



Tuesday, September 10, 2019



Zoning and Special District Design Guidelines in Haleiwa

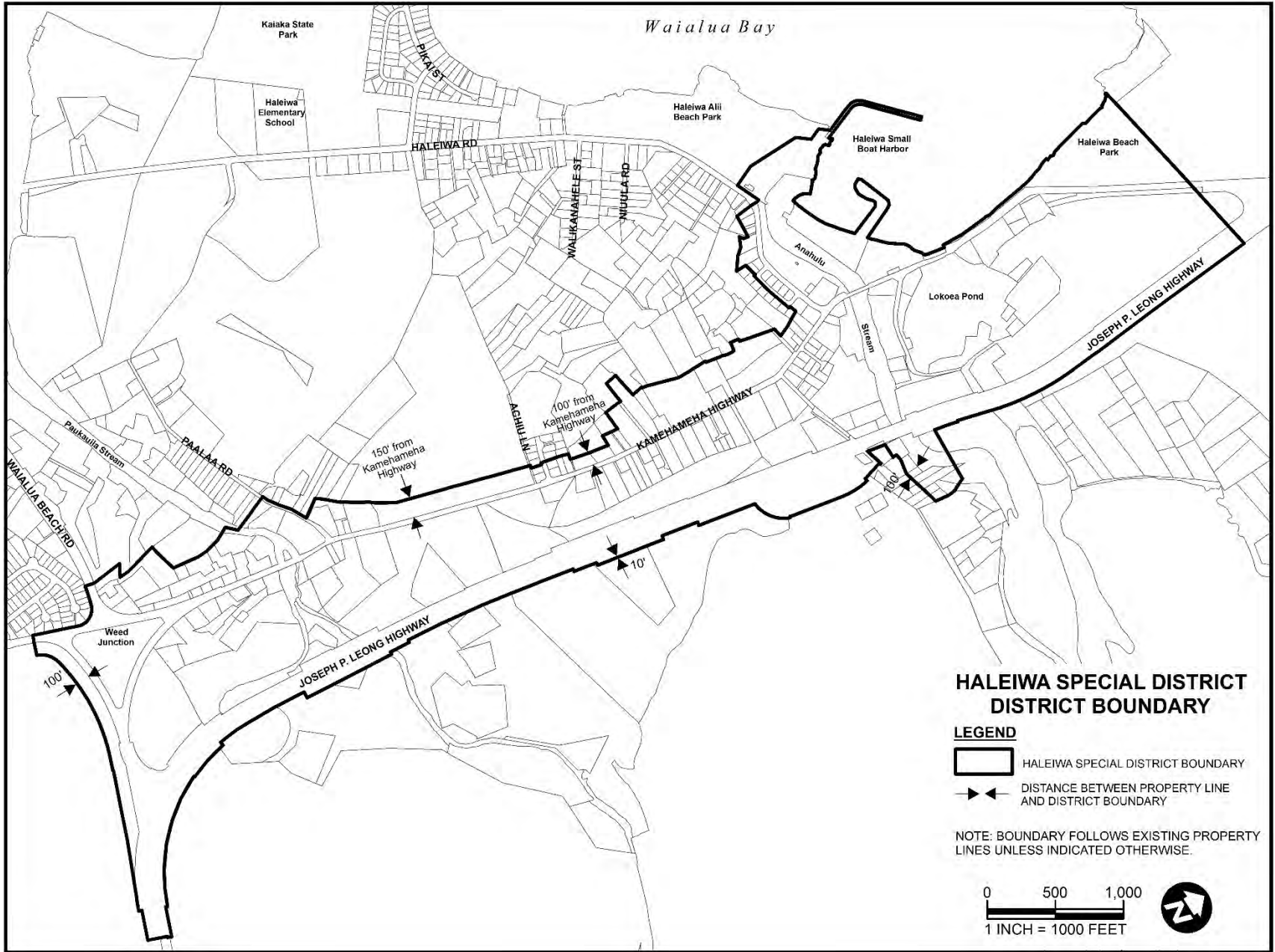
Haleiwa Special District Introduction & Intent

