



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING

Voting Members:

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

WRITTEN SUMMARY FOR VIDEO RECORD

REGULAR MEETING
WEDNESDAY, MAY 24, 2023

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 the video may be viewed at https://honolulu.granicus.com/player/clip/2130?view_id=3&redirect=true&h=a23990b5cfed2e2f9b431a24c8079a8.

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 9:03 a.m. Councilmembers Cordero (voting member), Dos Santos-Tam (voting member), and Kia'aina (voting member) were present at the meeting.

[9:03 a.m.]

Councilmember Tupola entered the Council Chamber.

ORDER OF BUSINESS

FOR EXTENSION OF TIME ONLY

[9:07 a.m.]

1. RESOLUTION 23-62 – COMMITTEE REPORT 152

1538 KAPI'OLANI TOWER PROJECT (2022/PDP-1). Approving a conceptual plan for an Interim Planned Development-Transit (IPD-T) Permit to 1538 Kapi'olani LLC (herein referred to as the 'Applicant') to redevelop 40,166 square feet of land with a mixed-use development project in the Ala Moana Neighborhood Transit Oriented Development (TOD) Plan Area on land zoned BMX-3 Community Business Mixed-Use District located at 1538 Kapi'olani Boulevard, and identified as Tax Map Key(s) 2-3-021: 006 (herein referred to as the "Project").

[9:09 a.m.]

There was no public testimony.

[9:10 a.m.]

Resolution 23-62 granted a 120-day extension of time pursuant to the written request from the Applicant's agent in Communication M-255 (2023).

AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, SAY – 4.
NOES: None.
ABSENT: WEYER – 1.

Related communications:

D-260 Department of Planning and Permitting
M-255 R.M. Towill, requesting a 120-day extension of time

[9:11 a.m.]

2. BILL 23 (2023) – COMMITTEE REPORT 150

RELATING TO THE BUILDING CODE. Amending the Building Code of the City and County of Honolulu to further address fences.

[9:13 a.m.]

Councilmember Weyer entered the Council Chamber.

[9:13 a.m.]

The following individuals testified:

1. Angela Young, ROAR (M-272) (General comment)
2. Edwin “Ed” Sniffen, State of Hawai‘i, Department of Transportation, Highways Division (M-272) (Support)

[9:17 a.m.]

Council Chair Waters entered the Council Chamber.

[9:18 a.m.]

Bill 23 (2023) reported out for passage on second reading and scheduling of a public hearing.

AYES: CORDERO, DOS SANTOS-TAM, KIA’ĀINA, SAY, WEYER – 5.

NOES: None.

Related communication:

M-272 Testimony on Bill 23 (2023)

[9:18 a.m.]

3. BILL 56 (2022), CD1 – COMMITTEE REPORT 149

RELATING TO PERMITS REQUIRED. Addressing exemptions from the requirement to obtain a building permit.

RECESS / RECONVENE

Committee Chair Say called for a recess at 9:24 a.m. With Councilmembers Cordero (voting member), Dos Santos-Tam (voting member), Kia'āina (voting member), Tupola (non-voting member), Weyer (voting member), and Council Chair Waters (non-voting member) present, the meeting was reconvened at 9:26 a.m.

[9:34 a.m.]

The following individual testified:

Michael Yee, MCYIA Interior Architecture and Design (M-268) (Support)

[9:51 a.m.]

Councilmember Cordero exited the Council Chamber.

[9:55 a.m.]

Bill 56 (2022), CD1, amended to CD2 (OCS2023-0451/5/17/2023 12:12 PM) and reported out for passage on third reading.

AYES: DOS SANTOS-TAM, KIA'ĀINA, SAY, WEYER – 4.
NOES: None.
ABSENT: CORDERO – 1.

Related communication:

M-268 Testimony on Bill 56 (2022)

[9:56 a.m.]

4. RESOLUTION 23-90 – COMMITTEE REPORT 155

KAMEHAMEHA HIGHWAY LANIAKEA BEACH – HALEIWA (2022/SMA-77 AND 2022/SV-4). Granting a Special Management Area (“SMA”) Use Permit and Shoreline Setback Variance (“SV”) to the State of Hawai‘i, Department of Transportation, Highways Division (“Applicant”) to allow roadway and pedestrian safety improvements on approximately 3 acres of various zoning lots, located in the AG-1 Restricted Agricultural District and the right of way on Kamehameha Highway in the vicinity of Laniakea Beach, and identified as Tax Map Keys (“TMKS”) 6-1-005: 023, 024, 6-1-009: 004, 021, and 022, 6-1-010: 019 and 020 in Haleiwa, North Shore.

[9:57 a.m.]

Council Chair Waters exited the Council Chamber.

[9:58 a.m.]

Councilmember Cordero entered the Council Chamber.

[9:59 a.m.]

The Committee Chair called upon Director Edwin “Ed” Sniffen, Applicant, to provide a brief presentation of the Project to the Committee. (M-265)

[10:10 a.m.]

Councilmember Kia‘āina exited the Council Chamber.

[10:15 a.m.]

Councilmember Kia‘āina entered the Council Chamber.

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[10:41 a.m.]

