

PLANNING COMMISSION
KOMIKINA HO'OLĀLĀ
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA



PANE MEATOOGA, Chair *LĀLA*
RYAN J. K. KAMO, Vice Chair *HOPE LĀLA*
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MELISSA MAY
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ELENA BRYANT

April 5, 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: A Bill to Adopt the Revised Primary Urban Center Development Plan for the City and County of Honolulu

The Planning Commission (PC) held public hearings on November 15, 2023 and March 20, 2024, on a bill to adopt the Revised Primary Urban Center Development (PUC) for the City and County of Honolulu. Six public testimonies and six written testimonies were received. The public hearing was closed on March 20, 2024.

The Planning Commission voted, 8:0 to recommend approval of the current PUC Plan with the following three amendments:

- 1) Take DPP-1, the area diamond head of Kapahulu Avenue, mauka of Brokaw Street, and makai of the H-1 from Town Neighborhood Low to Near Town Neighborhood;
- 2) Incorporate a Significant Public Views: Add a significant panoramic public view from Maunalani Community Park within the Wilhelmina Rise neighborhood towards Diamond Head and Maunalua Bay; and
- 3) Add a Significant Public View: Add a significant panoramic public view from the center of Kāhala Community Park towards Diamond Head.

The following materials are being forwarded to you as submitted to us by the Department of Planning and Permitting (DPP):

- The DPP's Transmittal Memo to the PC, October 18, 2024
- 2023 Proposed Plan

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The Honorable Tommy Waters
Chair and Presiding Officer
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- Review Report, including:
 - Public Review Draft Comments and Department Responses
 - Appendix A: Draft Bill
- Review Report Supporting Documents (on zip drive only)
- May 2022 Public Review Draft (on zip drive only)
- Adopted 2004 Plan (on zip drive only)

Also enclosed are:

- The DPP's Revision to the Review Report for the Proposed Primary Urban Center Development Plan (Proposed PUC DP, October 2023), November 1, 2023.
- Written testimonies, including:
 - Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5 Resolution, March 8, 2024
 - DPP's Response to Planning Commission's Request with Attachments 1 & 2, March 15, 2024

If additional copies of the Proposed Revised Primary Urban Center Plan or the PUC Review Report 2017-2023 are needed, please contact the DPP at 768-8000.

Sincerely,



Pane Meatoga III, Chair
Planning Commission

Enclosures

ACKNOWLEDGED:



Rick Blangiardi
Mayor

ACKNOWLEDGED:



Dawn Takeuchi Apuna, Director
Department of Planning and Permitting



Michael D. Formby
Managing Director

Authorization	Dawn Takeuchi-Apuna Director
Advertisement	Nov. 3, 2023
Public Hearing	Nov. 15, 2023

DEPARTMENT OF PLANNING AND PERMITTING

KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE

CITY AND COUNTY OF HONOLULU

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RICK BLANGIARDI
MAYOR
MEIA

DEPARTMENT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU



DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

JIRO A. SUMADA
DEPUTY DIRECTOR
HOPE PO'O

October 18, 2023

MEMORANDUM

TO: Pane Meatoga III, Chair
and Members of the Planning Commission

FROM: Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

SUBJECT: Primary Urban Center Development Plan

Transmitted for appropriate action is the Department of Planning and Permitting's (Department's) recommendation for a comprehensive update to the Primary Urban Center Development Plan (Plan), adopted in 2004. The submittal package contains:

- 2023 Proposed Plan
- Review Report, including:
 - Public Review Draft Comments and Department Responses
 - Appendix A: Draft Bill
- Review Report Supporting Documents (on zip drive only)
- May 2022 Public Review Draft (on zip drive only)
- Adopted 2004 Plan (on zip drive only)

In May 2022, the Department published a Public Review Draft of the Plan and requested comments from agencies, organizations, and other interested parties. Upon completion of the public review period on January 31, 2023, the Department revised the Public Review Draft in response to comments received. The resulting Proposed Plan is the subject of this submittal.

