



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, JUNE 26, 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/2438?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 9:02 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 ACTION

[9:04 a.m.]

1. RESOLUTION 24-142 – COMMITTEE REPORT 203

59-4 HOLAWA PLACE – PŪPŪKEA-PAUMALŪ (2024/SMA-15). Granting a Special Management Area (“SMA”) Major Permit to Pema and Rosalynn Hegan Trust (“Applicant”) to allow the construction of a new single-family dwelling with an attached carport on approximately 5,419 square feet of land zoned R-5 Residential District, located at 59-4 Holawa Place in Paumalū, and identified as Tax Map Key 5-9-001: 089.

[9:09 a.m.]

The following individual testified:

James Manakū, Sr. (General comment)

[9:11 a.m.]

The Committee Chair moved to the next agenda item until the arrival of the Applicant’s Agent who would be providing a brief presentation on the project.

[9:11 a.m.]

2. RESOLUTION 24-152 – COMMITTEE REPORT 204

68-223 CROZIER LOOP – WAIALUA (2024/SMA-10). Granting a Special Management Area (“SMA”) Major Permit to Tessa LC Pang (“Applicant”) to allow the construction of a new single-family detached dwelling and an Accessory Dwelling Unit (“ADU”) with an attached two-car garage, swimming pool, and spa on approximately 9,889 square feet shoreline lot of land zoned R-7.5 Residential District, located at 68-223 Crozier Loop in Waialua, and identified as Tax Map Key 6-8-005: 055 (formerly 032).

The Committee Chair returned to agenda item No. 1 for further discussion.

[9:13 a.m.]

1. RESOLUTION 24-142 – COMMITTEE REPORT 203

59-4 HOLAWA PLACE – PŪPŪKEA-PAUMALŪ (2024/SMA-15). Granting a Special Management Area (“SMA”) Major Permit to Pema and Rosalynn Hegan Trust (“Applicant”) to allow the construction of a new single-family dwelling with an attached carport on approximately 5,419 square feet of land zoned R-5 Residential District, located at 59-4 Holawa Place in Paumalū, and identified as Tax Map Key 5-9-001: 089.

[9:13 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-282)

[9:21 a.m.]

Resolution 24-142 amended to CD1 (OCS2024-0570/6/19/2024 12:49 PM) and reported out for adoption.

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

Related communication:

D-355 Department of Planning and Permitting

The Committee Chair returned to the agenda order.

[9:21 a.m.]

2. RESOLUTION 24-152 – COMMITTEE REPORT 204

68-223 CROZIER LOOP – WAIALUA (2024/SMA-10). Granting a Special Management Area (“SMA”) Major Permit to Tessa LC Pang (“Applicant”) to allow the construction of a new single-family detached dwelling and an Accessory Dwelling Unit (“ADU”) with an attached two-car garage, swimming pool, and spa on approximately 9,889 square feet shoreline lot of land zoned R-7.5 Residential District, located at 68-223 Crozier Loop in Waialua, and identified as Tax Map Key 6-8-005: 055 (formerly 032).

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[9:22 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-283)

[9:28 a.m.]

Council Chair Waters entered the Council Chamber.

[9:32 a.m.]

There was no public testimony.

[9:33 a.m.]

Resolution 24-152 amended to CD1 (OCS2024-0631/6/20/2024 9:41 AM) and reported out for adoption.

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

Related communication:

D-375 Department of Planning and Permitting

[9:34 a.m.]

3. RESOLUTION 24-166 – COMMITTEE REPORT 205

WAI KAHE RESIDENCES AFFORDABLE RENTAL HOUSING 201H PROJECT (2024/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 Wai Kahe Residences Affordable Rental Housing Project on approximately 37,000 square feet of land zoned AMX-2 Medium-Density Apartment Mixed-Use District, located at 94-069 Waipahu Street in Waipahu, and identified as Tax Map Key 9-4-047: 025.

[9:37 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-281)

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[9:49 a.m.]

The following individual testified:

Angela Young (Support)

[9:54 a.m.]

Resolution 24-166 amended to CD1 (OCS2024-0650/6/28/2024 10:56 AM) and reported out for adoption.

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

Related communications:

D-448 Department of Planning and Permitting
D-470 Board of Water Supply

[9:54 a.m.]

4. BILL 3 (2024), CD1 – COMMITTEE REPORT 201

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

[10:01 a.m.]

Councilmember Kia'āina exited the Council Chamber.

[10:04 a.m.]

Councilmember Kia'āina entered the Council Chamber.

[10:12 a.m.]

The following individuals testified:

1. Angela Young (Support)
2. Paul Lam (M-279) (Support)
3. Pane Meatoga, III, Hawaii Operating Engineers Local 3 (Support)

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[10:33 a.m.]

Councilmember Kia'aina exited the Council Chamber.

[10:34 a.m.]

Councilmember Kia'aina entered the Council Chamber.

[10:41 a.m.]

Councilmember Okimoto entered the Council Chamber.

[10:44 a.m.]

Bill 3 (2024), CD1 amended to CD2 (OCS2024-0613/6/13/2024 1:37 PM).

AYES: KIA'AINA, SAY, WEYER – 3.

NOES: CORDERO, DOS SANTOS-TAM – 2.

Bill 3 (2024), CD2 reported out for passage on third reading.

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

NOES: None.

Related communications:

MM-110 Office of Housing

M-279 Testimony on Bill 3 (2024)

[10:45 a.m.]

5. BILL 31 (2024) – COMMITTEE REPORT 202

RELATING TO PRE-CONSTRUCTION FINANCING FOR AFFORDABLE RENTAL HOUSING. Addressing affordable rental housing in the City and County of Honolulu.

[10:47 a.m.]

Councilmember Kia'aina exited the Council Chamber.

[10:49 a.m.]

Councilmember Kia'āina entered the Council Chamber.

[10:52 a.m.]

The following individuals testified:

1. Pane Meatoga, III, Hawaii Operating Engineers Local 3 (M-280) (Support)
2. Paul Lam (M-280) (Support)
3. Angela Young, CARES (M-280) (Support)

[10:59 a.m.]

Bill 31 (2024) amended to CD1 (OCS2024-0612/6/13/2024 1:34 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-109 Office of Housing
M-280 Testimony on Bill 31 (2024)

[11:00 a.m.]

Councilmember Kia'āina exited the Council Chamber.

FOR DISCUSSION

[11:00 a.m.]

6. RESOLUTION 24-148

LAND USE ORDINANCE AMENDMENT RELATING TO DEVELOPMENT STANDARDS FOR THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS. Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 2021 (the Land Use Ordinance), relating to the development standards for the apartment and apartment mixed-use districts.

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[11:08 a.m.]

Committee Chair Say exited the Council Chamber.

[11:12 a.m.]

Committee Chair Say entered the Council Chamber.

[11:22 a.m.]

Councilmember Cordero exited the Council Chamber.

[11:26 a.m.]

Councilmember Cordero entered and Councilmember Weyer exited the Council Chamber.

[11:33 a.m.]

There was no public testimony.

Related communications:

CC-168	Office of the City Clerk
MM-112	Office of Housing
M-289	Testimony on Resolution 24-148

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:34 a.m.