

**BILL046(22)**  
**Testimony**

**MISC. COMM. 319**

COUNCIL

## **COUNCIL Meeting**

Meeting Date: Aug 10, 2022 @ 10:00 AM

Support: 1

Oppose: 0

I wish to comment: 0

Name: Evan Oue	Email: eoue@imanaka-asato.com	Zip: 96813
Representing: NAIOP Hawaii	Position: Support	Submitted: Aug 10, 2022 @ 08:07 AM

August 10, 2022

Councilmember Tommy Waters, Chair  
Councilmember Ester Kia'aina Vice Chair  
City Council of Honolulu

RE: **Bill 46 – RELATING TO HEIGHT LIMITS FOR ROOFTOP  
STRUCTURES**  
**Hearing date – August 10, 2022 at 10:00 A.M.**

Aloha Chair Waters, Vice Chair Kia'aina and members of the Council,

Thank you for allowing NAIOP Hawaii to submit testimony providing **SUPPORT on Bill 46 – RELATING TO HEIGHT LIMITS FOR ROOFTOP STRUCTURES**. NAIOP Hawaii is the Hawaii chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders and other professionals.

Bill 46 seeks to increase the proliferation of rooftop solar panels by allowing rooftop solar panels to be placed above rooftop equipment and allowing the creation of new rooftop gathering space underneath rooftop solar panels. Specifically, the measure amends exemptions from the zoning district height limits for solar panels and additional structures with rooftop solar paneling.

NAIOP Hawaii commends the flexibility provided by this measure as adding sizable PV systems where the majority of the roof is taken up by mechanical enclosures, equipment, and maintenance pathways is difficult. The 18' allows installation over these pathways and systems. Further, many buildings already have installed mechanical screen enclosures (LOU max height with 18' max mechanical area), which prevent PV systems from being visually disruptive.

NAIOP Hawaii appreciates the language of the measure and recommend the following language for Section 21-4.60(8) to provide additional flexibility for rooftop solar panels.

*“(8) Any energy savings device, including heat pumps, solar collectors, or any solar energy device used for the purpose of generating electricity, not to exceed five feet above the governing height limit or if placed on rooftop structures housing rooftop*

Councilmember Tommy Waters, Chair  
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City Council of Honolulu  
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*machinery allowed up to 18 feet above the governing height limit, an additional five feet of height will be allowed."*

Thank you for the opportunity to testify on this measure and we look forward to working with all interest stakeholders to address this issue.

Mahalo for your consideration,

A handwritten signature in black ink, appearing to read 'J Camp', with a stylized flourish at the end.

Jennifer Camp, President  
NAIOP Hawaii