

HA
2/6/86

A-10 Thursday, February 6, 1986 The Honolulu Advertiser ★★

Workshop and field trip will center on resort planned for West Beach

By Sandra S. Oshiro
Advertiser Staff Writer

The City Council will have the planned West Beach resort on its mind this week and next.

Beginning with a workshop set for 7 tonight, the council will consider zoning changes to allow the 642-acre resort to be developed on Campbell Estate land.

The council also plans a field trip to the West Beach project on Monday.

As a starting point for discussion on the rezoning, the council this week received Planning and Zoning Chairman Leigh-Wai Doo's proposed conditions on any council approval of the zoning.

Doo said yesterday the conditions worked out with the developer, West Beach Estates, will result in "greater benefits to the community" than those proposed by either the city Department of Land Utilization or the state Land Use Commission.

Both agencies reviewed the

land use and zoning changes before they made their way to the council.

One of Doo's proposals calls for the developer to either pay \$4.6 million for low- and moderate-income housing or set aside 10 percent of the project's residential units for that purpose.

Other conditions of zoning approval suggested by Doo would require:

- Shoreline setbacks that would allow areas for public use.
- Water quality standards to protect the marine habitat from construction silt.
- Public park sites beyond those already designated by the city.

Other council members are expected to propose their own conditions for approving the rezoning.

The West Beach site is already designated as a resort in the city's general plan and development plan, but the council needs to approve the

zoning changes before the project can proceed.

Doo said he hopes the council can act expeditiously on the zoning request because of other land use matters piling up on the council's agenda.

On other planning and zoning matters, Doo's committee created by a 5-4 vote a citizens' committee to advise it on proposed land use ordinance changes affecting churches, care homes and other nonresidential uses in residential and apartment areas.