



RESOLUTION

APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE DEVELOPMENT OF THE HAWAII CITY PLAZA CONDOMINIUM DEVELOPMENT PROJECT.

WHEREAS, on July 5, 2016, the Department of Planning and Permitting (DPP) accepted the application (File No. 2016/SDD-40) of Hawaii City Plaza LP (the "Applicant") for an Interim Planned Development-Transit ("IPD-T") permit to redevelop approximately 39,520 square feet of land with a mixed use residential and commercial project in the Ala Moana neighborhood on land zoned A-2 Medium-Density Apartment and BMX-3 Community Business Mixed Use Districts, located at 710 and 730 Sheridan Street and 733 Cedar Street, and identified as Tax Map Keys: 2-3-014: 002, 004, and 011, as shown on Exhibits A-1 and A-2, B-1 through B-21, C-1, D-1 through D-2, E-1 through E-4, and F-1 through F-4 (the "Project"); and

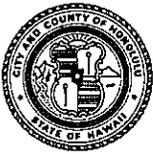
WHEREAS, the Project includes the demolition of single and two-story warehouse structures; and the development of a 250-foot-high mixed use tower with 164 multi-family dwelling units, roof gardens, community room, ground floor eating and drinking establishments, outdoor dining areas, parking podium, 209 bicycle parking spaces, publicly accessible ground-level improvements, and various right-of-way improvements; and

WHEREAS, on September 1, 2016, the DPP held a public hearing, which was attended by the Applicant and its representatives, the Applicant's agent and its representatives, and approximately seven members of the public; testimony was offered by three members of the public at the hearing; and

WHEREAS, on October 18, 2016, the DPP, having duly considered all evidence and reports of said public hearing and the review guidelines established in Sections 21-2.110-2 and 21-9.100-5 of the Land Use Ordinance ("LUO"), completed its report and transmitted its findings and recommendation of approval to the Council by Departmental Communication 714 (2016); and

WHEREAS, the conceptual plan for the Project is set forth in the exhibits attached hereto as Exhibits B-1 through B-21, C-1, D-1 through D-2, E-1 through E-4, and F-1 through F-4, and is further described in Departmental Communication 714 (2016), all of which are incorporated herein by this reference; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on October 24, 2016, and having duly considered the matter, desires to

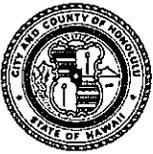


RESOLUTION

approve the conceptual plan for the Project, subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the conceptual plan for the IPD-T Project is approved under the following conditions:

- A. Within 21 days after City Council approval of the conceptual plan for the Project, the Applicant shall submit to the DPP an application for a major special district permit, including detailed plans and drawings of the Project.
- B. The maximum permitted floor area for the Project is 197,600 square feet (floor area ratio ("FAR") of 5.0).
- C. The maximum height of the Project is 250 feet.
- D. The maximum number of off-street parking spaces for the Project is 351 spaces. The Applicant should consider unbundling parking stalls from the sale of the condominium units.
- E. The Project may encroach into the street centerline height and yard setbacks and exceed the maximum building area as shown on the approved conceptual plans and drawings attached hereto as Exhibits B-1 through B-21, C-1, D-1 through D-2, E-1 through E-4, and F-1 through F-4.
- F. Rooftop structures must conform to Land Use Ordinance (LUO) Section 21-4.60(c). The Applicant shall revise the plans to show that all proposed rooftop elements comply with this section.
- G. The Applicant shall provide 20 percent of the total residential units in the Project, or 33 dwelling units, whichever is greater, as rental units affordable to households with incomes not exceeding 80 percent of the area median income ("AMI") for Honolulu. The units shall remain affordable for a minimum of 30 years after the date a certificate of occupancy ("CO") is issued for the Project. The Applicant shall execute an agreement to participate in an affordable housing plan for the affordable rental units that is acceptable to the DPP, and in accordance with adopted rules.
- H. Landscaping is not required in the five-foot front yard on Sheridan Street, provided site landscaping is installed pursuant to an approved landscape plan.



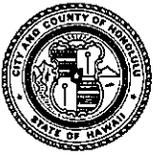
CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 17-305, CD1, FD1

RESOLUTION

- I. The Applicant shall provide a safe, well-lit, paved pedestrian, bicyclist, and vehicular pathway along the private driveway.
- J. Any dewatering and soil removal and disposal must be conducted in accordance with the State Department of Health guidelines.
- K. Prior to issuance of the CO, the Applicant shall provide safety measures around the building and garage, such as security service and a camera surveillance system capable of producing readable images of the vehicle license plates and identifiable facial images to aid in the investigation of criminal activities that may occur on the site. The Applicant shall submit photos of the safety measures to the DPP Land Use Permit Division ("LUPD") as proof of installation.
- L. Prior to the issuance of any demolition or building permit, an archaeological inventory survey must be completed and submitted to the Department of Land and Natural Resources – State Historic Preservation Division ("SHPD") for review and approval.
- M. In the event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction activities, all work must cease in the immediate vicinity of the find. The Applicant shall protect the find from additional disturbance and contact the SHPD immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites are discovered during the course of construction of the Project, all construction activity in the vicinity of the discovery must stop until the issuance of an archaeological clearance from the SHPD that mitigation measures have been implemented to its satisfaction.
- N. The Applicant shall submit the following to the DPP Traffic Review Branch ("TRB") for its review and approval:
 - 1. Prior to the issuance of any demolition or building permit, a projected time line on anticipated construction and opening dates of planned buildings and improvements in the Project to determine when traffic and transportation documents will need to be prepared and submitted. The time line must also identify when the Construction Management Plan ("CMP") and the Traffic Management Plan ("TMP"), as required below, updates and/or validation to the findings of the initial Traffic Impact Analysis Report ("TIAR"), dated February 9, 2016, and off-site roadway work will be submitted for review and approval in relation to when



CITY COUNCIL

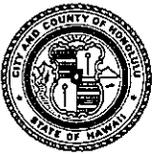
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

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RESOLUTION

approvals for construction plans, and building and occupancy permits will be needed.

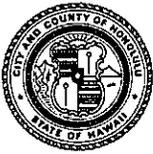
2. A CMP must be submitted and approved prior to the issuance of demolition or building permits for major construction work. The CMP must identify the type, frequency and routing of heavy trucks, and construction related vehicles. Every effort must be made to minimize impacts from these vehicles and related construction activities on adjacent streets and neighborhoods. The CMP should identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for construction-related workers and vehicles to limit the use of on-street parking around the Project site, and include other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans must also be included in the CMP. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways deteriorates as a result of the related construction activities.
3. A TMP and any subsequent updates must be submitted and approved prior to the issuance of the (temporary) CO. The TMP must include Traffic Demand Management ("TDM") strategies to minimize the amount of vehicular trips for daily activities by residents and employees. TDM strategies may include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives, and other similar TDM measures. A pedestrian and bicycle circulation plan must also be included to provide accessibility and connectivity to and along the surrounding public sidewalks and at street intersections, taking into account complete streets initiatives. A post TMP will be required approximately one year after the issuance of the CO to validate the relative effectiveness of the various TDM strategies identified in the initial report.
4. A post TIAR will be required approximately one year after the issuance of the CO to validate the traffic projections, distribution, and assignment contained in the initial TIAR. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this Project, the Applicant will be required to implement these measures. If the findings of the post TIAR are inconclusive, a



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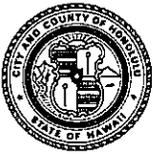
follow-up study may be required within one year of the post TIAR, as necessary.

- O. Construction plans for all work within or affecting public streets must be submitted to the DPP for review and approval. Traffic control plans during construction must also be submitted to the DPP for review and approval, as required. The plans must show that:
1. Vehicular access points are constructed as standard City dropped driveways. Adequate vehicular sight distance must be provided and maintained at all driveways to pedestrians and other vehicles. Driveway grades cannot exceed five percent for a minimum distance of 25 feet from the back of the designated pedestrian walkway.
 2. The road cross-section along the frontage of the Project on Sheridan Street remains consistent with the rest of the street.
 3. Entry gates and ticket dispensers are recessed as far into the driveway as necessary to avoid any queuing onto public streets.
 4. All loading and parking areas are designed so that vehicles enter and exit, front first.
 5. Painted bicycle sharrows on Sheridan Street run in both directions from King Street to Kapiolani Boulevard.
- P. Prior to the issuance of a building permit for the superstructure or building shell, the Applicant shall submit all construction plans and drawings to the DPP's Civil Engineering and Wastewater Branch for review and approval for compliance with drainage, grading, and sewer line requirements and recommendations.
- Q. Prior to submitting any building permit application, the Applicant shall:
1. Execute an agreement with Bikeshare Hawaii to implement, fund, construct, and maintain an on-site bike share station. The bike share station must be located on the publicly-accessible private property portion of the Project site, and must not interfere with pedestrian circulation. The Applicant shall provide a flat surface in an acceptable location, approximately 550 square feet in size (50 feet by 11 feet), located in an area that receives at least four hours of sunlight per day (for the bike share station photovoltaic panels).



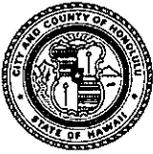
RESOLUTION

2. Submit to the DPP revised plans showing:
 - a. The new driveway apron on Sheridan Street closest to Rycroft Street that does not abut the existing catch basin and is relocated at least two feet away from the basin;
 - b. Transparent windows along the community room frontage; and
 - c. Revised podium walls showing architectural features and designs to provide visual relief along the sides of the podium that face the rear and side yards and Cedar Street. No continuous blank walls along the expanse of Levels 1 through 5 are allowed.
3. Submit revised landscape plans for review and approval by the DPP's Land Use Permits Division ("LUPD") to show new street trees along Sheridan Street that provide shade.
4. Submit a revised parking plan to the DPP's LUPD for review and approval that:
 - a. Identifies the new off-street parking count;
 - b. Allows for all vehicles to enter and exit the loading stalls in a front-facing manner; and
 - c. Shows entry gates and ticket dispensers that are recessed into the driveway as far as necessary to avoid any queuing onto public streets.
5. Submit a bicycle parking plan to the DPP's LUPD for review and approval that:
 - a. Identifies the new location of the bicycle stalls on the ground level and Levels 2 through 5, and designates a direct marked walking route between the residential elevators and the residential bicycle parking;
 - b. Identifies the short- and long-term parking spaces, and relocates short-term spaces near entrances to the restaurants and community room; and



RESOLUTION

- c. Identifies the new location of a bikeshare station along Sheridan Street that is easily accessible, safe, and does not impede pedestrians.
- 6. Submit to the DPP Director for review and approval a draft declaration of restrictive covenant ensuring the private driveway will be accessible by the public 24 hours of the day, 7 days of the week for the life of the structure, and requiring the Applicant to maintain the driveway. Upon approval of the draft document, the Applicant shall submit the executed and duly recorded restrictive covenant to the DPP's LUPD.
- 7. Submit civil drawings to the Honolulu Fire Department ("HFD") for review and approval.
- R. The Applicant shall conduct and implement the recommendations of the wind study, including any updates thereto.
- S. The Applicant shall design and submit a wayfinding signage plan to the DPP Director for review and approval prior to the issuance of a building permit. Upon approval of the wayfinding signage plan, the Applicant shall install the approved wayfinding signage prior to the issuance of a CO.
- T. The Applicant shall be responsible for coordinating construction of the Project with applicable public agencies and complying with all applicable regulations.
- U. The Applicant shall be responsible for the maintenance of all constructed improvements not otherwise accepted by the City or State for maintenance.
- V. Approval of this Resolution does not constitute compliance with other LUO or governmental agencies' requirements, including but not limited to building permit approval. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project comply with all applicable LUO and other governmental provisions and requirements.
- W. The Project must receive a building permit for the proposed development within two years of the effective date of this Resolution. Failure to obtain a development permit within this period will render null and void this Resolution and all approvals issued hereunder, provided that this period deadline may be extended as follows:



RESOLUTION

1. The Director of the DPP may extend this deadline if the Applicant demonstrates good cause, but the deadline cannot be extended beyond one year from the initial deadline without the approval of the City Council, which may grant or deny the approval in its complete discretion.
 2. If the Applicant requests an extension beyond one year from the initial deadline and the Director finds that the Applicant has demonstrated good cause for the extension, the Director shall prepare and submit to the Council a report on the proposed extension, which report must include the Director's findings and recommendations thereon and a proposed resolution approving the extension. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by resolution.
 3. If the Council fails to take final action on the proposed extension within the first to occur of: (i) 60 days after receipt of the Director's report; or (ii) the Applicant's then-existing deadline for obtaining a building permit, the extension will be deemed to be denied.
- X. The Project must conform to the conceptual plan approved hereby and all conditions established herein. Any changes to the conceptual plan will require a new application and approval by the Council. The Director of Planning and Permitting may approve changes to the Project that do not significantly alter the size or nature of the Project, if the changes remain in conformance with the conceptual plan and the conditions herein. Any increase in height or density of the Project will be considered a significant alteration and a change to the conceptual plan. In addition, any change of the Project developer from Hawaii City Plaza, LP, to another entity or person prior to the issuance of a CO for the Project will be considered a significant change to the Project, and will require a new application and approval by the Council.

BE IT FURTHER RESOLVED that the Council finds as follows with respect to the conceptual plan for the Project, as conditioned herein:

- A. The Project concept, as a unified plan, is in the general interest of the public;
- B. The requested Project boundaries and requested flexibility with respect to development standards relating to density (floor area), height, street centerline height setbacks, yard setbacks, building area, and landscaping requirements are consistent with the objectives of transit-oriented development and the provisions enumerated in ROH Section 21-9.100-4;



RESOLUTION

- C. The requested flexibility with respect to development standards relating to density (floor area), height, street centerline height setbacks, yard setbacks, building area, and landscaping requirements is commensurate with the public amenities and community benefits proposed; and
- D. The public amenities proposed will produce timely, demonstrable benefits to the community, support transit ridership, and implement the vision established in ROH Section 21-9.100-4.

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to Kathy K. Sokugawa, Acting Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Hawaii City Plaza LP, 1585 Kapiolani Boulevard, Suite 1215, Honolulu, Hawaii 96814; FSC Architects (to the attention of James G. Freeman), 31 Merchant Street, Suite 208, Honolulu, Hawaii, 96813; and Wes Frysztacki, Director of the Department of Transportation Services, 650 South King Street, 3rd Floor, Honolulu, Hawaii 96813.

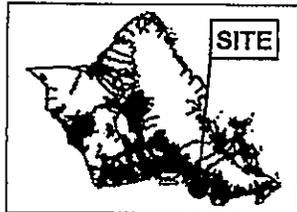
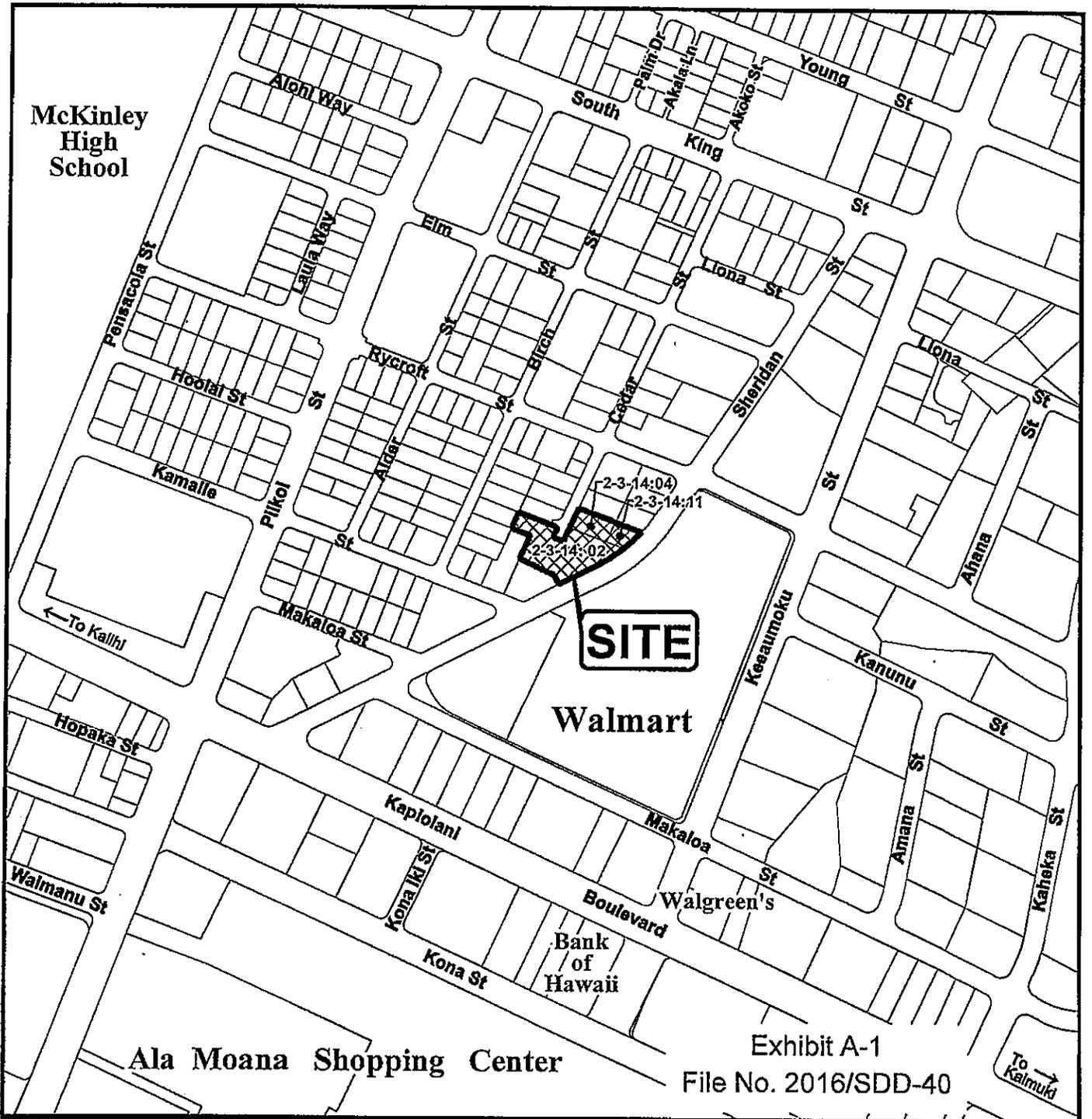
INTRODUCED BY:

Ann Kobayashi

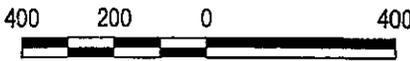
DATE OF INTRODUCTION:

October 24, 2017
Honolulu, Hawaii

Councilmembers



VICINITY MAP



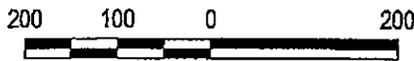
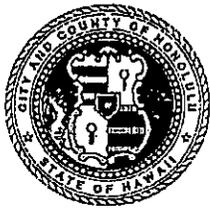
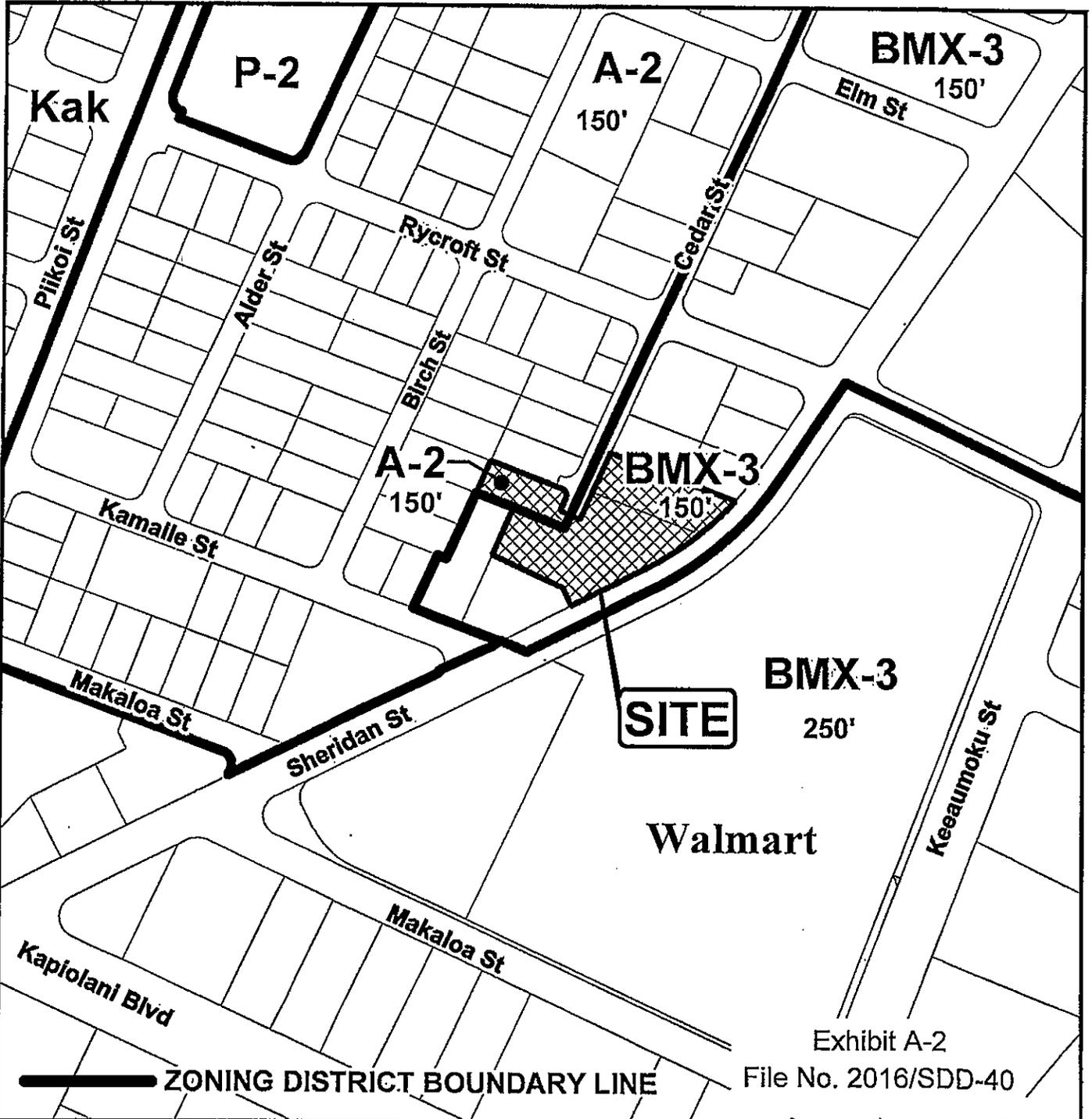
Scale in Feet



LOCATION MAP KEWALO, HONOLULU

TAX MAP KEY(S): 2-3-14: 02, 04 & 11

FOLDER NO.: 2016/SDD-40



Scale in Feet



**PORTION OF
ZONING MAP
NUUANU - McCULLY**

TAX MAP KEY(S): 2-3-14: 02, 04 & 11

FOLDER NO.: 2016/SDD-40

LEGEND

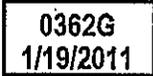
FLOOD ZONES

1% Annual Chance Flood (100 Year Flood):
 AE = Base Flood Elevation Determined

Other:
 X = Outside 0.2% Annual Chance Flood Plain



Base Flood Elevation in Feet



FIRM Panel

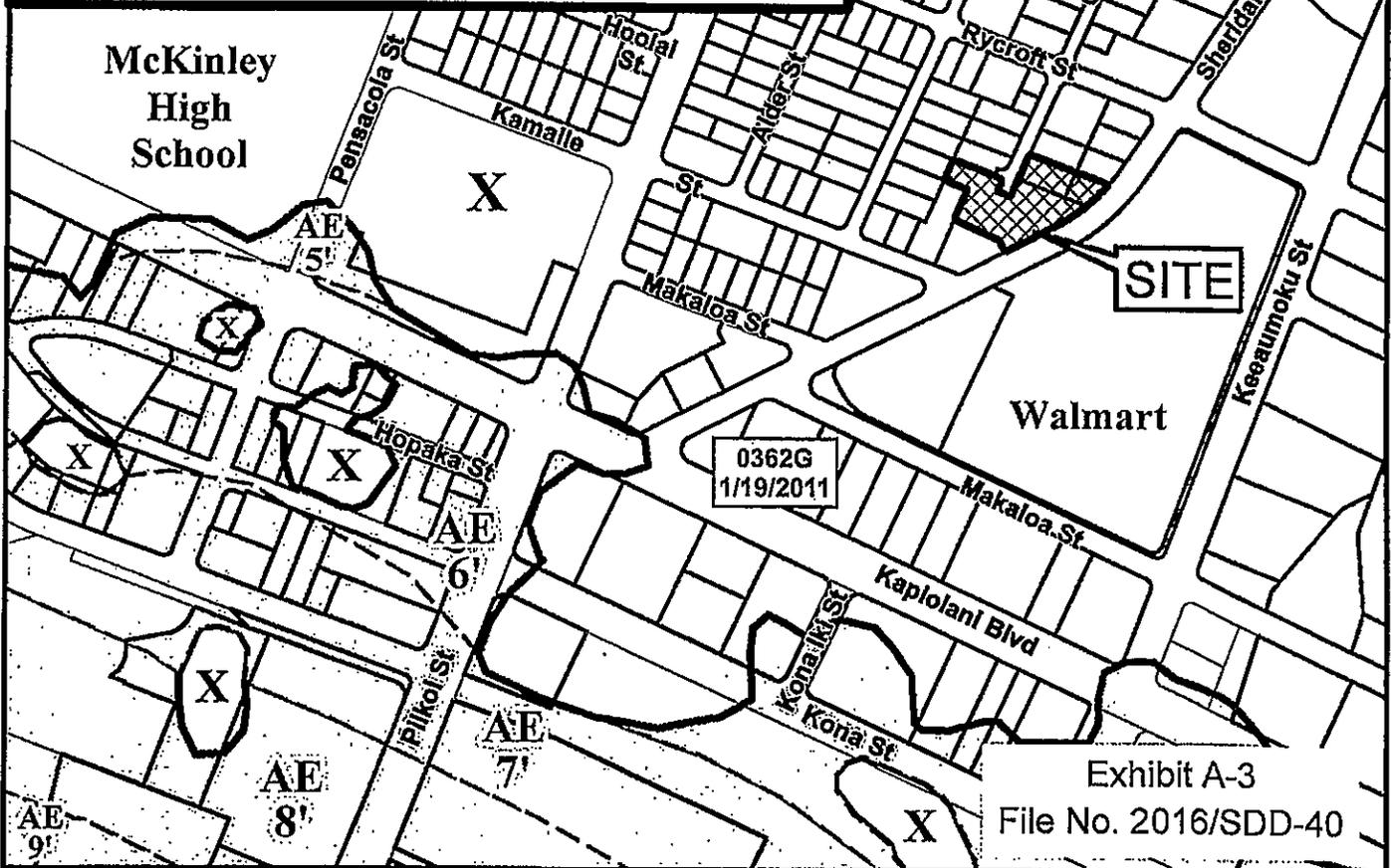
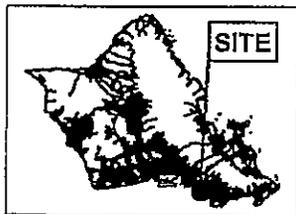
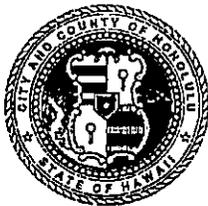


Exhibit A-3
 File No. 2016/SDD-40



VICINITY MAP



Scale in Feet



PORTION OF FLOOD HAZARD MAP FIRM PANEL 362G

TAX MAP KEY(S): 2-3-14: 02, 04 & 11

FOLDER NO.: 2016/SDD-40



ARCHITECT:
FSC ARCHITECT
1800 KALANIANAʻOHE
DRIVE, SUITE 200
HONOLULU, HAWAII 96813
PHONE: (808) 531-1111
WWW.FSCARCHITECT.COM

DATE: 2016 JAN 08
REV: 2016 APR 22
REV: 2016 JUL 27
PROJECT # 15008

DEVELOPER:
KAUNOA INVESTMENTS
REGIONAL CENTER LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

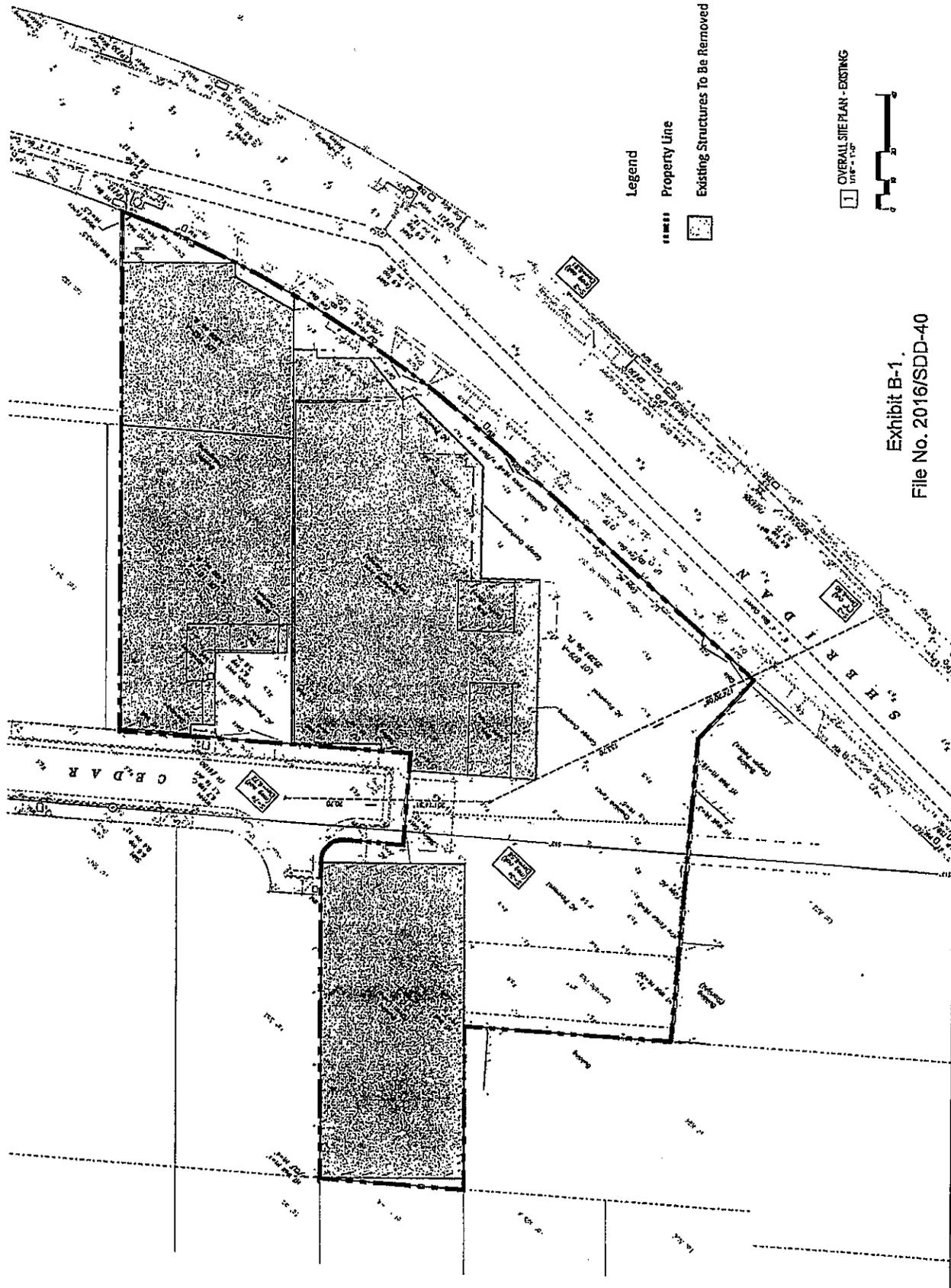
Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TMK 2-014; Parcels 002, 004, & 011

Interim/Revised
Development/Track
Application

DATE: 2016 JAN 08
REV: 2016 APR 22
REV: 2016 JUL 27
PROJECT # 15008

SHEET TITLE

SHEET NO.
A0-0.1



Legend

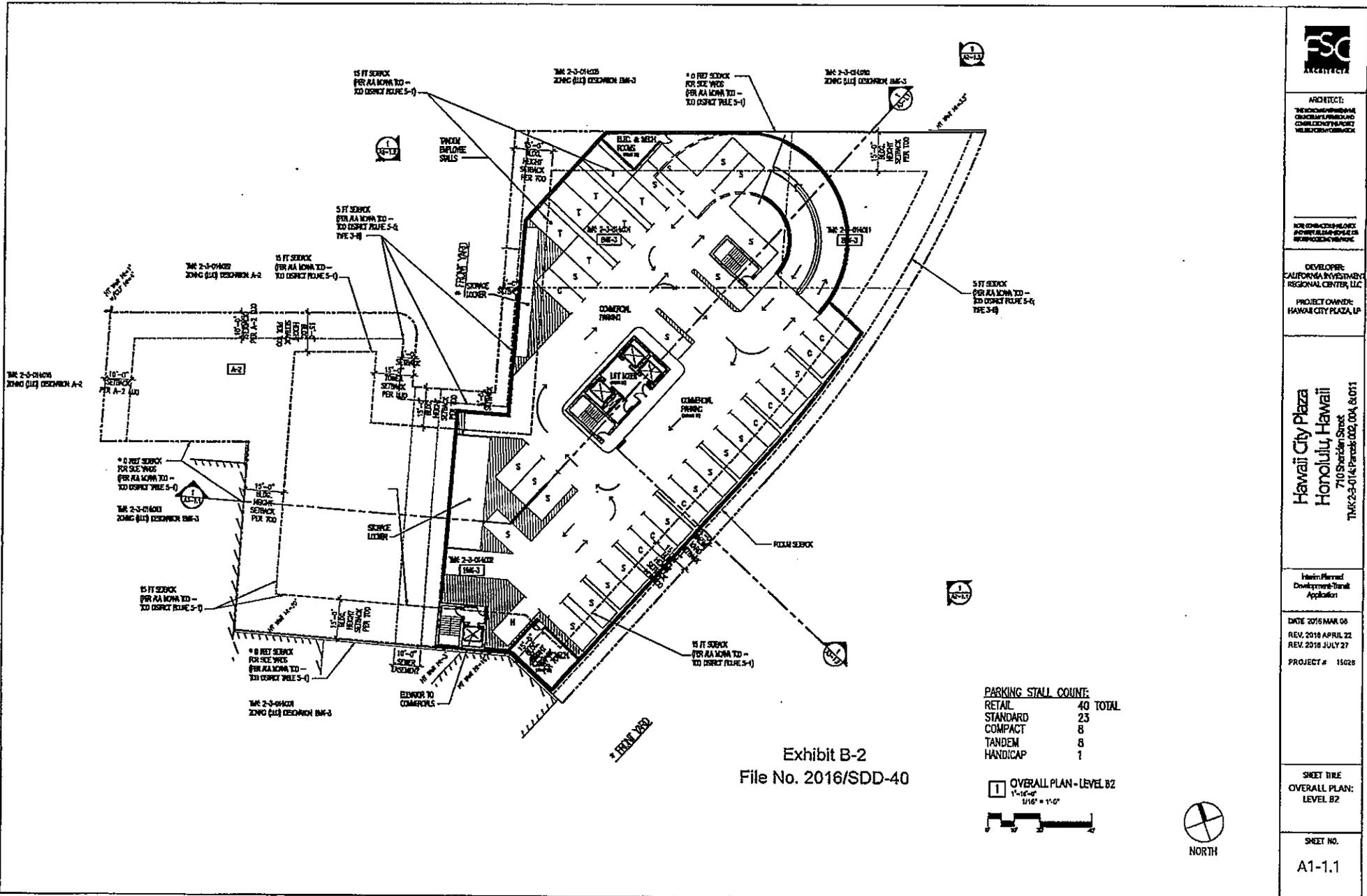
Property Line

Existing Structures To Be Removed

OVERALL SITE PLAN - EXISTING



Exhibit B-1.
File No. 2016/SDD-40



PARKING STALL COUNT:

RETAIL	40	TOTAL
STANDARD	23	
COMPACT	8	
TANDEM	8	
HANDICAP	1	

Exhibit B-2
File No. 2016/SDD-40



ARCHITECT:
THEODORE KIMURA
CHRISTOPHER LIND
CHRISTOPHER LIND
WILLIAMSON & ASSOCIATES

FOR ENGINEERING AND
ARCHITECTURAL REVIEW
BY THE CITY ENGINEER

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 S. Beretani Street
MK 2-3-014, Parcels 002, 004, & 011

