

# REPORT OF THE COMMITTEE ON ZONING AND PLANNING

## Voting Members:

Brandon J.C. Elefante, Chair; Esther Kia'āina, Vice-Chair;  
Radiant Cordero, Calvin K.Y. Say

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Committee Meeting Held  
September 22, 2022

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

Mr. Chair:

Your Committee on Zoning and Planning, to which was referred Bill 50 (2022) entitled:

"A BILL FOR AN ORDINANCE TO REZONE LAND SITUATED AT HALAWA — PEARL CITY AND WAIPAHU, OAHU, HAWAII,"

which passed Second Reading and was the subject of a Public Hearing held at the Council meeting on September 7, 2022, reports as follows:

The purpose of Bill 50 (2022) is to rezone land within the three rail station areas designated by Bill 49 (2022), from the F-1 Military and Federal Preservation, P-2 General Preservation, AG-1 Restricted Agricultural, AG-2 General Agricultural, R-5 Residential, R-7.5 Residential, A-1 Low density Apartment, A-2 Medium-density Apartment, B-2 Community Business, BMX-3 Community Business Mixed Use, I-2 Intensive Industrial, and IMX-1 Industrial Commercial Mixed Use Districts to the P-2 General Preservation, AG-1 Restricted Agricultural, R-5 Residential, A-2 Medium-density Apartment, AMX-2 Medium-density Apartment Mixed Use, AMX-3 High-density Apartment Mixed Use, B-1 Neighborhood Business, BMX-3 Community Business Mixed Use, and I-2 Intensive Industrial Districts at the request of the Department of Planning and Permitting (the "Applicant").

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON **OCT 5 2022**

COMMITTEE REPORT NO. **259**

# **REPORT OF THE COMMITTEE ON ZONING AND PLANNING**

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Your Committee finds that the Planning Commission, after a public hearing held on July 13, 2022, at which no testimony was received, voted unanimously (5 ayes) to recommend approval of the rezoning in concurrence with the recommendation of the Department of Planning and Permitting ("DPP") in the attachment to Departmental Communication 579 (2022).

Your Committee finds that the DPP recommends the release of specified conditions in five unilateral agreements recorded in connection with past zone changes in the zone change area, as set forth in the Bill. The DPP indicated that the unilateral agreement conditions recommended for release conflict with or are no longer needed under the Bill's zone change proposal.

Your Committee finds that at a public hearing held on September 7, 2022 by the City Council, no testimony was received on the proposed rezoning.

At your Committee's meeting on September 22, 2022, DPP representatives provided comments on the posted CD1.

At your Committee's meeting on September 22, 2022, Washington Prime Group, owners of Pearlridge Center, and Pearlridge Center testified in support of the Bill.

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## **CITY COUNCIL**

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Your Committee received written testimony in support of the Bill from Hawaii Laborers & Employers Cooperation and Education Trust Fund, KP Perfection Services, LLC, Hawaiian Island Creations, Inc., Big City Diner, Sen Wellness Center LLC, Pacific Resource Partnership, Pearl's Restaurant Group, TANOA USA LLC, Hawaii Operating Engineers Industry Stabilization Fund, Hawaii Escape Challenge LLC, Pali Momi Medical Center, BRUG LLC, RockIsland Sun, Razor Concepts and Sports, Retail Merchants of Hawaii, Tanaka Ramen & Izakya, Sweet Treats by Kris, Washington Prime Group, owners of Pearlridge Center, Goma, Inc., and one individual.

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

- A. Amends Exhibit B to change the zoning designation for Tax Map Keys 9-8-016:053, 054 (portion), 055, and 056 to add a maximum bonus height of 120 feet (zone change would be from B-2 60' to BMX-3 60' (120'), instead of from B-2 60' to BMX-3 60').
- B. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds that the DPP and the Planning Commission have found that the rezoning proposed in this Bill is consistent with the vision, policies, principles, and guidelines set forth in the General Plan and the Primary Urban Center Development Plan established by Chapter 24, Article 2, Revised Ordinances of Honolulu 1990.

Your Committee further finds that, pursuant to Chapter 24, Article 2, Revised Ordinances of Honolulu 1990, responsible City and State agencies have indicated that adequate public facilities and utilities exist for the current uses.

