BILL064(23)
Testimony

MISC. COMM. 551

COUNCIL

COUNCIL Meeting

Meeting Date: Dec 11, 2024 @ 10:00 AM

Support: 45

Oppose: 153

I wish to comment: 30

Name:	Email:	Zip:
Micah Munekata	mmunekata@ulupono.com	96813
Representing:	Position:	Submitted:
Ulupono Initiative	I wish to comment	Dec 6, 2024 @ 10:14 AM

Name:	Email:	Zip:
Robert Dawson	robert@kohanarum.com	96759
Representing:	Position:	Submitted:
Kō Hana Distillers	Oppose	Dec 6, 2024 @ 10:42 AM

Name:	Email:	Zip:
CAMILLE NALUAI-RIOS	camillenaluairios40@gmail.com	96706
Representing:	Position:	Submitted:
Self	Support	Dec 6, 2024 @ 01:31 PM

Testimony:

Aloha,

Thank you for the opportunity to share my testimony today. I am a Hawaiian and a mother of three who has spent the last 20 years raising my family in Ewa/Puuloa, I wholeheartedly support your decision to uphold the city's original vision for transforming Hoakalei into a resort zone.

This development promises significant benefits for our local economy. By establishing ourselves as a premier tourist destination, we can ensure that visitor spending impacts a broader range of communities. We have numerous exceptional local and Hawaiian-owned businesses that deserve our support and encouragement to attract more customers.

Moreover, the development will generate much-needed job opportunities. Many of my neighbors currently face arduous hour-long commutes to their workplaces. By creating resorts in our area, we can help alleviate this burden while strengthening our community.

Mahalo

Name:	Email:	Zip:
Abe Shimoda	a.shimoda.dpt@gmail.com	96821
Representing:	Position:	Submitted:
Self	Oppose	Dec 6, 2024 @ 07:23 PM

Testimony:

I strongly oppose this bill.

I am appalled that the community was not informed of these proposals. It should be required that all constituents that each bill may impact should be informed with a minimum of 60 days prior to any voting or decision making, as to allow for better representation of the opinions of our community members.

This bill should be sent back so more community input may be provided and considered before such impactful decisions are made.

Parking is a huge problem already, and this requirements for new housing developments avoid increase nor decrease. Community members should be responsible for providing their own parking on their property. Additional parking requirements should be required for rental units to ease congestion of our roads. In many places it is difficult to see oncoming traffic from designated stop lines due to over parking that block line-of-sight.

Our goals should emphasize availability and sustainability to house our productive local people. Ones that intend to improve our community, by having stake in the pride of living and perpetuating aloha and safety. Reducing short term rental/bed and breakfast term requirements show preference to tourists and a demographic that often is there to overuse resources, lacks respect for our culture and community's way of life.

Finally, require developers to produce what was required or find another qualified one that will follow the original plan. The Haseko situation is yet another example of how today's youth is learning that being untruthful is profitable, and continues to deteriorate the value system of our communities.

City Council members should keep their interests in line with their constituents, the people who they are representing. It does not seem like the changes and proposals in this bill are being made in the interest and benefit of the constituents. The lack of transparency and weighted benefit toward profiting developers in this bill contradicts the betterment of the existing community members.

I ask that you please reject this bill and provide more information to the communities in a more public manner, ie broadcasted and printed media.

Mahalo

Name:	Email:	Zip:
Ken Kajihara	ken.kajihara@gmail.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 6, 2024 @ 08:15 PM

Testimony:

I strongly oppose Bill 64. Please send this bill back to committee until the public can fully understand the ramifications of changing the definition of bed & breakfasts and TVUs from less than 90 days to 30 days; removing ADU parking

requirements; and allowing short term rental use near Hoakalei.

Name:	Email:	Zip:
Eric Wong	kamheights@gmail.com	96917
Representing:	**Position:**	**Submitted:**
Self	I wish to comment	Dec 6, 2024 @ 10:11 PM

Testimony:

Short Term Rentals = Short Changing Locals!

I Eric Wong, life long Honolulu resident, strongly oppose Bill 64.

Please send this bill back to committee as more time is needed by the community to review the proposed changes that most are unaware of.

I believe councilmembers should be informing their constituents of controversial updates like changing the definition of bed & breakfasts and TVUs from less than 90 days to 30 days. This is a big change, on short notice, that will negatively impact long-term housing for local residents.

Additionally, parking is a huge problem in our already dense neighborhoods.
This creates safety issues with overcrowded streets and unnecessary tension between neighbors. Keikis and kupunas may need to be shuttled.

Lastly, please do not allow for short term rental use in the apartment district near Hoakalei in Ewa.

We need housing for locals- consider holding Hasek, developers to building long-term housing for local residents. Let's not reward bad behavior by letting Haseko back out on another commitment to the community.

All of these changes serve to benefit developers, investors and/or outside buyers. Let's instead prioritize our working class, local families!

Mahalo,
Eric Wong

Name:	Email:	Zip:
Charles Prentiss	prentissc@outlook.com	96734
Representing:	**Position:**	**Submitted:**
Keep It Kailua	Oppose	Dec 6, 2024 @ 10:35 PM

Testimony:

POSITION OF KEEP IT KAILUA, CITY COUNCIL BILL 64, December11, 2024

- The City Council spent over 2 years crafting a fair and reasonable short-term rental ordinance and overwhelmingly decided the definition should be 90 days.
- Judge Watson declared that only property owners who can prove they were "lawfully" renting their residential zoned properties from 30 to 89 days before October 23, 2022, can continue to do so. New property owners after October 23, 2022, do not qualify.
- There is no justification for allowing everyone to rent 30 to 89 days.
- To be a lawful rental for 30-89 days, the property owner must have paid all applicable taxes, including GET and TAT. We believe only some did!
- To prove they were lawfully renting between 30 and 89 days, the property owner must provide lease agreements greater than 30 days and less than 90 days. Lease agreements for less than 30 days would be illegal. Reoccurring lease agreements for 30 days would not qualify if the occupants resided on the property for 90 days or greater.
- The vacation rental industry has already been exploiting Judge Watson's ruling and renting properties as vacation rentals by creating 30-day rental agreements regardless of how long the vacationers stay. Changing the definition from 90 to 30 days would motivate more property owners to rent their properties as vacation rentals to tourists and not as long-term rentals to residents.
- We just learned that the latest version of Bill 64 will redefine all TVUs and B&Bs to 30 days or less. It currently is 90 days or less. Again, Judge Watson ruled that only TVUs and B&Bs that were "legally" renting 30 to 89 days prior to October 23rd, 2022, could continue to do so. That meant all new property owners or those who could not prove they were renting "legally" 30 to 89 days before October 23rd, 2022, would need to rent for 90 days or longer (long-term rentals. As we all know, vacation rentals have created a scheme to rent to vacationers once every thirty days by having them sign a 30-day rental agreement. Allowing the definition to return to 30 days or less will increase the number of properties operating vacation rentals in residential neighborhoods. KIK has been working for years to have the 90-day requirement adopted by ordinance, and we don’t wish to see, and will not tolerate, all of our hard work and that of the previous Council being negated.

