

REPORT OF THE COMMITTEE ON ZONING

Charles K. Djou, Chair; Rod Tam, Vice-Chair
Romy M. Cachola, Ann H. Kobayashi, Barbara Marshall, Members

Committee Meeting Held
January 13, 2004

Honorable Donovan Dela Cruz
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, to which was referred Bill 70 (2003) entitled:

"A BILL FOR AN ORDINANCE TO REZONE LAND SITUATED AT HALAWA-PEARL CITY, OAHU, HAWAII (AMENDING PORTION OF ZONING MAP NO. 7), ORDINANCE NO. 86-133,"

which passed Second Reading at the December 3, 2003 Council meeting, reports as follows:

The purpose of Bill 70 (2003) is to rezone 0.24 acres of land in Pearl City from the P-2 General Preservation District to the R-5 Residential District with a 25-foot height limit at the request of the Director of Planning and Permitting to reflect the existing use of that land.

Your Committee finds that the Planning Commission, after a public hearing held on October 1, 2003 at which no testimony was received in opposition to the rezoning, voted to recommend approval of the rezoning in concurrence with the recommendation of the Department of Planning and Permitting (DPP) contained in the Attachment to Departmental Communication No. 1030 (2003).

Your Committee finds that at a public hearing held on December 3, 2003 by the City Council, no testimony was received in opposition to the proposed rezoning.

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

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON _____

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Your Committee finds that the rezoning proposed in this bill is consistent with the General Plan and Development Plan of the City, taking into consideration the factors enumerated in ROH Section 24-1.2(f), and is in the best interests of the people of the City and County of Honolulu.

Your Committee makes the following additional findings:

- (1) The site is currently designated as Parks and Recreation on the Development Plan (DP) Land Use Map for the Primary Urban Center (PUC). In the Attachment to Departmental Communication No. 920 (2003), the DPP reported that the rezoning is consistent with ROH Section 24-1.2(i)(1), which permits a zone change to be processed without a DP Land Use Map amendment if certain criteria are met. The DPP further reported that, if the proposed rezoning is approved, the PUC DP Land Use Map will be administratively amended to reflect a Residential designation for the site.

Your committee therefore finds that when the rezoning takes effect, the rezoning will be consistent with a Residential designation for the property on the Development Plan Land Use Map for the PUC.

- (2) The height controls proposed are consistent with the general height controls set forth in the development plan.
- (3) The rezoning is consistent with Population Objective (C) of the City's General Plan.
- (4) The Committee has, in its review of the rezoning application, considered the impact of the rezoning on the residents of the area in light of local area issues and the social impact thereof.

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- (5) The rezoning is consistent with the planned location and sequence for constructing public facilities in the Primary Urban Center Development Plan area which encompasses the land subject to the rezoning application and is consistent with the development priorities for the Primary Urban Center Development Plan area.

Your Committee on Zoning is in accord with the intent and purpose of Bill 70 (2003) and recommends that the bill pass Third Reading. (Ayes: Djou, Cachola, Kobayashi, Marshall - 4; Noes: None; Excused: Tam - 1.)

Respectfully submitted,


Committee Chair

CITY COUNCIL

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HONOLULU, HAWAII

ADOPTED ON

JAN 28 2004

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