

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'āina, Matt Weyer

Committee Meeting Held
September 13, 2023

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

Mr. Chair:

Your Committee on Zoning, to which was referred Bill 51 (2023) entitled:

"A BILL FOR AN ORDINANCE RELATING TO THE REZONING OF LAND
SITUATED AT HALAWA, OAHU, HAWAII,"

transmitted by Departmental Communication 617 (2023), dated August 11, 2023, and
which passed First Reading at the Council meeting on September 6, 2023, reports as
follows:

The purpose of Bill 51 (2023) is to rezone land situated near the Kamehameha Highway and Salt Lake Boulevard intersection (Halawa/Aloha Stadium rail station area) in Halawa, Oahu from the A-1 Low-density Apartment, A-2 Medium-density Apartment, B-1 Neighborhood Business, B-2 Community Business, F-1 Military and Federal Preservation, and R-5 Residential Districts; to the A-1 Low-density Apartment, A-2 Medium-density Apartment, AMX-2 Medium-density Apartment Mixed-Use, AMX-3 High-density Apartment Mixed-Use, B-1 Neighborhood Business, B-2 Community Business, BMX-3 Community Business Mixed-Use, F-1 Military and Federal preservation, and P-2 General Preservation Districts; and to release certain prior unilateral agreement conditions at the request of the Department of Planning and Permitting ("DPP").

HONOLULU CITY COUNCIL

Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON OCT 4 2023

COMMITTEE REPORT NO. 273

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Your Committee finds that the Planning Commission, after a public hearing held on July 26, 2023, at which oral and written public testimony was received, voted unanimously (7-0) to recommend approval of the rezoning and the release of certain prior unilateral agreement conditions, in concurrence with the recommendation of the DPP in the attachment to Departmental Communication 617 (2023).

Your Committee finds that the DPP recommends the release of specified conditions in two unilateral agreements ("UAs") recorded in connection with past zone changes in the zone change area, as set forth in the Bill (certain conditions in the UA for Stadium Mall pursuant to Ordinance 78,105, and the UA in its entirety for Stadium Marketplace pursuant to Ordinance 89-72). 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.

At your Committee's meeting on September 13, 2023, the DPP Transit-Oriented Development ("TOD") Administrator provided a brief presentation of the Bill's zone change proposal and TOD in general, and responded to questions from the Councilmembers. DPP representatives also responded to questions from the Councilmembers.

CARES testified in support of the Bill.

Your Committee received written testimony in support of the Bill from the Hawaii Public Housing Authority.

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

- A. In SECTION 1 of the Bill, provides that the boundaries and heights of the zoning districts are further identified as the Tax Map Keys and streets listed on Exhibit A (instead of the exhibits).
- B. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds that the rezoning and release of certain prior unilateral agreement conditions proposed in this Bill appear to be consistent with the General Plan and Development Plan of the City and in the best interests of the people of the City and County of Honolulu. Your Committee plans to consider this matter further following the receipt of public testimony at the public hearing thereon to be held as required by law.

Your Committee on Zoning is in accord with the intent and purpose of Bill 51 (2023), as amended herein, and recommends that it pass Second Reading in the form attached hereto as Bill 51 (2023), CD1, be scheduled for public hearing, and thereafter be referred back to Committee. (Ayes: Cordero, Dos Santos-Tam, Kia'aina, Say, Weyer – 5; Noes: None.)

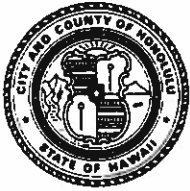
Respectfully submitted,


Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON OCT 4 2023

COMMITTEE REPORT NO. 273



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL **51 (2023), CD1**

A BILL FOR AN ORDINANCE

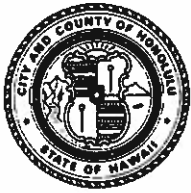
RELATING TO THE REZONING OF LAND SITUATED AT HALAWA, OAHU, HAWAII.

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, is hereby amended as follows: Land situated near the Kamehameha Highway and Salt Lake Boulevard intersection (Halawa/Aloha Stadium rail station area) in Halawa, Oahu, Hawaii; hereinafter described, is hereby rezoned from the A-1 Low-density Apartment, A-2 Medium-density Apartment, B-1 Neighborhood Business, B-2 Community Business, F-1 Military and Federal Preservation, and R-5 Residential Districts; to the A-1 Low-density Apartment, A-2 Medium-density Apartment, AMX-2 Medium-density Apartment Mixed-Use, AMX-3 High-density Apartment Mixed-Use, B-1 Neighborhood Business, B-2 Community Business, BMX-3 Community Business Mixed-Use, F-1 Military and Federal Preservation, and P-2 General Preservation Districts. The boundaries and heights of said Districts shall be described as shown on the map attached hereto, marked as Exhibit A, and made a part hereof, and further identified as the Tax Map Keys and streets listed on Exhibit A.

SECTION 2. Existing unilateral agreements applicable to affected areas within the boundaries of the said Districts, as shown on the map attached hereto, marked as Exhibit A, 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 78-105, Unilateral Agreement Conditions 1, 6, 7, 9, 10, and 11; and
2. Ordinance 89-72, the Unilateral Agreement in its entirety.



