Honolulu, Hawaii

FEB 17 2012

RE: S.B. No. 2927
        S.D. 1

Honorable Shan S. Tsutsui
President of the Senate
Twenty-Sixth State Legislature
Regular Session of 2012
State of Hawaii

Sir:

        Your Committee on Water, Land, and Housing, to which was
referred S.B. No. 2927 entitled:

"A BILL FOR AN ACT RELATING TO COMMUNITY PLANNING,"

begs leave to report as follows:

        The purpose and intent of this measure is to:

(1)   Rename the Hawaii Community Development Authority as the
      Hawaii Community Planning Authority;

(2)   Allow the Authority to create transit-oriented
      development zones;

(3)   Authorize the Authority to create business improvement
      districts and assess a special assessment to fund the
      improvements within the district; and

(4)   Authorize the Authority to act as a density rights bank.

        Prior to the hearing, your Committee posted a proposed S.D. 1
of this measure that focused on the counties. The proposed S.D. 1
allows the counties to create county transit-oriented development
programs, establish planning districts, and create a process for
developers to apply for residential and commercial exceptional
planning projects.

        Your Committee received testimony in support of the proposed
S.D. 1 from the Honolulu Authority for Rapid Transportation and

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Hawaii Laborers-Employers Cooperation and Education Trust. Your Committee received comments on the proposed S.D. 1 from the County of Kauai Planning Department and Land Use Research Foundation of Hawaii.

Your Committee finds that the State needs to streamline its efforts and implement ideas that would result in reasonable, rational, and equitable land use planning. Existing laws require unnecessary and often times burdensome regulations that lengthen the timing process of worthy development projects. This measure would provide for a more timely and efficient process for the development of Hawaii's lands.
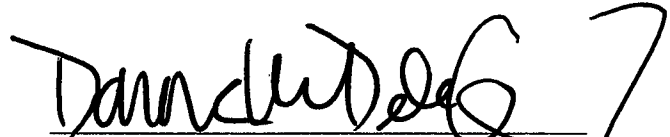
Upon further consideration and cooperation with interested stakeholders, your Committee has amended the proposed S.D. 1 by, among other things:

(1) Including a findings and purpose section;

(2) Amending the definition of "exceptional planning project" to give flexibility to each county;

(3) Reducing the number of days the county planning agency can extend the deadline of posting their final action to ten days;

(4) Deleting language relating to unlicensed contractors and subcontractors;

(5) Including state and county incentives for projects;

(6) Changing the effective date to July 1, 2020; and

(7) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Water, Land, and Housing that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 2927, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 2927, S.D. 1, and be referred to the Committee on Ways and Means.

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Respectfully submitted on
behalf of the members of the
Committee on Water, Land, and
Housing,
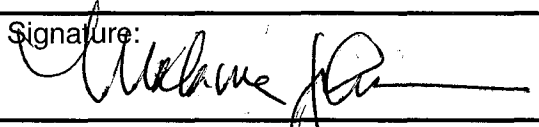
_____
DONOVAN M. DELA CRUZ, Chair

Record of Votes
Committee on Water, Land and Housing
WLH

Bill / Resolution No.:*	Committee Referral:	Date:
SB2927	WLH, WAM	2-16-12

☐ The committee is reconsidering its previous decision on this measure.

If so, then the previous decision was to: _____

The Recommendation is:

☐ Pass, unamended 2312   ☑ Pass, with amendments 2311   ☐ Hold 2310   ☐ Recommit 2313

Members	Aye	Aye (WR)	Nay	Excused
DELA CRUZ, Donovan M. (C)	✓			
SOLOMON, Malama (VC)	✓			
FUKUNAGA, Carol		✓		
RYAN, Pohai		✓		
SHIMABUKURO, Maile				✓
TOKUDA, Jill N.		✓		
SLOM, Sam			✓	
TOTAL	2	3	1	1

Recommendation: ☑ Adopted   ☐ Not Adopted

Chair's or Designee's Signature: _____

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*Only <u>one</u> measure per Record of Votes

Revised: 01/20/11