Interim Planning
Development/Tenant
Application

DATE 2016 MAR 08
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15028

SHEET TITLE
OVERALL PLAN:
LEVEL B2

SHEET NO.
A1-1.1

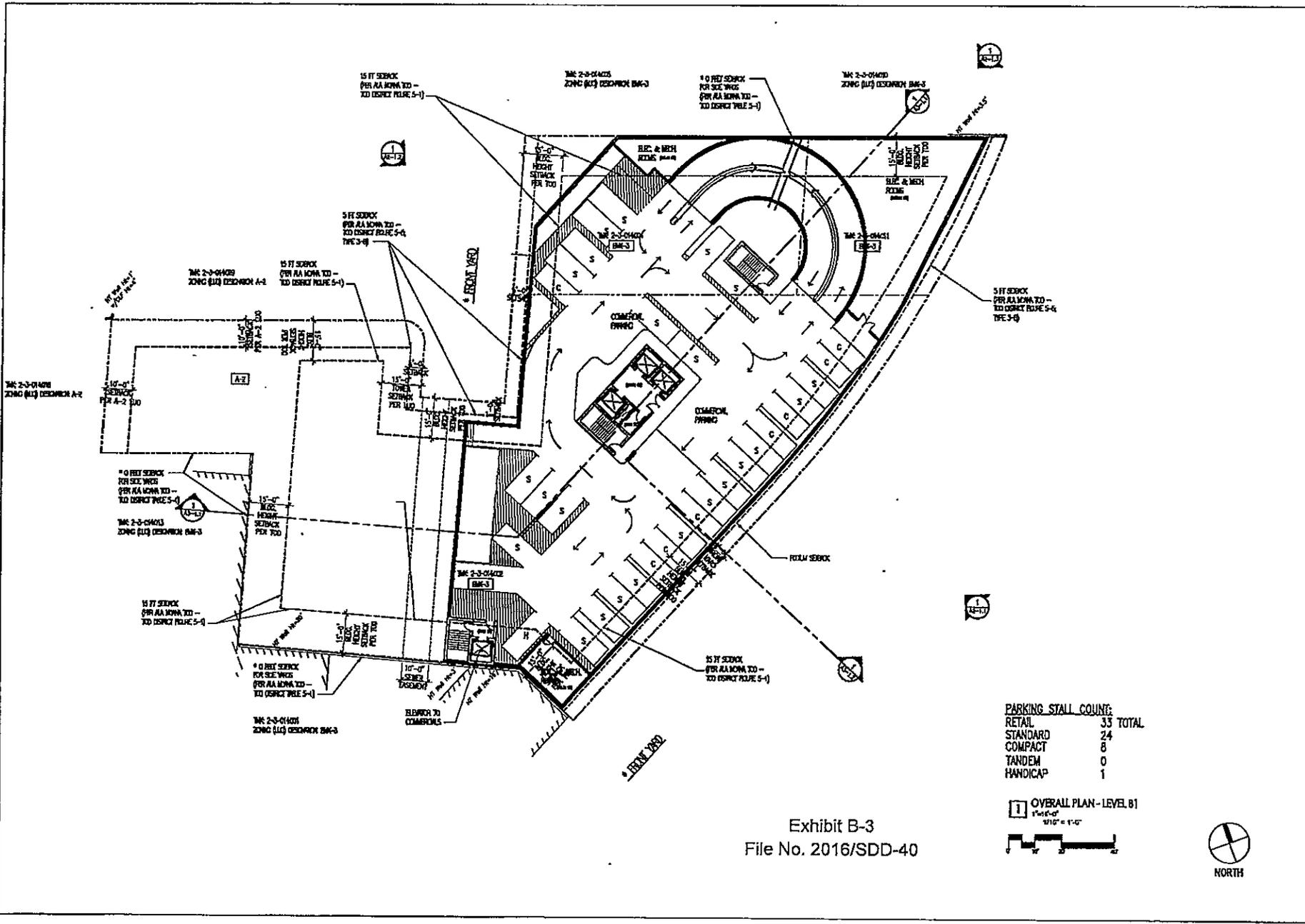


Exhibit B-3
File No. 2016/SDD-40

1 OVERALL PLAN - LEVEL B1
1/8" = 1'-0"



ARCHITECT:
FSC ARCHITECT

NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER PROJECTS WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TKM2-3-014; Parcel 002, 004, & 011

Interim Planned
Development/Tenant
Application

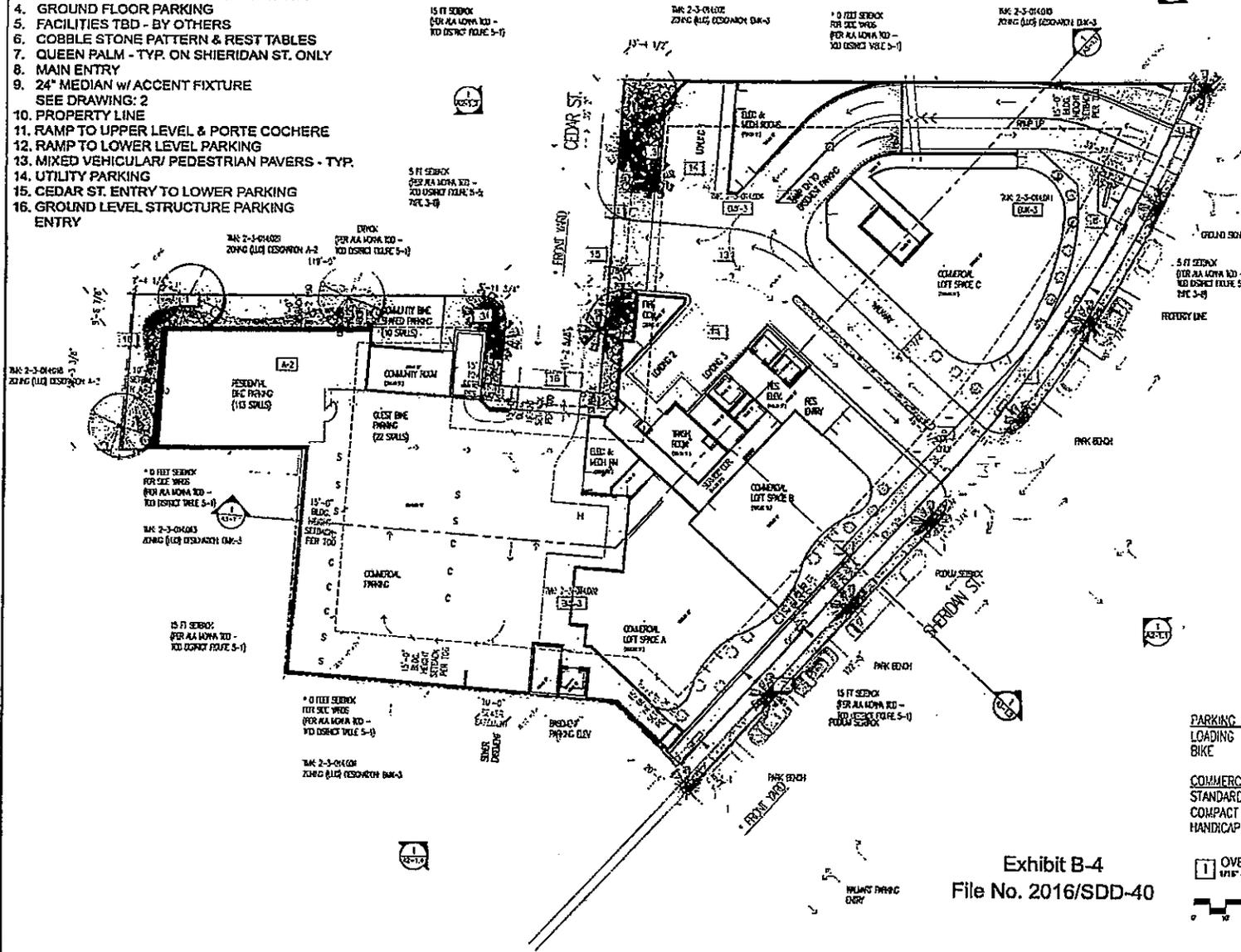
DATE: 2016 MAR 08
REV: 2016 APR 22
REV: 2016 JULY 27
PROJECT # 15228

SHEET TITLE:
OVERALL PLAN:
LEVEL B1

SHEET NO.
A1-1.2

MAP KEY:

1. FALSE KAMANI TREE
2. INDOOR/ OUTDOOR BICYCLE RACKS
3. FOX TAIL PALM - TYP. ON CEDAR ST. ONLY
4. GROUND FLOOR PARKING
5. FACILITIES TBD - BY OTHERS
6. COBBLE STONE PATTERN & REST TABLES
7. QUEEN PALM - TYP. ON SHERIDAN ST. ONLY
8. MAIN ENTRY
9. 24" MEDIAN w/ ACCENT FIXTURE
SEE DRAWING: 2
10. PROPERTY LINE
11. RAMP TO UPPER LEVEL & PORTE COCHERE
12. RAMP TO LOWER LEVEL PARKING
13. MIXED VEHICULAR/ PEDESTRIAN PAVERS - TYP.
14. UTILITY PARKING
15. CEDAR ST. ENTRY TO LOWER PARKING
ENTRY
16. GROUND LEVEL STRUCTURE PARKING
ENTRY



PARKING STALL COUNT:

LOADING	3
BIKE	145
COMMERCIAL	15
STANDARD	7
COMPACT	7
HANDICAP	1

1 OVERALL PLAN - LEVEL 01
1/8" = 1'-0"



NORTH

Exhibit B-4
File No. 2016/SDD-40



ARCHITECT:
DR. NORIKO FURUKAWA
SHINJI FURUKAWA
GENERALIST OF 2010
PLANNING PROFESSIONAL

FOR COUNCIL REVIEW
AND APPROVAL OF THE
WORKING DRAWINGS

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC

PROJECT OWNER:
HAWAII CITY PLAZA, LP

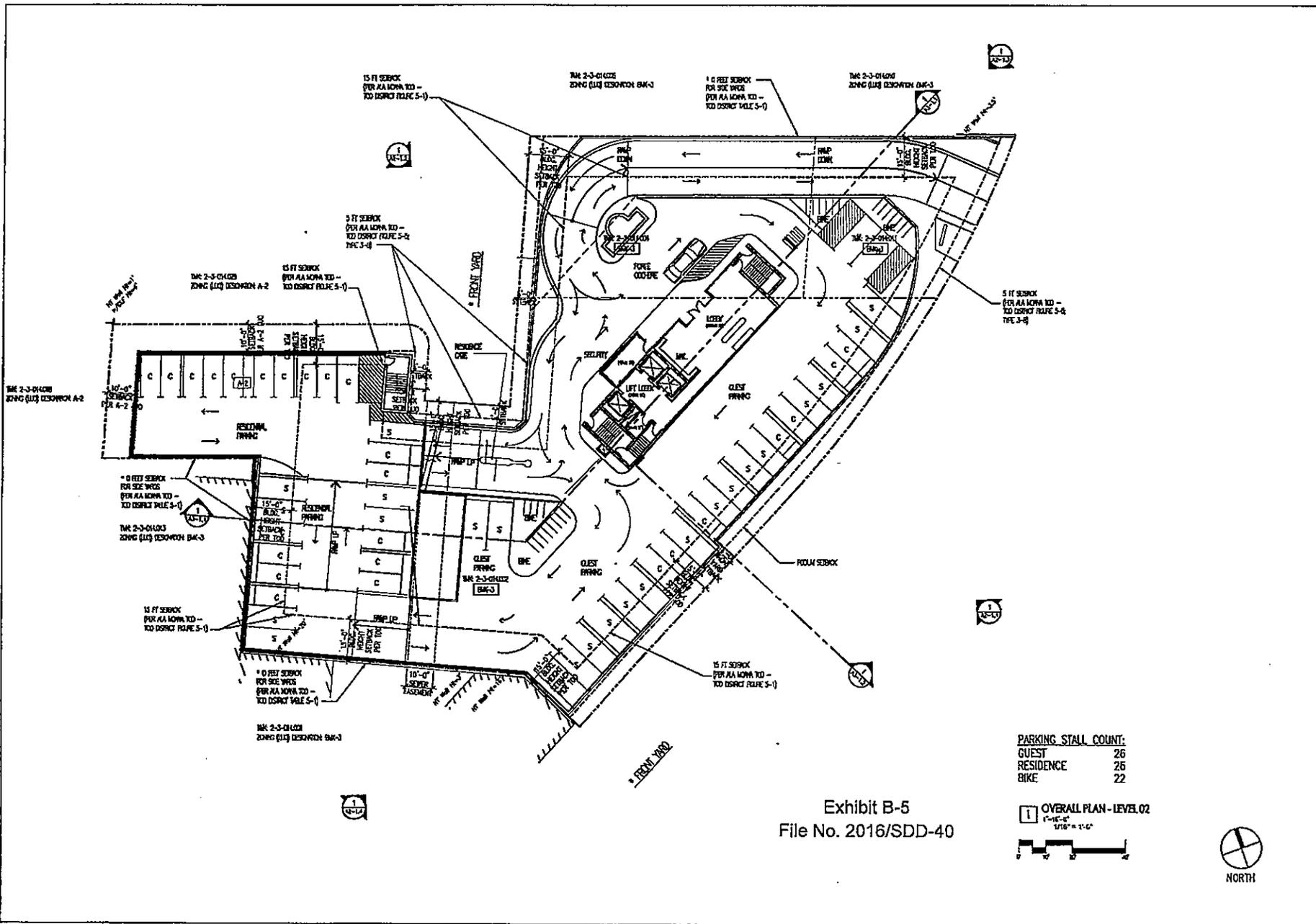
Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
THK 2-3-014 Panels 002, 004, & 011

Interim Planned
Developers' Trust
Application

DATE: 2016 MAR 08
REV: 2016 APRIL 22
REV: 2016 JULY 27
PROJECT # 15222

SHEET NO.
OVERALL PLAN:
LEVEL 01

SHEET NO.
A1-1.3



PARKING STALL COUNT:

GUEST	26
RESIDENCE	26
BIKE	22



Exhibit B-5
 File No. 2016/SDD-40



ARCHITECT:
 THE ARCHITECTS
 1001 KALANIANA'OHU BLVD
 SUITE 200
 HONOLULU, HI 96813

FOR OFFICIALS USE ONLY
 PROJECT NO. 2016/SDD-40

DEVELOPER:
 CALIFORNIA INVESTMENT
 REGIONAL CENTER, LLC
 PROJECT OWNER:
 HAWAII CITY PLAZA, LP

Hawaii City Plaza
 Honolulu, Hawaii
 710 Sheridan Street
 TRAC 2-3-014; Parcel 002, 004, & 011

Interim Planned
 Development/Track
 Application

DATE 2016 MAR 08
 REV. 2016 APRIL 22
 REV. 2016 JULY 27
 PROJECT # 15028

SHEET TITLE
 OVERALL PLAN -
 LEVEL 02

SHEET NO.
 A1-14

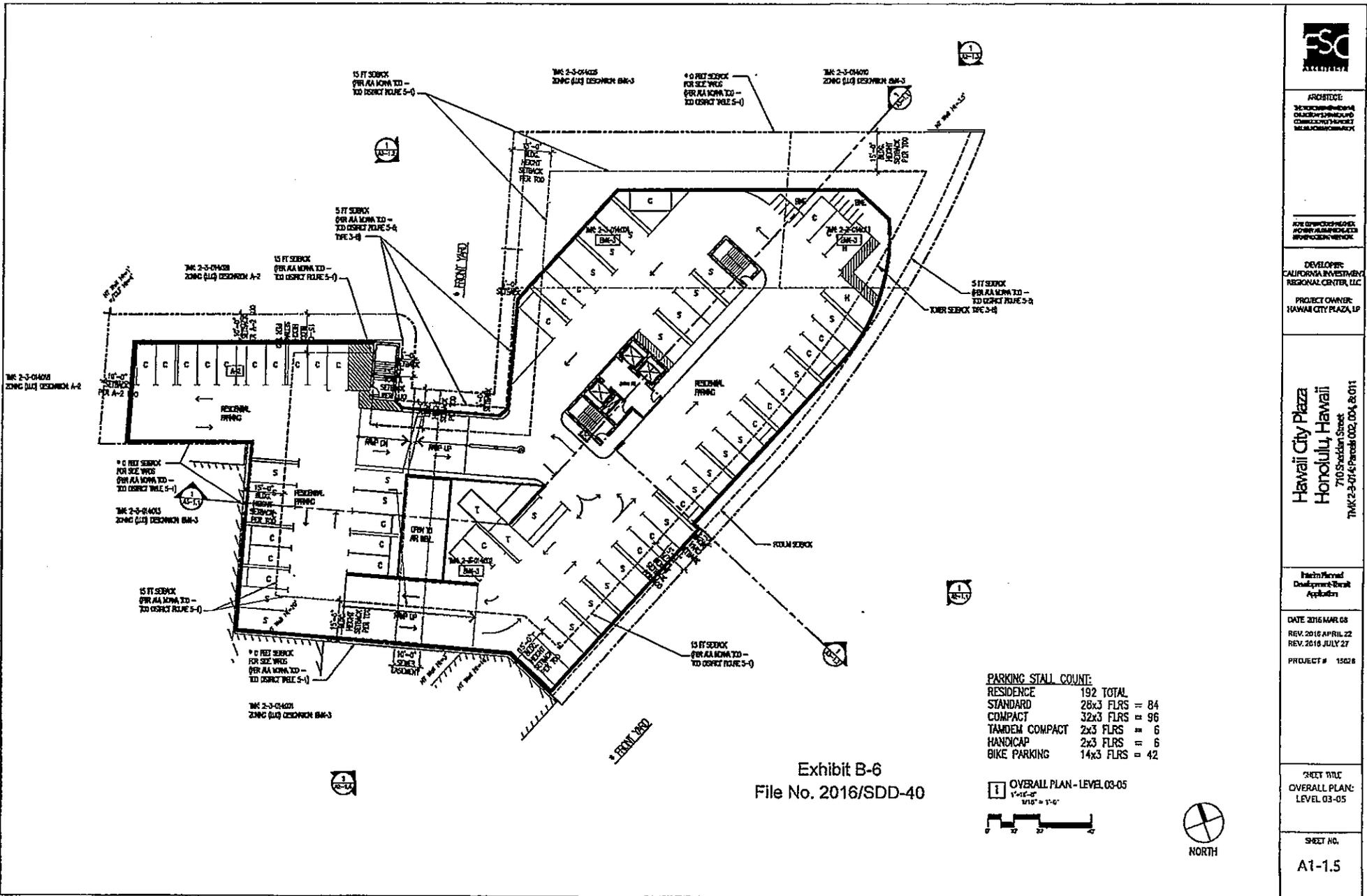


Exhibit B-6
File No. 2016/SDD-40

PARKING STALL COUNT:

RESIDENCE	192 TOTAL
STANDARD	28x3 FLRS = 84
COMPACT	32x3 FLRS = 96
TANDEM COMPACT	2x3 FLRS = 6
HANDICAP	2x3 FLRS = 6
BIKE PARKING	14x3 FLRS = 42

OVERALL PLAN - LEVEL 03-05
1" = 1'-0"
1/8" = 1'-0"



ARCHITECTS
3000 KAPAHULU AVENUE
SUITE 1000
KAPAHULU, HAWAII 96761

FOR OFFICIAL USE ONLY
HAWAIIAN ARCHITECTS
REGISTERED PROFESSIONAL

DEVELOPER
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheldon Street
TKC 2-3-014 Parcel 002, DDA 8-011

