



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

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, APRIL 3, 2024

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/2367?view_id=3&redirect=true (April 3); https://honolulu.granicus.com/player/clip/2375?view_id=3&redirect=true (April 4).

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 9:20 a.m. Councilmembers Cordero (voting member), Dos Santos-Tam (voting member), Kia'aina (voting member), Tupola (non-voting member), and Weyer (voting member) were present at the meeting.

ORDER OF BUSINESS

FOR ACTION

[9:24 a.m.]

1. RESOLUTION 24-23 – COMMITTEE REPORT 112

128 NORTH NIMITZ HIGHWAY – CHINATOWN (2023/PDP-1). Approving a conceptual plan for an Interim Planned Development-Transit (IPD-T) Project for the Chinatown Hotel Development on 44,410 square feet of land zoned BMX-4 Central Business Mixed-Use District in the Downtown Neighborhood Transit Oriented Development (TOD) Plan Area, located at 128 North Nimitz Highway, and identified as Tax Map Key(s) 1-7-002: 013, 023, and 050.

[9:29 a.m.]

The following individuals testified:

1. Joli Tokusato, Unite Here Local 5 (Support)
2. Chu Lan Shubert-Kwok, Chinatown Business and Community Association (Support)

[9:31 a.m.]

Resolution 24-23 amended to CD1 (OCS2024-0230/3/15/2024 2:47 PM) and reported out for adoption.

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

NOES: None.

Related communication:

M-132 Testimony on Resolution 24-23

[9:32 a.m.]

2. RESOLUTION 24-54 – COMMITTEE REPORT 113

68-407 FARRINGTON HIGHWAY, MOKULĒ'IA – KING FARM DEVELOPMENT (2023/SMA-36). Granting a Special Management Area (“SMA”) Major Permit to Mitch King (“Applicant”) to allow for the construction of a farm dwelling and agricultural structures (barn and greenhouses) as accessory to agricultural activity on approximately 365,904 square-foot shoreline lot zoned AG-2 General Agricultural District, located at 68-407 Farrington Highway in Mokulē'ia, and identified as Tax Map Key 6-8-003: 047.

[9:33 a.m.]

The Committee Chair called upon Mark Howland, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-139)

[9:51 a.m.]

There was no public testimony.

[9:52 a.m.]

Resolution 24-54 amended to CD1 (OCS2024-0272/3/28/2024 4:00 PM) and reported out for adoption.

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

Related communication:

D-112 Department of Planning and Permitting

[9:55 a.m.]

3. RESOLUTION 24-57 – COMMITTEE REPORT 114

68-1031 FARRINGTON HIGHWAY, MOKULĒ'IA – KEALIA FARMS DEVELOPMENT (2023/SMA-60). Granting a Special Management Area (“SMA”) Major Permit to Carl and Suzanne DeForest, Safe Investment Properties, and SSQ Inc. (“Applicant”) to allow for agricultural operations development with agricultural structures and two accessory farm dwellings on approximately 13-acre shoreline lot zoned AG-2 General Agricultural District, located at 68-1031 Farrington Highway in Mokulē'ia, and identified as Tax Map Key 6-8-002: 010.

[9:56 a.m.]

The Committee Chair called upon Mark Howland, the Applicant’s Agent, to provide a brief presentation of the Project to the Committee. (M-138)

[9:57 a.m.]

Councilmember Tupola exited the Council Chamber.

[9:59 a.m.]

Councilmember Tupola entered the Council Chamber.

[10:10 a.m.]

There was no public testimony.

[10:10 a.m.]

Resolution 24-57 amended to CD1 (OCS2024-0204/3/28/2024 3:45 PM) and reported out for adoption.

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

Related communication:

D-118 Department of Planning and Permitting

[10:10 a.m.]

Councilmember Kia'āina exited the Council Chamber.

[10:11 a.m.]

4. RESOLUTION 24-58 – COMMITTEE REPORT 115

126 SOUTH KALĀHEO AVENUE – KAILUA (2023/SMA-99). Granting a Special Management Area (“SMA”) Major Permit to Ohana Makai, LLC (“Applicant”) to allow for the construction of two new single-family detached dwellings, two accessory pavilions, a detached garage with motor court, and a swimming pool on approximately 37,180 square-foot shoreline lot zoned R-10 Residential District, located at 126 South Kalāheo Avenue in Kailua, and identified as Tax Map Key 4-3-012: 030.

[10:13 a.m.]

Councilmember Kia'āina entered the Council Chamber.

[10:18 a.m.]

The Committee Chair called upon Todd Hassler, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-145)

[10:33 a.m.]

The following individual testified:

Angela Young, CARES (Support)

[10:35 a.m.]

Councilmember Weyer exited the Council Chamber.

[10:36 a.m.]

Councilmember Cordero exited the Council Chamber.

[10:37 a.m.]

Resolution 24-58 amended to CD1 (OCS2024-0331/4/2/2024 2:24 PM) and reported out for adoption.

AYES: DOS SANTOS-TAM, KIA'ĀINA, SAY – 3.
NOES: None.
ABSENT: CORDERO, WEYER – 2.

