

DIAMOND HEAD/KAPAHULU/ST. LOUIS HEIGHTS NEIGHBORHOOD BOARD NO. 5

c/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BLVD SUITE 160 • HONOLULU, HAWAII, 96817
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**RESOLUTION CONCERNING DEPARTMENT OF PLANNING AND PERMITTING REVISIONS
TO THE PRIMARY URBAN DEVELOPMENT CENTER DEVELOPMENT PLAN
RELATING TO THE KAPAHULU COMMUNITY**

WHEREAS, the Primary Urban Center Development Plan (PUC-DP) is intended to be a guiding document consistent with applicable O'ahu General Plan provisions to manage public and private sector development growth and zoning density; and

WHEREAS, the Honolulu Department of Planning is seeking approval of revisions to the PUC DP guidelines to encourage development height and density increases within the established, historic and stable community and residential neighborhoods of Kapahulu; and

WHEREAS, the Kapahulu Community is situated on the fringe of Waikiki between the historic Ala Wai Canal to the south and the neighborhoods of St. Louis Heights along Waiialae Avenue to the north; and

WHEREAS, the Kapahulu community is comprised of A) a historic low-density local business area with restaurants and small shops mauka-makai along Kapahulu Avenue from Le'ahi Avenue to Waiialae Avenue, B) a historic single-family residential area from Le'ahi Avenue and Monsarrat Avenue within the Diamond Head Special District to Sixth Avenue and Waiialae Avenue on the east side of Kapahulu Avenue, and C) a low-density primarily multi-family apartment and single-family residential area from Kapahulu Avenue to the Manoa-Palolo Canal and Waiialae Avenue to the west; and

WHEREAS, the single-family residential area between Kapahulu Avenue and Monsarrat Avenue from Le'ahi Avenue to Sixth Avenue has enabled and continues to enable generations of the same families to remain within the established historic and stable Kapahulu Community, thus providing housing for kupuna and their families for decades; and

WHEREAS, protected significant public views extend from Kapahulu Avenue to Diamond Head, and building heights along the Kapahulu Avenue corridor have remained properly zoned to retain and maintain the views of Diamond Head; and

WHEREAS, the Honolulu Department of Planning and Permitting (DPP) is presently proposing and seeking approval for the Kapahulu Community to become a "Focus Area" to enable conversion of Kapahulu's established historic and stable single-family residential area into a "missing middle" density housing area comprised of multi-family residential buildings between five (5+) and six (6+) stories in height, and to convert Kapahulu's established historic small business area along the Kapahulu Avenue corridor to higher-density mixed use buildings sixty (60+) to eighty (80+) feet in height; and

WHEREAS, the City's community-based 2001 Kapahulu Community Plan ensures retention of the one (1) to two (2) story single-family residential area between Kapahulu Avenue and Sixth Avenue with the zoning height limit of twenty-five (25) to thirty (30) feet, and provides for buildings no higher than forty (40) feet along the Kapahulu Avenue corridor from Ala Wai Boulevard and Le'ahi Avenue to Date Street, and no higher than sixty (60) feet from Date Street to Waiialae Avenue, while retaining Kapahulu's historic Art Deco architectural design; and

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WHEREAS, the DPP's most recently proposed PUC-DP revisions as of October 2023, disclose that Kapahulu's well-established, traditional and stable single-family residential area between Kapahulu Avenue and Sixth Avenue, defined as the "Diamond Head Residential Area" in the City's 2001 Kapahulu Community Plan, continues to be targeted by DPP for "missing middle" higher-density residential redevelopment, essentially increasing the regulatory zoning height limit two-hundred to three-hundred percent (200% to 300%); and

WHEREAS, DPP continues to fly in the face of the Kapahulu Community Plan by retaining a proposed annihilation of single-family properties between Kapahulu Avenue and Sixth Avenue, as illustrated on page 105 of the present proposal, by advocating "missing middle" density redevelopment of this area; and

