

REPORT OF THE COMMITTEE ON ZONING AND PLANNING

Voting Members:

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

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 Resolution 16-180 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT AND SHORELINE SETBACK VARIANCE FOR THE HOAKALEI MASTER PLAN UPDATE IMPROVEMENTS PROJECT,"

reports as follows:

The purpose of Resolution 16-180 is to grant a Special Management Area Use Permit (SMP) and Shoreline Setback Variance (SV) to Haseko (Ewa), Inc. ("Applicant") for the construction of landscaping including a pedestrian pathway, multi-use spaces, covered pavilions, viewing platforms, boardwalks, at least one comfort station, benches, picnic tables, interpretive signage, storm water infrastructure (including a retention pond or water quality lake), a lagoon overflow swale, and improvements within the 60-foot shoreline setback area.

Resolution 16-180 is a re-introduction of Resolution 15-206, which was automatically filed on July 17, 2016 pursuant to ROH Section 1-2.5. Resolution 16-180 replaces Resolution 15-206 as the vehicle for consideration of the SMP and SV.

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON

OCT 05 2016

COMMITTEE REPORT NO. 310

REPORT OF THE COMMITTEE ON ZONING AND PLANNING

Voting Members:

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

Committee Meeting Held
September 6, 2016
Page 2

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) Bill 63 (2015), which would 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.

Your Committee notes that the DPP, after a public hearing held on June 2, 2015, recommends approval of the SMP and SV subject to the conditions set forth in the resolution.

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

At its meeting on September 6, 2016, your Committee received testimony. Hawaii Construction Alliance, Hawaii LECET, General Contractors Association of Hawaii, G70 Design, BIA Hawaii, Pacific Resource Partnership, 50 individuals submitted testimony in support; Representative Matthew LoPresti, 15 individuals submitted testimony in opposition; and 22 individuals provided comments. The Committee also received 2 petitions with 288 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.

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON

OCT 05 2016

COMMITTEE REPORT NO. **310**

REPORT OF THE COMMITTEE ON ZONING AND PLANNING

Voting Members:

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

Committee Meeting Held
September 6, 2016
Page 3

Your Committee finds, pursuant to HRS Section 205A-26 and ROH Section 25-3.2, and in agreement with the conclusion of the Department of Planning and Permitting in Departmental Communication 488 (2015), that:

- A. The development, as conditioned, will not have any substantial adverse environmental or ecological effect, either alone or cumulatively with other projects.
- B. The development is consistent with the objectives and policies set forth in ROH Section 25-3.1 and HRS Section 205A-2, and area guidelines contained in ROH Section 25-3.2 and HRS Section 205A-26.
- C. The development is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

Your Committee also finds, pursuant to HRS Section 205A-46 and ROH Section 23-1.8(b)(2), that the proposed project is necessary for or ancillary to:

- Private facilities or improvements that are clearly in the public interest.

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON OCT 05 2016

COMMITTEE REPORT NO. 310

REPORT OF THE COMMITTEE ON ZONING AND PLANNING

Voting Members:

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

Committee Meeting Held
September 6, 2016
Page 4

Your Committee on Zoning and Planning is in accord with the intent and purpose of Resolution 16-180, and recommends its adoption. (Ayes: Ozawa, Fukunaga, Kobayashi, Manahan – 4; Ayes with reservations: Menor – 1; Noes: None.)

Respectfully submitted,



Committee Chair

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON OCT 05 2016

COMMITTEE REPORT NO. 310