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**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON **OCT 5 2022**

COMMITTEE REPORT NO. **259**

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Your Committee on Zoning and Planning is in accord with the intent and purpose of Bill 50 (2022), as amended herein, and recommends that it pass Third Reading in the form attached hereto as Bill 50 (2022), CD1. (Ayes: Cordero, Elefante, Kia'āina, Say – 4; Noes: None.)

Respectfully submitted,

  
\_\_\_\_\_  
Committee Chair

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**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON

**OCT 5 2022**

COMMITTEE REPORT NO. **259**



## A BILL FOR AN ORDINANCE

TO REZONE LAND SITUATED AT HALAWA – PEARL CITY AND WAIPAHU, OAHU, HAWAII.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Zoning Map No. 7 (Halawa – Pearl City), Ordinance 86-133, and Zoning Map No. 8 (Waipahu), Ordinance 86-110, are hereby amended as follows: Land situated near the **Leeward Community College** (Halaulai/Leeward Community College rail station area) and **Kamehameha Highway and Farrington Highway intersection** (Waiawa/Pearl Highlands rail station area) in Pearl City, Oahu, Hawaii; and near the **Kamehameha Highway and Kaonohe Street intersection** (Kalauao/Pearlridge rail station area) in Aiea, Oahu, Hawaii; hereinafter described, are hereby rezoned from the F-1 Military and Federal Preservation, P-2 General Preservation, AG-1 Restricted Agricultural, AG-2 General Agricultural, R-5 Residential, R-7.5 Residential, A-1 Low-density Apartment, A-2 Medium-density Apartment, B-2 Community Business, BMX-3 Community Business Mixed Use, I-2 Intensive Industrial, and IMX-1 Industrial-Commercial Mixed Use Districts; to the P-2 General Preservation, AG-1 Restricted Agricultural, R-5 Residential, A-2 Medium-density Apartment, AMX-2 Medium-density Apartment Mixed Use, AMX-3 High-density Apartment Mixed Use, B-1 Neighborhood Business, BMX-3 Community Business Mixed Use, and I-2 Intensive Industrial Districts. The boundaries and heights of said Districts shall be described as shown on the maps attached hereto, marked "Exhibit A" and "Exhibit B," and made a part hereof, and further identified as the Tax Map Keys and streets listed on the exhibits.

SECTION 2. Existing unilateral agreements applicable to affected areas within the boundaries of said Districts, as shown on the maps attached hereto, marked "Exhibit A" and "Exhibit B," shall remain in full force and effect, including all unilateral agreement conditions, except for the unilateral agreements or portions thereof specified below, which are hereby rendered null and void:

1. Ordinance 79-52, Unilateral Agreement Conditions 1 and 2;
2. Ordinance 82-1, the Unilateral Agreement in its entirety;
3. Ordinance 98-15, Unilateral Agreement Condition 1;
4. Ordinance 02-13, Unilateral Agreement Condition 2.b(3); and
5. Ordinance 04-04, Unilateral Agreement Conditions 1.a and 3.



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ORDINANCE \_\_\_\_\_

BILL **50 (2022), CD1**

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**A BILL FOR AN ORDINANCE**

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SECTION 3. This ordinance takes effect upon its approval.

INTRODUCED BY:

Tommy Waters (br)

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\_\_\_\_\_  
\_\_\_\_\_

DATE OF INTRODUCTION:

August 4, 2022

Honolulu, Hawai'i

\_\_\_\_\_  
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Deputy Corporation Counsel

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Rick Blangiardi, Mayor  
City and County of Honolulu