- Overview of Land Use Ordinance and Haleiwa Special District
- Design Guidelines
- Permit Process

Haleiwa Special District

District Objectives



- Preserve existing rural low-rise form and character
- Preserve and restore historic and cultural buildings
- Retain/enhance pedestrian-oriented uses
- Encourage new development that complements the existing character
- Enhance landscaped open spaces



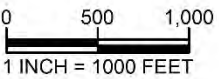
Waialua Bay

**HALEIWA SPECIAL DISTRICT
DISTRICT BOUNDARY**

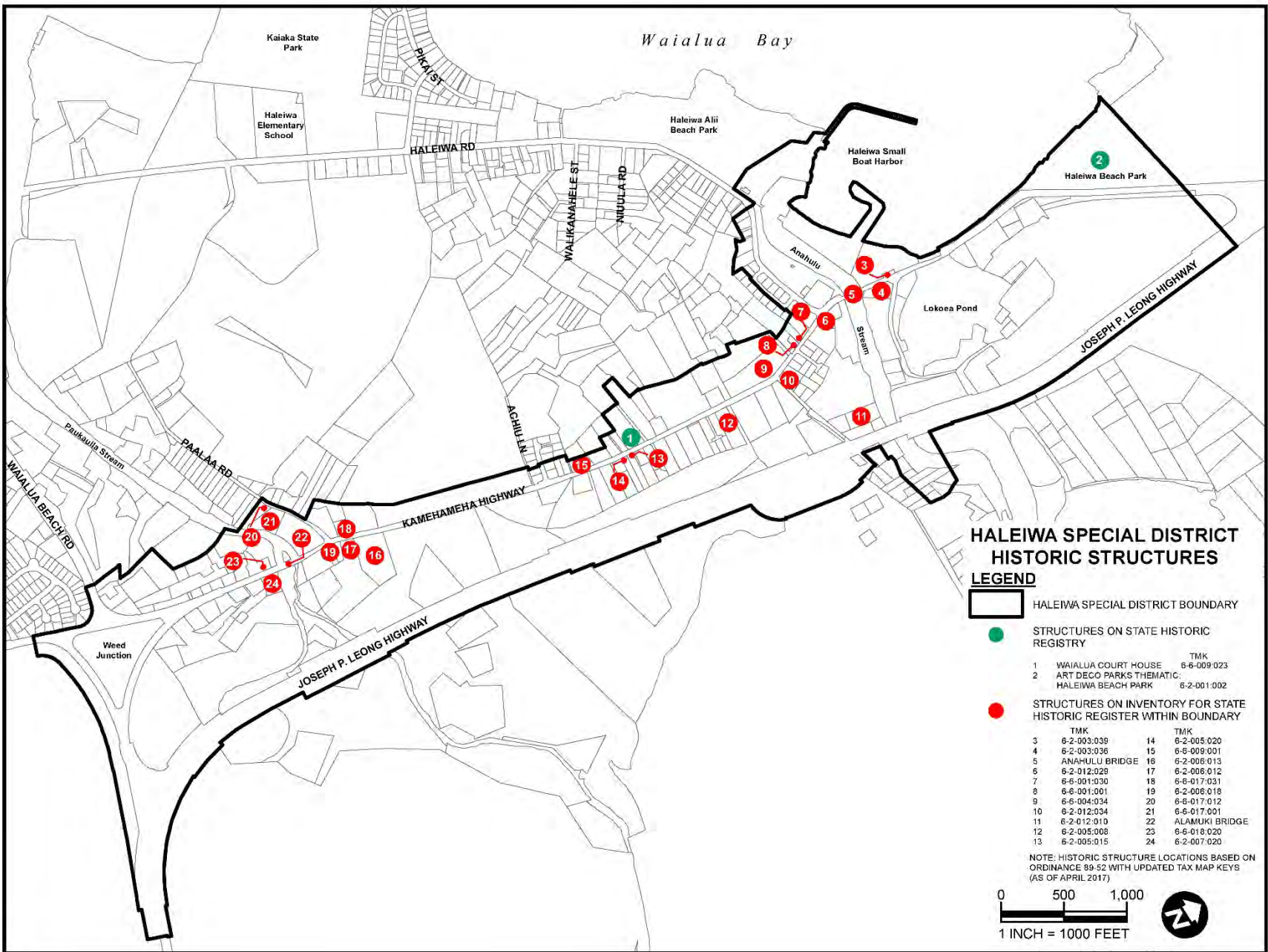
LEGEND

-  HALEIWA SPECIAL DISTRICT BOUNDARY
-  DISTANCE BETWEEN PROPERTY LINE AND DISTRICT BOUNDARY

NOTE: BOUNDARY FOLLOWS EXISTING PROPERTY LINES UNLESS INDICATED OTHERWISE.