Final Planned
Development/Event
Application

DATE 2016 MAR 08
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15028

SHEET TITLE
OVERALL PLAN
LEVEL 03-05

SHEET NO.
A1-1.5

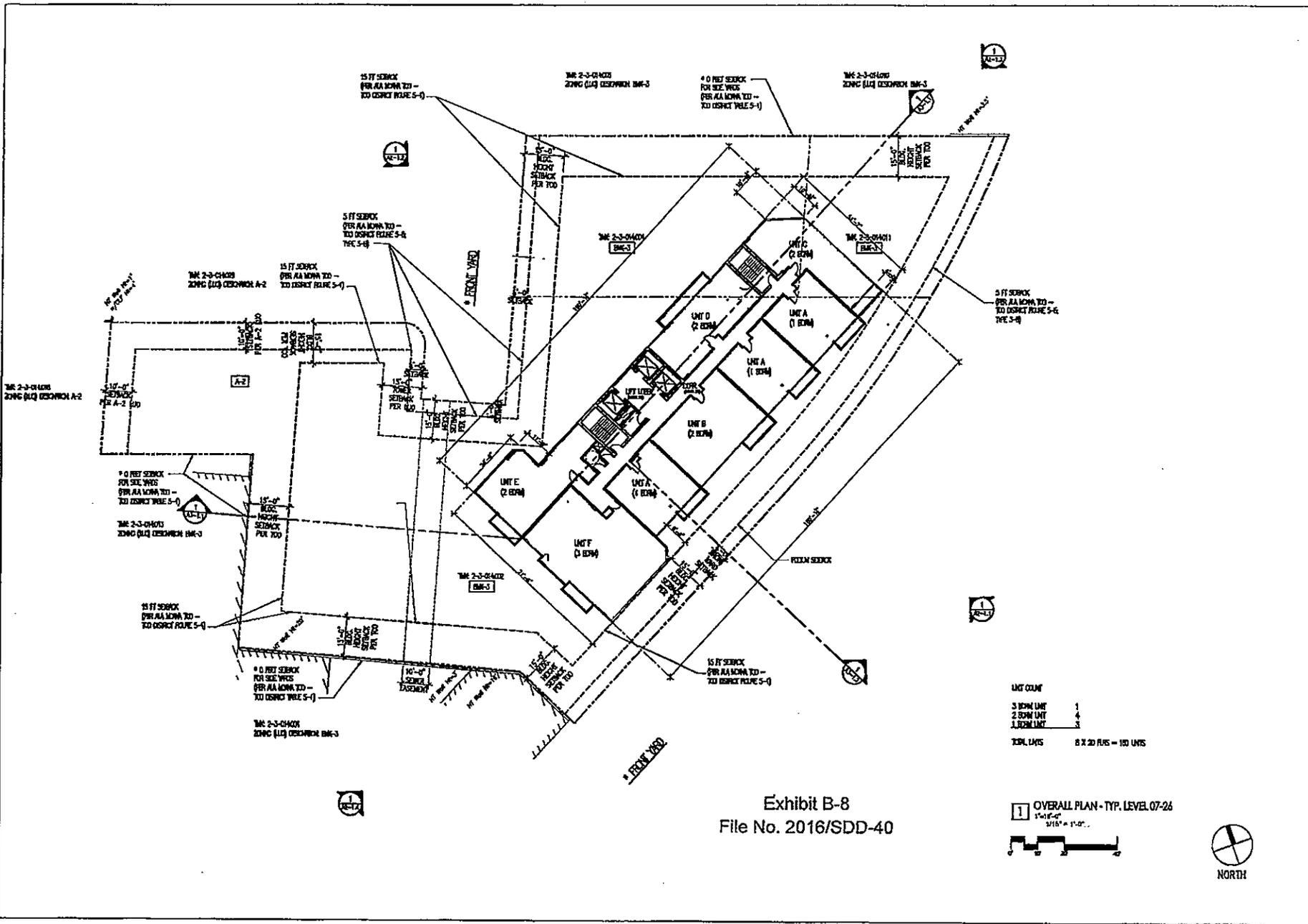


Exhibit B-8
File No. 2016/SDD-40

UNIT COUNT	
3 BDRM UNIT	1
2 BDRM UNIT	4
1 BDRM UNIT	3
TOTAL UNITS	8 X 20 FUS = 160 UNITS



ARCHITECT:
THE ARCHITECTURAL
DESIGN GROUP
COMMERCIAL DIVISION
100 ALI'OLE DRIVE, SUITE 100
HONOLULU, HAWAII 96813

FOR CONSTRUCTION
REVISIONS AND
REVISIONS

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

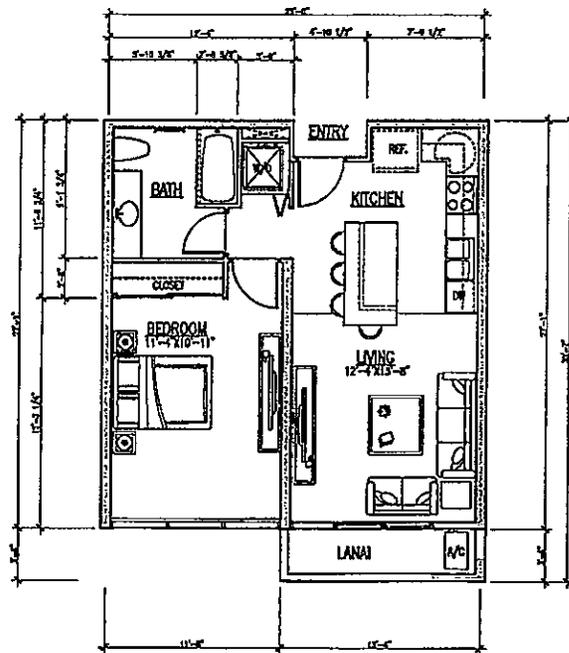
Hawaii City Plaza
Honolulu, Hawaii
TMK 2-3-01414 Parcel 002, 004, & 011

Interim Planned
Development/Tenant
Application

DATE: 2016 MAR 08
REV: 2016 APRIL 22
REV: 2016 JULY 27
PROJECT # 15028

SHEET TITLE
OVERALL PLAN:
LEVEL 07-26

SHEET NO.
A1-17



1 UNIT PLAN - TYPE A @ LEVEL 06-26
1/8" = 1'-0"

LIVING AREA: 659.00 S.F.
LANAI AREA: 46.00 S.F.
TOTAL AREA: 705.00 S.F.

2 UNIT PLAN - TYPE A1 (ADA)
1/8" = 1'-0"

Exhibit B-9
File No. 2016/SDD-40

UNIT PLAN - TYPE A & A1 (1BR)



ARCHITECT:
TERRANCE WHELAN
CHRISTOPHER LARSON
CHRISTOPHER TROTT
WILLIAM WITTMANN

FOR EXHIBIT PROJECT:
PROPERTY ADDRESS:
PROJECT NUMBER:

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TMK2-3-014; Parcel: 022, 024, & 011

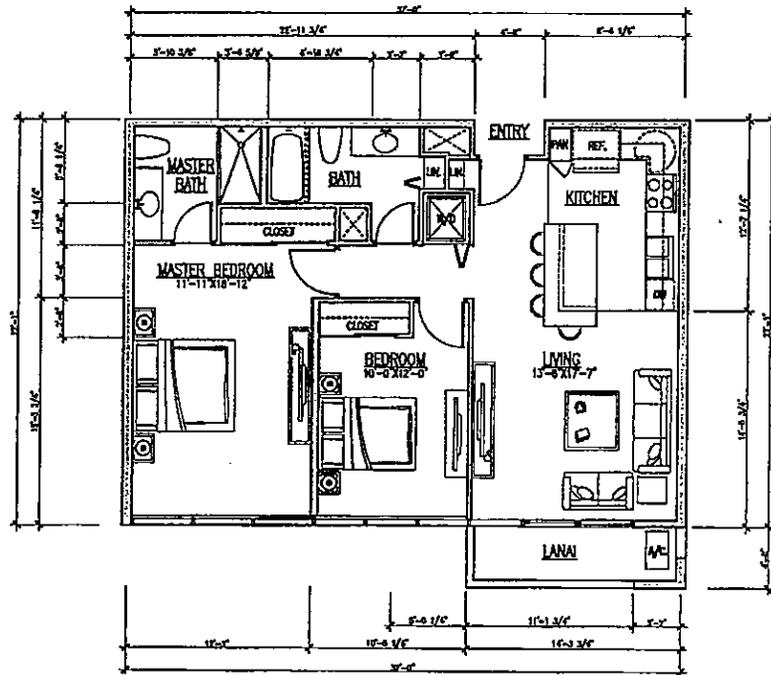
Initial Planned
Development/Work
Application

DATE 2016 MAR 05
REV. 2018 APRIL 22
REV. 2018 JULY 27
PROJECT # 15028

SHEET TITLE
UNIT PLAN:
TYPE A (1 BR)

SHEET NO.

A1-2.1



1 UNIT PLAN - TYPE B @ LEVEL 06-26
 1/4" = 1'-0"

LIVING AREA: 982.00 S.F.
 LANAI AREA: 59.00 S.F.
 TOTAL AREA: 1041 S.F.

2 UNIT PLAN - TYPE B1 (ADA)
 1/4" = 1'-0"

Exhibit B-10
 File No. 2016/SDD-40

UNIT PLAN - TYPE B & B1 (2BR)



ARCHITECT:
 FREDERICK STODOLSKY ARCHITECTS
 1000 KALANOAUE AVENUE, SUITE 200
 HONOLULU, HAWAII 96813

DEVELOPER:
 CALIFORNIA INVESTMENT
 REGIONAL CENTER, LLC
 PROJECT OWNER:
 HAWAII CITY PLAZA, LP

Hawaii City Plaza
 Honolulu, Hawaii
 710 Spaulden Street
 TMC2-3-014 Parcel 002, 004, & 011

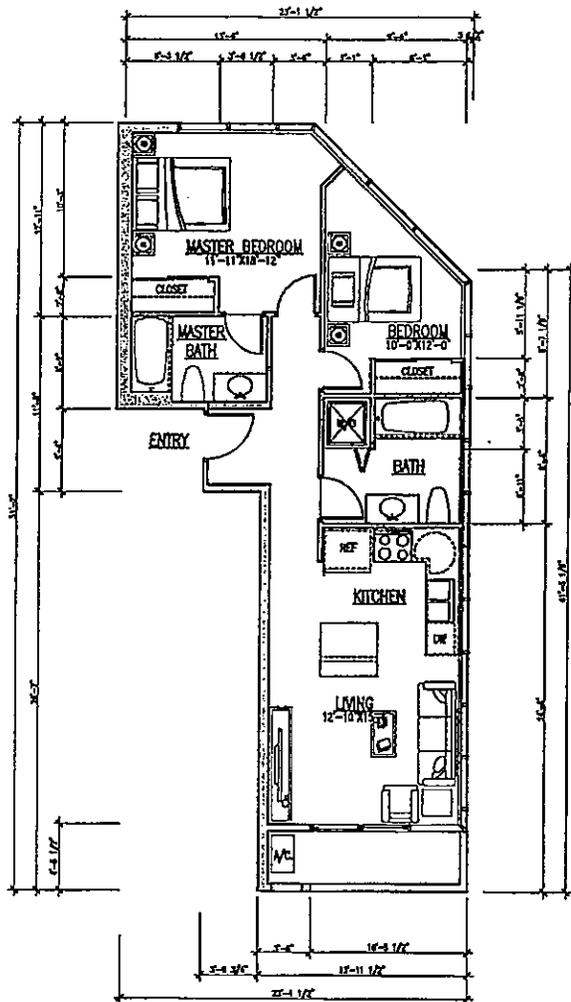
Hawaii Planned
 Development Permit
 Application

DATE 2016 MAR 08
 REV. 2016 APRIL 22
 REV. 2016 JULY 27
 PROJECT # 15028

TITLE BLOCK
 UNIT PLAN:
 TYPE B (2 BR)

SHEET NO.

A1-2.2



1 UNIT PLAN - TYPE C @ LEVELS 04-26
1/8" = 1'-0"

LIVING AREA: 788.00 S.F.
BALCONY AREA: 53.00 S.F.
TOTAL AREA: 841.00 S.F.

2 UNIT PLAN - TYPE C1 (ADA)
1/8" = 1'-0"

Exhibit B-11
File No. 2016/SDD-40

UNIT PLAN - TYPE C (2BR)



ARCHITECT:
THE HONOLULU OFFICE
OF ARCHITECTURE
1005 KALANOAUAVANU
HONOLULU, HAWAII 96813

FOR CONSULTING AND
ARCHITECTURAL SERVICES
CONTACT: 808.533.1111

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TWC-9-014/Parade 002, 004, & 011

Interim Revised
Development Permit
Application

DATE 2016 MARCH 08
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15028

SHEET TITLE:
UNIT PLAN:
TYPE C (2 BR)

SHEET NO.

A1-2.3



ARCHITECT:
70 NORTH WILLOW AVENUE, SUITE 200
HONOLULU, HAWAII 96813
PHONE: (808) 551-1111
WWW.FSCARCHITECTS.COM

FOR OFFICIAL USE ONLY
HONOLULU, HAWAII 96813
PHONE: (808) 551-1111

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

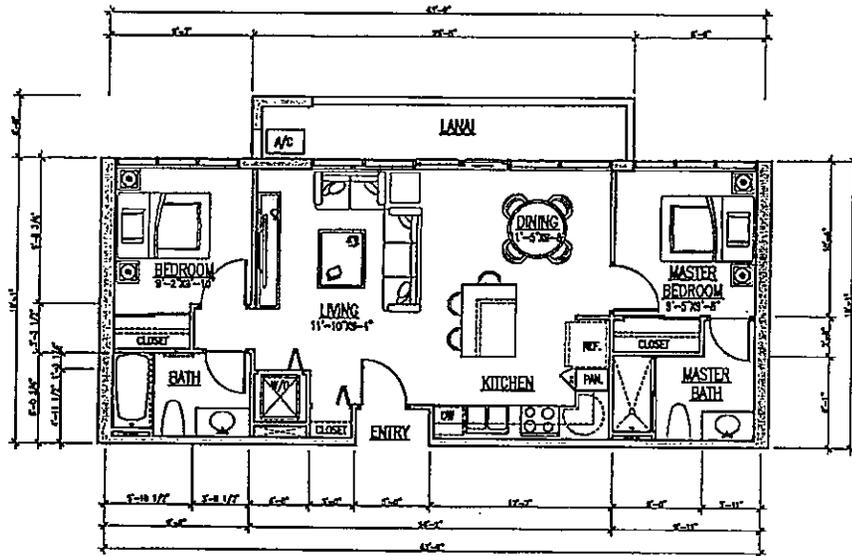
Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
THAK2-016 Parcel 000, 004, & 011

Final Planned
Development Permit
Application

DATE: 2016 MAR 08
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15028

SHEET TITLE
UNIT PLAN:
TYPE D (2 BR)

SHEET NO.
A1-24



1 UNIT PLAN - TYPED @ LEVELS 07-26
1/8" = 1'-0"

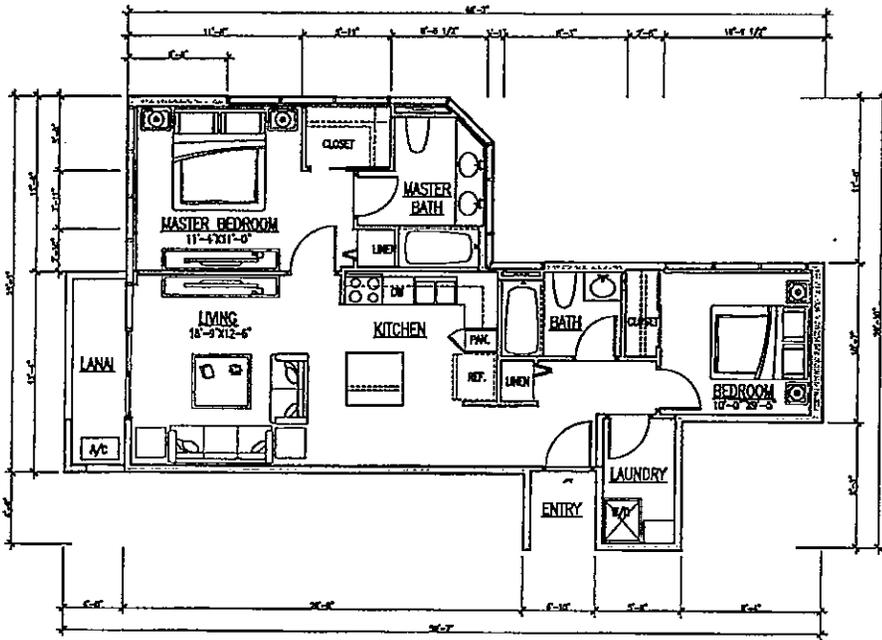
LIVING AREA: 812.00 S.F.
LANAHI AREA: 102.00 S.F.
TOTAL AREA: 914.00 S.F.

2 UNIT PLAN - TYPED 1 (ADA)
1/8" = 1'-0"

Exhibit B-12
File No. 2016/SDD-40

UNIT PLAN - TYPED (2BR)





1 UNIT PLAN - TYPE E @ LEVELS 07-26
1/8" = 1'-0"

LIVING AREA: 903.00 S.F.
LANAI AREA: 53.00 S.F.
TOTAL AREA: 956.00 S.F.

