



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

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
THURSDAY, OCTOBER 20, 2022
9:00 A.M.

PUBLIC PARTICIPATION AND TESTIMONY

Pursuant to Act 220, Session Laws of Hawaii 2021, this meeting will be conducted as a remote meeting by interactive conference technology, with the following procedures in effect for the meeting:

VIEWING THE MEETING

The meeting will be viewable: (1) by internet live streaming through <https://www.honolulucitycouncil.org/meetings> or [olelo.org](https://www.olelo.org); (2) by televised live broadcast on 'Olelo TV Channel 54; and (3) on the monitor situated outside the Council Chamber. Viewers who experience a loss of viewing signal should try switching to another viewing option.

After the meeting, the meeting will be viewable on demand at <https://www.honolulucitycouncil.org/meetings>. Copies of older meeting videos may be requested by calling the City Clerk's Office at (808) 768-5822, charges may apply.

Some Councilmembers and presenters may be participating in the meeting by interactive conference technology from remote locations.

ORAL TESTIMONY

Oral testimony will be permitted on all items on the agenda. Each speaker may not have anyone else read their statement and is limited to a one-minute presentation.

Committee on Zoning and Planning Meeting Agenda
Thursday, October 20, 2022

Remote Testimony

1. For direct access to submit oral testimony call: +1-253-215-8782, enter ID 81994891427 and Passcode 935336.
2. To testify by videoconference visit: <https://hnlldoc.ehawaii.gov/hnlldoc/testimony>. Videoconference access information will be provided upon registration. Testifiers are encouraged to register/submit testimony at least 24 hours prior to the meeting.

In-Person Testimony in the Council Chamber

Persons wishing to testify are requested to register by 9:00 a.m. by filling out the registration form in person outside the Council Chamber. Persons who have not registered will be given an opportunity to speak following the oral testimonies of the registered speakers.

Oral testimony, both remote and in-person, will be allowed.

Persons may choose to present their testimony either at the start of the agenda or when the item or items is/are taken up, but not both. Registered testifiers wishing to testify when an item is taken up should state their preference when their names are called during the testimony period at the start of the agenda.

WRITTEN TESTIMONY

Written testimony may be uploaded at <https://hnlldoc.ehawaii.gov/hnlldoc/testimony>, or mailed to Office of the City Clerk, Attention: Information Section, 530 South King Street, Room 100, Honolulu, HI 96813. If submitted, written testimonies, including the testifier's address, e-mail address, and phone number, will be available to the public at <https://hnlldoc.ehawaii.gov>.

Should you have any questions, please call (808) 768-3801 or send an email to quehara@honolulu.gov.

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MATERIALS AVAILABLE FOR INSPECTION

Meeting materials ("*board packet*" under HRS Section 92-7.5) are accessible at <https://hnlldoc.ehawaii.gov/hnlldoc/browse/agendas> by clicking on the appropriate Council meeting.

Committee on Zoning and Planning Meeting Agenda
Thursday, October 20, 2022

Accommodations are available upon request to persons with disabilities. Please call (808) 768-3801 or send an email to guehara@honolulu.gov at least three working days prior to the meeting.

FOR ACTION

1. **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. (Transmitted by Communication MM-145 [2022]; Public hearing held on 9/7/22; Committee postponed action on 9/26/22)

PROPOSED CD1 TO RESOLUTION 22-205 (Submitted by Councilmember Elefante) – The Proposed CD1 (OCS2022-0693/9/1/2022 8:32 AM) makes the following amendments:

- A. Throughout the Resolution, updates the references to the ROH provision establishing the Building Board of Appeals, its membership, and duties (currently ROH Section 16-1.1 (14)).
- B. In Item (1) of the second WHEREAS clause, clarifies that the Building Board of Appeals also hears and determines appeals of decisions regarding the administration of the Energy Code.
- C. In third WHEREAS clause, corrects the number of members required to be qualified on matters pertaining to fire safety.
- D. In the fourth WHEREAS clause, changes the reference to "Section 13-103(a)" to "Section 13-103.1(a)."
- E. Adds new fifth and sixth WHEREAS clauses to discuss Jay Hayashi's prior appointment to the Building Board of Appeals and his service as a holdover member.
- F. In the seventh WHEREAS clause, adds a reference to Mayor's Message 145 (2022), dated August 18, 2022.
- G. Adds the Director of Planning and Permitting as a recipient of a copy of the Resolution.
- H. Makes miscellaneous technical and nonsubstantive amendments.

