

Bill 41 (2021) Testimony

From: CLK Council Info
Sent: Thursday, November 11, 2021 10:06 AM
Subject: Council Testimony

Written Testimony

Name BW Ho
Phone
Email piahon@aol.com
Meeting Date 11-10-2021
Council/PH Committee Council
Agenda Item Bill 41
Your position on the matter Oppose
Representing Self
Organization

I am completely against any further restrictions on vacation rentals on Oahu, particularly owner occupied rentals, which should be treated the same as any rental unit without question.

What a fortuitous announcement from Hilton Corp. that they are seeking to build yet another 500 room tower on mere half acre lot. This is the whole guise of restrictions designed to support the hotel industries quest for more rooms and increased capacity, while pointing the finger at local homeowners as the problem with "over tourism."

Written
Testimony

It's the "look over there" shell game, as hotels continue to add rooms and profits for their off shore corporations, while blaming STR's for the ills of all tourism. Waikiki is the cancer and is evident with all the issues that come with an over taxed neighborhood, crime, homeless, drugs are all posters for what Waikiki has become. Meanwhile the HTA continues to push for a return to normal tourism loads.

The informed public see right through this ploy and recognizes that it is the hotel industry not local homeowners that are the problem and issue. Keep the governments hands out of private property owners business and focus on cleaning up Waikiki before it burns to the ground (literally).

I reject Bill 41 and all it stands for. If you want to improve neighborhoods then the council should ban all Monster homes, which are apartment buildings in residential areas. They are the root cause of deterioration in the fabric of neighborhoods.

BW Ho
Kaimuki

Testimony
Attachment
Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Thursday, November 11, 2021 8:37 PM
Subject: Housing and the Economy Testimony

Written Testimony

Name Holly San Miguel
Phone
Email hollyghype@yahoo.com
Meeting Date 11-10-2021
Council/PH Committee Housing and the Economy
Agenda Item Bill41CD1
Your position on the matter Comment
Representing Self
Organization

Written Testimony
Another way to make housing available for locals who have lived here there while life is a proposal to curb future property investments for rentals. The property owner should be a Hawaii resident for more then 3 years and to purchase a beach front property the owner should be a Hawaii resident for double that. The owner should have to reside in the home for at least 6 months of the year (for example).
Many current owners have purchased homes, leave and rent it out and or purchase multiple properties and may live in one and rent the others out. By doing this, it can increase the property value and local people who have lived here for there lifetime, cannot afford to purchase a single family home.
This is not right and it needs to stop.

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

November 9, 2021

Testimony re: Bill 41 – Relating to Transient Accommodations

Dear City Council,

My name is STANISLAW BAC. I am an owner at the Association of Apartment Owners of Waikiki Sunset, and I oppose Bill 41.

Bill 41 is an overreach and infringes upon owners' property rights. Below are some of the problematic provisions found in Bill 41:

- Transient Vacation Units (including units with nonconforming use certificates) will be taxed at the higher hotel/resort rates.
- The rental period for Transient Vacation Units is increased from less than 30 days to 180 consecutive days.
- Units in a condominium-hotel must be part of the hotel's room inventory, which must be available for rent to the general public.
- Condominium-hotel units may not be used as primary residences.
- If owners of condominium-hotel units want to stay in their own units, they must pay the full rental rates.
- Each natural person may only own one transient vacation unit.
- Application cost for an initial registration is \$5,000, and the cost for annual renewals is \$2,500.
- Restrictions are imposed on Transient Vacation Units, including, among other things, occupancy limits, parking requirements, insurance requirements (a minimum of \$1,000,000.00 in commercial general liability insurance), etc.
- Not allowing Transient Vacation Units in Waikiki.

Bill 41 does not take into consideration the unique circumstances of associations, such as the Waikiki Sunset, that are located in Waikiki. The Waikiki Sunset is within a block of two (2) hotels - the Hyatt Place Waikiki Beach Hotel and the Waikiki Beach Marriott Resort & Spa. The Waikiki Sunset is in the heart of Waikiki, surrounded by hotels, and has been a prime tourist destination. However, the Waikiki Sunset is also home for many owners. Owners have the right to decide how to use their units, whether as short-term rentals, long-term rentals, or as primary residences. Bill 41's attempt to limit owners' rights is problematic, impractical, and unacceptable.

Based on the above, I oppose Bill 41.

Thank you for your attention to this important matter.

Respectfully,
Stanislaw Bac / Purificacion Bac
6770 Hawaiian Kai Drive # 901
Honolulu, HI 96825

Owner: Waikiki Sunset Condo Unit 713, 1011, 1904
email address: StanislawBac@gmail.com & 2369

November 9, 2021

Testimony re: Bill 41 – Relating to Transient Accommodations

Dear City Council,

My name is *Purificacion Gac*. I am an owner at the Association of Apartment Owners of Waikiki Sunset, and I oppose Bill 41.

Bill 41 is an overreach and infringes upon owners' property rights. Below are some of the problematic provisions found in Bill 41:

- Transient Vacation Units (including units with nonconforming use certificates) will be taxed at the higher hotel/resort rates.
- The rental period for Transient Vacation Units is increased from less than 30 days to 180 consecutive days.
- Units in a condominium-hotel must be part of the hotel's room inventory, which must be available for rent to the general public.
- Condominium-hotel units may not be used as primary residences.
- If owners of condominium-hotel units want to stay in their own units, they must pay the full rental rates.
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- Not allowing Transient Vacation Units in Waikiki.

Bill 41 does not take into consideration the unique circumstances of associations, such as the Waikiki Sunset, that are located in Waikiki. The Waikiki Sunset is within a block of two (2) hotels - the Hyatt Place Waikiki Beach Hotel and the Waikiki Beach Marriott Resort & Spa. The Waikiki Sunset is in the heart of Waikiki, surrounded by hotels, and has been a prime tourist destination. However, the Waikiki Sunset is also home for many owners. Owners have the right to decide how to use their units, whether as short-term rentals, long-term rentals, or as primary residences. Bill 41's attempt to limit owners' rights is problematic, impractical, and unacceptable.

Based on the above, I oppose Bill 41.

Thank you for your attention to this important matter.

Respectfully,
Purificacion Gac / *Stennislow*
6720 Hawaii Kai Dr. #901
Honolulu, HI 96825
(808) 395-9837
e-mail - *castillgac@men.com*
Owner Waikiki Sunset Condo Unit 2104 & 2608

From: CLK Council Info
Sent: Friday, November 12, 2021 12:38 PM
Subject: Council Testimony

Written Testimony

Name Samantha Chan
Phone
Email samantha.m.chan@gmail.com
Meeting Date 12-01-2021
Council/PH Committee Council
Agenda Item Bill 041
Your position on the matter Oppose
Representing Organization Self

Written Testimony The bill negatively impacts local residents who have been legally operating vacation rentals in resort zoned buildings in Waikiki. Vacation rentals should be continued to operate in resort zoned areas. Additionally, the requirement that vacation rentals be forced to operate in hotel pools only benefits hotels to the detriment of property managers and owners who rely upon the income source.

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, November 12, 2021 1:42 PM
Subject: Housing and the Economy Testimony

Written Testimony

Name Chloe Meister
Phone
Email chloermeister@gmail.com
Meeting Date 11-10-2021
Council/PH Committee Housing and the Economy
Agenda Item 41 CD1
Your position on the matter Oppose
Representing Self
Organization

Written Testimony I am against this bill on behalf of Hawaii's economy and residents. Our state has inflicted enough corrupt rules during the period of the pandemic that have solely affected our own residents. Our politicians have created prohibitory rules that have hurt this state. 41 CD1 is yet another rule that is going to hurt our own economy and locals. Reconsider this bill and make a more proper decision at a time where our economy has room to support these effects.

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Saturday, November 13, 2021 6:41 AM
Subject: Zoning and Planning Testimony
Attachments: 20211113064045_testimony.docx

Written Testimony

Name	Brittain Caldwell
Phone	
Email	brittain.caldwell@gmail.com
Meeting Date	11-18-2021
Council/PH Committee	Zoning and Planning
Agenda Item	Bill 41
Your position on the matter	Oppose
Representing	Self
Organization	
Written Testimony	
Testimony Attachment	20211113064045_testimony.docx
Accept Terms and Agreement 1	

IP: 192.168.200.67

Aloha,

I am concerned about some of the proposed change to Ordinance 19-18, particularly the move to change the definition of a Transient Vacation Unit or Bed And Breakfast to include any property with a rental period of less than 180 days, up from the current 30 days.

The proposed change to the law cites a concern with “traffic, crowding and tourists” invading residential neighborhoods. Indeed, the type of person who rents a furnished property in Hawaii for a period of only a few days is likely a tourist, and is unlikely to ever “acclimate” to the patterns of life in a local neighborhood. I once lived next to a vacation rental, and the constant rotation of jet-lagged tourists definitely disrupted the neighborhood. However, the type of tenant who rents a property for 30 days or more is different from the type who rents for a few days or weeks. This kind of person is unlikely to be a tourist: according to 2019 HTA data the average length of stay for a “tourist” is less than 10 days (<https://www.hawaiitourismauthority.org/media/4166/2020-01-29-hawaii-visitor-statistics-released-for-december-2019.pdf>). This begs the question: What type of person rents a dwelling for less than six months but more than two weeks? While HTA data does not answer the question, my personal experience helps to fill in the gaps.

I am a local homeowner, and I am a military veteran. I have moved to ‘Oahu twice in the past decade under a military Permanent Change of Station (PCS), and both times I rented a furnished house in the local community while going through the competitive process of finding a home to rent or buy long-term. These were both “short-term” rentals of less than 180 days, but I was decidedly not a tourist. I used these houses as a way of deciding which local community I wanted to buy or rent in, and I was welcomed by the owners and neighbors in both cases as we got to know them and they helped me understand the rhythms of their community. In both cases, I ended up settling in the local neighborhood; in the first case I rented a condo for 2.5 years, and in the second case I rented a house for a year and then bought a different house in the same neighborhood. I have now separated from the military and proudly call Hawai‘i home.

The military member is not the only category of person who lives in shorter-term accommodations while looking for a place to rent or buy. My sister-in-law moved to the islands to work for a local bank. She rented a month-to-month furnished house nearby while she waited to get stabilized in her new job and find a permanent home. I know someone who rents a furnished unit month-to-month to a travel nurse who is on island to support local hospitals during the COVID-19 pandemic. The majority of travel nurses are in month-to-month lease situations in furnished accommodations, as are employees in various branches of government, the energy industry, and other seasonal occupations, not to mention all the people in transit either on or off the island or between jobs who need a place to stay for a few months.

If this amendment is passed, it will make it illegal for any of these accommodations to exist outside of a resort area. Tourists do not typically rent homes for more than 30 days, but residents do, and so do “non-tourist non-residents” who still integrate with our communities

and often put down roots here and become permanent residents. Also, unlike the illegal mega-homes that are often associated with non-resident owners, there are many local families who legally rent a portion of their home or their ADU to these types of people, not only meeting a critical housing need but also supporting their own families. Even if not a “B&B” by definition, these living arrangements foster connections between people that ultimately strengthen our communities. Passing this amendment will have an immediate negative effect on these owners during a season where many are already struggling financially, and may also force tenants to seek new housing options in a market where almost all short-term options disappear overnight.

I urge the Commission to reject this misguided attack on legitimate short-term housing and prevent damage and disruption to countless families’ living situations. If the goal is to regulate tourism, this provision is badly misplaced.

-Brittain Caldwell

From: CLK Council Info
Sent: Saturday, November 13, 2021 9:41 AM
Subject: Zoning and Planning Testimony

Written Testimony

Name Glen Kelsey
Phone
Email gk@hawaiiimoldandflood.com
Meeting Date 11-18-2021
Council/PH Committee Zoning and Planning
Agenda Item Bill 41
Your position on the matter Oppose
Representing Self
Organization

Testimony re: Bill 41 – Relating to Transient Accommodations

Dear City Council,

My name is Glen Kelsey. I am an owner at the Association of Apartment Owners of Waikiki Banyan, and I oppose Bill 41.

Bill 41 is an overreach and infringes upon owners' property rights. Below are some of the problematic provisions found in Bill 41.

Written
Testimony

- Transient Vacation Units will not even be allowed in Waikiki.
- The rental period for Transient Vacation Units is increased from less than 30 days to less than 180 consecutive days.
- Units in a condominium-hotel must be part of the hotel's room inventory, which must be available for rent to the general public.
- Condominium-hotel units may not be used as primary residences.
- If owners of condominium-hotel units want to stay in their own units, they must pay the full rental rates.
- Each person may only own one transient vacation unit.
- Application cost for an initial registration is \$5,000, and the cost for annual renewals is \$2,500.
- Restrictions are imposed on Transient Vacation Units, including, among other things, occupancy limits, parking requirements, insurance requirements (a minimum of \$1,000,000.00 in commercial general liability insurance), etc.
- Transient Vacation Units (including units with nonconforming use certificates) will be taxed at the much higher hotel/resort rates.

Bill 41 does not take into consideration the unique circumstances of associations, such as the

Waikiki Banyan, that are located in Waikiki. The Waikiki Banyan is just across the street from three hotels - Waikiki Beach Marriott Resort & Spa, Hyatt Place Waikiki Beach, and Hilton Waikiki Beach Hotel. The Waikiki Banyan is in the heart of Waikiki, surrounded by hotels, and has been a prime tourist destination. However, the Waikiki Banyan is also home for many owners. Owners have the right to decide how to use their units, whether as short-term rentals, long-term rentals, or as primary residences. Bill 41's attempt to limit owners' rights is problematic, impractical, and unacceptable.

Based on the above, I oppose Bill 41.

Thank you for your attention to this important matter.

Testimony

Attachment

Accept Terms
and Agreement

1

IP: 192.168.200.67

From: CLK Council Info
Sent: Sunday, November 14, 2021 2:58 PM
Subject: Council Testimony

Written Testimony

Name Janice Williams
Phone
Email janwll385@aol.com
Meeting Date 11-10-2021
Council/PH Council
Committee
Agenda Item Bill 41
Your position on the matter Oppose
Representing Self
Organization

Written Testimony

I understand neighborhoods issues with some short term rentals but not all. I feel companies like bestoahrentals.com are handled by local people who respect others rights and enforce them with their renters. My sister has property in Lake Tahoe and they have restricted the rentals to no use of associations facilities, if 4 bedroom max number of people and cars per rental all cars must fit in drive ways. My sister was born there and we lived in Waimānalo and have 4 generations of friends and grandchildren now growing up together. Our parents would be happy. By being able to rent and respect the neighborhoods we have been able to do this.

If your going to limit only certain areas you probably need to regulate rental prices so everyone has a place they can afford to rent
Don't let the hotels regulate who can afford them please

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Sunday, November 14, 2021 3:06 PM
Subject: Council Testimony

Written Testimony

Name Leslie Thornton
Phone
Email Kehaunani77@gmail.com
Meeting Date 11-10-2021
Council/PH Committee Council
Agenda Item Bill 41
Your position on the matter Oppose
Representing Organization Self

Written Testimony I feel that there are ways to restrict these rentals so we who respect the neighborhoods where we rent can continue. Take a look at Lake Tahoe they are changing how rentals can be used. Rental companies we know like bestoahrentals.com make sure their renters acknowledge the rules. These other companies should oversee their rentals. If hotel areas are the only places then that limits the normal person as prices will be high
Please consider finding a way to regulate these rentals. We have made so many beautiful memories with our families being with the families we grew up with in Waimānalo beach 4 generations now

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

Attn: Committee Chair Elefante and Zoning & Planning Committee members, 11/18/21 hearing
 From: Denise Boisvert, Waikiki
 Re: SUPPORT OF BILL 41

Aloha,

I SUPPORT Bill 41, CD1 (the corrected DPP version not presented at the 11/10/21 Council meeting)

Here are some enforcement improvement recommendations

In addition to the enforcement noted in Bill 41, condo associations should be required to provide monthly reports of illegal vacation rental activity to the DPP because, as I have personally witnessed and still see at the Waikiki Lanais, for example, illegal vacation rentals are still happening. Fake 30-day leases are being used and many vacation renters staying in the building suddenly need to "cut their vacation short".

If Bill 41 passes, DPP must have inspectors work early morning, evening, and weekend hours. Going to a reported violation in the late morning or early afternoon is ridiculously inefficient because the vacationers are more likely to be at the beach or touring around the island than at the rental.

