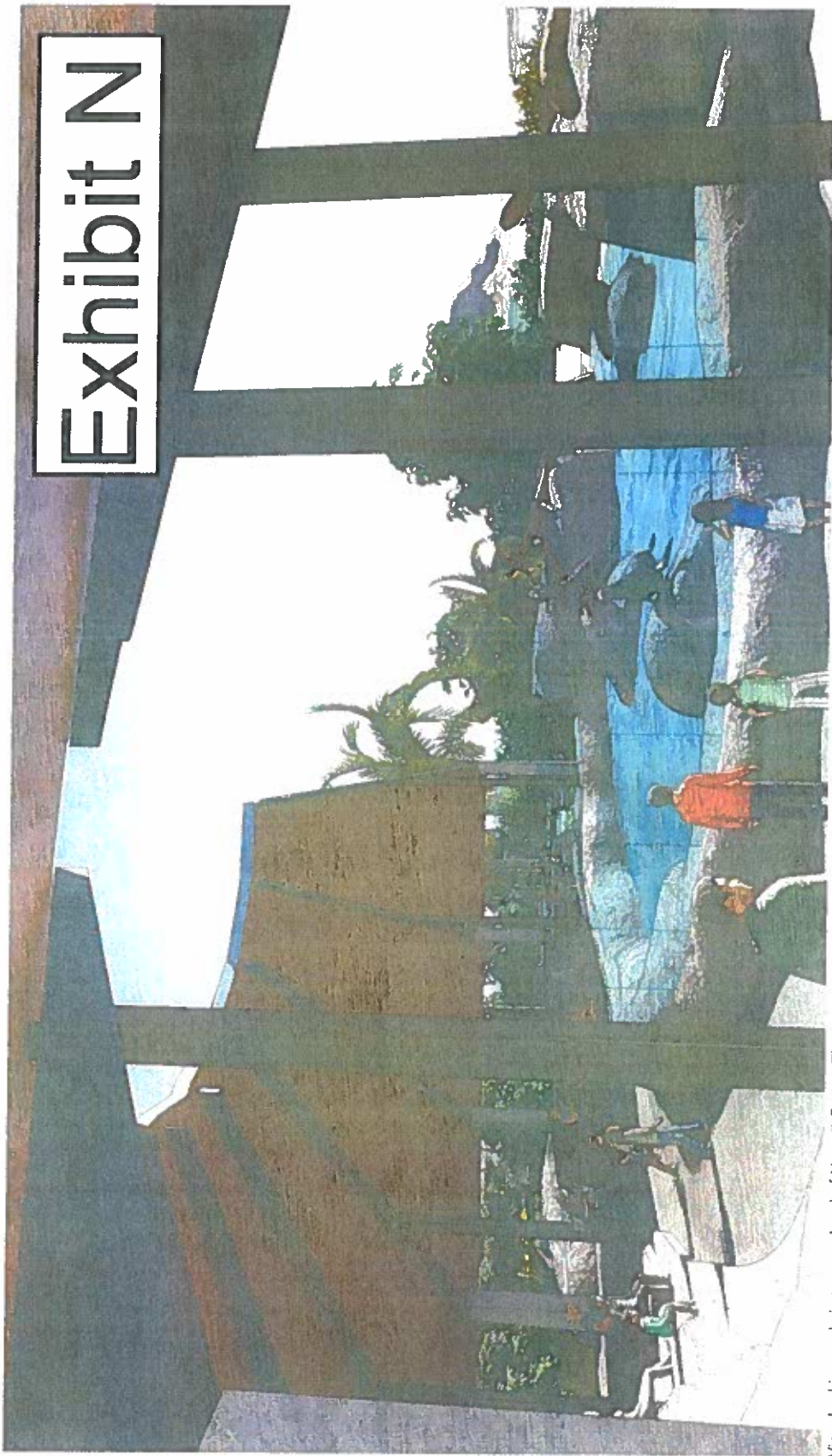
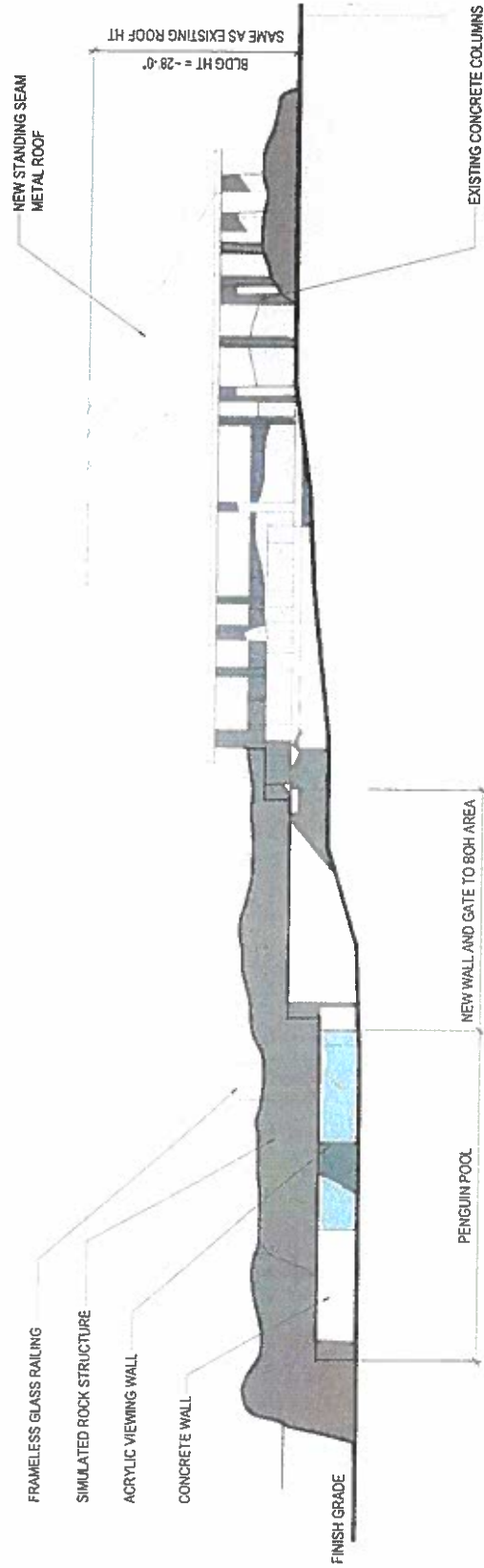


