



**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, OCTOBER 18, 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/2242?view\\_id=3&redirect=true&h=18e60935e54207c129bbcded40e207d](https://honolulu.granicus.com/player/clip/2242?view_id=3&redirect=true&h=18e60935e54207c129bbcded40e207d).*

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 9:16 a.m. Councilmembers Cordero (voting member), Dos Santos-Tam (voting member), and Kia'aina (voting member) were present at the meeting.

[9:16 a.m.]

Councilmember Weyer entered the Council Chamber.

## **ORDER OF BUSINESS**

### **FOR EXTENSION OF TIME ONLY**

At this juncture, Committee Chair Say took up Agenda Items 1 through 4, together.

[9:20 a.m.]

1. **BILL 50 (2023), CD1 – COMMITTEE REPORT 292**

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.

2. **BILL 51 (2023), CD1 – COMMITTEE REPORT 293**

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.

3. **BILL 52 (2023) – COMMITTEE REPORT 294**

RELATING TO LARGE DWELLINGS. Providing a more effective deterrent and hefty penalty to developers that violate the monster homes ordinance by supplying incorrect information on plans or convert rooms for multi-family uses during or post construction.

4. **BILL 53 (2023) – COMMITTEE REPORT 295**

RELATING TO REGISTRATION REQUIREMENTS FOR BED AND BREAKFAST HOMES AND TRANSIENT VACATION UNITS. Addressing standards and requirements for operating bed and breakfast homes and transient vacation units.

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[9:24 a.m.]

There was no public testimony.

[9:26 a.m.]

Bill 50 (2023), CD1 granted a 60-day extension of time, pursuant to the written request from the Department of Planning and Permitting in Communication D-728 (2023).

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

[9:26 a.m.]

Bill 51 (2023), CD1 granted a 60-day extension of time, pursuant to the written request from the Department of Planning and Permitting in Communication D-729 (2023).

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

[9:27 a.m.]

Bill 52 (2023) granted a 60-day extension of time, pursuant to the written request from the Department of Planning and Permitting in Communication D-730 (2023).

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

[9:27 a.m.]

Bill 53 (2023) granted a 60-day extension of time, pursuant to the written request from the Department of Planning and Permitting in Communication D-731 (2023).

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

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Related communications:

D-631	Department of Planning and Permitting
D-632	Department of Planning and Permitting
D-728	Department of Planning and Permitting
D-729	Department of Planning and Permitting
D-730	Department of Planning and Permitting
D-731	Department of Planning and Permitting
M-551	Testimony on Bill 53 (2023)
M-561	Testimony on Bill 50 (2023)
M-567	Testimony on Bill 51 (2023)

FOR ACTION

[9:28 a.m.]

5. RESOLUTION 23-206 – COMMITTEE REPORT 296

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.

[9:32 a.m.]

The Committee Chair called upon Peter Vincent, the Applicant’s Agent, to provide a brief presentation of the Project to the Committee. (M-564)

RECESS / RECONVENE

Committee Chair Say called for a recess at 9:50 a.m. With Councilmembers Cordero (voting member), Dos Santos-Tam (voting member), Kia’aina (voting member), Tupola (non-voting member), and Weyer (voting member) present, the meeting was reconvened at 10:05 a.m.

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[10:11 a.m.]

The following individuals testified:

1. James Manaku, Sr. (General comment)
2. Calvin Hulihe'e (General comment)
3. Roy Nakamura (General comment)

[10:17 a.m.]

Resolution 23-206 amended to CD1 (OCS2023-0993/10/26/2023 4:15 PM) and reported out for adoption.

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

Related communication:

D-624 Department of Planning and Permitting

[10:17 a.m.]

6. RESOLUTION 23-238 – COMMITTEE REPORT 297

2805 MONSARRAT AVENUE – WAIKĪKĪ (2023/SMA-37). Granting a Special Management Area ("SMA") Use Permit to the City and County of Honolulu, Department of Enterprise Services to allow for phased improvements at the Waikīkī Shell, including the replacement of a sign structure, replacement of an existing open air food concession, modification of the orchestra pit area and pool area, expansion of fixed seating, replacement of existing seating and sound bunker, and installation of new sound baffles and pedestrian covering on an approximately six acre lot, located in the P-2 General Preservation District at 2805 Monsarrat Avenue in Waikīkī, and identified as Tax Map Keys 3-1-043: 001 and 018.

