

**SUMMARY OF PROPOSED COMMITTEE DRAFT:**

**Bill 62 (2015), CD1  
TO REZONE LAND SITUATED AT EWA BEACH, OAHU, HAWAII**

**The PROPOSED CD2 makes the following changes to Bill 62 (2015), CD1:**

- A. Corrects the TMK references for the parcels affected by the zone change in the text of the Bill and the map attached as Exhibit A to reflect proper TMK numbers pursuant to further subdivision of certain parcels.
- B. Denies the requested zone change for parcels 36 and 40 (to remain BMX-3, no zone change to Resort), parcel 27 (to remain Resort, no zone change to A-2), and parcel 42 (to remain P-2, no zone change to A-2), and makes corresponding revisions in the description of the zone change, the TMK references for the parcels affected by the zone change, and the approximate land area affected by the zone change in the text of the bill and the map attached as Exhibit A.
- C. Specifies the ordinance numbers for amendments made to the unilateral agreement conditions of Ordinance 93-94.
- D. Makes miscellaneous technical and non-substantive amendments.



**A BILL FOR AN ORDINANCE**

TO REZONE LAND SITUATED AT EWA BEACH, OAHU, HAWAII.

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

SECTION 1. Zoning Map No. 12 (Ewa Beach – Iroquois Point), Ordinance 86-114, is hereby amended as follows: Land situated in Ewa Beach, Oahu, Hawaii, hereinafter described, is hereby rezoned from the BMX-3 Community Business Mixed Use District with a height limit of 60 feet, I-3 Waterfront Industrial District with a height limit of 60 feet, and P-2 General Preservation District to the B-1 Neighborhood Business District, BMX-3 Community Business Mixed Use District with a height limit of 60 feet, IMX-1 Industrial-Commercial Mixed Use District with a height limit of 60 feet, Resort District with a height limit of 90 feet, and P-2 General Preservation District. The boundaries of said Districts shall be described as shown on the map attached hereto, marked "Exhibit A" and made a part hereof, and further identified as Tax Map Keys: 9-1-134: 54 and portions of 28, 33, 35, 53 and 55.

SECTION 2. The Unilateral Agreement conditions of Ordinance 93-94, as amended by Ordinance 02-09 and Ordinance 02-58, shall remain in full force and effect, unless released by the Director of the Department of Planning and Permitting, as authorized by Section 21-2.80(e)(2), Revised Ordinances of Honolulu.

SECTION 3. A Unilateral Agreement marked "Exhibit B" is by reference incorporated herein and made a part hereof.



A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Ernest Martin (BR)

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DATE OF INTRODUCTION:

August 11, 2015  
Honolulu, Hawaii

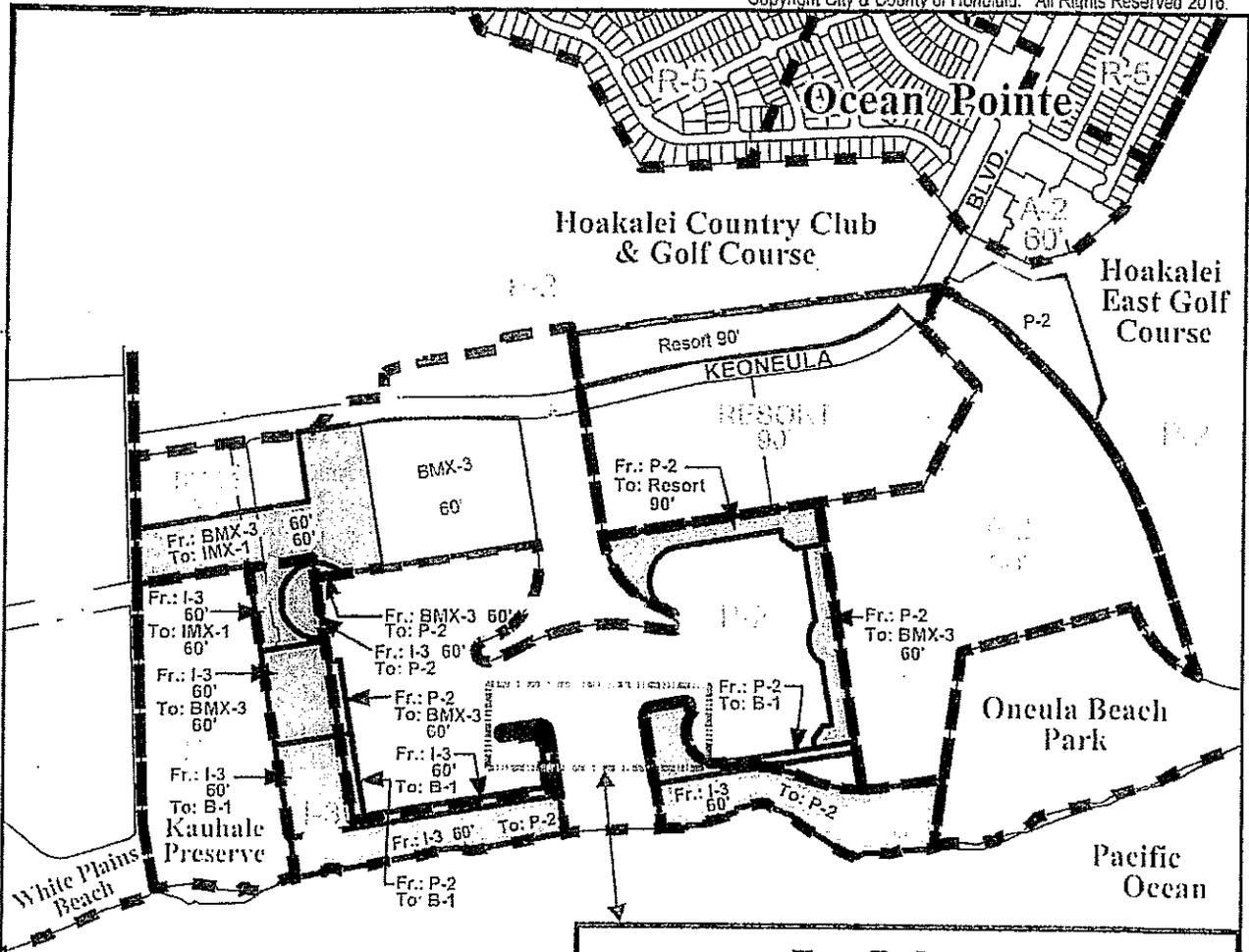
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

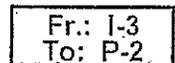
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Deputy Corporation Counsel

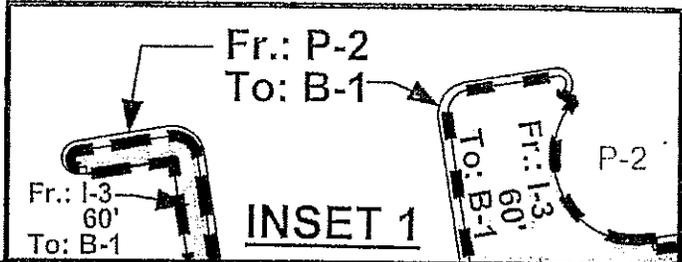
APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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



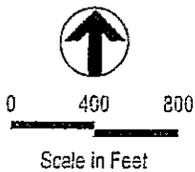
**LEGEND**

-  EXISTING ZONING BOUNDARY LINE
-  PROJECT SITES (PROPOSED ZONING CHANGES)



**PORTION OF ZONING MAP No. 12 (EWA BEACH-IROQUOIS POINT)**

Land situated south of the Hoakalei Country Club & Golf Course, west of Hoakalei East Golf Course & northwest of Oneula Beach Park



**APPLICANT:** HASEKO (Ewa), Inc.  
**TAX MAP KEY(S):** 9-1-134: 54 and Pors. 28, 33, 35, 53 and 55  
**FOLDER NO.:** 2015/Z-1  
**LAND AREA:** Approx. 46 Acres  
**PREPARED BY:** DEPARTMENT OF PLANNING & PERMITTING  
 CITY AND COUNTY OF HONOLULU  
**PUBLIC HEARING:** PLANNING COMMISSION CITY COUNCIL

ORD. NO.

2015/Z-1

EFF. DATE:

EXHIBIT A

## EXHIBIT B

DRAFT UNILATERAL AGREEMENT  
INCORPORATING THE CONDITIONS RECOMMENDED  
BY THE DPP IN THE DIRECTOR'S REPORT

To be prepared by the Applicant and submitted to the Council