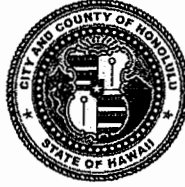


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

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DEPUTY DIRECTOR  
EUGENE H. TAKAHASHI  
DEPUTY DIRECTOR

October 20, 2021

The Honorable Brandon Elefante, Chair  
and Members  
Committee on Zoning and Planning  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawaii 96813

Dear Chair Elefante and Councilmembers:

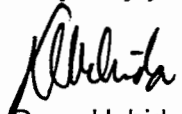
SUBJECT: Resolution 21-23 Revised General Plan

The Department of Planning and Permitting (DPP) would like to thank Chair Elefante and his staff for their hard work and efforts in incorporating DPP's recommendations regarding the General Plan (GP) amendments proposed in Council Communications No. CC-360(21).

Please find attached DPP's comments to CC-360(21), further refining the proposed GP amendment language with DPP's recommendations and reasoning.

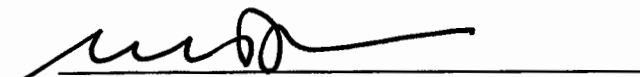
Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

  
Dean Uchida  
Director

Attachment

APPROVED:

  
Michael D. Formby  
Managing Director

DEPT. COM. 715  
ZP

**Department of Planning and Permitting (DPP) – October 2021**  
**General Plan Comments and Proposed Language to CC-360(21)**

GENERAL PLAN, RESOLUTION 21-23

No.	GP Section	CM Elefante, Council Communication-360 (21)		DPP Proposed Amendment Language	DPP Comments
		Item No.	AMENDMENT TEXT (RAMSEYER NEW LANGUAGE)		
1.	Preamble, Population	27.	<p>The population objectives and policies encompass two distinct thrusts. The first is to <del>plan for anticipated future population growth</del> <u>provide for our current residents</u> in a manner that <del>considers</del> <u>respects</u> the limits of O’ahu’s natural resources, protects the environment, and minimizes social, cultural, economic, and environmental disruptions. <u>This includes the active management of tourism to prevent visitor impacts from overwhelming the quality of life for our island community.</u> The second is to maintain a pattern of population distribution that will allow people to live, work, and play in harmony. To achieve these two aims, the City and County of Honolulu employs a policy of directed growth (See Chapter I. Objective B, Policy 4). A map at the end of Chapter I conceptually shows the development pattern on O’ahu in relation to this policy. The distribution of residential population percentages in Objective B, Policy 4 and the associated map are not regulatory, but are guides to population growth for each DP and SCP area.</p>	<p>The population objectives and policies encompass two distinct thrusts. The first is to <del>plan for anticipated future population growth</del> <u>provide for our existing and anticipated population</u> in a manner that <del>considers</del> <u>respects</u> the limits of O’ahu’s natural resources, protects the environment, and minimizes social, cultural, economic, and environmental disruptions. The second is to maintain a pattern of population distribution that will allow people to live, work, and play in harmony. To achieve these two aims, the City and County of Honolulu employs a policy of directed growth (See Chapter I. Objective B, Policy 4). A map at the end of Chapter I conceptually shows the development pattern on O’ahu in relation to this policy. The distribution of residential population percentages in Objective B, Policy 4 and the associated map are not regulatory, but are guides to population growth for each DP and SCP area.</p>	<p><b>Acceptable with rephrased language.</b></p> <p>1. Recommend using, “existing and anticipated population” instead of “current residents.”</p> <p>The purpose of the GP as mandated by City Charter is to:  “...recognize and anticipate the major problems and opportunities concerning the ...needs and future development of the city.” (Section 6-1507) and “set forth...long-range development of the city...for the general welfare and prosperity of the people of the city.” (Section 6-1508)</p> <p>By emphasizing “current residents,” limits the focus to only present-day issues, while shifting focus away from anticipated issues that future population may face, which is in contradiction of the long-range purpose of the GP.</p> <p>2. The added sentence on tourism is not relevant to this paragraph which is focused on resident population, not de facto population. Language on managing tourism may be more appropriate in the Economic section of the GP.</p>

