



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING AND
PLANNING

Voting Members:

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

WRITTEN SUMMARY FOR VIDEO RECORD

REGULAR MEETING
THURSDAY, SEPTEMBER 22, 2022

CITY COUNCIL CHAMBER
3RD FLOOR, HONOLULU HALE
HONOLULU, HAWAII 96813

Note: A copy of a DVD of the full proceedings of this meeting may be requested by calling the City Clerk's Office at 768-5822 or may be viewed at https://honolulu.granicus.com/player/clip/1949?vrew_id=3&redirect=true&h=e706afb162c80d8617a23e110f605240.

The time references below indicate the point in the video recording when the stated actions began.

CALL TO ORDER

The regular meeting of the Committee on Zoning and Planning was called to order by Committee Chair Brandon J.C. Elefante at 9:04 a.m. Councilmembers Cordero (voting member), Kia'aina (voting member), and Say (voting member) were present at the meeting.

RECESS / RECONVENE

Committee Chair Elefante called for a recess at 9:08 a.m. and reconvened the meeting at 9:17 a.m.

[9:17 a.m.]

Committee Chair Elefante proceeded with oral remote testimony via videoconference or phone and in-person testimony in the Council Chamber.

[9:37 a.m.]

Committee Chair Elefante closed this part of remote and in-person testimony.

ORDER OF BUSINESS

FOR ACTION

[9:37 a.m.]

1. RESOLUTION 22-202 – COMMITTEE REPORT 261

REAPPOINTMENT OF MR. PANE MEATOGA III. Confirming the reappointment of Mr. Pane Meatoga III to serve on Planning Commission of the City and County of Honolulu for a term expiring on June 30, 2027.

[9:45 a.m.]

There was no public testimony.

[9:48 a.m.]

Resolution 22-202 reported out for adoption.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.

NOES: None.

Related communication:

CC-263 Disclosure of Interest Statement submitted by Councilmember Elefante.

2. RESOLUTION 22-206

REAPPOINTMENT OF MR. LANDON KANESHIRO. Confirming the reappointment of Mr. Landon Kaneshiro to the Zoning Board of Appeals for a term expiring on June 30, 2027.

This item was cancelled.

3. RESOLUTION 22-205

REAPPOINTMENT OF JAY HIGASHI. Confirming the reappointment of Jay Higashi to serve on the Building Board of Appeals of the City and County of Honolulu for a term to expire on December 31, 2025.

This item was cancelled.

[9:48 a.m.]

4. RESOLUTION 22-225 – COMMITTEE REPORT 263

REQUEST TO EXTEND THE DEADLINE FOR COMMENCEMENT OF CONSTRUCTION. Amending Resolution No. 20-251, CD1, FD1 to extend the deadline for commencement of construction of Hawaii Public Housing Authority (HPHA) Affordable Housing Development at Kapalama, Oahu, Hawaii, Tax Map Key 1-6-006: 003 (por).

[9:50 a.m.]

The Committee Chair called upon Vincent Shigekuni and Greg Nakai (via videoconference), the Applicant's agents, and also Bob Fard (via videoconference), the Applicant's representative, to provide a brief presentation of the Project to the Committee.

[10:14 a.m.]

There was no public testimony.

RECESS / RECONVENE

Committee Chair Elefante called for a recess at 10:21 a.m. and reconvened the meeting at 10:22 a.m.

[10:23 a.m.]

Committee Chair Elefante stated that he filed a Disclosure of Interest Statement with the City Clerk's Office (CC-284).

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[10:29 a.m.]

Resolution 22-225 amended to CD1 (OCS2022-0783/9/28/2022 11:18 AM) and reported out for adoption.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.

NOES: None.

Related communication:

CC-284 Disclosure of Interest Statement submitted by Councilmember Elefante.

[10:29 a.m.]

5. BILL 43 (2022) – COMMITTEE REPORT 256

ADMINISTRATIVE ENFORCEMENT OF THE BUILDING, ELECTRICAL, PLUMBING, AND SIDEWALK CODES. Addressing the administrative enforcement of the building, electrical, plumbing, and sidewalk codes.

[10:31 a.m.]

There was no public testimony.

[10:31 a.m.]

Bill 43 (2022) amended to CD1 (OCS220-0747/9/15/2022 1:27 PM) and reported out for passage on third reading.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.

NOES: None.

[10:31 a.m.]

