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 Kiaʻāina
Matt Weyer

WRITTEN SUMMARY FOR VIDEO RECORD

REGULAR MEETING
WEDNESDAY, OCTOBER 23, 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/live/_hAu4zOPvK4.

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 9:07 a.m. Councilmembers Dos Santos-Tam (voting member), Tupola (non-voting member), and Weyer (voting member) were present at the meeting. Councilmember Cordero (voting member) and Kiaʻāina (voting member) were excused from the meeting.

ORDER OF BUSINESS

FOR ACTION

[9:11 a.m.]

1. RESOLUTION 24-237 – COMMITTEE REPORT 319

   APPOINTMENT OF CHRISTINA OHIRA TO THE ZONING BOARD OF APPEALS. Confirming the appointment of Christina Ohira to serve on the Zoning Board of Appeals of the City and County of Honolulu for a term to expire on June 30, 2027.

[9:14 a.m.]

Councilmember Okimoto entered the Council Chamber.

[9:17 a.m.]

Councilmember Cordero entered the meeting via videoconference.

[9:18 a.m.]

The following individuals testified:

1. Ivan Lui-Kwan, Starn O'Toole Marcus & Fisher (M-471) (Support)
2. Lindsay Orman, Starn O'Toole Marcus & Fisher (M-471) (Support)

[9:21 a.m.]

Resolution 24-237 reported out for adoption.

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

Related communications:

MM-169 Office of the Mayor
M-471 Testimony on Resolution 24-237
M-490 Christina Ohira

Committee Chair Say announced that he would take up Agenda Item Nos. 2 and 3 together.

[9:22 a.m.]

2. RESOLUTION 24-236 – COMMITTEE REPORT 318

EXTENDING DEADLINE TO OBTAIN SUBDIVISION APPROVAL FOR NANAIKEOLA SELF-HELP HOUSING PROJECT. Amending Resolution 22-260, CD1, to extend the deadline to obtain subdivision approval for the Nanaikeola Self-Help Housing Project, located at the mauka end of Nanaikeola Street in Waiʻanae, and identified as Tax Map Key 8-7-008: 076.

3. RESOLUTION 24-238 – COMMITTEE REPORT 320

APPROVING AND AUTHORIZING CONVEYANCE OF A 30-FOOT WIDE LOT COMPRISING OF A PORTION OF GOVERNMENT (CROWN) LANDS IN LUALUALEI, WAIʻANAE. Approving and authorizing acceptance of conveyance of a 30-foot wide lot comprising of a portion of Government (Crown) Lands in Lualualei, Waiʻanae (the "Roadway Lot") by quitclaim deed from the State of Hawaiʻi, Department of Land and Natural Resources.

[9:25 a.m.]

The following individuals testified:

1. Claudia Shay, Self-Help Housing Corporation of Hawaii (M-469, M-470) (Support)
2. Germaine Meyers (M-469, M-470) (Oppose)

[9:39 a.m.]

Resolution 24-236 amended to CD1 (OCS2024-0923/10/16/2024 7:53 AM) and reported out for adoption.

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

[9:41 a.m.]

Resolution 24-238 amended to CD1 (OCS2024-0954/10/25/2024 9:34 AM) and reported out for adoption.

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

Related communications:

MM-192	Office of Housing
D-673	Department of Planning and Permitting
D-677	Department of Land Management
M-469	Testimony on Resolution 24-236
M-470	Testimony on Resolution 24-238

[9:41 a.m.]

4. RESOLUTION 24-250 – COMMITTEE REPORT 321

4929 KALANIANA‘OLE HIGHWAY – WAI‘ALAE (2024/SMA-67). Granting a Special Management Area (“SMA”) Major Permit to 2HNL, LLC (“Applicant”) to allow for the construction of a new single-family detached dwelling with an attached garage and swimming pool on approximately 25,216 square feet of land zone R-7.5 Residential District, located at 4929 Kalaniana‘ole Highway in Wai‘alae, and identified as Tax Map Key 3-5-022: 015.