2 UNIT PLAN - TYPE E1 (ADA)
1/8" = 1'-0"

Exhibit B-13
File No. 2016/SDD-40

UNIT PLAN - TYPE E (2BR)



ARCHITECT:
2500 KAWAHAU DRIVE
HONOLULU, HAWAII 96815
TEL: 808-943-1111

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC

PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TMCS-011 & Parcel 002, 004, & 011

Permitted
Development
Application

DATE 2016 MAR 08
REV. 2016 APRIL 22
REV. 2018 JULY 27
PROJECT # 15028

SHEET TITLE
UNIT PLAN:
TYPE E (2 BR)

SHEET NO.
A1-2.5



ARCHITECT:
780 KOLEA DRIVE, SUITE 200
HONOLULU, HAWAII 96813
TEL: 808-943-1111

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

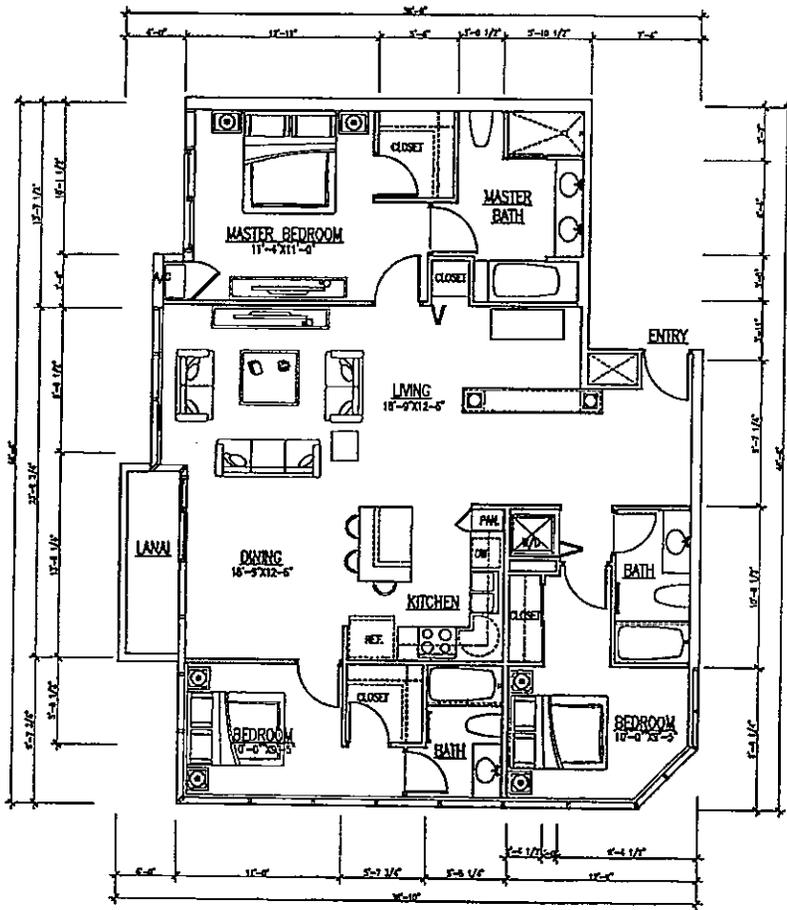
Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TMK 2-3-01-6 Parcel 002, 004, & 011

1-4 Unit Plan
Development/Book
Application

DATE: 2016 MAR 05
REV. 2016 APRIL 22
REV. 2018 JULY 27
PROJECT # 15028

SHEET TITLE
UNIT PLAN:
TYPE F (3 BR)

SHEET NO.
A1-2.6



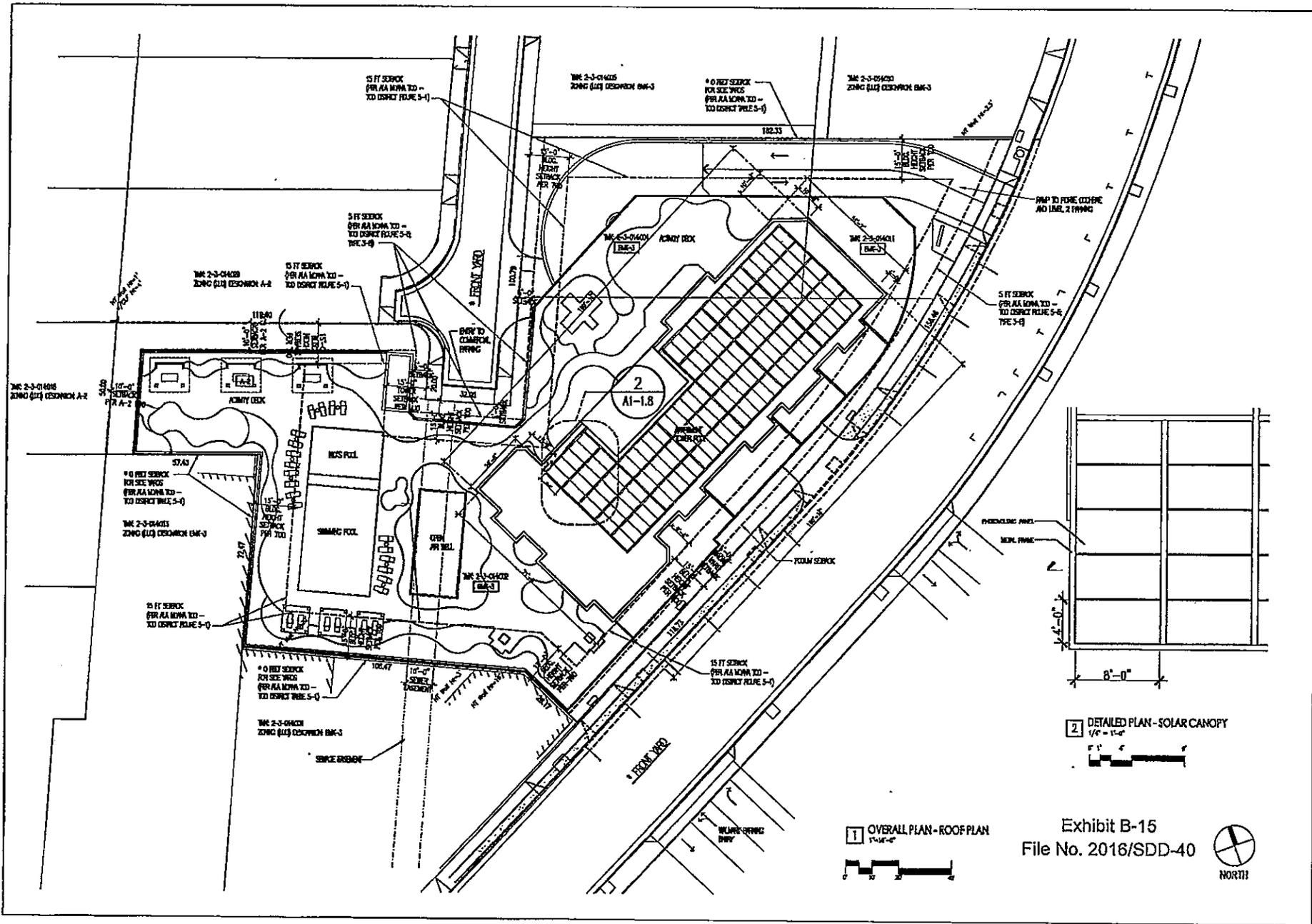
1 UNIT PLAN - TYPE F @ LEVELS 07-26
1/8" = 1'-0"

LIVING AREA:	1528.00 S.F.
LANAHI AREA:	56.00 S.F.
TOTAL AREA:	1584.00 S.F.

Exhibit B-14
File No. 2016/SDD-40

UNIT PLAN - TYPE F (3BR)





ARCHITECT:
FSC ARCHITECTS
1000 KALANOA'OLE DRIVE
HONOLULU, HAWAII 96813

DESIGNER:
FSC ARCHITECTS

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TKA 2-3-01-16; PARC 03, 04, & 011

Hawaii Planned
Development - Final
Application

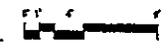
DATE 2016 MAR 09
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15028

SHEET TITLE

SHEET NO.

A1-1.8

2 DETAILED PLAN - SOLAR CANOPY
1/8" = 1'-0"



1 OVERALL PLAN - ROOF PLAN
1/4" = 1'-0"



Exhibit B-15
File No. 2016/SDD-40



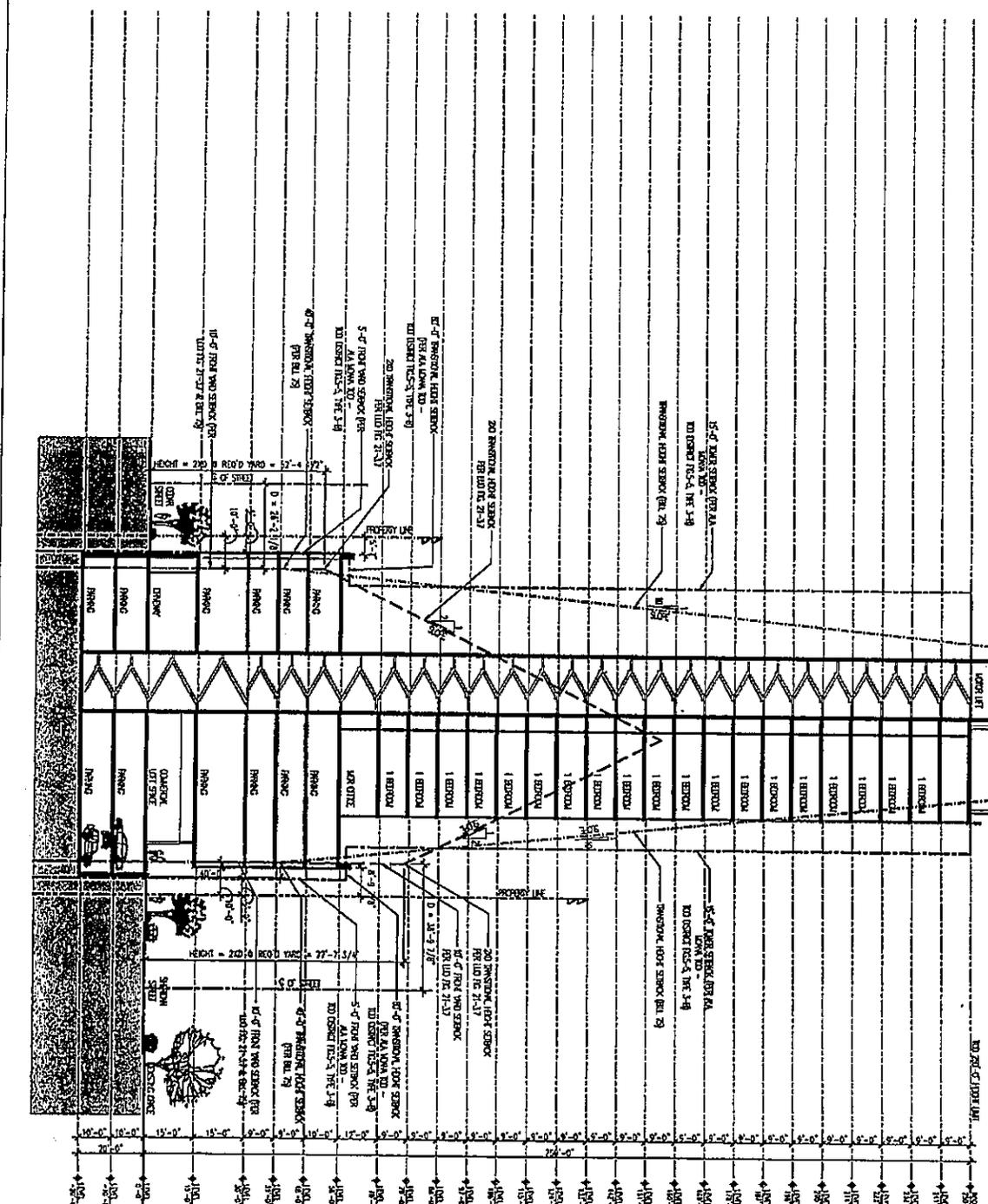


Exhibit B-16
File No. 2016/SDD-40

1 STREET SETBACK DIAGRAM

DATE: 2/15/16
 REV: 2/16/16
 PROJECT: 15003

Hawaii City Plaza
Honolulu, Hawaii
 710 Sheridan Street
 TMK 2-3-014; Parcels: 002, 004, & 011

PROJECT: CALIFORNIA INVESTMENT REGIONAL CENTER, LLC
 HAWAII CITY PLAZA, LP

FOR CONSULTING USE ONLY
 NOT TO BE USED FOR CONSTRUCTION

PROJECT: CALIFORNIA INVESTMENT REGIONAL CENTER, LLC
 HAWAII CITY PLAZA, LP

PROJECT: CALIFORNIA INVESTMENT REGIONAL CENTER, LLC
 HAWAII CITY PLAZA, LP

SHEET NO. A3-12

SHEET TITLE: OVERALL SECTION 2

DATE: 2/15/16
 REV: 2/16/16
 PROJECT: 15003

Hawaii City Plaza
Honolulu, Hawaii
 710 Sheridan Street
 TMK 2-3-014; Parcels: 002, 004, & 011

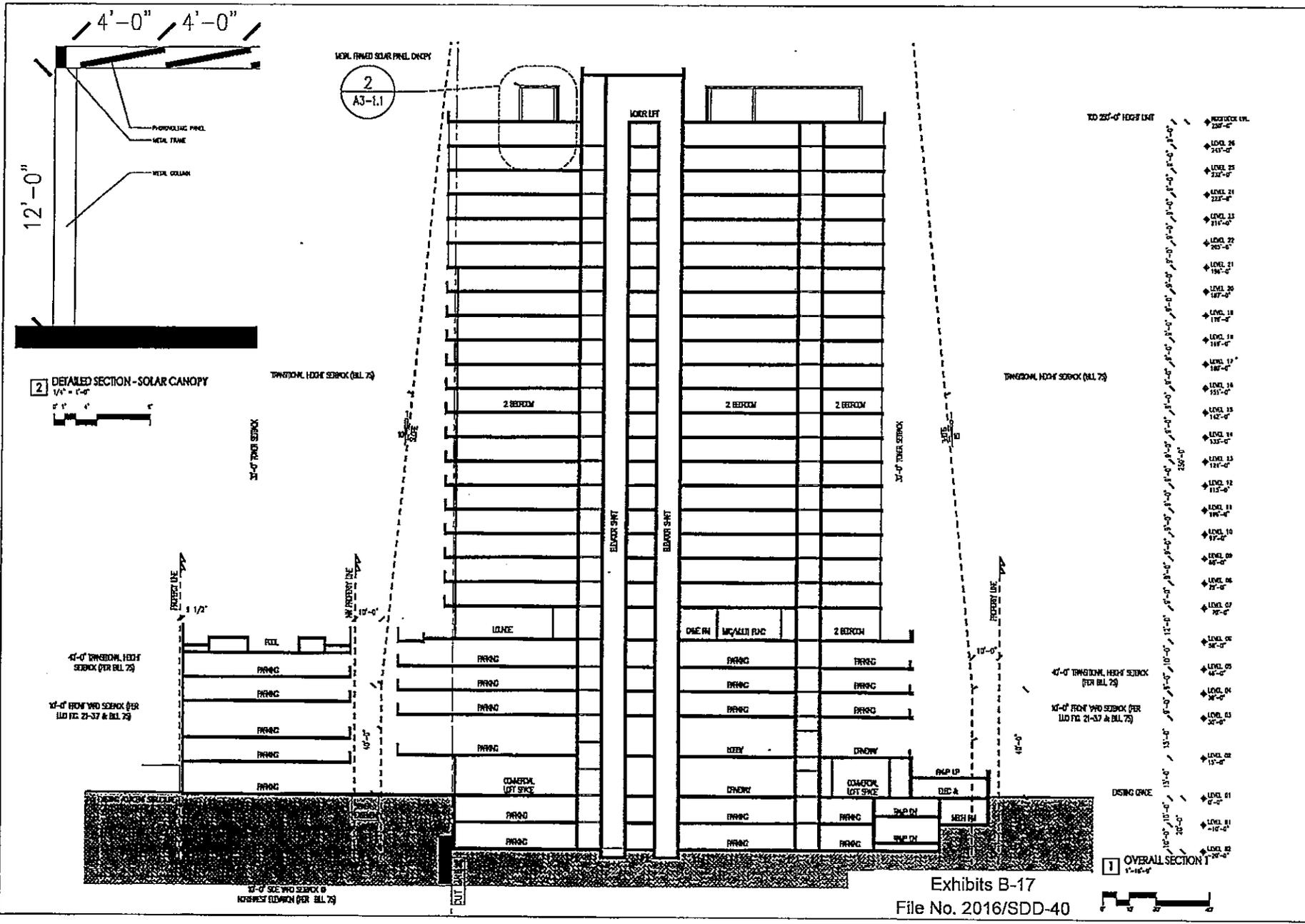
PROJECT: CALIFORNIA INVESTMENT REGIONAL CENTER, LLC
 HAWAII CITY PLAZA, LP

FOR CONSULTING USE ONLY
 NOT TO BE USED FOR CONSTRUCTION

PROJECT: CALIFORNIA INVESTMENT REGIONAL CENTER, LLC
 HAWAII CITY PLAZA, LP

PROJECT: CALIFORNIA INVESTMENT REGIONAL CENTER, LLC
 HAWAII CITY PLAZA, LP





ARCHITECT:
 FSC ARCHITECTS
 1000 KALANIANA'OLEHI BLVD., SUITE 200
 HONOLULU, HAWAII 96813

FOR OWNER/CONTRACTOR:
 ARCHITECTURAL SERVICES
 1000 KALANIANA'OLEHI BLVD., SUITE 200
 HONOLULU, HAWAII 96813

DEVELOPER:
 CALIFORNIA INVESTMENT
 REGIONAL CENTER, LLC
 PROJECT OWNER:
 HAWAII CITY PLAZA, LP

Hawaii City Plaza
 Honolulu, Hawaii
 710 Sheridan Street
 THK 2-3-014; Parcel 002, 004, & 011

Final Planned
 Development/Tract
 Application

DATE 2016 MAR 08
 REV. 2016 APRIL 22
 REV. 2016 JULY 27
 REV. 2016 SEP 16
 PROJECT # 15028

SHEET TITLE
 OVERALL
 SECTION 1

SHEET NO.
 A3-1.1

Exhibits B-17
 File No. 2016/SDD-40



ARCHITECT
EARTHWORKS
CONSTRUCTION
DESIGN
ARCHITECTURE

NOT TO SCALE
FOR INFORMATION ONLY

DEVELOPER
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC

PROJECT OWNER
HAWAII CITY PLAZA LP

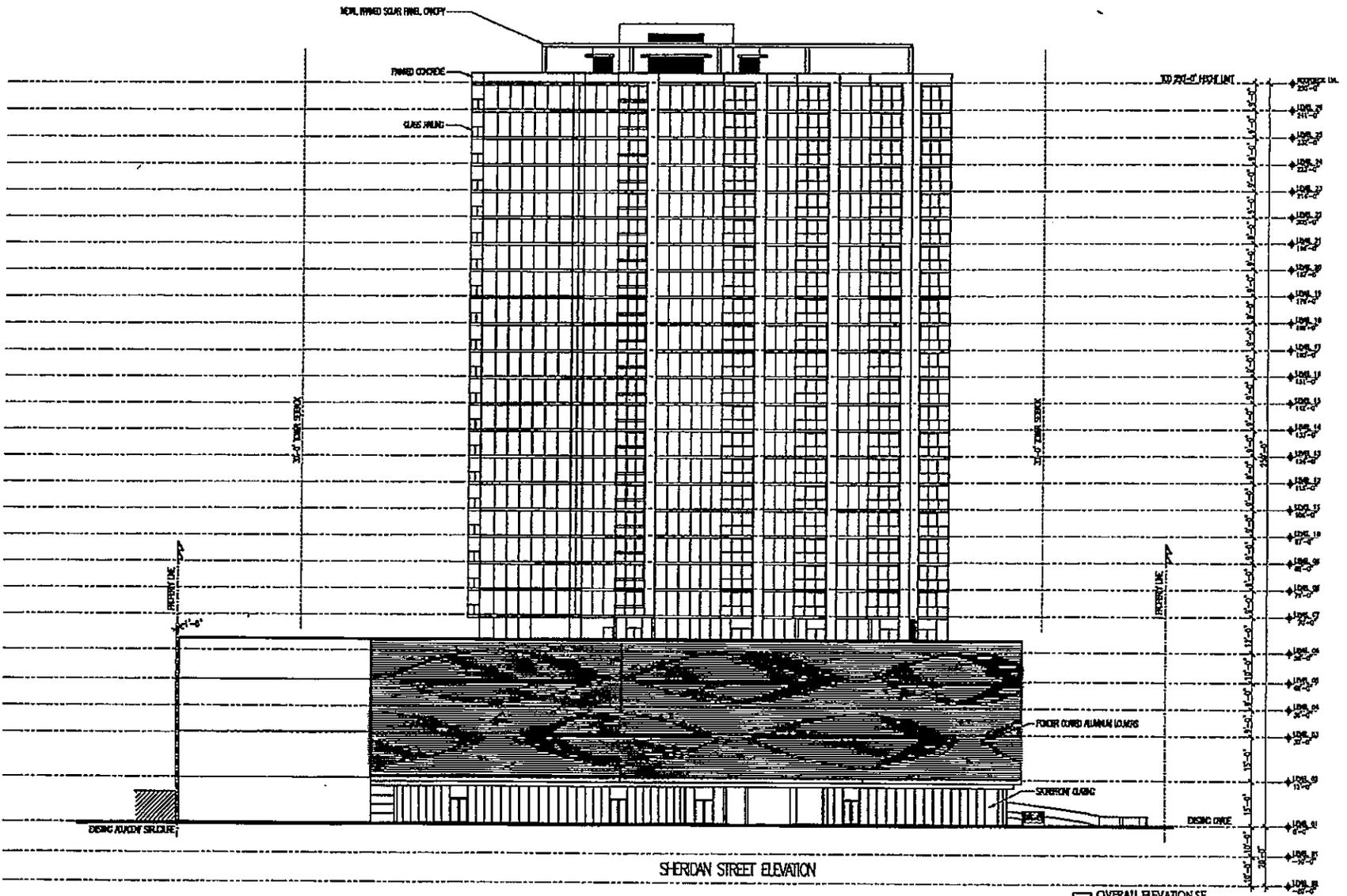
Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TMK 2-3-014 Parcel 02, 04, & 011