Committee on Zoning and Planning Meeting Agenda
Thursday, October 20, 2022

Related communication:

D-699 (2022) Department of Planning and Permitting, submitting response to questions from the Committee on Zoning and Planning Special Meeting on September 26, 2022.

2. **RESOLUTION 22-235 – WAIANAE HIGH SCHOOL - GIRLS' ATHLETIC LOCKER ROOM (GALR) (2022/SMA-50)**. Granting a Special Management Area (SMA) Use Permit to the State of Hawaii, Department of Education ("Applicant") to allow the construction of a new Waianae High School Girls' Athletic Locker Room (GALR) building (requiring either removal or relocation of the existing portable building on-campus), an extension/widening of the fire access road, removal and planting of trees, landscaping, and related site improvements on approximately 612,635 square feet (14.064 acres) of land zoned P-2 General Preservation District, located at 85-251 Farrington Highway in Waianae, and identified as Tax Map Key (TMK) 8-5-015: 001 (Por.) (the Project). (Applicant: State of Hawaii, Department of Education) (Transmitted by Communication D-700 [2022]) (Current deadline for Council action: 11/28/22)

PROPOSED CD1 TO RESOLUTION 22-235 (Submitted by Councilmember Elefante) – The Proposed CD1 (OCS2022-0803/10/10/2022 8:20 AM) makes the following amendments:

- A. Amends the title of the resolution to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW WAIANAE HIGH SCHOOL GIRLS' ATHLETIC LOCKER ROOM BUILDING (REQUIRING EITHER REMOVAL OR RELOCATION OF THE EXISTING ADMINISTRATIVE PORTABLE BUILDING), AN EXTENSION/WIDENING OF THE FIRE ACCESS ROAD, REMOVAL AND PLANTING OF TREES, LANDSCAPING, AND RELATED SITE IMPROVEMENTS AT TAX MAP KEY 8-5-015:001 (PORTION)."

- B. Clarifies in the first WHEREAS clause that the renovation will include the removal or relocation of the existing "administrative portable building" rather than "administration portable building."

- C. Amends Condition C as follows:

1. Renumbers Conditions C.a, C.b, and C.c as C.1, C.2, and C.3, respectively; and

Committee on Zoning and Planning Meeting Agenda
Thursday, October 20, 2022

2. Adds a new Condition C.4, relating to Wedge-tailed shearwaters and Hawaiian seabirds, that requires the Applicant to be responsible for the following:
 - i. As recommended by the United States Fish and Wildlife Service ("USFWS") Pacific Islands Fish and Wildlife Office, a qualified biological monitor must conduct Wedge-tailed shearwater and Hawaiian seabird nest surveys of the Project site during the species' breeding season (March through November);
 - ii. Any observed or documented Wedge-tailed shearwater or Hawaiian seabird nests or broods within the Project site must be reported to the USFWS within 48 hours of discovery; and
 - iii. A 100-foot buffer must be established and maintained around all active Wedge-tailed shearwater and Hawaiian seabird nests and broods until the chicks/ducklings have fledged. No potentially disruptive activities or habitat alternation may occur within this buffer.
- D. Adds a new Condition D requiring the Applicant to obtain from the DPP Director, as may be necessary and prior to the issuance of any building permit for the Project, a zoning waiver of Land Use Ordinance building area requirements to exceed the maximum allowable building area of five percent of the zoning lot in the P-2 General Preservation Zoning District, for an additional 5,511 square feet of building area for the Project. Renumbers existing Condition D as Condition E.
- E. Makes miscellaneous technical and nonsubstantive amendments.

Related communication:

M-446 (2022) Submitted by PBR Hawaii & Associated, Inc., presentation titled "Wai'anae High School Girls' Athletic Locker Room (GALR)" for Resolution 22-235.

