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## A BILL FOR AN ORDINANCE

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REGULATING FOR AN INTERIM PERIOD THE ISSUANCE OF BUILDING PERMITS IN THE AREA COMMONLY REFERRED TO AS AIEA, RED HILL, MOANALUA AND SALT LAKE IN THE CITY AND COUNTY OF HONOLULU.

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

### SECTION 1. Findings and Purpose.

The Council finds that traffic congestion in the Aiea-Red Hill-Moanalua-Salt Lake region has progressively worsened and there is no definite timeline for planned improvements in the region that will appreciably improve traffic congestion. Existing traffic congestion conditions adversely affect the quality of life of residents in the Aiea-Red Hill-Moanalua-Salt Lake region, and also adversely affect businesses by making them less accessible to customers, increasing commute time for workers, and increasing travel times for deliveries.

The Council further finds there are a number of major roadway arterials in the Aiea-Red Hill-Moanalua-Salt Lake region including the H-1 and H-3 Freeways, Moanalua Road, and Kamehameha Highway. Numerous high-volume traffic generators are also situated in the region including Kaiser Permanente Moanalua Medical Center, Aliamanu Military Reservation, Joint Base Pearl Harbor-Hickam, the U.S.S. Arizona and Battleship Missouri Memorials, the Honolulu International Airport, the Federal Detention Center, The U.S. Postal Service Honolulu District Office, the Tripler Army Medical Center, Fort Shafter, Camp Smith, Aloha Stadium, Ford Island, the Pacific Aviation Museum, Pearlridge Center, and several large residential developments.

The purpose of this ordinance is to provide the City Administration and the City Council sufficient time to fully explore and evaluate comprehensive transportation improvements that will address traffic congestion in the Aiea-Red Hill-Moanalua-Salt Lake region. This ordinance will prevent a race of diligence between property owners and the City and County of Honolulu during the interim period while alternatives are being explored and evaluated and while additional land use controls are being considered.

The Council deems the adoption of this ordinance, under its general police and home rule powers, to be in the best interest of the community and its health, safety and general welfare.



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### SECTION 2. Map of the Affected Area.

There is hereby established an Aiea-Red Hill-Moanalua-Salt Lake Interim Development Control (IDC) Area which is designated and appropriately marked on the Interim Development Control Map attached hereto, marked Exhibit A, and by reference made a part hereof.

### SECTION 3. Applicability.

- A. From the effective date of this ordinance until six months thereafter, no applications for building or grading permits are to be accepted, and no building or grading permits are to be issued, within the area designated as the Aiea-Red Hill-Moanalua-Salt Lake Interim Development Control Area, except as specifically permitted herein.
- B. Section 3.A does not apply to the application for or issuance of a building permit in the following instances:
1. To perform work permitted under Section 18-3.1, Revised Ordinances of Honolulu, to make an existing building or structure conform to or comply with applicable laws or regulations.
  2. To perform maintenance and repair to an existing structure or building.
  3. To permit improvements to an existing structure or building.
  4. Construction of a single-family dwelling, ohana dwelling, accessory dwelling unit, or two-family detached dwelling that is not part of a larger development.
  5. Developments generating less than two hundred vehicle trips per day as determined by a traffic study.
  6. Construction directly related to the Honolulu Rail Transit Project.
  7. Public works projects funded in whole or in part by the federal government..
- C. Nothing contained in this ordinance is to be deemed to affect:



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1. Any building or grading permit which has been lawfully issued and in effect on the effective date of this ordinance;
2. Any building permit application or grading permit application that was submitted and accepted for processing as of the date of introduction of the bill enacted as this ordinance; or
3. The granting, issuance and/or approval of building permits within an area not designated as within the interim development area on the Interim Development Control Maps attached hereto as Exhibit A.

### SECTION 4. Penalties.

Any person, firm, entity or corporation who uses, constructs, erects, enlarges, or structurally alters any building or structure in violation of this ordinance shall be subject to the penalties and enforcement procedures set forth in Chapter 21, Section 21-2.150, et seq., of the Land Use Ordinance of the City and County of Honolulu.

### SECTION 5. Severability.

The invalidity of any word, section, clause, paragraph, sentence, part or portion of this ordinance will not affect the validity of any other part of this ordinance which can be given effect without such invalid part or parts.



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SECTION 6. This ordinance takes effect upon its approval.