6. BILL 46 (2022), CD1 – COMMITTEE REPORT 257

HEIGHT LIMITS FOR ROOFTOP STRUCTURES. Increasing 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.

[10:33 a.m.]

There was no public testimony.

[10:33 a.m.]

Bill 46 (2022), CD1 amended to CD2 (OCS2022-0759/9/21/2022 2:30 PM) and reported out for passage on third reading.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.
NOES: None.

[10:33 a.m.]

7. BILL 51 (2022) – COMMITTEE REPORT 260

BUILDING PERMIT APPLICATIONS. Addressing the requirements of a building permit application.

[10:34 a.m.]

There was no public testimony.

[10:35 a.m.]

Bill 51 (2022) reported out for passage on second reading and scheduling of a public hearing.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.
NOES: None.

[10:35 a.m.]

8. BILL 39 (2022), CD1 – COMMITTEE REPORT 255

STATE PLUMBING CODE. Adopting the Hawai'i State Plumbing Code, as required by HRS Sec.107-28, subject to local amendments.

[10:35 a.m.]

There was no public testimony.

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[10:36 a.m.]

Bill 39 (2022), CD1 amended to CD2 (OCS2022-0733/9/12/2022 2:56 PM) and reported out for passage on third reading.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.

NOES: None.

Related communication:

CC-264 Disclosure of Interest Statement submitted by Councilmember Elefante.

[10:36 a.m.]

At this juncture, the Committee took up Item Nos. 9 and 10 together.

9. BILL 49 (2022), CD1 – COMMITTEE REPORT 258

TRANSIT-ORIENTED DEVELOPMENT SPECIAL DISTRICT. Expanding the Transit-Oriented Development ("TOD") special district to include three additional Honolulu Rail Transit Project station areas and to incorporate land use standards and guidelines for those areas based on the recommendations in the Aiea-Pearl City Neighborhood TOD Plan.

10. BILL 50 (2022) – COMMITTEE REPORT 259

REZONE LAND SITUATED AT HALAWA – PEARL CITY AND WAIPAHAU, OAHU, HAWAII (2016/GEN2). Rezoning land from the F-1 Military and Federal Preservation, P-2 General Preservation, AG-1 Restricted Agricultural, AG-2 General Agricultural, R-5 Residential, R-7.5 Residential, A-1 Low-density Apartment, A-2 Medium-density Apartment, B-2 Community Business, BMX-3 Community Business Mixed Use, I-2 Intensive Industrial, and IMX-1 Industrial-Commercial Mixed Use Districts to the P-2 General Preservation, AG-1 Restricted Agricultural, R-5 Residential, A-2 Medium-density Apartment, AMX-2 Medium-density Apartment Mixed Use, AMX-3 High-density Apartment Mixed Use, B-1 Neighborhood Business, BMX-3 Community Business Mixed Use, and I-2 Intensive Industrial Districts.

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[10:49 a.m.]

There was no public testimony.

[10:51 a.m.]

Bill 49 (2022), CD1 amended to CD2 (OCS2022-0731/9/16/2022 7:47 AM) and reported out for passage on third reading.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.
NOES: None.

[10:54 a.m.]

Bill 50 (2022) amended to CD1 (OCS2022-0773/9/27/2022 9:04 AM) and reported out for passage on third reading.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.
NOES: None.

[10:55 a.m.]

11. BILL 42 (2022), CD1

SPECIAL MANAGEMENT AREA. Updating ROH Chapter 25, relating to the special management area, and to incorporate amendments made by Act 16, Session Laws of Hawaii 2020, to HRS Chapter 205A, the State Coastal Zone Management law.

[11:18 a.m.]

Committee Chair Elefante proceeded with oral remote testimony via videoconference or phone and in-person testimony in the Council Chamber.

Note: Committee Chair Elefante filed Disclosure of Interest Statements with the City Clerk's Office (CC-289, CC-290, CC-293 and CC-297).

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[11:44 a.m.]

Action on Bill 42 (2022), CD1 postponed to a date and time to be determined by the Committee Chair.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.

NOES: None.

Related communications:

CC-289 Disclosure of Interest Statement submitted by Councilmember Elefante.

CC-290 Disclosure of Interest Statement submitted by Councilmember Elefante.

CC-293 Disclosure of Interest Statement submitted by Councilmember Elefante.

CC-294 Disclosure of Interest Statement submitted by Councilmember Elefante.

