



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, SEPTEMBER 25, 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://www.youtube.com/watch?v=OvBAEUwy-Q>.

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), Kia'aina (voting member) and Weyer (voting member) were present at the meeting.

[9:06 a.m.]

Council Chair Waters entered the Council Chamber.

ORDER OF BUSINESS

FOR ACTION

[9:07 a.m.]

1. **RESOLUTION 24-209 – COMMITTEE REPORT 289**

APPOINTMENT OF RYAN TOYOMURA TO THE ZONING BOARD OF APPEALS. Confirming the appointment of Ryan Toyomura to serve on the Zoning Board of Appeals of the City and County of Honolulu for a term to expire on June 30, 2026.

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[9:08 a.m.]

There was no public testimony.

[9:09 a.m.]

Resolution 24-209 reported out for adoption.

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

Related communications:

MM-146 Office of the Mayor
M-414 Testimony on Resolution 24-209
M-419 Testimony on Resolution 24-209

2. RESOLUTION 24-232

ACCEPTANCE OF A GIFT (DPP). Accepting a gift to the City valued at \$6,160 from the International Association of Plumbing and Mechanical Officials (IAPMO), Hawai'i Chapter of lodging, airfare, registration, meals, and incidentals for two Department of Planning and Permitting employees to attend the 2024 IAPMO Annual Education and Business Conference in Las Vegas, Nevada.

This item was cancelled.

[9:10 a.m.]

3. RESOLUTION 24-215 – COMMITTEE REPORT 290

REVISION TO THE PUBLIC INFRASTRUCTURE MAP. Adopting a revision to the Public Infrastructure Map for the Central O'ahu Sustainable Communities Plan Area to add a symbol for a water reservoir in the vicinity of the H-2 Interstate Freeway at the foot of Waiawa Ridge in Pearl City.

[9:10 a.m.]

Councilmember Okimoto entered the Council Chamber.

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[9:17 a.m.]

There was no public testimony.

[9:18 a.m.]

Resolution 24-215 reported out for adoption.

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

Related communications:

D-630 Department of Planning and Permitting
D-691 Board of Water Supply

FOR EXTENSION OF TIME ONLY

[9:18 a.m.]

4. RESOLUTION 24-227 – COMMITTEE REPORT 294

IPD-T PROJECT FOR 1667 KAPI'OLANI DEVELOPMENT (2024/PDP-1). Approving a conceptual plan for an Interim Planned Development-Transit Project to redevelop 56,250 square feet of land zoned BMX-3 Community Business Mixed-Use District within the Ala Moana Neighborhood Transit Oriented Development Plan Area with a mixed-use development Project, located at 1659, 1661, 1663, 1665, 1667, 1673, 1677, 1679, and 1681 Kapi'olani Boulevard and 1646 Kona Street, and identified as Tax Map Keys 2-3-041: 003 and 004.

[9:40 a.m.]

There was no public testimony.

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[10:03 a.m.]

Resolution 24-227 was denied a 120-day extension of time pursuant to the written request from the Applicant's agent in Communication M-410 (2024).

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

Related communications:

| | |
|-------|---------------------------------------|
| D-651 | Department of Planning and Permitting |
| M-410 | R.M. Towill Corporation |

[10:04 a.m.]

5. RESOLUTION 24-226 – COMMITTEE REPORT 293

1226 MOKULUA DRIVE – LANIKAI (2024/SMA-44) (2024/SV-1). Denying a Special Management Area ("SMA") Major Permit and Shoreline Setback Variance ("SSV") to Graham and Elaine Smith ("Applicants") to allow the installation of 16-foot deep steel sheet piles on the mauka side of the existing nonconforming seawall, covered and bolted to the seawall by a concrete sheet pile cap, held in place by nine steel tie-back rods attached to nine concrete deadman anchors buried 25 feet mauka of the seawall, including the addition of concrete splash lip of one to 3.5 feet in height atop the nonconforming seawall on an 18,076 square foot shoreline lot, zoned R-10 Residential District, located at 1226 Mokulua Drive in Lanikai, and identified as Tax Map Key 4-3-005: 056.

[10:16 a.m.]

Councilmember Okimoto exited the Council Chamber.

[10:41 a.m.]

The following individual testified:

Angela Young, CARES (General comment)

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[10:49 a.m.]

Resolution 24-226 was granted a 90-day extension of time pursuant to the written request from the Applicant's agent in Communication M-411 (2024).

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

Related communications:

| | |
|-------|---------------------------------------|
| D-626 | Department of Planning and Permitting |
| M-411 | G70 |
| M-415 | Testimony on Resolution 24-226 |
| M-418 | Testimony on Resolution 24-226 |

[10:49 a.m.]

Councilmember Kia'āina exited the Council Chamber.

FOR ACTION

[10:50 a.m.]

6. RESOLUTION 24-208 – COMMITTEE REPORT 288

54-84 KAMEHAMEHA HIGHWAY – HAU'ULA (2024/SMA-25). Granting a Special Management Area ("SMA") Major Permit to HI Home Buyers Group ("Applicant") to allow for the construction of a new two-story, single-family detached dwelling and accessory dwelling unit, carport, and perimeter fence on approximately 5,064 square feet of land zoned R-5 Residential District, located at 54-84 Kamehameha Highway in Hau'ula, and identified as Tax Map Key 5-4-001: 048.

[10:51 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-420)

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[10:52 a.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

[10:53 a.m.]

Councilmember Kia'āina entered the Council Chamber.

[10:55 a.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

[10:57 a.m.]

Councilmember Kia'āina exited the Council Chamber.

[10:59 a.m.]

The following individual testified:

Angela Young, CARES (Support)

[11:01 a.m.]