The Department embarked upon a comprehensive update to the Plan in late 2017, and the Proposed Plan is a result of rounds of research, public and stakeholder outreach and engagement, and Plan development, as documented in the enclosed Review Report. The Department presented the Public Review Draft in a series of three online public workshops and four informational meetings for representatives of the

Pane Meatoga III, Chair
and Members of the Planning Commission
October 18, 2023
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Neighborhood Boards between July 2022 and October 2022. All of the documents included in this submittal, including the Review Report that outlines the public review process, will be made available on the Department's website at:
<https://www.honolulu.gov/dpp/planning/planning-documents/primary-urban-center.html>

The Department is pleased to put forward this updated Plan and we look forward to your consideration. Please review the enclosed materials and forward your recommendation via the Mayor to City Council.

Enclosures

cc: City Council

Authorization Dawn Takeuchi Apuna
Director
Advertisement -
Public Hearing Nov. 15, 2023

DEPARTMENT OF PLANNING AND PERMITTING
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RICK BLANGIARDI
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DAWN TAKEUCHI APUNA
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PO'O

JIRO A. SUMADA
DEPUTY DIRECTOR
HOPE PO'O

November 1, 2023

MEMORANDUM

TO: Pane Meatoga III, Chair
and Members of the Planning Commission

FROM: Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

SUBJECT: Revision to the Review Report for the Proposed Primary Urban Center
Development Plan (Proposed PUC DP, October 2023)

The Department of Planning and Permitting (DPP) has discovered that a short section is missing from Appendix B of the Review Report for the Proposed Primary Urban Center Development Plan (Review Report) October 20, 2023. The missing portion consists of a summary table and exhibit outlining changes made to the Land Use/Place Types Maps, Figures 2.1, 2.2, and 2.3, of the Proposed Plan (pages 42-44). The attachments included here will be posted for public viewing as Appendix B1 to the Review Report on the DPP website, PUC DP project page:

<https://www.honolulu.gov/dpp/planning/planning-documents/primary-urban-center.html>

Attachments

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DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

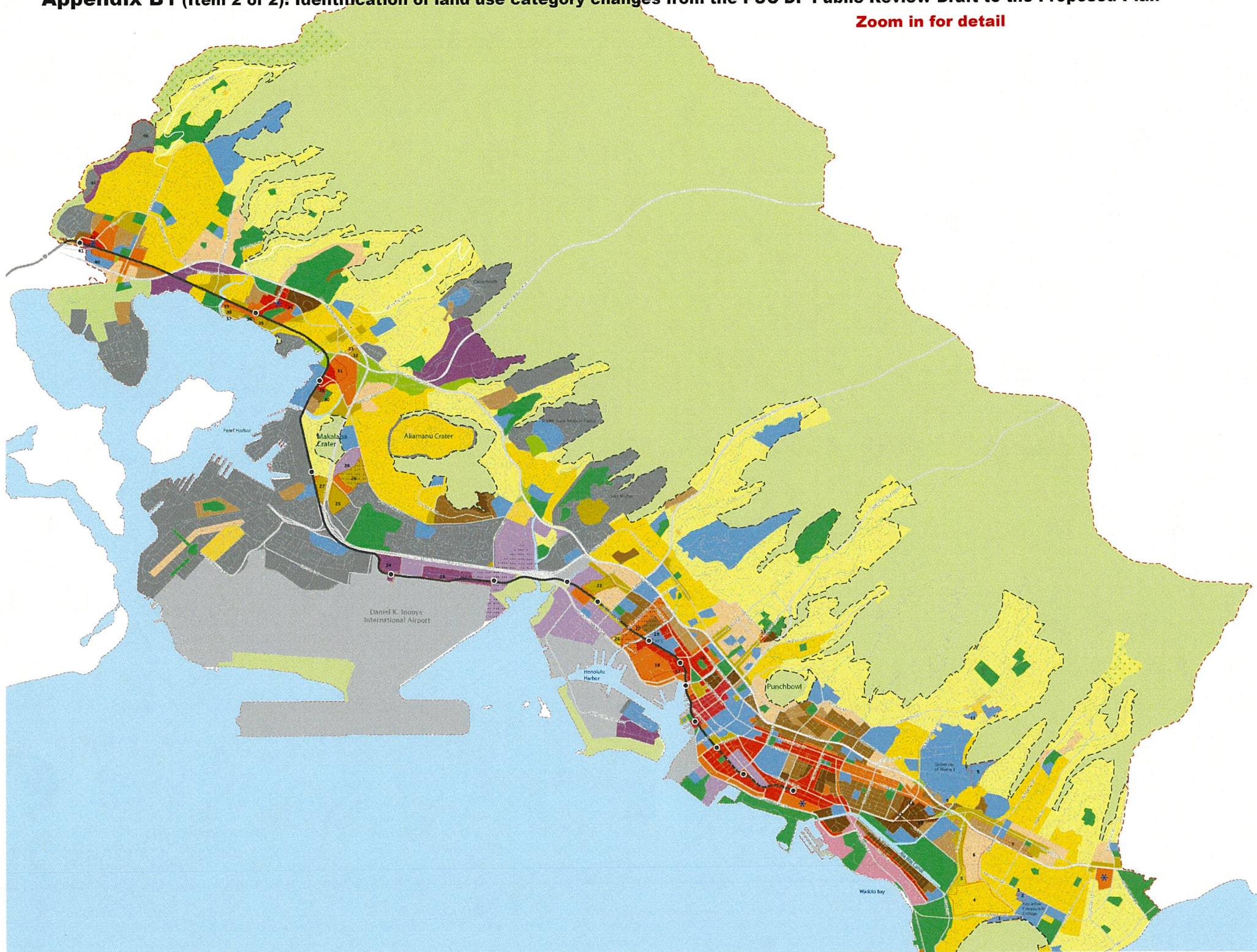
Review Report for the PUC DP Appendix B1 (Item 1 of 2): List of land use type designations from the PUC DP Public Review Draft to the Proposed Plan

