



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, MAY 1, 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 (808) 768-5822 or the video may be viewed at https://honolulu.granicus.com/player/clip/2387?view_id=3&redirect=true.

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) (via videoconference), Kia'aina (voting member), Tupola (non-voting member), Weyer (voting member), and Council Chair Waters (non-voting member) were present at the meeting.

ORDER OF BUSINESS

FOR ACTION

[9:06 a.m.]

1. BILL 52 (2023) – COMMITTEE REPORT 129

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.

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[9:08 a.m.]

The following individual testified:

James Manaku, Sr. (General comment)

[9:12 a.m.]

Bill 52 (2023) amended to CD1 (OCS2024-0375/4/17/2024 8:55 AM) and 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.

[9:12 a.m.]

Bill 52 (2023) granted a 120-day extension of time pursuant to the written request from the Department of Planning and Permitting in Communication D-288 (2024).

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

Related communications:

D-631 (2023)	Department of Planning and Permitting
D-288	Department of Planning and Permitting
M-187	Testimony on Bill 52 (2023)

[9:13 a.m.]

2. BILL 53 (2023) – COMMITTEE REPORT 130

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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[9:41 a.m.]

The following individuals testified:

1. Michael Heh, Oahu Short Term Alliance (M-186) (Support)
2. Angela Young, CARES (General Comment)
3. James Manaku, Sr. (General Comment)

[9:44 a.m.]

Councilmember Cordero exited the Council Chamber.

[9:46 a.m.]

Bill 53 (2023) amended to CD1 (OCS2024-0421/4/25/2024 8:23 AM) and reported out for passage on second reading and scheduling of a public hearing.

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

[9:47 a.m.]

Bill 53 (2023) granted a 120-day extension of time pursuant to the written request from the Department of Planning and Permitting in Communication D-287 (2024).

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

Related communications:

D-632 (2023)	Department of Planning and Permitting
D-287	Department of Planning and Permitting
D-311	Department of Planning and Permitting
M-186	Testimony on Bill 53 (2023)

[9:47 a.m.]

3. BILL 6 (2024) – COMMITTEE REPORT 132

RELATING TO PERMITS. Improving public notification regarding the authorization, or lack thereof, for work performed on a property in the City and County of Honolulu and amending provisions related to the administration and enforcement of certain codes in the Revised Ordinances of Honolulu 2021.

[9:51 a.m.]

Councilmember Cordero entered the Council Chamber.

[10:10 a.m.]

Councilmember Kia'aina exited the Council Chamber.

[10:14 a.m.]

Councilmember Weyer exited the Council Chamber.

[10:15 a.m.]

There was no public testimony.

[10:20 a.m.]

Councilmember Weyer entered the Council Chamber.

[10:22 a.m.]

Bill 6 (2024) reported out for passage on second reading and scheduling of a public hearing.

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

[10:22 a.m.]

4. BILL 10 (2024) – COMMITTEE REPORT 133

RELATING TO BUILDING PERMITS. Removing the affidavit requirement of stating no outstanding fines or liens for building permit applications, and requiring an additional plan review fee when resubmitting applications that fail to include necessary information required for review and approval not previously provided as part of a complete application submission.

[10:24 a.m.]

Councilmember Cordero exited the Council Chamber.

[10:32 a.m.]

Councilmember Kia'āina entered the Council Chamber.

[10:33 a.m.]

Councilmember Cordero entered the Council Chamber.

[10:35 a.m.]

There was no public testimony.

[10:39 a.m.]

Bill 10 (2024) 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:

D-115 Department of Planning and Permitting

[10:39 a.m.]

5. BILL 3 (2024) – COMMITTEE REPORT 131

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

[10:41 a.m.]

Councilmember Tupola exited the Council Chamber.

[10:43 a.m.]

There was no public testimony.

[10:43 a.m.]

Bill 3 (2024) amended to CD1 (OCS2024-0425/4/25/2024 2:57 PM) and 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 communications:

MM-81 Office of Housing
M-189 Testimony on Bill 3 (2024)

[10:43 a.m.]

6. RESOLUTION 24-95 – COMMITTEE REPORT 134

1318 MOKULUA DRIVE – LANIKAI (2023/SMA-105). Granting a Special Management Area (“SMA”) Major Permit to Luamoku Group, LLC (“Applicant”) to allow for the construction of a new single-family, detached dwelling with an attached garage and a swimming pool on approximately 17,171 square feet of land zoned R-10 Residential District, located at 1318 Mokulua Drive in Kailua, and identified as Tax Map Key 4-3-004: 076.

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[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-196)

[10:48 a.m.]

Council Chair Waters exited the Council Chamber.

[10:53 a.m.]

Councilmember Kia'aina exited the Council Chamber.

[10:55 a.m.]

There was no public testimony.

[10:56 a.m.]

Resolution 24-95 amended to CD1 (OCS2024-0442/4/26/2024 1:23 PM) and reported out for adoption.

AYES: CORDERO, DOS SANTOS-TAM, SAY, WEYER – 4.

NOES: None.

ABSENT: KIA'AINA – 1.

Related communication:

D-247 Department of Planning and Permitting

[10:56 a.m.]

7. RESOLUTION 24-110 – COMMITTEE REPORT 135

44-421 KĀNE‘OHE BAY DRIVE – KĀNE‘OHE (2023/SMA-117). Granting a Special Management Area (“SMA”) Major Permit to Jennifer Carver-McLennan and John McLennan (“Applicants”) to allow for the construction of a new single-family detached dwelling with an accessory dwelling unit and swimming pool, and the conversion of an existing carport into a garage on approximately 19,845 square feet of land zoned R-10 Residential District, located at 44-421 Kāne‘ohe Bay Drive in Kāne‘ohe, and identified as Tax Map Key 4-4-006: 018.

[10:57 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-191)

[11:10 a.m.]

There was no public testimony.

[11:10 a.m.]

Resolution 24-110 amended to CD1 (OCS2024-0415/4/25/2024 12:34 PM) and reported out for adoption.

AYES: CORDERO, DOS SANTOS-TAM, SAY, WEYER – 4.

NOES: None.

ABSENT: KIA‘ĀINA – 1.

Related communication:

D-260 Department of Planning and Permitting

[11:11 a.m.]

8. RESOLUTION 24-96

LAND USE ORDINANCE AMENDMENT RELATING TO SCREENING OR BUFFERING REQUIREMENTS. Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 2021 (The Land Use Ordinance), relating to screening or buffering requirements.

[11:14 a.m.]

There was no public testimony.

[11:14 a.m.]

Action on Resolution 24-96 postponed to a date and time to be determined by the Committee Chair.

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

Related communication:

CC-101 Office of the City Clerk

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:15 a.m.