Condo associations should be required to inform DPP of illegal activity

Despite the attached letter from the DPP to the AOA Waikiki Lanais stating that the building had never been permitted to be a hotel, that the zoning was for a minimum of 30 days, and that there were no longer any active NUCs in the building, dozens of apartment owners still continued to use webhosting sites and scofflaw property managers still continued to operate illegal vacation rentals in the RESIDENTIAL building. It caused enormous disruption to the long-term owner-occupants and tenants. The illegal vacation rental operators even violated the bylaws that required adherence to all laws and ordinances. Information about illegal rental activity from Resident or Site Managers would assist DPP as well as help the housing and rental markets.

Adverse effects on the housing and rental markets are not imagined

With the ease of Airbnb-type platforms, wealthy investors with no intention of ever living in the Waikiki Lanais and calling it home purchased almost any apartment that came on the market and turned it into a vacation rental. Local families working two to four jobs are unable to compete to buy even one property, let alone two or more and also have a difficult time finding an affordable rental.

Many landlords who once had long-term tenants in Waikiki Lanais decided to not renew leases so they could also get into the vacation rental game with the ease of webhosting platforms. The long-term tenants, many who used to walk to work in Waikiki, or easily carried their surfboard to the beach, had to move much further away to find another place to live.

The Lost Jobs card

How many cleaning, gardening, etc. jobs that people say will be "lost" are really legal, with all required taxes being withheld or 1099s being issued?

Encourage the construction of or conversion to Long-Term Stay Hotels

Although this is not part of Bill 41, I believe the City and County should give incentives (tax breaks, discounted and expedited permits, etc.) to hotel chains willing to construct or convert existing properties to long-term stay hotels that have kitchens/kitchenettes, laundry facilities, etc.

Mahalo

FILE C927

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-8041
DEPT. WEB SITE: www.honolulu.gov WEB SITE: www.honolulu.gov



KIRK CALDWELL
MAYOR

KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

April 26, 2018

2017/ELOG-2206(SA)

Mr. Christopher Shea Goodwin
Christopher Shea Goodwin,
Attorney at Law LLC
Mauka Tower
737 Bishop Street, Suite 164
Honolulu, Hawaii 96813

Dear Mr. Goodwin:

SUBJECT: Zoning Verification Clarification
2452 Tusitala Street - Waikiki
TMK 2-6-024: 069

This is a follow up letter to our previous letter, dated November 9, 2017, regarding transient vacation units (TVUs) on the subject property. We reiterate that TVUs may not operate on the site without an active Nonconforming Use Certificate (NUC), and, based on our records, there are currently no active NUCs on the site. The following list summarizes our findings on the site:

- 1) The permitting history reveals a Building Permit (BP) No. 014657, issued on August 14, 1973, allowing the 21-story structure as an apartment building, or multi-family dwelling (MFD). Prior to this date, Variance No. 65/Z-91, issued on August 5, 1965, allowed a new 11-story apartment building to encroach into the side yards. In 1968, a report associated with Zoning Variance No. 68/Z-62 (to allow off-street parking on the subject lot) indicated that the construction of the 11-story apartment building was delayed due to financial negotiations.
- 2) The zoning history for the site indicates there was a time when a hotel could have been permitted, but no permits to allow a hotel were issued during this period.
- 3) The BPs for the structure reference the occupancy code used to determine the appropriate structural and building standards. At the time, the occupancy code for hotels and MFDs was called H-Apt. There was also a time when the underlying zoning district was Hotel and Apartment, but this shouldn't be confused with the occupancy codes. A variety of structures with different uses could have been developed in the Hotel and Apartment District. Our records indicate that that

structure on the subject site was considered an MFD; at no point in time was the structure considered a hotel.

- 4) Our records indicate the structure on the site does not now, and did not formerly, meet the definition of a hotel. The Land Use Ordinance definition of hotel is "a building or group of buildings containing lodging and/or dwelling units offering transient accommodations, and a lobby, clerk's desk or counter with 24 hour clerk service, and facilities for registration and keeping of records relating to hotel guests." Also, at the time the structure was permitted, kitchens were only allowed in 50 percent of the units in hotels. Our records do not indicate that there is or was a 24-hour lobby or that the site was developed with lodging units lacking kitchens. As such, the MFD did not meet the definition of a hotel.
- 5) Some of the units may have previously been operating as lawful TVUs. In 1989, the City Council adopted legislation that allowed people operating TVUs to obtain NUCs until September 28, 1990. Those renting out individually-owned units in hotels or nonconforming hotels were not required to obtain NUCs. Several units on the subject site obtained NUCs, confirming that in 1990, the structure was recognized as an MFD, not a nonconforming hotel. With active NUCs, the owners of those units would have been able to lawfully rent the units for transient visitors. However, NUCs must be renewed at regular intervals, and over the last 28 years, all of the NUCs issued to owners of the MFD expired. At this time, there are no active NUCs for the site.

This letter is not a disclosure statement nor is it intended to substitute for mandatory disclosures in real estate transactions regarding the subject parcel. The City is under no obligation to investigate, research, or participate in the preparation of disclosure statements other than providing available public records. This letter does not create liability on the part of the City, or any officer or employee thereof, if used in or as a disclosure statement. The seller, buyer, lender, or their agent, not the City, is solely responsible for the use of any public record information in the preparation of a disclosure statement.

We hope this helps clarify the matter. Should you have any further questions, please contact Sarah Afong of our staff, at 768-8026.

Very truly yours,



KK: Kathy K. Sokugawa
Acting Director

From: CLK Council Info
Sent: Monday, November 15, 2021 3:41 PM
Subject: Zoning and Planning Testimony
Attachments: 20211115154035_Bill_41_testimony_backup_Zoning_2021-11-18.pdf

Written Testimony

Name Kim Jorgensen
Phone
Email hawaiiicondo@yahoo.com
Meeting Date 11-18-2021
Council/PH Committee Zoning and Planning
Agenda Item Bill 41
Your position on the matter Support
Representing Organization Self

I SUPPORT BILL 41 (DPP's corrected version) because illegal vacation rental activity has been decimating the available and affordable housing markets for years. Stronger enforcement methods are needed than are found in Ordinance 19-18 and they need to actually be carried out - not just loud talk, no action.