Related communication:

D-126 Department of Planning and Permitting

[10:37 a.m.]

5. RESOLUTION 24-71 – COMMITTEE REPORT 116

47-083 KAMEHAMEHA HIGHWAY – KAHALU'U (2023/SMA-91). Granting a Special Management Area ("SMA") Major Permit to Dream Hone Trust, LLC ("Applicant") to allow for the construction of a new single-family dwelling with a garage and swimming pool on an approximately 26,109 square-foot shoreline lot zoned R-10 Residential District, located at 47-083 Kamehameha Highway in Kahalu'u, and identified as Tax Map Key 4-7-019: 082.

[10:37 a.m.]

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

[10:41 a.m.]

Councilmember Cordero entered the Council Chamber.

[10:43 a.m.]

Councilmember Kia'āina entered the Council Chamber.

[10:44 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-146)

[11:08 a.m.]

The following individual testified:

Jessie Makainai (M-149) (General comment)

[11:16 a.m.]

Resolution 24-71 amended to CD1 (OCS2024-0351/4/8/2024 3:05 PM).

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

Resolution 24-71, CD1 reported out for adoption.

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

Related communications:

D-192 Department of Planning and Permitting
M-149 Testimony on Resolution 24-71

[11:17 a.m.]

6. RESOLUTION 24-80 – COMMITTEE REPORT 117

EXTENDING DEADLINE TO OBTAIN A BUILDING PERMIT FOR THE PROJECT AT 1500 KAPIOLANI BOULEVARD. Amending Resolution 17-221, CD1, as amended by Resolution 20-170, CD1, to further extend the deadline to obtain a building permit for an Interim Planned Development-Transit ("IPD-T") project at 1500 Kapiolani Boulevard.

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[11:30 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-147)

[11:32 a.m.]

Councilmember Tupola exited the Council Chamber.

[11:46 a.m.]

Councilmember Tupola entered the Council Chamber.

[11:46 a.m.]

The following individuals testified:

1. Catrina Camgay, Unite Here Local 5 (Support)
2. Tyrus Kawashima, Unite Here Local 5 (Support)
3. Nerissa Acdal, Unite Here Local 5 (Support)
4. Sonia Hara, Unite Here Local 5 (Support)
5. Mary Glen Fuerte, Unite Here Local 5 (Support)
6. Purie Ibalio, Unite Here Local 5 (Support)
7. Jean Te'o-Gibney (Support)
8. Pane Meatoga, III, Operating Engineers Local Union 3 (M-130) (Support)
9. Emmanuel Zibakalam, The Laborer's International Union Local 368 (M-130) (Support)
10. Emmanuel Zibakalam, The Plumbers and Fitters Local 675 (Support)
11. Joli Tokusato, Unite Here Local 5 (M-130) (Support)
12. Angie Knight, The Institute for Human Services (M-130) (Support)
13. Kevin Carney (M-130) (Support)

[11:56 a.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

[11:59 a.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

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[12:08 p.m.]

Resolution 24-80 amended to CD1 (OCS2024-0340/4/2/2024 4:12 PM) and reported out for adoption.

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

Related communications:

D-211 Department of Planning and Permitting
M-130 Testimony on Resolution 24-80

At this Juncture, Committee Chair Say announced he would take up Agenda Item No. 9, Bill 57 (2023) and Item No. 10, Bill 58 (2023), out of order and together.

[12:10 p.m.]

9. BILL 57 (2023)

RELATING TO GAME ROOMS. Addressing game rooms throughout the City and County of Honolulu.

10. BILL 58 (2023)

RELATING TO AUTHORIZED PERSONNEL. Permitting authorized personnel to enforce certain provisions of the Revised Ordinances of Honolulu 2021.

[12:10 p.m.]

Councilmember Weyer exited the Council Chamber.

[12:10 p.m.]

The following individuals testified:

1. Clifford C. (M-124) [Support Bill 57 (2023) and Bill 58 (2023)]
2. Kaylee B. (M-124) [Support Bill 57 (2023) and Bill 58 (2023)]
3. Esanchen H. (M-124) [Support Bill 57 (2023) and Bill 58 (2023)]
4. Malia A. (M-124) [Support Bill 57 (2023) and Bill 58 (2023)]

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5. Angela Young, Kapalama NSW [Oppose Bill 57 (2023)]
6. Ian Ross, Makiki/Lower Punchbowl/Tantalus Neighborhood Board (M-124) (M-125) [Support Bill 57 (2023) and Bill 58 (2023)]
7. David Carona (M-124) (M-125) [Support Bill 57 (2023) and Bill 58 (2023)]
8. Serena Grace (M-124) [Support Bill 57 (2023) and Bill 58 (2023)]
9. Chu Lan Shubert-Kwok, Chinatown Business and Community Association (M-124) [Support Bill 57 (2023) and Bill 58 (2023)]
10. Allen Cardines, Jr. (M-124) [Support Bill 57 (2023) and Bill 58 (2023)]
11. Christine Otto Zaa, Hawai'i Good Neighbor (M-124)(M-125) [Support Bill 57 (2023) and Bill 58 (2023)]

[12:11 p.m.]