Resolution 24-208 amended to CD1 (OCS2024-0861/9/19/2024 8:07 AM) and reported out for adoption.

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

NOES: None.

ABSENT: KIA'ĀINA – 1.

Related communication:

D-600 Department of Planning and Permitting

[11:01 a.m.]

7. RESOLUTION 24-225 – COMMITTEE REPORT 292

91-173 AND 91-173A ‘EWA BEACH ROAD (2024/SMA-48). Granting a Special Management Area (“SMA”) Major Permit to Lorenzo Village LLC and Suzie T. Mai-French Trust (“Applicants”) to allow the construction of a new single-family dwelling with an attached three-car garage, and the construction of a new carport and second floor addition to an existing single-family dwelling, on approximately 12,502-square-feet of land zoned R-5 Residential District, located at 91-173 and 91-173A ‘Ewa Beach Road, and identified as Tax Map Key 9-1-023: 010.

[11:02 a.m.]

Councilmember Kia‘āina entered the Council Chamber.

[11:02 a.m.]

The Committee Chair called upon Tenille Nakayama (via videoconference), the Applicant’s Agent, to provide a brief presentation of the Project to the Committee. (M-441)

[11:03 a.m.]

Councilmember Weyer Exited the Council Chamber.

[11:12 a.m.]

The following individual testified:

Angela Young (Support)

[11:13 a.m.]

Committee Chair Say exited the Council Chamber.

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[11:14 a.m.]

Resolution 24-225 amended to CD1 (OCS2024-0860/9/19/2024 9:19 AM) and reported out for adoption.

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

Related communication:

D-654 Department of Planning and Permitting

[11:14 a.m.]

8. RESOLUTION 24-219 – COMMITTEE REPORT 291

57-320 PUNAUULUA PLACE – KAHUKU (2024/SMA-49). Granting a Special Management Area (“SMA”) Major Permit to Modern Development, LLC (“Applicant”) to allow for the construction of a new single-family detached dwelling with an attached garage on approximately 19,340 square feet of land zoned R-5 Residential District, located at 57-320 Punaulua Place in Kahuku, and identified as Tax Map Key 5-7-003: 049.

[11:14 a.m.]

Committee Chair Say entered the Council Chamber.

[11:15 a.m.]

The Committee Chair called upon Jeffrey Overton (via videoconference) and Lila Cheng, the Applicant’s Agent, to provide a brief presentation of the Project to the Committee. (M-409)

[11:28 a.m.]

The following individual testified:

Angela Young, CARES (Support)

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[11:32 a.m.]

Resolution 24-219 amended to CD1 (OCS2024-0858/9/18/2024 2:18 PM) and reported out for adoption.

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

NOES: None.

ABSENT: WEYER – 1.

Related communication:

D-632 Department of Planning and Permitting

[11:33 a.m.]

9. RESOLUTION 24-231 – COMMITTEE REPORT 296

312 WAILUPE CIRCLE – WAILUPE PENINSULA (2024/SMA-54). Granting a Special Management Area (“SMA”) Major Permit to Timothy Gutierrez (“Applicant”) to allow the construction of a new single-family dwelling, on approximately 18,316-square-foot shoreline lot zoned R-10 Residential District, located at 312 Wailupe Circle, and identified as Tax Map Key 3-6-001:019.

[11:34 a.m.]

The Committee Chair called upon Jeffrey Overton (via videoconference) and Kira Ramos, the Applicant’s Agent, to provide a brief presentation of the Project to the Committee. (M-412)

[11:40 a.m.]

The following individual testified:

Angela Young (Support)

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[11:41 a.m.]

Resolution 24-231 amended to CD1 (OCS2024-0863/9/19/2024 7:49 AM) and reported out for adoption.

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

Related communication:

D-659 Department of Planning and Permitting

[11:42 a.m.]

10. RESOLUTION 24-228 – COMMITTEE REPORT 295

HALE MELIA 201H PROJECT. Authorizing, pursuant to HRS Section 201H-38, exemptions from certain requirements relating to the Hale Melia affordable rental housing project on approximately 31,977 square-feet of land zoned BMX-3 Community Business District, located at 1105 Pi'ikoi Street and 1216 Young Street in Downtown Honolulu, and identified as Tax Map Keys 2-4-004: 046 and 078.

[11:42 a.m.]

Councilmember Okimoto entered the Council Chamber.

[11:42 a.m.]

The Committee Chair called upon Christopher Fong and Kaloa Robinson, the Applicant's Agents, to provide a brief presentation of the Project to the Committee. (M-438)

[12:28 p.m.]

Councilmember Kia'āina exited the Council Chamber.

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[12:29 p.m.]

Councilmember Kia'āina entered the Council Chamber.

[12:30 p.m.]

The following individual testified:

Angela Young, CARES (Support)

[12:32 p.m.]

Resolution 24-228 amended to CD1 (OCS2024-0864/9/19/2024 11:05 AM) and reported out for adoption.

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

Related communications:

D-660 Department of Planning and Permitting
D-674 Department of Planning and Permitting
M-421 Testimony on Resolution 24-228

[12:33 p.m.]

11. BILL 53 (2024)

RELATING TO THE SPECIAL MANAGEMENT AREA. Amending Chapter 25, Revised Ordinances of Honolulu 2021, relating to the special management area, including by incorporating amendments made by Act 229 to HRS Chapter 205A, the State Coastal Zone Management law.

[12:33 p.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

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[12:42 p.m.]

There was no public testimony.

[12:42 p.m.]

Action on Bill 53 (2024) postponed to a date and time to be determined by the Committee Chair.

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

Related communication:

M-435 Testimony on Bill 53 (2024)

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:43 p.m.