Written Testimony

Many illegal vacation rental operators are still operating illegally. Residents see them in their elevators and hallways and in the driveways of the houses next door. People may not bother to report them all because they don't have confidence in DPP's ability to investigate. DPP needs better tools such as those offered in Bill 41.

Bill 41 needs to be able to address the potential creative interpretation of ways to follow the law. Attached are sample ads from 2019 that are no longer online. One has what he calls a "co-op" lease for multiple unrelated parties in a one-month period; and the other has absolutely no penalties for early departures. DPP needs to address these types and other interpretations of the law. Mahalo.

Testimony Attachment 20211115154035_Bill_41_testimony_backup_Zoning_2021-11-18.pdf

Accept Terms and Agreement 1

IP: 192.168.200.67

Ways around a 30-day lease – combining unrelated reservations and “allowing” early departures

→ ↺ 🏠 HomeAway.com, Inc. [US] | https://www.homeaway.com/vacation-rental/p844936vb

Apps 📁 📁 LLC 📁 Bookmarks

Overview Amenities Reviews Map Rates & Availability

Good for families Hot Tub Pool Air Conditioning

Clean 2bd condo in heart of Waikiki w/ large lanai, family friendly near beach

The condo has a tiny view of Diamond Head and the beach from the lanai. We set up a large patio set for al fresco dining. We also have a fairly large counter top for breakfast and quick bites. We can also provide an air mattress and a pack n play for any infants. We have a queen bed in the master. The two full size beds in the 2nd room can be requested to be put together to form a large sleeping area.....perfect for families. The couch can also be set up as a comfortable twin. Comes with cable and wifi. A functional full kitchen with gas burner, microwave, and full size fridge. All rooms have AC for those hot hot summers!

Please note, all potential guests. If you agree to rent from me on this platform, you will also be entering into a co-op monthly lease. That means you are booking the month out with other travelers for that full month. I will no longer do same month acceptance, as I submit the co-op lease to the building the month before the booking. This allows for better registration of our guests.

Also, this building has many owner occupants. Please treat the building as if you lived here yourself, please follow all rules that pertain to garbage and parking Please follow all building security rules and please keep noises down from the hours of 8pm to 8am. Please be friendly and kind and let people without luggage into the elevator first. We want to let the others in the building know we respect their space.

View less

\$261 avg/night

★★★★★ 46 Reviews

Exceptional 5/5 · Good for families


Enter dates for accurate pricing

Check In

Check Out

Guests

Request to Book

 Steve Chu

Ask Owner a Question

For booking assistance, call HomeAway at 888-640-7927
Property # 844936vb

← → ↺ 🏠 HomeAway.com, Inc. [US] | https://www.vrbo.com/624058?noDates=true

Apps 📁 📁 LLC 📁 Bookmarks

Overview Amenities Reviews Map Rates & Availability

✗ No pets

✓ Children allowed

Minimum age of primary renter: 25

Max guests: 6

Waikiki Lanais has a 30-day rental agreement and minimum stay policy, with no restriction for early departure.

Cancellation Policy

Canceled bookings will not receive a refund

49 Reviews

★★★★★ Excellent 4.6/5

\$260 avg/night

★★★★★ 49 Reviews

Excellent 4.6/5 · Good for families


Enter dates for accurate pricing

Check In

Check Out

Guests

Request to Book

 Suzie M

Ask Owner a Question

For booking assistance, call Vrbo at 888-640-7927
Property # 624058

From: CLK Council Info
Sent: Tuesday, November 16, 2021 10:32 PM
Subject: Zoning and Planning Testimony

Written Testimony

Name Joe Wilson
Phone
Email qwavesjoe@yahoo.com
Meeting Date 11-18-2021
Council/PH Committee Zoning and Planning
Agenda Item BILL 41 (2021) –
Your position on the matter Support
Representing Self
Organization

As a 17-year resident of a North Shore neighborhood that has suffered the negative consequences of over-tourism and illegal vacation rentals, I write in STONG SUPPORT of Bill 41.

Written Testimony It is a good beginning, and once passed, must be accompanied by strong enforcement.

Joe Wilson
Ko'olau Waialua Alliance

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, November 17, 2021 9:41 AM
Subject: Zoning and Planning Testimony

Written Testimony

Name Bryan Vukelich
Phone
Email Bryanvukelich@hawaiilife.com
Meeting Date 11-17-2021
Council/PH Committee Zoning and Planning
Agenda Item Bill 41 Ordinance 19-18
Your position on the matter Oppose
Representing Organization Self

I strongly encourage better enforcement of current laws and strong oppose any new regulations. Why create more and more regulations when current regulations (that are sufficient) are not even being enforced properly?

Also, the new proposed legislation is unconstitutional and similar legislation has been overturned in mainland states.

Written Testimony

And these new regulations are actually counter productive to making housing more affordable for locals. By taking away potential income that locals could earn renting out part of their home for 30-180 days, you are doing harm to locals and increasing the chance that they will not be able to afford the cost of homeownership.

With the cost of housing, along with almost everything else getting more costly, why make it more difficult for locals to survive here?

If anything, I would hope the government would be looking for opportunities for locals to make more money directly from tourists so we could better sustain ourselves.

