

RECEIVED  
CITY CLERK  
C & C OF HONOLULU

Testimony

City Council meeting February 22, 2017  
CR-46 Bill 57 (2016) CD1

2017 FEB 21 AM 7:06

Kailua Neighborhood Board, Chuck Prentiss, Chairperson

Aloha: We have previously transmitted our eight-page set of comments on Bill 57 to your Transportation and Planning Committee. We would like to emphasize one portion of that testimony that addresses language in the proposed KSCP that is particularly inappropriate. The language is on page 3-40, lines 32 to 39, and continues to page 3-41, lines 1&2. Our requested deletion is shown in strike-through and the addition is underlined.

~~However, the ongoing General Plan review is evaluating the appropriateness of vacation rental units outside of resort areas. Should an adopted General Plan policy support vacation rentals outside resort areas, then it follows that more specific policies and guidelines be established at the regional planning level. These policies and guidelines should be devised to allow vacation rental in areas other than resort zoning, such as residential areas, while protecting current residential character. Thus, regional policies and guidelines should be established to limit their scale, location, design, and operations, and approvals should be required via discretionary permits process which involve community participation.~~

The current General Plan does not support vacation rentals in residential areas. The intrusion of mini-hotels into residential areas is significantly incompatible with residential living and the purpose of residential zoning. A state study found the number of visitors to Hawaii using vacation rentals to have grown by more than one third in a recent one-year period. The Hawaii Tourism Authority (HTA) estimates that there are about 27,177 vacation rentals in the state that are advertised online, up from 22,238 identified in 2014.

Although there are provisions in the LUO restricting vacation rental operations, an ineffective regulatory structure and relative lack of enforcement have allowed illegal vacation rentals to propagate throughout the island. Analysis of the units the HTA identified on Oahu uncovers that at a minimum, 50% are operating illegally. Increased enforcement of the current LUO provisions will go a long way to protect residential areas and help remedy the rental housing crisis, especially in the heavily impacted communities of Kailua and Waimanalo.

Rationale:

*The DPP draft in this section includes statements that are pure speculation with respect to future changes in the provisions of the General Plan which is currently being revised. Such speculation is inappropriate in a community planning document. Left out is a proper analysis of the current housing crisis on Oahu, and the impact of vacation rentals on the cost and quality of life in residential areas. Factual information concerning very recent City Council rejections of proposals to increase vacation rentals is also absent.*