

# REPORT OF THE COMMITTEE ON ZONING AND PLANNING

## Voting Members:

Trevor Ozawa, Chair; Ron Menor, Vice-Chair;  
Carol Fukunaga, Ann H. Kobayashi, Joey Manahan

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Committee Meeting Held  
July 13, 2016

Honorable Ernest Y. Martin  
Chair, City Council  
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Planning, to which was referred Bill 39 (2016) entitled:

"A BILL FOR AN ORDINANCE TO REZONE LAND SITUATED AT WAIMANALO, OAHU, HAWAII (AMENDING PORTION OF ZONING MAP NO. 24, WAIMANALO, ORDINANCE 86-125,"

which passed Second Reading at the July 6 Council meeting, reports as follows:

The purpose of Bill 39 (2016) is to rezone two parcels of land consisting of approximately 8.253 acres, situated in Waimanalo from the AG-1 Restricted Agricultural District to the AG-2 General Agricultural District at the request of Kole Group LLC (the "Applicant") for conveyance purposes. The Applicant is considering consolidating the two parcels, then subdividing the property into three smaller lots that can be owned by or passed to family members. No changes to the existing agricultural use and no development of the property is currently proposed.

Your Committee finds that the Planning Commission, after a public hearing held on May 11, 2016 at which five letters in support were received, voted to recommend approval of the rezoning in concurrence with the recommendation of the Department of Planning and Permitting (DPP) in the Attachment to Departmental Communication 369 (2016).

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON

**AUG 03 2016**

COMMITTEE REPORT NO. **217**

# REPORT OF THE COMMITTEE ON ZONING AND PLANNING

## Voting Members:

Ikaika Anderson, Chair; Trevor Ozawa, Vice-Chair;  
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Your Committee finds that at a public hearing held on July 6, 2016 by the City Council, testimony in support of the proposed rezoning was received from the agent of the Applicant.

Your Committee finds that the DPP did not recommend any conditions to be included in a Unilateral Agreement for this rezoning.

At your Committee's meeting on July 13, 2016, no public testimony was received. Oral and written testimony in support of the Resolution was received from the representative of the Applicant.

Your Committee has prepared a CD1 version of the bill that makes the following amendments:

- A. Corrects "AG-2 General Agriculture District" to read "AG-2 General Agricultural District in SECTION 1 of the Bill.
- B. Makes miscellaneous technical and non-substantive amendments.

Your Committee finds that the Department of Planning and Permitting and the Planning Commission have found that the rezoning proposed in this bill is consistent with the vision, policies, principles, and guidelines set forth in the Koolaupoko Sustainable Communities Plan established by Chapter 24, Article 6, Revised Ordinances of Honolulu 1990.

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## CITY COUNCIL

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HONOLULU, HAWAII

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Your Committee further finds that, pursuant to Chapter 24, Article 6, Revised Ordinances of Honolulu 1990, responsible City and State agencies have indicated that adequate public facilities and utilities for the proposed development will be available at the time of occupancy, or that conditions to ensure adequacy are otherwise sufficiently addressed.

Your Committee on Zoning and Planning is in accord with the intent and purpose of Bill 39 (2016), as amended herein, and recommends that it pass Third Reading in the form attached hereto, as Bill 39 (2016), CD1. (Ayes: Ozawa, Fukunaga, Kobayashi, Manahan, Menor – 5; Noes: None.)

Respectfully submitted,



Committee Chair

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**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON AUG 03 2016

COMMITTEE REPORT NO. 217



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## A BILL FOR AN ORDINANCE

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TO REZONE LAND SITUATED AT WAIMANALO, OAHU, HAWAII (AMENDING PORTION OF ZONING MAP NO. 24, WAIMANALO, ORDINANCE 86-125)

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

SECTION 1. Land situated at Waimanalo, Oahu, Hawaii, hereinafter described, is hereby rezoned from AG-1 Restricted Agricultural District to AG-2 General Agricultural District. The boundaries and area of said AG-2 General Agricultural District are described as shown on the map attached hereto, marked Exhibit "A" and made part hereof, and further identified as Tax Map Keys: 4-1-024: 033 and 118.



A BILL FOR AN ORDINANCE

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SECTION 2. This ordinance takes effect upon its approval.

