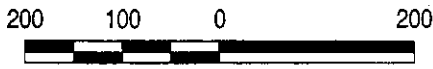


VICINITY MAP



Scale in Feet



LOCATION MAP with EXISTING ZONING DISTRICTS

KAIMUKI

TAX MAP KEY(S): 3-2-14: 10

FOLDER NO.: 2009/Z-1

DEPARTMENT OF PLANNING AND PERMITTING
SUMMARY DESCRIPTION

PROJECT NAME : 1049 12th Avenue

APPLICANT : Timothy Robinson

LANDOWNERS : Screaming Reef Investments, LLC.
John Kobayashi, Trust et. al.

LOCATION : Kaimuki, Oahu, Hawaii

TAX MAP KEYS : 3-2-014:010 (owned by the applicant) and 3-2-014:009
(owned by John Kobayashi, Trust et. al.)

REQUEST : The applicant is proposing to rezone 0.172 acres (7,500
sq. ft.), the “Zone Change Area”, from R-5 Residential to
the B-2 Community Business District.

DPP proposes to include the adjacent 0.344 acre
(15,000 sq. ft.) R-5 zoned parcel 9, owned by John
Kobayashi, Trust et. al., in the rezoning action as a
“housekeeping measure”.

LAND AREA : 0.516 acres (0.172 acres for the Zone Change Area;
0.344 acres for DPP’s addition of Parcel 9)

DEVELOPMENT PLAN AREA : Primary Urban Center (PUC)

DEVELOPMENT PLAN DESIGNATION : Located inside the Urban Community Boundary (UCB) in
an area designated for Residential and Commercial use.

EXISTING ZONING : R-5 Residential

EXISTING USE : Residential/Custom Sewing Business (parcel 10);
Off-site Parking Lot for the Kaimuki Business Plaza
(parcel 9)

SURROUNDING LAND USE : Surrounding land uses include: B-2 zoned properties to
the north, on both sides of Harding Avenue; more B-2
zoned lots to the east to Kokohead Avenue; the Lunalilo
Highway (aka the H-1 Freeway) to the south and
residential zoned parcels beyond the freeway; to the
west across 12th Avenue, two (2) R-5 zoned properties
and an A-1 Low Density Apartment zoned parcel

STATE LAND USE DISTRICT: Urban

SPECIAL MANAGEMENT AREA (SMA)/SHORELINE SETBACK AREA : Not in the SMA or the Shoreline Setback Area

Flood Insurance Rate Map (FIRM) : FIRM flood zone "X" (areas outside the 0.2 percent annual chance floodplain, fka the 500-year floodplain)

PROPOSAL : The applicant is proposing use of the two (2) existing structures on parcel 10 as follows:

- The 1,200 sq. ft. storage structure for a custom sewing business (design, fabrication, and repair of canvas covers for a variety of uses); and
- The 1,800 sq. ft. single-family dwelling may be used by the owner or rented as a retail or office space, or for a small business or personal service use.

COMMENTS - 2009/Z-1 (rys):

Signature/Title/Date