Waialua Bay



**HALEIWA SPECIAL DISTRICT
HISTORIC STRUCTURES**

LEGEND

HALEIWA SPECIAL DISTRICT BOUNDARY

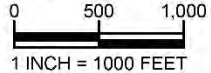
STRUCTURES ON STATE HISTORIC REGISTER

- 1 WAIALUA COURT HOUSE TMK 6-8-009.023
- 2 ART DECO PARKS THEMATIC, HALEIWA BEACH PARK 6-2-001.002

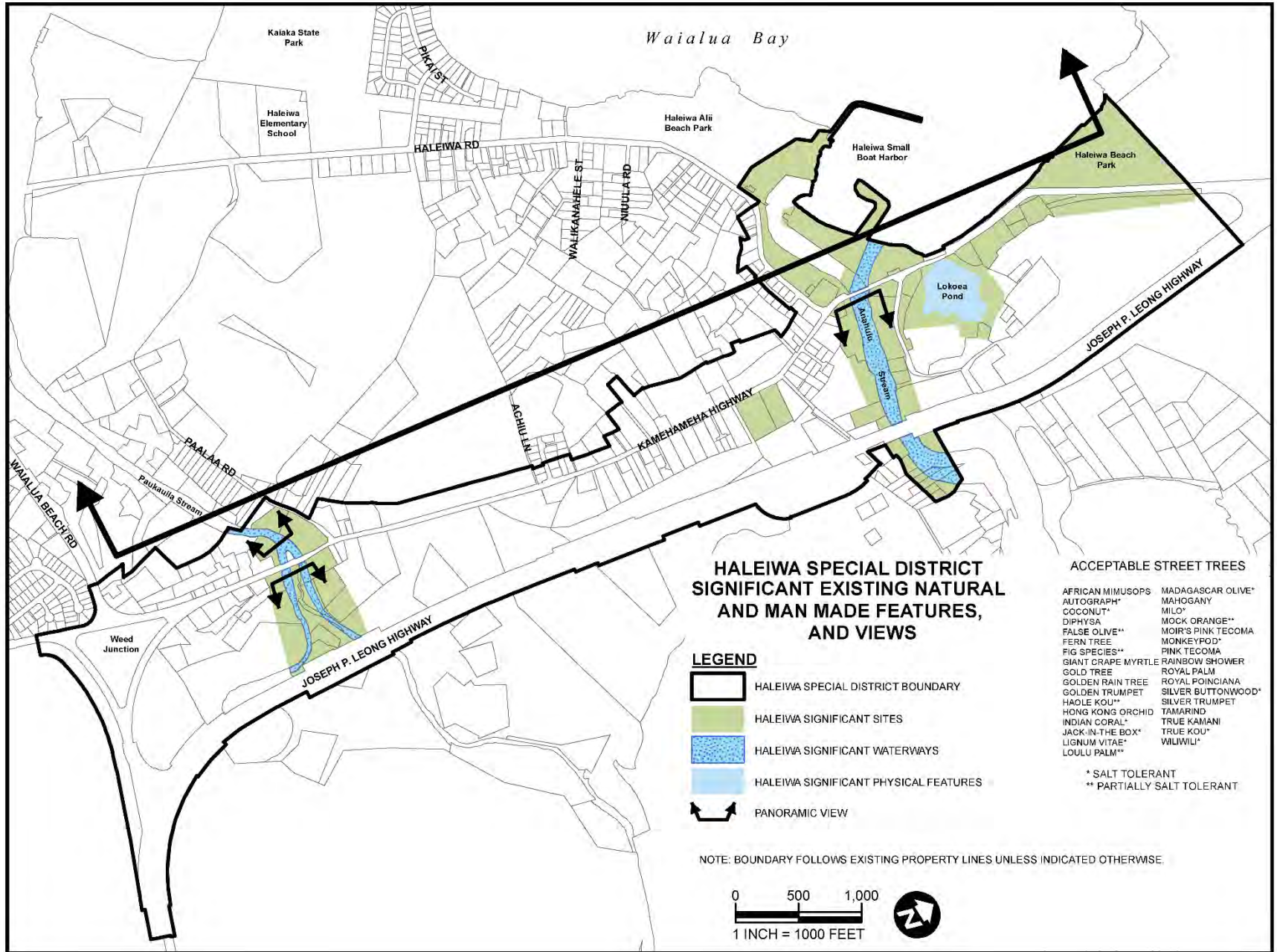
STRUCTURES ON INVENTORY FOR STATE HISTORIC REGISTER WITHIN BOUNDARY

TMK	TMK
3 6-2-003.039	14 6-2-005.020
4 6-2-003.036	15 6-8-009.001
5 ANAHULU BRIDGE	16 6-2-006.013
6 6-2-012.029	17 6-2-006.012
7 6-6-001.030	18 6-6-017.031
8 6-6-001.001	19 6-2-006.018
9 6-6-004.034	20 6-6-017.012
10 6-2-012.034	21 6-6-017.001
11 6-2-012.010	22 ALAMUKI BRIDGE
12 6-2-005.008	23 6-6-018.020
13 6-2-005.015	24 6-2-007.020

NOTE: HISTORIC STRUCTURE LOCATIONS BASED ON ORDINANCE 89-52 WITH UPDATED TAX MAP KEYS (AS OF APRIL 2017)








Waialua Bay



