The Planning Commission held a meeting on Wednesday, January 8, 2020, at 1:30 p.m., at the Mission Memorial Conference Room, 550 South King Street, Honolulu, Hawaii. Vice Chair Anderson presided.

COMMISSIONERS 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]
Theresa 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 REPRESENTATIVE: Raymond Young, Community Planning Branch, Staff Planner
CALL TO ORDER:

[00:00] [bangs gavel]

APPROVAL OF MINUTES:

[00:19] The minutes of the December 17, 2019 meeting, as previously circulated, to be approved by the Commission.

[00:27] [Approval of the December 17, 2019 minutes deferred to the next available meeting]

[00:33] CONTINUANCE OF MATTER ON DECEMBER 17, 2019 AGENDA, Decision Making Only.

The public hearing notice for the December 17, 2019 meeting was published in the Honolulu StarAdvertiser on November 15, 2019. On December 17, 2019, the Planning Commission closed the public hearing after a presentation by a member of the Department of Planning and Permitting staff, testimony from the applicant’s representative, and public testimony. Planning Commission Rule 2-14(b)(4).

The special use permit (SUP) matter on the agenda for the December 17, 2019 Planning Commission meeting is being continued for decision making only, pursuant to Rule 2-24(c), because only four of the five Commissioners present at the December 17, 2019 meeting voted on a motion to approve the SUP request with a necessary condition. Rule 2-46. The record reflects that there were four affirmative votes and no opposition to the motion. Five Commissioners must vote on a SUP request (Rule 2-46(b)), and “[v]oting may be by a show of hands or by voice.” Rule 2-24(a).

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.


[It was moved by Lee and seconded by G. Chang 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.]

[01:58 – 04:29] Discussion

[04:42 – 05:21] Raymond Young, DPP’s staff planner
Questioning by Commissioner Lee

[05:37 – 07:43] Discussion


[It was moved by Marceau and seconded by G. Chang that the first and second sentences in the Department of Planning and Permitting’s proposed language be striked and replace those sentences with, “At least one-half of the total retail sales display area at each of the 19 kiosks shall be Hawaii-based agricultural or made-in-Hawaii products. Hawaii based agricultural products shall include locally produced agricultural products grown in the State of Hawaii. Motion was unanimously carried, 5:0.]
It was moved by Lee and seconded by G. Chang that the Planning Commission’s January 8, 2020 meeting be adjourned. Motion was unanimously carried, 5:0.

There being no further business before the Planning Commission, the meeting was adjourned by Vice Chair Anderson at approximately 1:50 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, January 8, 2020.

Gloria Takara
Secretary-Hearings Reporter
Planning Commission

Adopted on February 19, 2020