3. **BILL 51 (2022) – BUILDING PERMIT APPLICATIONS.** Addressing the requirements of a building permit application. (Bill passed Second Reading and Public hearing held on 10/5/22)

4. **RESOLUTION 22- 240 – KUHIO PARK TERRACE LOW-RISES AND KUHIO HOMES REDEVELOPMENT 201H PROJECT (2022/GEN-7).** Granting exemptions from certain requirements relating to the Kuhio Park Terrace Low-Rises and Kuhio Homes Redevelopment on about 9.78 acres of land owned by the State of Hawaii located at 1430 Ahonui Street, 1449 Ahonui Street, and 1474 Linapuni Street, Kalihi, Oahu, Hawaii, Tax Map Keys (TMK) 1-3-039: 003, 006, and 008. (Applicant: Michaels Development) (Transmitted by Communication D-724 [2022] - A and D-724[2022] - B) (Current deadline for Council action: 11/24/22)
5. **RESOLUTION 22-175 – 58-2 MAKANALE STREET - KAUNALA, NORTH SHORE (2022/SMA-34).** Granting a Special Management Area (SMA) Use Permit to allow the construction of three single-family detached dwelling units, two shallow swimming pools, two garages, landscaping elements, and supporting infrastructure at Tax Map Key 5-8-003: 012 in Kaunala, North Shore. (Applicant: John and Fumie Winebarger) (Transmitted by Communication D-542 [2022]; Committee postponed action on 8/25/22) (Current deadline for Council action: 11/16/22)

PROPOSED CD1 TO RESOLUTION 22-175 (Submitted by Councilmember Elefante) – The Proposed CD1 (OCS2022-0650/8/10/2022 10:59 AM) makes the following amendments:

- A. Amends the title and 1st WHEREAS clause by replacing "three single-family detached dwelling units" with "one single-family detached dwelling unit and one two-family detached dwelling unit (three dwelling units total)."
- B. Makes miscellaneous technical and nonsubstantive amendments.

Related communications:

D-709 (2022) North Shore Neighborhood Board No. 27, submitting testimony for Resolution 22-175.

M-444 (2022) SWCA, submitting presentation titled “Reso 22-175 – SMA Permit for 58-1 Makanale Street, Haleiwa”.

6. **RESOLUTION 22-233 – PERFORMANCE AUDIT OF THE IMPLEMENTATION OF THE CITY’S CAPITAL IMPROVEMENT PROGRAM BY THE DEPARTMENT OF DESIGN AND CONSTRUCTION.** Directing the City Auditor to conduct a performance audit of the Department of Design and Construction’s implementation of the City’s Capital Improvement Program.

7. **RESOLUTION 22-53 – ESTABLISHING AN ADVISORY COMMITTEE.**
Establishing an advisory committee to assist and advise the City Council on proposed City legislation to streamline and improve the procedures by which the Department of Planning and Permitting reviews and issues building permits.

PROPOSED CD1 TO RESOLUTION 22-53 (Submitted by Councilmember Elefante) – The Proposed CD1 (OCS2022-0794/10/6/2022 7:43 AM) makes the following amendments:

- A. Amends the third BE IT FURTHER RESOLVED clause to specify that the advisory committee shall submit its report and recommendations to the Council within six months of the adoption of the resolution.
- B. Makes miscellaneous technical and nonsubstantive amendments.

8. **BILL 10 (2022), CD1 – LUO AMENDMENT RELATING TO USE REGULATIONS.**
Addressing the regulation of uses throughout Chapter 21, Revised Ordinances of Honolulu 1990 (“Land Use Ordinance” or “LUO”). (Bill passed Second Reading and Public hearing held on 9/7/22; Committee amended to CD2 and postponed action on 9/26/22) (Current deadline for Council action: 2/26/23)

CD2 TO BILL 10 (2022), CD1 (Approved by the Committee at its September 26, 2022 special meeting) – The CD2 (OCS2022-0792/10/6/2022 1:36 PM) makes the following amendments:

- A. Moves all definitions in SECTION 3 of the bill (LUO Article 5) to SECTIONS 63 and 64 of the bill (ROH Section 21-10.1).
 - 1. Deletes ROH Section 21-5.20 (g), which provides that the definitions set forth in the article apply throughout the chapter.
 - 2. Reformats and renumbers LUO Article 5 accordingly, and conforms section text to reference use standards. For purposes of this summary, references to section numbers in Article 5 are references to the renumbered section numbers as they appear in the CD2 version of the bill.
 - 3. Makes conforming amendments to Table 21-5.1 (Use Table) to reference the correct ROH Section for standards applicable to specific land uses.