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL 51 (2023), CD1

A BILL FOR AN ORDINANCE

SECTION 3. This ordinance takes effect upon its approval.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

August 30, 2023
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

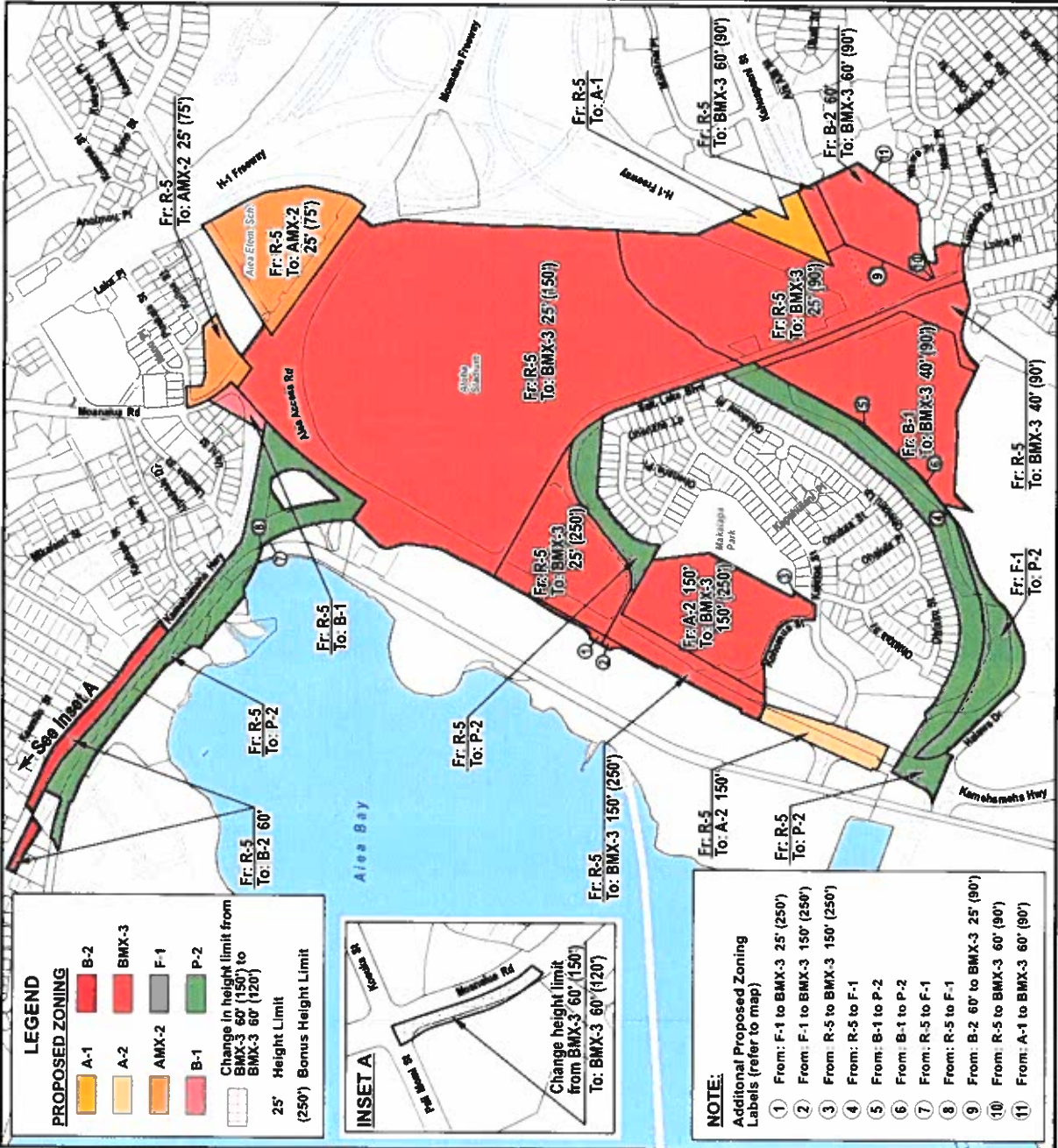


EXHIBIT A

PORION OF
ZONING MAP NO. 7
HALAWA - PEARL CITY
Halawa Station Area

APPLICANT: DEPARTMENT OF PLANNING & PERMITTING

TAX MAP KEYS:

- 9-8-015: por. 1
- 9-8-016: por. 53
- 9-8-019: 6
- 9-9-002: por. 4, 29, 35, 38
- 9-9-003: 23, 24, 49, 51, 55, 56, 61, 62, 64, por. 66, 68, 70, 71, 72
- 9-9-004: por. 2, 3, por. 4, 6, por. 24,
- 9-9-005: 4, 20
- 9-9-012: 1, por. 4, por. 6, por. 10, por. 11, 45
- 9-9-043: 29
- 9-9-048: 98
- 9-9-076: 7

AFFECTED STREETS:

- Alia Access Rd. (portion), Kahupaani St. (portion), Kaimakani St. (portion), Kalaloa St. (portion), Kamehameha Hwy. (portion), Kohomua St. (portion), Luapele Dr. (portion), Moanalua Rd. (portion), Pali Momi St. (portion), Salt Lake Blvd. (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.: 2022/GEN-2

LAND AREA: APPROXIMATELY 226.71 ACRES

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

PUBLIC HEARING PLANNING COMMISSION CITY COUNCIL



ORD. NO.

EFF. DATE:

BILL

2022/2-2