Exhibit N

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



Renovation Plan | 7-7
05/07/2019

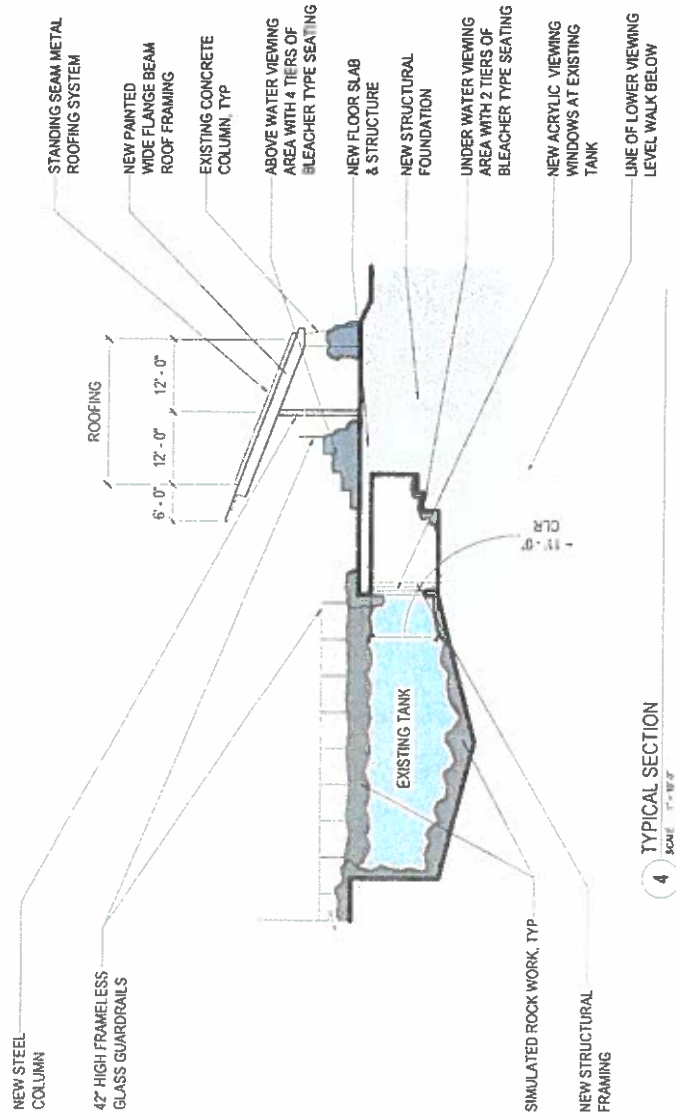


Exhibit P

