

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
November 28, 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), CD1, entitled:

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

which passed Second Reading and was subject to a Public Hearing at the Council meeting on October 4, 2023, reports as follows:

The purpose of Bill 51 (2023), CD1, 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").

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 proposal and the release of

HONOLULU CITY COUNCIL

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

ADOPTED ON DEC 6 2023

COMMITTEE REPORT NO. 354

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Page 2

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.

Your Committee finds that at a public hearing held by the City Council on October 4, 2023, testimony in support of, and testimony offering comments on the proposed rezoning were received.

At your Committee's meeting on November 28, 2023, the DPP Director testified that the DPP has no objections to the Bill.

At your Committee's meeting on November 28, 2023, one individual offered comments on the Bill.

Your Committee received written testimony in support of the Bill from one individual.

Your Committee has prepared a CD2 version of the Bill that makes the following amendments:

- A. Replaces the attached Exhibit A map with a new Exhibit A map, which reflects a zone change along the northeastern portion of Halawa Stream, from the R-5

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November 28, 2023
Page 3

Residential District to the P-2 General Preservation District (instead of to the BMX-3 Community Business Mixed-Use District) to preserve Halawa Stream as a green corridor, as recommended in the Halawa Area Transit-Oriented Development Plan and which adds a new note stating: "Where Halawa Stream is not defined by a parcel, the P-2 District along that portion shall be interpreted to extend 50 feet from each side of the channel centerline."

B. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds that the Department of Planning and Permitting and the Planning Commission have found that the rezoning and release of certain prior unilateral agreement conditions proposed in this Bill are consistent with the vision, policies, 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 2021.

Your Committee further finds that, pursuant to Chapter 24, Article 2, Revised Ordinances of Honolulu 2021, responsible City and State agencies have indicated that adequate public facilities and utilities exist for the current uses.

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November 28, 2023
Page 4

Your Committee on Zoning is in accord with the intent and purpose of Bill 51 (2023), CD1, as amended herein, and recommends that the it pass Third Reading in the form attached hereto as Bill 51 (2023), CD2. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Say, Weyer – 5; Noes: None.)

Respectfully submitted,

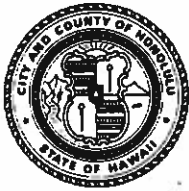


Committee Chair

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

ADOPTED ON DEC 6 2023

COMMITTEE REPORT NO. 354



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

ORDINANCE _____

BILL **51 (2023), CD2**

A BILL FOR AN ORDINANCE

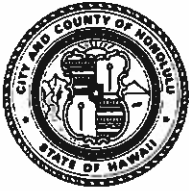
RELATING TO THE REZONING OF LAND SITUATED AT HALAWA, OAHU, HAWAII.

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
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CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL 51 (2023), CD2

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

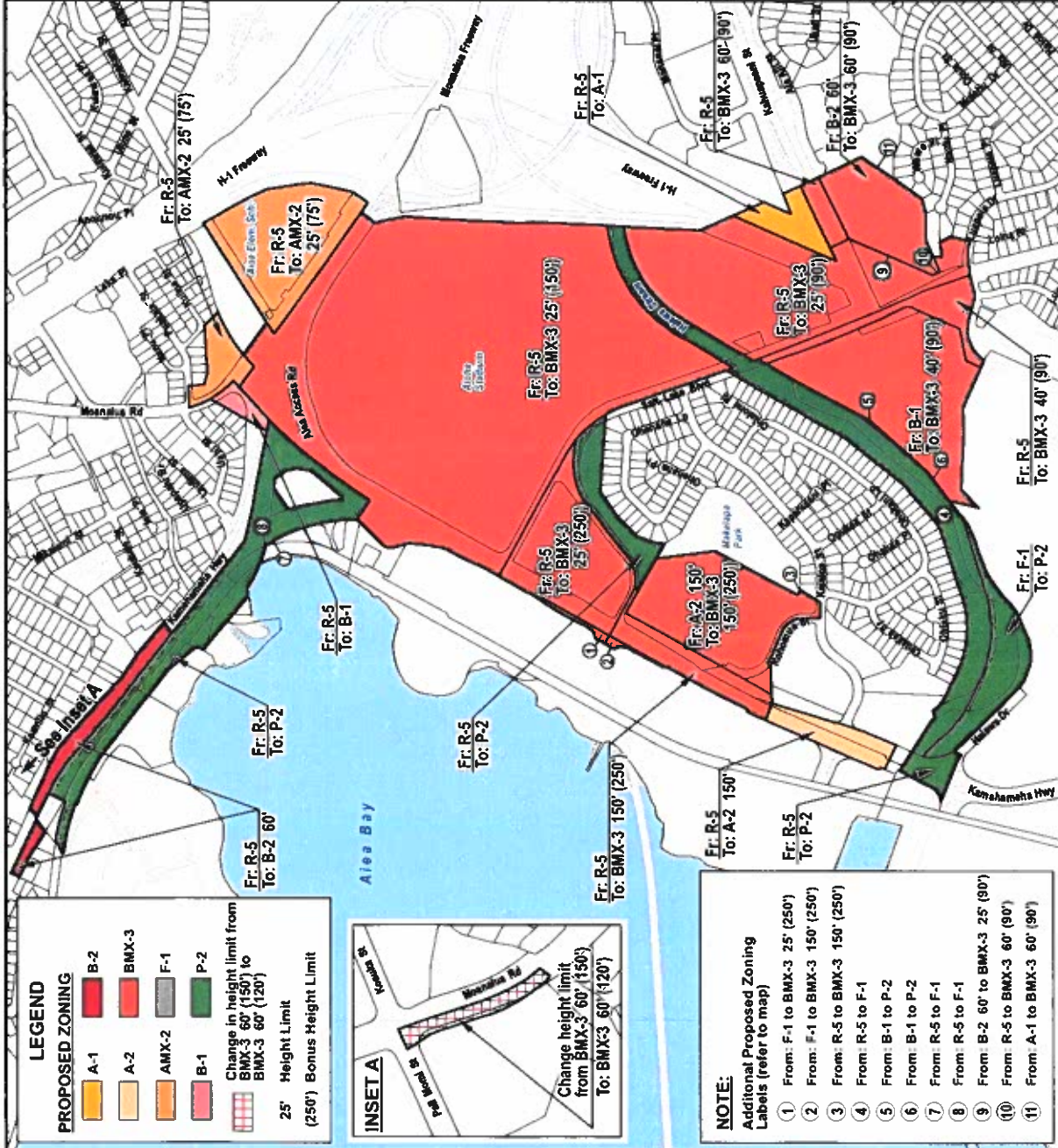
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 _____.

RICK BLANGIARDI, Mayor
City and County of Honolulu



PORTION 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:
Alea Access Rd. (portion), Kahuapaani St. (portion),
Kaimakani St. (portion), Kalaloea 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.
Where Halawa Stream is not defined by a parcel, the P-2 District along that portion shall be interpreted to extend 50 feet from each side of the channel centerline.

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. 2022-2-2
EFF. DATE: BILL



EXHIBIT A