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# CITY COUNCIL

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TO: COUNCILMEMBER IKAIKA ANDERSON, CHAIR  
COMMITTEE ON ZONING AND PLANNING

VIA: CYNTHIA NAKAZAKI, COMMITTEE CLERK  
COMMITTEE ON ZONING AND PLANNING

FROM: COUNCILMEMBER NESTOR GARCIA, MEMBER *AG*  
COMMITTEE ON ZONING AND PLANNING

SUBJECT: PROPOSED AMENDMENT TO BILL 65 (2012)  
'EWA DEVELOPMENT PLAN

Pursuant to Council Communication No. 199 (CC 199) and 307 (CC 307), transmitted herewith for consideration by the Committee on Zoning and Planning are five sets of forms proposing an amendment to Bill 65 (2012) and the attached revised 'Ewa Development Plan.

Also, pursuant to CC 307, please know that I have emailed the Word files of this proposal to OCS Legislative Analyst Dean Minakami.

Thank you for your consideration.

Enclosures: 'Ewa DP Amendment proposal and worksheet (five sets)

**DP AMENDMENT PROPOSAL**

DATE: 11/1/12

BILL 65 (2012),

COUNCILMEMBER NESTOR GARCIA

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	3.12.1 - General Policies	3-68, 69	Film Studio
<b>JUSTIFICATION FOR AMENDMENT</b>			
Move language relating to a film studio into the "Other Industrial Areas" to give more flexibility to any developer interested in developing a film studio in the area.			
<b>DESCRIPTION OF AMENDMENT</b>			
Section 3.12.1 General Policies on p. 3-68 is amended as follows:			
<b>3.12.1</b>	<p style="text-align: center;"><b>GENERAL POLICIES</b></p> <ul style="list-style-type: none"> <li>• Maintain industrial activity at Barbers Point Industrial Area, Kalaeloa, Honouliuli Industrial Area, and Kahe Valley and permit industrial activity at other dispersed industrial areas, as noted below.</li> <li>• <u>If a major film studio is developed within industrial areas in 'Ewa, allow accessory uses, such as film production offices, a "back lot" area with commercial uses, and visitor attractions. Overnight accommodations for film crews are allowable as an accessory use to a major film studio.</u></li> </ul> <p><b>Barbers Point Industrial Area/Kalaeloa</b></p> <ul style="list-style-type: none"> <li>• Maintain the Barbers Point Industrial Area as one of O'ahu's and the State's most important industrial areas.</li> <li>• Allow construction of an additional electrical power generating plant at the Barbers Point Industrial Area, possibly taking advantage of cogeneration opportunities with other industrial activities. The 138 kilovolt transmission corridor running from the Barbers Point Industrial Area to Waiiau could accommodate additional load on the existing poles.</li> <li>• Develop the northern parts of Kapolei Business Park, Kapolei Harborside, and any Kalaeloa lands designated for industrial use for light industrial uses or compatible commercial uses as a transition between heavy industry</li> </ul>		

## DESCRIPTION OF AMENDMENT

at Campbell Industrial Park and the City of Kapolei.

- ~~If a major film studio is developed within this area, allow accessory uses, such as film production offices, a "back lot" area with commercial uses, and visitor attractions. Overnight accommodations for film crews are allowable as an accessory use to a major film studio.~~

#### **Honouliuli Industrial Area**

- Develop Honouliuli as a smaller industrial area, used for wastewater treatment and for light industrial and industrial-commercial mixed uses to serve the surrounding communities.
- Allow a power generation facility to be included if it is dependent on wastewater treatment operations and can be designed so that it is generally not visible from nearby major public rights-of-way, residential areas, and commercial areas.
- Expand the Honouliuli Wastewater Treatment Plant to accommodate additional growth in the region as well as to provide additional facilities for higher levels of wastewater treatment.

#### **Other Industrial Areas**

- Allow **service-oriented industrial uses** throughout the region as noted below. Uses requiring larger lots should be located in Campbell Industrial Park. Small-lot uses, including automobile repair shops, contractor's yards, and businesses serving residential and commercial areas, should be allowed to locate near the City of Kapolei in the Kapolei Business Park and on any industrial lands which may be designated within Kalaeloa.
- The **Hawaiian Electric Company generating plant** in Kahe Valley is and should remain the largest source of electrical power on O'ahu. Allow the plant to be expanded to take advantage of available land area, cooling system capacity, and power transmission lines, if needed.
- Allow development of the **industrial area planned for the western edge of Ocean Pointe** to accommodate marine haul-out facilities, repair shops, and related small boat industrial uses.