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

SCALE: 1"=10' @ 2/23/24
1"=20' @ 11/1/17



Exhibit Q

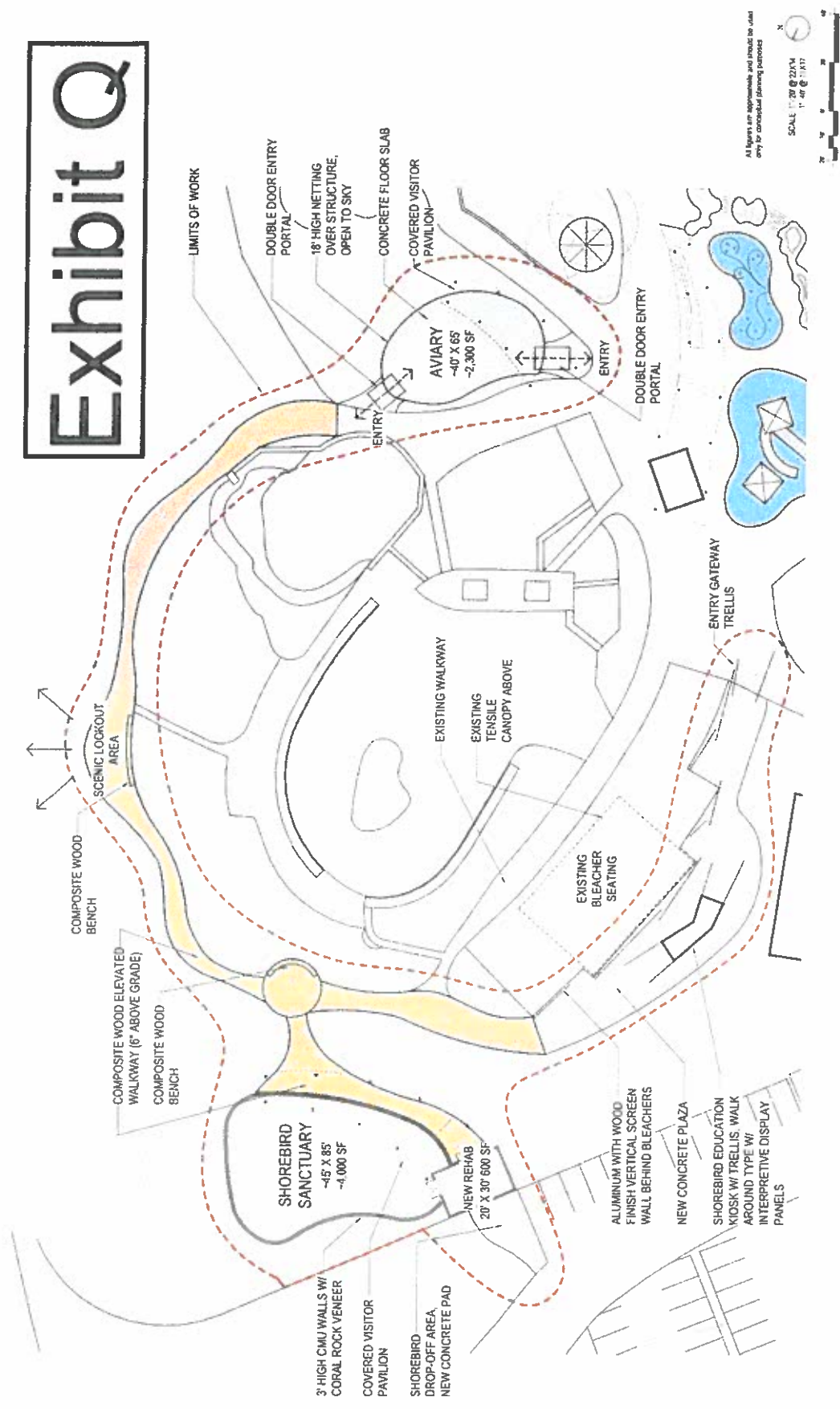
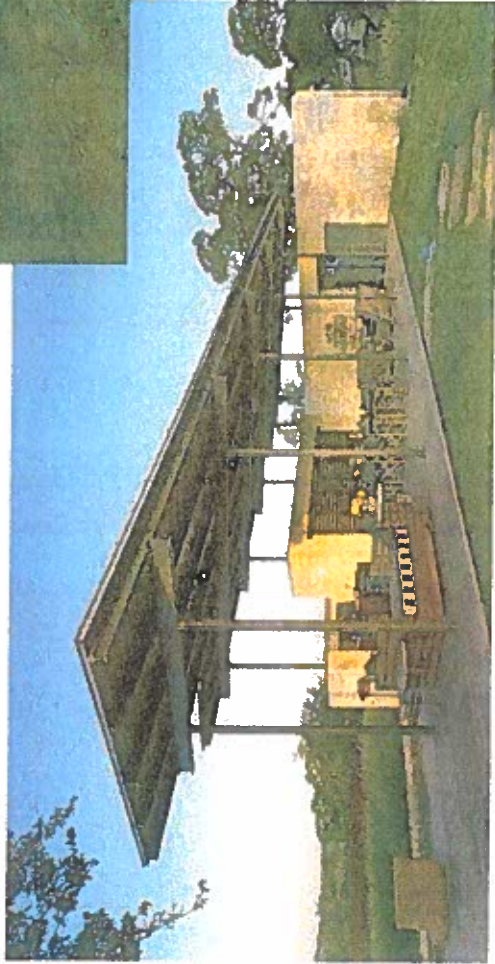