[10:19 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-546)

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[10:31 a.m.]

Councilmember Kia'āina exited the Council Chamber.

[10:33 a.m.]

Councilmember Kia'āina entered the Council Chamber.

[10:35 a.m.]

There was no public testimony.

[10:36 a.m.]

Resolution 23-238 amended to CD1 (OCS2023-0972/10/20/2023 10:31 AM) and reported out for adoption.

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

Related communication:

D-687 Department of Planning and Permitting

[10:37 a.m.]

7. RESOLUTION 23-242 – COMMITTEE REPORT 298

327 AND 331 PORTLOCK ROAD – MAUNALUA (2023/SMA-45). Granting a Special Management Area ("SMA") Use Permit to Masato Matsuura to allow the demolition of an existing tennis court, development of a new two-story single-family detached dwelling, and modifications to an existing single-family dwelling on a joint-developed, shoreline lot located in the R-10 Residential District, located at 327 and 331 Portlock Road in Hawai'i Kai, and identified as Tax Map Keys 3-9-003: 001 and 018.

[10:37 a.m.]

Councilmember Kia'āina exited the Council Chamber.

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[10:38 a.m.]

The Committee Chair called upon Makena White, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-559)

[10:38 a.m.]

Councilmember Kia'āina entered and Councilmember Dos Santos-Tam exited the Council Chamber.

[10:39 a.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

[10:40 a.m.]

Councilmember Tupola exited the Council Chamber.

[10:44 a.m.]

Councilmember Weyer exited the Council Chamber.

[10:45 a.m.]

There was no public testimony.

[10:47 a.m.]

Councilmember Kia'āina exited the Council Chamber.

[10:49 a.m.]

Councilmember Weyer entered the Council Chamber.

[10:51 a.m.]

Councilmember Kia'āina entered the Council Chamber.

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[10:55 a.m.]

Resolution 23-242 amended to CD1 (OCS2023-0973/10/23/2023 1:27 PM) and reported out for adoption.

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

Related communication:

D-691 Department of Planning and Permitting

[10:55 a.m.]

8. RESOLUTION 23-244 – COMMITTEE REPORT 299

PRU PERMIT FOR THE UPDATE TO THE UNIVERSITY OF HAWAI'I AT MĀNOA CAMPUS MASTER PLAN (2023/PRU-1). Approving an application for a Plan Review Use ("PRU") Permit for the University of Hawai'i at Mānoa ("UHM") Campus Master Plan ("Master Plan") to allow updates on approximately 307.67 acres of land zoned in the R-5 Residential, R-7.5 Residential, P-1 Restricted Preservation, and P-2 General Preservation Districts located at 2500 Campus Road within the Mānoa neighborhood of Honolulu, and identified as Tax Map Keys 2-8-007: 029; 2-8-015: 001; 2-8-016: 001; 2-8-023: 003, 009-019; 2-8-026: 014; 2-8-029: 001, 030-034; 2-9-002: 012; 2-9-004: 005, 007-010; 2-9-013: 054; 2-9-023: 001, 026; 2-9-026: 001, 037-038; 2-9-027: 054; and 3-3-056: 001.

[10:58 a.m.]

The Committee Chair called upon Jan Gouveia and Keola Cheng, the Applicant and Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-560)

[11:15 a.m.]

The following individuals testified:

1. Nathaniel Kinney, Hawaii Regional Council of Carpenters (M-558) (Oppose)
2. Christopher Delaunay, Pacific Resource Partnership (M-558) (Oppose)



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[11:23 a.m.]

Resolution 23-244 amended to CD1 (OCS2023-0938/10/12/2023 3:18 PM).

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

[11:23 a.m.]

Resolution 23-244 and the proposed CD1 amendment reported out for the scheduling of a public hearing and be referred back to Committee.

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

\*Councilmembers Cordero and Weyer voted ayes with reservations.

[11:24 a.m.]

Resolution 23-244, CD1 granted a 60-day extension of time, pursuant to the written request from the Agent in Communication M-575 (2023).

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

Related communications:

D-700 Department of Planning and Permitting  
M-558 Testimony on Resolution 23-244  
M-575 University of Hawai'i at Mānoa

[11:26 a.m.]

