MEETING OF THE PLANNING COMMISSION

Minutes
August 17, 2016

The Planning Commission held a meeting on
Wednesday, August 17, 2016, at 1:37 p.m., at the Mission
Memorial Conference Room, Mission Memorial Building, 550
South King Street, Honolulu, Hawaii. Chair Hazama presided.

COMMISSIONERS PRESENT:

Dean I. Hazama, Chair
Cord D. Anderson, Vice Chair
Arthur B. Tolentino
Daniel S. M. Young
Wilfred A. Chang, Jr.

PLANNING COMMISSIONERS EXCUSED:

Kaiulani K. Kodaro
Steven S. C. Lim
Ken K. Hayashida
Theresa C. McMurdo

PLANNING COMMISSION STAFF:

Gloria Takara,
Secretary-Hearings Reporter

DEPUTY CORPORATION COUNSEL:

Jennifer D. Waihee-Polk
(Advisory to the Commission)

DPP REPRESENTATIVE:

Nicola Szibbo, Staff Planner

PROCEEDINGS

Chairman: Okay. Good afternoon. At this time I
call the meeting August 17th, 2016 of the Planning
Commission to Order. [banging gavel]. First item on our
agenda this afternoon is a public hearing regarding primary
urban center zone change request 2016/2-4. Church of Christ
at Pearl Harbor. At this time I ask the Department to
please come up.

Ms. Szibbo: Good afternoon, Chair Hazama and
members of the Planning Commission. My name is Nicola
Szibbo, and I'm a staff planner with the Department of
Planning and Permitting. So, this is a
third in a series of three similar church zone changes. So,
I'll attempt to keep this brief. This particular zone is to
rezone a 2.5 acre property at the Joint Base Pearl Harbor
Hickam in the Moanalua area. The agent is AECOM and the
applicant is the Church of Christ at Pearl Harbor. The
change is from F-1 military and federal preservation
district to the R-5 residential district. The primary
purpose of the rezoning request is to reflect the change in
land ownership from federal to private. The property is
currently used as a meeting facility, a church use and as a
day-care, and it serves approximately 25 Montessori day-care
students. No change in its use as a church and a day-care is
proposed. However, an existing use permit or conditional use
permit will be required upon completion of the zone change.
As you can see from the map, the church is located on Main
Street just off of Valkenburgh Street at Joint Base Pearl
Harbor Hickam, close to the airport and just below the H-1
Freeway and H-3. There is Air Force Base Housing to the
south and to the west. Nearby uses also include churches
and schools including Kaimuki Elementary, Kaimuki Schools,
Trinity Missionary Baptist Church and Holy Family Catholic
Academy. The latter two churches propose similar zone
changes at a Planning Commission meeting on July 20th, and
these two zone changes were both approved by the Commission.
The main difference with this property is that is
the smallest of the three at just over 2.5 acres and has a
day-care use. In May 2016, the Department sent notification
and copies of the application to City and State agencies and
others for review and comment. The Department received no
statements of opposition. Comments were received from the
State Department of Transportation airport division, which
are addressed in our conditions.
There were no comments received from Neighborhood
Board No. 18. Upon the Department's review of the facts
contained in the application, the recommendation of the
Director of Planning and Permitting is to approve the
requested zone change from F-1 to R-5 with the following
1 conditions: An affordable housing condition, if the
2 property was ever redeveloped for residential use.
3 Currently, there is a covenant that restricts the project
4 sites solely for community service purposes. And so this
5 does not trigger the affordable housing requirement.
6 There’s also an airport proximity disclosure condition and
7 other basic conditions including annual reporting.
8 I would also like to note that there will be an
9 updated tax map key, TMK, so that the draft ordinance that
10 is transmitted to Council should reflect the changed TMK. If
11 you have any questions for the Department or the agent, we
12 are both here today to answer any questions you may have.
13 Chairman: Okay. Thank you. Any questions for the
14 Department at this time? So, this is similar to the other
15 four properties?
16 Ms. Szbib: Yes.
17 Chairman: The deed restriction is also--They have
18 a deed restriction as well, correct, in regards to the use
19 of the property?
20 Ms. Szbib: The deed restriction--So, there’s a
21 covenant that is for community service purposes.
22 Chairman: With the federal government, correct?
23 Ms. Szbib: With the federal government, or you
24 talking about the utilities sales agreement?
25 Chairmans: No, no, the community usage. In other

1 According to utility sales agreement, either party may
2 terminate this contract on 30 days written notice for
3 national emergency, that’s 24 hours notice, however, our
4 understanding at the present time, the Navy has no intent to
5 terminate a contract and will continue providing utility
6 services to the three churches. And another thing I want to
7 add on this, my client Church of Christ, their understanding
8 is that they were told that COPH may have a document from
9 the Navy saying that there is no intent current services and
10 will continue providing. We received a question lastnight
11 and so we just wanted to clarify.
12 Chairman: Okay. I think the concern was that one
13 of the churches had one year left on their lease and the
14 question was whether the Navy was going to give any of the
15 property owners long-term lease.
16 Ms. Lo: I believe you’re talking about Holy
17 Family, but what I have confirmed with all three churches
18 and they all respond saying that Navy confirmed they’re not
19 going to make any changes until further notice.
20 Chairman: Okay. Any questions for agent or
21 applicant at this time? [no response] Seeing none, thank
22 you very much.
23 Ms. Lo: Thank you very much.
24 Chairman: Is there anyone or wanting to testify
25 before the Commission regarding this application at this

1 words, I guess the federal government put in their deed that
2 they would want the property to be used for community use
3 purposes.
4 Ms. Szbib: Yes, yes, that is correct.
5 Chairman: Any other questions of the Department at
6 this time? [no response] Does applicant have anything or
7 want to say anything? Please come up.
8 Ms. Lo: Hi. I’m Lorenda Lo from ARCOM, consultant
9 and represents the COPH, Church of Christ at Pearl Harbor.
10 ARCOM was consultant and represents the COPH, Church of
11 Christ at Pearl Harbor. So, we don’t have any questions and
12 the application is very similar as the other two churches,
13 Nicola just mentioned. But I do like to make a
14 clarification today because during the last public hearing
15 on July 20th last month for Trinity and Holy Family we were
16 inquired the duration of utility services that maybe
17 provided. So, I’d like to make that clarification today
18 Just to make sure that everybody is aware of what is going
19 on exactly. So, we have verified from the Navy management
20 office that the Navy currently has no intent to discontinue
21 providing water, sewer services to all three churches,
22 Trinity, Holy Family and Church of Christ. Therefore,
23 subject to capacity constraints, the Navy will entertain
24 renewal of the utility sales agreement upon the expiration.
25 That’s what we got the word from Asset Management Office.

1 time? [no response] Okay. Seeing none, can we get a motion
2 to close public testimony.
3 Member Tolentino: So moved.
4 Member Young: Seconded.
5 Chairman: Moved and seconded. Any objections?
7 testimony period is closed regarding this application.
8 Commissioners, do we have a motion?
9 Member Anderson: I’d like to make a motion that
10 the Primary Urban Center zone change request 2016/2-4,
11 Church of Christ at Pearl Harbor, request in zoning from F-1
12 military and federal preservation district to R-5
13 residential district is approved as presented with the four,
14 five, excuse me, conditions set fourth DPP.
15 Chairman: Okay. I have a motion. Do I have a
16 second?
17 Member Tolentino: Second.
18 Chairman: Moved and seconded. Any objections to
19 adopting the permit, approving the permit? [no response]
20 Any abstentions? [no response] Okay. The zone change
21 application request has been approved by the Commission.
22 Thank you very much.
23 Okay. At this time we’ll move on to our next item
24 on the agenda. A continued case hearing, Ewa State Special
25 Use Permit, Amendment Application 2008/SUP-2, Waimanalo
1 Gulch Sanitary Landfill.
2 [Note: A separate transcript was prepared for
3 continued contested case hearing, Ewa-State Special Use
4 Permit Amendment Application - 2008/SUP-2 (RY) Waimanalo
5 Gulch Sanitary Landfill (WGSL)]
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8 I certify that the foregoing is
9 a true and correct transcription
10 of the proceedings, prepared to
11 the best of my ability, of the
12 meeting held on Wednesday,
13 August 17, 2016.
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16 Gloria Takara
17 Secretary-Hearings Reporter
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