INTRODUCED BY:

Ernest Martin (br)

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DATE OF INTRODUCTION:

May 25, 2016  
Honolulu, Hawaii

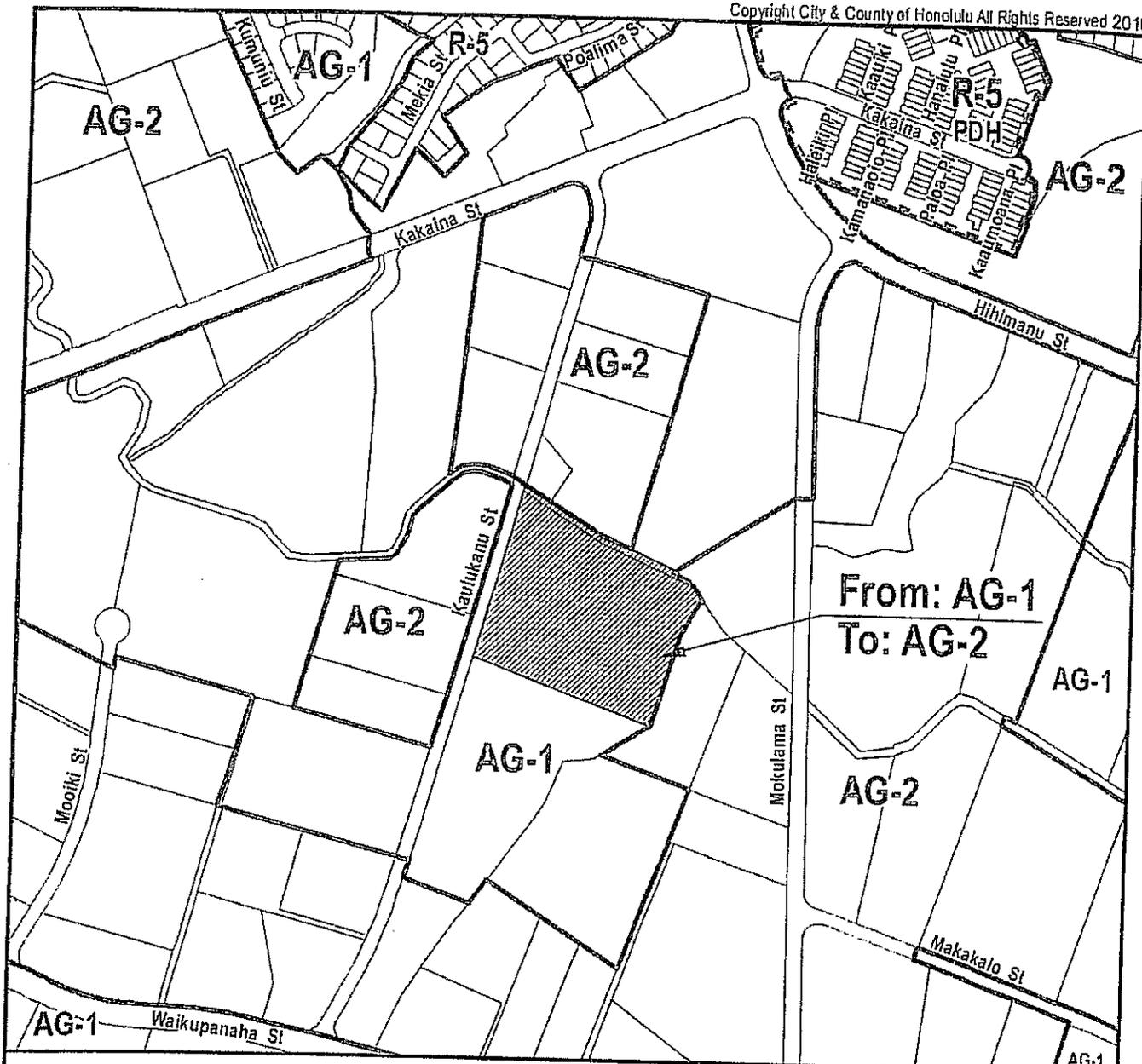
\_\_\_\_\_ Councilmembers

APPROVED AS TO FORM AND LEGALITY:

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

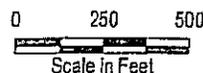
APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

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



**PORTION OF  
ZONING MAP NO. 24  
WAIMANALO**

Land situated in between Kaulukānu St. & Mokulama St. and approximately 1,300 ft. Southeasterly from the intersection of Kakaina & Kaulukānu St.



**APPLICANT: KOLE GROUP, LLC**

**TAX MAP KEY(S): 4-1-024: 33 & 118**

**FOLDER NO.: 2015/Z-4**

**LAND AREA: Approximately 8.25 Acres**

**PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING  
CITY AND COUNTY OF HONOLULU**

**PUBLIC HEARING      PLANNING COMMISSION      CITY COUNCIL**

**ORD. NO.  
EFF. DATE:**

**EXHIBIT A**

**BII I**

**2015/Z-3**