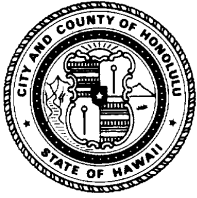
Ref. #	Description of General Changes	Affected Place Types/Areas		Rationale/Requested By
N/A	Removed hatches from all corridor place types	Near-Town Corridor Center Low, Near-Town Corridor Center Medium, Town Corridor Center, Urban Corridor Center		Hatches redundant; already distinguished by color. DPP edit.
N/A	Adjusted two Near Town land use colors to be in a yellow color ramp	Near-Town Corridor Center Low, Near-Town Corridor Center Medium		Yellow is meant to communicate lower intensity than peach/orange on this map. DPP edit
N/A	Addition of "Sensitive FAA Heights" hatching on map	Locations near the airport with hatching (dots)		TOD areas where heights may be constrained. Response to concerns from HDOT-Airports
Ref. #	Description of Specific Changes	New Place Type	Old Place Type	Rationale/Requested By
1	Area bounded by Monsarrat Ave, Wauke Rd, and Diamond Head State Monument	Institutional (Blue)	Town Neighborhood Low	UH Manoa
2	Area bounded by Pokole St, Maunalei Ave, Makapuu Ave, Kilauea Ave	Institutional (Blue)	Near-Town Neighborhood	UH Manoa
3	Diamond Head Health Center	Institutional (Blue)	Near-Town Neighborhood	UH Manoa
4	Area bounded by Alohea Ave, Kapahulu Ave, Montserrat Ave and Leahi Ave	Near-Town Neighborhood (Bright Yellow)	Town Neighborhood Low	Neighborhood Board 5 density concerns
5	Area bounded by Kapahulu Ave, Campbell, and Kanaina Ave	Near-Town Corridor Center Low (Light Gold)	Near-Town Center	Neighborhood Board 5 density concerns
6	Area bounded by H-1, 6th Ave, Catherine St, and a block inward from Kapahulu	Town Neighborhood Low (Pale Peach)	Town Neighborhood Medium	Neighborhood Board 5 density concerns
7	Area bounded by H-1, Harding Ave, 6th Ave, and 12th Ave	Town Neighborhood Medium (Light Brown)	Town Neighborhood Low	Consistency with adjacent placetype
8	Area mauka of Dole St, up to the UGB	Institutional (Blue)	Preservation	UH Manoa
9	Area bounded by H-1 and Waialae Ave and Palolo Stream	Town Neighborhood Medium (Light Brown)	Town Neighborhood High	Consistency with built form
10	Area bounded by Date and Kapiolani and Mahai Street	Urban Neighborhood (Dark Brown)	Town Neighborhood Medium	TOD Planning Branch
11	Area bounded by Kapaakea Lane, Kaaha Street, Kahuna Lane, and S King St	Urban Neighborhood (Dark Brown)	Town Corridor	Consistency with built form
12	Area bounded by Hausten Street, Kapiolani Blvd, and Kuilei Street (excluding Area #11)	Urban Neighborhood (Dark Brown)	Town Neighborhood High	TOD Planning Branch
13	UH Press and Manoa Library	Institutional (Blue)	Valley/Ridge Neighborhood	UH Manoa
14	UH Apartments (both sides of Lowrey and Woodlawn Ave)	Institutional (Blue)	Valley/Ridge Neighborhood	UH Manoa
15	Area on both sides of Nu'uuanu Ave and Judd/Bates Streets	Urban Corridor Center (Red)	Near-Town Corridor	Consistency with built form
16	Portions of Kukui Gardens (Vineyard/Liliha/Beretania)	Urban Corridor Center (Red)	Urban Neighborhood	Consistency with adjacent placetype
17	Area bounded by Sumner Street, Iwilei Road, Nimitz Hwy	Urban Corridor Center (Red)	Town Corridor	TOD Planning Branch
18	Area approximately within the Iwilei Basin (Nimitz Hwy, Alakawa St, Iwilei Rd)	Town Corridor Center (Orange)	R&D Flex	TOD Planning Branch
19	Area bounded by Kokea Street and Dillingham Blvd (part of HCC, adjacent to canal)	Institutional (Blue)	Town Corridor	HCC
20	Part of the area bounded by Waiakamilo Rd, Olomea Street, Kaunualii St, and Kohou St	Town Corridor Center (Orange)	Urban Corridor	Better reflect FAA Height Compliance
21	Area bounded by Waiakamilo Rd, Nimitz Hwy, Colburn St, and the canal	Town/Near-Town Corridor (Orange/Gold)	R&D Flex	TOD Planning Branch
22	Area bounded by Kalihi Stream, N King St, Puuhale St, and Kamehameha Hwy	Near-Town Corridor Center Medium (Gold)	Town Neighborhood Low	TOD Planning Branch
23	Area bounded by Paiea St, Koapaka St, Aolele St	Industrial (Dark Purple)	R&D Flex	Consistency with TOD Plan
24	Area bounded by Skyline Rail, Aolele St, and Nimitz Hwy	Industrial (Dark Purple)	Transportation	Consistency with TOD Plan
25	Area bounded by Warden Ave and Bougainville Dr (NEX Parking Lot)	Near-Town Corridor Center Medium (Gold)	Near-Town Corridor Low	Consistency with TOD Plan
26	Area roughly bounded by Pakini St, Namur Rd, Radford Dr, and Marshall Rd	Near-Town Corridor Center Medium (Gold)	Town Corridor/Town Neighborhood Medium	Consistency with TOD Plan, Better reflect FAA Height Compliance
27	Area bounded by H-1, Skyline Rail/Kam Hwy, Radford Dr	Near-Town Corridor Center Medium (Gold)	Town Neighborhood High	Consistency with TOD Plan
28	Area bounded by Bougainville Dr, Marshall Dr, Salt Lake Blvd	R&D Flex (Light Purple)	Near-Town Corridor Low	Consistency with built form

