DATE: Tuesday, December 17, 2019
TIME: 1:30 p.m.
PLACE: Mission Memorial Conference Room, Mission Memorial Building, 550 South King Street, Honolulu, Hawaii

AGENDA

APPROVAL OF MINUTES: The minutes of the December 11, 2019 meeting, as previously circulated, to be approved by the Commission.

PUBLIC HEARING
Public hearing notice published in the Honolulu Star-Advertiser on November 15, 2019.

NORTH SHORE – AMENDMENT OF STATE SPECIAL USE PERMIT – 2003/SUP-1 (RY)
CASTLE & COOKE PROPERTIES, INC.

Petitioner/Landowner: Castle & Cooke Properties, Inc.
Location: 64-1550 Kamehameha Highway, Paalaa Uka, Waialua
Tax Map Keys: 6-4-003: Portion of 019, 020 and
6-4-004: Portion of 007
Existing Use: Dole Plantation Visitors Center consisting of retail and an eating establishment, outdoor recreation, botanical garden, train station (embarkation) and tracks
Existing Zoning: AG-1 Restricted Agricultural District
Land Area: Approximately 11.56 Acres (Petition Area)
Request: To modify Condition No. 3.A.iii of the Planning Commission’s Decision and Order (Decision) dated August 27, 2003, which permitted a major expansion of the existing Dole Plantation Visitor Center. Condition No. 3.A.iii requires the Petitioner to only sell and support local Hawaii-based agricultural products and crafts, and diversified agriculture at the 19 kiosks approved in the Petition Area. The proposal is to allow for the retailing of non-agricultural merchandise at the 19 kiosks.

Petitioner also proposes to eliminate the farmers market that was approved under the site plan for the Petition Area, add trellises to the courtyard, and a small expansion of approximately 17,000 square feet to the existing parking lot. As the Decision does not provide for modifications of any conditions of approval by the Director of the Department of Planning and Permitting (DPP), the Petitioner must seek relief before the Planning Commission.

This hearing is to be held under the provisions of Chapters 46, 92, and 205, Hawaii Revised Statutes, as amended, Articles VI and XIII, Revised Charter of the City and County of Honolulu, 1973, as amended, Sections 2-40, 2-43 and 2-44 of the Rules of the Planning Commission, City and County of Honolulu, and Chapter 15-15 of the Hawaii Administrative Rules.
Any party may retain counsel if the party so desires, and an individual may appear on his own behalf, or a member of a partnership may represent the partnership, or an officer or authorized employee of a corporation or trust or association may represent the corporation, trust, or association.

Any person or agency wishing to intervene as a party in the proceeding shall file a petition with the Commission within fourteen (14) days after this notice is published in the Honolulu Star-Advertiser. The petition must conform to the requirements of Subchapter 5 of the Rules of the Planning Commission, which are available at the DPP. A contested case hearing may be held on the matter pursuant to action by the Planning Commission to grant the petition.

The amended Special Use Permit request is available for viewing at the DPP or online at http://www.honoluludpp.org/Planning/StateSpecialUsePermit.aspx. Public testimony is to be taken at the hearing. Persons wishing to present oral testimony, please register at the hearing prior to giving testimony. Attendance at the public hearing is not necessary to submit written testimony. At least two (2) business days before the date of the public hearing, written testimony may be submitted by one of the following options: 1) Email: info@honoluludpp.org; 2) Fax: 768-6743; or 3) Mail: Planning Commission, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813. If submitting written testimony on-site on the day of the hearing, please provide fifteen (15) copies of your written testimony.

ADJOURNMENT

If you require special assistance, auxiliary aid and/or service or other accommodation due to a disability to participate in the Planning Commission meeting (i.e. sign language, interpreter, interpreter for language other than English, or wheelchair accessibility), please contact Blanche Chong at 768-8000, or email your request to info@honoluludpp.org at least three business days prior the event. If a response is received after this date, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats such as large print, Braille or electronic copy.