Committee on Zoning and Planning Meeting Agenda
Thursday, October 20, 2022

4. Makes conforming amendments throughout the bill to reference the definitions in ROH Section 21-10.1, and to reference the correct Article 5 section numbers.
- B. In SECTION 3 of the bill, amends Table 21-5.1 as follows:
1. In the small group living entry, deletes "C*" in the AG-1 District.
 2. In the large group living entry, deletes "C*" in the AG-1 District.
 3. In the small meeting facility entry, deletes "C*" in the AG-1 District.
 4. In the medium meeting facility entry, deletes "C*" in the AG-1 District.
 5. In the K-12 school entry, deletes "C*" in the AG-1 District.
 6. In the child daycare entry, deletes "C*" in the AG-1 District.
 7. In the adult daycare entry, deletes "C*" in the AG-1 District.
 8. In the minor bar, nightclub entry, replaces "P*" with "P" in the B-2, BMX-3, BMX-4, I-1 and IMX-1 Districts (there are no standards for minor bar and nightclub).
 9. In the major bar, nightclub entry, replaces "P*" with "P" in the B-2, BMX-4, and IMX-1 Districts (there are no standards for major bar and nightclub).
 10. In the general outdoor recreation entry, adds "C*" in the BMX-3 District.
 11. In the light vehicle sales and rental entry, replaces the "P*" with a "P" in the B-2, BMX-3, BMX-4, and IMX-1 Districts (there are no standards for light vehicle sales and rental).

Committee on Zoning and Planning Meeting Agenda
Thursday, October 20, 2022

C. In SECTION 3 of the bill:

1. Amends ROH Section 21-5.40-4(b)(6) (relating to agritourism) to require a minimum of 50 percent of the zoning lot area suitable for crop production or livestock keeping (instead of 50 percent of the total zoning lot area) be dedicated to crop production or livestock keeping; and provide that the DPP Director may adopt rules to determine the zoning lot area considered to be suitable for crop production or livestock keeping.
2. Amends ROH Section 21-5.40-4(b)(7)(B) to limit the number of agritourism wedding events to two events per week (instead of one event per week).
3. Adds a new ROH Section 21-5.40-4(b)(8) to include bus, jeep, or off-road vehicle tours as an agritourism use, with standards that include an agricultural educational purpose, and prohibiting the tours from interfering with surrounding farm operations.
4. Amends Section 21-5.40-4(d)(1) to provide that for biofuel processing facilities located in the agricultural or preservation zoning districts, the dominant feed stock must be grown onsite, with the exception of feedstocks sourced from waste or invasive species (instead of requiring that all energy feedstocks be grown onsite).
5. Amends ROH Section 21-5.40-4(e)(1) (relating to farm dwellings) to require a minimum of 50 percent of the zoning lot area suitable for crop production or livestock keeping (instead of 50 percent of the total zoning lot area) be dedicated to crop production or livestock keeping; and provide that the DPP Director may adopt rules to determine the zoning lot area considered to be suitable for crop production or livestock keeping.
6. Amends ROH Section 21-5.40-4(h)(7) (relating to agricultural farmers markets) to require a minimum of 50 percent of the zoning lot area suitable for crop production or livestock keeping (instead of 50 percent of the total zoning lot area) be dedicated to crop production or livestock keeping; and provide that the DPP Director may adopt rules to determine the zoning lot area considered to be suitable for crop production or livestock keeping.

Committee on Zoning and Planning Meeting Agenda
Thursday, October 20, 2022

7. Amends ROH Section 21-5.50-1(c) (relating to multi-unit dwellings) to:
 - a. Permit multi-unit dwellings (above the ground floor or as stand-alone structures) in the B-1 and B-2 Districts within the Primary Urban Center Development Plan and Ewa Development Plan areas only (instead of above the ground floor island-wide, and as stand-alone structures in the neighborhood TOD plan areas); provided certain requirements are satisfied; and
 - b. Amend one of the requirements for stand-alone multi-unit dwellings in the B-1 and B-2 Districts to provide that the zoning lot must have a minimum nonresidential floor area ratio of 0.2 (instead of 0.3).
8. Amends ROH Section 21-5.50-2(a)(2) (relating to small group living) to require that in the AG-2 District (no longer permitted in the AG-1 District), a minimum of 50 percent of the zoning lot area suitable for crop production or livestock keeping (instead of 50 percent of the total zoning lot area) be dedicated to crop production or livestock keeping; and provide that the DPP Director may adopt rules to determine the zoning lot area considered to be suitable for crop production or livestock keeping.
9. Amends ROH Section 21.5.50-2(b)(4) (relating to large group living) to require that in the AG-2 District (no longer permitted in the AG-1 District), a minimum of 50 percent of the zoning lot area suitable for crop production or livestock keeping (instead of 50 percent of the total zoning lot area) be dedicated to crop production or livestock keeping; and provide that the DPP Director may adopt rules to determine the zoning lot area considered to be suitable for crop production or livestock keeping.
10. Amends ROH Section 21-5.60-1(c)(1)(A) (relating to small or medium meeting facilities) to require that in the AG-2 District (no longer permitted in the AG-1 District), a minimum of 50 percent of the zoning lot area suitable for crop production or livestock keeping (instead of 50 percent of the total zoning lot area) be dedicated to crop production or livestock keeping; and provide that the DPP Director may adopt rules to determine the zoning lot area considered to be suitable for crop production or livestock keeping.

Committee on Zoning and Planning Meeting Agenda
Thursday, October 20, 2022

11. Amends ROH Section 21-5.60-3(a)(5) (relating to K-12 schools) to require that in the AG-2 District (no longer permitted in the AG-1 District), a minimum of 50 percent of the zoning lot area suitable for crop production or livestock keeping (instead of 50 percent of the total zoning lot area) be dedicated to crop production or livestock keeping; and provide that the DPP Director may adopt rules to determine the zoning lot area considered to be suitable for crop production or livestock keeping.
12. Amends ROH Section 21-5.60-5(a) to provide that:
 - a. In the AG-2 District (instead of all zoning districts where cemeteries are permitted), burials are prohibited within 50 feet from the property line of any adjoining zoning lot located in the country, residential, apartment, or apartment mixed use zoning districts (instead of 50 feet from all cemetery boundaries); and
 - b. In the AG-2 District (instead of all zoning districts where cemeteries are permitted), a minimum 50-foot landscaped buffer is required from the property line of any adjoining zoning lot located in the country, residential, apartment, or apartment mixed use zoning districts.
13. Amends ROH Section 21-5.60-6(a)(3) to provide that a wind energy generation facility is considered a small utility if it is located within the agricultural, residential, apartment, apartment mixed use, business, business mixed use, resort, or preservation zoning districts and has a rated capacity of no more than 15 kilowatts.
14. Amends ROH Section 21-5.60-6(b)(3) to provide that a wind energy generation facility is considered a medium utility if it is located within the agricultural, country, industrial, or industrial mixed use zoning districts, and has a rated capacity of no more than 99 kilowatts (instead of up to 100 kilowatts).

Committee on Zoning and Planning Meeting Agenda
Thursday, October 20, 2022

15. Amends ROH Section 21-5.60-6(c)(2)(E) to provide that:
 - (a) Large wind energy generation facilities must be set back from all property lines a minimum distance equal to the height of the facility; and a minimum distance of 1.25 miles (instead of 1 mile) from the property lines of any zoning lot located in the country, residential, apartment, apartment mixed use, or resort zoning districts; and
 - (b) The setback requirements only apply to new large wind energy generation facilities, and do not apply to the repair, maintenance, or component replacement of any existing facility covered by a power purchase contract with an electric public utility during the term of the contract (and any renewal or extension thereof).
16. Amends ROH Section 21-5.70-1(a)(3) (relating to child daycare) to require that in the AG-2 District (no longer permitted in the AG-1 District) a minimum of 50 percent of the zoning lot area suitable for crop production or livestock keeping (instead of 50 percent of the total zoning lot area) be dedicated to crop production or livestock keeping; and provide that the DPP Director may adopt rules to determine the zoning lot area considered to be suitable for crop production or livestock keeping.
17. Amends ROH Section 21-5.70-1(b) (relating to adult daycare) to require that in the AG-2 District (no longer permitted in the AG-1 District) a minimum of 50 percent of the zoning lot area suitable for crop production or livestock keeping (instead of 50 percent of the total zoning lot area) be dedicated to crop production or livestock keeping; and provide that the DPP Director may adopt rules to determine the zoning lot area considered to be suitable for crop production or livestock keeping.
18. Deletes ROH Section 21-5.70-2(b), relating to setback requirements for minor or major bars and nightclubs (previously required a bar or nightclub to be set back a minimum of 300 feet from any adjoining zoning lot in the residential, apartment, or apartment mixed use zoning district).