9. RESOLUTION 23-253 – COMMITTEE REPORT 300

EXTENDING DEADLINE TO OBTAIN DEVELOPMENT PERMITS FOR THE PROJECT AT 59-706, 59-712, AND 59-720 KAMEHAMEHA HIGHWAY. Approving a two-year extension to obtain Development Permits for a Special Management Area ("SMA") Use Permit for the Pūpūkea Rural Community Commercial Center on land zoned B-1 Neighborhood Business District, located at 59-706, 59-712, and 59-720 Kamehameha Highway, approved by Resolution No. 18-245, CD1, FD1.

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[11:27 a.m.]

The Committee Chair called upon Terrence M. Lee, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-563)

[11:32 a.m.]

Councilmember Tupola entered the Council Chamber.

[11:34 a.m.]

The following individuals testified:

1. Denise Antolini (M-552) (Oppose)
2. Larry McElheny (M-552) (Oppose)
3. John Thielst (M-552) (Oppose)

[11:46 a.m.]

Resolution 23-253 amended to CD1 (OCS2023-0953/10/13/2023 3:14 PM).

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

[11:48 a.m.]

Resolution 23-253, CD1 reported out for adoption.

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

Related communications:

D-715 Department of Planning and Permitting  
M-552 Testimony on Resolution 23-253

[11:48 a.m.]

10. BILL 6 (2023), CD1 – COMMITTEE REPORT 291

RELATING TO PROFESSIONAL SELF-CERTIFICATION. Helping alleviate the backlog of building permit applications and reviews by giving the building official the authority to allow other outside means of building permit application review for compliance with pertinent codes.

[11:50 a.m.]

Councilmember Weyer exited the Council Chamber.

[11:54 a.m.]

Councilmember Weyer entered and Councilmember Kia'āina exited the Council Chamber.

[11:55 a.m.]

Councilmember Kia'āina entered and Councilmember Say exited the Council Chamber.

[11:57 a.m.]

Councilmember Say entered the Council Chamber.

[12:03 p.m.]

Councilmember Weyer exited the Council Chamber.

[12:05 a.m.]

Councilmember Weyer entered the Council Chamber.

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[12:06 p.m.]

The following individuals testified:

1. Greg Thielen (M-557) (Support)
2. Nathaniel Kinney, Hawaii Regional Council of Carpenters (M-557) (Oppose)
3. Paul Lam (Support)
4. Kauanui Sabas, HGEA (M-557) (General comment)
5. Christopher Delaunay, Pacific Resource Partnership (M-557) (Support)
6. Alan Texeira, Avalon Development (M-557) (Support)

[12:24 p.m.]

Bill 6 (2023), CD1 amended to CD2 (OCS2023-0931/10/12/2023 9:34 AM) and reported out for passage on third reading.

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

Related communication:

M-557 Testimony on Bill 6 (2023)

FOR DISCUSSION

[12:25 p.m.]

11. BILL 54 (2023)

RELATING TO THE ADAPTIVE REUSE OF COMMERCIAL BUILDINGS. Temporarily allowing modifications to the Housing Code, ROH §16A-4.4, relating to the provision of light and ventilation for multi-family dwellings, to address the City’s housing crisis by facilitating the adaptive reuse of commercial buildings for residential use as multi-family dwellings.

[12:25 p.m.]

Councilmembers Kia‘āina and Weyer exited the Council Chamber.

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[12:26 p.m.]

Councilmember Cordero exited the Council Chamber.

Committee Chair Say appointed Councilmember Tupola as temporary voting member for quorum.

[12:29 p.m.]

Councilmember Kia'āina entered the Council Chamber.

[12:30 p.m.]

Councilmember Cordero entered the Council Chamber.

[12:30 p.m.]

The following individuals testified:

1. Dan Curran (M-556) (Oppose)
2. Nathaniel Kinney, Hawaii Regional Council of Carpenters (M-556) (General comment)
3. Evan Oue, NAIOP Hawaii Chapter (M-556) (Oppose)
4. Alan Texeira, Avalon Development (M-556) (General comment)
5. Christopher Delaunay, Pacific Resource Partnership (M-556) (General comment)
6. Christine Camp, Avalon Development (General comment)

Related communication:

M-556          Testimony on Bill 54 (2023)

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:49 p.m.