Chuck Prentiss, Spokesperson

Name:	Email:	Zip:
Phyllis Takara	kina7pua@icloud.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 6, 2024 @ 11:32 PM

Testimony:

I oppose this bill 064(23 for us to review this bill on a short notice on rentals that will impact long term housing for residents. Parking is always an issue everywhere on this island.

Name:	Email:	Zip:
Neil Frazer	neilfrazer@icloud.com	96734
Representing:	Position:	Submitted:

Frazer-Frantz Ohana	Oppose	Dec 7, 2024 @ 04:29 AM

Testimony:

Please send this bill back to committee. More time is needed by the public for review. Changing the definition of short term rental (bed & breakfasts and TVUs) from rental periods of less than 90 days to periods of less than 30 days seems very likely to reduce the supply of long term rental housing.

Also, please do not allow for short term rental use in the apartment district near Hoakalei. Haseko promised to build long-term housing for residents there. Allowing Haseko to break its promise, sends the wrong message to developers.

Mahalo for your unselfish service to the people of O'ahu.

Name:	Email:	Zip:
Mark Phillipson	reelrelaxed@gmail.com	96815
Representing:	Position:	Submitted:
Self	Oppose	Dec 7, 2024 @ 08:37 AM

Testimony:

I oppose every aspect of this multi issue bill. Bigger homes need necessary off street parking. 90 to 30 days essentially changes bill 41 that the council passed to provide necessary local housing needs. And then handing Haseko a gift and turning a blind eye to community needs. Come on now, please represent the people’s needs for a better community. We need you to oppose every aspect of this bill. Mahalo

Name:	Email:	Zip:
DOSS TANNEHILL	dosskt808@gmail.com	96816
Representing:	Position:	Submitted:
Hi good. Neighbor	Oppose	Dec 7, 2024 @ 10:14 AM

Testimony:

I strongly oppose this bill!

Name:	Email:	Zip:
Kaui Lucas	lucas@kaulana.net	96821
Representing:	Position:	Submitted:
Self	Oppose	Dec 7, 2024 @ 10:36 AM

Testimony:

Reducing the the minimum rental from 90 days to 30 is not going to increase the number of available, affordable rentals for locals. It will make it easier for non-resident investors to profit from the 'āina.

Please do not pass.

Kaui Lucas

Name:	Email:	Zip:
Keith Watanabe	ampeep@yahoo.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 7, 2024 @ 04:11 PM

Testimony:

I am strongly opposed to Bill 64. Most of the public is unaware of the substantial changes that this bill proposes. Council members should be informing their constituents about the changing of bed & breakfasts and TVUs from less than 90 days to 30 days. This is a big change that will negatively impact long term housing for residents.

Parking is an issue in our overcrowded neighborhoods. This will create additional tension between neighbors.

Short term rental use in the apartment district near Hoakalei should not be allowed. Haseko needs to build long term housing for residents. Haseko should not be allowed to back out of this commitment to the community.

This bill should not be passed as written. I needs to be reviewed thoroughly in order to assess the long term impacts to our neighborhoods.

Name:	Email:	Zip:
Gary Hirokane	hirokaneg@gmail.com	96816-4101
Representing:	Position:	Submitted:
Self	Oppose	Dec 7, 2024 @ 11:08 PM

Testimony:

I oppose this bill as my street, which doesn't have sidewalks, is already crowded with cars.

Name:	Email:	Zip:
Dick Hagstrom	rehagstrom@aol.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 8, 2024 @ 09:33 AM

Testimony:

The amendment to Bill 64, which changes a short term rental from 90 to 30 days wihout a public hearing disrespects all of the efforet put into establishing th definition of a short term rental. Plese do not let this pass without advance notification to the public.

Name:	Email:	Zip:
LAW ISAKI	bianca.isaki@gmail.com	96817
Representing:	Position:	Submitted:
Self	Oppose	Dec 8, 2024 @ 10:15 AM

Testimony:

Aloha Councilmembers,

I strongly oppose Bill 64. More time is needed to review the many proposed changes. Councilmembers should be informing their constituents of the controversial changes like changing the definition of bed & breakfasts and TVUs from less than 90 days to 30 days. This is a huge change that will negatively impact long-term housing for residents.

Additionally, parking is a huge problem in our already dense neighborhoods. This creates unnecessary tension between neighbors and safety issues with overcrowded streets. And, most cannot do without cars. Kids and elderly parents/grandparents need to be shuttled.

Lastly, please do not allow for short term rental use in the apartment district near Hoakalei. We need housing for locals and not tourists. The developer is already planning to build a hotel and luxury homes on its resort zoned parcel. How much visitor accommodations do we need?

All of these changes serve to benefit developers, investors and/or outside buyers. Let's instead prioritize our working class, local families!

Bianca Isaki

Name:	Email:	Zip:
Joe Cooper	cooperpack@hawaii.rr.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 8, 2024 @ 11:46 AM

Testimony:

I am writing to strongly oppose the proposed amendments to Honolulu City Council Bill 64, Relating to Use Regulations. The regulations regarding short-term rental have been openly debated and settled for some time. We have a fair and reasonable short-tern rental ordinance. Introducing changes, in the form of these amendments, at the last minute negates the public input and legislative action taken so far without giving due process and time to debate and comment. There is no reason to rush this bill through. To put it bluntly, this legislation is trying to sneak sometime passed the voters who do not want it.

Changing the short-term rental period from 90 to 30 days will worsen the availability of affordable housing for Hawaii residents. Removing the ADU parking requirements will further congest already crowded residential street and pose a hazard to public safety. This bill will incentivize non-resident owners to buy and convert long-term rental stock for residents into short-term rentals for tourist, consequently driving up the price of housing. None of this is supported by Hawaii voters.

