The Planning Commission held a meeting on Wednesday, May 1, 2019, at 1:30 p.m., at the Mission Memorial Auditorium, 550 South King Street, Honolulu, Hawai‘i. Chair Arthur Challacombe presided.

COMMISSIONERS PRESENT: Arthur D. Challacombe, Chair
Arthur B. Tolentino
Ken K. Hayashida
Gifford K. F. Chang
Wilfred A. Chang, Jr.

COMMISSIONERS EXCUSED: Cord D. Anderson, Vice Chair
[prior notice given]
Steve S. C. Lim
[prior notice given]
Theresa C. McMurdo
[prior notice given]

DEPUTY CORPORATION COUNSEL: Rozelle A. Agag
(Advisory to the Commission)

COMMISSION STAFF: Gloria Takara
Secretary-Hearings Reporter

DPP REPRESENTATIVE: Lisa L. Imata, Staff Planner
Development Plans & Zone Change Branch
CALL TO ORDER:

[00:00] [bangs gavel]

APPROVAL OF MINUTES:

[01:04]
The minutes of the February 20, 2019 meeting, as previously circulated, to be approved by the Commission.

[01:15]
[It was moved by Hayashida and seconded by Tolentino that the minutes of the February 20, 2019 meeting, as previously circulated, be approved by the Commission. Motion was unanimously carried, 5:0.]

[01:29]
PUBLIC HEARING
Public hearing notice published in the Honolulu Star-Advertiser on April 19, 2019.

[03:08 – 15:26] Lisa L. Imata, DPP Staff Planner

KO’OLAU POKO - ZONE CHANGE REQUEST—2018/Z-4 (LI)
SERENITY RESIDENTIAL DEVELOPMENT

Applicant: Horseshoe Land Company, LLC
Landowners: Horseshoe Land Company, LLC; DOHO Ltd.
Location: Kaneohe, at the end of Waiawi Street and Puohala Street, east of Kamehameha Highway and the Kaneohe Civic Center Neighborhood Park

Tax Map Keys: Portions of 4-5-018: 049 and 4-5-030: 049
Existing Use: Vacant
Existing Zoning: P-2 General Preservation District
Land Area Being Rezoned: 3.35 acres of a total 5.375 acres to be rezoned to the R-7.5 Residential District, with the remaining 2.025 acres to remain in the P-2 General Preservation District

Request: The Applicant, Horseshoe Land Company, LLC, proposes to rezone portions of two lots from the P-2 General Preservation District to the R-7.5 Residential District. The combined portions to be rezoned total approximately 3.35 acres. The remaining 2.025 acres will be kept in the P-2 General Preservation District. The Applicant proposes to consolidate and re-subdivide the two lots to create one lot in the R-7.5 Residential District (consisting of the rezoned portions) and one lot in the P-2 General Preservation District (the remaining portions of the lots). The two lots would be jointly developed so that the P-2 District lot will not be landlocked.
PUBLIC HEARING (CONT.)

[16:50 – 22:55] Applicant Mr. Aaron Tampos

[47:45 – 53:11] Public testimony
   1) Veronica Pratt on behalf of Kauai Pratt-Aquino

[53:32]
   [It was moved by G. Chang and seconded by Tolentino that the public hearing on a request for a change in zoning from the P-2 General Preservation District to the R-7.5 Residential District, Serenity Residential Development be closed. Motion was unanimously carried, 5:0.]

[53:58 – 01:09:37] Questioning by the Commissioners

[01:09:43]
   [Commissioner Hayashida moved and four Commissioners dissented to approve DPP’s recommendation of a partial approval for only 0.85 acres on one lot for up to four single-family dwelling units.]

[01:10:43 – 01:19:08] Commissioners’ discussion

[01:19:11]
   [It was moved by W. Chang and seconded by G. Chang that the Applicant’s request for a change in zoning from the P-2 General Preservation District to the R-7.5 Residential District for 3.35 acres to develop eight single-family dwelling units on portions of the two lots be approved. Motion was unanimously carried, 5:0.]

[01:19:56]
ADJOURNMENT

   [It was moved by Tolentino and seconded by G. Chang that the Planning Commission May 1, 2019 meeting be adjourned. Motion was unanimously carried, 5:0.]

There being no further business before the Planning Commission, the meeting was adjourned by Chair Challacombe at approximately 2:50 p.m.
I certify that the foregoing is a true and correct summary of the proceedings, prepared to the best of my ability, of the meeting held on Wednesday, May 1, 2019.

Gloria Takara
Secretary-Hearings Reporter

Date

May 13, 2019

Adopted on October 2, 2019