FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS

I. PROPOSAL

This Proposed Revised Oahu General Plan came before the Planning Commission of the City and County of Honolulu (hereinafter the "Commission"), at its public hearing of March 21, 2018. The Commission considered the proposed revised Oahu General Plan dated December 2017 (hereinafter referred to as the "Proposed Revised Plan"), and an adopting resolution submitted by the Director of the Department of Planning and Permitting (DPP) to revise the 1992 City and County of Honolulu General Plan (amended in 2002, Resolution 02-205, CD1). This proposed revision is pursuant to Sections 6-1507 and 6-1508 of the Revised Charter of the City and County of Honolulu 1973, as amended, relating to the purpose and function of the general plan, and Section 6-1510, as amended, related to the preparation and review of the general plan.

A public hearing was held on this matter by the Commission on March 21, 2018. The public hearing was closed the same day, March 21, 2018, and the Commission proceeded to action at the close of the public hearing.
II. FINDINGS OF FACT

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

1. Section 6-1507 as amended (1998 General Election Charter Amendment Question No. 1(III)) of the Revised City Charter of Honolulu, sets forth the requirements that "The purposes of preparing a general plan and development plans are to recognize and anticipate the major problems and opportunities concerning the social, economic, and environmental needs and future development of the city and to set forth a desired direction and patterns of future growth and development. The director shall prepare a general plan for the entire city and development plans for particular areas of the city". And, Section 6-1508 as amended (1998 General Election Charter Amendment Question No. 1(III)) of the Revised City Charter of Honolulu, sets forth the requirements that "The general plan shall set forth the city's objectives and broad policies for the long-range development of the city. It shall contain statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and the most desirable population distribution and regional development pattern". Section 6-1510, as amended, (1998 General Election Charter Amendment Question No. 1(III)), sets forth the requirements for the preparation and review of the general plan, which includes consultation with agencies of the executive branch and the people of the city.

2. The general plan area consists of the City and County of Honolulu, which as a whole includes the island of Oahu and also the Northwestern Hawaiian Islands (except the Midway Islands). The Northwestern Hawaiian Islands are a Marine National Monument (Presidential Proclamation 8112, February 28, 2007) and are managed by the federal government and the State of Hawaii. If in future, jurisdictional responsibilities relating to the Northwestern Hawaiian Islands are transferred to the city, it will be obliged to review and potentially amend the general plan.

3. The effective plan area for the Proposed Revised Plan is the island of Oahu. Although jurisdictionally included in the State Land Use Conservation District, all offshore islands and marine waters within three nautical miles of Oahu's coastline are also considered part of the City in County in terms of applicability of the objectives and policies of the general plan. The island of Oahu accounts for 70 percent of the state's total population and is Hawaii's economic and political center. Oahu's roughly 600 square miles includes nearly 230 miles of
The general plan is the guiding document for all of the city's programs and activities and sets the framework for the island's eight regional development plans and sustainable communities plans, special area plans, Transit Oriented Development (TOD) plans, water management plans, and county rules and regulations.

4. The Proposed Revised Plan is the product of an eight year process that included a comprehensive review of the existing general plan document, topic research and reports, community dialogue, interviews, topic specific focus groups, and informal surveys. During the course of the revision, the DPP released two rounds of public review drafts for agency and community comments (2012 and 2017). Responses received from these review rounds totaled 1,488 comments that were individually addressed, and in some cases, were incorporated into the Proposed Revised Plan. In summary, the general plan sets the context for development to accommodate projected population growth and also gives policy direction for the general social, economic, and environmental wellbeing of Oahu's residents. Topics introduced or given additional emphasis in the Proposed Revised Plan include but are not limited to, planning for climate change and sea level rise impacts, addressing affordable housing needs, resource stewardship and resiliency, and incorporating TOD planning.

5. The Commission received the Proposed Revised Plan documents, which consisted of the following materials:

a. Memorandum from the Acting Director of the DPP on the subject of the Proposed Revised General Plan and General Plan Technical Report;

b. A clean version of the Proposed Revised Plan;

c. A "ramseyer" (changes shown) version of the Proposed Revised Plan that shows all proposed edits and additions to the current (2002) adopted General Plan text;

d. The Oahu General Plan Review Report and Appendices 2010 – 2017, which includes an overview of the review program, a summary of community feedback, a summary of major revisions and proposed revision by general plan chapter, and documentation of the full review process including comments received and agency responses;

e. Draft Resolution to adopt the Proposed Revised Plan.
6. At the Planning Commission public hearing held on March 21, 2018, the staff of the DPP provided an oral and accompanying slide presentation on the Proposed Revised Plan review process. The staff also summarized the key issues encountered during the review process which included expansion of the original scope of review due to public interest in a comprehensive review, and further outlined the broad criteria used by the Department during the evaluation and revision process.