Councilmember Kia'āina exited the Council Chamber.

[12:18 p.m.]

Councilmember Kia'āina entered the Council Chamber.

[12:20 p.m.]

Councilmember Weyer entered the Council Chamber.

[12:23 p.m.]

Councilmember Cordero exited the Council Chamber.

[12:25 p.m.]

Councilmember Cordero entered the Council Chamber.

[12:31 p.m.]

Councilmember Say exited the Council Chamber.

[12:34 p.m.]

Councilmember Say entered the Council Chamber.

[12:48 p.m.]

Councilmember Weyer exited the Council Chamber.

[12:57 p.m.]

Councilmember Kia'aina exited the Council Chamber.

RECESS

At 1:08 p.m., Committee Chair Say recessed the Committee on Zoning meeting to 4:00 p.m.

THURSDAY, APRIL 4, 2024

RECONVENE

On Thursday, April 4, 2024, at 2:01 p.m., Committee Chair Say reconvened the Committee on Zoning meeting to conclude Agenda Items No. 7, 8, 9, and 10. Councilmembers Cordero (voting member), Kia'aina (voting member), Tupola (non-voting member), and Weyer (voting member) were present at the meeting.

Committee Chair Say announced he would continue taking up Agenda Item No. 9, Bill 57 (2023) and Item No. 10, Bill 58 (2023), out of order and together.

[2:03 p.m.]

11. BILL 57 (2023)

RELATING TO GAME ROOMS. Addressing game rooms throughout the City and County of Honolulu.

12. BILL 58 (2023)

RELATING TO AUTHORIZED PERSONNEL. Permitting authorized personnel to enforce certain provisions of the Revised Ordinances of Honolulu 2021.

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[2:11 p.m.]

Action on Bill 57 (2023) postponed to a date and time to be determined by the Committee Chair.

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

[2:12 p.m.]

Action on Bill 58 (2023) postponed to a date and time to be determined by the Committee Chair.

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

Related communications:

CC-85 Councilmember Tupola
M-124 Testimony on Bill 57 (2023)
M-125 Testimony on Bill 58 (2023)

The Committee Chair returned to the agenda order.

[2:16 p.m.]

7. BILL 19 (2024), FD1

RELATING TO HOUSING. Addressing housing in the city, including establishing a resident preference in the city's housing programs.

[2:37 p.m.]

The following individual testified:

Gina Duncan, Fine Island Properties (M-150) (Support)

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[2:44 p.m.]

Action on Bill 19 (2024), FD1 postponed to a date and time to be determined by the Committee Chair.

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

Related communication:

M-150 Testimony on Bill 19 (2024)

[2:45 p.m.]

8. BILL 3 (2024)

RELATING TO INCENTIVES FOR THE CONSTRUCTION OF AFFORDABLE RENTAL HOUSING. Addressing affordable rental housing in the City and County of Honolulu.

[2:45 p.m.]

Councilmember Tupola exited the Council Chamber.

[2:57 p.m.]

Councilmember Kia'āina exited the Council Chamber.

[3:00 p.m.]

Councilmember Weyer exited the Council Chamber.

RECESS / RECONVENE

Due to the loss of quorum, Committee Chair Say recessed the meeting at 3:00 p.m. With Councilmembers Cordero (voting member) and Weyer (voting member) present, the meeting was reconvened at 3:01 p.m.

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[3:03 p.m.]

Councilmember Kia'āina entered the Council Chamber.

[3:07 p.m.]

Councilmember Weyer exited the Council Chamber.

[3:08 p.m.]

The following individuals testified:

1. Pane Meatoga, III, Operating Engineers Local 3 (M-123) (Support)
2. Ned Rodrigues, Bank of Hawaii (M-123) (Support)
3. Paul Lam (M-123) (Support)
4. Chu Lan Shubert-Kwok, Chinatown Business and Community Association (M-123) (Support)
5. Christopher Delaunay, Pacific Resource Partnership (M-123) (Support)
6. Emmanuel Zibakalam, The Laborer's International Union Local 368 (M-123) (Support)
7. Emmanuel Zibakalam, The Plumbers and Fitters Local 675 (M-123) (Support)
8. Clyde Hayashi, Hawaii Iron Workers Stabilization Fund (M-123) (Support)
9. Mike Pacheco, IBEW Local Union 1186 (M-123) (Support)

[3:13 p.m.]

Councilmember Weyer entered the Council Chamber.

[3:16 p.m.]

Councilmember Kia'āina exited the Council Chamber.

[3:17 p.m.]

Councilmember Kia'āina entered the Council Chamber.

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[3:25 p.m.]

Action on Bill 3 (2024) postponed to a date and time to be determined by the Committee Chair.

AYES: CORDERO, KIA'ĀINA, SAY, WEYER – 4.

NOES: None.

ABSENT: DOS SANTOS-TAM – 1.

Related communication:

M-123 Testimony on Bill 3 (2024)

Agenda Item Nos. 9 and 10 were taken up earlier in the meeting. (See Page 9)

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:25 p.m.