REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:
Esther Kia'āina, Chair; Tommy Waters, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Andria Tupola

Committee Meeting Held
October 16, 2025

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning & Planning, which considered Resolution 25-269 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING COMMERCIAL BUILDING AND THE CONSTRUCTION OF A NEW BANK BRANCH FACILITY THAT INCLUDES COMMERCIAL OFFICE SPACE IN HAWAI'I KAI, O'AHU,"

transmitted by Departmental Communication 713 (2025), dated September 19, 2025, from the Department of Planning and Permitting ("DPP"), and introduced on September 23, 2025, reports as follows:

The purpose of Resolution 25-269 is to grant a Special Management Area ("SMA") Major Permit to Bank of Hawai'i (the "Applicant") to allow for the demolition of an existing commercial building, construction of a new two-story bank branch facility that includes commercial office space, and installation of landscaping, on an approximately 10,920-square-foot non-shoreline lot zoned B-2 Community Business District, located at 6650 Kalaniana'ole Highway in Hawai'i Kai, and identified as Tax Map Key 3-9-017:040 (the "Project")

The Project site consists of a portion of six jointly developed zoning lots totaling approximately 1,194,850 square feet in area that comprise the Hawai'i Kai Towne Center, and identified as Tax Map Keys 3-9-017:011, 016, 034, 040, 041, and 042. Under a 1989 conditional use permit that allowed for joint development, the six parcels are considered as one zoning lot for development purposes.

ADOPTED ON NOV 5 2025

COMMITTEE REPORT NO. 353

The Project site is not a shoreline lot, but the Project is a commercial project and therefore requires an SMA Major Permit. The Project site is located mauka of Kalaniana'ole Highway, 153 feet from the presumed shoreline, which is hardened by a seawall. Approximately 10 percent of the Project site along Kalaniana'ole Highway will be impacted by 3.2 feet of sea level rise by the year 2100, but the Project building is outside of the 3.2-foot sea level rise exposure area.

The Project site is located within Flood Zone AE, a fringe flood area that is within the flood hazard area and requires compliance with the special flood hazard requirements of ROH Chapter 21A. The dwelling will be elevated approximately nine feet above mean sea level. Condition B.2 of the proposed CD1 requires the Applicant to acknowledge and take responsibility for the cleanup and restoration of the Project site in the event of coastal hazard-related loss of property.

An environmental assessment was prepared for the Project and the DPP issued a finding of no significant impact on March 23, 2025.

A Literature Review and Field Inspection ("LRFI") for the Project site was conducted by ASM Affiliates. No above-ground archaeological or historic resources were identified. Condition C of the proposed CD1 includes the standard stop work requirement in the event unknown archaeological resources or historic properties are discovered during Project construction.

Project sitework includes grading of approximately 0.17 acres and disturbing a total of 0.35 acres. Existing landscaping will be removed and replaced. Project landscaping will focus on native and Polynesian-introduced plants. The existing Bermuda grass lawn will be replaced with different grass species to improve the appearance of the lawn and minimize insect issues. While no importation of soil or structural fill material is proposed, since new landscaping materials may contain invasive pathogens, pests, or plants, the proposed CD1 includes Condition E, which

requires the Applicant to comply with certain protocols to minimize the spread of invasive species.

Your Committee notes that the DPP, after a public hearing held on July 25, 2025, recommends approval of the SMA Major Permit, subject to the conditions set forth in the Resolution.

At your Committee's meeting on October 16, 2025, the Applicant's Agent provided a brief presentation of the Project.

The DPP Director testified in support of the proposed CD1 version of the Resolution.

Your Committee received no verbal public testimony on the Resolution.

MC3 Architects and Dempsey Pacific Inc. submitted written testimony in support of the Resolution.

Your Committee has carefully reviewed the conditions recommended by the DPP for inclusion in this SMA Major Permit. Although your Committee generally finds the DPP's proposed conditions to be appropriate, your Committee recommends that certain conditions be amended or added as discussed below.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

A. Amends the title of the resolution to read:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE DEMOLITION OF AN EXISTING COMMERCIAL BUILDING AND THE CONSTRUCTION OF A NEW BANK BRANCH FACILITY THAT INCLUDES COMMERCIAL SPACE IN HAWAI'I KAI, O'AHU."

B. Amends the first WHEREAS clause to clarify the description of the Project.

C. Adds a new second WHEREAS clause to provide that the Project site consists of a portion of six jointly developed zoning lots totaling approximately 1,194,850 square feet that comprise the Hawai'i Kai Towne Center commercial complex, and that the six parcels are considered as one zoning lot for development purposes.

D. Amends the now third WHEREAS clause to delete the description of the testimony provided for and at the public hearing.

E. In Condition D, relating to minimizing impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site:

1. Amends Condition D.4 to provide that all exterior Project site work and construction activities are limited to daylight hours (sunrise to sunset).

2. Amends Condition D.7, relating to pre-construction nesting surveys to minimize impacts to avian fauna that may frequent or traverse the vicinity of the Project site, as follows:

a. Clarifies that a nesting survey must be conducted prior to and during construction activities year round (instead of requiring the survey only for construction activities occurring from March through November);

b. Adds that work may not proceed if downed seabirds are discovered in the course of the survey (in addition to any nests, eggs, or fledglings) and a 100-foot buffer must be observed around any discovered birds; and

c. Adds that prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or their designated representative, must instruct all onsite Project workers to review seabird protection information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW.

2. Adds a new Condition D.8 to provide that if any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under re-lettered Condition E.7.c must be implemented.

F. In Condition E, relating to minimizing the spread of invasive pathogens, pests, or plants:

1. Amends Condition E.3 to add a website link to the O'ahu Invasive Species Committee's ("OISC") print materials for invasive plants and animals targeted by the OISC;

2. Adds a new Condition E.5 to provide that to the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. References the Plant Pono website at https://plantpono.org/; and

3. Adds a new Condition E.6 to require the Applicant to comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material.

G. Amends the BE IT FINALLY RESOLVED clause to list the name of the contact person at the Bank of Hawaii as Natalie Fogle.

H. Replaces the Exhibits C-1 to C-6 attached to the resolution (for enhanced readability, the new exhibits are higher resolution versions of the original exhibits).

I. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds, pursuant to § 205A-26, Hawaii Revised Statutes ("HRS"), and § 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and in agreement with the conclusion of the DPP in Departmental Communication 713 (2025), that:

1. The development, as conditioned, will not have any significant adverse environmental or ecological effect, either alone or cumulatively with other projects.

2. The development, as conditioned, is consistent with the objectives and policies set forth in HRS § 205A-2 and ROH § 25-3.1, and the review guidelines contained in HRS § 205A-26 and ROH § 25-4.1.

REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:
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Radiant Cordero, Val A. Okimoto, Andria Tupola

3. The development, as conditioned, is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

Your Committee further finds that based on efforts to identify whether there are cultural, historic, or natural resources, or Native Hawaiian traditional and customary rights on the Project site, the Council is not aware of any existing cultural, historic, or natural resources, or Native Hawaiian traditional and customary practices on the Project site.

Your Committee on Zoning & Planning is in accord with the intent and purpose of Resolution 25-269, as amended herein, and recommends its adoption in the form attached hereto as Resolution 25-269, CD1. (Ayes: Cordero, Kia'āina, Okimoto, Tupola, Waters – 5; Noes: None.)

Respectfully submitted,

Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON NOV 5 2025

COMMITTEE REPORT NO. 353

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-269, CD1**

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE DEMOLITION OF AN EXISTING COMMERCIAL BUILDING AND THE CONSTRUCTION OF A NEW BANK BRANCH FACILITY THAT INCLUDES COMMERCIAL SPACE IN HAWAIʻI KAI, OʻAHU.

WHEREAS, on June 2, 2025, the Department of Planning and Permitting ("DPP") accepted the application (File Number 2025/SMA-42) of the Bank of Hawaiʻi (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the demolition of an existing commercial building, construction of a new two-story bank branch facility that includes commercial space, and installation of landscaping, on an approximately 10,920-square-foot non-shoreline lot zoned B-2 Community Business District, located at 6650 Kalaniana'ole Highway, and identified as Tax Map Key 3-9-017:040 (the "Project"); and

WHEREAS, the Project site consists of a portion of six jointly-developed zoning lots totaling approximately 1,194,850 square feet that comprise the Hawaiʻi Kai Towne Center commercial complex, and identified as Tax Map Keys 3-9-017:011, 016, 034, 040, 041, and 042; under a 1989 Conditional Use Permit that allowed for the joint development, the six parcels are considered as one zoning lot for development purposes; and

WHEREAS, on July 25, 2025, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended in person by the Applicant, the Applicant's agent, and DPP staff members, and virtually by one member of the public; and

WHEREAS, on September 19, 2025, within 60 calendar days after the close of the public hearing (the Applicant having agreed to an extension of the 45-calendar-day administrative deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on September 19, 2025, by Departmental Communication 713 (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major 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 recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-6, and D through K, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

1. "*The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 3-9-017:040 is susceptible to coastal hazards, which may result in harm or loss of life and property.*"

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that portions of Tax Map Key 3-9-017:040 are projected to be impacted by 3.2 feet of sea level rise by the year 2100. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a zoning lot partially within the sea level rise-exposure area. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site.*"

RESOLUTION

C. To minimize impacts to archaeological, historic, and cultural resources that may be present at the Project site, if, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; iwi kūpuna (Native Hawaiian ancestral remains); rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact the State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity. This requirement must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

D. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following.

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin.

2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b).

3. Exterior light fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture.

4. All exterior Project site work and construction activities are limited to daylight hours (sunrise to sunset).

5. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup-rearing season (June 1 through September 15).

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.

7. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal endangered, threatened, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows.

   a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct surveys for the presence of such bird nests, eggs, or fledglings.

   b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed.

   c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

      i. The United States Fish and Wildlife Service ("USFWS") and the State of Hawai'i Department of Land and Natural Resources ("DLNR") Division of Forestry and Wildlife ("DOFAW") must be contacted immediately, and a 100-foot buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

      ii. Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

      iii. Written evidence of the survey must be submitted to the DPP Land Use Permits Division.

   d. If there is a delay of three or more workdays during the active Project construction period, before work may resume, the qualified biologist must conduct subsequent nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish.

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All onsite Project workers must be instructed to review information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW.

8. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition D.7.c must be implemented.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

E. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following.

1. The Applicant shall minimize the importation of fill material to the extent possible. No importation of soil or structural fill material is proposed.

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee ("OISC").

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols is required. See https://www.oahuisc.org/print-materials/. All onsite Project workers must

be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or information provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the Plant Pono website at www.plantpono.org.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle ("CRB"), in any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of CRB host material.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

F. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

1. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

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

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

   a. Sixty days after its receipt of the DPP Director's report; or

   b. The Applicant's then-existing deadline for obtaining a construction permit or building permit;

   the extension will be deemed to be denied.

G. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-269, CD1**

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Natalie Fogle, Bank of Hawai'i, 130 Merchant Street #1010, Honolulu, Hawai'i 96813; Greg Nakai, PBR Hawai'i & Associates, Inc., 1001 Bishop Street, Honolulu, Hawai'i 96817; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State of Hawai'i Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

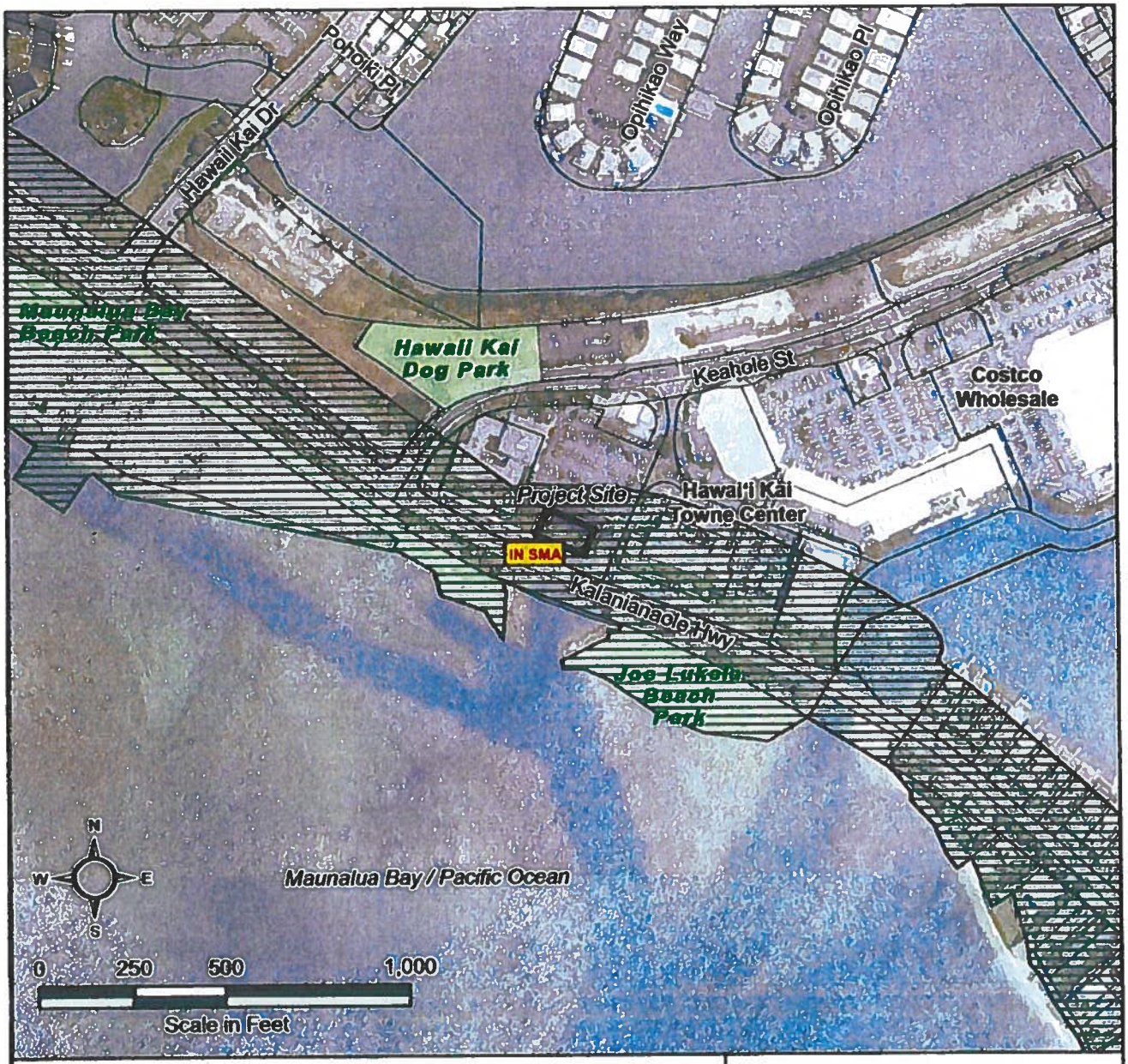
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

September 23, 2025
Honolulu, Hawai'i

Councilmembers



Legend

- Project Site
- TAX Parcel
- City Park
- Within SMA
- Outside SMA



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT A

Location Map

FILE NO.: 2025/SMA-42

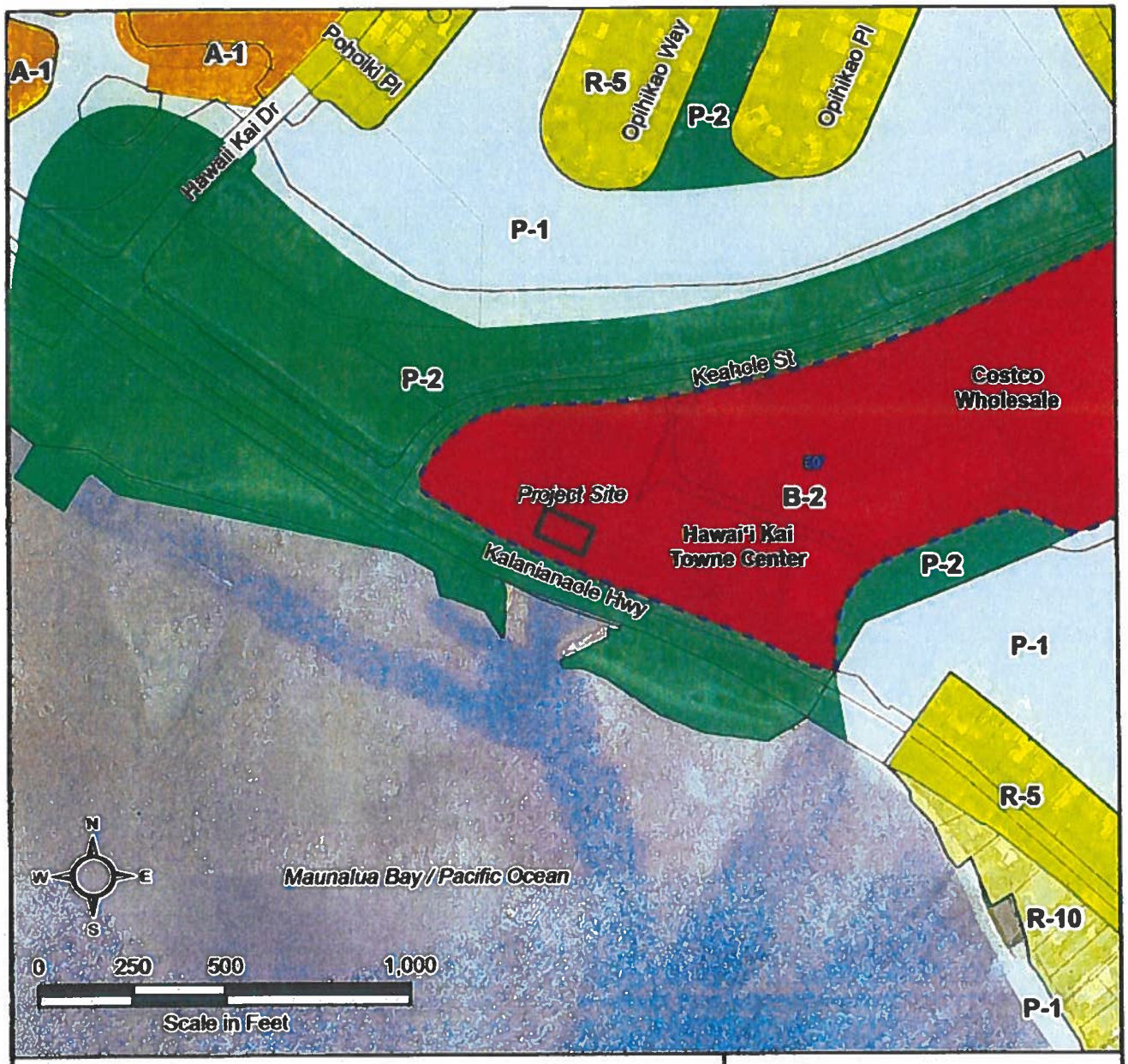
PROJECT: Bank of Hawai'i - Hawai'i Kai

LOCATION: 6650 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-017: 040

Prepared by: Department of Planning and Permitting Date: July 1, 2025

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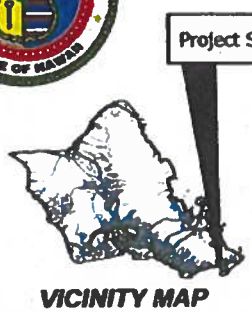


Legend

- Project Site
- TAX Parcel
- Zoning Map Height Limit

Zoning District

- A-1
- B-2
- P-1
- P-2
- R-10
- R-5



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT B

Zoning Map

FILE NO.: 2025/SMA-42

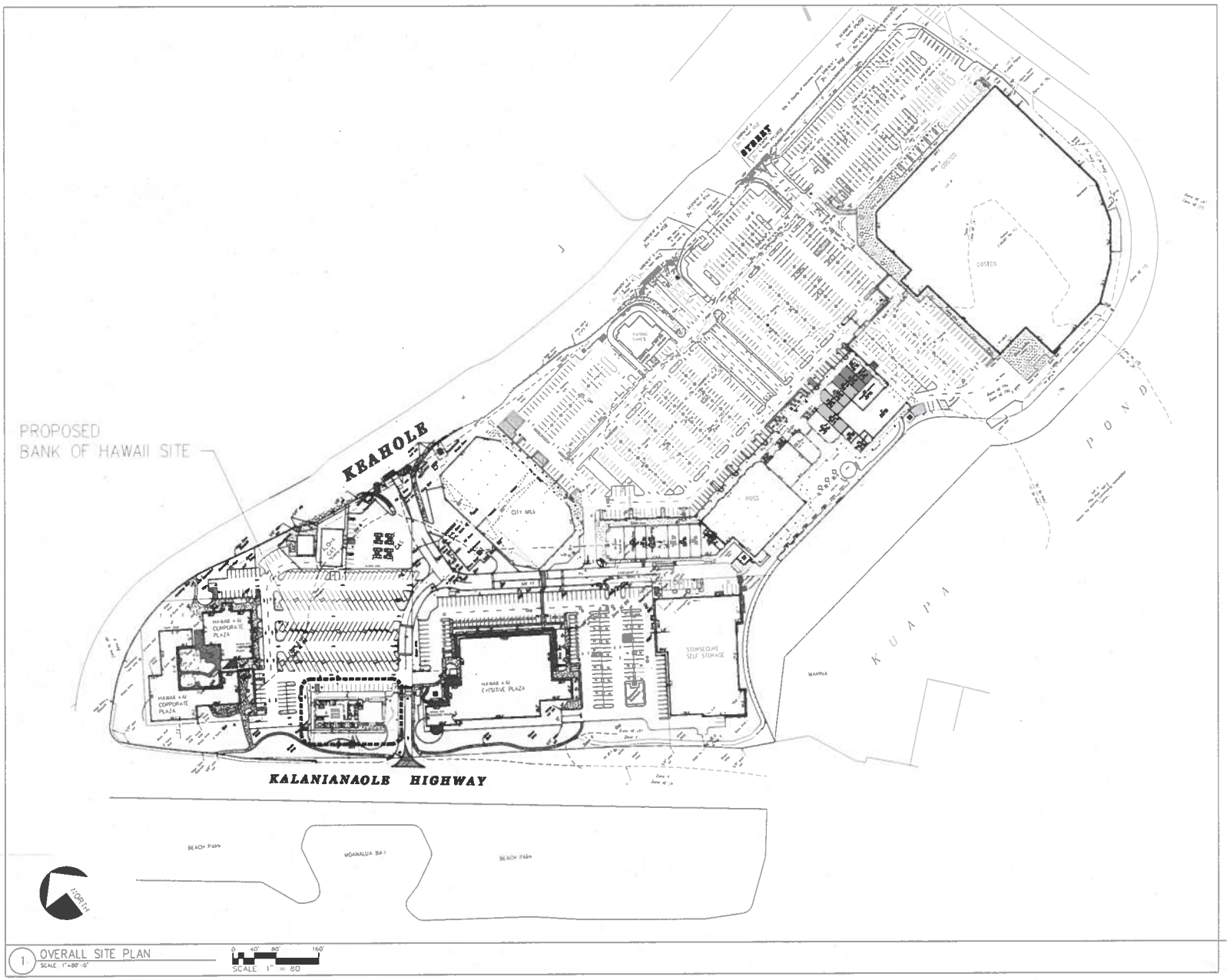
PROJECT: Bank of Hawai'i - Hawai'i Kai

LOCATION: 6650 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-017: 040

Prepared by: Department of Planning and Permitting Date: July 1, 2025

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1 OVERALL SITE PLAN
SCALE: 1"=80'-0"

SCALE: 1" = 80'
0 40' 80' 160'

EXHIBIT C-1

MC3 ARCHITECTS
1044 MUAHILI AVENUE
HONOLULU, HI 96817
PHONE: (808) 529-0807

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION OBSERVATION OF CONSTRUCTION AS DEFINED IN HAWAII ADMINISTRATIVE RULES (TITLE 16, CHAPTER 115)

SIGNATURE

APRIL 30, 2026
EXPIRATION DATE OF LICENSE

ROBERT P. DOMINGO
LICENSED PROFESSIONAL ARCHITECT
No. 10156
HAWAII, U.S.A.

PROJECT TITLE

BANK OF HAWAII
AT THE HAWAII KAI TOWN CENTER
6650 KALANIANA'OLE HIGHWAY
HONOLULU, HI 96825

T.M.K.: (1) 3-8-017:040

REVISIONS

NO	DESCRIPTION	DATE	BY

JOB NUMBER 2408	DATE 10/25/24
PROJECT DIRECTOR	DESIGNED BY
DRAWN BY	CHECKED BY
CAD FILE	
SCALE AS SHOWN	
PHASE EA SUBMITTAL	

SHEET TITLE

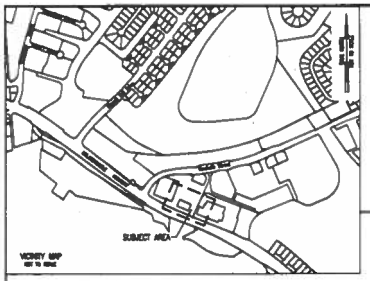
OPTION 5D ALT
OVERALL SITE PLAN

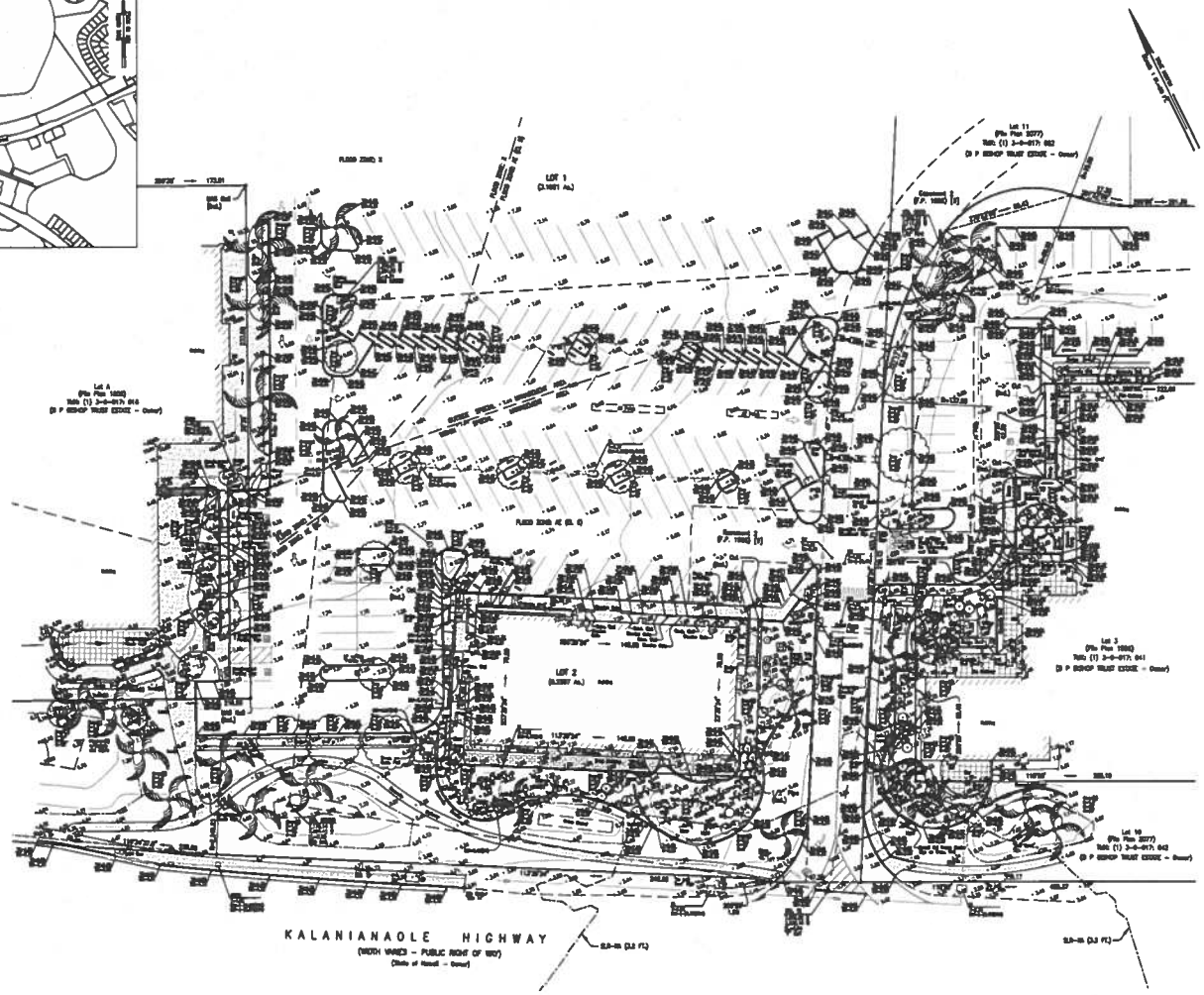
SHEET NUMBER

SD-1.0

ALTA/NSPS Land Title Survey

EXHIBIT C-2





Notes

Azimuths are referred to Geodetic Survey Triangulation Station "KOKO HEAD (U" △.

Survey is based upon Title Report Order Nos. 2211405604 and 2241405604, prepared by Title Guaranty of Hawaii, LLC dated April 8, 2024, revised April 30, 2024.

Record of adjoining parcels are from records of the Land Property Mapping Branch of the State of Hawaii.

Fee Owner: D P BISHOP TRUST ESTATE
Lessee: HONUA KAI TOWNE CENTER SPE LLC, a Delaware limited liability company

Tmks: (1) 3-4-017: 011
(1) 3-4-017: 048

Property Addresses: 3244 Kalanianaole Highway, Honolulu, HI 96825
3222 Kalanianaole Highway, Honolulu, HI 96825

Gross Land Area: 139,211 Sq. Ft. (3.1951 Ac.)
19,933 Sq. Ft. (0.4577 Ac.)

Flood Zone Designation: Zone X and Zone AE (EL. 6)
Flow Panel No. 15003C0357F, with an effective date of January 19, 2011.

Flood zone and FEH boundaries were taken from the City and County of Honolulu, Parcel and Zoning information GIS website and have been digitized on April 26, 2024.

The U.S.G.S. Tsu Land Use Exposure Area was found on the Pacific Islands Ocean Observing System, State of Hawaii Tsu Land Use Viewer and digitized on May 6, 2024.

Elevations are based on benchmark "PARK 4 2" published in the National Geodetic Survey database.

Easement Items from Title Report (Tmk: 3-4-017: Por. 011)

4. Grant (Not Plotted)
   To: CITY AND COUNTY OF HONOLULU
   Dated: November 28, 1923
   Recorded: Liber 2092 Page 1
   Grantee: an easement for sluiceway purposes over Easement "1" containing an area of 42 square feet, more or less, and being more particularly described therein

5. EXISTING EASEMENT "1" (Not Plotted)
   Purpose: sanitary sewer
   Shown: on File Plan No. 1020

6. EXISTING EASEMENT "2" (Not Plotted)
   Purpose: sanitary sewer
   Shown: on File Plan No. 1020

7. EXISTING EASEMENT "4" (Not Plotted)
   Purpose: sanitary
   Shown: on File Plan No. 1020

8. RESERVATION OF EASEMENT "4" (Not Plotted)
   Purpose: access and utility
   Shown: on File Plan No. 1020

9. RESERVATION OF EASEMENT "5" (Plotted)
   Purpose: access and utility
   Shown: on File Plan No. 1020

10. GRANT (Not Plotted)
    To: EAST HONOLULU COMMUNITY HOMES, INC.
    Dated: August 31, 1950
    Recorded: Document No. 1R-128041
    Grantee: an easement over said Easement "4" as shown on File Plan No. 1020

For Owner: D P BISHOP TRUST ESTATE

By: HONUA KAI TOWNE CENTER SPE LLC, a Delaware limited liability company
The Guaranty of Hawaii, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof. The fieldwork was completed on April 26, 2024.

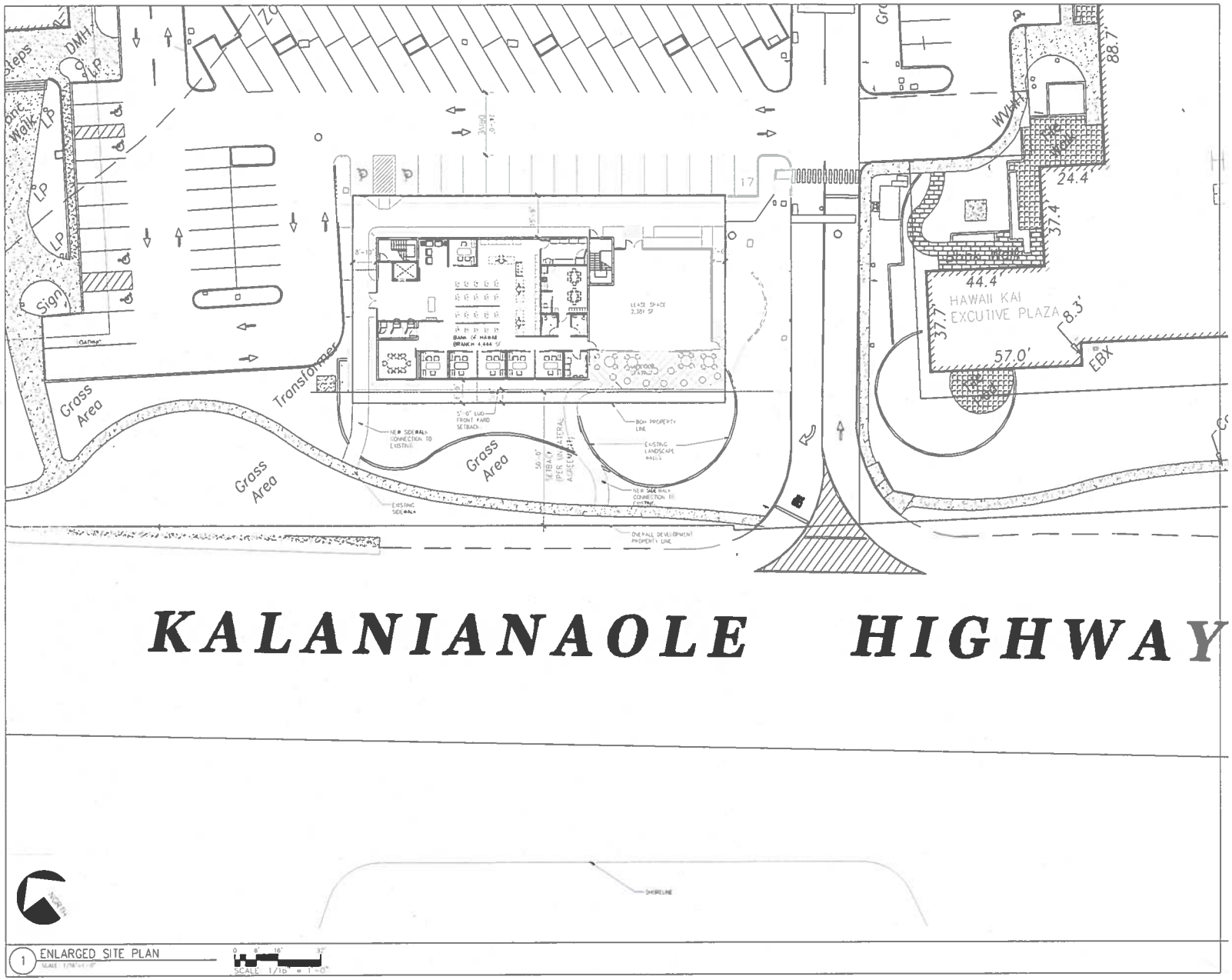
This work was prepared by me or under my direct supervision

May 15, 2024
Date

LICENSED PROFESSIONAL LAND SURVEYOR No. 10020

Ryan C. Suzuki
Date: 5/20/24
Licensed Professional Land Surveyor
Certificate Number 10020

R.M. TOWILL CORPORATION



1 ENLARGED SITE PLAN

SCALE 1/16" = 1'-0"

EXHIBIT C-3

MC3 ARCHITECTS
1044 NUUANU AVENUE
HONOLULU, HI 96817
PHONE: (808) 629-0807

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. OBSERVATION OF CONSTRUCTION AS DEFINED IN HAWAII ADMINISTRATIVE RULES (TITLE 16, CHAPTER 115).

SIGNATURE

APPR. XX, 2024
EXPIRATION DATE OF LICENSE

ROBERT H. DOWNING
LICENSED PROFESSIONAL ARCHITECT
No. 10114
HAWAII, U.S.A.

PROJECT TITLE

BANK OF HAWAII
AT THE HAWAII KAI TOWN CENTER

6650 KALANIANA'OLE HIGHWAY
HONOLULU, HI 96825

T.M.K.: (1) 3-8-017:040

REVISIONS

NO	DESCRIPTION	DATE	BY

JOB NUMBER	DATE
2408	10/25/24
PROJECT DIRECTOR	DESIGNED BY
DRAWN BY	CHECKED BY
CAD FILE	
SCALE	
AS SHOWN	
PHASE	
EA SUBMITTAL	

SHEET TITLE

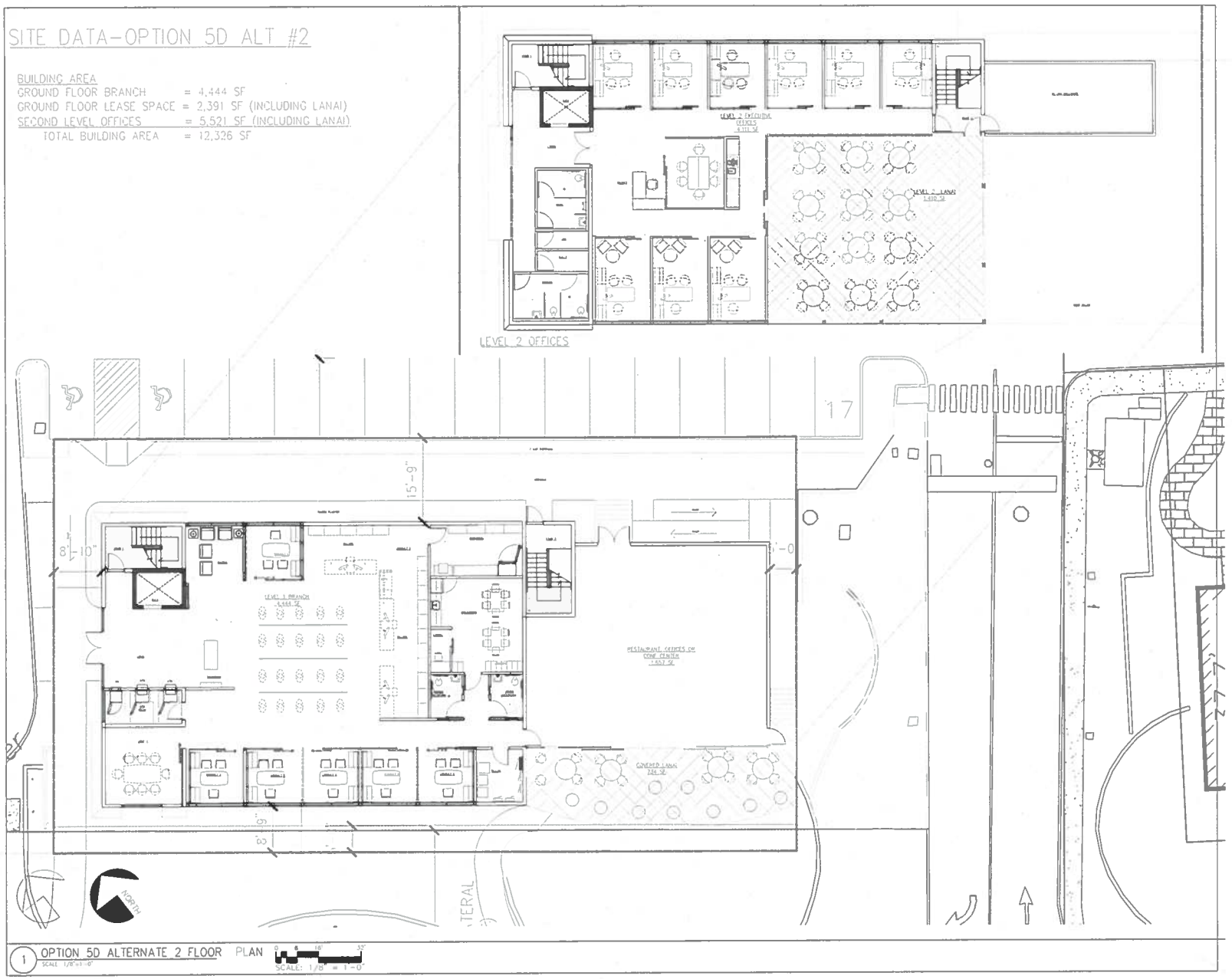
OPTION 5D ALT
ENLARGED SITE PLAN

SHEET NUMBER

SD-2.0

SITE DATA–OPTION 5D ALT #2

BUILDING AREA
GROUND FLOOR BRANCH = 4,444 SF
GROUND FLOOR LEASE SPACE = 2,391 SF (INCLUDING LANAI)
SECOND LEVEL OFFICES = 5,521 SF (INCLUDING LANAI)
TOTAL BUILDING AREA = 12,326 SF



1 OPTION 5D ALTERNATE 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXHIBIT C-4

MC3 ARCHITECTS
1044 MULIANU AVENUE
HONOLULU, HI 96817
PHONE: (808) 628-0807

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SIGNATURE

APPR. NO. 2024
EXPIRATION DATE OF LICENSE

ROBERT P. DOMINGO
LICENSED PROFESSIONAL ARCHITECT
No. 10134
HAWAII, U.S.A.

PROJECT TITLE

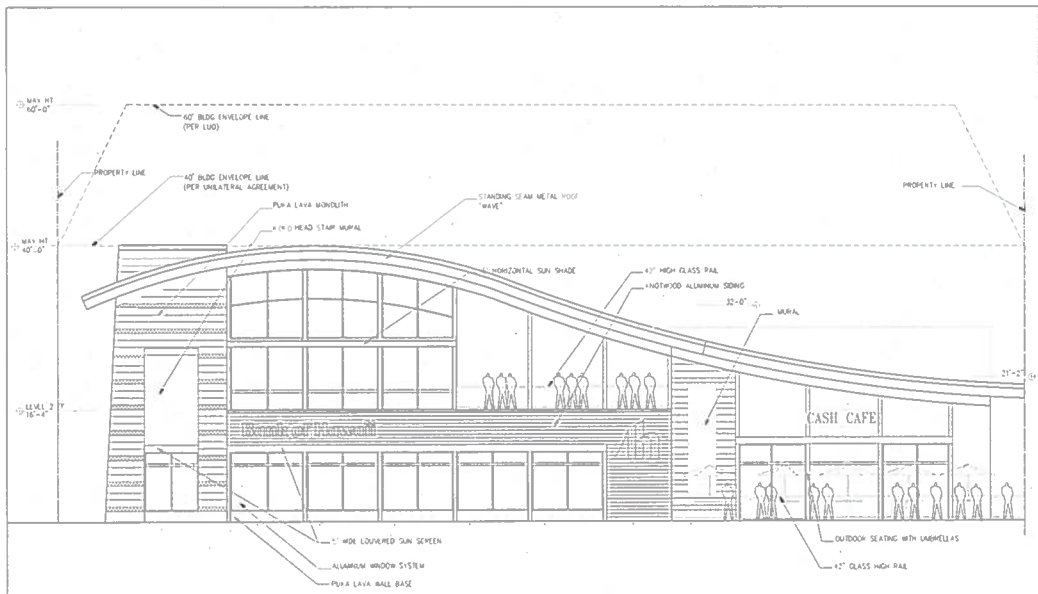
BANK OF HAWAII
AT THE HAWAII KAI TOWN CENTER
6650 KALANIANA'OLE HIGHWAY
HONOLULU, HI 96825

T.M.K.: (1) 3-8-017:040

REVISIONS
NO DESCRIPTION DATE BY

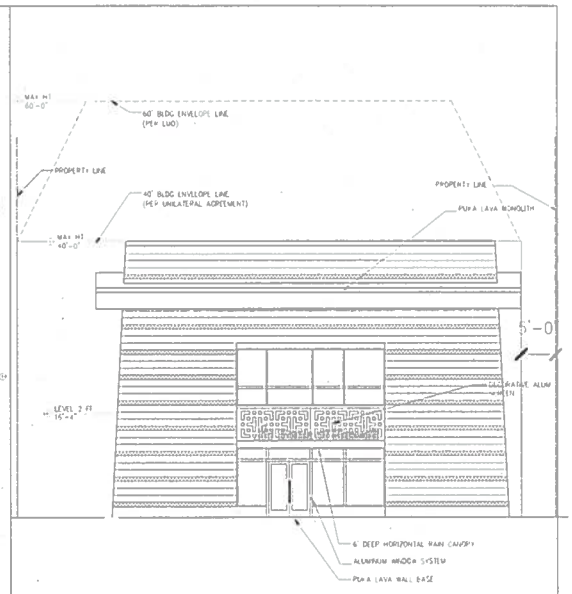
JOB NUMBER 2408
DATE 10/25/24
PROJECT DIRECTOR
DESIGNED BY
DRAWN BY
CHECKED BY
CAD FILE
SCALE AS SHOWN
PHASE EA SUBMITTAL
SHEET TITLE
OPTION 5D ALT 2 FLOOR PLAN
SHEET NUMBER
A1.0

EXHIBIT C-5



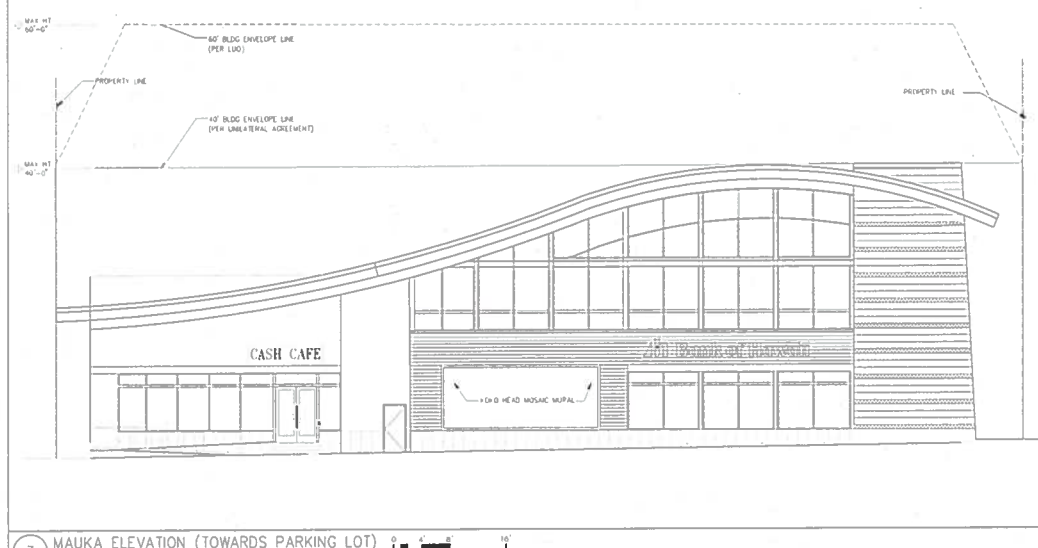
1 MAKAI ELEVATION
SCALE: 1/8"=1'-0"

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



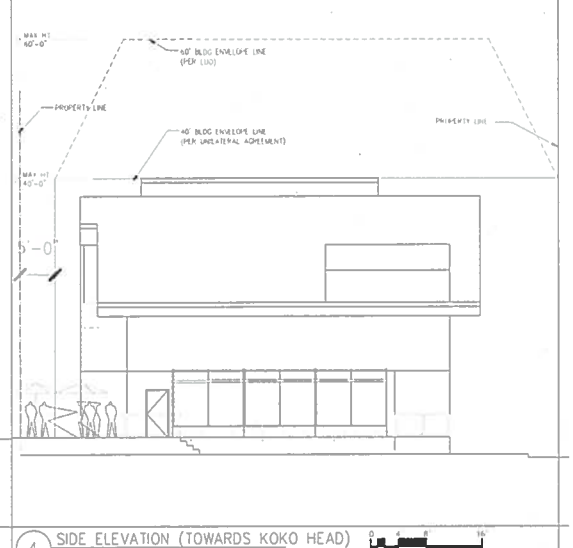
2 SIDE ELEVATION (TOWARDS ROY'S)
SCALE: 1/8"=1'-0"

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



3 MAUKA ELEVATION (TOWARDS PARKING LOT)
SCALE: 1/8"=1'-0"

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



4 SIDE ELEVATION (TOWARDS KOKO HEAD)
SCALE: 1/8"=1'-0"

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

MC3 ARCHITECTS
1044 MUUANU AVENUE
HONOLULU, HI 96817
PHONE: (808) 629-0807

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SIGNATURE

APRIL 30, 2026
EXPIRATION DATE OF LICENSE

ROBERT P. DOMINGO
LICENSED PROFESSIONAL ARCHITECT
No. 10114
HAWAII, U.S.A.

PROJECT TITLE

BANK OF HAWAII
AT THE HAWAII KAI TOWN CENTER
6650 KALANIANA'OLE HIGHWAY
HONOLULU, HI 96825

T.M.K.: (1) 3-8-017:040

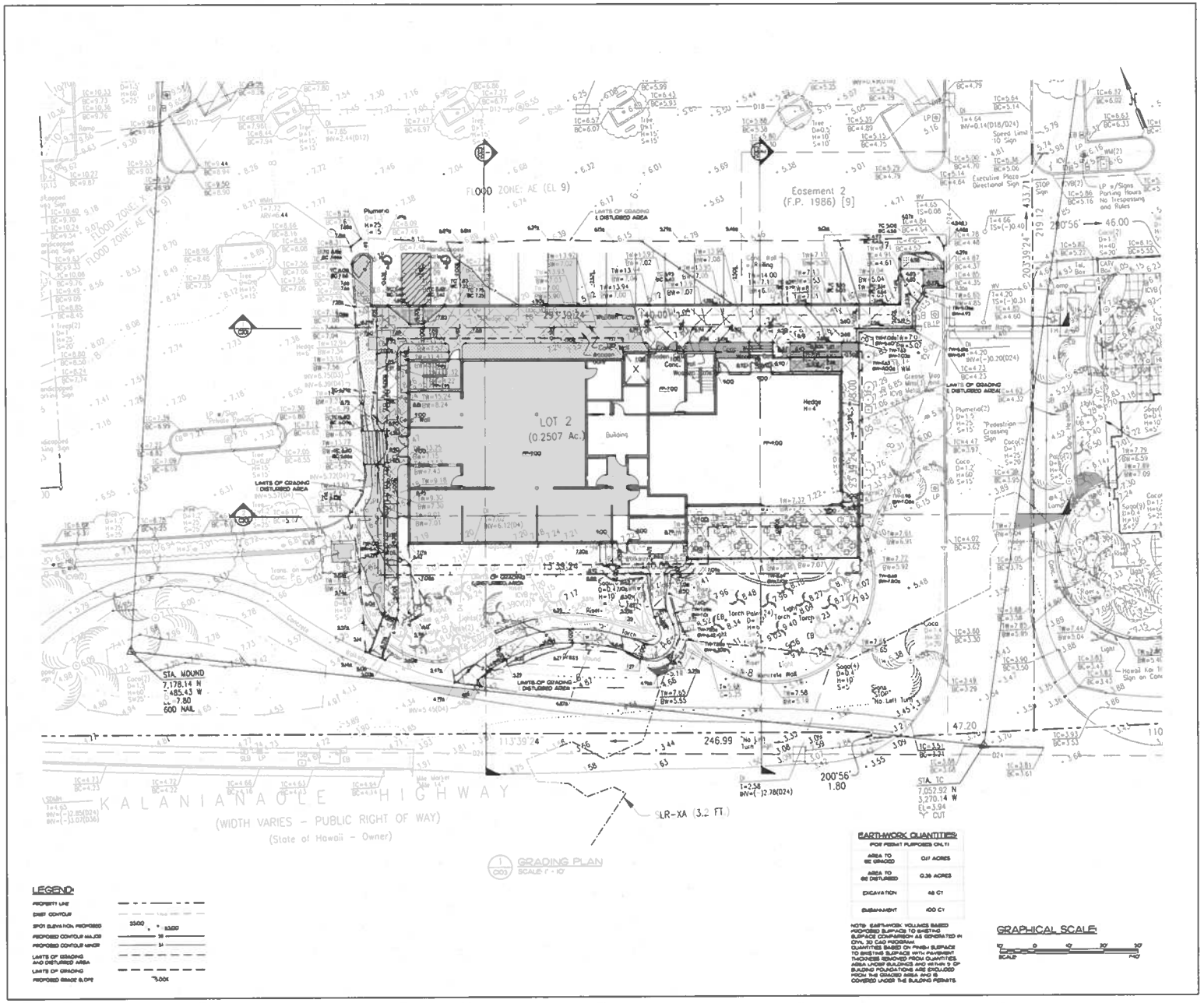
REVISIONS

NO	DESCRIPTION	DATE	BY

JOB NUMBER 2408 | DATE 10/25/24
PROJECT DIRECTOR | DESIGNED BY
DRAWN BY | CHECKED BY
CAD FILE
SCALE AS SHOWN
PHASE EA SUBMITTAL
SHEET TITLE OPTION 5D ELEVATION

SHEET NUMBER A2.0

EXHIBIT C-6



LEGEND:

PROPERTY LINE
DIST CONTOUR
SPOT ELEVATION PROPOSED — 33.00
PROPOSED CONTOUR MAJOR — 30
PROPOSED CONTOUR MINOR — 31
LIMITS OF GRADING AND DISTURBED AREA
LIMITS OF GRADING
PROPOSED GRADE SLOPE — 5.00%

EARTHWORK QUANTITIES:
(FOR PERMIT PURPOSES ONLY)

AREA TO BE GRADED	0.17 ACRES
AREA TO BE DISTURBED	0.39 ACRES
EXCAVATION	48 CY
EMBANKMENT	100 CY

NOTE: EARTHWORK VOLUMES BASED PROPOSED SURFACES TO EXISTING SURFACE COMPARISON AS GENERATED IN CIVIL 3D CAD PROGRAM. QUANTITIES BASED ON FINISH SURFACE TO EXISTING SURFACE WITH PAVEMENT THICKNESS REMOVED FROM QUANTITIES. AREA UNDER BUILDING AND WITHIN 5' OF BUILDING FOUNDATIONS ARE EXCLUDED FROM THE GRADED AREA AND IS COVERED UNDER THE BUILDING PERMITS.

GRAPHICAL SCALE:
10' 0 10' 20' 30'
SCALE: 1"=10'

MC3 ARCHITECTS
1164 KILAUEA AVENUE
HONOLULU, HI 96817
PHONE: (808) 836-0097

LICENSED PROFESSIONAL ENGINEER — No. 12000 — HAWAII, U.S.A.

