



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

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
WEDNESDAY, AUGUST 21, 2024
9:00 A.M.

Remote and in-person oral testimony will be permitted on all items on the agenda when each agenda item is taken up. Each speaker may not have anyone else read their statement and is limited to a one-minute presentation.

Remote Testimony

1. For direct access to submit oral testimony call: +1-253-215-8782, enter ID: **85026725285** and Passcode: **706035**.
2. To testify by videoconference visit: <https://hnlldoc.ehawaii.gov/hnlldoc/testimony>. Videoconference access information will be provided upon registration. Testifiers are encouraged to register/submit testimony at least 24 hours prior to the meeting.

Although remote oral testimony is being permitted, this is a regular meeting and not a remote meeting by interactive conference technology under HRS Section 92-3.7. Therefore, the meeting will continue notwithstanding loss of audiovisual communication with remote testifiers or loss of the public broadcast of the meeting.

Persons wishing to testify in-person in the Council Chamber are requested to register by 9:00 a.m. by filling out the registration form in person outside the Council Chamber. Persons who have not registered will be given an opportunity to speak following the oral testimonies of the registered speakers.

Written testimony may be uploaded at <https://hnlldoc.ehawaii.gov/hnlldoc/testimony>, or mailed to Office of the City Clerk, Attention: Information Section, 530 South King Street, Room 100, Honolulu, HI 96813. If submitted, written testimonies, including the testifier's address, e-mail address, and phone number, will be available to the public at <https://hnlldoc.ehawaii.gov>.

Should you have any questions, please call (808) 768-3816 or send an email to kiana.pascual@honolulu.gov.

Committee on Zoning Agenda
Wednesday, August 21, 2024

Meeting materials ("*board packet*" under HRS Section 92-7.5) are accessible at <https://hnlldoc.ehawaii.gov/hnlldoc/browse/agendas> by clicking on the appropriate Committee meeting.

The meeting will be viewable: (1) by internet live streaming through <https://www.honolulucitycouncil.org/meetings>; (2) by televised live broadcast on 'Ōlelo TV Channel 54; and (3) on the monitor situated outside the Council Chamber. Viewers who experience a loss of viewing signal should try switching to another viewing option.

After the meeting, the meeting will be viewable on demand at <https://www.honolulucitycouncil.org/meetings>. Copies of older meeting videos may be requested by calling the City Clerk's Office at (808) 768-5822, charges may apply.

If you need auxiliary aid/service or other accomodation due to a disability or an interpreter for a language other than English, please call the Office of the City Clerk Information Section at (808) 768-5822 between 7:45 a.m. and 4:30 p.m. or send an email to kiana.pascual@honolulu.gov as soon as possible or at least three (3) business days before the scheduled meeting. Requests made as early as possible have a greater likelihood of being fulfilled.

FOR ACTION

1. **RESOLUTION 24-202 – EXTENDING DEADLINE FOR COMMENCEMENT OF CONSTRUCTION OF THE KALEIMA‘O VILLAGE PROJECT.** Amending Resolution 22-226, CD1 to extend the deadline for commencement of construction of the Kaleima‘o Village Project located at 91-1400 Renton Road in ‘Ewa Beach, identified as Tax Map Key 9-1-122: 004. (Applicant: Komohale West Loch, LLC) (Transmitted by Communication D-597[24])

PROPOSED CD1 TO RESOLUTION 24-202 (Submitted by Councilmember Say) – The Proposed CD1 (OCS2024-0764/8/14/2024 1:53 PM) makes the following amendments:

- A. Amends the resolution title to read as follows:

"AMENDING RESOLUTION 22-226, CD1, TO EXTEND THE DEADLINE FOR THE COMMENCEMENT OF CONSTRUCTION OF THE KALEIMA‘O VILLAGE AFFORDABLE RENTAL HOUSING PROJECT IN ‘EWA BEACH, O‘AHU."

- B. In the first WHEREAS clause:

1. Provides that the name of the Applicant is Komohale West Loch LLC (instead of Komohale West, LLC);
2. Adds that the Project is located within the AG-1 Restricted Agricultural zoning district; and
3. Provides that the Project address is 91-1400 Renton Road (instead of 91-1400 Fort Weaver Road).

- C. In the third WHEREAS clause, clarifies that no changes to the Project are proposed.

- D. Adds a new fourth WHEREAS clause to provide that the Applicant has demonstrated the following progress in developing the Project:

1. In October 2023, the City and County of Honolulu, the State of Hawai‘i Department of Budget and Finance, and the Hawai‘i Housing Finance and Development Corporation ("HHFDC") awarded private activity bonds to the Applicant for the Project;

2. In December 2023, the HHFDC awarded Low-Income Housing Tax Credits and Rental Housing Revolving Fund monies to the Applicant for the Project;
3. The Applicant has submitted the Project's building permit application and related plans to the Department of Planning and Permitting for its review and approval; and
4. The Applicant is working with a lender to secure financing for the Project, and is pursuing National Housing Act Section 221(d)(4) mortgage insurance from the U.S. Department of Housing and Urban Development.

E. Makes miscellaneous technical and nonsubstantive amendments.

2. **RESOLUTION 24-204 – RELATING TO THE WAILUPE STREAM WATERSHED PROJECT.** Authorizing the Director of the Department of Design and Construction of the City and County of Honolulu or the Director's authorized representative to sign the intergovernmental agreement between the Department of the Army and the City and County of Honolulu represented by the City's Department of Design and Construction for the Wailupe Stream Watershed, HI Study and authorizing the Director of the Department of Budget and Fiscal Services to expend funds relating to said project. (Transmitted by Communication D-590[24])

3. **BILL 39 (2024) – RELATING TO BUILDING PERMITS.** Removing affidavit requirements for building permit applications. (Bill passed Second Reading and Public Hearing held on 8/7/24)

PROPOSED CD1 TO BILL 39 (2024) (Submitted by Councilmember Say) – The Proposed CD1 (OCS2024-0758/8/14/2024 2:16 PM) makes the following amendments:

- A. Amends § 18-4.1(b)(6) to require building permit applications to include the name, license number, and address of all contractors, subcontractors, and specialty contractors involved in the project.
- B. Amends § 18-4.1(b)(7) to require building permit applications to include the name, address, license number, and phases of work to be performed for all

contractors, subcontractors, and specialty contractors engaged to perform electrical or plumbing work on the project.

- C. Amends § 18-4.1(b)(8) to require building permit applications to be signed by a representative of all contractors, subcontractors, and specialty contractors engaged to perform electrical or plumbing work on the project.
- D. Makes miscellaneous technical and nonsubstantive amendments.

EXECUTIVE SESSION

If the need arises with respect to any item on this agenda, then pursuant to Hawai'i Revised Statutes Sections 92-4 and 92-5(a)(4), the Committee may consult in a closed meeting with its attorneys in executive session on questions and issues pertaining to the Council's powers, duties, privileges, immunities and/or liabilities relating to that item.

Calvin K.Y. Say, Chair
Committee on Zoning