



**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**

SPECIAL MEETING  
TUESDAY, NOVEMBER 28, 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/2269?view\\_id=3&redirect=true&h=7a339fef743a8d001d9477e375cff7dc](https://honolulu.granicus.com/player/clip/2269?view_id=3&redirect=true&h=7a339fef743a8d001d9477e375cff7dc).*

The time references below indicate the point in the video recording when the stated actions began.

### **CALL TO ORDER**

The special meeting of the Committee on Zoning was called to order by Committee Chair Calvin Say at 9:04 a.m. Councilmembers Dos Santos-Tam (voting member), Kia'aina (voting member), and Weyer (voting member) were present at the meeting.

## **ORDER OF BUSINESS**

### **FOR ACTION**

[9:07 a.m.]

1. **BILL 36 (2023) – COMMITTEE REPORT 352**

RELATING TO BUILDING PERMITS. Disallowing building permit applications from applicants who have been convicted of a criminal offense involving the acceptance of a bribe or who caused an employee of the Department of Planning and Permitting to be convicted of the same; and remove the affidavit requirement of stating no outstanding fines or liens for building permit applications.

[9:15 a.m.]

Councilmember Cordero entered the Council Chamber.

### **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'aina (voting member), and Weyer (voting member) present, the meeting was reconvened at 9:27 a.m.

[9:30 a.m.]

The following individual testified:

Angela Young (M-621) (Oppose)

[9:35 a.m.]

Bill 36 (2023) amended to CD1 (OCS2023-1074/11/29/2023 1:05 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-357 Department of Planning and Permitting  
M-621 Testimony on Bill 36 (2023)

At this juncture, Committee Chair Say took up Agenda Items 2 and 3 together.

[9:35 a.m.]

2. BILL 50 (2023), CD1 – COMMITTEE REPORT 353

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.

3. BILL 51 (2023), CD1 – COMMITTEE REPORT 354

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.

[9:40 a.m.]

The following individual testified:

Kehaulani Lum, Ali'i Pauahi Hawaiian Civic Club (M-613)  
(General comment)

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[9:47 a.m.]

Bill 50 (2023), CD1 amended to CD2 (OCS2023-1047/11/21/2023 10:06 AM) and reported out for passage on third reading.

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

[9:47 a.m.]

Bill 51 (2023), CD1 amended to CD2 (OCS2023-1018/11/9/2023 8:04 AM) and reported out for passage on third reading.

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

Related communications:

D-753 Department of Planning and Permitting  
M-613 Testimony on Bill 50 (2023)  
M-620 Testimony on Bill 51 (2023)

[9:49 a.m.]

4. RESOLUTION 23-272 – COMMITTEE REPORT 358

EXTENDING DEADLINE TO OBTAIN A BUILDING PERMIT FOR THE PROJECT AT 1500 KAPIOLANI BOULEVARD. Amending Resolution 17-221, CD1, and Resolution 20-170, CD1, to extend the deadline to obtain a building permit for an Interim Planned Development-Transit (IPD-T) project at 1500 Kapi'olani Boulevard.

[9:49 a.m.]

Councilmember Weyer exited the Council Chamber.

[9:52 a.m.]

Councilmember Weyer entered the Council Chamber.

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[9:53 a.m.]

The following individuals testified:

1. Kevin Carney (M-614) (Support)
2. Joli Tokusato, Unite Here Local 5 (Support)
3. Ricky Cassiday (M-614) (General comment)
4. Pane Meatoga III, Hawaii Operating Engineers Industry Stabilization Fund (Support)

[9:54 a.m.]

Councilmember Cordero exited the Council Chamber.

[9:55 a.m.]

Councilmember Cordero entered the Council Chamber.

[10:14 a.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

[10:18 a.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

[10:20 a.m.]

Councilmember Kia'āina exited the Council Chamber.

[10:24 a.m.]

Councilmember Kia'āina entered the Council Chamber.

[10:51 a.m.]

Councilmember Okimoto entered the Council Chamber.

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[10:56 a.m.]

Resolution 23-272 amended to CD1 (OCS2023-1077/11/29/2023 1:25 PM) and reported out for adoption.

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

Related communications:

D-765 Department of Planning and Permitting  
M-614 Testimony on Resolution 23-272

[10:57 a.m.]

5. RESOLUTION 23-244 – COMMITTEE REPORT 355

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.

[10:57 a.m.]

Councilmember Cordero exited the Council Chamber.