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, November 17, 2021 11:45 AM
Subject: Zoning and Planning Testimony

Written Testimony

Name Lee Suring
Phone
Email lee.suring@gmail.com
Meeting Date 11-18-2021
Council/PH Zoning and Planning
Committee
Agenda Item Bill 41
Your position on the matter Oppose
Representing Self
Organization

Written Testimony

I disagree with changing the definitions of B&Bs and TVUs to a minimum duration of less than 180 consecutive days. I disagree with banning B&Bs in residential areas. This would make Honolulu far the most restrictive county in the country for STVRs. Given the 7:1 verbal testimonies in opposition to Bill 41 last week, I think your constituents have made it clear that this action does not represent those who elected you to office.

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, November 17, 2021 12:02 PM
Subject: Council Testimony

Written Testimony

Name Denise Freund

Phone

Email gm@alawaihouse.com

Meeting Date 11-18-2021

Council/PH
Committee Council

Agenda Item Bill 41

Your position on
the matter Oppose

Representing Organization

Organization Ala Wai House - Gold Standard Realty LLC

Written
Testimony We comply with the 30-Day Minimum Stay for Airbnb as well as other lease terms. Our guests, for the most part, are not on vacation. They are travel medical workers, they are remote WFH workers who are moving to the island. We complied with the new ordinance set in 2019. You should figure out some way to monitor and police those who are not complying rather than ruin it for those of us who are. Waikiki is a perfect location for these types of folks and they spend lots of money in Waikiki.

Testimony
Attachment

Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, November 17, 2021 12:53 PM
Subject: Council Testimony

Written Testimony

Name Lloyd Kuribayashi
Phone
Email llk8877@gmail.com
Meeting Date 11-18-2021
Council/PH Committee Council
Agenda Item Vacation rental Bill 41 (2021)
Your position on the matter Oppose
Representing Organization Self

Written Testimony

The city already made it very hard when they passed the 30 days minimum. Now with the 6 month minimum, this will put everyone out of business as only long term tenants will be able to stay. Probably it will pass as the hotel industry with money is very powerful and the common person doesn't have a chance.
Just remember that lots of locals are doing vacation rentals for 30 days to help pay for their high property taxes and mortgages but money talks and we locals don't have much say in this matter.

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67



November 18, 2021

Council Chair Tommy Waters
Honolulu City Council
Honolulu Hale
530 South King Street
Honolulu, Hawaii, 96813

Testimony re: Bill 41 (Short-Term Rentals)

Dear Chair Waters and Members of City Council:

On behalf of Airbnb, mahalo for the opportunity to comment on the Department of Planning and Permitting (DPP) proposed revisions to Ordinance 19-18. For the past four years, Airbnb has worked diligently and in good faith with the City and County of Honolulu in advocating for sensible short-term rental policy that allows our community to be compliant with local laws, and supports Honolulu's tourism industry. The latest proposal by DPP is deeply disappointing as it completely ignores years of community input, hearing, letters, testimony and negotiations between all stakeholders on this issue.

The Department's revised short-term rental ordinance will hurt local residents who rely on supplemental income from sharing a room in their primary residence. The revisions to Ordinance 19-18 completely subverts the Memorandum of Understanding (MOU) which Airbnb and Expedia signed in good faith with the City and County of Honolulu in November 2020, less than one year ago. The execution of the MOU took months of negotiations between the Mayor's Office, DPP, Corporation Counsel, and hosting platforms, providing the city effective compliance tools to regulate short term rentals. Instead, the rules set forth in the draft ordinance are rash, fail to articulate a sensible long-term policy on short-term rental accommodations, and most importantly, punish local residents looking to share an extra room in their home to help make ends meet. Provisions in the draft ordinance are an unnecessary giveaway to hotels at the expense of Honolulu residents who were granted the opportunity to legally share their homes under Bill 89 and are now having that opportunity taken away with little to no rationale for the action.

We urge the Honolulu City Council to please reconsider this ill-conceived proposal and weigh the long-term consequences of approving the revised draft.

Bed and Breakfast Homes

Throughout the short-term rental discussion of Bill 89, it was widely expressed by policymakers and in staff reports that Bed and Breakfast Homes Hosts were supported by the County, since rentals would be owner-occupied and generally the use was seen as less impactful than Transient Vacation Rentals Units (TVUs). As Section 1 of Ordinance 19-18 states, "Residents are generally comfortable with bed and breakfast homes because an on-site resident manager or owner is responsible for the bed and breakfast home, and can respond to any problems associated with short-term guests." It is worth pointing out that initially, the short-term rental omnibus package offered by then Mayor Kirk Caldwell called for unlimited bed and breakfast homes throughout Oahu. After the Planning Commission voted down the Mayor's initial draft proposal in 2018, Bill 89 was amended to allow bed and breakfast homes in no more than 1% per planning district. As Bill 89 progressed through the City Council, the bill was amended to only allow for .5% of housing stock and members of the Council also implemented rules that placed a 1,000 ft. distance requirement buffer between each Bed and Breakfast home.

Unfortunately, under the current proposed amendments, the Department of Planning and Permitting has fully reversed its policy on bed and breakfast homes stating, "STRs are disruptive to the character and fabric of our residential neighborhoods. They are inconsistent with the land uses that are intended for our residential zoned areas, they decrease the supply of long-term housing for local residents throughout the City, and increase the prices and rents of housing, making living on Oahu less affordable for its resident population. Any economic benefits of opening-up our residential areas to tourism are far outweighed by the negative impacts on our neighborhoods and local residents." The Department of Planning and Permitting fails to recognize Bed and Breakfast hosts are primary residents and would require a homestead exemption in order to secure a B&B permit. DPP fails to acknowledge the hundreds of local residents who leverage a portion of their home to make ends meet in one of the least affordable cities in the United States. Moreover, the City has never implemented Bill 89 and the agreed upon enforcement program, so there is no way to know if the B&B program that the City Council and the Mayor supported would work or not.