RECESS / RECONVENE

Committee Chair Elefante called for a recess at 11:45 a.m. With Councilmembers Cordero, Elefante and Say present, the meeting was reconvened at 11:50 a.m.

[11:50 a.m.]

12. RESOLUTION 22-220 – COMMITTEE REPORT 262

THE KAHALA BEACH VILLAS - 4767-B, 4767-D, 4769, AND 4775 KAHALA AVENUE – KAHALA (2022/SMA-37). Granting a Special Management Area (SMA) Use Permit to A'YIA LLC to allow the demolition of seven existing single-family dwellings, redevelopment of six single-family dwellings, and construction of six single-family dwellings for a total of twelve dwelling units; widen an existing driveway; improve supporting infrastructure; and install open fencing within the shoreline setback area on approximately 80,245 square feet of land zoned R-5 Residential District, located at 4767-B, 4767-D, 4769, and 4775 Kahala Avenue in Kahala and identified as Tax Map Keys (TMKs) 3-5-006: 007, 009, 014, and 025 (the Project).

[11:52 a.m.]

Councilmember Kia'aina entered the Council Chamber.

[11:52 a.m.]

The Committee Chair called upon Tim Gutierrez, the developer/owner, Michelle Leong and Jeff Overton (via videoconference), the Applicant's agents, to provide a brief presentation of the Project to the Committee.

[12:22 p.m.]

There was no public testimony.

[12:22 p.m.]

Committee Chair Elefante noted he filed a Disclosure of Interest Statement with the City Clerk's Office (CC-282). The Committee Chair added that that he would be filing a Disclosure of Interest Statement with the City Clerk's Office (CC-292).

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[12:22 p.m.]

Resolution 22-220 amended to CD1 (OCS220-0765/9/21/2022 2:05 PM) and reported out for adoption.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.

NOES: None.

Related communications:

CC-282 Disclosure of Interest Statement submitted by Councilmember Elefante.

CC-292 Disclosure of Interest Statement submitted by Councilmember Elefante.

[12:23 p.m.]

13. RESOLUTION 22-226 – COMMITTEE REPORT 264

RESOLUTION 22-226 – WEST LOCH AFFORDABLE RENTAL HOUSING 201H PROJECT (2022/GEN-6). Authorizing exemptions from certain requirements to Komohale West Loch, LLC (the “Applicant”) to develop an affordable rental housing Project on approximately 3.7 acres of land zoned AG-1 Restricted Agricultural District, owned by the City and County of Honolulu, located at 91-1666 Fort Weaver Road in Ewa Beach, and identified as Tax Map Key 9-1-122: 004, as shown on the attached Exhibits A, B-1 through B-7, C-1 and C-2, D, E-1, and E-2, F, and G, (the “Project”).

[12:28 p.m.]

The Committee Chair called upon Stanford Carr, the Applicant’s agent, and Pamela Witty-Oakland, from Komohale Services to provide a brief presentation of the Project to the Committee.

[12:46 p.m.]

There was no public testimony.

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[12:46 p.m.]

Committee Chair Elefante stated that he would be filing a Disclosure of Interest Statement with the City Clerk's Office (CC-291).

[12:50 p.m.]

Resolution 22-226 amended to CD1 (OCS2022-0764/9/21/2022 5:19 PM) and reported out for adoption.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.
NOES: None.

Related communication:

CC-291 Disclosure of Interest Statement submitted by Councilmember Elefante.

INFORMATIONAL BRIEFING

[12:50 p.m.]

14. UPDATE ON THE STATUS OF THE BUILDING PERMIT PROCESSES AND TIMELINES FOR APPROVAL.

[12:51 p.m.]

The Committee Chair called upon the Acting Director of the Department of Planning and Permitting to provide a brief presentation on the subject matter to the Committee.

RECESS / RECONVENE

Committee Chair Elefante called for a recess at 1:07 p.m. With Councilmembers Cordero, Elefante and Kia'āina present, the meeting was reconvened at 1:16 p.m.

[1:17 p.m.]

Councilmember Say entered the Council Chamber.

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[1:44 p.m.]

There was no public testimony.

[1:44 p.m.]

15. UPDATE BY THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE AMENDMENTS, DEVELOPMENT PLANS AND SUSTAINABLE COMMUNITIES PLAN REVISION BILLS; AND ALL NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT PLANS AND REGULATIONS.

[1:44 p.m.]

Councilmember Kia‘āina exited the Council Chamber.

[1:45 p.m.]

There was no public testimony.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:46 p.m.