**HALEIWA SPECIAL DISTRICT
SIGNIFICANT EXISTING NATURAL
AND MAN MADE FEATURES,
AND VIEWS**

LEGEND

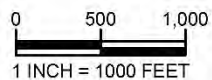
-  HALEIWA SPECIAL DISTRICT BOUNDARY
-  HALEIWA SIGNIFICANT SITES
-  HALEIWA SIGNIFICANT WATERWAYS
-  HALEIWA SIGNIFICANT PHYSICAL FEATURES
-  PANORAMIC VIEW

ACCEPTABLE STREET TREES

- | | |
|--------------------|--------------------|
| AFRICAN MIMUSOPS | MADAGASCAR OLIVE* |
| AUTOGRAPH* | MAHOGANY |
| COCONUT* | MILO* |
| DIPHUSA | MOCK ORANGE** |
| FALSE OLIVE** | MOIR'S PINK TECOMA |
| FERN TREE | MONKEYPOD* |
| FIG SPECIES** | PINK TECOMA |
| GIANT CRAPE MYRTLE | RAINBOW SHOWER |
| GOLD TREE | ROYAL PALM |
| GOLDEN RAIN TREE | ROYAL POINCIANA |
| GOLDEN TRUMPET | SILVER BUTTONWOOD* |
| HAOLE KOU** | SILVER TRUMPET |
| HONG KONG ORCHID | TAMARIND |
| INDIAN CORAL* | TRUE KAMANI |
| JACK-IN-THE-BOX* | TRUE KOU* |
| LIGNUM VITAE* | WILIWILI* |
| LOULU PALM** | |