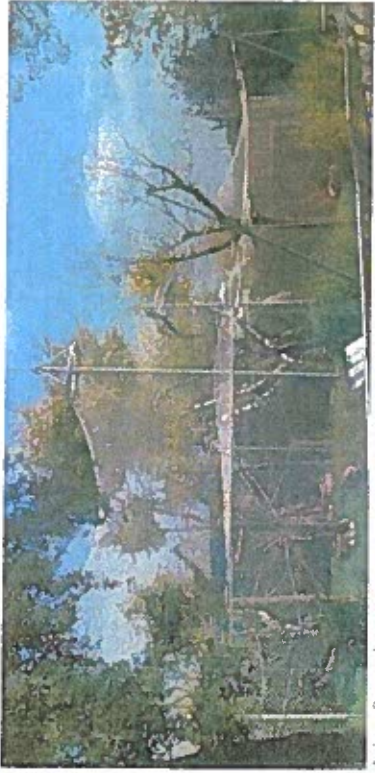
Exhibit R



Pavilion Precedent

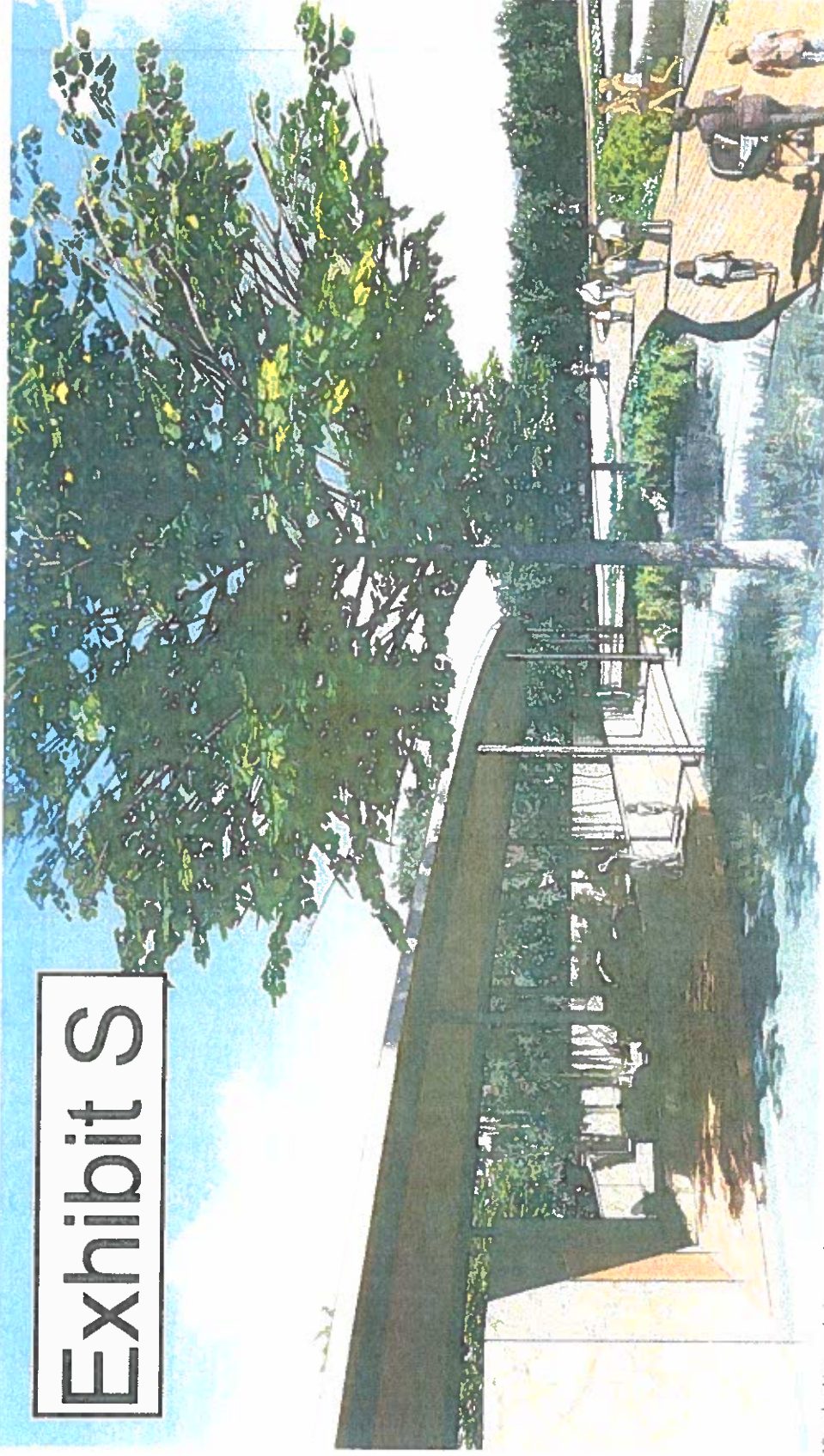