[11:11 a.m.]

The following individual testified:

Angela Young, CARES (Support)

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[11:14 a.m.]

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

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

Related communication:

M-611 Testimony on Resolution 23-244

[11:14 a.m.]

6. RESOLUTION 23-252 – COMMITTEE REPORT 356

46-40, 46-50, AND 46-70 KŌNANE PLACE – HE'EIA (2023/SMA-54). Granting a Special Management Area ("SMA") Use Permit to the Pu'u Ali'i Community Association (the "Applicant") to allow for the implementation of slope stabilization project covering approximately 54,886 square feet of land zoned R-10 Residential District, located at 46-40, 46-50, and 46-70 Kōnane Place in He'eia, and identified as Tax Map Keys 4-6-001: 002, 060, and 062.

[11:18 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-615)

[11:18 a.m.]

Councilmember Weyer exited the Council Chamber.

[11:27 a.m.]

Councilmember Weyer entered the Council Chamber.

[11:27 a.m.]

There was no public testimony.

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[11:28 a.m.]

Resolution 23-252 amended to CD1 (OCS2023-1070/11/27/2023 11:30 AM) and reported out for adoption.

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

Related communications:

D-713 Department of Planning and Permitting  
M-610 Testimony on Resolution 23-252

[11:29 a.m.]

7. RESOLUTION 23-264 – COMMITTEE REPORT 357

67-429A WAIALUA BEACH ROAD – WAIALUA (2023/SMA-43). Granting a Special Management Area (“SMA”) Use Permit to Alex and Marilyn Roitman (the “Applicant”) to allow for the construction of a new single-family dwelling unit and other improvements, on approximately 10,001-square-foot of land zoned R-5 Residential District, located at 67-429A Waialua Beach Road, and identified as Tax Map Key: 6-7-013: 005.

[11:30 a.m.]

The Committee Chair called upon Ryan Facer, the Applicant’s Agent, to provide a brief presentation of the Project to the Committee. (M-616)

[11:38 a.m.]

There was no public testimony.



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[11:39 a.m.]

Resolution 23-264 amended to CD1 (OCS2023-1057/11/21/2023 3:44 PM) and reported out for adoption.

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

Related communications:

D-754 Department of Planning and Permitting

[11:40 a.m.]

8. RESOLUTION 23-273 – COMMITTEE REPORT 359

5225 KALANIANA'OLE HIGHWAY – WAILUPE (2023/SMA-56). Granting a Special Management Area ("SMA") Use Permit to Joseph and Cecilia Fatt (the "Applicant") to allow for the addition of a new three-car garage and storage, porch, wheelchair ramp, fence, and a concrete driveway and walkway to an existing detached single-family dwelling on approximately 13,359 square feet of land zoned R-10 Residential District, located at 5225 Kalaniana'ole Highway, in Wailupe, East Honolulu, and identified as Tax Map Key 3-6-002: 039.

[11:41 a.m.]

The Committee Chair called upon Jim Hayes, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-619)

[11:41 a.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

[11:42 a.m.]

Councilmembers Cordero and Dos Santos-Tam entered the Council Chamber.

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[11:47 a.m.]

There was no public testimony.

[11:47 a.m.]

Resolution 23-273 amended to CD1 (OCS2023-1053/11/20/2023 4:21 PM) and reported out for adoption.

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

Related communication:

D-772 Department of Planning and Permitting

[11:47 a.m.]

9. RESOLUTION 23-281 – COMMITTEE REPORT 360

WAIPAHU STREET AFFORDABLE RENTAL 201H PROJECT – WAIPAHU (2023/GEN-6). 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 Waipahu Street Affordable Rental Housing Development Project on approximately 37,000 square feet of land zoned AMX-2 Medium-Density Apartment Mixed Use District and the Waipahu Transit-Oriented Development Special District located at 94-069 Waipahu Street and identified as Tax Map Key 9-4-047: 025.

[11:48 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-617)

[12:13 p.m.]

The following individuals testified:

1. Ricky Cassiday (M-612) (General comment)
2. Angela Young (Support)

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[12:17 p.m.]

Councilmember Weyer exited the Council Chamber.

[12:18 p.m.]

Resolution 23-281 amended to CD1 (OCS2023-1078/11/29/2023 10:57 AM)  
and reported out for adoption.

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

Related communications:

D-782 Department of Planning and Permitting  
D-804 Board of Water Supply  
M-612 Testimony on Resolution 23-281

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:19 p.m.