DPP's reversal on Bed and Breakfast hosts is short-sighted and based on no quantifiable data and insights. Tourism and the visitor industry is the economic lifeblood of Honolulu. Local residents should be able to also enjoy those economic benefits, not just large corporate hotels.

MOU and Additional Registration

After the passage of Bill 89 and adoption of Ordinance 19-18, to support Honolulu's short-term rental compliance efforts and provide a clear path for our hosts to offer short-term stays, in November 2020 Airbnb signed a Memorandum of Understanding (MOU) with the City and County of Honolulu. As outlined in the MOU, Airbnb created two new fields on host facing listings – one for the City-issued Tax Map Key (TMK) number and another for the Transient Accommodations Tax License Number (TAT) issued by the State of Hawaii. As part of the agreement, every month Airbnb will share a report with the City that includes the URL for each listing and the corresponding host-provided TMK number and TAT number for each property listed on our platform. The City and County of Honolulu will verify the TMK and TAT numbers for compliance. Airbnb hosts that fail to provide a TMK or input an invalid TMK will be removed from our platform and only allowed to relist once they provide the required tax and TMK information.

Airbnb, in partnership with the Department of Planning and Permitting, negotiated terms to ensure the MOU provided the City and County of Honolulu the enforcement tools needed to implement fair and effective enforcement of its short-term rental rules. The revised proposal imperils the hard work and deliberate action taken by Airbnb to comply with Ordinance 19-18.

The draft amendments call for an additional registration number to be posted on all advertisements, this is in addition to TMK, TAT, and unit number if a listing is located in a multi-unit development. This change will only cause confusion and hurt compliance for hosts and the County alike. The provision completely backtracks on the TMK framework which the County agreed to and serves little purpose for actual enforcement.

Additionally, the DPP's insistence on registering every single TVU including in the resort zones will only cause years of costly bureaucracy and bog down city staff. After passage of Bill 108 in Hawaii County, we warned County officials their lengthy registration process would have an adverse impact on County resources, and our comments were largely ignored. Months later, the County was overwhelmed by its own registration process and in turn, it caused significant delays to other parts of the County's permitting process for non-STR issues. At the same time, Kauai has adopted a compliance system in collaboration with both Airbnb and Expedia which relies on the TMK and works effectively by all accounts. Registering each TVU, which is already allowed by right in resort zones, is extremely time intensive and costly. We urge DPP and the County to thoroughly evaluate this provision with more detail and analysis.

Legal Concerns

DPP's proposed revisions to Ordinance 19-18 raise significant legal concerns under Hawaii state law and the federal Constitution.

As an initial matter, Hawaii Revised Statutes, Section 46-4(a) states, in pertinent part, that "[i]n no event shall such amortization or phasing out of nonconforming uses apply to any existing building or premises used for residential (single-family or duplex) or agricultural uses." Honolulu's own DPP made clear, in February 4, 2021 testimony to the Hawaii Legislature in connection with proposed amendments to this law (HB 76, 2021), that this provision "disallows the amortization or phasing out of nonconforming residential uses" because short-term rentals "could be interpreted as 'residential uses' and therefore not subject to amortization or phasing out." By DPP's own admission, its proposed law violates Hawaii state law by subjecting a broad class of hosted B&Bs and TVUs (i.e., those hosting for stays greater than 30 days but less than 180 days) to onerous registration requirements that could, in many instances, prohibit the use of these properties for short-term rental use.

DPP's aborted implementation of Ordinance 19-18 also raises the spectre of numerous federal constitutional challenges. With respect to regulatory takings, the proposed prohibitive revisions coupled with the County's abrupt reversal on the legality of hosted B&Bs lend significant support for a judicial finding of a regulatory takings, given the evident significant economic impact, interference with investment backed expectations, and arbitrary government action at issue here. And with regards to equal protection, the proposed revisions are particularly vulnerable. The County's prior embrace of hosted B&Bs and TVUs across all resort districts and applicable A-1/A-2 districts, new approach that permits TVU's in some resort and A-1/A-2 district but not others, and the significant limitations imposed on hosted B&Bs call into question the defensibility of this convoluted and arbitrary land use scheme.

We are concerned that this proposed law subverts the aim of state and federal laws designed to prevent anticompetitive and harmful consumer outcomes. By both diminishing the availability of short-term rentals while simultaneously allowing for more hotels in expanded use districts, the County is acting in a manner that leads to less competition, increased prices, decreased consumer choices, reduced accommodation quality, burdensome limits to travel accommodation entry and expansion, and, ultimately, harm to consumers who benefit from a fair, balanced, and competitive marketplace.

The City and County of Honolulu, residents, industry leaders, and hosts spent the last four years debating short-term rental policy that meets the needs of Oahu. The latest revisions to land use ordinance completely ignores and bypasses Bill 89's deliberative multi-year process and in turn, MOU agreement with the major hosting platforms. The amendments will only hurt Honolulu's ability to settle long-standing issues such as registration and compliance. We urge the City Council to take these issues into consideration before taking action on DPP's revised short-term rental proposal. Mahalo for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Middlebrook', with a long horizontal flourish extending to the right.

Matt Middlebrook
Airbnb Public Policy, Hawaii

matt.middlebrook@airbnb.com

From: CLK Council Info
Sent: Wednesday, November 17, 2021 1:41 PM
Subject: Zoning and Planning Testimony

Written Testimony

Name Catherine Orlans
Phone
Email corlans@outlook.com
Meeting Date 11-18-2021
Council/PH Committee Zoning and Planning
Agenda Item Bill 41
Your position on the matter Support
Representing Self
Organization

Written Testimony Aloha council members,
I support bill 41, especially as it relates to increasing the definition of a short term rental from 30 to 180 days, the enforcement and increase of fines and restricting these to only resort areas on O'ahu. Our communities deserve better than what the city has allowed to occur in our residential neighborhoods in the past decade. If people really want to experience living life as a local, then they should move here long term and contribute in a positive way instead of short term renting in neighborhoods.