Final Permit
Development Permit
Application

DATE 2016 MAR 08
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15228

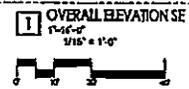
SHEET TITLE
OVERALL
ELEVATION SE

SHEET NO.
A2-1.1



SHERIDAN STREET ELEVATION

Exhibits B-18
File No. 2016/SDD-40





ARCHITECT
TECHNOLOGICAL
CONSULTING ARCHITECT
CONSULTANTS OF HONOLULU
INC. HONOLULU, HAWAII

FOR CONSTRUCTION
OWNER'S USE ONLY
NO REPRODUCTION
WITHOUT WRITTEN
CONSENT

DEVELOPER
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC

PROJECT OWNER
HAWAII CITY PLAZA, LP

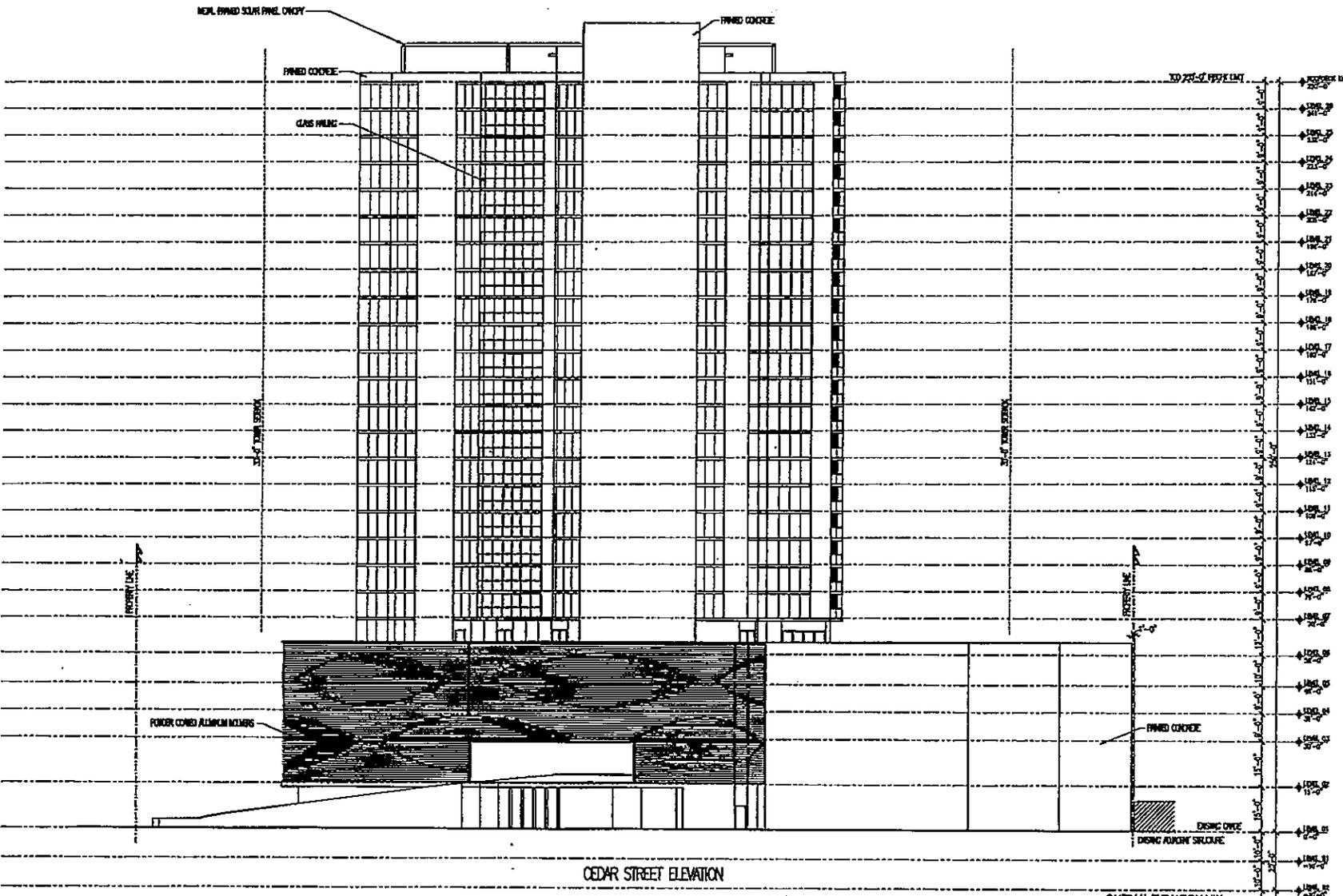
Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TRACIA-3-014; Parade 002, 004, 6-011

Final Floor
Development/Track
Application

DATE 2016 MAR 08
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15028

SHEET TITLE
OVERALL
ELEVATION NW

SHEET NO.
A2-1.2



CEDAR STREET ELEVATION

1 OVERALL ELEVATION NW
1/8" = 1'-0"



Exhibits B-19
File No. 2016/SDD-40



ARCHITECT
SCOTT & SCOTT
ARCHITECTS
1000 KALANOAUE AVENUE
SUITE 200
HONOLULU, HAWAII 96813

FOR CONSTRUCTION
AND RECORD PURPOSES
ONLY

DEVELOPER:
CALIFORNIA INVESTMENT
RESOURCES CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

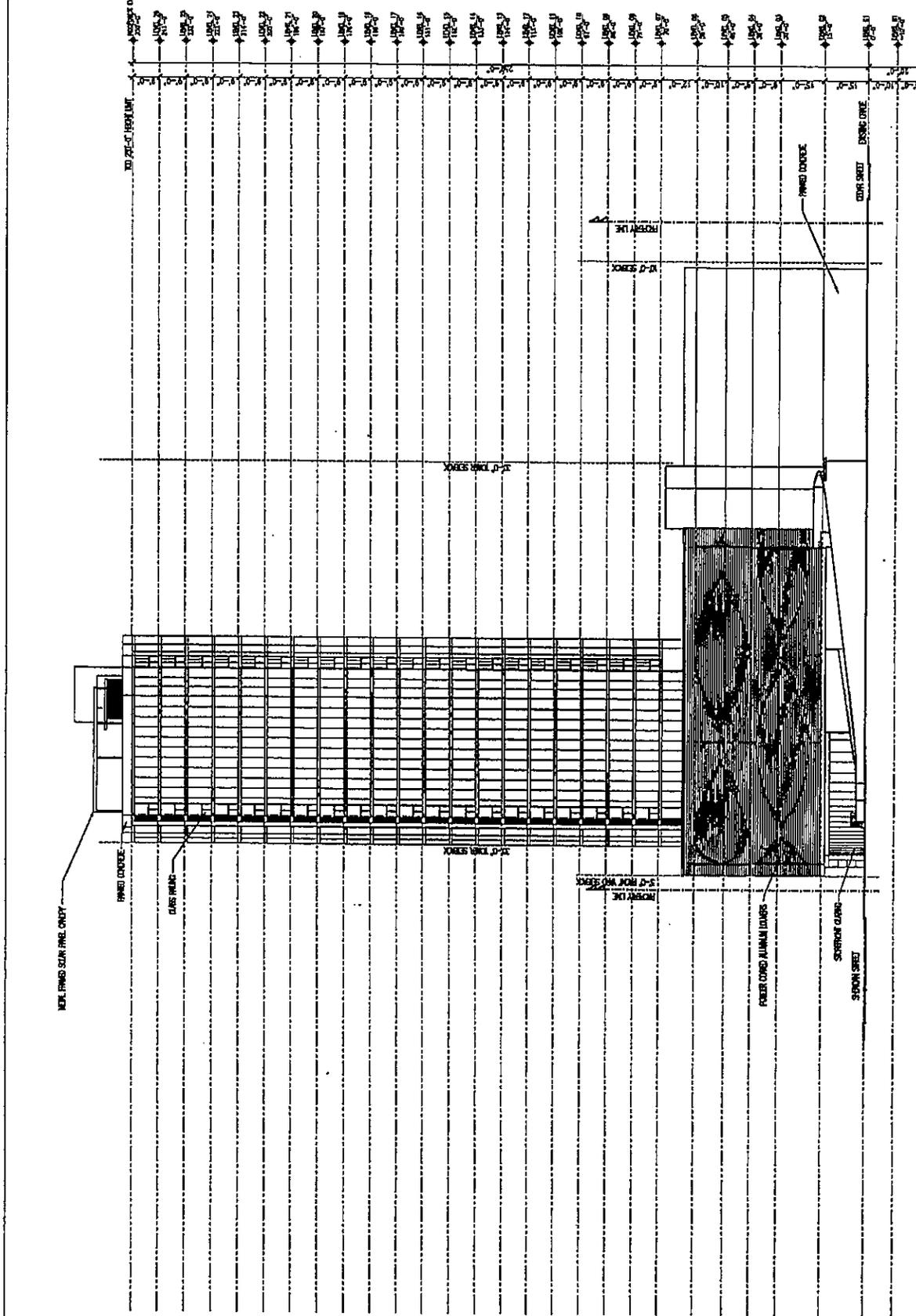
Hawaii City Plaza
Honolulu, Hawaii
710 S. Hotel Street
TMK 2-3-014 Parcel 002, 004 & 011

Issue Period
Drawing
Approval

DATE: 2/11/16 08
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15028

SHEET TITLE
OVERALL
ELEVATION NE

SHEET NO.
A2-1.3



OVERALL ELEVATION NE
1" = 10'-0"
1/8" = 1'-0"



Exhibits B-20
File No. 2016/SDD-40



ARCHITECT:
THE HONOLULU ARCHITECTURAL CENTER
100 CHURCH STREET
HONOLULU, HAWAII 96813

FOR CHANGES SEE
REVISIONS SHEET

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

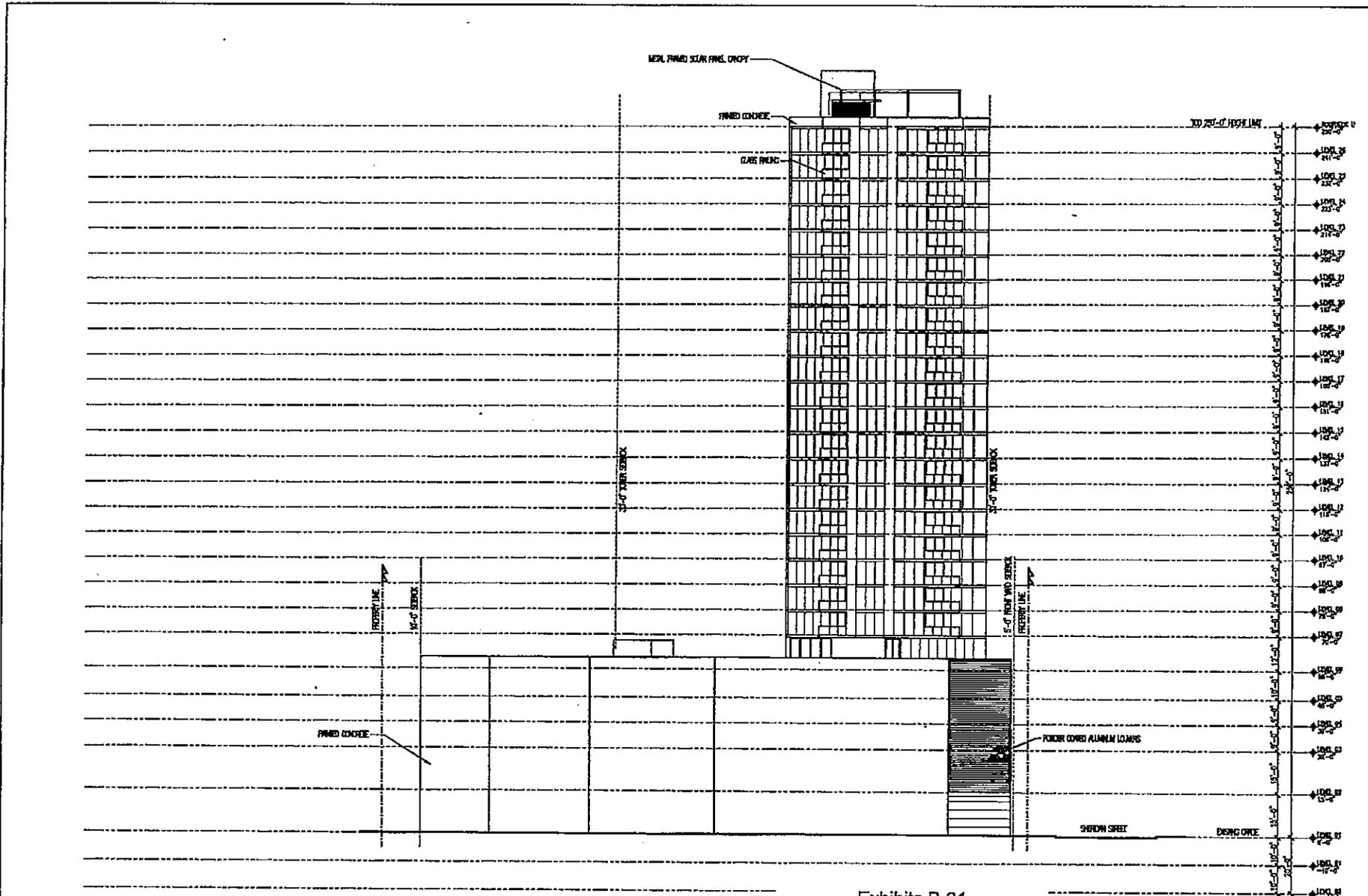
Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TKC23-014/Parcel 02, 04, & 011

In-Plan
Development Permit
Application

DATE 2016 MAR 08
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15028

SHEET TITLE
OVERALL
ELEVATION SE

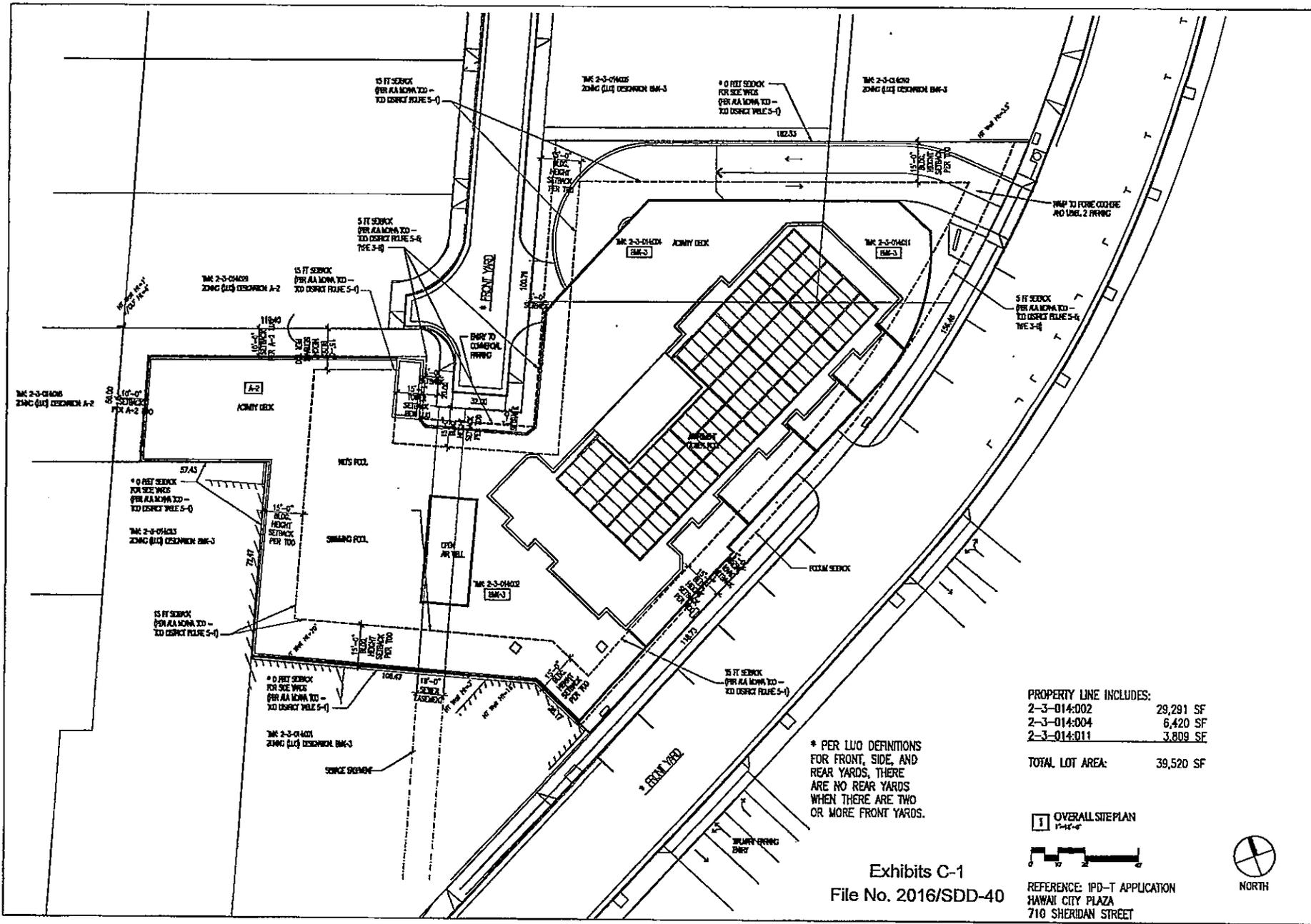
SHEET NO.
A2-1.4



Exhibits B-21
File No. 2016/SDD-40

1 OVERALL ELEVATION SW
1/8" = 1'-0"





* PER LHO DEFINITIONS FOR FRONT, SIDE, AND REAR YARDS, THERE ARE NO REAR YARDS WHEN THERE ARE TWO OR MORE FRONT YARDS.

