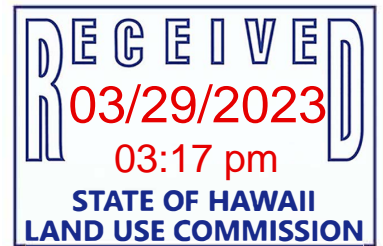


CITY AND COUNTY OF HONOLULU  
PLANNING COMMISSION

Meeting of the Planning Commission



PLACE: In-person and Remote Meeting at Mission Memorial Auditorium, Mission Memorial Building, 550 South King Street, Honolulu, Hawaii  
DATE: Wednesday, March 8, 2023  
TIME: 1:30 p.m.

*The meeting of the Honolulu Planning Commission will be conducted as follows:*

- *Remotely by interactive conference technology and in-person meetings, with Planning Commissioners, Planning Department staff, parties to agenda items and resource individuals may appear via WebEx remote technology (details below)*
- *A recording of the meeting will also be posted at a later date*
- *If any major and insurmountable technical difficulties are encountered during the meeting, the Planning Commission will automatically recess for up to thirty (30) minutes to restore communication. The meeting will reconvene when either audiovisual or audio-only communication is established with the same WebEx link below. If it is not possible to reconvene the meeting as provided within thirty (30) minutes after an interruption to communication, the Planning Commission will continue all matters and reconvene at the next scheduled Planning Commission meeting*

AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES: The minutes of the February 22, 2023 meeting, as previously circulated, to be approved by the Commission.

III. PUBLIC HEARING

Public hearing notice published in the Honolulu Star-Advertiser on Monday, February 6, 2023. The Commission will take action on each item after public hearing is closed.

KOOLAU POKO AND KOOLAU LOA – STATE SPECIAL USE PERMIT – 2022/SUP-4 (BS)  
KUALOA RANCH, INC.

Applicant: Kualoa Ranch, Inc.  
Landowner: Kualoa Ranch, Inc.  
Location: 49-275, 49-560, and 49-586 Kamehameha Highway  
Tax Map Keys: 4-9-003: Portion 001, Molii  
4-9-004: Portion 002,  
4-9-005: Portion 001, Kualoa  
5-1-001: Portion 011, Kaaawa

Existing SUP

Approval: Recreational vehicle trails, rifle range, helicopter landing pad, and recreational storage

Existing Zoning: AG-2 General Agricultural District

Land Area: Approximately 13.9 Acres

Request: The proposed State Special Use Permit (SUP) would allow the display and sales of non-agricultural products with accessory parking at the Ranch Headquarter, vehicle parking for a movie exhibit, and the allowance of weddings and events at Ranch Headquarters, Paliku Gardens, and Moli Gardens within the State Land Use Agricultural District. The proposed SUP is intended to supersede the existing 85/SUP-2 to reflect the current level of operations and to provide improvement for expansion.

The SUP application and Director's report can be downloaded from:

[www.honolulu.gov/dpp/public-input.html](http://www.honolulu.gov/dpp/public-input.html)

This hearing is to be held under the provisions of Chapters 46, 92, and 205, Hawaii Revised Statutes, as amended, Articles VI and XIII, Revised Charter of the City and County of Honolulu, 1973, as amended, Sections 2-40, 2-43 and 2-44 of the Rules of the Planning Commission, City and County of Honolulu, and Chapter 15-15 of the Hawaii Administrative Rules.

The particular sections of statutes and rules involved include 205-2 and 205-4.5 of the Hawaii Revised Statutes, as amended, and Subchapter 4 of Chapter 2 and Section 2-45 of the Rules of the Planning Commission. The issue involved relates to whether to grant this after-the fact Special Use Permit intended to bring existing uses into compliance with Chapter 205, of the Hawaii Revised Statutes (HRS). The Petition Area involves approximately 13.9-acres out of the approximately 4,000-acres of Kualoa Ranch (Ranch) land.

Any party may retain counsel if the party so desires, and an individual may appear on his own behalf, or a member of a partnership may represent the partnership, or an officer or authorized employee of a corporation or trust or association may represent the corporation, trust, or association.

Any person or agency wishing to intervene as a party in the proceeding shall file a petition with the Planning Commission within fourteen (14) days after this notice is published in the Honolulu Star-Advertiser. The petition must conform to the requirements of Subchapter 5 of the Rules of the Planning Commission, which are available at the Department of Planning and Permitting. A contested case hearing may be held on the matter pursuant to action by the Planning Commission to grant the petition to intervene.

### Executive Session

An Executive Session may be called in order for the Commission to consult with its attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities and liabilities pursuant to Section 92-5(a)(4), Hawaii Revised Statutes.

## IV. ADJOURNMENT

### **PUBLIC PARTICIPATION AND TESTIMONY**

The public may join the public hearing and offer testimony from a computer, smartphone, telephone, or in person as follows:

- **Join the public hearing from a computer or from the WebEx smartphone app: (Please mute your devices except to testify)**  
<https://globalpage-prod.webex.com/join>  
Meeting Number: 2485 865 7416  
Meeting Password: dpp1
- **Join the public hearing from a telephone (audio only): (Please mute your devices except to testify. Press \*6 to unmute and remute)**  
408-418-9388 (USA Toll)  
Access code: 2485 865 7416  
Numeric meeting password: 3771
- **Oral testimony via phone or Webex:** To provide oral testimony during the online meeting via phone or Webex, we suggest you register in advance by 4:30 p.m. on Tuesday, March 7, 2023, by emailing your name, phone number, and include in the subject line "register to testify" to [dpp@honolulu.gov](mailto:dpp@honolulu.gov)
- **In-person attendance**

Attendance at the public hearing is not necessary to submit written testimony. Written testimony may be submitted by one of the following options: 1) Email: [dpp@honolulu.gov](mailto:dpp@honolulu.gov), 2) Fax: (808) 768-6743, or 3) Mail: Planning Commission, 650 South King Street, 7<sup>th</sup> Floor, Honolulu, Hawaii 96813. Testimony must be received by the close of the public hearing on Wednesday, March 8, 2023.

### **MATERIALS AVAILABLE FOR INSPECTION**

Meeting materials ("*board packet*" under HRS Section 92-7.5) are available for public inspection at the office of the Department of Planning and Permitting, 7<sup>th</sup> Floor, Frank Fasi Municipal Building, 650 South King Street, Honolulu, Hawaii 96813; contacting the Planning Commission, telephone (808)768-8007; or on the DPP website at [www.honolulu.gov/dpp/dpp-calendar](http://www.honolulu.gov/dpp/dpp-calendar)

If you require special assistance, accommodations for persons with disabilities, auxiliary aid and/or service to participate in this event (i.e., sign language interpreter, interpreter for language other than English, or wheelchair accessibility), please call (808) 768-8000, or email your request to [dpp@honolulu.gov](mailto:dpp@honolulu.gov) at least three business days prior to the event.

PLANNING COMMISSION  
BRIAN LEE, Chair  
by Dawn Takeuchi Apuna, Director  
Department of Planning and Permitting