

# 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 5 (2017) entitled:

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

transmitted by Departmental Communication 3 (2017), dated December 29, 2016, and which passed First Reading at the January 25, 2017 Council meeting, reports as follows:

The purpose of Bill 5 (2017) is to rezone approximately 1.39-acres of land situated at 3375 Salt Lake Boulevard, Moanalua, Oahu, Hawaii, from the F-1 Military and Federal Preservation District to the R-5 Residential District at the request of the Island Family Christian Church (the "Applicant") to update the property's zoning to reflect its change in ownership from Federal to private, and continue its existing use as a church.

Your Committee finds that the Planning Commission, after a public hearing on the zone change request held 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 3 (2017).

Your Committee has reviewed the conditions recommended by the DPP to be included in a Unilateral Agreement for this rezoning, as set forth in the Attachment to

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON

**MAR 22 2017**

COMMITTEE REPORT NO. **97**

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Departmental Communication 3 (2017), and finds that they appear to be in conformance with the criteria specified in Section 21-2.80 (b) and (c), Revised Ordinances of Honolulu 1990 (ROH). In particular, your Committee finds that the conditions appear to be necessary to prevent circumstances that may be adverse to public health, safety, and welfare and fulfill needs directly emanating from the proposed project.

Attached hereto is a proposed Unilateral Agreement (draft dated March 6, 2017) submitted by the Applicant. The proposed Unilateral Agreement (U/A) reflects the foregoing conditions.

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

Your Committee finds that the rezoning 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 5 (2017) could exceed the time limit provided for that consideration. It, therefore, recommends that Bill 5 (2017) be granted a 90-day extension of time subject to receipt of a written request from the Applicant. (Ayes: Pine, Elefante, Kobayashi, Manahan - 4; Noes: None; Excused: Anderson -1.)

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Your Committee on Zoning and Housing is in accord with the intent and purpose of Bill 5 (2017), and recommends that it pass Second Reading, be scheduled for public hearing, and therefore be referred back to Committee. (Ayes: Pine, Elefante, Kobayashi, Manahan – 4; Noes: None ; Excused: Anderson – 1).

Respectfully submitted,

  
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Committee Chair

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