

# 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  
September 6, 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 63 (2015) entitled:

"A BILL FOR AN ORDINANCE TO AMEND PORTIONS OF BOUNDARIES OF THE SPECIAL MANAGEMENT AREA MAP FOR EWA, OAHU, HAWAII,"

which passed Second Reading at the Council's meeting of April 20, 2016, reports as follows:

The purpose of Bill 63 (2015) is to amend the boundary of the Special Management Area Map for the Ewa area to reflect the proposed development of an enclosed lagoon rather than a marina with direct access to the Pacific Ocean. This amendment was initiated by the Department of Planning and Permitting.

Your Committee notes that the Council is concurrently considering the following related measures: (1) Bill 62 (2015), CD1, which would rezone approximately 62.3 acres of land in Ewa Beach for the Hoakalei Master Plan update, and (2) Resolution 16-180, which would grant a Special Management Area Use Permit (SMP) and Shoreline Setback Variance (SV) for the Master Plan update improvements project.

At your Committee's meeting on September 6, 2016, your Committee considered Bill 63 (2015), Bill 62 (2015), CD1, and Resolution 16-180 together.

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON

OCT 05 2016

COMMITTEE REPORT NO.

309

# REPORT OF THE COMMITTEE ON ZONING AND PLANNING

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At its meeting on September 6, 2016, your Committee received testimony. Hawaii LECET, G70 Design, BIA Hawaii, General Contractors Association of Hawaii, Pacific Resource Partnership, Hawaii Construction Alliance, 53 individuals submitted testimony in support; Representative Matthew LoPresti, 23 individuals submitted testimony in opposition; and 22 individuals provided comments. The Committee also received 3 petitions with 298 signatures in support.

Following the close of public testimony, action on Bills 62, 63 and Resolution 16-180 was deferred and the meeting was recessed to September 22, 2016.

Your Committee has amended the Bill to add a new SECTION 3, which provides that the ordinance takes effect upon its approval, and makes other miscellaneous technical and non-substantive amendments.

Your Committee finds that the State Coastal Zone Management Act (HRS Chapter 205A) authorizes the counties to amend their respective SMA boundaries, subject to determination by the lead agency, the State Office of Planning, that any boundary contractions are in compliance with the objectives and policies of Chapter 205A. In Communication D-491 (2015), the DPP reported that the Office of Planning agreed that the proposed boundary amendment was consistent with Chapter 205A.

Your Committee finds that Bill 63 appears to further the objectives and policies of HRS Chapter 205A and ROH Chapter 25.

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CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON OCT 05 2016

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Your Committee on Zoning and Planning is in accord with the intent and purpose of Bill 63 (2015), as amended herein, and recommends that it pass Third Reading in the form attached hereto, as Bill 63, CD1. (Ayes: Ozawa, Fukunaga, Kobayashi, Manahan – 4; Ayes with reservations: Menor – 1; Noes: None.)

Respectfully submitted,



Committee Chair

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

ADOPTED ON OCT 05 2016

COMMITTEE REPORT NO. 309



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**A BILL FOR AN ORDINANCE**

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A BILL FOR AN ORDINANCE TO AMEND PORTIONS OF BOUNDARIES OF THE SPECIAL MANAGEMENT AREA MAP FOR EWA, OAHU, HAWAII.

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

SECTION 1. Purpose. The purpose of this bill is to amend the boundary of the Special Management Area Map for the Ewa area to reflect the proposed development of an enclosed lagoon rather than a marina with direct access to the Pacific Ocean.

SECTION 2. A portion of the Special Management Area Map for Ewa as adopted by Ordinance No. 07-34 are hereby amended. The new boundaries shall be as shown on the map attached hereto, marked as Exhibit A, and incorporated herein by reference and made a part hereof.



A BILL FOR AN ORDINANCE

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SECTION 3. This ordinance takes effect upon its approval.