A NEW BANK BRANCH FOR
BANK OF HAWAII
AT THE HAWAII KAI TOWN CENTER
8850 KALANIANA'OLE HIGHWAY
HONOLULU, HI 96825
T.M.K.: (1) 3-8-017:040

REVISIONS

NO.	DESCRIPTION	DATE	BY

JOB NUMBER	DATE
23.128	04/28/2025
PROJECT MANAGER	DRAWN BY
TD	KA
DESIGN BY	CHECKED BY
KA	TD

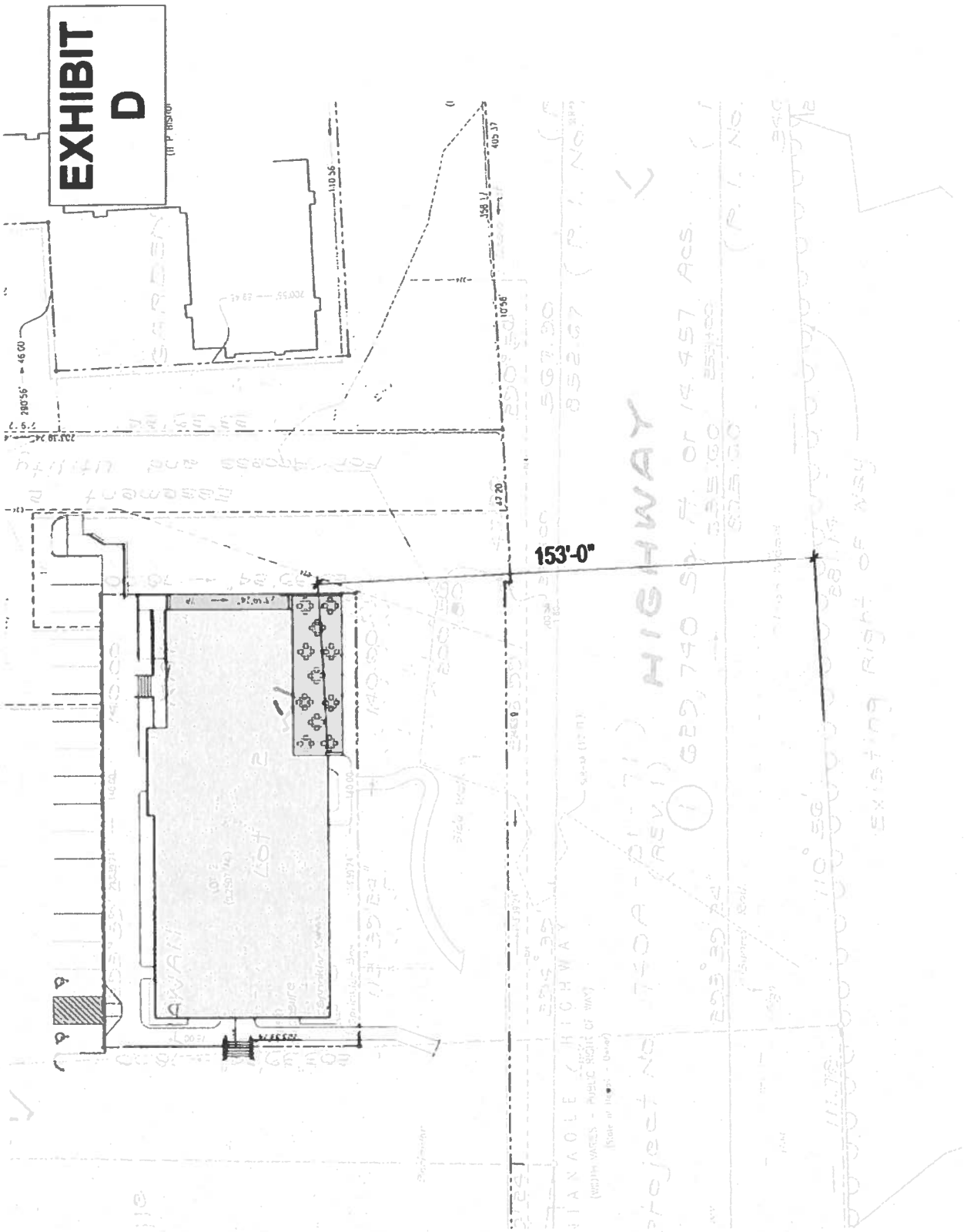
CAD FILE

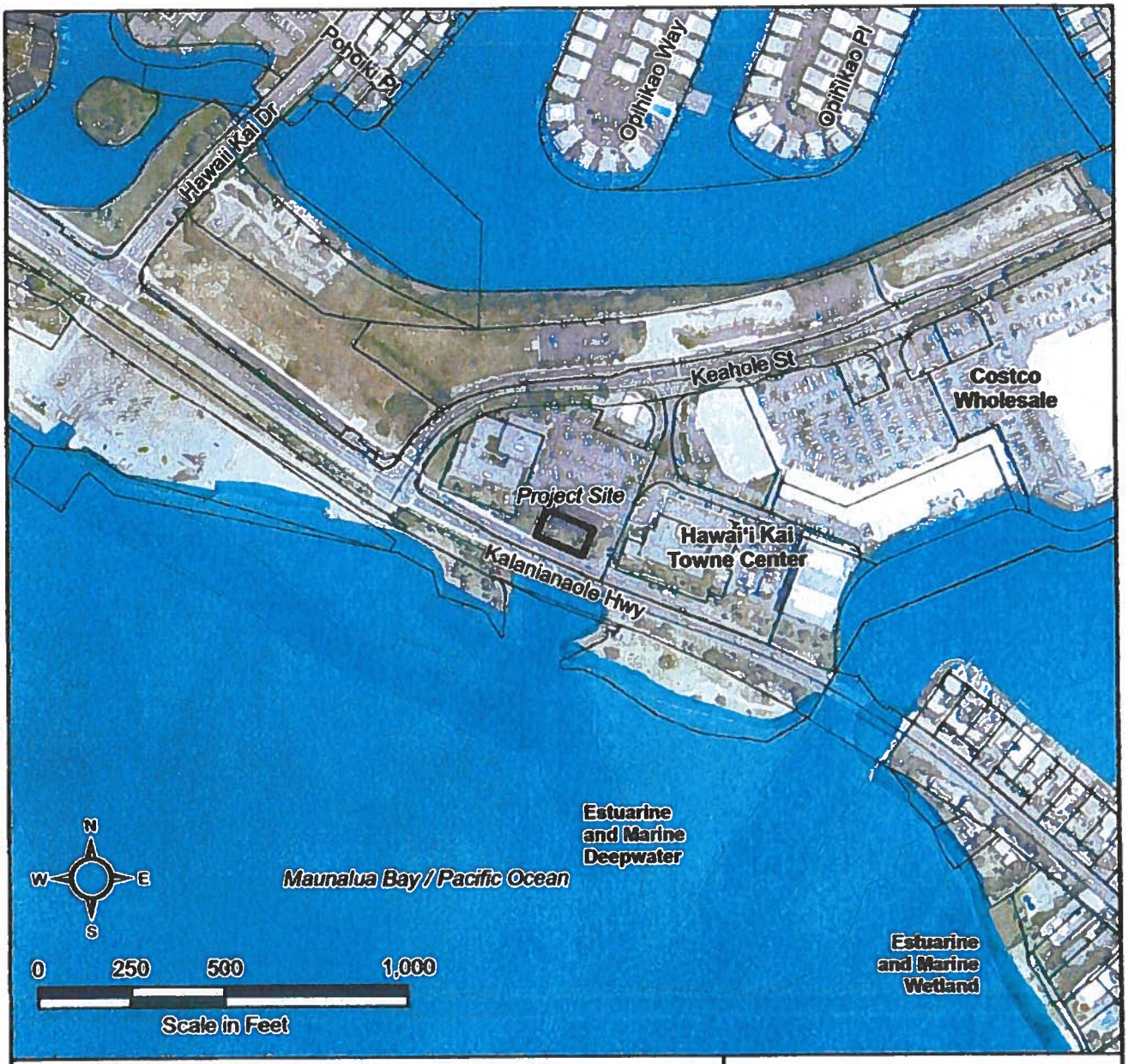
SCALE
AS NOTED

PLOT

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C103


EXHIBIT
D
153'-0"