The legislature needs to reject this bill and send it back to committee to allow for public testimony, or these amendments should be removed from the bill via a floor amendment.

Thank you for the opportunity to comment and express my strong opposition to this bill.

Joe Cooper

Name:	Email:	Zip:
Ronnie Inagaki	rinagaki69@gmail.com	96795
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 06:48 AM

Name:	Email:	Zip:
Forest Frizzell	forestaf@gmail.com	96795
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 08:34 AM

Testimony:

I strongly oppose Bill 64. Please send this bill back to committee as more time is needed by the public to review the big proposed changes that most are unaware of. Councilmembers should be informing their constituents of controversial updates like changing the definition of bed & breakfasts and TVUs from less than 90 days to 30 days. This is a huge change, on short notice, that will negatively impact long-term housing for residents.

Additionally, parking is a huge problem in our already dense neighborhoods. This creates safety issues with overcrowded streets and unnecessary tension between neighbors. And, most cannot do without cars. Kids and elderly parents/grandparents need to be shuttled.

Lastly, please do not allow for short term rental use in the apartment district near Hoakalei. We need housing for locals. Hold Haseko to building long-term housing for residents. Let's not reward bad behavior by letting Haseko back out on another commitment to the community.

Short Term Rentals = Short Changing Locals!

All of these changes serve to benefit developers, investors and/or outside buyers. Let's instead prioritize our working class, local families!

Name:	Email:	Zip:
anne towey joyer	annetoweyjoyer@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 09:21 AM

Testimony:

we do not support b&bs or vacation rentals in residential areas

Name:	Email:	Zip:
Stephen Yuen	stevey@g70.design	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 09:28 AM

Testimony:

Name: Stephen Yuen

Email: stevey@g70.design

Cell ph 808 341-6597

Zip 96816

Representing SELF

I wish to provide WRITTEN TESTIMONY

9 dec 2024

Written Testimony in opposition to Bill 064 (23)

I am submitting written testimony in strong opposition to Bill 64. Like many others I urge you to send this bill back to committee as more time is needed by the public to review the big proposed changes that most are unaware of. Council members should be informing their constituents of controversial updates like changing the definition of bed & breakfasts and TVUs from less than 90 days to 30 days. This is a huge change, on short notice, that will negatively impact long-term housing for residents.

Additionally, parking is a huge problem in our already dense neighborhoods. This creates safety issues with overcrowded streets and unnecessary tension between neighbors. And, most cannot do without cars. Kids and elderly parents/grandparents need to be shuttled.

Eliminating parking requirements for ohana units and ADUs is not the answer until truly affordable and accessible public transportation exists, along with real and economically viable employment opportunities and neighborhood services exist within walking distance, for jobs, and for purchasing food and household goods, as well as health care. These changes will realistically take years to evolve in a free-market economy that is trending in the opposite direction and encouraging the marginalization of living modestly. Create incentives in the short term to allow fewer burdens on the working class before experimenting with urban design theory that is in fact supporting investors and housing speculators.

I am happy to discuss issues and recommendations further.

Name:	Email:	Zip:
Gary Shinsato	gmshinsato@gmail.com	96792
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 09:36 AM

Name:	Email:	Zip:
Philip Ganaban	ganabanphilip@gmail.com	96792-2903
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 09:41 AM

Testimony:

Good Morning , I oppose Bill 64 in specific group living listed in page 5 and page 20. Group living should also be required to be monitored by the City. The State has already proven with other programs that they are in charge of that they do not have the man power to regulate or monitor their programs as set by the Federal Government. They had multiple deaths or issues in their programs. Also the State approval systems does not require requirements as to where their group livings can be built. The City has strong guidelines that keep our Kupuna and our school age safe from many of the group living that the state has or requires. There is a huge disconnect in the process that requires DPP to be involved. If the amendments would acknowledge that all group living must have a conditional use permit issued by the City I will retract my opposition.

V/r

philip

Name:	Email:	Zip:
Kandis McNulty	kandis@mcengineer.com	96791
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 10:14 AM

Name:	Email:	Zip:
Stu Simmons	stu_simmons@hotmail.com	96817
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 10:26 AM

Name:	Email:	Zip:
Celeste Yamanaka	celesteyamanaka@gmail.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 10:41 AM

Testimony:

I strongly oppose Bill 64. Please send this bill back to committee as more time is needed by the public to review the big proposed changes that most are unaware of. Councilmembers should be informing their constituents of controversial updates like changing the definition of bed & breakfasts and TVUs from less than 90 days to 30 days. This is a huge change, on short notice, that will negatively impact long-term housing for residents.

Additionally, parking is a huge problem in our already dense neighborhoods. This creates safety issues with overcrowded streets and unnecessary tension between neighbors. And, most cannot do without cars. Kids and elderly parents/grandparents need to be shuttled.

Lastly, please do not allow for short term rental use in the apartment district near Hoakalei. We need housing for locals. Hold Haseko to building long-term housing for residents. Let's not reward bad behavior by letting Haseko back out on another commitment to the community.

Short Term Rentals = Short Changing Locals!

All of these changes serve to benefit developers, investors and/or outside buyers. Let's instead prioritize our working class, local families!

Name:	Email:	Zip:
Linda Opple	ljopple@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 11:47 AM

Testimony:
I oppose the amendment to Bill 64, changing short term rentals from 90 days to 30 days. Please allow time for residents who will be directly affected to comment.

Name:	Email:	Zip:
Sandra Castell	sandta.castell@gmail.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 12:02 PM

Testimony:
I own a home in Kīpuka at Hoakalei. I am a permanent dues paying member of the Wai Kai Hale, adjacent to the lagoon. Wai Kai Hale is the owner of 1 acre adjacent to the lagoon. I am opposed to building Short term rentals in Hoakalei. The traffic on Keoneula is heavy and dangerous with speeders. Hoakalei is not a part of Ko Olina! Adding 800+ cars with the STR will change the character of my community for the worse.