Pavilion and Boardwalk Precedent



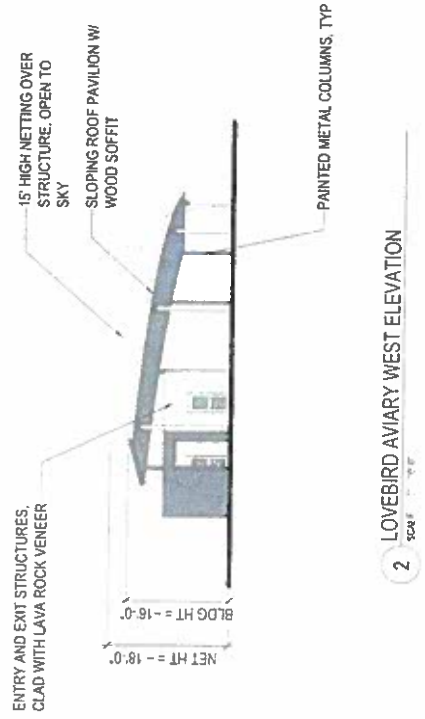
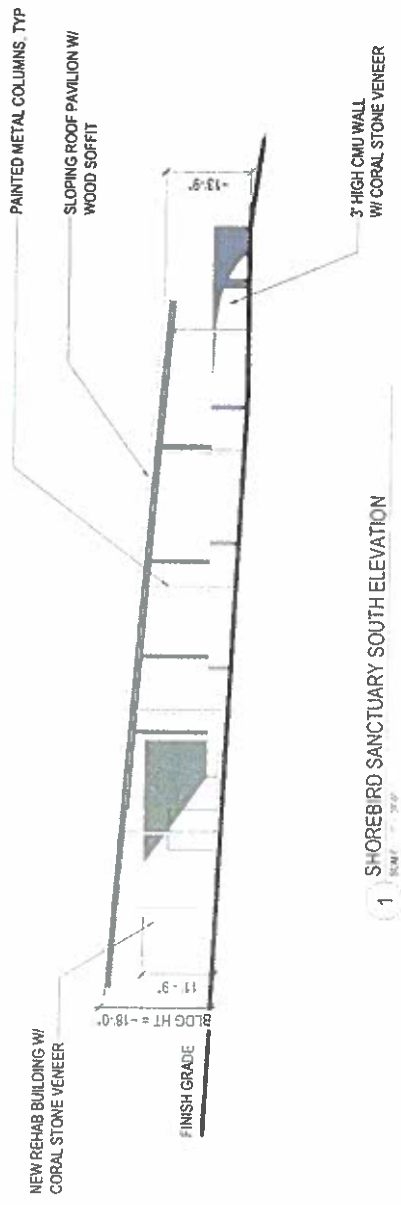
Aviary Precedent