WHEREAS, the Diamond Head-Kapahulu-St. Louis Heights Neighborhood Board is an elected Community District Board that is advisory to the City on Community concerns relating to matters of Planning and Zoning protections and proposed changes; now therefore

BE IT RESOLVED that the Diamond Head-Kapahulu-St. Louis Heights Neighborhood Board expresses grave concerns that the DPP has neglected to honor and respect the community-based planning efforts invested in the Kapahulu Community Plan, and

BE IT FURTHER RESOLVED that the Diamond Head-Kapahulu-St. Louis Heights Neighborhood Board requests DPP and the Honolulu Planning Commission to revise and correct any proposed revisions to the PUC-DP relating to the Kapahulu Community, to rightfully and respectfully reflect the City's community-based 2001 Kapahulu Community Plan, and by:

- A. Retaining the Kapahulu Community's single-family residential zoning height limit of one- to two stories from Kapahulu Avenue to Sixth Avenue; and
- B. Ensuring that any new building construction along Kapahulu Avenue remains within the present height limits with any level above two (2) stories set back from the street accordingly; and
- C. Protecting the significant views of Diamond Head a) along Kapahulu Avenue, b) within the established Kapahulu single-family residential area, and c) from Kaimuki High School as emphasized in the Kaimuki High School Alma Mater; and
- D. Including protection of the Kaimuki High School campus and field open space as an important part of Kapahulu directly serving the Kapahulu Community as shown by Figure 3-4 of the 2001 Kapahulu Community Plan; and
- E. Providing for the safety of the Kapahulu Community by undergrounding overhead utility lines throughout Kapahulu, Diamond Head and St. Louis Heights to ensure protection from destruction by uncontrollable wildfires today and in the future; and
- F. Effectively implementing improved and technologically up-to-date infrastructure to definitively meet the Kapahulu Community's present and future public utility needs and requirements, including the assurance of sustainable and safe water supply and sewer capacity, roadway and sidewalk capacity, safety and maintenance, and traffic control, parking availability and street transportation efficiency; and
- G. Eliminating such inventive and undefined blanket terms such as ""town corridor/center... near-town corridor/center.... near-town center.... near-town corridor center medium.... near-town corridor center low... near-town neighborhood... town neighborhood medium... town neighborhood low...,"¹ etc., and properly replacing such vague and open-ended terms with the clarifying terms of "low-density" and "medium density" as a coherent guide specific to Kapahulu; and

¹ Confusion abounds relating to which "town" is being referenced – Kaimuki Town, Waikiki the Resort Town, or Honolulu Downtown??

BE IT FURTHER RESOLVED that the City and the Department of Planning and Permitting should hold the line on the Kapahulu Community's present established, historic and stable zoning height and density limits as sound planning practice for Kapahulu's coherent neighborhoods; and

BE IT FINALLY RESOLVED that this Resolution shall be distributed to the Director, Deputy Director and Planning Division of the of the Department of Planning and Permitting; the Honolulu Planning Commission; the Honolulu City Council; the Mayor and Managing Director of the City and County of Honolulu; the Kaimuki Neighborhood Board, Waiialae-Kahala Neighborhood Board, McCully-Mo'ili'ili Neighborhood Board and Manoa Neighborhood Board; and all interested and affected Kapahulu Community residents and businesses.

The motion WAS **ADOPTED; 8-1-1** (Aye: Allen, Decker, Hasina, Matson, Murchie, Velasco, B. Wong, Welch; Nay: Beutel; Abstain: Knight).



