

CITY COUNCIL  
REFERRAL APPEAL FORM

DATE: February 27, 2024

TO: COUNCIL CHAIR

FROM: Calvin K.Y. Say  
COMMITTEE CHAIR

BILL/RESOLUTION/COMMUNICATION AND SUBJECT:

RESOLUTION 24-17 – SALE OF THE PI'IKOI MINI PARK, ROAD REMNANT LOT 46, 1409 PI'IKOI STREET, HONOLULU, HAWAII, TAX MAP KEY: 2-4-020:056. (Transmitted by Communication D-52[24])

STATUS (Reading/PH):

Introduced on January 26, 2024

CURRENTLY REFERRED TO  
COMMITTEE(S):

Zoning

☒ DESIRED COMMITTEE(S)  
RE-REFERRED TO:

Budget

OR

☐ DIRECT REFERRAL TO COUNCIL  
FLOOR

Reason(s) for Appeal:

At the request of the Committee Chair.

Calvin K.Y. Say  
Committee Chair (Requestor)

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

Young Wata  
Council Chair

2/28/24  
Date

Granted ☒  
Denied ☐

cc: Councilmembers  
City Clerk  
Council Assistance

24FEB28 AM 10:27 CITY CLERK



**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

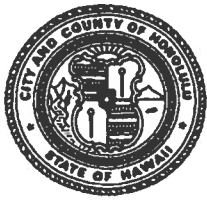
WHEREAS, no dwellings or off-street parking may be constructed on Lot 46 and any request for zone change must be processed through the Department of Planning and Permitting; and

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



# HONOLULU CITY COUNCIL

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

No. \_\_\_\_\_

## RESOLUTION

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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



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

No. 24-17

**RESOLUTION**

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)

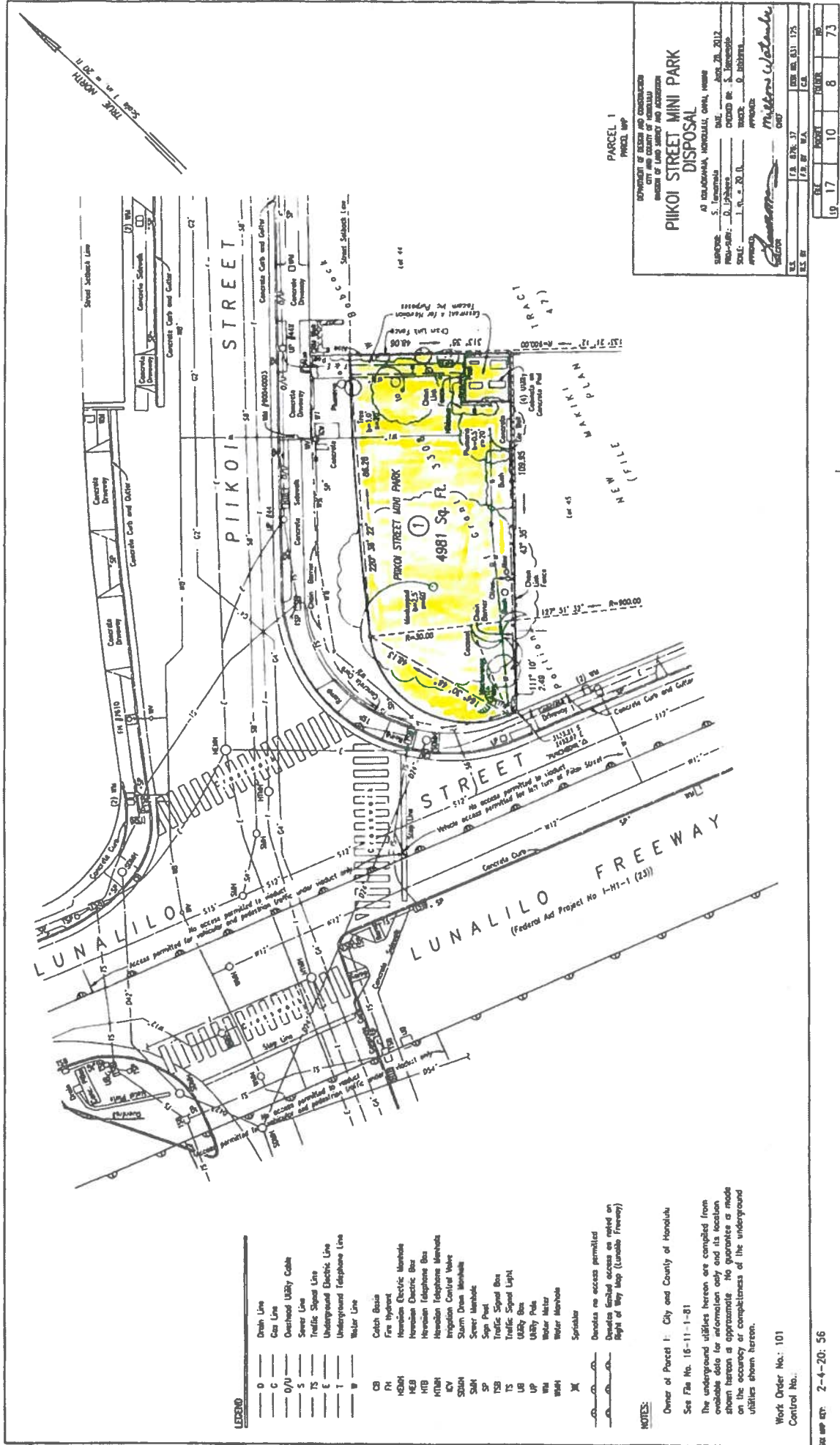
DATE OF INTRODUCTION:

JAN 26 2024

Honolulu, Hawai'i

Councilmembers

# EXHIBIT A



**DEPARTMENT OF BUDGET AND FISCAL SERVICES**

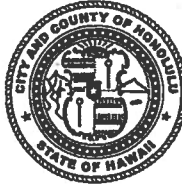
**KA 'OIHANA MĀLAMA MO'OHELU A KĀLĀ**

**CITY AND COUNTY OF HONOLULU**

'24JAN23 AM 10:41 CITY CLERK

530 SOUTH KING STREET, ROOM 208 • HONOLULU, HAWAII 96813  
PHONE: (808) 768-3800 • FAX: (808) 768-3179 • WEBSITE: [honolulu.gov](http://honolulu.gov)

RICK BLANGIARDI  
MAYOR  
MEIA



ANDREW T. KAWANO  
DIRECTOR  
PO'O

CARRIE CASTLE  
DEPUTY DIRECTOR  
HOPE PO'O

January 12, 2024

The Honorable Tommy Waters  
Chair and Presiding Officer  
and Members  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawaii 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Resolution Relating to the Sale of a City-Owned Remnant Parcel -  
Pi'ikoi Mini Park Lot 46, 1409 Pi'ikoi Street, TMK: 2-4-020:056

Attached for your review and consideration is a resolution relating to the sale of a City-owned parcel located at 1409 Pi'ikoi Street, identified as Lot 46, TMK: 2-4-020:056 and also known as the Pi'ikoi Mini Park, to RV Ventures, Ltd. for a total sale price of \$112,000.00, based on an appraisal completed by the Department of Design and Construction.

The Pi'ikoi Mini Park is an underutilized parcel that has been declared as surplus property by the Department of Parks and Recreation. When previously offered to the abutting property owners, RV Ventures, Ltd., property owner of TMK: 2-4-020:057, was the only abutter that expressed interest in purchasing the parcel. Lot 46 must be consolidated with the abutting property upon consummation of the sale. Lot 46, with a total area of 4,981 square feet is zoned P-2, Preservation, and is shown colored in yellow on the attached map (Exhibit A).

The various City agencies, including the Department of Parks and Recreation, have no objections to the sale of Lot 46 to RV Ventures, Ltd.

**DEPT. COM. 52**  
**ZON**

The Honorable Tommy Waters  
Chair and Presiding Officer  
and Members  
January 12, 2024  
-Page 2

Should you have any questions, please feel free to call me at (808) 768-3901.

Sincerely,



Andrew T. Kawano  
Director

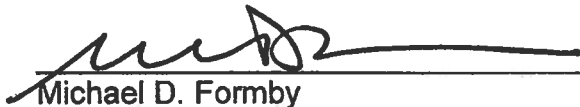
Attachments

APPROVED AS TO FORM AND LEGALITY:



Dana M.O. Viola  
Corporation Counsel

APPROVED:



Michael D. Formby  
Managing Director



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

No. \_\_\_\_\_

**RESOLUTION**

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**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

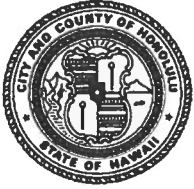
WHEREAS, existing utility facilities owned by Hawaiian Telcom will remain on the parcel and a new easement agreement shall be negotiated between the abutting owner and Hawaiian Telcom; and

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

**D-52(24)**





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

No. \_\_\_\_\_

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**RESOLUTION**

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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

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

No. \_\_\_\_\_

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**RESOLUTION**

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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:

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DATE OF INTRODUCTION:

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Honolulu, Hawai'i

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Councilmembers

# EXHIBIT A