No.	GP Section	CM Elefante, Council Communication-360 (21)		DPP Proposed Amendment Language	DPP Comments
		Item No.	AMENDMENT TEXT (RAMSEYER NEW LANGUAGE)		
2.	Preamble Energy Systems	38.	<p>There is no more salient example of the direct impact of <del>[world events]</del> <u>larger global dynamics</u> on an island community than the <del>[provision of energy-]</del> <u>escalating dangers of global warming and the volatility of global energy supply chains.</u> With <del>[about]</del> <u>more than 90%</u> of O'ahu's electrical and transportation needs powered by imported fossil fuels, <del>[increasing]</del> <u>achieving</u> energy self-sufficiency is <del>[a major stride toward]</del> <u>a critical component of achieving</u> sustainability. <del>[Revised objectives and policies recognize that nature is all around us, even in urban areas. Renewable energy development, efficient energy utilization, conservation, and reducing energy demand are addressed with the goals of reducing dependence on outside sources, increasing the resiliency of energy systems, and promoting sustainable energy practices.]</del> <u>Our health and livability, even in the most urban area, directly depend on the health and integrity of natural ecosystems. Our island's achievement of 100 percent renewable energy and renewable transportation must include increasing the resilience of our energy grid, protecting agricultural productivity, enhancing community trust, and guarding against the most hazardous impacts of climate change.</u> Policies have been revised to support net zero to net positive performance in the areas of energy, low carbon emissions, waste streams, all utilities, and food security.</p>	<p>There is no more salient example of the direct impact of <del>[world events]</del> <u>changing global conditions</u> on an island community than the provision of energy <u>and the attenuate dangers of escalating global warming and the volatility of global energy supply chains.</u> With about 90% of O'ahu's electrical and transportation needs powered by imported fossil fuels, increasing energy self-sufficiency is a <del>[major stride]</del> <u>critical component of achieving</u> <del>[toward]</del> sustainability. Revised objectives and policies recognize that nature is all around us, even in urban areas. Renewable energy development, efficient energy utilization, conservation, and reducing energy demand are addressed with the goals of reducing dependence on outside sources, increasing the resiliency of energy systems, and promoting sustainable energy practices. Policies have been revised to support net zero to net positive performance in the areas of energy, low carbon emissions, waste streams, all utilities, and food security.</p>	<p><b>Preference to DPP proposed language.</b> This is listed as a DPP recommendation but is only a partial DPP recommendation.</p> <p>Agree with the intent of the policy, however prefer DPP's proposed language, and recommend less regulatory terminology and specific targets that should be addressed in more detailed plans and guidelines. These goals and strategies will likely continue to change over time due to, for example, technological advances. Such changes will likely outpace revisions to the GP, thus resulting in a GP that may become outdated if specific numbers and targets are included. Furthermore, DPP prefers that the Preamble be more narrowly focused on Energy Systems and not introduce issues, albeit important ones, such as agricultural productivity and community trust.</p>

No.	GP Section	CM Elefante, Council Communication-360 (21)		DPP Proposed Amendment Language	DPP Comments
		Item No.	AMENDMENT TEXT (RAMSEYER NEW LANGUAGE)		
3.	Preamble, Government Operations and Fiscal Mgmt.	46.	<p>The objectives and policies in the first ten <u>key areas</u> <del>[of concern represent an ambitious agenda which stretches the resources of City government to the limit.]</del> <u>rely on a well-run, transparent, and resourceful City government.</u> Increased efficiency, effectiveness, responsiveness, and fiscal <del>[integrity]</del> <u>responsibility</u> in carrying out the functions of City government are crucial to the City's ability to successfully fulfill its many duties. <del>[A good approach is to right-size government so that its programs and services fit the needs of the people of O'ahu.]</del> <u>In an age of increased technology, automation, and citizen engagement, government operations must evolve to become more open and transparent, embrace crowd-sourcing, and collaborate with communities while also delivering services quickly and ensuring integrity.</u> Increasing challenges require more nimble systems that are able to quickly adapt and adjust. Revenue mechanisms to support these operations should ensure social and economic equity, encourage sustainability, and be aligned to support the other ten key areas.</p>	<p>The objectives and policies in the first ten <u>key areas</u> <del>[of concern represent an ambitious agenda which stretches the resources of City government to the limit.]</del> <u>rely on a well-run, transparent, and resourceful City government.</u> Increased efficiency, effectiveness, responsiveness, and fiscal <del>[integrity]</del> <u>responsibility</u> in carrying out the functions of City government are crucial to the City's ability to successfully fulfill its many duties. <del>[A good approach is to right-size government so that its programs and services fit the needs of the people of O'ahu.]</del> <u>In an age of increased technology, automation, and citizen engagement, government operations must evolve to become more open and transparent, embrace crowd-sourcing, and collaborate with communities while also delivering services quickly and ensuring integrity.</u> Increasing challenges require more nimble systems that are able to quickly adapt and adjust. Revenue mechanisms to fund these operations should support social and economic equity, encourage sustainability, and be aligned to support the other ten key areas.</p>	<p><b>Acceptable with rephrased language.</b> Suggested change for clarity: "Revenue mechanisms to <u>support fund</u> these operations should <u>ensure support</u> social and economic equity, encourage sustainability, and be aligned to support the other ten key areas."</p> <p>The GP is a broad policy document and recommends less regulatory language such as "ensure," where the GP lacks enforcement mechanisms, but instead can encourage and support regulatory tools and legislation to enact such policies. Furthermore, revenue mechanisms in and of themselves cannot "ensure" social and economic equity, ..." but such funds can be used to support such goals.</p>
4.	Preamble, Implementation	52.	<p>By itself, the General Plan cannot bring about all of the changes and improvements which the City and County government considers to be desirable and attainable. It is, by design, a <del>[very]</del> <u>broad policy document</u> <del>[-and one of its purposes is]</del> to establish a comprehensive vision for the City and County of Honolulu and to identify a coherent <u>and more specialized</u> set of guidelines, values, and principles which can be used in developing plans, programs, and legislation for guiding O'ahu's future.</p>	<p>By itself, the General Plan cannot bring about all of the changes and improvements which the City and County government considers to be desirable and attainable. It is, by design, a <del>[very]</del> <u>broad policy document</u> <del>[-and one of its purposes is]</del> to establish a comprehensive vision for the City and County of Honolulu and to identify a coherent set of guidelines, values, and principles which can be used in developing <u>more specialized</u> plans, programs, and legislation for guiding O'ahu's future.</p>	<p><b>Acceptable with rephrased language.</b> Suggested change for clarity: "...identify a coherent <del>and more specialized</del> set of guidelines, values, and principles which can be used in developing <u>more specialized</u> plans, programs, and legislation for guiding O'ahu's future".</p> <p>The GP is a broad policy document setting forth the long range goals, while the plans, programs, and legislation are the specialized and focused policy and regulatory tools that detail and implement the broad based objectives and policies of the GP.</p>