Name:	Email:	Zip:
Sharon Kershner	slkwrm@hotmail.com	96795
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 12:02 PM

Testimony:

Shame on this bill and the way the 30 days replaced the 90. This was a key aspect that was fought for, for years, and was a compromise for all that actually invest our daily lives, taxes, and kuleana, us who LIVE IN THE NEIGHBORHOODS represented by this council, is Now Is suddenly changed. We fought for abolishing short term rentals in neighborhoods, and we COMPROMISED on 90 days, even though we the local voters/citizens, needed at least 180 days for the security of our neighborhoods. And availability of housing for our local citizens/voters. And now you have the underhanded audacity to suddenly be voting on Wednesday, on a bill with THIRTY DAYS. 30!?

If you truly represent us, the CITIZENS that elect you, you will oppose this.

Mahalo for you time.

Name:	Email:	Zip:
Kathleen M Pahinui	pahinuik001@hawaii.rr.com	96791
Representing:	Position:	Submitted:
Self	Support	Dec 9, 2024 @ 12:45 PM

Name:	Email:	Zip:
Jerry Gibson	jerry@hawaiihotelalliance.com	96815
Representing:	Position:	Submitted:
Hawaii Hotel Alliance	I wish to comment	Dec 9, 2024 @ 02:26 PM

Name:	Email:	Zip:
Tara Rojas	tarahawaiikiai@gmail.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 02:52 PM

Testimony:

Subject: Strong Opposition to Bill 64 (2023): Protecting ‘Ewa Beach’s Future

Aloha Chair Waters, Vice-Chair Kia‘āina, and Honorable Members of the City Council,

I am writing to express my UNEQUIVOCAL OPPOSITION TO BILL 64 (2023). This measure, which proposes allowing Haseko to convert long-term housing into 840 short-term rentals, poses a grave threat to ‘Ewa Beach. The negative impacts are far-reaching and will jeopardize our community’s well-being, culture, infrastructure, and environment.

1. Unsustainable Strain on Infrastructure

The sewer system in ‘Ewa Beach is already overburdened. The catastrophic sewer blowout in February 2023 demonstrated the fragility of our infrastructure. An influx of short-term rentals will exacerbate the risk of backflow and overload, putting residents at greater health and safety risks.

Additionally, this project would increase:

 Water consumption in a region already grappling with rising water rates.
 Stormwater drainage demands in a tsunami-prone zone, further stressing outdated systems.
 Traffic congestion, creating gridlock on roads ill-equipped to handle tourist volumes.
 Electricity usage, straining local grids and driving up energy costs for residents.

These burdens fall squarely on long-time residents—not on developers or vacationers.

2. Environmental Destruction and Desecration of Cultural Heritage

The proposed development would desecrate:

 Iwi kūpuna (ancestral remains), as proven by documented Land Commission Awards (LCA) and Royal Patents (RP), which Haseko has disregarded in previous projects.
 Limu beds, vital to marine ecosystems and culturally significant practices, which will be further depleted.

3. Housing Crisis and Community Displacement

The conversion of long-term housing into short-term rentals will:

 Drive up property values and homeowner insurance rates, displacing locals.
 Exacerbate the affordability crisis, depriving kama'āina of housing opportunities.
 This commodification of our community land undermines its use as a place of residence and aloha.

4. Increased Costs for Residents

Local families are already burdened with rising:

 Water rates, with no relief in sight.
Storm drain fees, disproportionately taxing 'Ewa Beach compared to other districts.
 Electricity bills, driven up by growing consumption.
 Approving Bill 64 would make living here even less sustainable for residents.

5. Prioritize Residents, Not Corporate Profit

This proposal benefits corporations like Haseko at the expense of our local people. It enables land theft and the prioritization of tourism dollars over community needs.

The community has made its stance clear repeatedly: ‘EWA BEACH IS FOR RESIDENTS, NOT TRANSIENT VISITORS. Allowing 840 short-term rentals turns our neighborhood into a vacation hub, destroying the character and integrity of our home.

Call to Action: REJECT BILL 64

I urge the Council to send Bill 64 back to committee for thorough review and community consultation. The future of ‘Ewa Beach deserves thoughtful planning that prioritizes residents’ quality of life, cultural preservation, and environmental stewardship—not rushed approvals that serve corporate interests.

Mahalo nui loa for your time and attention. I trust the Council will stand with the community and protect the future of ‘Ewa Beach.

Sincerely,
Tara Rojas

Name:	Email:	Zip:
Marilyn Moniz	monizkah@gmail.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 03:20 PM

Testimony:
Oppose this action.

Name:	Email:	Zip:
Sandra Castell	sandra.castell@gmail.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 03:37 PM

Testimony:
I strongly oppose short term rentals in Hoakalei. Do not rezone and build the 800+ STR as Andria Tupola recommends. There is a shortage of affordable homes for locals to buy and rent. We are not a tourist area. We are NOT part of Ko Olina!

This will increase traffic in Ewa Beach, especially on a Keone’ula.

Vote Nay!

I am a homeowner in Kīpuka.

Name:	Email:	Zip:

Anabel Cepero	acepe104@gmail.com	96706
Representing: Self	Position: Oppose	Submitted: Dec 9, 2024 @ 05:23 PM

Testimony:

Dear Council Members,

I wish to express my strong opposition to the proposal for short-term rentals in Hoakalei. I urge you to refrain from rezoning and constructing the 800+ short-term rentals as recommended by Andria Tupola. There is a significant shortage of affordable housing options for local residents, both for purchase and rental. It is important to note that our community is not a designated tourist area and is not part of Ko Olina.

Moreover, the introduction of over 800 short-term rentals will undoubtedly exacerbate traffic congestion in Ewa Beach, particularly on Keone'ula. The current infrastructure on Keone'ula is not equipped to accommodate the additional vehicles resulting from these rentals.

I respectfully implore you to cast your vote against this proposal.

Sincerely,

Anabel Cepero

Resident of Kamakana at Hoakolei

Name: Nick Gathings	Email: jlj.731@hotmail.com	Zip: 96706
Representing: Self	Position: Oppose	Submitted: Dec 9, 2024 @ 05:25 PM

Testimony:

Dear Council Members,

I am writing to oppose the proposal for short-term rentals in Hoakalei firmly. It is imperative that you reject the recommendation to rezone and construct over 800 short-term rentals, as suggested by Andria Tupola. Our community is experiencing a critical shortage of affordable housing options for local residents for purchase and rental, and we must prioritize their needs. It's crucial to recognize that we are not a designated tourist area and do not belong to Ko Olina.

Furthermore, allowing these rentals will significantly worsen traffic congestion in Ewa Beach, especially KeKeone'ula. The existing infrastructure cannot handle this proposal's influx of additional vehicles.

I strongly urge you to vote against this initiative. The future of our community depends on it.

Sincerely,

Nick

Resident of Kamakana at Hoakolei

Name:	Email:	Zip:
Paul McGillicuddy	pandmj@gmail.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 06:02 PM

Testimony:

I strongly oppose short term rentals in Hoakalei. Do not rezone and build the 800+ STR as Andria Tupola recommends. There is a shortage of affordable homes for locals to buy and rent. We are not a tourist area. We are NOT part of Ko Olina!

This will increase traffic in Ewa Beach, especially on a Keone'ula.

Vote Nay!

Name:	Email:	Zip:
lois crozer	lbc@hawaiiantel.net	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 06:32 PM

Testimony:

This bill is long and very complicated. I just know that I am 100% for OWNER-OCCUPIED short term renting! The mayor has said this MANY MANY TIMES yet you still don't have anything in your bill to confirm this. STOP continuing to exclude owner occupied status in the short term rentals. 30 days should be legal for everyone, and owner occupants should be allowed to rent for less.

Name:	Email:	Zip:
Uwe Baumgartner	uweb@hawaii.rr.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 07:21 PM

Testimony:

I strongly oppose short term rentals in Hoakalei. Do not rezone and build the 800+ STR as Andria Tupola recommends. There is a shortage of affordable homes for locals to buy and rent. We are not a tourist area. We are NOT part of Ko Olina!

This will increase traffic in Ewa Beach, especially on a Keone'ula.

Vote Nay!

I reside in Kamakana.

Name:	Email:	Zip:
Bernadette Reghi	breghi58@gmail.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 07:22 PM

Testimony:

I strongly oppose short term rentals in Hoakalei. Do not rezone and build the 800+ STR as Andria Tupola recommends. There is a shortage of affordable homes for locals to buy and rent. We are not a tourist area. We are NOT part of Ko Olina!

This will increase traffic in Ewa Beach, especially on a Keone'ula.

Vote Nay!

I reside in Kīpuka.

Name:	Email:	Zip:
Caroline Baumgartner	carolinea96706@gmail.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 07:23 PM

Testimony:

I strongly oppose short term rentals in Hoakalei. Do not rezone and build the 800+ STR as Andria Tupola recommends. There is a shortage of affordable homes for locals to buy and rent. We are not a tourist area. We are NOT part of Ko Olina!

This will increase traffic in Ewa Beach, especially on a Keone'ula.

Vote Nay!

I reside in Kamakana.

Name:	Email:	Zip:
Thalya DeMott	thal.ofmanoa@gmail.com	96822
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 07:54 PM

Testimony:

I strongly oppose Bill 64 and request it be sent back to committee. This sudden proposed change needs more time for public awareness and review. Council members have not had adequate opportunity to inform their constituents, and residents are deeply concerned about long-term housing being sacrificed for higher-profit vacation rentals.

I oppose short term rentals in the apartment district near Hoakalei. This circumvents resort zoning requirements and reduces available units for residents. We need more long-term housing for residents. Let’s prioritize our local working families.

Reducing off-street parking requirements is counterintuitive when we need more provisions for affordable ohana lifestyles. With several generations per household, MORE off-street parking is needed, not less!

Name:	Email:	Zip:
Andrea Woods	sbca1959@gmail.com	96712
Representing:	Position:	Submitted:
Sunset Beach Community Association	I wish to comment	Dec 9, 2024 @ 08:30 PM

Testimony:
The Sunset Beach Community Association supports Council Vice-Chair Kia‘āina’s proposed amendments that implement the 1.25-mile wind turbine setback for all communities, while deleting the new paragraph that would grandfather in the existing too-close turbines.

Name:	Email:	Zip:
Jeannine Johnson	jeannine@hawaii.rr.com	96821
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 08:39 PM

Testimony:
I strongly oppose Bill 64. Please send this bill back to committee as more time is needed by the public to review the huge proposed changes. Those on the Council should be informing their constituents of controversial updates like changing the definition of bed & breakfasts and TVUs from less than 90 days to 30 days. This change, especially on such short notice, that will negatively impact long-term housing for residents.

Additionally, parking is a huge problem in our already dense neighborhoods. This creates safety issues with overcrowded streets and unnecessary tension between neighbors. And, most cannot do without cars.

Lastly, please do not allow for short term rental use in the apartment district near Hoakalei. We need housing for locals. Hold Haseko to building long-term housing for residents. Let's not reward their bad behavior by letting them renege on another commitment to the community. You did not hold Christine Camp to her promise to provide rentals for locals in exchange for approving her tall dense condo Hale Ka Lai in Maunalua that blocked the neighbors views, sunlight and tradewinds. Developers do not fear backing out of promises made anymore. That must stop. Stop benefitting developers, investors and/or outside buyers. Instead you must prioritize our working class, local families!

Mahalo.

Name:	Email:	Zip:
Andrea Woods	andreaswimsunset@yahoo.com	96712
Representing:	Position:	Submitted:
Self	I wish to comment	Dec 9, 2024 @ 09:17 PM

Testimony:
I support Council Vice-Chair Kia'āina's proposed amendments that implement the 1.25-mile wind turbine setback for all communities, while deleting the new paragraph that would grandfather in the existing too-close turbines.

Name:	Email:	Zip:
Dawn Bruns	dawnbbruns@gmail.com	96712
Representing:	Position:	Submitted:
Self	I wish to comment	Dec 9, 2024 @ 09:25 PM

Name:	Email:	Zip:
Tami Nakasone	tami.nakasone@yahoo.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 09:28 PM

Testimony:
I strongly oppose Bill 64. Please send this bill back to committee as more time is needed by the public to review the big proposed changes that most are unaware of. Councilmembers should be informing their constituents of controversial updates like changing the definition of bed & breakfasts and TVUs from less than 90 days to 30 days. This is a huge change, on short notice, that will negatively impact long-term housing for residents.

Additionally, parking is a huge problem in our already dense neighborhoods. This creates safety issues with overcrowded streets and unnecessary tension between neighbors. And, most cannot do without cars. Kids and elderly parents/grandparents need to be shuttled.

Lastly, please do not allow for short term rental use in the apartment district near Hoakalei. We need housing for locals. Hold Haseko to building long-term housing for residents. Let's not reward bad behavior by letting Haseko back out on another commitment to the community.