29	Area south of Salt Lake Blvd and east of Kam Hwy/Skyline Rai	Urban Corridor Center (Red)	Town Neighborhood High	Consistency with TOD Plan
30	Makalapa Community Park	Park (Green)	Near-Town Neighborhood	Consistency with built form
31	Portion of Aloha Stadium	Town Corridor Center (Orange)	Urban Corridor	Consistency with TOD Plan
32	Aiea Elementary School	Near-Town Corridor Center Low (Light Gold)	Institutional	Consistency with TOD Plan
33	DMV-Owned Property adjacent to Moanalua Rd and H1	Near-Town Corridor Center Medium (Gold)	Institutional	Consistency with TOD Plan
34	Area bounded by Pali Momi St, Haukapila Rd, and Moanalua Rc	Urban Corridor Center (Red)	Town Corridor	Consistency with TOD Plan
35	Area bounded by Kamehameha Hwy and Lipoa Place	Near-Town Corridor Center Medium (Gold)	Town Neighborhood Medium	TOD Planning Branch
36	Lands makai of Pearl Harbor Bike Path, at the Kalauao Stream	Park (Green)	R&D Flex	TOD Planning Branch
37	Lands makai of Pearl Harbor Bike Path along the waterfront, at the Waimalu Stream	Preservation Area (Light Green)	R&D Flex	TOD Planning Branch
38	Lands makai of Pearl Harbor Bike Path	Near-Town Corridor Center Medium (Gold)	R&D Flex	TOD Planning Branch
39	Area between Pearl Harbor Bike Path and Kamehameha Hwy	Town Corridor Center (Orange)	R&D Flex	TOD Planning Branch
40	UH CTAR Community Garden	Institutional (Blue)	Park	UH Manoa
41	Area makai of Pearl Highlands Station, between Kam and Farrington Hwys	Industrial (Dark Purple)	Park	Consistency with built form
42	Portion of area between Kuala St and Acacia Rd	Urban Corridor Center (Red)	Town Neighborhood Medium	Consistency with built form
43	Thin area south of Kamehameha Hwy and Skyline Rail, west of Pearl Highlands Station	Town Corridor Center (Orange)	Open Space	Consistency with TOD Plan
44	Hawaii National Guard Armory	Military (Gray)	Institutional	Consistency with built form
45	Area surrounding portion of Waihona Stream	Industrial (Dark Purple)	Open Space	Consistency with built form
46	Area west of Aaniu Loop	Military (Gray)	Open Space	Consistency with built form