7. The Commission received 11 oral and 59 written testimonies and comments, including emails, in support and opposition to certain policy changes found in the Proposed Revised Plan. Notable opposing testimony related to proposed consideration of small-scale community oriented visitor accommodation in non-resort areas; opposition to the removal of several statements in the I. Population chapter related to population growth; and opposition to facilitating development in the designated secondary resort areas. Other notable testimony related to the support for renewable energy production and opposition to the establishment of fossil fuel reserves.

8. The Proposed Revised Plan does not require the preparation and acceptance of an environmental disclosure document pursuant to Chapter 343, Hawaii Revised Statutes.

9. The proceedings of the above hearing are recorded in the Planning Commission minutes of March 21, 2018.

III. CONCLUSIONS AND RECOMMENDATIONS

The Planning Commission hereby concludes that:

1. The Proposed Revised Plan conforms with the requirements of Section 6-1507 of the Revised Charter of the City and County of Honolulu, as amended, which indicates that the general plan shall set forth a desired direction and patterns of future growth and development. The Commission concludes that the Proposed Revised Plan contains statements of the general social, economic, environmental and design objectives to be achieved for the prosperity of the people of the city and the most desirable population distribution and regional development pattern in conformance with Section 6-1508.
2. The Commission concludes that Proposed Revised Plan further conforms with the requirements of Section 6-1510, as amended, on the preparation and review of the general plan. The Commission finds that the Proposed Revised Plan was prepared by the Director of the DPP in consultation with people of the city and persons responsible for the development activities of other governmental and private organizations operating within the city.

Pursuant to the foregoing Findings of Fact and Conclusions, it was the decision of the Planning Commission, at its meeting of May 21, 2018, to recommend approval of the bill as proposed by the Director of the DPP, subject to the following revisions to the proposed Oahu General Plan dated December 2017 (deletions are shown as strikethrough and additions are underlined where applicable).

a. The “Implementing Ordinances and Regulations” box in Figure 1 of the Introduction (page 3) is amended as follows:

Zone Changes
Land Use Permits
Land Use Ordinance
Sign Ordinance
Subdivision Ordinance
Special Management Area Permits
Etc.

b. In the Preamble under the heading Physical Development and Urban Design (page 10), the second sentence of the second paragraph is amended as follows:

"Given the population distribution reflected in the General Plan, it is intended that rural centers be allowed incremental growth over time, in an organic fashion, providing for generations to remain in their home towns and maintain the economic viability of our rural and suburban communities."
c. In Section I. Population, Objective A (page 19), restore the stricken Policy 6:

"Publicize the desire of the City and County to limit population growth."

d. Section II. Economy, Objective B, Policy 8 (page 25) is amended as follows to incorporate the stricken existing policy 7:

"Facilitate Manage the development of the following secondary resort areas: (Ko 'Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, Mākaha Valley, and Lā'ie in a manner which respects existing lifestyles and the natural environment and avoids substantial increases in the cost of providing public services in the area."

e. Strike Section II. Economy, Objective B, Policy 11 (page 25):

"Consider small-scale community-oriented visitor accommodations in non-resort areas with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively."

f. Section VI. Energy, Objective A, Polices 2 and 3 (page 39) are combined to create a new Policy 2 as follows (and the subsequent policies are renumbered):

"Policy 2
Support and encourage programs and projects, including economic incentives, regulatory measures, and educational efforts, which will reduce O'ahu's dependence on fossil fuels as its primary source of energy.-Policy-3 Promote and assist efforts to establish safe and adequate fossil fuel supply reserves within Hawai'i's boundaries until Hawai'i reaches its renewable energy goals."
g. Section X. Culture and Recreation (pages 57 - 60) is amended to two sections. A new Section X. Culture includes Objectives A and B policies. A new Section XI. Recreation includes Objectives C and D policies. A new photograph is incorporated into Section XI. Recreation and is attached as Exhibit 1. The subsequent sections of the General Plan are renumbered accordingly.

Dated at Honolulu, Hawaii this 20th day of April, 2018.

PLANNING COMMISSION
CITY AND COUNTY OF HONOLULU

By [Signature]
KAIULANI K. SODARO, Chair

Attachments