Short Term Rentals = Short Changing Locals!

All of these changes serve to benefit developers, investors and/or outside buyers. Let's instead prioritize our working class, local families!

Name:	Email:	Zip:
Greg Shimokawa	nancy.bernal@hawaiianelectric.com	96813

Representing:	Position:	Submitted:
Hawaiian Electric	I wish to comment	Dec 9, 2024 @ 09:32 PM

Name:	Email:	Zip:
Torie Nakata-Nagao	tatatatorie@gmail.com	96817

Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 09:36 PM

Testimony:

Aloha Councilmembers,

I strongly oppose Bill 64. Please send this bill back to committee as more time is needed by the public to review the big proposed changes that most are unaware of. Councilmembers should be informing their constituents of controversial updates like changing the definition of bed & breakfasts and TVUs from less than 90 days to 30 days. This is a huge change, on short notice, that will negatively impact long-term housing for residents.

Additionally, parking is a huge problem in our already dense neighborhoods. I live in Kalihi where we have no sidewalks on Aupuni Street, a heavily trafficked street. Cars are parked all along the road and around corners. There is nowhere to walk. This creates major safety issue.. And, most people cannot do without cars. I have to take care of my disabled mom and drive her to appointments.

Lastly, please do not allow for short term rental use in the apartment district near Hoakalei. We need housing for locals. Hold Haseko to building long-term housing for residents. Let's not reward bad behavior by letting Haseko back out on another commitment to the community.

Short Term Rentals = Short Changing Locals!

All of these changes serve to benefit developers, investors and/or outside buyers. Let's instead prioritize our working class, local families!

Name:	Email:	Zip:
Christopher Bruns	sledge77@hotmail.com	96712

Representing:	Position:	Submitted:
Self	I wish to comment	Dec 9, 2024 @ 10:08 PM

Testimony:

Aloha Chair Waters,

I’m 71 and have been a resident at Waialee for 50 years. My home is located as far away from wind turbines of any neighborhood between Kahuku and Kawailoa.

Please adopt Committee Chair Kia`āina proposed deletion of the "grandfathering" paragraph from the 1.25-mile wind turbine setback.

To support the Kia`āina proposed draft, I share the serious effects the wind turbines have to my health and my family. The sound level measurements at our house are lower than the levels at Pupukea and Kahuku.

High blood pressure: My high blood pressure went undiagnosed because it only happens near the turbines when the turbines are on and not at my doctor's office away from the turbies. After the Kahuku Wind Farm had been operating for a while, I was diagnosed with A Fib and it took some time after that to figure out I had high blood pressure at my home near the Kahuku Wind Farm but not at my doctor's office away from wind turbines. Untreated high blood pressure likely what caused the A Fib. I am now on blood pressure medication dosed for the wind turbine levels at my Kaunala, Sunset Beach, home - but when I go to Kahuku Medical Center when the turbines are on, my blood pressure is high; and when I was at Kahuku ER recently, my blood pressure was normal - and my wife confirmed the turbines were off due to the still wind conditions.

Sleep Disturbances: I am not as sensitive to wind turbine sleep disturbances as some of our neighbors and my wife, but during the windiest nights, especially in the summer when there is no big surf to mask the inaudible 0.8 hZ (literally referred to as the “insomnia frequency”) sound from the wind turbines, I notice I sleep poorly and feel tired the next day. In 2019, when we realized the low-frequency sound from the Kahuku turbines was the cause of our health and sleep problems, we tried to build a crypt in our garage to block the low-frequency sound. Five inches thick, layers of Sheetrock and hardy board sandwiched tightly with layers of Green Glue noiseproofing compound and caulked with noiseproofing caulk - and it only reduced the 53-60+ decibel 0.8 hZ sound and its harmonics at our house by only two decibels. The low-frequency sound can't be blocked by building materials.

Reduced Quality of Life: Because we have no way to block the low-frequency sound, my wife has to go sleep away from home many nights, especially during windy summer months when the low-frequency sound bothers her most nights. She either sleeps in her car or we rent her an ADU in Waialua or Mokuleia. I am retired and she is nearing retirement. For retirement planning budgeting, we are counting on the Kahuku Wind Farm turbines closest to us being discontinued in 2031. We look so forward to getting our normal lives back in 2031. It's uncomfortable to share personal family information so you know your decision today will have serious consequences to the lives of me, my family, our neighbors, and those thousands living even closer to the turbines than we are.

It is for these reasons that I implore you to remove the newly-added "grandfathering" paragraph, as shown in the proposed floor draft by Committee Chair Kia`āina. I don't know what we will do if you decide to allow the grandfathering of the turbines - it will irreprably change our lives and our plans and those of so many others worse situated than we are.

Mahalo Nui Loa,

Chris Bruns		
Name: Mathew Johnson	Email: MathewJohnson@gmx.com	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Dec 9, 2024 @ 10:29 PM

Testimony:

City Council, City and County of Honolulu

December 11, 2024

10 a.m.

Subject: Opposing the Bad for Residents Parts of Bill 64 (2023) re: of the Land Use Ordinance (LUO)

Dear Council Members,

I am writing to express my strong opposition to the parts of Bill 64 (2023), which appear to be helping developers and outside investors by revising the Land Use Ordinance (LUO), once again at the expense of full-time residents.

Re: The alteration of the definition for Bed & Breakfasts (B&Bs) and Transient Vacation Units (TVUs), specifically the change in the rental duration from 90 days to 30 days.

Seriously? You want to invest in short-term rentals (STRs), even after the show with bad language Gov. Josh Green put on against STRs after the Maui Wildfires?! To now see the City Council propose a drastic reduction in the length of stay from 90 days to 30 days reverses the hard-won progress of recent years to protect local residents and preserve the availability of affordable housing.

I urge the City Council to reconsider this change and to take a stand in favor of the well-being of local residents. We need policies that protect our communities and make housing available and affordable to those who live and work here—not policies that prioritize profit for outside investors and further alienate the people who make Oahu home.

I also strongly oppose the proposal to eliminate parking requirements for Ohana units and Accessory Dwelling Units (ADUs) within the Primary Urban Center (Kahala to Pearl City) and the Ewa development plan area, if located within 800 feet of a bus stop.