Appendix B1 (Item 2 of 2): Identification of land use category changes from the PUC DP Public Review Draft to the Proposed Plan

Zoom in for detail





HONOLULU CITY COUNCIL
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CITY AND COUNTY OF HONOLULU

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A BILL FOR AN ORDINANCE

TO ADOPT THE REVISED PRIMARY URBAN CENTER DEVELOPMENT PLAN FOR THE CITY AND COUNTY OF HONOLULU.

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

SECTION 1. The purpose of this ordinance is to repeal the existing Development Plan for the Primary Urban Center, Chapter 24, Article 2, Revised Ordinances of Honolulu 2021, and to adopt a new Article 2 incorporating the revised Primary Urban Center Development Plan.

This development plan ordinance adopts a revised development plan for the Primary Urban Center that presents a vision for the Primary Urban Center's future development consisting of policies, guidelines, and conceptual schemes that will serve as a policy guide for more detailed zoning maps and regulations, and for public and private sector investment decisions.

This ordinance is enacted pursuant to the powers vested in the City and County of Honolulu by Chapter 46 and § 226-58, Hawai'i Revised Statutes (HRS).

SECTION 2. Article 2, Chapter 24, Revised Ordinances of Honolulu 2021, ("Primary Urban Center"), is repealed.

SECTION 3. Chapter 24, Revised Ordinances of Honolulu 2021, is amended by adding a new Article 2 to read as follows:

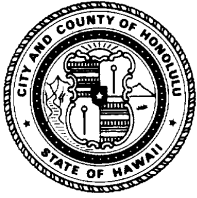
"Article 2. Primary Urban Center

§ 24-2.1 Definitions.

Unless the context otherwise requires, the following definitions govern the construction of this article.

Department or Department of Planning and Permitting. The department of planning and permitting of the city.

Development. Any public improvement project, or any public or private project requiring a zoning map amendment.



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Development Plan or Sustainable Communities Plan. A plan document for a given geographic area that consists of conceptual schemes for implementing and accomplishing the development objectives and policies of the general plan for the several parts of the city.

Director. The director of planning and permitting.

PUC DP. The Primary Urban Center Development Plan attached hereto as Exhibit A and made a part hereof.

