MEETING OF THE PLANNING COMMISSION
WRITTEN SUMMARY
Wednesday, December 17, 2019

(HYERLINK TO AUDIO RECORDING OF MEETING)

The Planning Commission held a meeting on Wednesday, December 17, 2019, at 1:30 p.m., at the Mission Memorial Conference Room, 550 South King Street, Honolulu, Hawaii. Vice Chair Anderson presided.

COMMISSIONERES PRESENT: Cord D. Anderson, Vice Chair
Steve S. C. Lim
Gifford K. F. Chang
Aki Marceau
Brian Lee

COMMISSIONERS EXCUSED: Arthur D. Challacombe, Chair
[recused, prior notice given]
Ken K. Hayashida
[recused, prior notice given]
Theresia C. McMurdo
[prior notice given]
Arthur B. Tolentino
[prior notice given]

DEPUTY CORPORATION COUNSEL: Mele Coleman
(Advisory to the Commission)

COMMISSION STAFF: Gloria Takara
Secretary-Hearings Reporter

DPP REPRESENTATIVES: Raymond Young, Community Planning Branch, Staff Planner
CALL TO ORDER:

[01:13] [bangs gavel]

APPROVAL OF MINUTES: (continued to the later part of the agenda; see page 3.)

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

[01:36]

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.

[02:22 – 10:08] Raymond Young, DPP’s staff planner
[10:19 – 25:58] Questioning by Member Lim and Vice Chair Anderson

[29:51 - 48:00] Questioning by Members Lee and G. Chang

[53:27 - 01:03:25] Questioning by Members Lee and Marceau

It was moved by G. Chang and seconded by Lee that the public hearing on the North Shore Amendment of State Special Use Permit – 2003/SUP-1 (RY), Castle & Cooke Properties, Inc., be closed. Motion was unanimously carried, 5:0.

Discussion

It was moved by Lee and seconded by Lim to modify Condition No. 3.A.iii of the Planning Commission's Decision and Order dated August 27, 2003, as recommended by the Department of Planning and Permitting, North Shore – Amendment of State Special Use Permit – 2003/SUP-1 (RY), Castle & Cooke Properties, Inc., be approved. Motion was carried, 4:0:1; no vote from Commissioner Marceau. [Note: Continuance of matter, decision-making only on January 8, 2020 agenda.]

Discussion

APPROVAL OF MINUTES: (cont’d from page 2.)

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

Correction to the motion of the December 11, 2019 written summary, page 4, as stated by Commissioner Lee. The last sentence to read as, “The Planning Commission also recommended that the City Council have further discussion on unbundled parking.”

It was moved by Lee and seconded by G. Chang that the minutes of the December 11, 2019 meeting, as previously circulated, be approved by the Commission with the following correction as stated by Commissioner Lee. Motion was unanimously carried, 5:0.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned by Vice Chair Anderson at approximately 2:20 p.m.

I certify that the foregoing is a true and correct written summary of the proceedings, prepared to the best of my ability, of the meeting held on Wednesday, December 17, 2019.

Gloria Takara
Secretary-Hearings Reporter
Planning Commission

Adopted on February 19, 2020