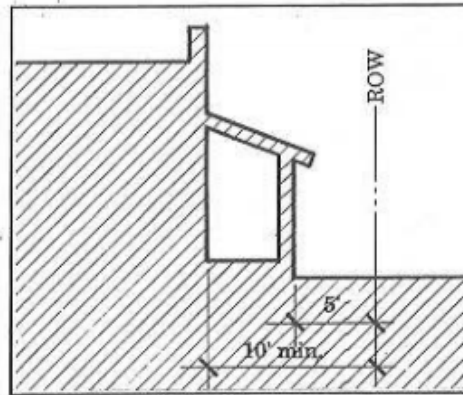
* SALT TOLERANT
** PARTIALLY SALT TOLERANT

NOTE: BOUNDARY FOLLOWS EXISTING PROPERTY LINES UNLESS INDICATED OTHERWISE.



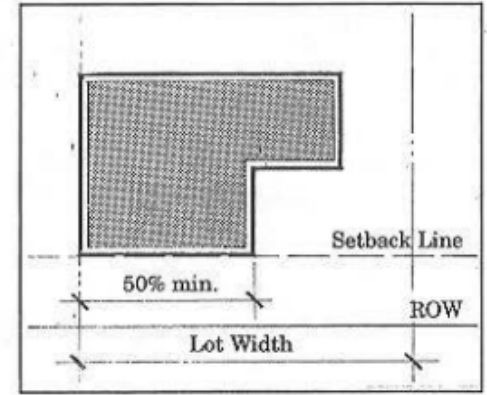
Haleiwa Special District Site Planning

- Front yard setback
- Building frontage along setback
- Waterfront setback



Front Yard Setback

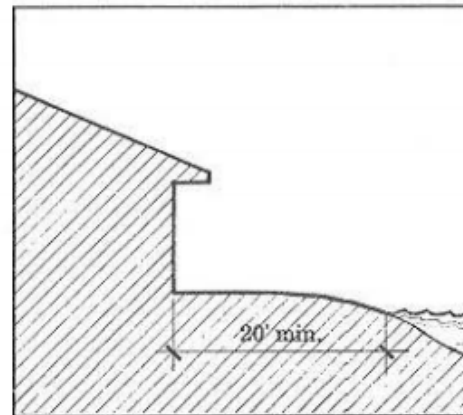
A 10-foot front yard setback is required on all lots to provide adequate planting area for street trees. An incentive for porches and canopies at the ground floor level is provided by permitting them to encroach 5 feet into the front yard setback.



Building Frontage Along Setback

In order to maintain the alignment of buildings along the street, at least 50 percent of the building frontage of new structures, except for service stations, must be located at the front yard setback line.

An exception to allow greater setback may be considered if the location of the project site is away from pedestrian traffic or no other alternative exists due to topography or vehicular access conditions.

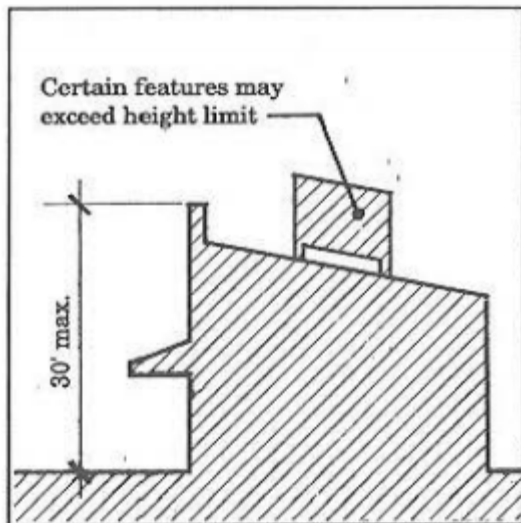


Waterfront Setback

Preservation of natural vegetation along waterways is encouraged by a minimum 20-foot setback from the water's edge.

Haleiwa Special District Heights

- The height limit for all structures in Business and Industrial zoning districts is 30 feet.