INTRODUCED BY:

Carol Fukunaga

Joey Manahan

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DATE OF INTRODUCTION:

February 10, 2016  
Honolulu, Hawaii

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Councilmembers

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Deputy Corporation Counsel

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
KIRK CALDWELL, Mayor  
City and County of Honolulu

AIEA-RED HILL-MOANALUA-SALT LAKE  
INTERIM DEVELOPMENT CONTROL AREA

Prepared by: Office of Council Services

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Note: Data represented on this map is not  
intended to replace site survey.

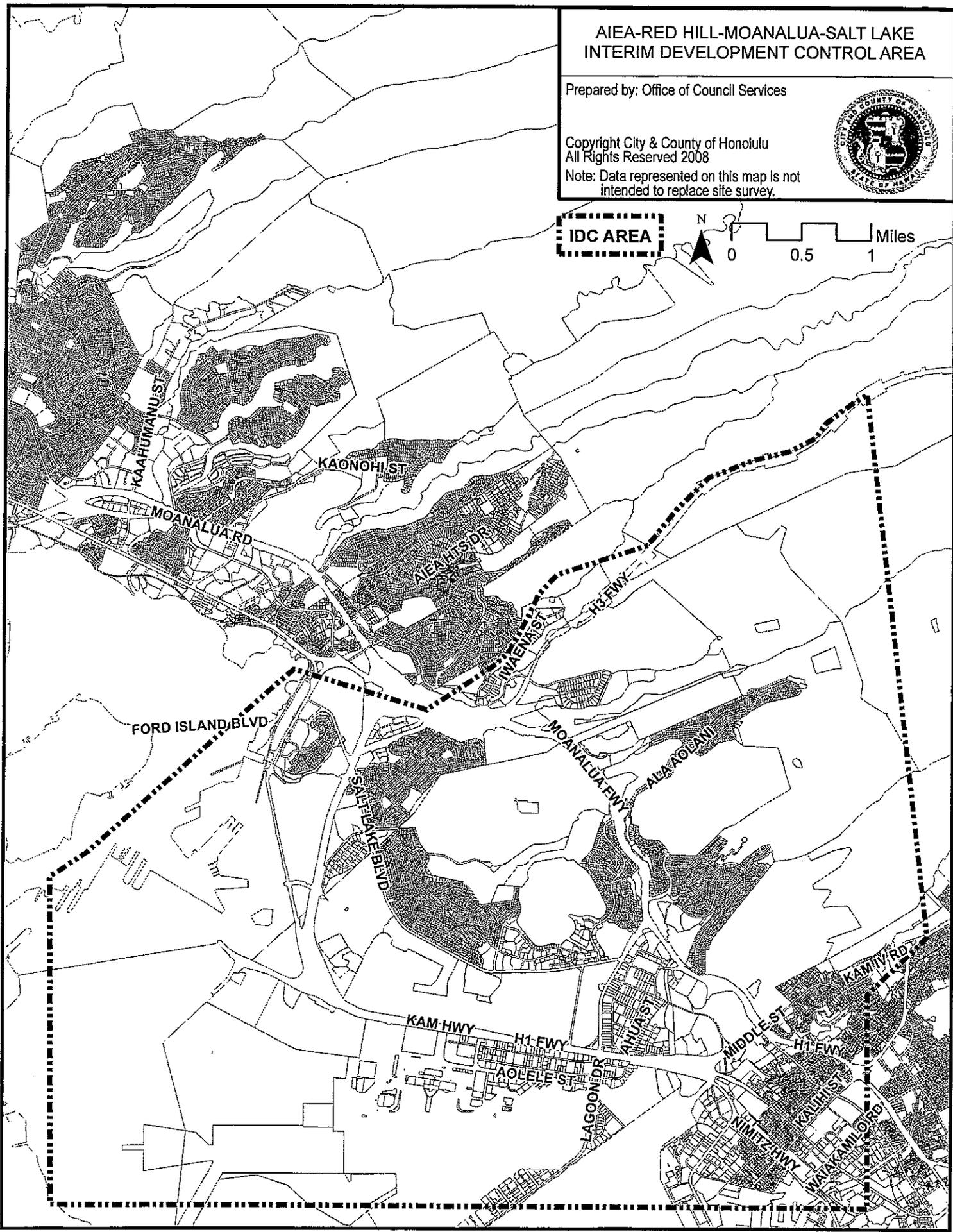
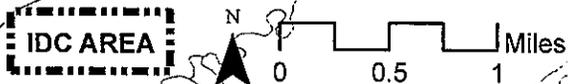


EXHIBIT A