INTRODUCED BY:

Ernest Martin (B/R)

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DATE OF INTRODUCTION:

August 11, 2015  
Honolulu, Hawaii

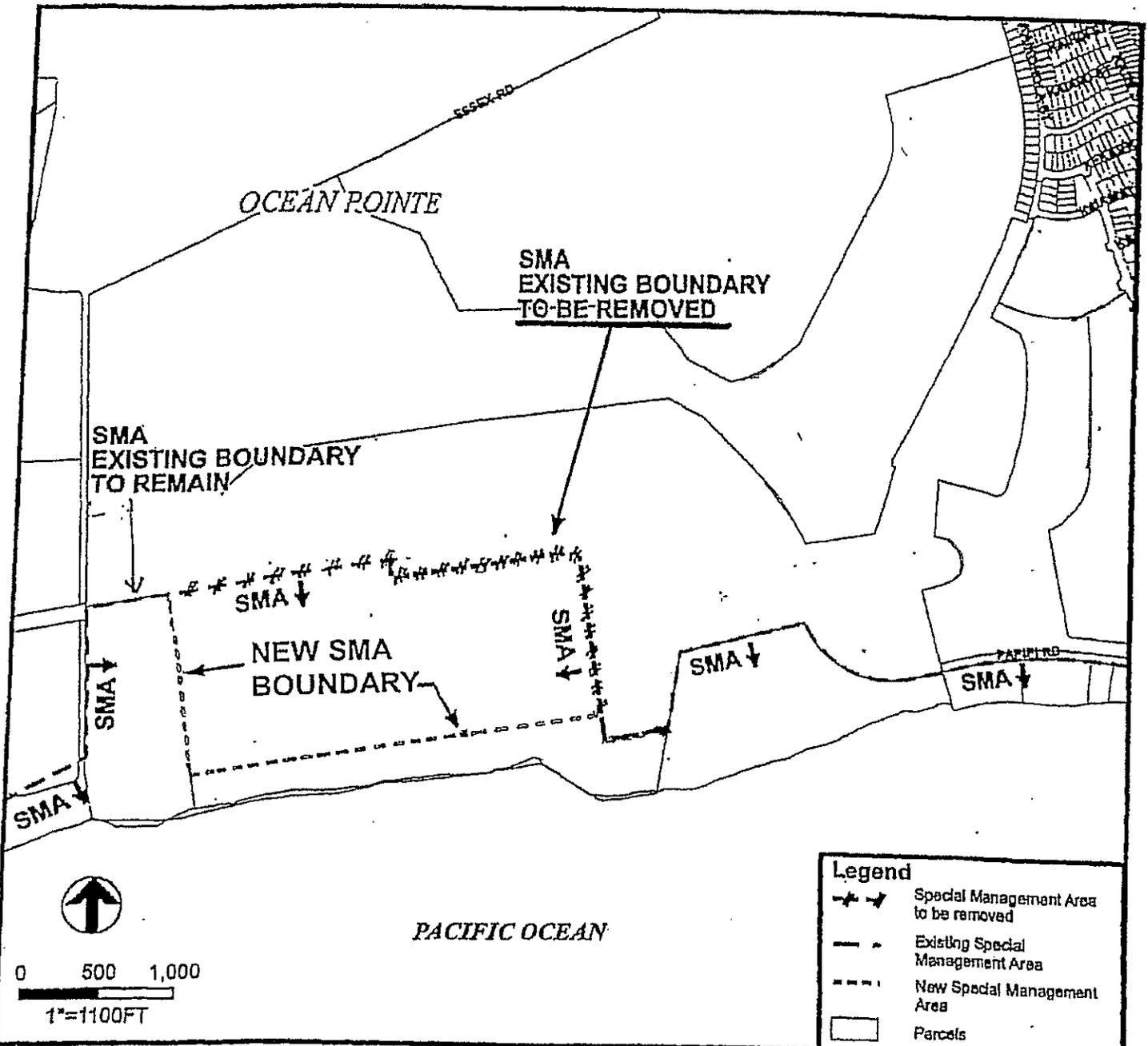
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Councilmembers

APPROVED AS TO FORM AND LEGALITY:

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

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

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



PROPOSED CHANGE TO  
**SPECIAL MANAGEMENT AREA MAP**  
 EWA

Special Management Area - Chapter 25, ROH  
 SMA Map Adopted by Ordinance No. 07-34

INITIATED BY: DEPARTMENT OF PLANNING & PERMITTING  
 C & C OF HONOLULU

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