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, November 17, 2021 3:24 PM
Subject: Zoning and Planning Testimony

Written Testimony

Name Lia Bosch
Phone
Email apnlodging@twc.com
Meeting Date 11-18-2021
Council/PH Zoning and Planning
Committee
Agenda Item Bill 41
Your position on the matter Oppose
Representing Self
Organization

I vehemently oppose Bill 41! This Bill totally crushes the economic foundation for individual owners who operate their transient vacation rentals both legally and ethically.

Written
Testimony

This Bill is supposed to address the issue of owners not paying their taxes and not following good business practices, yet this Bill totally destroys the potential for small business to make a living. As transient accommodation rental owners, we provide a valuable service to tourists who come to Waikiki and choose to stay in accommodations that are more comfortable than hotels. Having a central reservation system by which transient rentals can operate is in effect a way to take out market forces in our economy.

Passing this Bill will seriously hurt the citizens of Oahu, forcing many to divest in their business and move elsewhere to run their businesses.

Testimony
Attachment

Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, November 17, 2021 3:34 PM
Subject: Council Testimony

Written Testimony

Name veronica willkie
Phone
Email ronniehudson@yahoo.com
Meeting Date 11-08-2021
Council/PH Council
Committee
Agenda Item Bill41
Your position on the matter Oppose
Representing Self
Organization

Written
Testimony

It distrubing and infuriating that this bill is even being considered. The idea of opposing unlicensed short term rental with non residents as opposed to people who live on site and are willing to be licensed is understandable. The idea of only being allowed to rent short term within your own property , licensed for 180 days is ridiculous. The city should not be under the control of the hotel lobby, but respecting the desires of the people who live here. It is wrong to regulate with this amount of severity.

Testimony
Attachment

Accept Terms
and Agreement 1

IP: 192.168.200.67

M-083

From: CLK Council Info
Sent: Wednesday, November 17, 2021 6:57 PM
Subject: Zoning and Planning Testimony

Written Testimony

Name	lois crozer
Phone	
Email	lbc@hawaiiantel.net
Meeting Date	11-18-2021
Council/PH Committee	Zoning and Planning
Agenda Item	Bill 41
Your position on the matter	Oppose
Representing	Self
Organization	
Written Testimony	This bill has no redeeming value. I vote to scrap the entire thing.
Testimony Attachment	
Accept Terms and Agreement	1

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, November 17, 2021 7:28 PM
Subject: Council Testimony

Written Testimony

Name Feagaiga Fatu
Phone
Email fdkfatu@yahoo.com
Meeting Date 11-17-2021
Council/PH Council
Committee
Agenda Item Short term rentals Airbnb *in 41 (2021)*
Your position on the matter Support
Representing Self
Organization
Written Testimony The prices of rents is over rated and the control of home prices by big corporations n Hotels are pushing short term rentals off side. You guys are for the people not for big corporations! Allow short term rentals for us Home Owners to help with our mortgage payments.
Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, November 17, 2021 9:12 PM
Subject: Zoning and Planning Testimony

Written Testimony

Name Marcia M Braden
Phone
Email mbraden808@gmail.com
Meeting Date 11-18-2021
Council/PH Committee Zoning and Planning
Agenda Item Bill 41
Your position on the matter Oppose
Representing Self
Organization

I oppose the changes to the current STR regulations. The changes to advertising and enforcement that resulted from the creation of Bill 89 are working to curb vacation rentals. Please enforce the current law, don't create a new one.

Written Testimony In my neighborhood the requirement to advertise for 30 days or more has resulted in 4 vacation rental units becoming long term rentals and one other being sold to new residents. The thirty day rule is working. Please don't change the minimum to 180 days from 30. It is not necessary.

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Wednesday, November 17, 2021 9:31 PM
Subject: Zoning and Planning Testimony

Written Testimony

Name	Kathleen Pahinui
Phone	
Email	Pahinuik001@hawaii.rr.com
Meeting Date	11-18-2021
Council/PH Committee	Zoning and Planning
Agenda Item	Bill 41
Your position on the matter	Support
Representing	Self
Organization	
Written Testimony	
Testimony Attachment	
Accept Terms and Agreement 1	

IP: 192.168.200.67

From: CLK Council Info
Sent: Thursday, November 18, 2021 8:44 AM
Subject: Council Testimony

Written Testimony

Name Dayla Braunschweig
Phone
Email dayladee22@gmail.com
Meeting Date 11-18-2021
Council/PH Committee Council
Agenda Item 41
Your position on the matter Oppose
Representing Self
Organization

If I lose the ability to rent short term, I could lose my condo.

Written Testimony Please do not pass this bill. It's bad enough with the 30 day minimum.

Dayla

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Thursday, November 18, 2021 9:49 AM
Subject: Council Testimony

Written Testimony

Name HECTOR TRAPANI
Phone
Email hrebase-hnl@yahoo.com
Meeting Date 11-18-2021
Council/PH Council
Committee
Agenda Item Bill 41
Your position on the matter Oppose
Representing Self
Organization

Aloha Honolulu City Council

Written Testimony I oppose further consideration of the flawed Bill 41.
Please direct the DPP to implement Ordinance 19-18 that took
years of effort and thousands of man hours to iron out.

H Trapani
805-419-0784

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67