Legend

- Project Site
- TAX Parcel

Wetland Type

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT E

Wetlands Map

FILE NO.: 2025/SMA-42

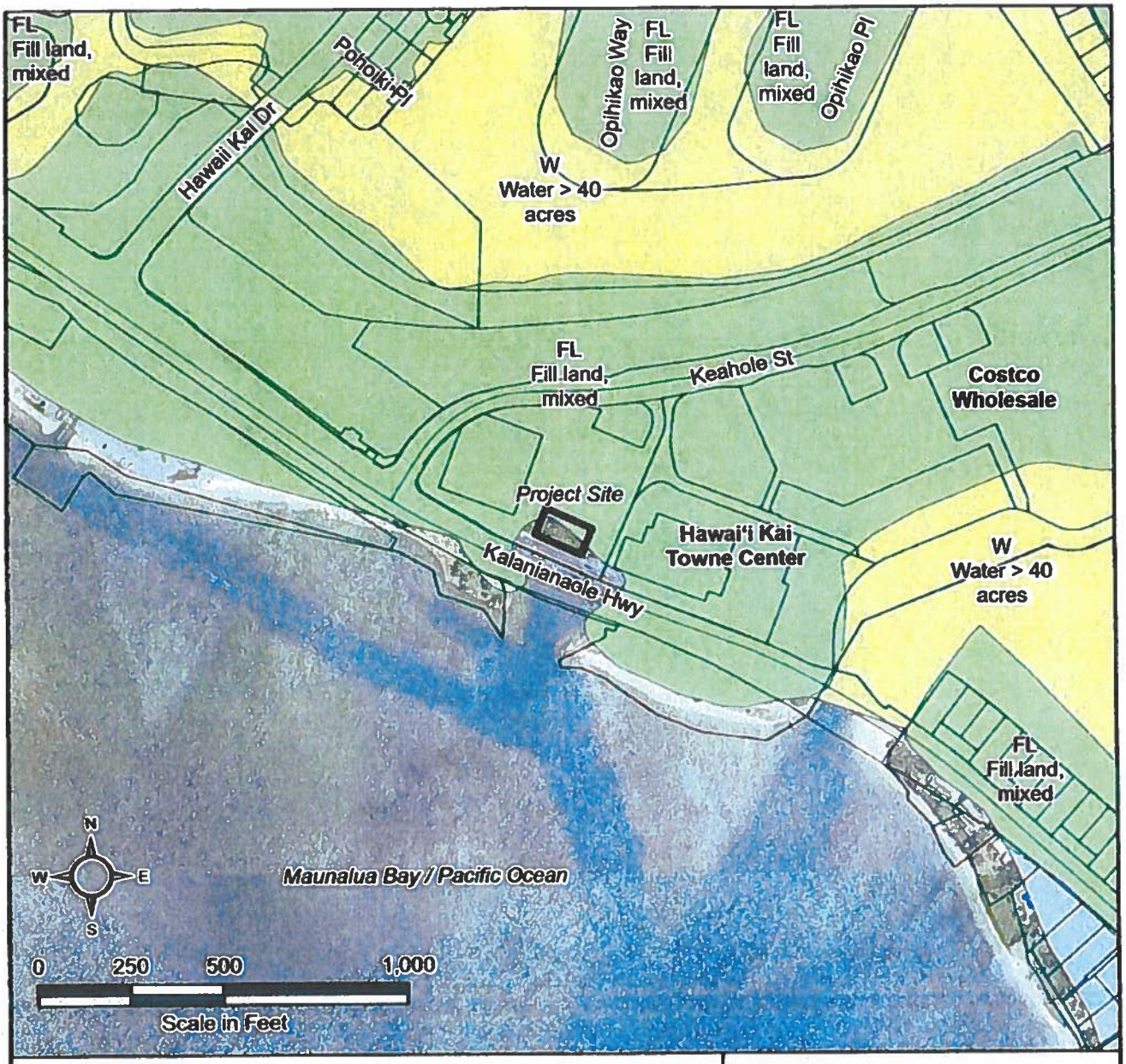
PROJECT: Bank of Hawai'i - Hawai'i Kai

LOCATION: 6650 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-017: 040

Prepared by: Department of Planning and Permitting Date: July 1, 2025

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Legend

- Project Site
- TAX Parcel

NRCS Soil

- FL
- JaC
- W



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT F

NRCS Soils Map

FILE NO.: 2025/SMA-42

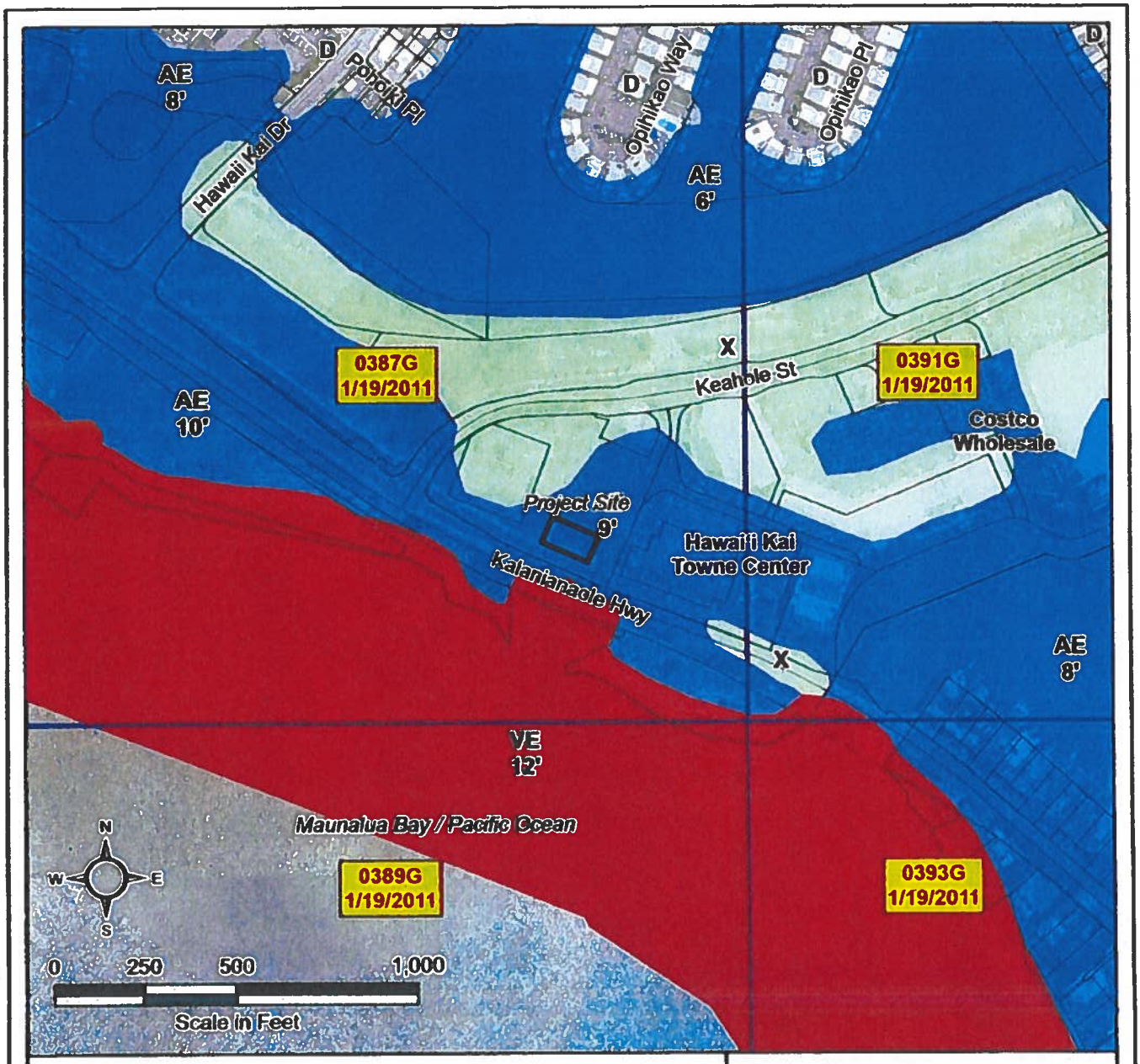
PROJECT: Bank of Hawai'i - Hawai'i Kai

LOCATION: 6650 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-017: 040

Prepared by: Department of Planning and Permitting Date: July 1, 2025

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Legend

- Project Site
- TAX Parcel
- FIRM Flood Panel (Index) 2014

Flood Zones

- AE
- D
- VE
- X

Project Site

VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT G

Flood Hazard Areas Map

FILE NO.: 2025/SMA-42

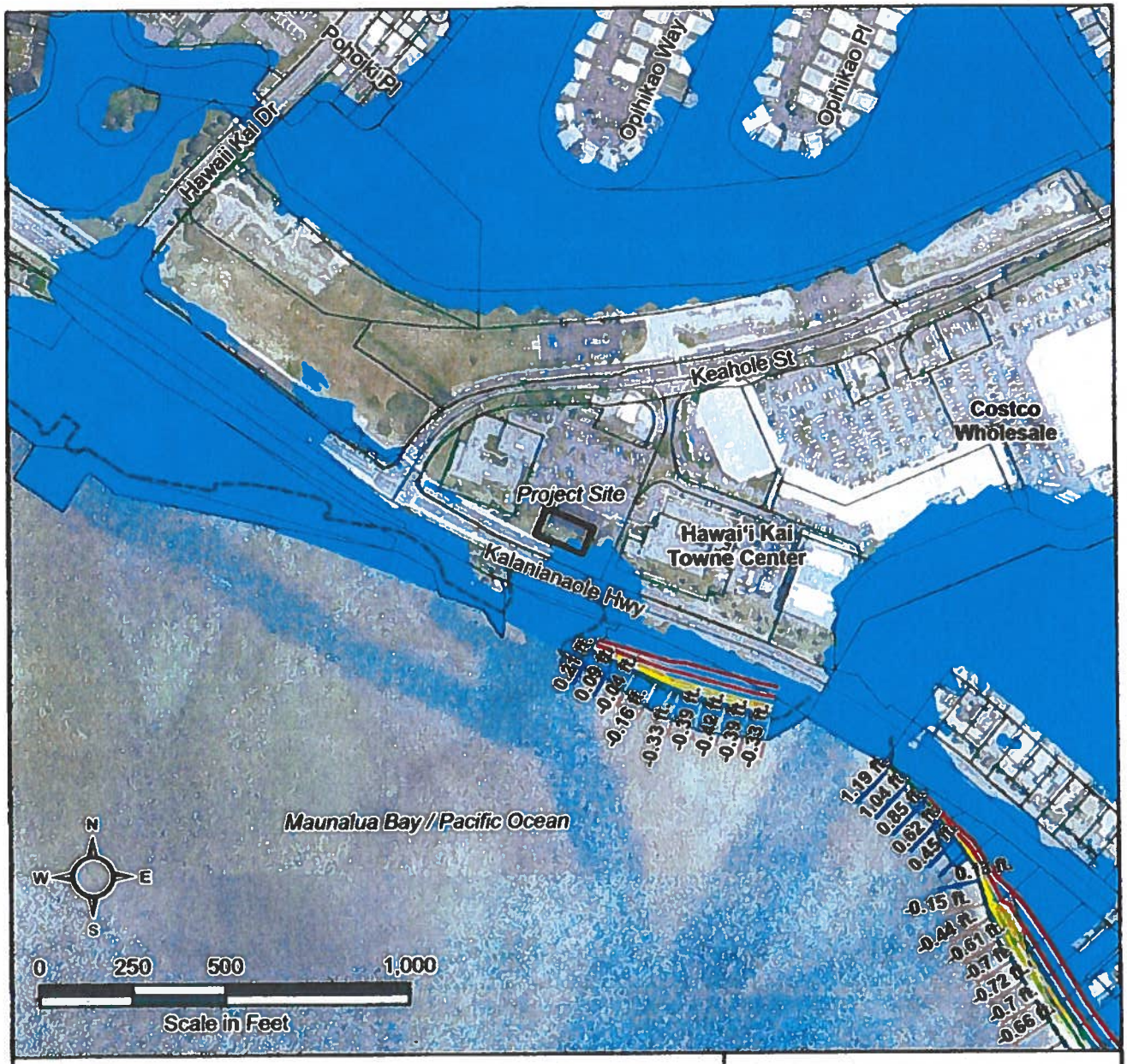
PROJECT: Bank of Hawai'i - Hawai'i Kai

LOCATION: 6650 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-017: 040

Prepared by: Department of Planning and Permitting Date: July 1, 2025

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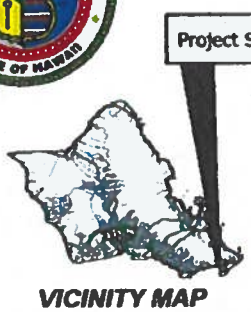


Legend

- Project Site
- TAX Parcel
- SLR Exposure Area - 3.2 Ft. Scenario
- SLR - Vegetation Line (2005-2008)
- SLR Coastal Erosion (Line) - 0.5 Ft. Scenario
- SLR Coastal Erosion (Line) - 1.1 Ft. Scenario
- SLR Coastal Erosion (Line) - 2.0 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

