



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

No. 24-17

**RESOLUTION**

APPROVING THE SALE OF THE PI'IKOI MINI PARK, ROAD REMNANT LOT 46,  
1409 PI'IKOI STREET, HONOLULU, HAWAII, TAX MAP KEY: 2-4-020:056.

WHEREAS, Paragraph 16, Section 46-1.5, Hawai'i Revised Statutes (HRS), as amended, authorizes the counties, under certain conditions, to dispose of real property as the interests of the inhabitants of the county may require; and

WHEREAS, Lot 46, also known as the Pi'ikoi Mini Park, with an area of 4,981 square feet, is a City-owned road remnant parcel which resulted from the Pi'ikoi Widening Project, and is colored in yellow on the map designated as Exhibit A, attached hereto and by reference made a part of this resolution; and

WHEREAS, the Pi'ikoi Mini Park, is an underutilized park which has been declared as surplus property by the Department of Parks and Recreation; and

WHEREAS, RV Ventures, Ltd., current abutting property owner of Tax Map Key: 2-4-020:057 has expressed interest to purchase Lot 46; and

WHEREAS, Lot 46 is zoned P-2, Preservation and will be sold "as-is, where-is";  
and

WHEREAS, no dwellings or off-street parking may be constructed on Lot 46 and any request for zone change must be processed through the Department of Planning and Permitting; and

WHEREAS, Lot 46 is located within the Punchbowl Special District, therefore trees larger than six (6) inches in diameter shall not be removed except for reasons stated in the City's Land Use Ordinance, Section 21-9.50 of Revised Ordinances of Honolulu 2021; and

WHEREAS, existing utility facilities owned by Hawaiian Telcom will remain on the parcel and a new easement agreement shall be negotiated between the abutting owner and Hawaiian Telcom; and

WHEREAS, the various City agencies, including the Department of Parks and Recreation, have no objections to the sale of Lot 46; and

WHEREAS, the sale of Lot 46 would be in the public's best interest as it would relieve the City from further liability and maintenance of the parcel; and



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WHEREAS, the Director, Department of Budget and Fiscal Services (hereinafter "Director"), with the concurrence of the Corporation Counsel, has recommended to the Council to sell Lot 46, pursuant to Sections 37-1.2, 37-1.4 and 37-1.6, Revised Ordinances of Honolulu, as amended; and

WHEREAS, the Director has proposed and recommended that said Lot 46, with a total area of 4,981 square feet, be sold to RV Ventures, Ltd., by negotiated sale for the recommended sale price of \$112,000 based on an appraisal completed by the Department of Design and Construction; and

WHEREAS, the proceeds from the sale of Lot 46 shall be expended only for the acquisition of property for park or recreational purposes; and

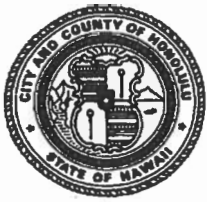
WHEREAS, upon consummation of the sale, RV Ventures, Ltd. must consolidate Lot 46 with its property, which is required by the Department of Planning and Permitting; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the sale of Lot 46 to RV Ventures, Ltd. for the recommended sale price of \$112,000; and

BE IT FURTHER RESOLVED that the proceeds from the sale of Lot 46 will be expended only for the acquisition of property for park or recreational purposes; and

BE IT FURTHER RESOLVED that the sale be in accordance with the recommendations of the Director, and/or designee and with all applicable laws; and

BE IT FURTHER RESOLVED that the Director, and/or designee, shall be authorized to sign the deed and other necessary documents; and



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BE IT FINALLY RESOLVED that the Clerk be directed to transmit a certified copy of this resolution to the Director.

INTRODUCED BY:

Tony Watson (br)

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DATE OF INTRODUCTION:

JAN 26 2024

Honolulu, Hawai'i

Councilmembers

# EXHIBIT A

## LEGEND

— D — Drain Line  
 — G — Gas Line  
 — O/U — Overhead Utility Cable  
 — S — Sewer Line  
 — TS — Traffic Signal Line  
 — E — Underground Electric Line  
 — T — Underground Telephone Line  
 — W — Water Line

CS Catch Basin  
 FH Fire Hydrant  
 HEMH Hawaiian Electric Manhole  
 HEB Hawaiian Electric Box  
 HTB Hawaiian Telephone Box  
 HTBH Hawaiian Telephone Manhole  
 ICV Irrigation Control Valve  
 SDMH Storm Drain Manhole  
 SMH Sewer Manhole  
 SP Sign Post  
 TSB Traffic Signal Box  
 TS Traffic Signal Light  
 UB Utility Box  
 UP Utility Pole  
 WM Water Meter  
 WMH Water Manhole

 Denotes no access permitted  
 Denotes limited access as noted on Right of Way Map (Lunalilo Freeway)

## NOTES:

Owner of Parcel 1: City and County of Honolulu

See File No. 16-11-1-81

The underground utilities hereon are compiled from available data for information only and its location shown hereon is approximate. No guarantee is made on the accuracy or completeness of the underground utilities shown hereon.

Work Order No.: 101

Control No.:



PARCEL 1  
PARCEL MAP

DEPARTMENT OF DESIGN AND CONSTRUCTION

CITY AND COUNTY OF HONOLULU

DIVISION OF LAND SURVEY AND ACQUISITION

## PIIKOI STREET MINI PARK DISPOSAL

AT KUALAKAHUA, HONOLULU, OAHU, HAWAII

SUPERVISOR: S. Tamamola DATE: JUNE 28, 2012

PROJ-SURV: D. Ishiguro CHECKED BY: S. Tamamola

SCALE: 1 in. = 20 ft. TRACED: D. Ishiguro

APPROVED:  APPROVED: 

REVISOR:  REVISOR: 

M.S. T.B. 876: 37 DESK NO. 831: 125  
 R.S. BY T.B. 876: 37 C.B.

FILE	POCKET	FOLDER	NO.
17	10	8	73