PROPERTY LINE INCLUDES:

2-3-014-002	29,291 SF
2-3-014-004	6,420 SF
2-3-014-011	3,809 SF
TOTAL LOT AREA:	39,520 SF

1 OVERALL SITE PLAN
1:16'-0"



REFERENCE: IPD-T APPLICATION
HAWAII CITY PLAZA
710 SHERIDAN STREET



Exhibits C-1
File No. 2016/SDD-40



ARCHITECT:
FSC ARCHITECTS
1000 KALANOA AVENUE, SUITE 200
HONOLULU, HAWAII 96813

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC

PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TMK 2-3-014-002, 004, & 011

Interim Planned
Development Transit
Application

DATE: 2016 MAR 05
REV: 2016 APRIL 22
REV: 2016 JULY 27
PROJECT #: 15028

SHEET TITLE
SITE SETBACK
DIAGRAM

SHEET NO.
A0-0.3



ARCHITECT:
 HOK
 100 CALIFORNIA STREET
 SUITE 2000
 SAN FRANCISCO, CA 94111

ARCHITECT OF RECORD:
 HOK
 100 CALIFORNIA STREET
 SUITE 2000
 SAN FRANCISCO, CA 94111

DEVELOPER:
 CALIFORNIA INVESTMENT
 REGIONAL CENTER, LLC

PROJECT OWNER:
 HAWAII CITY PLAZA, LP

Hawaii City Plaza
 Honolulu, Hawaii
 710 Sheridan Street
 TMK 2-3-014; Parcels 002, 004, & 011

In-Plan Planned
 Development Permit
 Application

DATE: 2016 MAR 08
 REV: 2016 APRIL 22
 REV: 2016 JULY 27
 PROJECT # 15028

Exhibits D-2
 File No. 2016/SDD-40

SHEET TITLE

North-East Perspective
 Sheridan Street

SHEET NO.

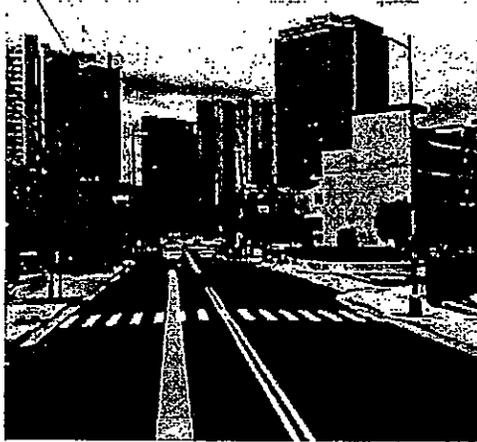
T0-0.6

SHERIDAN STREET

Sheridan Street runs parallel to Keeaumoku Street, and offers a convenient mauka-makai connection for pedestrians and bicyclists. It mainly serves the Sheridan neighborhood, and connects King Street with Kapiolani Boulevard. Various auto shops and small businesses are located along this street.

RECOMMENDED MODIFICATIONS INCLUDE:

- Sharrow striping for better motorist awareness of bicycle traffic
- Sidewalk enhancements
- Street trees for shade



Sheridan Street - Existing



Sheridan Street - TOD Plan

Exhibits E-2
File No. 2016/SDD-40



ARCHITECT:
NEWTON/SHREVE/PA
CHEN/COOPER/LEUNG
GARCIA/PROFFER/SHEP
HERZ/FORSTNER/SMITH

FOR CONSULTING/DESIGN
PROJECTS/ARCHITECTURE/ENGINEERING/PLANNING/CONSTRUCTION

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC

PROJECT OWNER:
HAWAII CITY PLAZA, LP

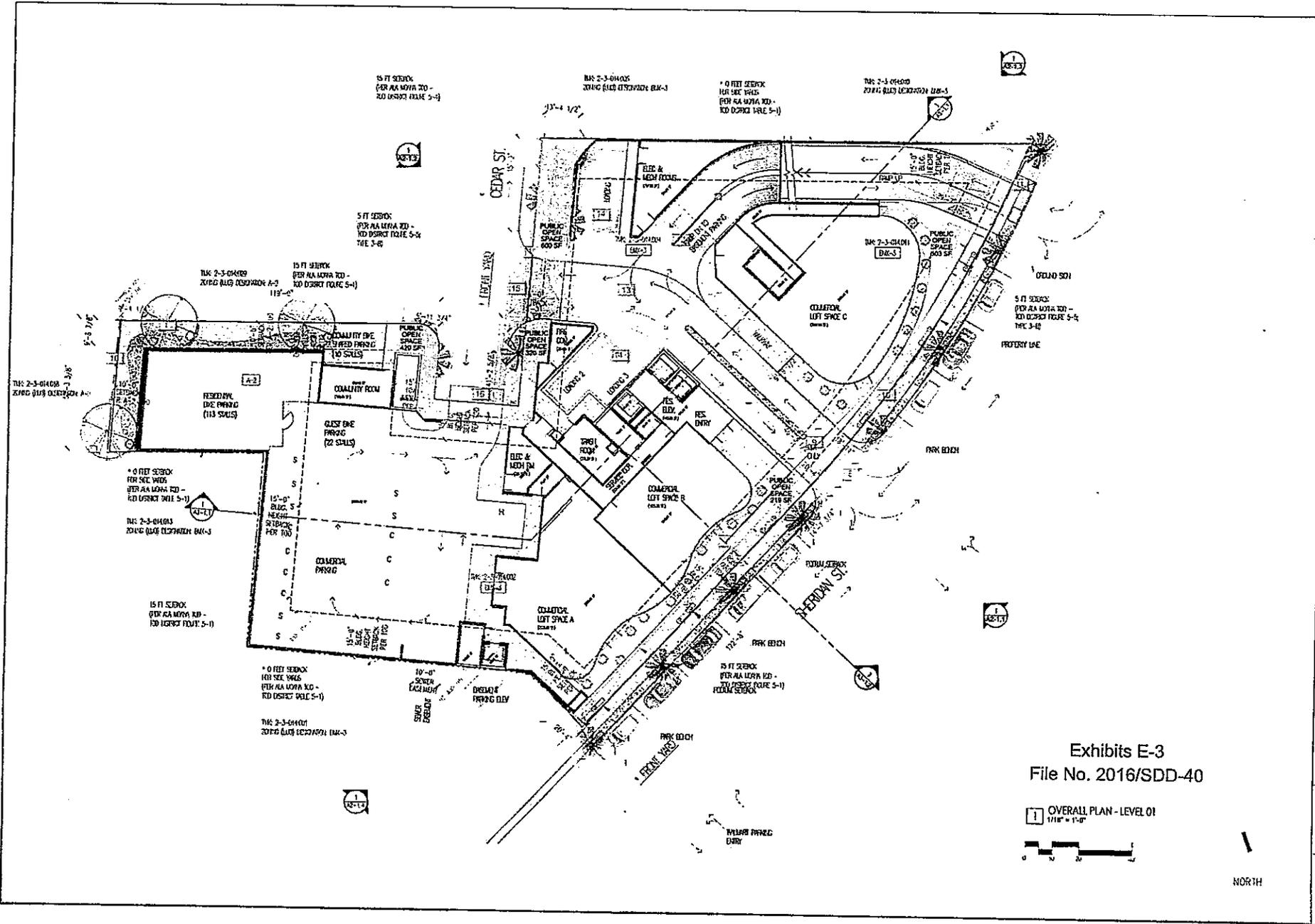
Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TMK 2-3-014 Parcel 002, 004, & 011

Interim Permit
Development Permit
Application

DATE 2016 MAR 08
REV. 2018 APRIL 22
REV. 2018 JULY 27
PROJECT # 15028

SHEET TITLE
COMMUNITY
BENEFIT #2

SHEET NO.
A4-1.5



Exhibits E-3
File No. 2016/SDD-40

1 OVERALL PLAN - LEVEL 01
1/8" = 1'-0"



NORTH



ARCHITECT:
SC ARCHITECTS
1005 KALANIKULANI DRIVE
HONOLULU, HAWAII 96813
PHONE: (808) 531-1111

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TMK 2-3-014 Parcels 005, 004, & 011

Interim Planned
Development-Tentative
Application

DATE: 2016 MAR 08
REV: 2016 APRIL 22
REV: 2016 JULY 27
PROJECT # 15028

SHEET TITLE
COMMUNITY
BENEFIT #4

SHEET NO.
A4-1.8

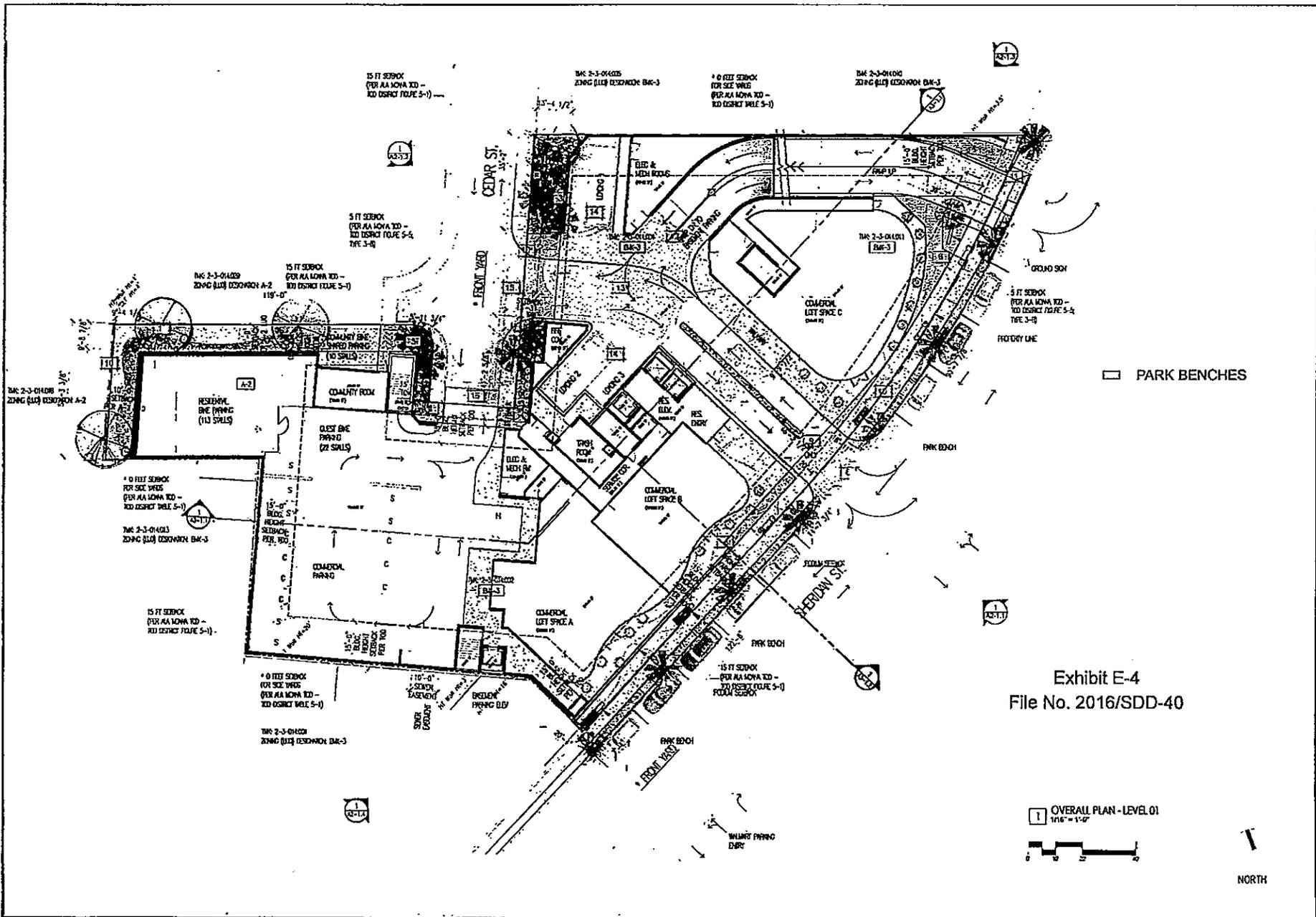


Exhibit E-4
File No. 2016/SDD-40

1 OVERALL PLAN - LEVEL 01
1/16" = 1'-0"



NORTH



ARCHITECT:
THE ARCHITECTS
COMMUNITY BENEFIT #5

FOR OWNER'S REVIEW
FOR INFORMATION ONLY
NO CONTRACT INTENT

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA LP

Hawaii City Plaza
Honolulu, Hawaii
710 South Street
TRAC 2-3-014; Permits 022, 004, & 011

Initial Planned
Development/Trunk
Application

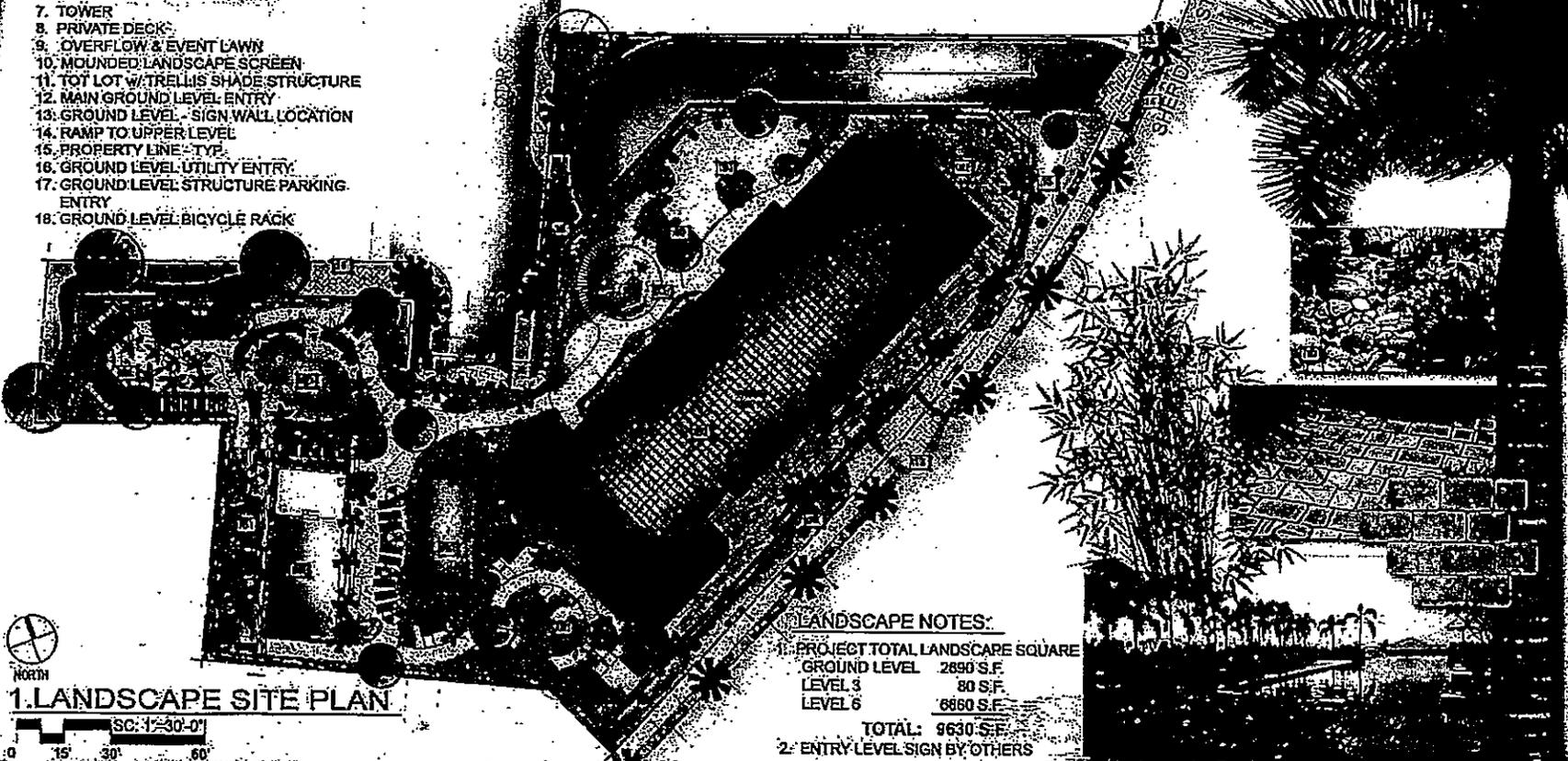
DATE 2015 MAR 08
REV. 2018 APRIL 22
REV. 2016 JULY 27
REV. 2016 SEP. 18
PROJECT # 15028

SHEET TITLE
COMMUNITY
BENEFIT #5

SHEET NO.
A4-110

MADIKBY

1. BBQ & OUTDOOR FAMILY AREA
2. PUTTING GREEN
3. CABANA ON RAISED WOOD DECK
4. ADULT & KIDS SWIMMING POOL
5. OPEN AIR WELL TO BE SCREENED W/ BAMBOO HEDGE
6. QUIET ZONE & ROCK GARDEN
7. TOWER
8. PRIVATE DECK
9. OVERFLOW & EVENT LAWN
10. MOUNDED LANDSCAPE SCREEN
11. TOT LOT W/ TRELLIS SHADE STRUCTURE
12. MAIN GROUND LEVEL ENTRY
13. GROUND LEVEL - SIGN WALL LOCATION
14. RAMP TO UPPER LEVEL
15. PROPERTY LINE - TYP.
16. GROUND LEVEL UTILITY ENTRY
17. GROUND LEVEL STRUCTURE PARKING ENTRY
18. GROUND LEVEL BICYCLE RACK

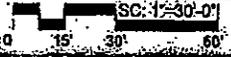


LANDSCAPE NOTES:

1. PROJECT TOTAL LANDSCAPE SQUARE
 - GROUND LEVEL 2690 S.F.
 - LEVEL 3 80 S.F.
 - LEVEL 6 6860 S.F.
- TOTAL: 9630 S.F.
2. ENTRY LEVEL SIGN BY OTHERS



1. LANDSCAPE SITE PLAN



FLORIAN PLAZA PROPOSED LANDSCAPE CONCEPT
 710 BERKIDAN ST. HONOLULU, HI 96814

Exhibit F-1
 File No. 2016/SDD-40



ARCHITECT:
 THE ARCHITECTURE CENTER
 1000 KALANOAULOE DRIVE
 HONOLULU, HI 96813

DEVELOPER:
 CALIFORNIA INVESTMENT
 REGIONAL CENTER, LLC

PROJECT OWNER:
 HAWAII CITY PLAZA, LP

Hawaii City Plaza
 Honolulu, Hawaii
 710 Berkidan Street
 TMK 2-3-014 Parcel 002, 004, & 011

Final Permit
 Design & Permit
 Application

DATE 2016 MAR 08
 REV. 2016 APRIL 22
 REV. 2016 JULY 27
 PROJECT # 15028

SHEET TITLE
 LANDSCAPE
 SITE PLAN

SHEET NO.
 L-1



ARCHITECT
NICHOLSON PERKINS
COURTESY OF HONOLULU
WILSON PERKINS

FOR CONSULTING ONLY
HONOLULU, HAWAII

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TK 20-014 Permits 003, 004, 8,011

Interim/Partial
Developer's Permit
Application

DATE 27th MAR 08
REV. 2018 APRIL 22
REV. 2016 JULY 27
PROJECT # 15228

SHEET TITLE
GROUND FLOOR
TREE PLAN

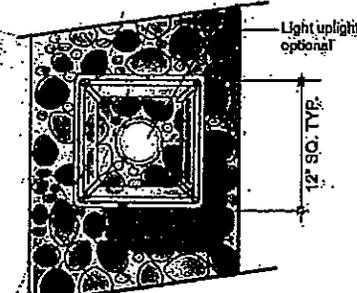
SHEET NO.
L-2

MAP KEY:

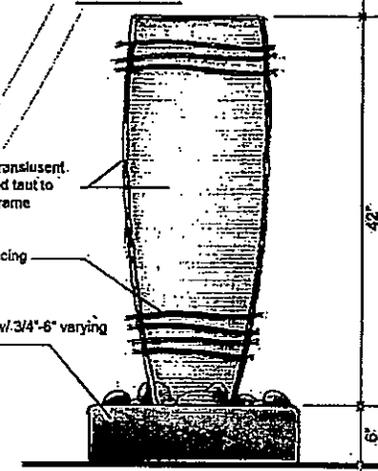
1. FALSE KAMANI TREE
2. INDOOR/ OUTDOOR BICYCLE RACKS
3. FOX-TAIL PALM - TYP. ON CEDAR ST. ONLY
4. GROUND FLOOR PARKING
5. FACILITIES TBD - BY OTHERS
6. GOBBLE STONE PATTERN & REST TABLES
7. QUEEN PALM - TYP. ON SHERIDAN ST. ONLY
8. MAIN ENTRY
9. 24" MEDIAN w/ ACCENT FIXTURE
SEE DRAWING 2
10. PROPERTY LINE
11. RAMP TO UPPER LEVEL & PORTE COCHERE
12. RAMP TO LOWER LEVEL PARKING
13. MIXED VEHICULAR/ PEDESTRIAN PAVERS - TYP.
14. UTILITY PARKING
15. CEDAR ST. ENTRY TO LOWER PARKING
16. GROUND LEVEL STRUCTURE PARKING
ENTRY

GROUND FLOOR TREE & PALM PLANT LIST

NO.	COMMON NAME	SCIENTIFIC NAME	AMT.	SIZE	NOTES
1	False Kamani	<i>Tamihala celappa L.</i>	4	45 g.c.	Min. 6' trk. ht. 6" Cal
2	Foxtail Palm	<i>Wodyetia bifurcata</i>	6	25 g.c.	Min. 6' trk. ht. 4" Cal.
3	Queen Palm	<i>Syagrus romanzoffian</i>	8	f.s.	Min. 6' trk. ht. 8" Cal.



PLAN



2. ELEVATION: MEDIAN ACCENT FIXTURE

SC: NTS

HAWAII CITY PLAZA PROPERTY LANDSCAPE CONCEPT
710 SHERIDAN STREET, HONOLULU, HI 96814

Exhibit F-2
File No. 2016/SDD-40

JAN 12, 2018

GROUND FLOOR SHRUB PLANT LIST

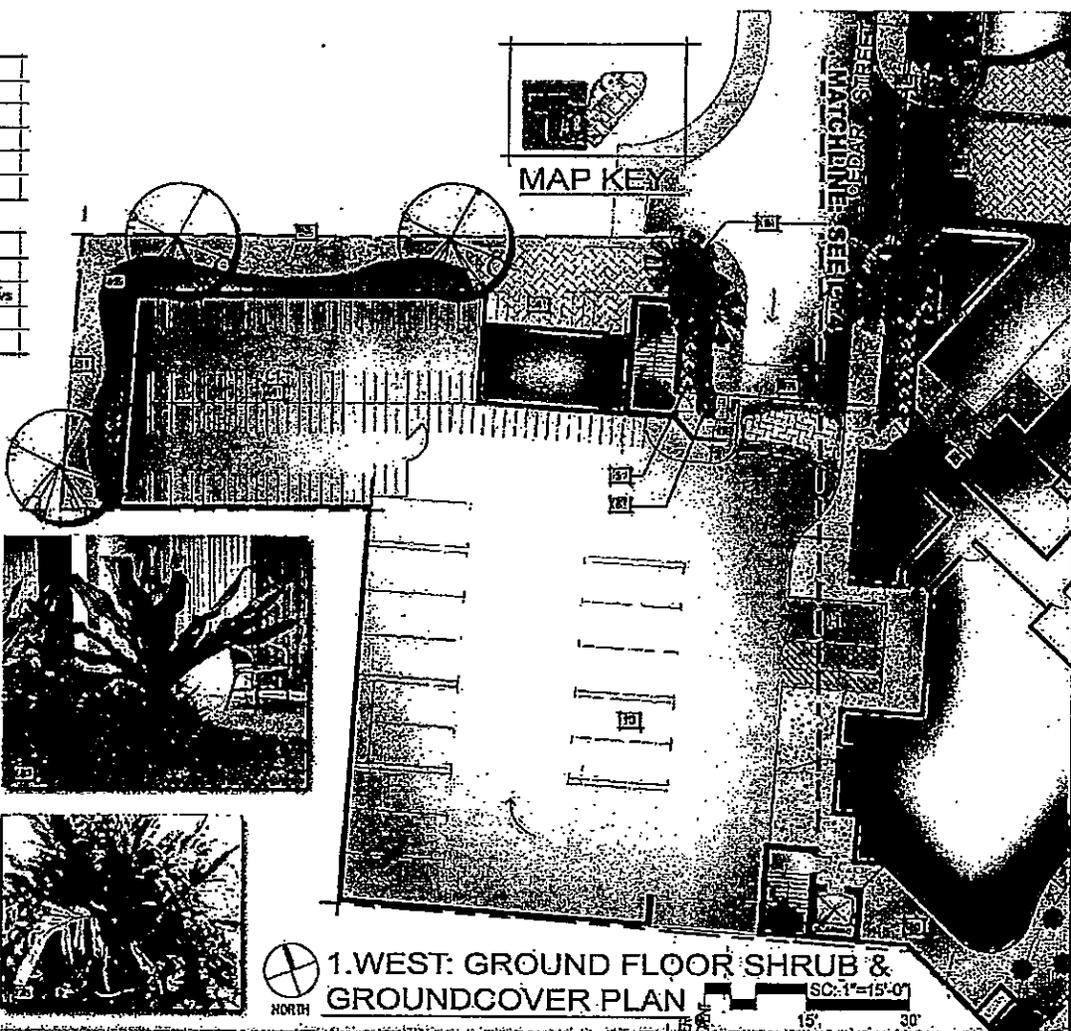
NO.	COMMON NAME	SCIENTIFIC NAME	AMT./ SIZE/ DESCRIPTION
1	Red 'Kona' Ginger	<i>Alpinia purpurata</i>	110 ea., 3 g.c. @ 30" o.c., staggered rows
2	Red 'Lilinoe' Ti	<i>Cordyline fruticosa</i>	36 ea., 3 g.c. @ 12" o.c., clustered
3	Queen Emma Spider Lily	<i>Crinum spideum</i>	164 ea., 3 g.c. @ 24" o.c., staggered rows
4	Yellow Daylily	<i>Hemerocallis 'Hyacin'</i>	40 ea., 1 g.c. @ 8" o.c., clustered
5	Tiera Gardenia Hedge	<i>Gardenia tiliaris</i>	60 ea., 3 g.c. @ 30" o.c.,

GROUND FLOOR-GROUNDCOVER PLANT LIST

NO.	COMMON NAME	SCIENTIFIC NAME	AMT./ SIZE/ DESCRIPTION
1	St. Augustine grass	<i>Stenotaphrum Secundatum</i>	720 s.f., Hydro Spray
2	Dwarf Louse Fern	<i>Phytolacca grisea</i>	280 ea., 4" pots @ 16" o.c. staggered rows
3	Dwarf Pittosporum	<i>Pittosporum tobira 'Nana'</i>	180 ea., 3 g.c. @ 24" o.c., clustered
4	Mondo Grass	<i>Ophiopogon Japonicus</i>	120 s.f. 5 g.c. @ 3" o.c., staggered rows

MARKER

1. ST. AUGUSTINE GRASS
2. DWARF LAUAE FERN
3. PROPERTY LINE
4. INDOOR/ OUTDOOR BICYCLE RACKS
5. ASSORTED GINGERS, TYP.
6. DWARF PITTISPORUM
7. GROUND LEVEL STRUCTURE PARKING ENTRY
8. QUEEN EMMA SPIDER LILY & ACCENT RED TI
9. CEDAR ST. ENTRY TO LOWER PARKING
10. TO SHERIDAN ST. SEATING



1. WEST: GROUND FLOOR SHRUB & GROUNDCOVER PLAN
 NORTH
 SC: 1" = 15'-0"
 15' 30'

HAWAII CITY PLAZA 2ND PROPOSED LANDSCAPE CONCEPT
 710 SHERIDAN ST. HONOLULU, HI 96814
 Exhibit F-3
 File No. 2016/SDD-40
 JAN 12, 2016



ARCHITECT
 WILSON PEREIRA ARCHITECTS
 710 SHERIDAN STREET
 HONOLULU, HAWAII 96814

CONTRACTOR
 HAWAIIAN CONSTRUCTION
 1000 KALANIAN'OLELE AVE.
 HONOLULU, HI 96813

DEVELOPER
 HAWAIIAN INVESTMENT
 REGIONAL CENTER, LLC
 PROJECT OWNER
 HAWAII CITY PLAZA, LP

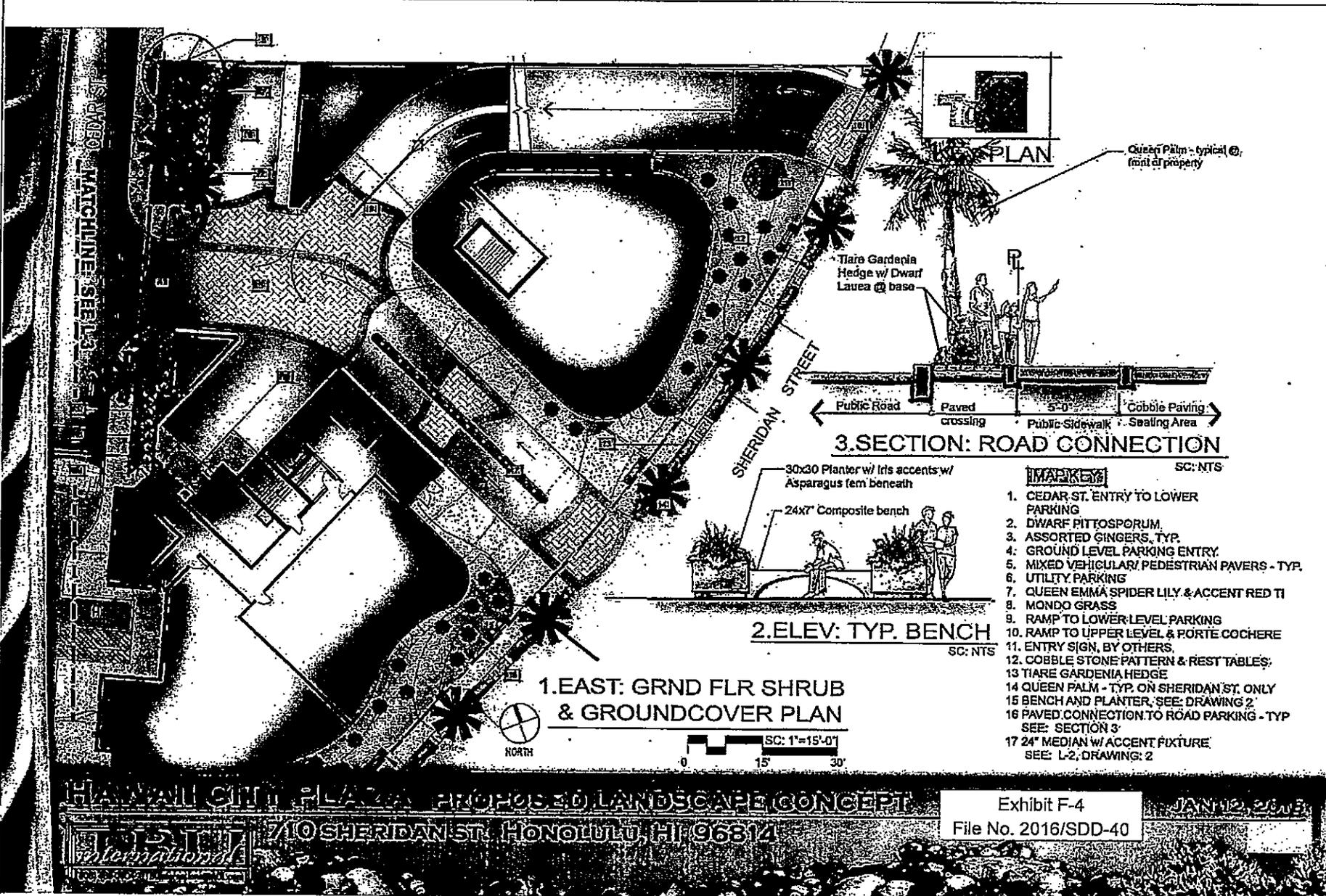
Hawaii City Plaza
 Honolulu, Hawaii
 710 Sheridan Street
 TNA 2-3-014 Patrick 002, 004, & 011

Interior Plant
 Development Permit
 Application

DATE 2016 MAR 06
 REV. 2018 APRIL 22
 REV. 2018 JULY 27
 PROJECT # 15324

SHEET TITLE
 WEST: GROUND
 FLOOR SHRUB &
 GROUNDCOVER
 PLAN

SHEET NO.
 L-3



1. EAST: GRND FLR SHRUB & GROUND COVER PLAN
SC: NTS

2. ELEV: TYP. BENCH
SC: NTS

3. SECTION: ROAD CONNECTION
SC: NTS

MARKET

1. CEDAR ST. ENTRY TO LOWER PARKING
2. DWARF PITTOSPORUM
3. ASSORTED GINGERS, TYP.
4. GROUND LEVEL PARKING ENTRY
5. MIXED VEHICULAR/ PEDESTRIAN PAVERS - TYP.
6. UTILITY PARKING
7. QUEEN EMMA SPIDER LILY & ACCENT RED TI
8. MONDO GRASS
9. RAMP TO LOWER LEVEL PARKING
10. RAMP TO UPPER LEVEL & FORTÉ COCHERE
11. ENTRY SIGN, BY OTHERS
12. COBBLE STONE PATTERN & REST TABLES
13. TIARE GARDENIA HEDGE
14. QUEEN PALM - TYP. ON SHERIDAN ST. ONLY
15. BENCH AND PLANTER, SEE: DRAWING 2
16. PAVED CONNECTION TO ROAD PARKING - TYP SEE: SECTION 3
17. 24" MEDIAN W/ ACCENT FIXTURE SEE: L-2, DRAWING: 2



ARCHITECT
THE HONOLULU ARCHITECTURAL CENTER
1500 KALANOAUE AVENUE
HONOLULU, HAWAII

DEVELOPER:
CALIFORNIA INVESTMENT
REGIONAL CENTER, LLC
PROJECT OWNER:
HAWAII CITY PLAZA, LP

Hawaii City Plaza
Honolulu, Hawaii
710 Sheridan Street
TAK-2-3-014, Part 03, 004, & 011

Interim Planned
Development Permit
Application

DATE 2016 MAR 09
REV. 2016 APRIL 22
REV. 2016 JULY 27
PROJECT # 15028

SHEET TITLE
EAST: GROUND
FLOOR SHRUB &
GROUND COVER
PLAN

SHEET NO.
L-4

HAWAII CITY PLAZA PROPOSED LANDSCAPE CONCEPT

710 SHERIDAN ST. HONOLULU, HI 96814

Exhibit F-4
File No. 2016/SDD-40

JAN 12, 2016



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 17-305, CD1, FD1

Introduced: 10/24/17 By: ANN KOBAYASHI

Committee: ZONING AND HOUSING

Title: RESOLUTION APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE DEVELOPMENT OF THE HAWAII CITY PLAZA CONDOMINIUM DEVELOPMENT PROJECT.

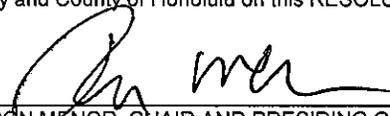
Voting Legend: * = Aye w/Reservations

11/01/17	COUNCIL	M-6320 ADDED TO THE AGENDA. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE. M-6320 – APPROVED 90-DAY EXTENSION OF TIME. 9 AYES: ANDERSON*, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN8, MARTIN, MENOR, OZAWA, PINE.
11/25/17	PUBLISH	PUBLIC HEARING NOTICE PUBLISHED IN THE HONOLULU STAR-ADVERTISER.
12/05/17	SPECIAL ZONING AND HOUSING	CR-451 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM.
12/06/17	COUNCIL	RESOLUTION AMENDED TO HAND-CARRIED FD1 (OCS2017-1272/12/5/2017 4:36 PM). 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE. CR-451 AND RESOLUTION 17-305, CD1, FD1 WERE ADOPTED. 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MARTIN, MENOR, OZAWA, PINE. 1 NO: MANAHAN.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.



GLEN I. TAKAHASHI, CITY CLERK



RON MENOR, CHAIR AND PRESIDING OFFICER