No.	GP Section	CM Elefante, Council Communication-360 (21)		DPP Proposed Amendment Language	DPP Comments
		Item No.	AMENDMENT TEXT (RAMSEYER NEW LANGUAGE)		
5.	The Economy, Objective G, Policy 2.	98.	<del>[Permit the moderate growth of business centers in the urban-fringe areas.]</del> <u>Ensure the equitable distribution of City capital spending, employment opportunities, infrastructure investments, and other benefits throughout communities based on need and regardless of income level.</u>	<del>[Permit the moderate growth of business centers in the urban-fringe areas.]</del> <u>Allow infrastructure and business activity in urban-fringe areas appropriate to population needs.</u>	<p><b>Duplication of Policies.</b> Item 98 and 185 are the same policy</p> <p>Proposed language in Item 98 was added and rephrased by DPP as Item 185, as it would be more appropriate in the new equity section of Government Fiscal and Management Chapter.</p>
	Government Operations and Fiscal Mgmt., New Objective C, Policy 2	185.	<b>Policy 2</b> <u>Seek equitable distribution of City investments towards promoting employment opportunities, infrastructure, and other community benefits appropriate to the community needs and proportionate to the population size.</u>	<b>Policy 2</b> <u>Seek equitable distribution of City investments towards promoting employment opportunities, infrastructure, and other community benefits appropriate to the community needs and proportionate to the population size.</u>	
6.	Transportation and Utilities, Objective A, New Policy 15	127.	<b>Policy 15</b> <u>Ensure the transition to electric and alternative fuel infrastructure to provide adequate and accessible charging spaces and renewal fueling stations for ground transportation on O'ahu.</u>	<b>Policy 15</b> <u>Advance the transition to electric and alternative fuel infrastructure and provide adequate and accessible charging spaces and renewable fueling stations for ground transportation on O'ahu.</u>	<p><b>Acceptable with rephrased language.</b> Suggested change for clarity: "<del>Ensure</del> <u>Advance</u> the transition to electric and alternative fuel infrastructure <del>to</del> <u>and</u> provide adequate and accessible charging spaces and <del>renewal</del> <u>renewable</u> fueling stations for ground transportation on O'ahu."</p> <p>GP is not a regulatory document, and avoids forceful terms, such as "ensure." Instead, the GP can promote policies to be consistent with long term vision and direction of broad based policies and goals.</p>
7.	Energy Systems, Objective A	144.	To increase energy self-sufficiency <u>through renewal energy</u> and maintain an efficient, reliable, resilient, and cost-efficient energy system.	To increase energy self-sufficiency <u>through renewable energy</u> and maintain an efficient, reliable, resilient, and cost-efficient energy system.	<b>Minor Correction</b> Correct term from "renewal" to "renewable" energy.