Committee on Zoning and Planning Meeting Agenda
Thursday, October 20, 2022

19. Amends ROH Section 21-5.70-8(c)(1) (relating to nature-based recreation) to require that in the AG-1 and AG-2 zoning districts, a minimum of 50 percent of the zoning lot area suitable for crop production or livestock keeping (instead of 50 percent of the total zoning lot area) be dedicated to crop production or livestock keeping; and provide that the DPP Director may adopt rules to determine the zoning lot area considered to be suitable for crop production or livestock keeping.
 20. Amends ROH Section 21-5.80-2(a)(1) (relating to minor general marine) to refer to the preservation zoning district (instead of the State land use preservation district, as there is no State land use preservation classification).
 21. Amends ROH Section 21-5.80-5(a)(1) to provide that no individual self-storage area may exceed 6,000 (instead of 3,600) cubic feet in volume.
 22. Amends ROH Section 21-5.90-2 (relating to transfer of development) to delete all provisions relating to the transfer of development (floor area or number of dwellings) from a donor zoning lot located within the special management area to a qualified receiving zoning lot. Retains all provisions relating to the transfer of development (floor area) from a donor zoning lot with a historic site, building, or structure to a qualified receiving zoning lot.
- D. In SECTION 4 of the bill, amends ROH Section 21-2.40-1(b)(5) to delete an erroneous reference to minor hotels in the B-1 or B-2 Districts (under Table 21-5.1, minor hotels are not permitted in the B-1 and B-2 Districts).
- E. In SECTION 58 of the bill, corrects an error in the home occupation entry in Table 21-9.6(A) ("Waikiki Special District Precinct Permitted Uses and Structures") by replacing "Ac" with "P*" (instead of "P") in the apartment and resort mixed use precincts.
- F. In SECTION 63 of the bill, amends the definition of "crop raising" (formerly crop production) to include cultivating crops with hydroponics and aquaponics.

Committee on Zoning and Planning Meeting Agenda
Thursday, October 20, 2022

G. In SECTION 64 of the bill:

1. Amends the definition of "brewery, distillery, winery" to provide that minor is the production of a maximum of 10,000 (instead of 5,000) barrels per year; and major is the production of more than 10,000 (instead of 5,000) barrels per year.
2. Amends the definition of "vehicle repair, heavy" to mean the repair of heavy-duty vehicles that weigh 10,000 pounds or more (instead of more than 10,000 pounds) gross vehicle weight.

H. In SECTION 77 of the bill, deletes item 1.e, which provided that the repeal of the definitions of "bed and breakfast home," "rooming," and "transient vacation unit" takes effect on the same effective date as Ordinance 22-7. The CD2 version of the bill does not repeal those definitions in ROH Section 21-10.1.

I. Makes miscellaneous technical and nonsubstantive amendments.

Related communications:

<u>CC-250 (2022)</u>	Disclosure of Interest Statement, submitted by Councilmember Elefante.
<u>CC-297 (2022)</u>	Disclosure of Interest Statement, submitted by Councilmember Elefante.
<u>CC-298 (2022)</u>	Disclosure of Interest Statement, submitted by Councilmember Elefante.
<u>CC-305 (2022)</u>	Councilmember Elefante, submitting the process when proposing amendments to Bill 10 (2022), CD2 Relating to Use Regulations.
<u>CC-309 (2022)</u>	Council Chair Water, submitting proposed further amendments to Bill 10 (2022), CD2.
<u>CC-310 (2022)</u>	Councilmember Tupola, submitting proposed further amendments to Bill 10 (2022), CD2.
<u>CC-311 (2022)</u>	Councilmember Elefante, submitting proposed further amendments to Bill 10 (2022), CD2.

Committee on Zoning and Planning Meeting Agenda
Thursday, October 20, 2022

D-699 (2022)

Department of Planning and Permitting, submitting response to questions from the Committee on Zoning and Planning Special Meeting on September 26, 2022.

INFORMATIONAL BRIEFING

9. **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.**

EXECUTIVE SESSION

If necessary, the committee may convene into an executive meeting closed to the public, pursuant to Hawaii Revised Statutes, Sections 92-4 and 92-5(a)(4), to consult with its attorneys on questions and issues pertaining to the powers, duties, privileges, immunities and/or liabilities of the city, the council, and its committees relating to Bill 10 (2022), CD1, and any amendments thereto.

BRANDON J.C. ELEFANTE, Chair
Committee on Zoning and Planning