Annual Shoreline Change Rate

- Erosion Rate
- Accretion Rate



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT H

Sea Level Rise Map

FILE NO.: 2025/SMA-42

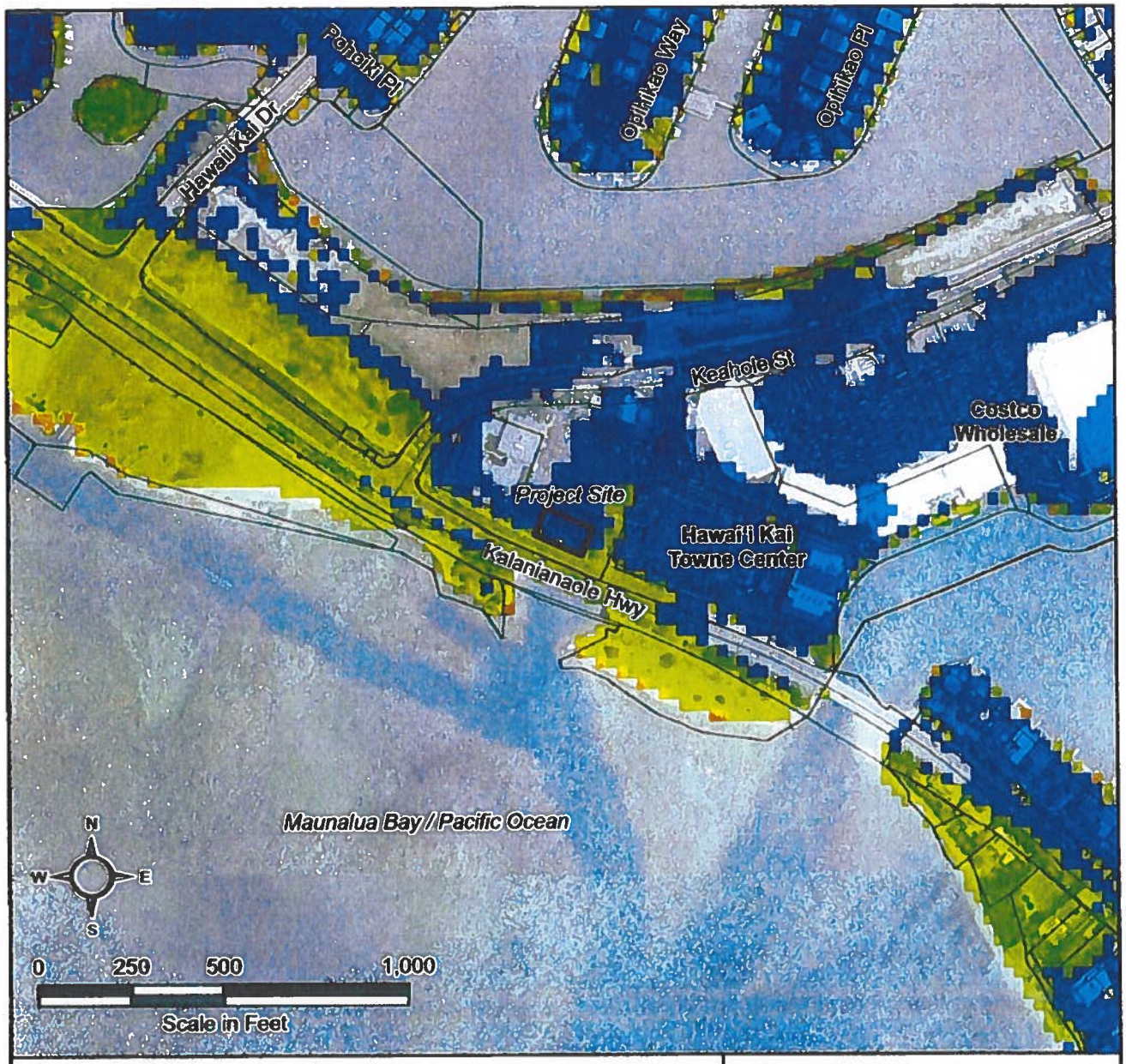
PROJECT: Bank of Hawai'i - Hawai'i Kai

LOCATION: 6650 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-017: 040

Prepared by: Department of Planning and Permitting Date: July 1, 2025

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Legend

- Project Site
- TAX Parcel

Storm Surge during a Category 4 Hurricane Event

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey

EXHIBIT I

Storm Surge Map

FILE NO.: 2025/SMA-42

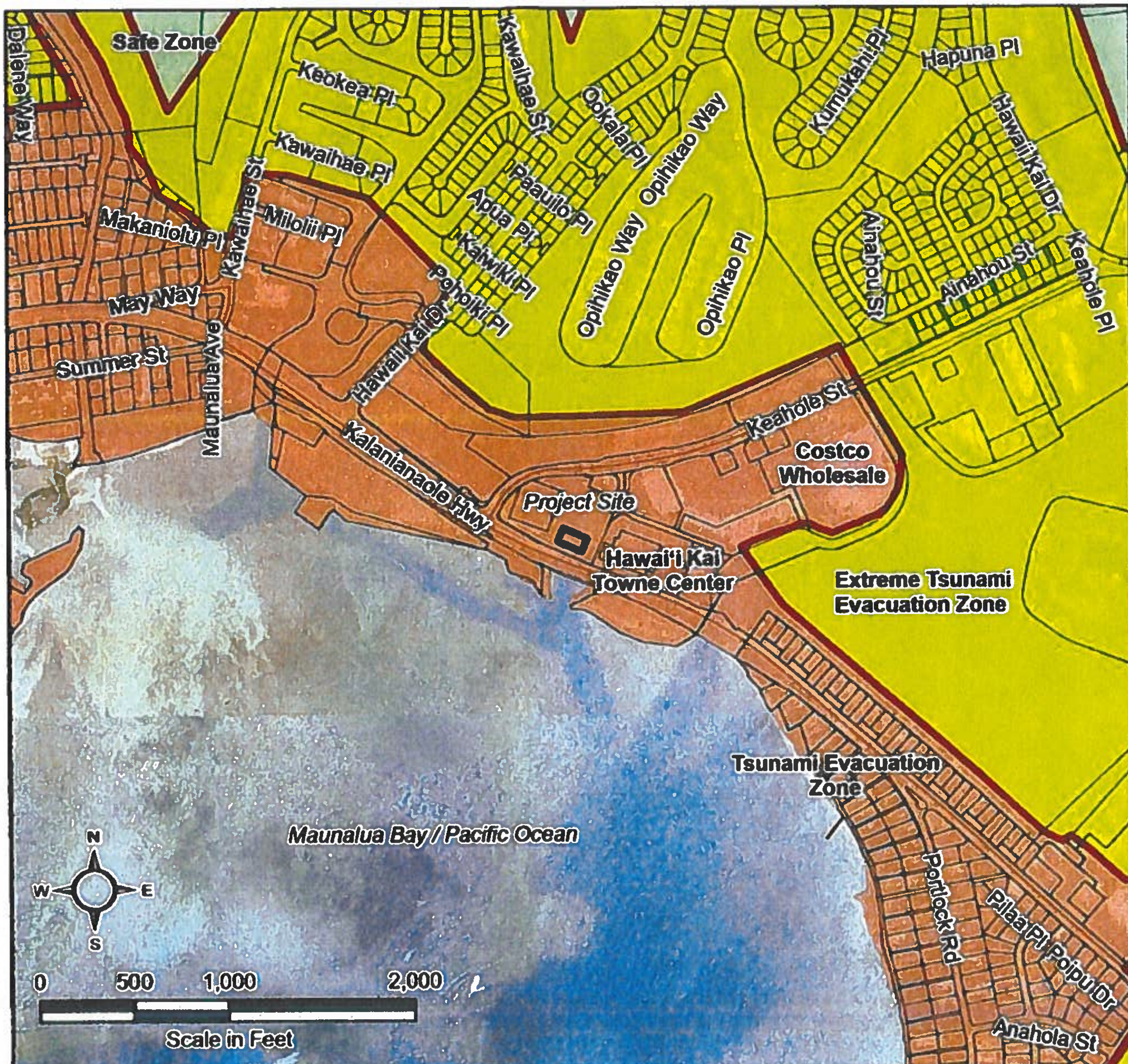
PROJECT: Bank of Hawai'i - Hawai'i Kai

LOCATION: 6650 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-017: 040

Prepared by: Department of Planning and Permitting Date: July 1, 2025

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Legend

- Project Site
- TAX Parcel
- Tsunami Evacuation Boundary Line 2015
- Tsunami Evacuation Zone
- Extreme Tsunami Evacuation Zone
- Safe Zone



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT J

Tsunami Evacuation Zone Map

FILE NO.: 2025/SMA-42

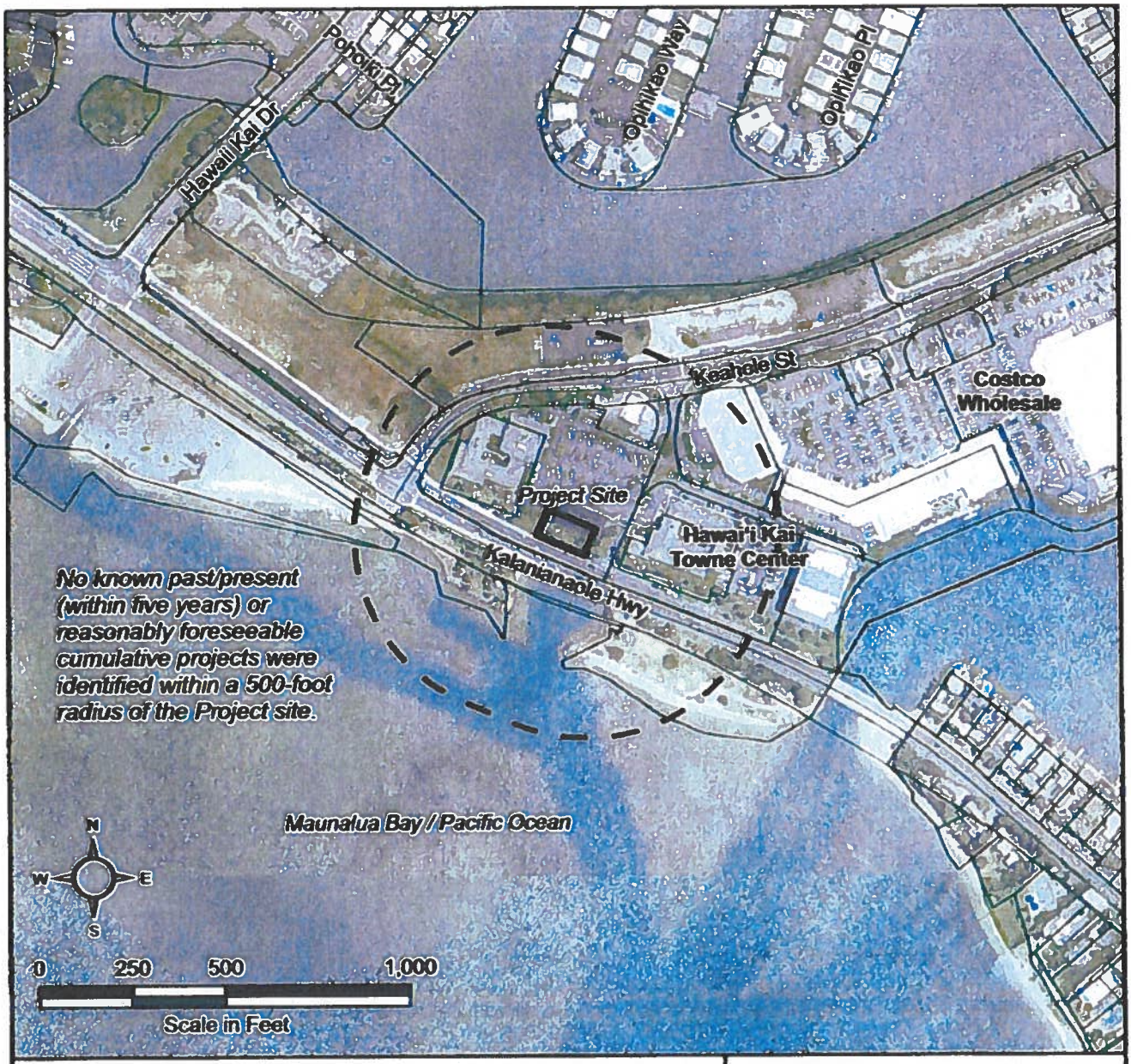
PROJECT: Bank of Hawai'i - Hawai'i Kai

LOCATION: 6650 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-017: 040

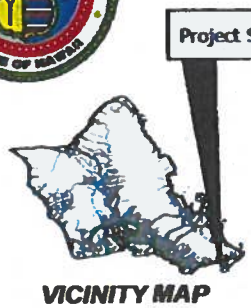
Prepared by: Department of Planning and Permitting Date: July 1, 2025

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Legend

- Project Site
- TAX Parcel
- Within 500 feet of Project Site



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT K

Cumulative Projects Map

FILE NO.: 2025/SMA-42

PROJECT: Bank of Hawai'i - Hawai'i Kai

LOCATION: 6650 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-017: 040

Prepared by: Department of Planning and Permitting Date: July 1, 2025

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Report Title:
Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP"); Hawai'i Kai, O'ahu; Hawaii Kai, Oahu

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