April 20, 2018

The Honorable Ernest Y. Martin
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Martin and Councilmembers:

SUBJECT: A Resolution to Adopt the Proposed Revised Oahu General Plan for the City and County of Honolulu

We are pleased to submit our recommendations to update the General Plan (GP) as offered by the Department of Planning and Permitting (DPP). This Revised Plan is the culmination of multi-year comprehensive review by DPP in consultation with the community, stakeholders, and agencies. The Planning Commission held a public hearing on March 21, 2018, to adopt the proposed revised GP for the City and County of Honolulu. Eleven public and fifty-nine written testimonies of concerns and/or comments were received. The public hearing was closed on March 21, 2018.

The Planning Commission voted, 8:0 (McMurdo opposed No. 3, 7:1) to recommend approval of the proposed revised Oahu General Plan with seven recommended amendments:

1) Include the text “Special Management Area” within Figure 1 in the Introduction. Include it in the list in the Implementation Ordinances and Regulations box just before ETC., to specifically name Special Management Area permits.
2) Strike “in an organic fashion” from the Preamble page 10, in the second paragraph under Physical Development and Urban Design.
3) Retain Section I. Population Objective A, Policy 6: “Publicize the desire of the City and County to limit population growth.”
4) Revise Section II. Economy Objective B, Policy 8 to read as follows: "Manage the development of secondary resort areas (Ko Olina Resort, Turtle Bay Resort, Hoakalei Resort at Ocean Pointe, Makaha Valley, and Laie) 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". These edits incorporate the (stricken) existing policy 7, and change the word "facilitate" to "manage".

5) Strike Section II. Economy Objective B, Policy 11, "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."

6) Combine Policy 2 and 3, Section VI. Energy Objective A. Revise proposed Policy 2 to read "Support and encourage program and projects, including economic incentives, regulatory measures, and educational efforts, which will reduce Oahu's dependence on fossil fuels as its primary source of energy. Promote and assist efforts to establish safe and adequate fossil fuel supply reserves within Hawaii's boundaries until Hawaii reaches its renewable energy goals". Rerumber the remaining Objective A Policies accordingly.

7) Split Section X. Culture and Recreation into two new sections. Create a new Section X. Culture, which includes Objective A and Objective B policies, and a new Section XI. Recreation, which would include Objective C and Objective D policies. Include an additional photo for the new Section XI, and further renumber the remaining sections of the General Plan.

The following materials are being forwarded to you as submitted to us by the DPP:

- Draft Resolution to Adopt the Oahu General Plan.
- Proposed Revised Oahu General Plan, Clean Version (December 2017).
- Proposed Revised Oahu General Plan, Ramsayer Version (December 2017).

Also enclosed are:

- Planning Commission’s Findings of Fact, Conclusions and Recommendations.
- Written testimonies of concern and/or comments.
If additional copies of the Proposed Revised General Plan (Clean or Ramseyer version) or the GP Review Report 2010-2017 are needed, please contact the DPP at 768-8000. The transcripts of the Planning Commission's public hearing will be forwarded under a separate cover when they become available.

Sincerely,

Ka'iulani K. Sodaro, Chair
Planning Commission

ACKNOWLEDGED:

Kirk Caldwell
Mayor

ACKNOWLEDGED:

Roy K. Amemiya, Jr.
Managing Director

Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting