

**BILL050(22)**  
**Testimony**

**MISC. COMM. 399**

ZONING AND PLANNING

## **ZONING AND PLANNING Meeting**

Meeting Date: Sep 22, 2022 @ 09:00 AM

Support: 20

Oppose: 0

I wish to comment: 0

Name: Hawaii LECET	Email: INFO@hawaiilecet.org	Zip: 96817
Representing: Hawaii Laborers & Employers Cooperation and Education Trust Fund	Position: Support	Submitted: Sep 19, 2022 @ 09:06 AM
Name: Gina Somera	Email: ginaee07@gmail.com	Zip: 96706
Representing: KP Perfection Services, LLC	Position: Support	Submitted: Sep 19, 2022 @ 05:58 PM
Name: Leigh Tonai	Email: leigh@hicsurf.com	Zip: 96822
Representing: Hawaiian Island Creations, Inc.	Position: Support	Submitted: Sep 19, 2022 @ 05:58 PM
Name: LANE T. MURAOKA	Email: lane@bigcitydinerhawaii.com	Zip: 96797
Representing: Big City Diner	Position: Support	Submitted: Sep 19, 2022 @ 07:54 PM
Name: Vu Nguyen	Email: vu808@yahoo.com	Zip: 96701
Representing: Sen Wellness Center LLC	Position: Support	Submitted: Sep 19, 2022 @ 11:03 PM
Name: Christopher Delaunay	Email: cdelaunay@prp-hawaii.com	Zip: 96813
Representing: Pacific Resource Partnership	Position: Support	Submitted: Sep 20, 2022 @ 11:41 AM
Name: Michael Hickey	Email: mprghawaii@gmail.com	Zip: 96821
Representing: Pearl's Restaurant Group	Position: Support	Submitted: Sep 20, 2022 @ 12:29 PM
Name: Jason Chang	Email: jason@pipedreamssurfco.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Sep 20, 2022 @ 01:24 PM
Name: Aaron Forsgren	Email: aafors@yahoo.com	Zip: 96814
Representing: TANOA USA LLC	Position: Support	Submitted: Sep 20, 2022 @ 02:07 PM
Name: Brandon Ili	Email: admin@hoeisf.com	Zip: 96707

Representing: Hawaii Operating Engineers Industry Stabilization Fund	Position: Support	Submitted: Sep 20, 2022 @ 02:13 PM
Name: Keokolo Akina	Email: info@hawaiiescapechallenge.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Sep 20, 2022 @ 03:06 PM
Name: Gloria Brooks	Email: csn@hawaii.rr.com	Zip: 96813
Representing: Pali Momi Medical Center	Position: Support	Submitted: Sep 20, 2022 @ 03:29 PM
Name: Miho Choi Fernandez	Email: miho@brugbakery.com	Zip: 96814
Representing: BRUG LLC	Position: Support	Submitted: Sep 20, 2022 @ 06:52 PM
Name: Bradley Ishii	Email: bradleyish@aol.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Sep 20, 2022 @ 06:58 PM
Name: Douglas Simmons	Email: simmons812@gmail.com	Zip: 96701
Representing: Razor Concepts and Sports	Position: Support	Submitted: Sep 20, 2022 @ 08:46 PM
Name: Tina Yamaki	Email: tyamaki@rmhawaii.org	Zip: 96816
Representing: Retail Merchants of Hawaii	Position: Support	Submitted: Sep 20, 2022 @ 09:44 PM
Name: TINA WANG	Email: WANGJUETINA@GMAIL.COM	Zip: 96701
Representing: TANAKA RAMEN & IZAKAYA	Position: Support	Submitted: Sep 20, 2022 @ 11:24 PM
Name: Kris Louie	Email: sweettreatsbykris@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Sep 21, 2022 @ 03:26 AM
Name: Lisa Callahan	Email: lisa.callahan@washingtonprime.com	Zip: 46074
Representing: Washington Prime Group, owners of Pearlridge Center	Position: Support	Submitted: Sep 21, 2022 @ 07:33



		AM
Name: Jenny Lu	Email: jenny.lu@gomatei.com	Zip: 96701
Representing: Goma, inc	Position: Support	Submitted: Sep 21, 2022 @ 01:52 PM



## HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 • Honolulu, HI 96817 • Phone: 808-845-3238 • Fax: 808-845-8300

September 19, 2022

To: **The Honorable Brandon Elefante, Chair**  
**Committee on Zoning and Planning**  
**Honolulu City Council**  
City & County of Honolulu  
530 South King Street  
Honolulu, Hawaii 96813

Re: **TESTIMONY IN SUPPORT OF BILL 50 (2022) PROPOSED CD1 (BE1), TO REZONE LAND SITUATION IN HALAWA – PEARL CITY AND WAIPAHU, OAHU, HAWAII**  
FOR HEARING ON THURSDAY, SEPT. 22, 2022 at 9:00 AM, CITY COUNCIL CHAMBER

**Aloha Chair Elefante, Vice Chair Kia`āina, and Honorable Committee Members,**

The **Hawaii Laborers & Employers Cooperation and Education Trust Fund** (Hawaii LECET) is a labor + management partnership established in 1992 between the 5,000 statewide members of the Hawaii Laborers Union and over 250 construction contractor members of the General Contractors Association and the Building Industry Association. The Laborers International is the largest construction trade union in the country, and Hawaii LECET is part of a network of 38 labor-management LECET Funds in North America.

**Hawaii LECET supports Bill 50 and the Proposed CD1 from Chair Elefante**, which amends Exhibit B to change the zoning designation for Tax Map Keys 9-8-016:053, 054 (portion), 055, and 056 to add a maximum bonus height of 150 feet (zone change would be from B-2 60' to BMX-3 60' (150'), instead of from B-2 60' to BMX-3 60').

**Washington Prime Group**, owners of **Pearlridge Center**, would be able to develop housing, including affordable and/or workforce on the 8-acre parcel they own in fee, and the increase in height will allow for an economically feasible project. This project will provide community benefits and blend in with the other proposed amendments surrounding the area. For these reasons, Hawaii LECET strongly supports Bill 50 CD1(BE1) and requests your consideration and support. Thank you for this opportunity to offer our testimony.

Mahalo,

**Hawaii Laborers & Employers Cooperation  
and Education Trust Fund**



91-1160 Kamakana Street, Unit 809  
Ewa Beach, HI 96706  
kpperfection.janiking@gmail.com  
(808) 387-1539  
(808) 256-5647 | (808) 542-0243

September 19, 2022

The Honorable Brandon Elefante, Chair  
Committee on Zoning and Planning  
Honolulu City Council  
530 S. King Street  
Honolulu, HI 96813

**RE: Bill 50 Proposed CD1– To Rezone Land Situated at Halawa - Pearl City and Waipahu, Oahu, Hawaii**

Aloha Chair Elefante, Vice Chair Kia'aina and Members of the Committee:

We appreciate the opportunity to submit a testimony in support of Bill 50 Proposed CD1, which amends Exhibit B to change the zoning designation for certain Tax Map Keys to add a maximum bonus height of 150 feet.

I represent KP Perfection Services, LLC dba Janiking Hawaii, a contractor at Pearlridge Center. We are contracted to do Housekeeping services and we employ around 45 people. We have been working with David Cianelli and the mall for five years. Pearlridge Center sponsors and participates in events held for the local community, all while acting as a gathering place. The approval of Bill 50 Proposed CD1 will not only strengthen this, but it will also promote local businesses, as half of the tenants are locally-owned.

The Washington Prime Group, owners of Pearlridge Center, would like to develop affordable housing, and the increase in height will allow for an economically feasible project.

We ask for your favorable consideration in passing the proposed CD1. Thank you.

A handwritten signature in black ink, appearing to read "Gina Somera".

Gina Somera  
KP Perfection Services, LLC  
dba Janiking Hawaii



September 20, 2022

The Honorable Brandon Elefante, Chair  
Committee on Zoning and Planning  
Honolulu City Council  
530 S. King Street  
Honolulu, HI 96813

**RE: Bill 50 Proposed CD1– To Rezone Land Situated at Halawa - Pearl City and Waipahu, Oahu, Hawaii**

To the Honorable Chair Elefante, Vice Chair Kia'aina and Members of the Committee,

We appreciate the opportunity to submit testimony in support of Bill 50 Proposed CD1, which amends Exhibit B to change the zoning designation for certain Tax Map Keys to add a maximum bonus height of 150 feet.

I am Leigh Tonai, CEO of Hawaiian Island Creations, Inc., a tenant at Pearlridge Center. We started in Kailua over fifty years ago and have expanded to seventeen locations throughout the state. We have been a tenant at Pearlridge Center for over thirty years. We have seen the ups and downs of the Center over the past three decades. We have seen a resurgence in sales when the owners of the Center made a large investment in upgrading the exterior and interior of the Center just prior to the covid pandemic. The General Manager, David Cianelli, has been attentive to our requests and needs as a local retailer.

The Washington Prime Group, owners of Pearlridge Center, would like to develop housing including affordable and/or workforce, and the increase in height will allow for an economically feasible project. We are in favor of the project since it would add more traffic to the Center. We do not feel it would have a significant impact on traffic in the area since the development is easily walkable from the Center as well as the proposed rail line. It would also provide much needed housing in a tight market.

We ask for your favorable consideration in passing the proposed Bill 50 CD1.

Sincerely Yours,

A handwritten signature in cursive script that reads "Leigh Tonai".

Leigh Tonai, CEO  
Hawaiian Island Creations, Inc.



September 19, 2022

The Honorable Brandon Elefante, Chair  
Committee on Zoning and Planning  
Honolulu City Council  
530 South King Street  
Honolulu, Hawaii 96813

RE: Bill 50 Proposed CD1– To Rezone Land Situated at Halawa - Pearl City and Waipahu, Oahu, Hawaii

Aloha Chair Elefante, Vice Chair Kia'aina and Members of the Committee:

We appreciate the opportunity to submit testimony in support of Bill 50 Proposed CD1 which amends Exhibit B to change the zoning designation for certain Tax Map Keys to add a maximum bonus height of 150 feet.

I am the owner of Big City Diner, a tenant at Pearlridge Center – East at 98-211 Pali Momi Street, #900. It is a pleasure to work with David Cianelli, GM of Pearlridge (Washington Prime Group). He takes care of business and cares about us, the small and local business owner and understands the challenges that we encounter every day.

The Washington Prime Group, owners of Pearlridge Center, would like to develop housing including affordable and/or workforce. The increase in height will allow for an economically feasible project that will create a walkable neighborhood to promote a community gathering place within our Pearlridge neighborhood. It will increase foot traffic to ensure the long-term viability of our family restaurant business.

We ask for your favorable consideration in passing the proposed CD1.

Thank you for your time and consideration.

Aloha & Mahalo,

A handwritten signature in black ink, appearing to read "Lane T. Muraoka", written over a horizontal line.

Lane T. Muraoka  
Owner/President  
Big City Diner Restaurants  
Corporate Office  
94-800 Ukee Street, #305  
Waipahu, Hawaii 96797



September 19, 2022

The Honorable Brandon Elefante, Chair  
Committee on Zoning and Planning  
Honolulu City Council  
530 S. King Street  
Honolulu, HI 96813

**RE: Bill 50 Proposed CD1- To Rezone Land Situated at Halawa - Pearl City and Waipahu, Oahu, Hawaii**

Aloha Chair Elefante, Vice Chair Kia'aina and Members of the Committee:

We appreciate the opportunity to submit testimony in support of Bill 50 Proposed CD1, which amends Exhibit B to change the zoning designation for certain Tax Map Keys to add a maximum bonus height of 150 feet.

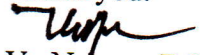
I am aware of our island housing shortage and happy to know that that Washington Prime Group is interested in developing more housing.

I am representing Body & Mind Spa, a tenant at PearlrIDGE Center over 10 years. PearlrIDGE is a very special place where you can find many local own businesses like mine and over the years PearlrIDGE center has been sponsoring many local events-Food Drive, Job fair, farmer market etc... There's no other place like it in the west side of our island for locals and military families.

The Washington Prime Group, owners of PearlrIDGE Center, would like to develop housing including affordable and/or workforce, and the increase in height will allow for an economically feasible project.

We ask for your favorable consideration in passing the proposed CD1.

Thank you.



Vu Nguyen, DC  
President

Sen Wellness Center LLC  
98-1005 Moanalua Rd., Ste 235  
Aiea, HI 96701  
Tel: 808-488-8588

Testimony of  
Pacific Resource Partnership

City Council  
City & County of Honolulu  
Committee On Zoning and Planning  
Councilmember Brandon J.C. Elefante, Chair  
Councilmember Esther Kiaʻāina, Vice Chair

Bill 50—Changing the Zoning Designation to Add a Maximum Bonus Height of 150 Feet  
Thursday, September 22, 2022

Aloha Chair Elefante, Vice Chair Kiaʻāina, and Members of the Committee:

Pacific Resource Partnership (PRP) writes in **support** of the proposed CD1 to Bill 50, changing the zoning designation for TMK 9-8-016:053, 054 (portion), 055, and 056 to add a maximum bonus height of 150 feet.

Increasing the maximum height at this parcel from 60 to 150 feet will make it more economically feasible for the developer/landowner to build much needed affordable/workforce housing for Oahu's residents. Additionally, an increase in height will stimulate our economy by creating more construction jobs for our local workforce.

As such, we respectfully request your favorable decision on this measure. Thank you for this opportunity to submit written testimony.



# Pearl's Restaurant Group, Inc.

September 19, 2022

The Honorable Brandon Elefante, Chair  
Committee on Zoning and Planning  
Honolulu City Council  
530 S. King Street  
Honolulu, HI 96813

**RE: Bill 50 Proposed CD1– To Rezone Land Situated at Halawa - Pearl City and  
Waipahu, Oahu, Hawaii**

Aloha Chair Elefante, Vice Chair Kia'aina and Members of the Committee:

We appreciate the opportunity to submit testimony in support of Bill 50 Proposed CD1, which amends Exhibit B to change the zoning designation for certain Tax Map Keys to add a maximum bonus height of 150 feet.

I represent Yummy Korean BBQ, Pearl's Korean BBQ and Rainbow Drive In. We have been a tenant at Pearlridge Center for over 30 years and we are happy to be a part of this community. Pearlridge is truly a gathering place for all families throughout the island. Residents frequent Pearlridge from the North Shore and the Windward side of the island which speaks volumes.

I have worked closely with David Cianelli since he arrived at Pearlridge Center as the General Manager. The tenants spoke out and wanted a more local tenant mix. We are pleased with David's efforts to make this happen. About half of the stores and restaurants are locally owned. David always listens to tenants ideas and takes suggestions to heart. We appreciate his hard work and commitment to Pearlridge Center.

The Washington Prime Group, owners of Pearlridge Center, would like to develop housing including affordable and/or workforce, and the increase in height will allow for an economically feasible project. We are in favor of this project because housing is needed and the additional foot traffic will add customers to all businesses in the area.

We ask for your favorable consideration in passing the proposed CD1. Thank you.

  
\_\_\_\_\_  
Mike Hickey  
Vice President  
Pearl's Restaurant Group



September 19, 2022

The Honorable Brandon Elefante, Chair  
Committee on Zoning and Planning  
Honolulu City Council  
530 S. King Street  
Honolulu, HI 96813

**RE: Bill 50 Proposed CD1– To Rezone Land Situated at Halawa - Pearl City and Waipahu, Oahu, Hawaii**

Aloha Chair Elefante, Vice Chair Kia'aina and Members of the Committee:

We appreciate the opportunity to submit testimony in support of Bill 50 Proposed CD1, which amends Exhibit B to change the zoning designation for certain Tax Map Keys to add a maximum bonus height of 150 feet.

I am/represent \_\_\_\_\_ Jason Chang \_\_\_\_\_, a tenant at PearlrIDGE Center. *(Expand on your relationship with David Cianelli / Washington Prime Group)*

*Through my years working with David, he's always been forthright & helpful.*

The Washington Prime Group, owners of PearlrIDGE Center, would like to develop housing including affordable and/or workforce, and the increase in height will allow for an economically feasible project.

We ask for your favorable consideration in passing the proposed CD1. Thank you.

Name/Title/Business/Organization



1177 QUEEN ST #1101 HONOLULU HI 96814  
OFFICE 808 277 1623

September 20, 2022

The Honorable Brandon Elefante, Chair  
Committee on Zoning and Planning  
Honolulu City Council  
530 S. King Street  
Honolulu, HI 96813

**RE: Bill 50 Proposed CD1– To Rezone Land Situated at Halawa - Pearl City and Waipahu, Oahu, Hawaii**

Aloha Chair Elefante, Vice Chair Kia'aina and Members of the Committee:

Thank you for this opportunity to voice my opinion in support of Bill 50 Proposed CD1, which amends Exhibit B to change the zoning designation for certain Tax Map Keys to add a maximum bonus height of 150 feet.

I am Aaron Forsgren, a tenant at Pearlridge Center. I have seen and appreciate the direction Pearlridge Center has taken over the years to really support locally owned businesses. I have operated a locally owned Polynesian clothing store in the Center since 2019. My experience has been very positive in dealing. Since being there I have spoken to the GM David Cianelli and have heard the vision and seen it in operation to really promote many community based events from weekly farmers markets to events that focus on fun and entertainment for families.

I am in favor of the decision for The Washington Prime Group, owners of Pearlridge Center, to develop housing as I believe there is a strong need for it. The increase in height will allow for an economically feasible project as well as bring a more neighborhood feel with strong walkability. This can only be beneficial for us locally owned business in the neighboring Center. In my opinion the area is currently in need of improvements and this project would help to upgrade the current lot without causing any burden on the community.

I ask for your favorable consideration in passing the proposed CD1. Thank you.

Aaron Forsgren,  
President of Tanoa USA LLC





September 19, 2022

Honorable, Brandon J. C Elefante, Committee on Zoning and Planning, Chair  
Honorable, Esther Kia'āina, Committee on Zoning and Planning, Vice Chair  
Honorable, members of the Committee on Zoning and Planning

RE: BILL 50 CD1 (2022) – REZONE LAND SITUATED AT HALAWA – PEARL CITY AND WAIPAHU,  
OAHU, HAWAII (2016/GEN2).

Aloha Chair Elefante, Vice Chair Kia'āina and members of the Committee on Zoning and  
Planning:

My name is Brandon Ili and I am the Executive Director of the Hawaii Operating Engineers  
Industry Stabilization Fund (HOEISF). We are a labor management fund representing 3000  
unionized members in heavy engineering site work and 500 general contractors specializing in  
heavy site and vertical construction. Our organization would like to offer our written testimony  
in support Bill 50 CD1.

As stated in previous hearings, Bill 50 is part of the TOD special district and zoning changes. The  
purpose of these changes is to create access and views to water and the Pearl Harbor Historic  
trail, create a comfortable and lively pedestrian environment, provide multimodal access to and  
from rails station, and most importantly, to encourage workforce housing. The current bill  
ensure that zoning changes allow for more mixed uses in relevant areas and the CD1 will give  
more options for future workforce housing development.

We, therefore, humbly ask for your approval and passing of Bill 50 CD1.

Mahalo,

Brandon Ili  
Executive Director  
Hawaii Operating Engineers Industry Stabilization Fund



Hawaii Escape Challenge LLC  
98-1005 Moanalua Rd. Aiea, Hawaii

September 19, 2022

The Honorable Brandon Elefante, Chair  
Committee on Zoning and Planning  
Honolulu City Council  
530 S. King Street  
Honolulu, HI 96813

**RE: Bill 50 Proposed CD1– To Rezone Land Situated at Halawa - Pearl City and Waipahu, Oahu, Hawaii**

Aloha Chair Elefante, Vice Chair Kia'aina and Members of the Committee:

Mahalo for allowing us the opportunity to submit testimony in support of Bill 50 Proposed CD1, which amends Exhibit B to change the zoning designation for certain Tax Map Keys to add a maximum bonus height of 150 feet.

My name is Keokolo Akina, owner of Hawaii Escape Challenge LLC and tenant at Pearlridge Center for 6 years. Our time with Washington Prime Group has been a most pleasant experience. W.P.G. has been an integral part in aiding our business mission and goals. Under the leadership of David Cianelli and his management team, our business has been able to excel in our operations by use of their leasing and marketing departments, which provide an array of strategic and community based initiatives. We have been very fortunate to collaborate with many shopping centers across the state of Hawaii and W.P.G. is a very professional and community oriented company.

The Washington Prime Group, owners of Pearlridge Center, would like to develop housing including affordable and/or workforce as well as a more walkable areas that promote live/work opportunities for our community and the increase in height will allow for an economically feasible project.

We humbly request for your favorable consideration in passing the Bill 50 proposed CD1.  
Mahalo Nui Loa.

Keokolo Akina  
Owner, Hawaii Escape Challenge

98-1079 Moanalua Road  
Aiea, Hawai'i 96701-4713



808-486-6000  
www.palimomi.org

Thursday – September 22, 2022; 9:00 am  
City Council Chamber

**Committee on Zoning and Planning**

To: Brandon J.C. Elefante, Chair, Chair  
Esther Kia'aina, Vice Chair

From: Gloria Brooks, COO  
Pali Momi Medical Center

Re: **Bill 50 (2022), Proposed CD1 – Rezone Land Situated at Halawa – Pearl City and Waipahu, Oahu, Hawai'i**

**Testimony in Support**

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My name is Gloria Brooks, and I am the Chief Operating Officer for Pali Momi Medical Center. With 118 beds and more than 400 physicians on its medical staff, Pali Momi Medical Center offers a full range of services for the communities of Central and West O'ahu. The hospital is an affiliate of Hawai'i Pacific Health, one of the state's largest health care providers and a not-for-profit health care system with over 70 locations statewide including medical centers, clinics, physicians and other caregivers serving Hawai'i and the Pacific Region with high quality, compassionate care.

Pali Momi supports Bill 50 (2022), Proposed CD1 to rezone land situated at Halawa – Pearl City and Waipahu, Oahu, Hawai'i. Specifically, we support a proposed amendment that would increase the building height limit from 60' to 150'. The increased height limit would permit for an economically feasible project that could include housing. The availability of affordable and/or workforce housing continues to be problematic for many working families. We understand the developer is interested in building affordable and/or workforce housing within the district and the increased height limit would make this possible.

Access to housing is a key social determinant of health. Housing is the foundation for human dignity and wellbeing and this, in turn, profoundly influences health, economic mobility, and thriving communities. With affordable and/or workforce housing situated nearby Pali Momi, access to health care providers and services for those in the neighborhood would be direct and immediate.

The availability of affordable and/or workforce housing is also vital to solving workforce issues in Hawai'i. Providing affordable, safe and comfortable housing enables individuals to successfully enter the workforce. Additionally, housing in close proximity

to the rail line is not only convenient for individuals required to commute to work, but also eases traffic congestion.

Thank you for the opportunity to provide this testimony.



September 20, 2022

The Honorable Brandon Elefante, Chair  
Committee on Zoning and Planning  
Honolulu City Council  
530 S. King Street  
Honolulu, HI 96813

**RE: Bill 50 Proposed CD1– To Rezone Land Situated at Halawa - Pearl City and Waipahu, Oahu, Hawaii**

Aloha Chair Elefante, Vice Chair Kia'aina and Members of the Committee:

We appreciate the opportunity to submit testimony in support of Bill 50 Proposed CD1, which amends Exhibit B to change the zoning designation for certain Tax Map Keys to add a maximum bonus height of 150 feet.

My name is Miho and I represent BRUG Bakery , a tenant at Pearlridge Center. I have worked with David Cianelli of Washington Prime Group since 2016 when he was working for GGP Ala Moana Center as we also occupy a few spaces within the mall. He has been always excellent at taking care of his tenants and is thoughtful to the community .

I would like to support The Washington Prime Group, owners of Pearlridge Center, in their endeavor to develop housing including affordable and/or workforce, and the increase in height will allow for an economically feasible project.

We ask for your favorable consideration in passing the proposed CD1. Thank you.

BRUG LLC DBA BRUG Bakery  
President & CEO

A handwritten signature in black ink, appearing to read 'Miho'.

Miho Choi Fernandez



# RockIsland Sun LLC

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September 20, 2022

The Honorable Brandon Elefante, Chair  
Committee on Zoning & Planning  
Honolulu City Council  
530 S. King Street  
Honolulu, HI 96813

**RE: Bill 50 proposed CD1 - To rezone land situated at Halawa - Pearl City and Waipahu, Hawaii.**

Aloha Chair Elefante, Vice Chair Kia'aina and members of the committee.

I appreciate the opportunity to submit testimony in support on Bill 50 proposed CD1, which amends Exhibit B to change the zoning designation for certain Tax Map Keys to add a maximum height of 150.

My name is Bradley Ishii, owner and operator of Thinker Things, a tenant at Pearlridge Center Wai-Makai. David Cianelli continues to be a strong supporter of my business and the business that surrounds the center. He has been advising us on the progress of the center and the benefits of adding a housing development across the street. With their future plans, our neighborhood would enhance the growth in workforce and affordable housing. This is a good thing.

Therefore, we humbly ask for your consideration in passing the proposed CD1.

Sincerely yours,

Bradley Ishii

CEO RockIsland Sun

# RAZOR

September 19, 2022

The Honorable Brandon Elefante, Chair  
Committee on Zoning and Planning  
Honolulu City Council  
530 S. King Street  
Honolulu, HI 96813

RE: Bill 50 Proposed CD1– To Rezone Land Situated at Halawa - Pearl City and  
Waipahu, Oahu, Hawaii

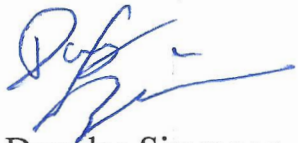
Aloha Chair Elefante, Vice Chair Kia'aina and Members of the Committee:

I, Douglas Simmons, represent Razor Concepts and Razor Sports, a tenant at Pearlridge Center for almost 22 years and had been working with David Cianelli from Pearlridge Center for many years.

We appreciate the opportunity to submit testimony in support of Bill 50 Proposed CD1, which amends Exhibit B to change the zoning designation for certain Tax Map Keys to add a maximum bonus height of 150 feet.

The Washington Prime Group, owners of Pearlridge Center, would like to develop housing including affordable and/or workforce, and the increase in height will allow for an economically feasible project. By develop housing would bring a sense of community and provide more local families a place to live and gather in the area.

We ask for your favorable consideration in passing the proposed CD1. Thank you.



Douglas Simmons  
General Manager  
Razor Concepts / Sports

Pearlridge Center  
98-1005 Moanalua Road #139/ 2412  
Aiea, Hawaii 96701  
(808) 486-3003 / (808) 485-5007  
[www.razor-concepts.com](http://www.razor-concepts.com)  
[www.razordrift808.com](http://www.razordrift808.com)



**TESTIMONY OF TINA YAMAKI, PRESIDENT  
RETAIL MERCHANTS OF HAWAII  
September 22, 2022**

**Re: BILL 50 (2022) PROPOSED CD1 – RELATING TO REZONE LAND SITUATED  
AT HALAWA - PEARL CITY AND WAIPAHU, OAHU, HAWAII**

Good morning, Chair Elefante, Vice Chair Kia'aina and members of the Honolulu City Council's Committee on Zoning. I am Tina Yamaki, President of the Retail Merchants of Hawaii and I appreciate this opportunity to testify.

The Retail Merchants of Hawaii is a statewide not-for-profit trade organization committed to supporting the retail industry and businesses in Hawaii. The retail industry is one of the largest employers in the state, with 27% of the jobs in Hawaii supported by the retail industry.

The Retail Merchants of Hawaii is in support of Bill 50 Proposed CD1 Relating to Rezone Land Situated at Halawa - Pearl City and Waipahu, Oahu, Hawaii. This measure will help provide a stable economic future for Hawaii's local businesses. The proposed CD1 changes the zoning designation for certain tax map keys to add a maximum bonus height of 150 feet.

Pearlridge Center is a vibrant retail center that provides economic injection into the community as well as a community gathering place. Fifty percent of the Center's tenants are local. Washington Prime Group is seeking an increase in the height limit to give them the ability to propose an economically feasible project that may include much needed housing for our island.

We ask for your favorable consideration in passing the proposed CD1.

Mahalo for this opportunity to testify.





The Honorable Brandon Elefante, Chair  
Committee on Zoning and Planning  
Honolulu City Council  
530 S. King Street  
Honolulu, HI 96813

September 20, 2022

**RE: Bill 50 Proposed CD1– To Rezone Land Situated at Halawa - Pearl City and  
Waipahu, Oahu, Hawaii**

Aloha Chair Elefante, Vice Chair Kia'aina and Members of the Committee:

We appreciate the opportunity to submit testimony in support of Bill 50 Proposed CD1, which amends Exhibit B to change the zoning designation for certain Tax Map Keys to add a maximum bonus height of 150 feet.

I represent Tanaka Ramen & Izakaya, a tenant at Pearlridge Center, since 2021. The Pearlridge Center itself is a very convenient community gathering place. It is a good neighbor who sponsors various community events as well as promoting local businesses. We would love to see Pearlridge Center to continue grow bigger and better to service our communities.

The Washington Prime Group, owners of Pearlridge Center, would like to develop housing including affordable and/or workforce, and the increase in height will allow for an economically feasible project.

We ask for your favorable consideration in passing the proposed CD1.

Thank you.

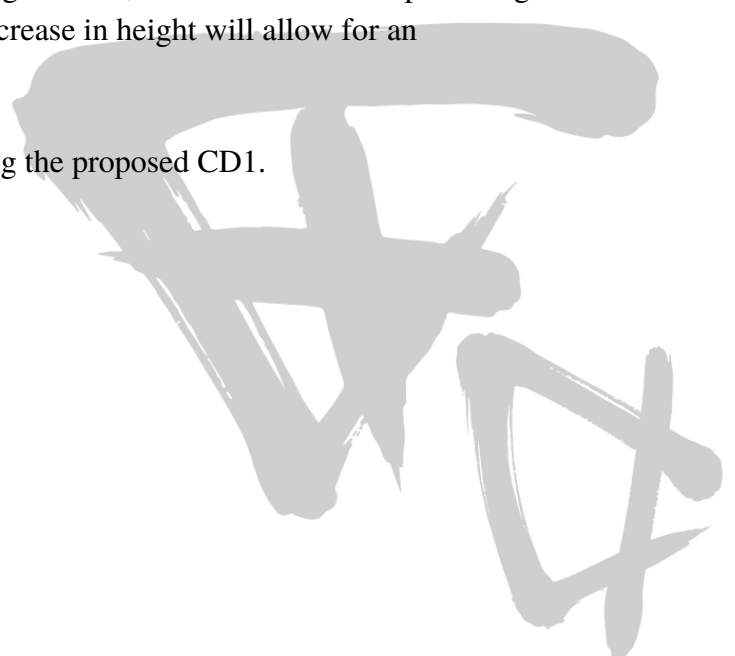
Sincerely,



**Tina Wang**

**President**

**Tanaka Ramen & Izakaya**





Sweet Treats by Kris  
98-1005 Moanalua Road, #1409  
Aiea, HI 96701

September 20, 2022

The Honorable Brandon Elefante, Chair  
Committee on Zoning and Planning  
Honolulu City Council  
530 S. King Street  
Honolulu, HI 96813

**RE: Bill 50 Proposed CD1- To Rezone Land Situated at Halawa - Pearl City and Waipahu, Oahu, Hawaii**

Aloha Chair Elefante, Vice Chair Kia'aina and Members of the Committee:

We appreciate the opportunity to submit testimony in support of Bill 50 Proposed CD1, which amends Exhibit B to change the zoning designation for certain Tax Map Keys to add a maximum bonus height of 150 feet.

I am Kris Louie, owner of Sweet Treats by Kris, a tenant at Pearlridge Center. I have been a tenant at Pearlridge Center since 2019 and have worked closely with Management and David Cianelli on several events and promotions throughout my time here.

The Washington Prime Group, owners of Pearlridge Center, would like to develop housing including affordable and/or workforce, and the increase in height will allow for an economically feasible project.

As a local business owner, I feel very fortunate to be a tenant at Pearlridge Center. Here at Pearlridge Center, 50% of the tenants are locally owned businesses, which is an important factor to our customer base as they love to shop and support local. Pearlridge serves as a gathering place for many in our community of all ages. We would greatly benefit from this housing project that is in walkable distance to the mall and we ask for your favorable consideration in passing the proposed CD1.

Thank you.

A handwritten signature in black ink, appearing to read "Kris Louie", with a long horizontal flourish extending to the right.

Kris Louie  
Owner  
Sweet Treats by Kris



# WASHINGTON PRIME GROUP

September 22, 2022

Zoning and Planning Committee  
Brandon Elefante, Chair  
Esther Kia‘āina, Vice Chair

**Re: Bill 50 (2022), Proposed CD1**

Aloha Chair Elefante, Vice Chair Kia‘āina, and Members of the Committee:

Pearlridge Center is a vibrant retail center and gathering space in the Aiea neighborhood, and a proud and active member of the community. Of our 180 tenants, over 50% are local. We appreciate your committee and the Department of Planning and Permitting’s efforts in rezoning the property as part of the TOD Special District in order to allow us to add density and residential uses, not only to provide much needed housing, but also to support these local and other tenants.

The parcel referenced in CD1 is one that Washington Prime Group owns fee simple and contains an empty Toys R Us building that has been vacant for many years. This makes it a site where we could act quickly to bring residential, including affordable and/or workforce housing to this area. The parcel currently contains an office building that is 118 feet in height, almost double the original recommendation of 60 feet for this same parcel. We respectfully ask for the increase in height from 60 feet to 150 feet so that we can create an economically viable project and bring much-needed residential housing that is walkable to the new transit station, the retail and restaurants of Pearlridge Center, as well as the medical facilities nearby.

Thank you for the opportunity to provide this written testimony and we respectfully ask for your favorable action on this proposed change.

Mahalo,

**Lisa Callahan**

Lisa Callahan  
Senior Vice President, Development  
Washington Prime Group



98-1005 Moanalua Road.  
#880  
Honolulu, HI 96701  
Tel: 808-721-3598  
jenny.lu@gomatei.com

September 19, 2022

The Honorable Brandon Elefante, Chair  
Committee on Zoning and Planning  
Honolulu City Council  
530 S. King Street  
Honolulu, HI 96813

**RE: Bill 50 Proposed CD1- To Rezone Land Situated at Halawa - Pearl City and Waipahu, Oahu, Hawaii**

Aloha Chair Elefante, Vice Chair Kia'aina and Members of the Committee:

We appreciate the opportunity to submit testimony in support of Bill 50 Proposed CD1, which amends Exhibit B to change the zoning designation for certain Tax Map Keys to add a maximum bonus height of 150 feet.

I am/represent Goma Tei Ramen, a tenant at Pearlridge Center. We have been doing business here at Pearlridge center since 2013 and established a close relationship with the mall and the residents in this community.

The Washington Prime Group, owners of Pearlridge Center, would like to develop housing including affordable and/or workforce, and the increase in height will allow for an economically feasible project.

We ask for your favorable consideration in passing the proposed CD1. Thank you.

Very truly yours,

Goma, 3 Inc.

A handwritten signature in black ink, appearing to be "Jenny Lu", is written over the printed name.

Jenny Lu

General Manager