The following individuals testified:

1. Denise Antolini (M-271) (Support)
2. Blake McElheny, North Shore Neighborhood Board 27 (M-271) (General comment)
3. Blake McElheny (M-271) (General comment)
4. Racquel Achiu (M-271) (General comment)
5. Douglas Meller (M-271) (General comment)
6. William Martin, North Shore Chamber of Commerce (General comment)
7. William Martin (General comment)
8. Andrew Roberts (General comment)

RECESS / RECONVENE

Committee Chair Say called for a recess at 10:56 a.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 11:01 a.m.

[11:03 a.m.]

Resolution 23-90 amended to CD1 (OCS2023-0485/5/31/2023 9:23 AM) and reported out for adoption.

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

Related communications:

D-302 Department of Planning and Permitting
M-271 Testimony on Resolution 23-90

[11:04 a.m.]

5. RESOLUTION 23-87 – COMMITTEE REPORT 154

THE KAKAAKO BLOCK C AFFORDABLE RENTAL AND MIXED-USE 201H PROJECT (23:DEV/042). Authorizing, pursuant to HRS Section 201H-8, exemptions from certain City application fees, infrastructure, or public works fees and charges, and development standards for the development of the Kakaako Block C Affordable Rental and Mixed-Use Project, a high-rise project on a 3.66-acre site located at 404 and 416 Cooke Street in Kakaako, Honolulu, Oahu, identified as Tax Map Key (1) 2-1-054: 001 (the “Project”).

[11:06 a.m.]

The Committee Chair called upon Stanford Carr and Walter Thoemmes, the Developer and Landowner, to provide a brief presentation of the Project to the Committee. (M-279)

[11:35 a.m.]

Committee Chair Say exited the Council Chamber.

[11:38 a.m.]

Committee Chair Say entered the Council Chamber.

[11:45 a.m.]

The following individuals testified:

1. Christopher Delaunay, Pacific Resource Partnership (M-267) (Support)
2. Pane Meatoga III, Hawaii Operating Engineers Industry Stabilization Fund (M-267) (Support)
3. Clyde Hayashi, T. George Paris (Hawaii Iron Workers Stabilization Fund) (M-267) (Support)
4. Mel Kahele, Iron Workers Local 625 (Support)
5. Mel Kahele (General comment)
6. Nathaniel Kinney, Hawaii Regional Council of Carpenters (M-267) (Support)

[11:54 a.m.]

Resolution 23-87 amended to CD1 (OCS2023-0467/5/19/2023 5:15 PM) and reported out for adoption.

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

Related communications:

D-335 Board of Water Supply
M-225 The Hawaii Housing Finance and Development Corporation
M-267 Testimony on Resolution 23-87

[11:54 a.m.]

6. RESOLUTION 23-83 – COMMITTEE REPORT 153

690 POHUKAINA AFFORDABLE RENTAL AND MIXED-USE 201H PROJECT (23:DEV/041). 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 690 Pohukaina Affordable Rental and Mixed-Use Project, a high-rise project on a 1.52-acre portion of a 2.17-acre site located at 690 Pohukaina Street in Kakaako, Honolulu, Oahu, identified as Tax Map Key (1) 2-1-051: 041 (the “Project”).

[11:55 a.m.]

Councilmembers Kia'āina and Tupola exited the Council Chamber.

[11:56 a.m.]

Councilmember Kia'āina entered the Council Chamber.

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[12:00 p.m.]

The following individuals testified:

1. Pane Meatoga III, Operating Engineers Industry Stabilization Fund (M-266) (Support)
2. Nathaniel Kinney, Hawaii Regional Council of Carpenters (M-266) (General comment)
3. Chloe Ishii (M-266) (Support)

[12:04 p.m.]

Resolution 23-83 amended to CD1 (OCS2023-0487/5/30/2023 7:57 AM) and reported out for adoption.

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

Related communications:

D-343 Board of Water Supply
M-266 Testimony on Resolution 23-83

[12:05 p.m.]

Councilmember Kia'āina exited the Council Chamber.

[12:05 p.m.]

7. RESOLUTION 23-57 – COMMITTEE REPORT 151

5699 KALANIANA'OLE HIGHWAY – NIU (2023/SMA-3). Granting a Special Management Area ("SMA") Use Permit to Jean Tripier/Jean M. Arnold Trust ("Applicant") to allow a new single-family dwelling located in the R-10 Residential District at 5699 Kalaniana'ole Highway in Niu, identified as Tax Map Keys 3-7-002: 081 herein as referred to as (the "Project").

[12:06 p.m.]

Councilmember Kia'āina entered the Council Chamber.

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[12:06 p.m.]

Councilmember Weyer exited the Council Chamber.

[12:08 p.m.]

Councilmember Weyer entered the Council Chamber.

12:08 p.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

[12:08 p.m.]

The Committee Chair called upon Makena White, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-261)

[12:12 p.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

[12:13 p.m.]

There was no public testimony.

[12:14 p.m.]

Resolution 23-57 amended to CD1 (OCS2023-0474/5/23/2023 7:30 AM) and reported out for adoption.

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

Related communication:

D-251 Department of Planning and Permitting

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:15 p.m.