

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, October 18, 2023
TIME: 9:00 a.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 principal 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 [October 4, 2023 meeting](#), as previously circulated, to be approved by the Commission.
- III. CONTESTED CASE HEARING:

WAIANAE – STATE SPECIAL USE PERMIT – 2008/SUP-2 (FK)
WAIMANALO GULCH SANITARY LANDFILL

Petitioner: City and County of Honolulu, Department of Environmental Services
Landowner: City and County
Location: 92-460 Farrington Highway, Waianae
Tax Map Keys: 9-2-050: 005 and 006
Existing Use: Municipal Solid Waste Landfill
Existing Zoning: AG-2 General Agricultural District
Land Area: Approximately 200.622 acres

Request: The request is to modify the date in Condition No. 1 of the Planning Commission’s Findings of Fact, Conclusions of Law, and Decision and Order, dated June 10, 2019 for Special Use Permit No. 2008/SUP-2 from December 31, 2022 to December 31, 2024. This is the date when the Applicant is required to identify an alternative landfill site.

FOR INFORMATION ONLY

1. Stipulation to Admit Intervenor Schnitzer’s Additional Exhibits into Evidence; Certificate of Service, filed October 3, 2023

FOR ACTION

2. Presentation of evidence by parties relating to WAIANAE – STATE SPECIAL USE PERMIT – 2008/SUP-2 (FK) WAIMANALO GULCH SANITARY LANDFILL, request is to modify an existing condition to the State Special Use Permit (SUP) to extend the deadline to December 31, 2024 for identifying an alternative landfill site.
 - a. Intervenor Ko Olina Community Association and Maile Shimabukuro’s First Amended Witness List; Certificate of Service, filed September 21, 2023.

(Continued from August 9, 2023)

Deliberation – Closed Session. Commission will deliberate at the end of the presentation of evidence and closing arguments by all parties.

Consideration and Decision. Commission will consider and take action after deliberation and discussion.

IV. PUBLIC HEARING CONTINUED

Public hearing kept open and continued from March 8, 2023 meeting. Public hearing notice published in the Honolulu Star-Advertiser on Monday, February 6, 2023 and September 18, 2023. The Commission will take action 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 Molii 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.

Since the March 8, 2023 hearing, the applicant requested the removal of the 1.1-acre Molii Gardens wedding and event site from the application. The request, along with the original SUP application and Director’s report, can be downloaded from: www.honolulu.gov/dpp/public-input.html.

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.

V. ANNOUNCEMENTS

VI. 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: (Please mute your devices except to testify)**
<https://globalpage-prod.webex.com/join>
Meeting Number: 2481 189 8393
Meeting Password: dpp1
- **Join the public hearing from the WebEx smartphone app: (Please mute your devices except to testify)**
Meeting Number: 2481 189 8393
Meeting Password: dpp1

- **Join the public hearing from a telephone (audio only): (Please mute your devices except to testify. Press *6 to unmute and remote)**
408-418-9388 (USA Toll)
Access code: 2481 189 8393
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, October 17, 2023, by emailing your name, phone number, and include in the subject line “register to testify” to 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, 2) Fax: (808) 768-6743, or 3) Mail: Planning Commission, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813. Written testimony should be received by Wednesday, October 18, 2023 or the close of the public hearing.

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, 7th 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.

Note: If you need an auxiliary aid and/or service or other accommodation due to a disability 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 detailed request to dpp@honolulu.gov, at least five (5) business days prior to the meeting. Requests made as early as possible will allow adequate time to fulfill your request.