

REPORT OF THE COMMITTEE ON ZONING AND PLANNING

Voting Members:

Brandon J.C. Elefante, Chair; Esther Kia'āina, Vice-Chair;
Radiant Cordero, Calvin K.Y. Say

Committee Meeting Held
July 22, 2021

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Planning to which was referred Resolution 21-136 entitled:

"RESOLUTION PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990 (THE LAND USE ORDINANCE), RELATING TO HEIGHT LIMITS FOR ROOFTOP STRUCTURES,"

introduced on June 9, 2021 reports as follows:

The purpose of the Resolution is to require the Director of the Department of Planning and Permitting ("DPP") to process an amendment to the Land Use Ordinance ("LUO"), Chapter 21 of the Revised Ordinances of Honolulu 1990 ("ROH"), concerning rooftop energy-savings devices, in the same manner as if that amendment had been proposed by the Director.

The proposed LUO amendment, attached as Exhibit "A" to the Resolution, would amend LUO Section 21-4.60 to provide some zoning district height limit flexibility to allow older buildings to install energy-savings devices above certain existing rooftop structures, and allow the creation of rooftop gathering spaces beneath installed solar panels.

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON **AUG 11 2021**

COMMITTEE REPORT NO. **226**

REPORT OF THE COMMITTEE ON ZONING AND PLANNING

Voting Members:

Brandon J.C. Elefante, Chair; Esther Kia'āina, Vice-Chair;
Radiant Cordero, Calvin K.Y. Say

Committee Meeting Held
July 22, 2021
Page 2

Your Committee notes that the DPP Director did not request any documentation from the Council within 30 days after receipt of notice of introduction of this Resolution (see Council Communication 239 (2021)), which, by operation of ROH Section 2-24.3(b), constitutes a waiver of any objection for insufficient accompanying documentation. After this 30-day deadline had passed, the Council received Departmental Communication 524 (2021), by which the DPP requested information on whether there were other restrictions that should apply to raised solar panels, and the rationale for limiting raised solar panels to zoning districts with a height limit of 60 feet or greater.

At your Committee's meeting on July 22, 2021, the DPP Director testified in support of the Resolution and indicated that the DPP may propose an alternative bill when the DPP processes the LUO amendment.

At your Committee's meeting on July 22, 2021, no oral public testimony was received on the Resolution.

Your Committee received written testimony in opposition to the Resolution from one individual.

Your Committee finds that the LUO amendment proposed in this Resolution appears to be consistent with the General Plan and Development Plans of the City and it appears that, if enacted, it would be in the best interests of the people of the City and County of Honolulu.

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON _____

COMMITTEE REPORT NO. 226

REPORT OF THE COMMITTEE ON ZONING AND PLANNING

Voting Members:

Brandon J.C. Elefante, Chair; Esther Kia'āina, Vice-Chair;
Radiant Cordero, Calvin K.Y. Say

Committee Meeting Held
July 22, 2021
Page 3

Your Committee on Zoning and Planning is in accord with the intent and purpose of Resolution 21-136, and recommends its adoption. (Ayes: Cordero, Elefante, Kia'āina, Say – 4; Noes: None.)

Respectfully submitted,



Committee Chair

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON AUG 11 2021

COMMITTEE REPORT NO. 226