Environmental Assessment or EA. A written evaluation prepared in compliance with the environmental council's procedural rules and regulations implementing HRS Chapter 343 to determine whether an action may have a significant environmental effect.

Environmental Impact Statement or EIS. An informational document prepared in compliance with the environmental council's procedural rules and regulations implementing HRS Chapter 343, which discloses the environmental effects of a proposed action, effects of a proposed action on the economic and social welfare of the community and State, effects of the economic activities arising out of the proposed action, measures proposed to minimize adverse effects, and alternatives to the action and their environmental effects.

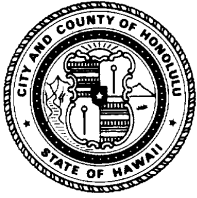
Finding of No Significant Impact or FONSI. A determination based on an environmental assessment that the subject actions will not have a significant effect, and therefore will not require the preparation of an environmental impact statement.

Functional Plan. The public facility and infrastructure plans prepared by public agencies to further implement the vision, policies, and guidelines set forth in the Primary Urban Center Development Plan.

General Plan. The general plan of the city as defined by Charter Section 6-1508.

Planning Commission. The planning commission of the city.

Project Master Plan. A conceptual plan that covers all phases of a development project. The project master plan consists of that portion of an environmental assessment or environmental impact statement that illustrates and describes how the



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project conforms to the vision for Primary Urban Center, and the relevant policies and guidelines for the site, the surrounding lands, and the region.

Significant Zone Change. A zone change that involves at least one of the following:

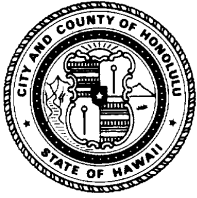
- (1) Any change in zoning of 10 or more acres of land to a low-density apartment zoning district from a less intensive zoning district;
- (2) Any change in zoning of two or more acres of land to a medium-density or high-density apartment zoning district from a less intensive zoning district;
- (3) Any change in zoning of five or more acres of land to the resort, business, industrial, apartment mixed use, business mixed use, or industrial mixed use zoning district from a less intensive zoning district; or
- (4) Any development that would have a major social, environmental, or policy impact, or major cumulative impacts due to a series of applications in the same area.

Special Area or Adaptation Area. A designated area within the Primary Urban Center Development Plan area that requires detailed planning efforts beyond what is contained in the Primary Urban Center Development Plan.

Special Area Plan. A plan for a special area or adaptation area.

Unilateral Agreement. A conditional zoning agreement made pursuant to Revised Ordinances of Honolulu § 21-2.80 or any predecessor or successor provision that imposes conditions on a landowner or developer's use of the property at the time of the enactment of an ordinance for a zoning change.

Vision. The future outlook for the Primary Urban Center region extending out to the year 2040 and beyond that entails the creation of a community growth boundary; an open space network to protect and enhance the region's environmental, cultural and scenic resources; smart, livable, neighborhoods with a range of housing choices; an efficient and balanced transportation network; and provision of adequate infrastructure and community facilities to address the anticipated impacts of climate change and to meet the Primary Urban Center's future needs.



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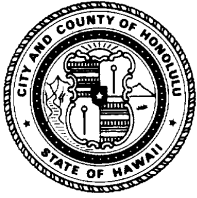
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§ 24-2.2 Applicability and intent.

- (a) The Primary Urban Center Development Plan includes the coastal plain that extends along O‘ahu’s southern shore from Wai‘alae-Kāhala in the east to Pearl City in the west, and from the shoreline to the westerly slopes of the Ko‘olau mountain range.
- (b) It is the intent of the Primary Urban Center Development Plan to provide a guide for orderly and coordinated public and private sector development in a manner that is consistent with applicable general plan provisions, including the full development of the Primary Urban Center through higher-density redevelopment in urban areas designated for such uses, and the concentration of economic activity and government services.
- (c) The provisions of this article and the Primary Urban Center Development Plan are not regulatory. Rather, they are established with the explicit intent of providing a coherent vision to guide all new public and private sector development within Primary Urban Center. This article shall guide any development for Primary Urban Center, public investment in infrastructure, zoning and other regulatory procedures, and the preparation of the city’s annual capital improvement program budget.

