



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3077

## COMMITTEE ON ZONING

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### Voting Members:

Calvin K.Y. Say, Chair  
Tyler Dos Santos-Tam, Vice Chair  
Radiant Cordero  
Esther Kia'aina  
Matt Weyer

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## WRITTEN SUMMARY FOR VIDEO RECORD

REGULAR MEETING  
WEDNESDAY, JANUARY 11, 2023

CITY COUNCIL CHAMBER  
3<sup>RD</sup> 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 the video may be viewed at [https://honolulu.granicus.com/player/clip/2005?view\\_id=3&redirect=true&h=d0fa18b2a9b23518c02b09042ead8dfd](https://honolulu.granicus.com/player/clip/2005?view_id=3&redirect=true&h=d0fa18b2a9b23518c02b09042ead8dfd).*

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 was called to order by Committee Chair Calvin Say at 9:08 a.m. Councilmembers Cordero (voting member), Dos Santos-Tam (voting member), Kia'aina (voting member), and Weyer (voting member) were present at the meeting. Councilmember Tupola (non-voting member) and Council Chair Waters (non-voting member), also attended the meeting.

### **ORDER OF BUSINESS**

FOR EXTENSION OF TIME ONLY

[9:12 a.m.]

1. RESOLUTION 22-293 – COMMITTEE REPORT 6

41-202 KALANIANA'OLE HIGHWAY NUMBER 7 – WAIMĀNALO (2022/SMA-57). Granting a Special Management Area ("SMA") Use Permit to Parques Reunidos ("Applicant") to allow renovations and additions at Sea Life Park, located in the P-1 Restricted Preservation District at 41-202 Kalaniana'ole Highway Number 7, and identified as TMK 4-1-014:004 herein as referred to as (the "Project").

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[9:14 a.m.]

Committee Chair Say proceeded to remote testimony via videoconference or phone and in-person testimony in the Council Chamber.

[9:18 a.m.]

Resolution 22-293 granted a 90-day extension of time pursuant to the written request from the Applicant's agent in Communication M-3 (2023).

AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, SAY, WEYER – 5.  
NOES: None.

FOR ACTION

[9:22 a.m.]

2. RESOLUTION 22-291 – COMMITTEE REPORT 5

THE KEAWALAU AFFORDABLE HOUSING COMMUNITY 201H PROJECT (2022/GEN-11). Authorizing, pursuant to HRS Section 201H-38, exemptions from certain City application fees, infrastructure, or public works fees and charges, and development standards for the development of the Keawalau Affordable Housing Community Project on a 3.84 acre site zoned BMX-3 Community Business Mixed Used District located on Hikimoe Street at the intersections with Waipahu Depot Street and Kahuailani Street in Waipahu, Oahu, identified as Tax Map Keys 9-4-013:046 and 9-4-014:005, 014, 058 through 067, and 075.

[9:28 a.m.]

Councilmember Cordero exited the Council Chamber.

[9:31 a.m.]

Councilmember Cordero entered the Council Chamber.

[9:32 a.m.]

The Committee Chair called upon Walter Thoemmes, Landowner and Moe Mohana, the Applicant, to provide a brief presentation of the Project to the Committee.

[10:19 a.m.]

Committee Chair Say proceeded to remote testimony via videoconference or phone and in-person testimony in the Council Chamber.

[10:41 a.m.]

Resolution 22-291 amended to CD1 (OCS2023-0021/1/10/2023 4:24 PM).

AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, SAY, WEYER – 5.  
NOES: None.

Resolution 22-291, CD1 reported out for adoption.

AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, SAY – 4.  
NOES: WEYER – 1.

[10:42 a.m.]

3. RESOLUTION 22-298 – COMMITTEE REPORT 8

KUILEI PLACE MIXED USE AFFORDABLE AND MARKET RATE HOUSING 201H PROJECT (22:DEV/0167). Authorizing, pursuant to HRS Section 201H-38, exemptions from certain City application fees, infrastructure or public works fees and charges, and development standards for the development of Kuilei Place, a mixed-use affordable and market-rate housing and commercial project on a 3.15 acre site located at 2599 Kapiolani Boulevard in the Moiliili identified as Tax Map Keys (1) 2-7-022:011; 015; 031 – 049.

[10:43 a.m.]

Councilmember Okimoto entered the Council Chamber.

RECESS / RECONVENE

Committee Chair Say called for a recess at 10:54 a.m. and reconvened the meeting at 11:04 a.m.

[11:04 a.m.]

The Committee Chair called upon Alana Kobayashi Pakkala, developer for the Applicant, to provide a brief presentation of the Project to the Committee.

[11:38 a.m.]

Committee Chair Say proceeded to remote testimony via videoconference or phone and in-person testimony in the Council Chamber.

[11:48 a.m.]

Councilmember Tupola exited the Council Chamber.

[12:01 p.m.]

Resolution 22-298 amended to CD1 (OCS2023-0032/1/18/2023 11:16 AM) and reported out for adoption.

AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, SAY, WEYER – 5.  
NOES: None.

[12:01 p.m.]

4. RESOLUTION 22-297 – COMMITTEE REPORT 7

KAHOAPILI AFFORDABLE RENTAL OR AFFORDABLE AND MARKET RATE FOR-SALE 201H PROJECT (22:DEV/171). Authorizing, pursuant to HRS Section 201H-38, exemptions from certain City application fees, infrastructure or public works fees and charges, and development standards for the development of Kahoapili, a high-rise project on a 0.49-acre site located at 2965 Ala Napuua Place in Salt Lake identified as Tax Map Keys (1) 1-1-061: 003.

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[12:02 p.m.]

Councilmember Okimoto exited the Council Chamber.

[12:04 p.m.]

Councilmember Kia'āina exited the Council Chamber.

[12:07 p.m.]

Councilmember Kia'āina entered the Council Chamber.

[12:12 p.m.]

The Committee Chair called upon Moe Mohana and Chris Deuchar, the Applicant/developer, to provide a brief presentation of the Project to the Committee.

[12:14 p.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

[12:17 p.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

RECESS / RECONVENE

Committee Chair Say called for a recess at 12:47 p.m. With Councilmembers Cordero (voting member), Dos Santos-Tam (voting member), Kia'āina (voting member), Tupola (non-voting member), and Weyer (voting member) present, the meeting was reconvened at 12:54 p.m.

[12:56 p.m.]

Committee Chair Say proceeded to remote testimony via videoconference or phone and in-person testimony in the Council Chamber.

[12:59 p.m.]

Council Chair Waters entered the Council Chamber.

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[1:11 p.m.]

Council Chair Waters exited the Council Chamber.

[1:13 p.m.]

Resolution 22-297 amended to CD1 (OCS2023-0049/1/19/2023 4:22 PM) and reported out for adoption.

AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, SAY, WEYER – 5.  
NOES: None.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:14 p.m.