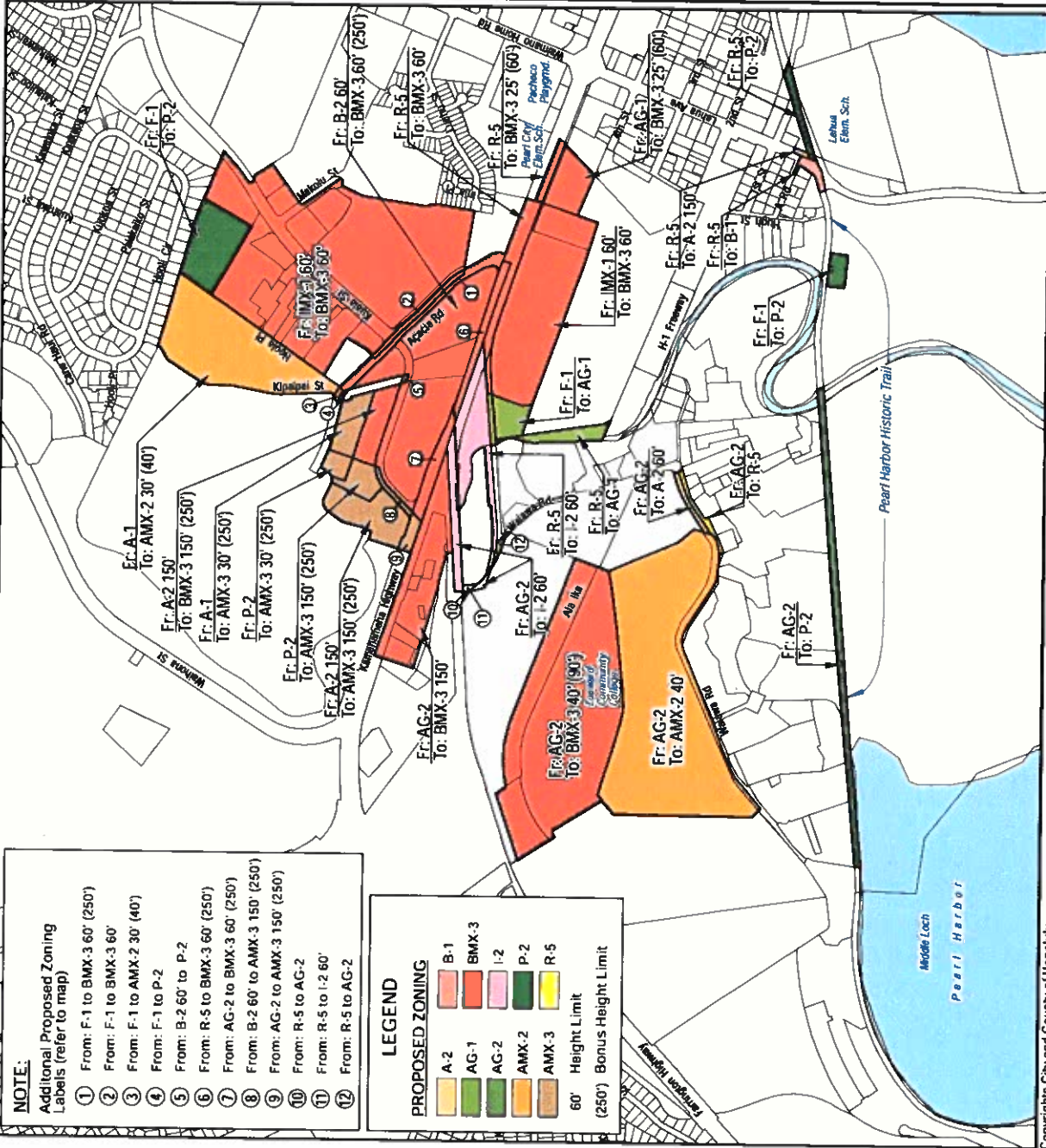
**NOTE:**

Additional Proposed Zoning Labels (refer to map)

- 1 From: F-1 to BMX-3 60' (250')
- 2 From: F-1 to BMX-3 60'
- 3 From: F-1 to AMX-2 30' (40')
- 4 From: F-1 to P-2
- 5 From: B-2 60' to P-2
- 6 From: R-5 to BMX-3 60' (250')
- 7 From: AG-2 to BMX-3 60' (250')
- 8 From: B-2 60' to AMX-3 150' (250')
- 9 From: AG-2 to AMX-3 150' (250')
- 10 From: R-5 to AG-2
- 11 From: R-5 to I-2 60'
- 12 From: R-5 to AG-2

**LEGEND**

PROPOSED ZONING	
<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	A-2
<span style="background-color: #FFA500; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	AG-1
<span style="background-color: #FF4500; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	AG-2
<span style="background-color: #FF69B4; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	AMX-2
<span style="background-color: #FF6347; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	AMX-3
<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	B-1
<span style="background-color: #FF4500; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	BMX-3
<span style="background-color: #FF69B4; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	I-2
<span style="background-color: #3CB371; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	P-2
<span style="background-color: #3CB371; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	R-5
<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Height Limit
<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	60' Bonus Height Limit
<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	(250')