§ 24-2.3 Adoption of the Primary Urban Center Development Plan.

- (a) This article is adopted pursuant to Charter Section 6-1509 and provides a self-contained development plan document for the Primary Urban Center. Upon enactment of this article, all proposed developments will be evaluated against how well they fulfill the vision for the Primary Urban Center enunciated in the Primary Urban Center Development Plan and how closely they satisfy the policies and guidelines selected to implement that vision.
- (b) The plan entitled, “Primary Urban Center Development Plan,” attached to this ordinance as Exhibit A, is hereby adopted by reference and made a part of this article.
- (c) Chapter 24, Article 1, entitled “Development Plan Common Provisions,” in its entirety, is no longer applicable to the Primary Urban Center Development Plan area. This article and the Primary Urban Center Development Plan, as adopted by reference in this article, supersedes any and all common provisions previously applicable to the Primary Urban Center area.



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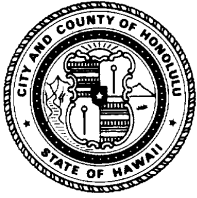
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§ 24-2.4 Existing zoning and subdivision ordinances, approvals, and applications.

- (a) All existing subdivisions and zoning approved prior to the effective date of this ordinance for projects, including but not limited to those subject to unilateral agreements, continue to remain in effect following the enactment of this ordinance.
- (b) Subdivision and zoning ordinances applicable to the Primary Urban Center Development Plan area enacted prior to the effective date of this ordinance continue to regulate the use of land within demarcated zones of the Primary Urban Center Development Plan area until such time as the subdivision and zoning ordinances may be amended to be consistent with the revised Primary Urban Center Development Plan.
- (c) Notwithstanding adoption of the Primary Urban Center Development Plan, applications for subdivision actions and land use permits accepted by the department for processing prior to the effective date of this ordinance continue to be subject only to applicable ordinances and rules and regulations in effect at the time the application is accepted as complete for processing.

§ 24-2.5 Consistency.

- (a) In the performance of their prescribed powers, duties, and functions, all city agencies shall conform to and implement the policies and provisions of this article and the Primary Urban Center Development Plan. Pursuant to Charter Section 6-1511.3, public improvement projects, subdivision, and zoning ordinances must be consistent with the Primary Urban Center Development Plan.
- (b) Any questions of interpretation regarding the consistency of a proposed development with the provisions of the Primary Urban Center Development Plan and the objectives and policies of the general plan will ultimately be resolved by the council.
- (c) In determining whether a proposed development is consistent with the Primary Urban Center Development Plan, the responsible agency shall primarily take into consideration the extent to which the development is consistent with the vision, goals, policies, and guidelines set forth in the Primary Urban Center Development Plan.



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- (d) Whenever there is a question regarding consistency between existing subdivision or zoning ordinances, including any unilateral agreement, and the Primary Urban Center Development Plan, the existing subdivision or zoning ordinances shall prevail until such time as they may be amended to be consistent with the Primary Urban Center Development Plan.

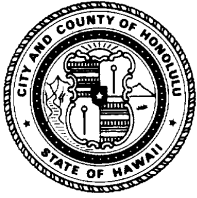
§ 24-2.6 Implementation.

The Implementation of this article relating to the Primary Urban Center Development Plan will be accomplished by:

- (1) Initiating amendments to zoning maps and the Revised Ordinances of Honolulu to achieve consistency with the vision, goals, policies, and guidelines of the Primary Urban Center Development Plan;
- (2) Guiding public investment in infrastructure through functional plans that support the vision of the Primary Urban Center Development Plan;
- (3) Guiding development in special areas of critical concern through the formation of special area plans; and
- (4) Incorporating the Primary Urban Center Development Plan priorities through the public infrastructure map, and the city's annual budget process.

§ 24-2.7 Zone change applications.

- (a) All zone change applications relating to land in the Primary Urban Center Development Plan area will be reviewed by the department for consistency with the general plan, the Primary Urban Center Development Plan, and any applicable special area plan.
- (1) The director shall recommend either approval, approval with changes, or denial. The director's written review of the application will become part of the zone change report, which will be sent to the planning commission and the city council.
 - (2) A project master plan shall be part of an EA or EIS for any project involving a significant zone change. The director shall review the project



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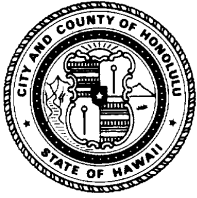
A BILL FOR AN ORDINANCE

master plan for its consistency with the Primary Urban Center Development Plan.