While the intention behind this policy may be to encourage more housing development and reduce reliance on cars, I believe this change will have negative consequences for our communities, particularly in areas where public transportation infrastructure is still developing or inadequate to meet the needs of residents. The blanket elimination of parking requirements does not take into account the nuances of local neighborhoods, transportation infrastructure, and

the real-world challenges many residents face in accessing reliable public transit.

In many parts of the Primary Urban Center and the Ewa development area, public transportation may not be frequent or reliable enough to fully meet the needs of all residents—especially families, the elderly, or individuals with disabilities. For many, owning a car remains a necessity, even in proximity to bus stops. Removing parking requirements for new Ohana units and ADUs will place a strain on already congested residential streets and create additional challenges for neighbors who rely on on-street parking. In many neighborhoods, on-street parking is already limited, and this policy could make it even harder for current residents to park near their homes.

Furthermore, this proposal assumes that proximity to a bus stop is a one-size-fits-all solution. The reality is that bus routes and schedules vary in frequency and reliability across different parts of Oahu, and many areas still lack the infrastructure or service levels necessary to fully accommodate the transportation needs of residents. While some parts of Honolulu may have robust public transit, others are still underserved. This change could disproportionately affect families and individuals living in areas with limited transit options, who would have to find alternative ways to cope with the lack of parking.

Additionally, this proposal risks pushing more cars onto already overburdened streets. Without parking, residents and visitors will inevitably resort to parking on surrounding streets, potentially creating congestion and further restricting parking availability for existing residents. The impact on traffic flow and overall quality of life for residents could be significant, especially in areas with narrow streets or already high demand for parking.

I urge the City Council to carefully reconsider this proposed change, as it appears to prioritize density over the lived experience of Honolulu's residents. While we must work to address housing needs, we must do so in a way that considers the realities of our community infrastructure, transit systems, and the needs of those who rely on parking.

Instead of eliminating parking requirements altogether, I suggest exploring alternative solutions that incentivize and enable better public transportation options, such as increased funding for bus services, improved bike infrastructure, and better support for multimodal transportation. A balanced approach that respects the needs of residents while fostering sustainable development is essential to the success of Honolulu's future.

Finally, I strongly oppose the allowing short-term rental use for the future 840-unit condominium development in the apartment-zoned area near Hoakalei (Ewa). This area was originally zoned for long-term residential housing, with the understanding that Haseko would develop homes for local residents, in alignment with the city's zoning laws. Instead, Haseko now seeks to change the terms of their agreement and allow short-term rentals in a parcel that was explicitly intended to serve the local community.

Haseko has acted in bad faith and should not be rewarded by the City Council. When they got approval to develop the Hoakalei area, they sold it on the promise that they would build a marina and long-term residential housing to

accommodate the needs of local families. The marina has NOT been built, Haseko did not prevail in court, and now the company wants to back out of its original commitment to provide long-term housing!

Why would the City Council align itself with such a bad-faith actor?

Allowing short-term rental use in an area zoned for long-term housing would set a dangerous precedent. It would encourage other developers to bypass the original intent of zoning laws, prioritizing short-term, for-profit rentals over the real, tangible needs of our local communities. We are already facing a housing crisis on Oahu, and proposals like this only exacerbate the problem. If developers are allowed to turn apartment-zoned areas into vacation rental spaces, it will take away critical housing stock that could have been used for local residents and increase housing prices even further.

The people of Honolulu deserve to have more affordable housing options, not more transient vacation rentals that serve the interests of outside investors and tourists. Our priority should be the people who live and work here, not the short-term interests of developers looking to maximize profits.

I urge you to reject this proposal and ensure that zoning regulations are followed as they were intended—ensuring that new developments in our city serve the long-term housing needs of residents, not short-term tourist interests.

Mahalo nui loa for your consideration of these serious concerns,

Mathew Johnson

Name:	Email:	Zip:
Frederick Mencher	frederickmencher@gmail.com	96817
Representing:	Position:	Submitted:
East Oahu County Farm Bureau	I wish to comment	Dec 9, 2024 @ 11:08 PM

Name:	Email:	Zip:
Kelly NISHIMURA	43storieshi@gmail.com	96826
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 11:11 PM

Testimony:

I strongly oppose Bill 64. In its current form, Bill 64 benefits developers, investors and outside buyers instead of local working families. Please send this bill back to committee to give the public time to review the significant changes, and please take action on the following points.

- Do not change the definition of bed & breakfast and transient vacation unit (TVU).

- Do not eliminate parking requirements for ohana units and ADUs. The theory that reducing parking availability will reduce car ownership does not apply to Oahu. Until other strategies succeed in reducing car dependency, parking spaces must be required.

- Do not allow short term rentals in the apartment district near Hoakalei. We need housing for locals. Haseko must not be allowed to back out of their commitment to build long-term housing for residents.

Mahalo in advance for supporting the needs of the community, rather than serving the interests of developers and investors.

Name:	Email:	Zip:
Patricia Watson	pat.watson@yahoo.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 9, 2024 @ 11:20 PM

Testimony:

I am strongly opposed to bill 64, you as our elected Council Members need to make certain we are all informed when something this important is on the table.

I am not certain how many people who live on this island are remotely aware of this bill. Why would allowing resort development in an area considered local, Ewa, with homes still under a million dollars in some areas, & allowing the development of short term rentals in Hoakalei resort area, a part of Ewa, make any sense? Are we intent on making the whole island a place where only the rich can afford to live? Aren't we just creating a larger homeless population? Isn't Ko Olina enough of a resort on the West side? Where are our local families supposed to go, please tell me you are all in tune with real estate prices today? This makes no sense at all. Have you not read about the rents at Kapilina Beach Homes which started out as affordable but where rents are raised by hundreds of dollars which have caused people to move out & really, go where?

Also there appears to be a move to alter the 90 day requirement for short term rentals when back in 2022 we worked hard to move forward to the 90 days, which I believe created more housing for locals. Wouldn't this open the doors for out of state people to buy houses & use them for short term rentals. People were buying houses, sight unseen, true story, having properties renovated & then using the property for short term rentals. The 90 day requirement helped close those doors in certain areas, now what? How do our local families compete?

