FINDINGS OF FACT AND CONCLUSIONS AND RECOMMENDATION

I. PROPOSAL

In accordance with Rule 8.4, Action by the Planning Commission, Procedures for the Amendment of State Land Use District Boundaries (for parcels of fifteen (15) acres of less), the Planning Commission, at its public hearings on January 18 and March 15, 2017, considered the application submitted by Scott C. Wallace for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District. The Acting Director of the Department of Planning and Permitting (DPP), City and County of Honolulu, recommends approval of this proposed amendment.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Commission hereby finds that:

1. The property in question is identified by Tax Map Key 6-6-009: portion of 002. The property owner is Scott C. Wallace.

2. The 3.3-acre site is located in Haleiwa, just west of five properties fronting the makai side of Kamehameha Highway near the North Shore Marketplace. It is part of an inactive two-lot farm operation at 66-71 Achiu Lane.

3. The subject property is located within the Community Growth Boundary of the North Shore Sustainable Communities Plan (SCP), within which small “infill” developments can be allowed within or adjacent to existing built-up areas.
4. The subject property is in the State Agricultural District and is zoned AG-2 General Agricultural District. A concurrent zone change (DPP file number 2016/Z-7) is being processed from the AG-2 General Agricultural District to the R-5 Residential District for the entire 6.9-acre two-lot former farm. The second lot (TMK 6-6-010:003) is already State Urban and abuts the end of Kilioe Place and its 15-home subdivision.

5. The Commission received the attached report from the Acting Director of the DPP, which provides an analysis of the proposed change to State Urban, and which recommends that the proposed amendment be approved.

6. Public hearings on the reclassification request were held on January 18 and March 15, 2017. Public testimony on the two dates totaled 19 speakers and 7 written testimonies.

7. The proceedings are recorded in the Planning Commission minutes for the two hearing dates.

III. CONCLUSIONS AND RECOMMENDATION

The Planning Commission hereby concludes:

1. The proposed boundary amendment request has not been demonstrated to be in the public’s best interest. The request is opposed by the North Shore Neighborhood Board No. 27 and by neighborhood property owners. The applicant has failed to fully address: (1) adequate traffic mitigation measures, (2) why the lands within the State Agricultural District are unproductive for current and future agricultural uses, and (3) how affordable housing requirements will be met.

2. As a result, the Commission concludes that the proposed boundary amendment request is inconsistent with the intent and objectives of the State Land Use Law and Regulations. Traffic and other impacts will adversely affect surrounding properties. While the DPP has indicated that there may be several options for meeting the affordable housing requirements, the applicant’s failure to make a commitment from the project towards any one option, makes attainment of affordable housing from this project questionable. The Commission also notes that the inclusion of lands currently in the State Agricultural District within the Community Growth Boundary of the current North Shore SCP is inconsistent with key elements of the vision for the future of the North Shore.

3. Therefore, the commission recommends against approval of both the State Land Use District Boundary Amendment to State Urban and the proposed zone change, which cannot be adopted without the subject property first being designated as State Urban.
Pursuant to the foregoing Findings of Fact, Conclusions, and attachments, it was the decision (5:1:1) of the Planning Commission at its meeting on March 15, 2017, to not recommend approval of the request to change the State Land Use designation for the 3.3-acre subject site from the State Agricultural District to the Urban District.

Dated at Honolulu, Hawaii this 11th day of April, 2017.

PLANNING COMMISSION
CITY AND COUNTY OF HONOLULU

By

DEAN I. HAZAMA, CHAIR

Attachment