- (3) Any development or phase of development already covered by a project master plan that has been fully reviewed under the provisions of this article does not require a new project master plan; provided that the director determines the proposed zone change is generally consistent with the existing project master plan for the affected area.
- (4) If a final EIS has already been accepted for a development, including one accepted prior to the effective date of this ordinance, then a subsequent project master plan is not required for the development.
- (b) Projects that involve a significant zone change will be required to submit an EA to the department prior to an application for a zone change being accepted. Any development or phase of a development that has already been assessed under the National Environmental Policy Act (NEPA), HRS Chapter 343 (Hawai'i Environmental Policy Act or HEPA), Chapter 25, or the provisions of this article, and for which a FONSI has been filed or a required EIS has been accepted, is not subject to further EA or EIS requirements under the article, unless otherwise required by NEPA or HEPA.
- (c) The department shall review the EA, and based on review of the EA, the director shall determine whether an EIS will be required or whether a FONSI will be issued.
- (d) If an EIS is required, the EIS must be accepted by the director prior to the acceptance of a zone change application.
- (e) Zone changes must be processed in accordance with this section and all applicable requirements under Chapter 21.

§ 24-2.8 Annual capital improvement program review.

Annually, the director shall work jointly with the director of budget and fiscal services and applicable city agencies to review all projects in the city's capital improvement program, and budget for compliance and consistency with the general plan, the Primary Urban Center Development Plan and other development plans, any applicable special area plan provisions, and the appropriate functional plans. The



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director shall prepare a written report of findings to be submitted to the council in accordance with Charter Section 6-1503.

§ 24-2.9 Ten year review.

- (a) The department shall conduct a comprehensive review of the Primary Urban Center Development Plan, adopted by reference in Section 24-2.3(b), every ten years subsequent to the effective date of this ordinance, and shall report its findings and recommended revisions, if any, to the council.
- (b) The Primary Urban Center Development Plan will be evaluated to assess the appropriateness of the plan's regional vision, goals, policies, guidelines, and implementing actions, as well as its consistency with the general plan.
- (c) Nothing in this section should be construed as prohibiting the processing of a revision to the Primary Urban Center Development Plan at any time in the event either the director or council recommends consideration of such a revision, pursuant to the Charter.

§ 24-2.10 Authority.

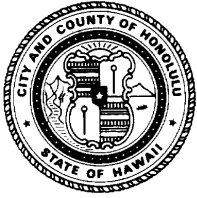
Nothing in this article shall be construed as an abridgment or delegation of the responsibility of the director, or of the inherent legislative power of the council, to review or revise the Primary Urban Center Development Plan pursuant to the Charter and the above procedures.

§ 24-2.11 Severability.

If any provision of this article or the application thereof to any person or property or circumstances is held invalid, such invalidity does not affect the validity of the other provisions or applications of this article that may be given effect without the invalid provision or application, and to this end the provisions of this article are declared to be severable.

§ 24-2.12 Conflicting provisions.

Any provision contained in this article as it pertains to land within the Primary Urban Center Plan area, prevails should there be any conflict with the common provisions or any other provisions under Chapter 24."



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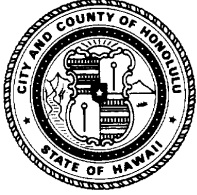
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SECTION 4. Effective date of the Primary Urban Center Development Plan. The City Clerk is hereby directed to date the Primary Urban Center Development Plan attached as Exhibit A to this ordinance with the effective date of this ordinance.

SECTION 5. In SECTION 3 of this ordinance, the Revisor of Ordinances shall, pursuant to the Revisor of Ordinances' authority under § 1-16.3(b)(1), Revised Ordinances of Honolulu 2021, replace the phrase "effective date of this ordinance" with the actual effective date.



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SECTION 6. This ordinance takes effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

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