

CITY COUNCIL OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

ADOPTION)
)
OF THE) DEVELOPMENT PLAN
)
PRIMARY URBAN CENTER) ADOPTION
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DEVELOPMENT PLAN) BILL 24 (2024), CD2
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FINDINGS OF FACT

The Council of the City and County of Honolulu ("Council"), having considered a proposal to repeal the existing Primary Urban Center Development Plan, Chapter 24, Article 2, Revised Ordinances of Honolulu 2021 ("ROH"), and to adopt in its place a new ROH Chapter 24, Article 2, the Primary Urban Center Development Plan ("Plan"), hereby makes, concurrent with its adoption of Bill 24 (2024), CD2, on third reading and in accordance with the requirements of Section 6-1512.2 of the Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition) ("Charter"), as amended, the following Findings of Fact:

FINDINGS

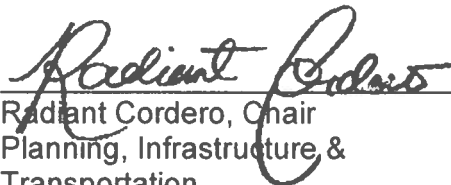
1. The purpose of the proposal is to repeal the existing Development Plan for the Primary Urban Center, ROH Chapter 24, Article 2, and to adopt in its place the Primary Urban Center Development Plan.
2. This proposal was processed by the Director of Planning and Permitting in a report dated October 18, 2023 and transmitted to the Planning Commission ("Commission") on October 20, 2023.
3. In accordance with Charter Sections 6-1512.1 and 6-1512.3, the Commission held a public hearings on November 15, 2023 and March 20, 2024, and unanimously voted to recommend approval of the proposed Plan, with recommendations to make certain amendments to the Plan. In a letter dated April 5, 2024, the Commission transmitted its findings and recommendation for approval, subject to the Commission's recommended amendments, through the Mayor to the Council.

4. On April 10, 2024, the Council received the Commission's transmission, and on April 17, 2024, the Council passed Bill 24 (2024) entitled "A BILL FOR AN ORDINANCE TO ADOPT THE REVISED PRIMARY URBAN CENTER DEVELOPMENT PLAN FOR THE CITY AND COUNTY OF HONOLULU," on first reading.
5. Bill 24 (2024) was referred to the Council's Committee on Planning & the Economy.
6. On June 27, 2024, the Council's Committee on Planning & the Economy held an informational briefing on Bill 24 (2024) at which public testimony was accepted.
7. On July 30, 2024, the Council's Committee on Planning & the Economy held a special meeting for Council District VII (at Moanalua High School) to discuss and accept public testimony on Bill 24 (2024).
8. On August 12, 2024, the Council's Committee on Planning & the Economy held a special meeting for Council Districts IV and V (at Kaimukī High School) to discuss and accept public testimony on Bill 24 (2024).
9. On August 26, 2024, the Council's Committee on Planning & the Economy held a special meeting for Council District VIII (at Leeward Community College) to discuss and accept public testimony on Bill 24 (2024).
10. On September 23, 2024, the Council's Committee on Planning & the Economy held a special meeting for Council District VI (at Kawānanakoa Middle School) to discuss and accept public testimony on Bill 24 (2024).
11. On October 22, 2024, the Council's Committee on Planning & the Economy held a meeting on Bill 24 (2024), at which public testimony was accepted and recommended that Bill 24 (2024) be amended to a CD1 form to make technical and substantive changes to the attached Plan (as proposed in Council Communications 258 (2024), 261 (2024), and 263 (2024)); and be reported out for passage on second reading and scheduled for a public hearing.
12. On January 3, 2025, by way of Council Communication 4 (2025), Bill 24 (2024), CD1, was rereferred to the Council's Committee on Planning, Infrastructure & Transportation.
13. On January 29, 2025, the Council held a public hearing on the proposal as required by Charter Section 6-1512.2 and, at that same meeting, passed Bill 24 (2024), CD1, on second reading.
14. On April 2, 2025, the Council's Committee on Planning, Infrastructure & Transportation held a meeting on Bill 24 (2024), CD1, at which public testimony was accepted, and recommended that Bill 24 (2024), CD1, be amended to a

CD2 form to make technical and substantive changes to the attached Plan, as proposed in Council Communications 69 (2025), as modified by Council Communication 92 (2025); 76 (2025); 84 (2025); and as verbally discussed in the Committee, and that Bill 24 (2024), CD2, be reported out for passage on third reading, and that the Findings of Fact consistent therewith be adopted as the findings of the Council.

CONCLUSION

Based on the foregoing findings, and having considered the recommendations of the Director of Planning and Permitting and the Planning Commission, the Council finds that the adoption of the Primary Urban Center Development Plan is consistent with the objectives and policies of the General Plan and complies in form and content with the applicable requirements of the Charter.

By 
Radiant Cordero, Chair
Planning, Infrastructure, &
Transportation

ADOPTED ON _____