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" = 30' @ 22134
1" = 20' @ 11417



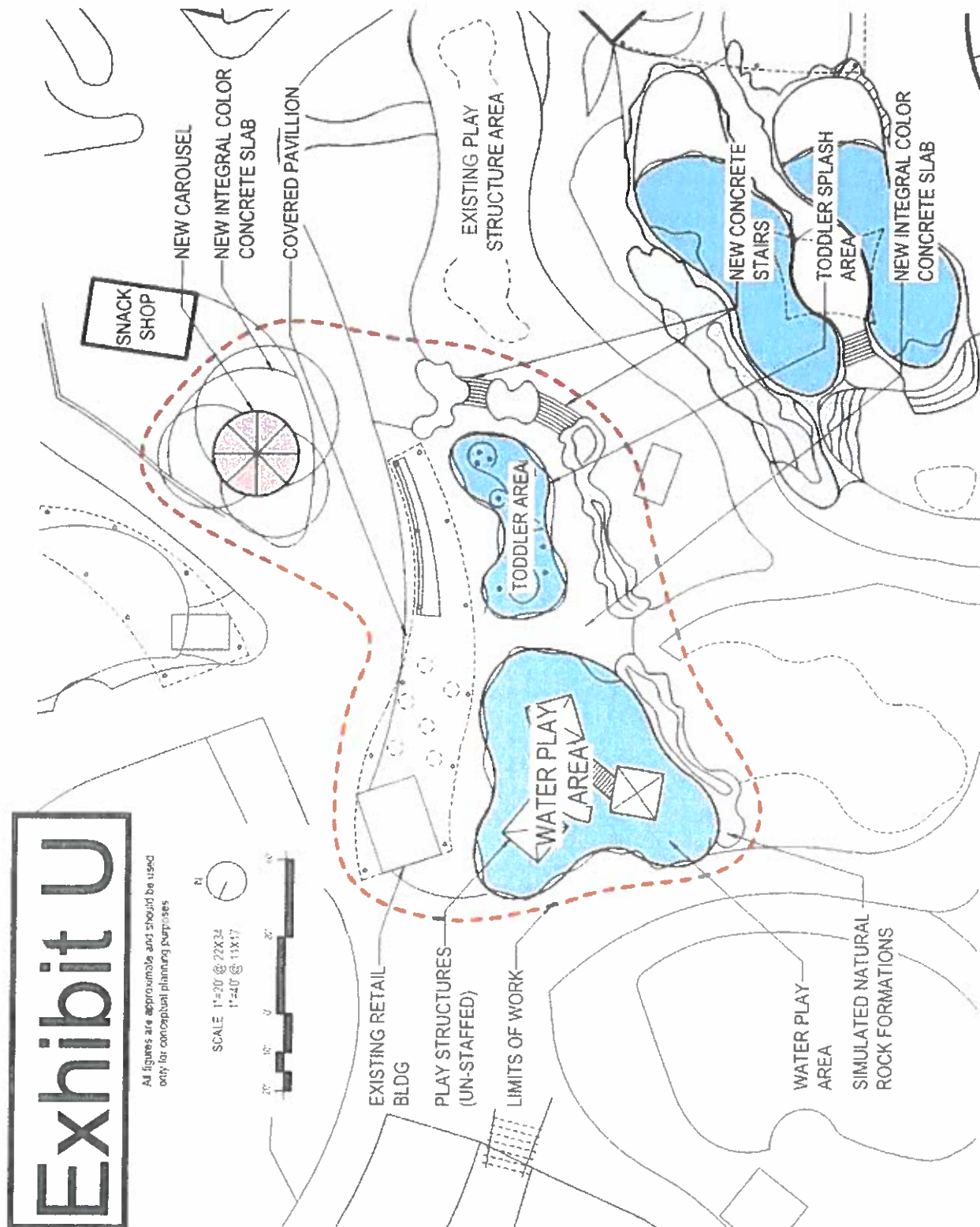


Figure 5.9

Menhune Island Splash Play Area Concept

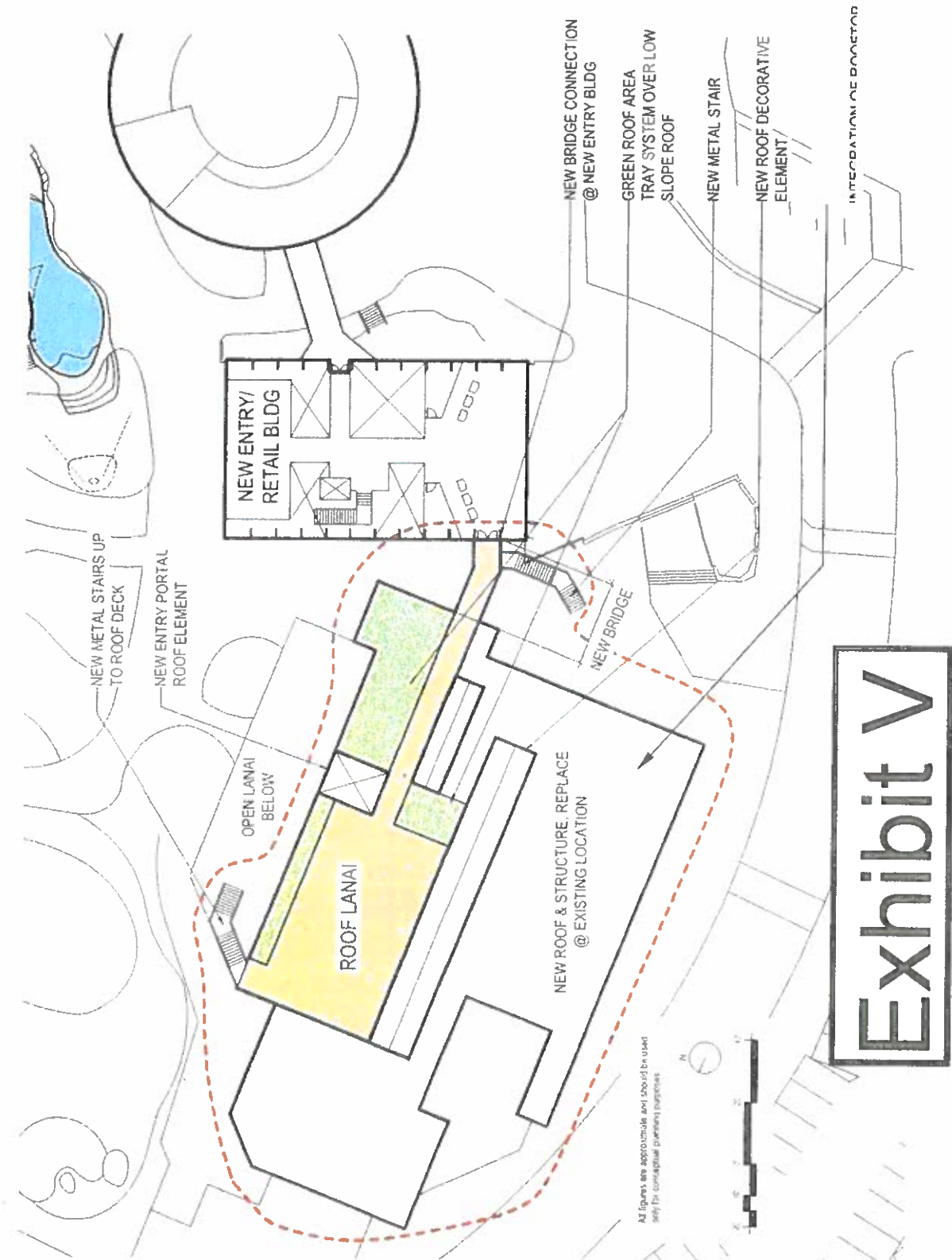
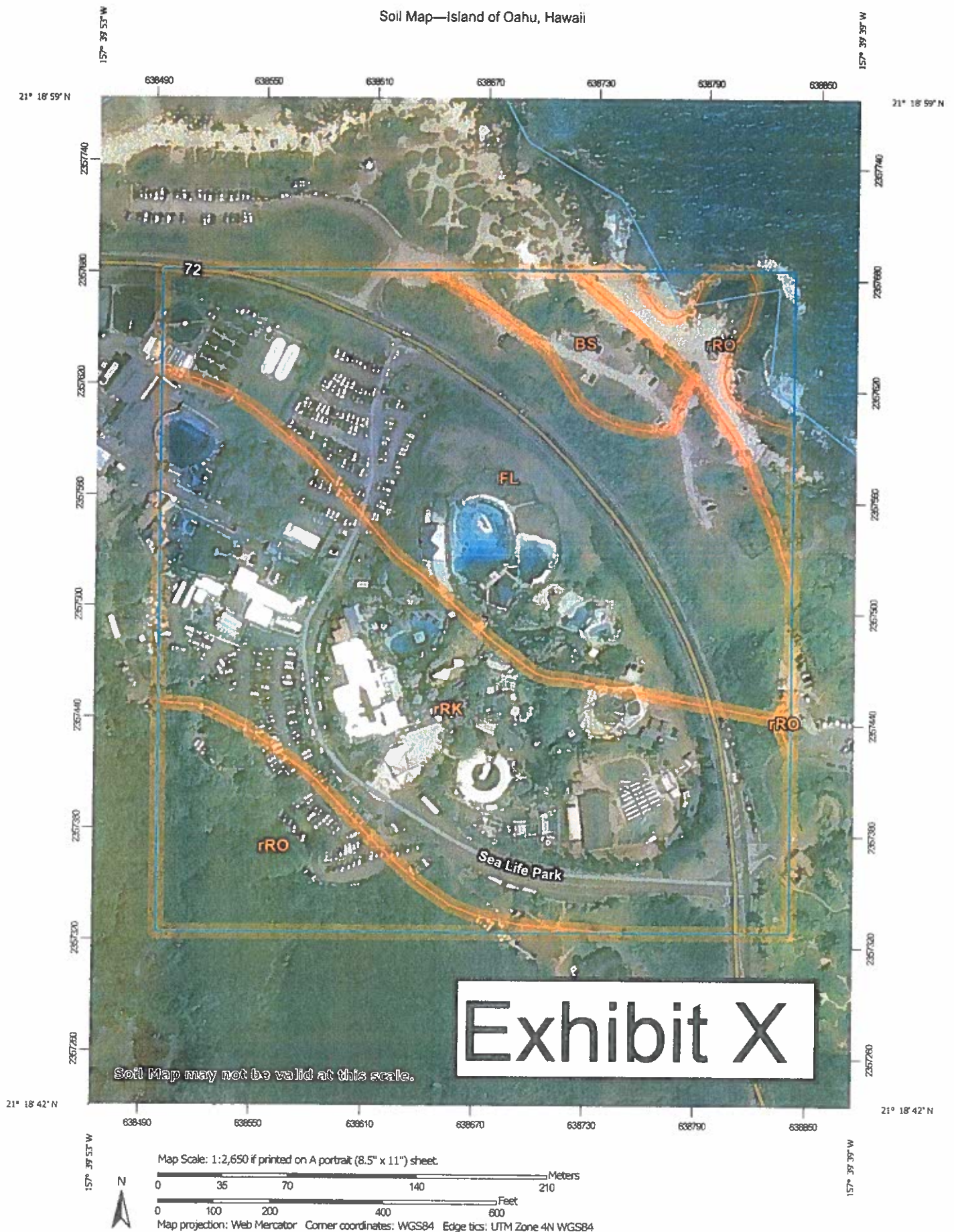


Figure 5.10

Beach Boy Lanai Roof Deck Concept

Soil Map—Island of Oahu, Hawaii



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%
Totals for Area of Interest		30.3	100.0%

Exhibit X

Exhibit Y

Building at distance obscured by vegetation



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

41202 Kālaniana'ōle Hwy

Waimanalo, Hawaii

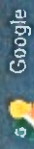


Exhibit Z



Building at distance obscured by vegetation



View of Sea Life Park from Kālaniana'ōle Hwy Looking East