**PORTION OF  
ZONING MAP NO. 7 & 8  
HALAWA - PEARL CITY & WAIPAHA  
Halaulani (Leeward Community College) and  
Waiawa (Pearl Highlands) Station Areas**

APPLICANT: DEPARTMENT OF PLANNING & PERMITTING

TAX MAP KEYS:

- 9-6-003: por. 1, 12, 13, por. 14, 15, por. 16, 17, por. 18, por. 39, por. 43, 48, 49  
 9-6-004: por. 6  
 9-7-016: 28  
 9-7-018: por. 10  
 9-7-020: 59  
 9-7-023: 1, 17, 18, por. 20, 21  
 9-7-024: por. 6, por. 27, 28, 33-35, por. 36, 40, 43, 44, 51, 56, 58, 59, 62-64, 66-75

AFFECTED STREETS:

- A Rd. (portion), Acacia Rd. (portion),  
 Ala Ike (portion), Farrington Highway (portion),  
 Hoodia Pl., Kamehameha Highway (portion),  
 Kipapa St., Kuala St. (portion), Lehua Ave. (portion),  
 Makolu St., Waiawa Rd. (portion)

NOTES:

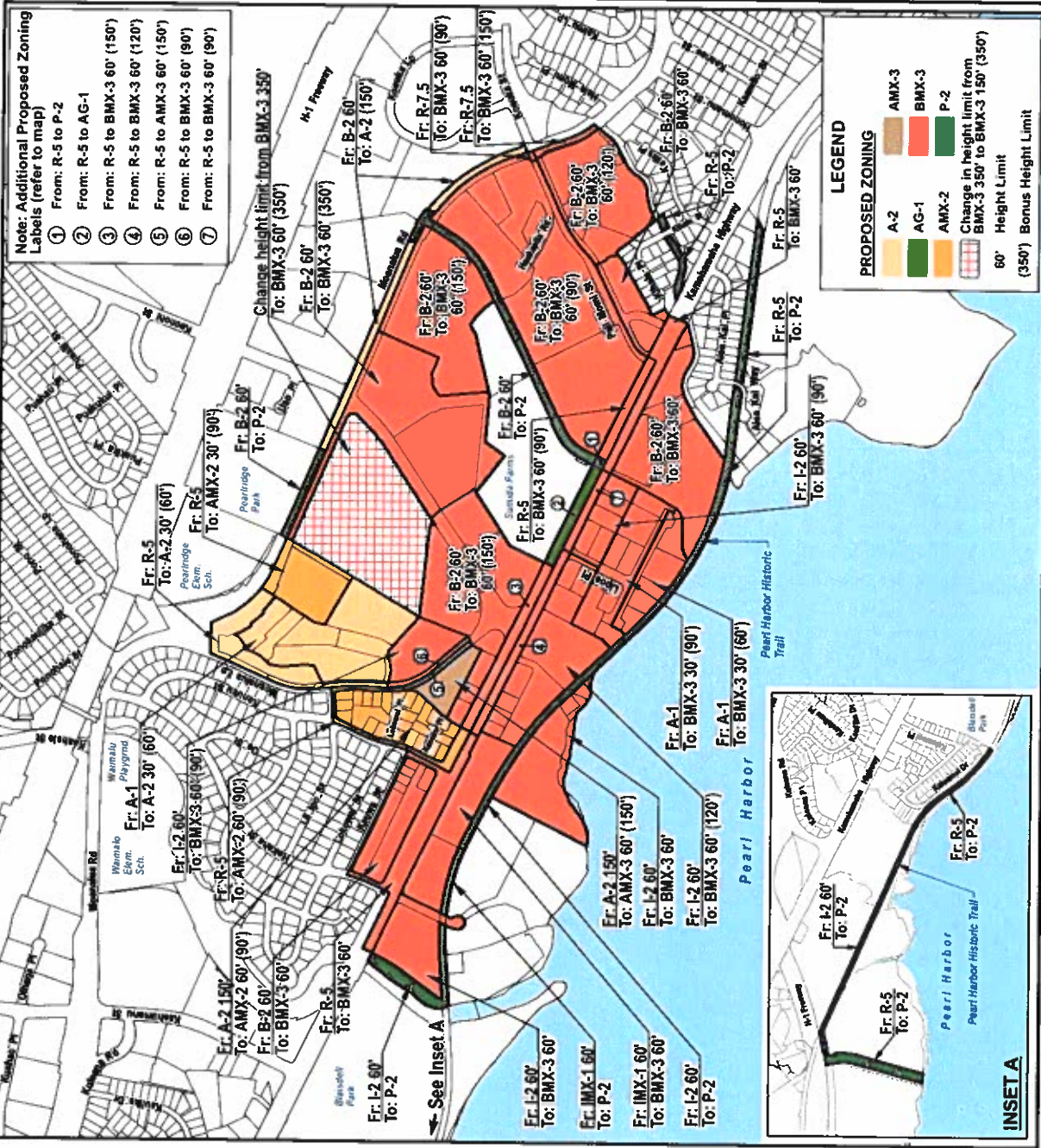
- Zoning districts without a height limit shown are subject to that district's maximum height, as specified in Chapter 21 of the ROH.  
 Zoning district boundaries shall be interpreted to follow the street centerline of the existing roadway when illustrated as such on the map.