Winston Welch, Neighborhood Board #5 Chair, December 14th, 2023

EXHIBIT 1

Community-Based Kapahulu Master Plan

Figure 3-4
Zoning Districts and Height Limits

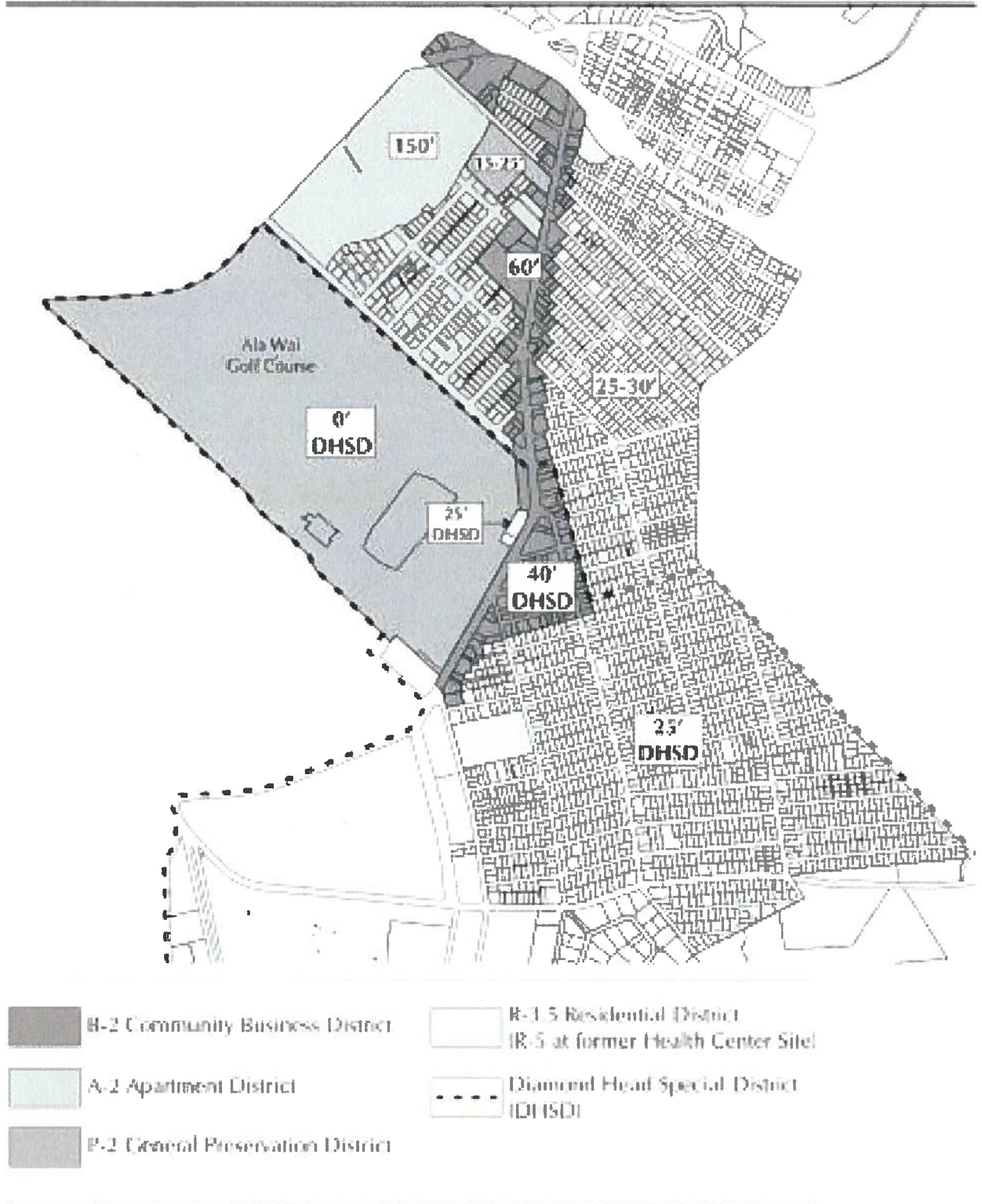
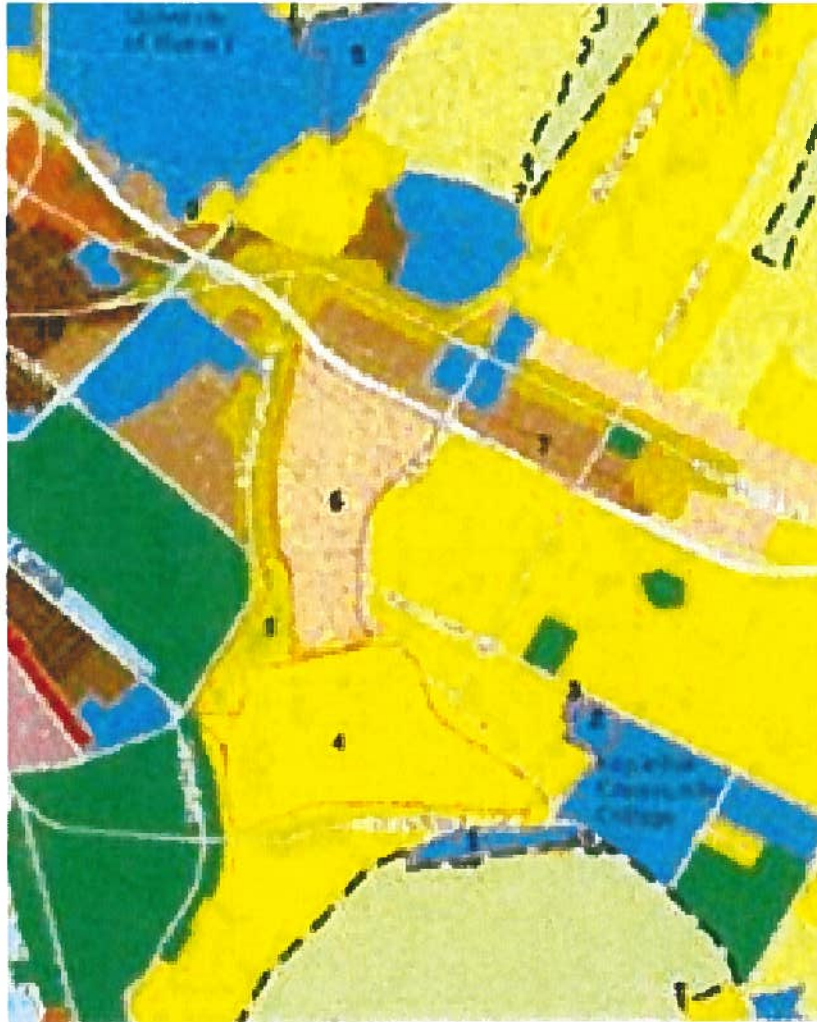