Commercial and Industrial Zoned Height Limits



Haleiwa Special District Architectural Character

- Roof forms and parapets
- Façade treatment
- Doors and windows
- Attic vents
- Porches, canopies, and roll-up shades
- Materials and colors
- Paving
- Railings and fences



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Haleiwa Special District Mechanical Equipment

INAPPROPRIATE



Haleiwa Special District Exterior Lighting

- Building lighting should be subdued
- Pendant light fixtures similar in style to period fixtures



Haleiwa Special District Signs

- Wood carved or sandblasted with decorative edge
- Serif-style lettering
- Detached illumination



INAPPROPRIATE



Haleiwa Special District Exterior Furniture

- No contemporary style furniture



Haleiwa Special District Drive-Thru Facilities

- Vehicle queues are screened



Haleiwa Special District Mobile Commercial Establishments (MCE)

- Business zoned lots
- Five off-street parking stalls per MCE
- One directory sign
- Color requirements
- Operate on all-weather surface
- Restroom facilities must be screened



INAPPROPRIATE



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Haleiwa Special District Project Classification

ACTIVITY/USE	REQUIRED PERMIT	SPECIAL CONDITIONS
Tree removal over six inches in diameter	Minor	If visible from Kamehameha Highway or Haleiwa Road
Major exterior repair, alteration or addition	Major/Minor	Major if listed and/or if visible from Kamehameha Highway or Haleiwa Road
Minor exterior repair, alteration or addition	Minor	Includes listed structures
Exterior repainting that significantly alters the character or appearance of the structure	Minor/Exempt	Minor if listed and/or visible from Kamehameha Highway or Haleiwa Road
Demolition or obstruction of historic structures	Major	Includes listed structures
Streetscape improvements	Minor	
Major above-grade infrastructure improvements	Minor	
New buildings not covered above and mobile commercial establishments	Major/Minor	Major if visible from Kamehameha Highway or Haleiwa Road
Drive-thru facilities	Minor	

Haleiwa Special District

Exemptions from Special District Permit

- Signs
- Tree removal if not visible from Kamehameha Highway or Haleiwa Road
- Detached dwellings and duplex units and accessory structures
- Grading and stockpiling
- Exterior repainting if not visible from Kamehameha Highway or Haleiwa Road
- Minor exterior repair, alteration or addition to non-historic structures
- Interior repairs, alterations and renovations
- Demolition of non-historic structures
- Fences and walls
- Minor above-grade infrastructure improvements

Haleiwa Special District Application Requirements

- Special District Permits

	MINOR	MAJOR
Time Frame for Processing	45 days	90 days
Fee Amount	\$600 processing (of which \$200 is non-refundable application review fee);	\$1,200 plus \$300/acre up to max \$15,000 (of which \$400 is non-refundable application review fee)
Pre-Application Procedures	None	<ul style="list-style-type: none"> - Pre-Application Meeting (informal) - Presentation to Neighborhood Board
Requirements	<ul style="list-style-type: none"> - DPP Master Application - Fee - Written Statement - Drawings/Plans - Photos - Environmental Assessment (if applicable) 	<ul style="list-style-type: none"> - DPP Master Application - Fee - Affidavit - Written Statement - Drawings/Plans - Photos - Supplemental Information - Environmental Assessment (if applicable)

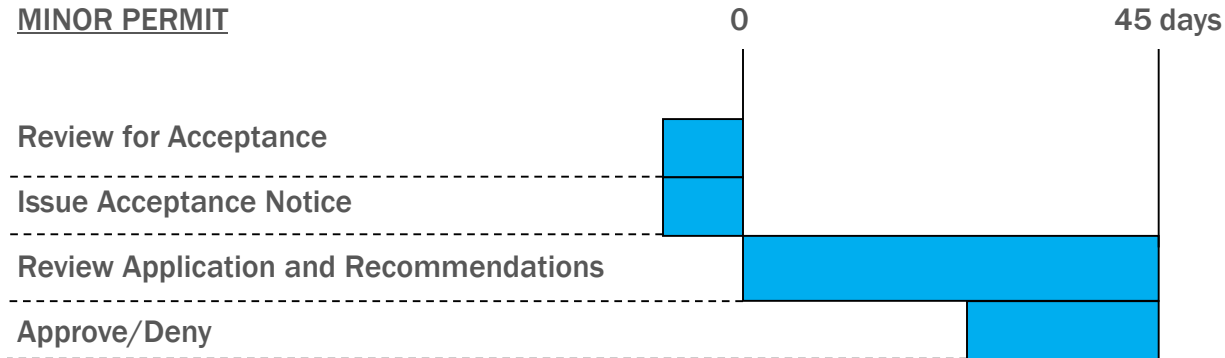
- Applications and instructions found here:

<http://www.honoluluodpp.org/ApplicationsForms/ZoningandLandUsePermits.aspx>

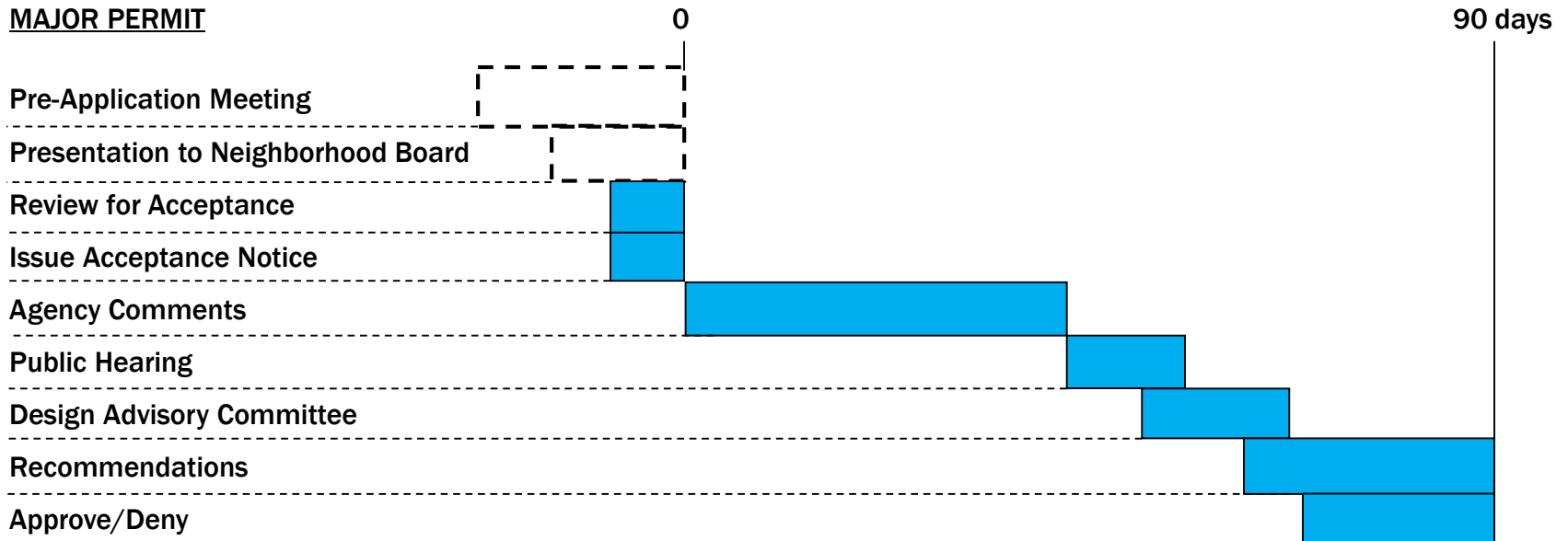


Haleiwa Special District Review Procedures

MINOR PERMIT



MAJOR PERMIT



Haleiwa Special District Tips & Hints

- Complete application submittal
- Special District Design Guidelines Handbook
- SD permit not in lieu of required building and sign permits

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING & PERMITTING
100 South King Street, 7th Floor
Honolulu, Hawaii 96813

LAND USE PERMITS DIVISION MASTER APPLICATION FORM

PLEASE ASK
FOR THESE INSTRUCTIONS.

