

# REPORT OF THE COMMITTEE ON ZONING AND HOUSING

## Voting Members:

Kymerly Marcos Pine, Chair; Ikaika Anderson, Vice-Chair;  
Brandon Elefante, Ann H. Kobayashi, Joey Manahan

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Committee Meeting Held  
March 9, 2017

Honorable Ron Menor  
Chair, City Council  
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Housing, to which was referred Bill 4 (2017) entitled:

"A BILL FOR AN ORDINANCE TO REZONE LAND SITUATED AT KANEOHE, OAHU, HAWAII,"

transmitted by Departmental Communication 2 (2017), dated December 29, 2016, and which passed First Reading at the January 25, 2017 Council meeting, reports as follows:

The purpose of Bill 4 (2017) is to rezone approximately 6,069 square feet of land situated at 45-505 Pahia Road, Kaneohe, Oahu, Hawaii, from the B-2 Community Business District and R-7.5 Residential District to the B-1 Neighborhood Business District at the request of the Ohana Pacific Management Company (the "Applicant") to allow the Applicant to consolidate its offices into a renovated and improved two-story building.

Your Committee finds that the Planning Commission, after a public hearing held on the zone change request on December 7, 2016 at which no testimony was 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 2 (2017).

MAR 10 2017  
CITY OF HONOLULU

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

ADOPTED ON MAR 22 2017

COMMITTEE REPORT NO. 96

# REPORT OF THE COMMITTEE ON ZONING AND HOUSING

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Page 2

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

At your Committee's meeting on March 9, 2017, no public testimony was received.

Your Committee finds that the zone change proposed in this bill appears to be consistent with the General Plan and Development Plan of the City and in the best interests of the people of the City and County of Honolulu. Your Committee plans to consider this matter further following the receipt of public testimony at the public hearing thereon to be held as required by law.

Your Committee finds that the time needed for further consideration of Bill 4 (2017) could exceed the time limit provided for that consideration. It, therefore, recommends that Bill 4 (2017) be granted a 90-day extension of time subject to receipt of a written request from the Applicant. (Ayes: Pine, Anderson, Elefante, Kobayashi, Manahan - 5; Noes: None.)

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON MAR 22 2017

COMMITTEE REPORT NO. 96

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## Voting Members:

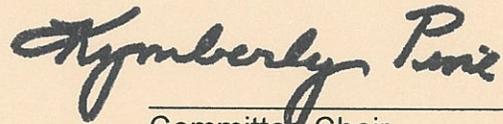
Kymerly Marcos Pine, Chair; Ikaika Anderson, Vice-Chair;  
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Page 3

Your Committee on Zoning and Housing is in accord with the intent and purpose of Bill 4 (2017), and recommends that it pass Second Reading, be scheduled for public hearing, and therefore be referred back to Committee. (Ayes: Pine, Anderson, Elefante, Kobayashi, Manahan – 5; Noes: None.)

Respectfully submitted,



Committee Chair

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