



**HONOLULU CITY COUNCIL**  
**KE KANIHELA O KE KALANA O HONOLULU**  
CITY AND COUNTY OF HONOLULU

**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, SEPTEMBER 13, 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 (808) 768-5822 or the video may be viewed at [https://honolulu.granicus.com/player/clip/2222?view\\_id=3&redirect=true&h=c18729c7ad2dffac2162ab9c0e925a47](https://honolulu.granicus.com/player/clip/2222?view_id=3&redirect=true&h=c18729c7ad2dffac2162ab9c0e925a47).*

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), Kia'aina (voting member) and Weyer (voting member) were present at the meeting.

**ORDER OF BUSINESS**

FOR EXTENSION OF TIME ONLY

[9:07 a.m.]

1. RESOLUTION 23-206 – COMMITTEE REPORT 274

10 KAMANI KAI PLACE – KAILUA (2023/SMA-35). Granting a Special Management Area (“SMA”) Use Permit to Peter Vincent Architects, on behalf of Jennifer Rainin 2007 Trust (“Applicant”) to allow for the construction of a new single-family detached dwelling and accessory dwelling unit, and to include a new driveway, three car garage, swimming pool, and related site improvements on an approximately 38,310 square-foot shoreline lot, located in the R-10 Residential District at 10 Kamani Kai Place in Kailua, and identified as Tax Map Key 4-3-015: 055.

[9:11 a.m.]

There was no public testimony.

[9:12 a.m.]

Resolution 23-206 granted a 30-day extension of time pursuant to the written request from the Applicant’s agent in Communication M-492 (2023).

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

Related communications:

D-624 Department of Planning and Permitting  
M-492 Peter Vincent Architects, requesting a 30-day extension of time

FOR ACTION

[9:12 a.m.]

2. RESOLUTION 23-216 – COMMITTEE REPORT 275

HOCKING HALE AFFORDABLE RENTAL 201H PROJECT – CHINATOWN (2023/GEN-4). 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 Hocking Hale affordable rental project on approximately 14,980 square feet of land zoned BMX-4 Central Business Mixed Use District and the Chinatown Special District located at 2 North King Street and Identified as Tax Map Key 1-7-003: 001.

[9:16 a.m.]

The Committee Chair called upon Isaiah Sato, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-498)

[9:29 a.m.]

The following individual testified:

Angela Young (General comment)

[9:31 a.m.]

Resolution 23-216 amended to CD1 (OCS2023-0847/9/12/2023 2:11 PM) and reported out for adoption.

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

Related communication:

D-643 Department of Planning and Permitting

At this juncture, Committee Chair Say took up Agenda Items No. 3, Bill 50 (2023), and 4, Bill 51 (2023), together.

[9:32 a.m.]

3. BILL 50 (2023) – COMMITTEE REPORT 272

RELATING TO THE TRANSIT-ORIENTED DEVELOPMENT SPECIAL DISTRICT. Expanding the Transit-Oriented Development ("TOD") special district to include one additional Honolulu Rail Transit Project station area and to incorporate land use standards and guidelines for that area based on the recommendations in the Halawa Area TOD Plan.

4. BILL51 (2023) – COMMITTEE REPORT 273

REZONE LAND SITUATED AT HALAWA, OAHU (2022/GEN-2). To rezone land situated near the Kamehameha Highway and Salt Lake Boulevard intersection (Halawa/Aloha Stadium rail station area) in Halawa, Oahu from A-1 Low-density Apartment, A-2 Medium-density Apartment, B-1 Neighborhood Business, B-2 Community Business, F-1 Military and federal Preservation, and R-5 Residential; to the A-1 Low-density Apartment, A-2 Medium-density Apartment, AMX-2 Medium-density Apartment Mixed-Use, AMX-3 High-density Apartment Mixed-Use, B-1 Neighborhood Business, B-2 Community Business, BMX-3 Community Business Mixed-Use, F-1 Military and federal preservation, and P-2 General Preservation.

[9:37 a.m.]

The Committee Chair called upon Tim Streitz from the Department of Planning and Permitting to provide a brief presentation of the Bills to the Committee. (D-657)

[10:11 a.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

[10:17 a.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

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[10:23 a.m.]

Councilmember Cordero exited the Council Chamber.

[10:25 a.m.]

Councilmember Cordero entered the Council Chamber.

[10:33 a.m.]

The following individual testified:

Angela Young (M-506) [Support Bill 51 (2023); General comment on Bill 50 (2023)]

[10:34 a.m.]

Councilmember Kia'aina exited the Council Chamber.

[10:35 a.m.]

Councilmember Kia'aina entered the Council Chamber.

[10:39 a.m.]

Bill 50 (2023) amended to CD1 (OCS2023-0843/9/12/2023 7:29 AM) and reported out for passage on second reading and scheduling of a public hearing.

AYES: CORDERO, DOS SANTOS-TAM, KIA'AINA, SAY, WEYER – 5.

NOES: None.

[10:39 a.m.]

Bill 51 (2023) amended to CD1 (OCS2023-0825/9/7/2023 3:48 PM) and reported out for passage on second reading and scheduling of a public hearing.

AYES: CORDERO, DOS SANTOS-TAM, KIA'AINA, SAY, WEYER – 5.

NOES: None.

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Related communications:

D-616	Department of Planning and Permitting
D-617	Department of Planning and Permitting
M-506	Testimony on Bill 50 (2023)
M-507	Testimony on Bill 51 (2023)

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:40 a.m.