[9:43 a.m.]

The Committee Chair called upon Steven Doo, the Applicant’s Agent, to provide a brief presentation of the Project to the Committee. (M-473)

[9:55 a.m.]

There was no public testimony.

[9:56 a.m.]

Resolution 24-250 amended to CD1 (OCS2024-0955/10/29/2024 8:03 AM) and reported out for adoption.

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

Related communication:

D-709	Department of Planning and Permitting

[9:57 a.m.]

5. RESOLUTION 24-251 – COMMITTEE REPORT 322

84-931 FARRINGTON HIGHWAY – MĀKAHA (2024/SMA-70). Granting a Special Management Area ("SMA") Major Permit to Yang Gao and Zhenghong Hu ("Applicants") to allow for the construction of a new two-family detached dwelling with an attached garage consisting of a primary dwelling and an ADU on approximately 12,356 square feet of land zoned R-10 Residential District, located at 84-931 Farrington Highway in Mākaha, and identified as Tax Map Key 8-4-004: 021.

[9:59 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-474)

[10:08 a.m.]

There was no public testimony.

[10:09 a.m.]

Action on Resolution 24-251 postponed to a date and time to be determined by the Committee Chair.

[10:09 a.m.]

Resolution 24-251 granted a 60-day extension of time pursuant to the written request from the Applicant's agent in Communication M-507 (2024).

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

Related communications:

D-710 Department of Planning and Permitting
M-507 WHALE Environmental Services, LLC

[10:11 a.m.]

Councilmembers Weyer and Tupola exited the Council Chamber.

6. RESOLUTION 24-255

41-741 KALANIANA‘OLE – WAIMĀNALO (2024-SMA/72). Granting a Special Management Area (“SMA”) Major Permit to the City, Department of Design and Construction (“Applicant”) to allow for the construction of phased improvements, including the replacement of the two comfort stations, a former pavilion, and restoration of the crafts building, on approximately 29.56 acres of land zoned P-2 General Preservation District, located at 41-741 Kalaniana‘ole Highway, and identified as Tax Map Keys 4-1-003: 016, 019, 020, and 040.

This item was cancelled.

[10:11 a.m.]

7. BILL 58 (2024)

RELATING TO THE BUILDING CODE. Amending the Building Code of the City and County of Honolulu.

[10:12 a.m.]

There was no public testimony.

[10:12 a.m.]

Action on Bill 58 (2024) postponed to a date and time to be determined by the Committee Chair.

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

Related communications:

D-717 Department of Planning and Permitting
D-746 Department of Planning and Permitting

[10:12 a.m.]

8. 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.

[10:13 a.m.]

The Committee Chair called upon Liz Krueger from the Department of Planning and Permitting to provide a brief presentation on Bill 53 (2024) Relating to the Special Management Area (SMA). (D-760)

[10:17 a.m.]

Councilmember Weyer entered the Council Chamber.

[10:55 a.m.]

The following individuals testified:

1. Racquel Achiu (General comment)
2. Angela Young, CARES (M-479) (Support)
3. Jim Hayes, Planning Solutions, Inc. (Support)

RECESS / RECONVENE

Committee Chair Say called for a recess at 11:16 a.m. With Councilmembers Cordero (voting member) (via videoconference), Dos Santos-Tam (voting member), and Weyer (voting member) present, the meeting was reconvened at 11:19 a.m.

[11:19 a.m.]

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

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

Related communication:

M-479 Testimony on Bill 53 (2024)

FOR DISCUSSION

[11:19 a.m.]

9. BILL 31 (2024), CD1

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

[11:36 a.m.]

The following individuals testified:

1. Bailey Matsuda (M-478) (Oppose)
2. Anne Smoke (M-478) (General comment)

Related communications:

MM-190 Office of Housing
M-478 Testimony on Bill 31 (2024)

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:42 a.m.