FOLDER NO.: 2016/GEN-2

LAND AREA: APPROXIMATELY 190.81 ACRES

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING  
 CITY AND COUNTY OF HONOLULU  
 PUBLIC HEARING PLANNING COMMISSION CITY COUNCIL





Note: Additional Proposed Zoning Labels (refer to map)

- 1 From: R-5 to P-2
- 2 From: R-5 to AG-1
- 3 From: R-5 to BMX-3 60' (150')
- 4 From: R-5 to BMX-3 60' (120')
- 5 From: R-5 to AMX-3 60' (150')
- 6 From: R-5 to BMX-3 60' (90')
- 7 From: R-5 to BMX-3 60' (90')

LEGEND

PROPOSED ZONING

- A-2
- AG-1
- AMX-2
- AMX-3
- BMX-3
- P-2

Change in height limit from BMX-3 350' to BMX-3 150' (350')

60' Height Limit

(350') Bonus Height Limit

# PORTION OF ZONING MAP NO. 7 HALAWA - PEARL CITY Kalauao (Pearlridge) Station Area

APPLICANT: DEPARTMENT OF PLANNING & PERMITTING  
TAX MAP KEYS:

- 9-7-018: por. 10, por. 12, 17
- 9-8-004: 16
- 9-8-007: por. 2
- 9-8-009: 1, 3, 5, 7, 8, 10-12, 14-17, 20-22, 25
- 9-8-010: 1-3, 6, 9, 18-26, 29-32, 34-44, 47, 48
- 9-8-013: 13-15, 20-25, 30, 31-33
- 9-8-014: 3-10, 12, 13, 15-22, 24, 25, 27, 29, 30
- 9-8-015: 44, 45, 47
- 9-8-016: 29-32, 37, 42, por. 45, 49, 51-53, por. 54, 55-58
- 9-8-021: 55
- 9-8-022: por. 72, 74, 78-81, 85, 86
- 9-8-025: 30, 60

## AFFECTED STREETS:

Haukapila Rd., Hekaha St. (portion),  
Kamehameha Highway (portion), Kanuku Pl.,  
Kanuku St. (portion), Kaonohi St. (portion), Kauwa St.,  
Lii Ipo St. (portion), Lipoa Pl., Lokowai Pl.,  
Moanalua Lp. (portion), Moanalua Rd. (portion),  
Pali Momi St.

## NOTES:

Zoning districts without a height limit shown are subject to that district's maximum height, as specified in Chapter 21 of the ROH.

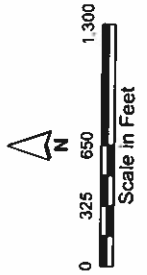
Zoning district boundaries shall be interpreted to follow the street centerline of the existing roadway when illustrated as such on the map.

FOLDER NO.: 2016/GEN-2

LAND AREA: APPROXIMATELY 192.23 ACRES

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING  
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING PLANNING COMMISSION CITY COUNCIL



ORD. NO.  
EFF. DATE:

BILL

2016Z-8

EXHIBIT B

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