EXHIBIT 2

PUC-DP Proposed Revisions October 2023 Update

#6 - DPP's Proposed "Medium" Density Redevelopment Remains

| Ref. # | Description of Specific Changes | New Place Type | Old Place Type | Rationale/Requested By |
|--------|--|--|--------------------------|---------------------------------------|
| 4 | Area bounded by Alanea Ave, Kapaeha Ave, Mendenhall Ave and Leahi Ave | Near-Town Neighborhood (Right Yellow) | Town Neighborhood Low | Neighborhood Board 5 density concerns |
| 5 | Area bounded by Kapaeha Ave, Campbell, and Kameha Ave | Near-Town Corridor Center Low (Light Gold) | Near-Town Center | Neighborhood Board 5 density concerns |
| 6 | Area bounded by H-1, Koli Ave, Catherine St, and a block inward from Kapaeha | Town Neighborhood Low (Pale Peach) | Town Neighborhood Medium | Neighborhood Board 5 density concerns |







Focus Area Vicinity Map: Kapaeha Avenue



Close up of Fig. 2.8 (continued) Place Type Map (p. 141) from our Show-Around

Key Place Types for Kapaeha Area

-  Near Town Corridor-Center-Medium (low-mid-density mixed use housing in Kapaeha Bar)
-  Town Neighborhood-Medium (mid-mid-density residential) and other missing middle types in neighborhoods adjacent to Kapaeha Avenue
-  Town Neighborhood-Low (low-mid-density low-mid density middle residential)
-  Near Town Neighborhood (low-density middle residential)