Additional data, drawings, plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing." All specified materials described in the "Instructions for Filing" and required fees must accompany this form; incomplete applications will delay processing. You are encouraged to consult with zoning staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing."

Please print legibly or type the required information.

PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

<input type="checkbox"/> Conditional Use Permit: <input type="checkbox"/> Minor <input type="checkbox"/> Major	<input type="checkbox"/> Planned Development: <input type="checkbox"/> Residential (RSD Only) <input type="checkbox"/> Nonresidential (NSD Only)	<input type="checkbox"/> Special District Permit: <input type="checkbox"/> Minor <input type="checkbox"/> Major	<input type="checkbox"/> Special Management Area Use Permit: <input type="checkbox"/> Minor <input type="checkbox"/> Major
<input type="checkbox"/> Existing Use: <small>(insert type of use)</small>	<input type="checkbox"/> Signage Setback Variance: <input type="checkbox"/> Minor <input type="checkbox"/> Major	<input type="checkbox"/> Variance from LUD Section(s): <input type="checkbox"/> Temporary Use Approval	<input type="checkbox"/> Variance from LUD Section(s): <input type="checkbox"/> Waiver from LUD Section(s)
Environmental Documents: <input type="checkbox"/> Environmental Impact Statement <input type="checkbox"/> Environmental Assessment <input type="checkbox"/> Supplemental	<input type="checkbox"/> Minor-Residence Structure	<input type="checkbox"/> J zoning Adjustment, LLO Secondary	<input type="checkbox"/> JRS Section 2016-29 Project

TAX MAP KEY(S): _____ STATE LAND USE DISTRICT: _____
 LOT AREA: _____
 ZONING DISTRICT(S): _____
 STREET ADDRESS/DELOCATION OF PROPERTY: _____

RECORDED FEE OWNER: _____
 Name (if not, # and): _____
 Mailing Address: _____

Phone Number: _____
 Signature: _____
 PRESENT USE(S) OF PROPERTY/BUILDING: _____

PROJECT NAME (if any): _____

PHONE NUMBER: _____
 SIGNATURE: _____
 AUTHORIZED AGENT/CONTACT PERSON:
 Name: _____
 Mailing Address: _____
 Phone Number: _____
 E-mail: _____
 Signature: _____

REQUIRES (if applicable) (check) describe the nature of the request, approval, ability of project:

POSSE JOB NO. _____

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING AND PERMITTING (DPP)
Special District Permit (Major)
Application Instructions

This document is intended to assist you in preparing a complete application, and should be read in conjunction with the Land Use Ordinance (L.U.O).

I. **Overview.**

- Applicability.** This permit covers projects in the special districts which have been classified under the L.U.O as a major project.
- Standard of Review.** Compliance with the adopted objectives and design standards, as well as the published guidelines, for the respective special district.
- Time Frame.** The time frame for processing this permit is 90 days from acceptance of the completed application. This time frame may be extended under certain circumstances. If the DPP fails to process the permit within the required time frame, the permit shall be deemed approved.

II. **Pre-Application Procedures**

- Pre-Application Meeting.** Prior to submitting the application, the Applicant is encouraged to meet with the DPP for an informal review of the project. Please call 768-8028 to schedule a meeting.
- Presentation to Neighborhood Board.** Prior to submitting the application, the Applicant must present the project to the neighborhood board of the district where the site is located, or if no such neighborhood board exists, then to an appropriate community association. The Applicant must provide written notice of the presentation to all adjoining property owners. This requirement will be deemed to have been satisfied if either:
 - The neighborhood board (or community association if applicable) fails to provide an opportunity to present the proposed project at a meeting held within 60 days of the date of the written request to make a presentation; or



Haleiwa Special District

For More Information

<http://www.honoluludpp.org/>

info@honoluludpp.org

City and County of Honolulu
Department of Planning & Permitting
650 South King Street
Honolulu, HI 96813
(808) 768-8028