

**ATTACHED IS BILL 65 (2012)  
TO ADOPT THE REVISED EWA  
DEVELOPMENT PLAN**

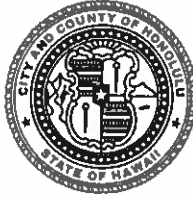
**Bill 65 (2012) is scheduled for passage on First Reading at the October 3, 2012 Council Meeting.**

**Your cooperation is requested to bring the attached to all future Council and Committee meetings on Bill 65 (2012), unless there is an amended version.**

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

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PETER B. CARLISLE  
MAYOR



DAVID K. TANOUÉ  
DIRECTOR

JIRO A. SUMADA  
DEPUTY DIRECTOR

September 13, 2012

The Honorable Ernest Y. Martin, Chair  
and Members  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawai'i 96813

Dear Chair Martin and Councilmembers:

Subject: A Bill To Amend The 'Ewa Development Plan

The Planning Commission held public meetings on June 27 and July 11, 2012, on the above subject matter. Three persons testified in support of and six in opposition to the amendments. In addition, three persons testified in support of additional specific amendments. Written testimony was received from one person in opposition to the amendments and from 211 persons requesting additional specific amendments. The public hearing was closed on June 27, 2012.

The Planning Commission voted on July 11, 2012, to recommend approval of the proposed bill, subject to modifications of the proposed plan as recommended by the Department of Planning and Permitting including the additional amendments recommended the Department listed in its June 19, 2012 memorandum to the Planning Commission and those additional amendments not objected to by the Planning Commission.

Please note that one of the proposed amendments would specifically allow a major film production studio in an industrial zoned area near Campbell Industrial Park, as proposed under Resolution 08-93. The Planning Commission recommends denial of the proposed amendment as recommended by the Department.

While we are supportive of the attempt to create a film studio in 'Ewa, we cannot agree with the proposed amendment which would have added a hotel ("overnight accommodations for visitors") as an accessory use to the film studio. Boarding facilities for film crew are allowable as an accessory use, so concerns about providing crew accommodations are not justified. Allowing visitor accommodations in industrial zoning districts in order to improve the financial performance of a project would introduce potential incompatibilities and undermine the industrial character of those districts. Moreover, under our revised 'Ewa DP, we are proposing that "business hotels" be specifically allowed in the City of Kapolei itself, where it would be a better fit with other commercial uses, and guests of such hotels can still visit film studios nearby.

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The Honorable Ernest Y. Martin, Chair  
and Members  
Honolulu City Council  
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Attached are the following:

- Attachment 1: Draft Bill with Exhibit A: 'Ewa Development Plan and transmittal letter to the Planning Commission dated October 12, 2011
- Attachment 2: The Proposed Revised 'Ewa Development Plan (showing changes in Modified Ramseyer Format) (May 2011)
- Attachment 3: The 'Ewa Development Plan Review Report (May 2011)
- Attachment 4: The Department of Planning and Permitting memo to the Planning Commission on the Proposed Revised 'Ewa Development Plan and Adopting Ordinance dated June 19, 2012
- Attachment 5: The Transcripts of the Planning Commission meeting on July 11, 2012.

Sincerely,

  
for James Pacopac, Acting Chair  
Planning Commission

JP:bkg

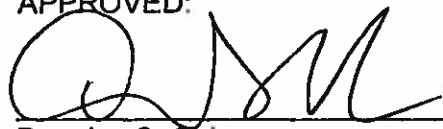
APPROVED:

  
Peter B. Carlisle  
Mayor

APPROVED:

  
David K. Tanoue, Director  
Department of Planning and Permitting

APPROVED:

  
Douglas S. Chin  
Managing Director

Attachments