Why would you eliminate a parking requirement for a legitimate ADU in the urban core, Kahala to Pearl City parts of Ewa? Tell me, if your parents or anyone put an ADU on a property for you & you had children that needed to get to school, or if you were elderly & needed to grocery shop or go to the doctor, are you going to catch the bus to do either of these? Let's be real, how many of you council members catch the bus? Do not eliminate a parking requirement, come visit our packed

neighborhoods as they are & tell me where any additional car will go? Places like Kapahulu, Kaimuki, Kalihi & Alewa don't need any more parked cars. Parking on the property should be required, especially when areas like Niu Valley & Hawaii Kai have more parking available then probably all of the urban core, they are required to have a parking space. Again why?

The people who voted for each of you should be given a chance to understand what is happening with this bill. You as our representatives need to make the effort to reach out to all of us so that you can make an informed decision, based on our feedback. I think every person who lives on this island deserves that courtesy, don't you?

I strongly oppose this bill & ask that you send it back to committee. Something this important shouldn't be rushed through, especially when it takes away more affordable houses for all of us. Thank you!

Name:	Email:	Zip:
AUSTIN SALCEDO	salcedoa001@hawaii.rr.com	96792
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:45 AM

Name:	Email:	Zip:
KALEI SALCEDO	salcedoa001@hawaii.rr.com	96792
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:47 AM

Name:	Email:	Zip:
Angela Posatiere	angela@myartmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:49 AM

Testimony:
I am strongly opposed to 30 day rentals, 90 day rentals improved my neighborhood by reducing the number of vacation rentals. Our community is overrun with tourists and vacation rentals.

Name:	Email:	Zip:
Marisa Nguyen	mypillbuggy@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 05:31 AM

Testimony:
I oppose Bill 64. The definition change from 90 days to 30 days will worsen our housing crisis. Eliminating the need for a parking space crowds our already dense neighborhoods. Hoseko needs to build long-term housing for residents like they promised.

Name:	Email:	Zip:
Thinh Nguyen	marisatin@yahoo.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 05:34 AM

Testimony:

Oppose Bill 64. The definition of long term rental needs to stay at 90 days. The change to 30 days decreases housing for us locals. Transient Vacation Rentals should have to continue to provide on-property parking space for each car--do not eliminate this requirement. Hoseko must build long-term housing as promised.

Name:	Email:	Zip:
Hudson Nguyen	hudsonrovan@gmail.com	96834
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 06:56 AM

Testimony:

Don’t shorten the definition of long term rentals. We worked very hard, and repeatedly, to save our neighborhoods by instating the current 90-day minimum. Shortening this to 30 days without even discussing it? This bill would encourage homeowners to have short term vacation rentals--taking this housing away from local residents.

Taking away the parking slip requirement? Shame on the drafter of this bill. This is moving in the wrong direction--trying to make our neighborhoods as congested as possible. We LIVE here.

Also, developers who promised to build long term housing should be kept to that promise.

Name:	Email:	Zip:
Noela Von Wiegandt	noelavonw@yahoo.com	96815
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 07:00 AM

Testimony:

Oppose Bill 64

Name:	Email:	Zip:
Scott Nishikawa	scottnishikawa@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 07:16 AM

Testimony:

I oppose Bill 64. The definition change from 90 days to 30 days will worsen our housing crisis. Eliminating the need for a parking space crowds our already dense neighborhoods. Hoseko needs to build long-term housing for residents like they promised.

Name:	Email:	Zip:
Chris Bruns	sledge77@hotmail.com	96712
Representing:	Position:	Submitted:
North Shore Surfers 4 Solar	I wish to comment	Dec 10, 2024 @ 07:19 AM

Name:	Email:	Zip:
Greg Tjapkes	gtjapkes@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 07:29 AM

Testimony:

I oppose Bill 64. The definition change from 90 days to 30 days will worsen our housing crisis. Eliminating the need for a parking space crowds our already dense neighborhoods. Hoseko needs to build long-term housing for residents like they promised.

That's it. Do it now.

Name:	Email:	Zip:
Jess Nishikawa	Jessica.nishikawa@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 07:30 AM

Testimony:

I oppose Bill 64. The definition change from 90 days to 30 days will worsen our housing crisis. Eliminating the need for a parking space crowds our already dense neighborhoods. Hoseko needs to build long-term housing for residents like they promised.

Name:	Email:	Zip:
David Shizuma	kawikasmail@gmail.com	96744
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 07:31 AM

Testimony:

Aloha Council Members,

I am resident of Kaneohe and am writing to express my strong opposition to the proposed amendments in BILL064(23), CD2, PROPOSED FD2 - EK1, specifically regarding the allowance of short-term rentals (STRs) in apartment-zoned areas near the Hoakalei Resort and the use of windmills for sustainable energy generation.

Firstly, I am against the allowance of STRs in apartment-zoned areas near the Hoakalei Resort. Allowing STRs in these areas will significantly disrupt the residential character of our communities, leading to increased noise, traffic, and a

decrease in the quality of life for permanent residents. The transient nature of STRs undermines the stability and safety of our neighborhoods, and I urge the Council to reconsider this proposal. Additionally, I believe that a property should be considered an STR if it is rented for less than 90 days, as opposed to the current threshold of less than 30 days. This change would help to better protect our communities from the negative impacts of short-term rentals. Housing should be utilized for housing our residents and all visitor related operations should remain in resort zoned areas. Let's keep our residences for residents.

Secondly, I am opposed to the use of windmills for sustainable energy generation and any proposed changes that make it easier for windmills to be permitted. Windmills pose a significant threat to our environment, particularly to native bird and bat species. The flicker and sound caused by windmills also have adverse effects on the health and well-being of residents living nearby. There needs to be more research and testing on alternative forms of energy generation that are less harmful to both the environment and people. It is crucial that we prioritize the protection of our natural habitats and the health of our communities over the convenience of wind energy.

In conclusion, I strongly urge the Council to reject the proposed amendments in BILL064(23), CD2, PROPOSED FD2 - EK1 that allow STRs in apartment-zoned areas near the Hoakalei Resort and make it easier for windmills to be permitted. We must seek sustainable solutions that do not compromise the well-being of our environment and residents.

Thank you for your consideration.

Name:	Email:	Zip:
Angela Erlandiz- Suan	annsuan@hotmail.com	96706
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 07:35 AM

Testimony:
This will boost our economy.

Name:	Email:	Zip:
Tracie Ann Tjapkes	peoplegrowing@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 08:02 AM

Testimony:
I oppose Bill 64. The definition change from 90 days to 30 days will worsen our housing crisis.

Name:	Email:	Zip:
Brian Miyamoto	brian@hfbf.org	96759
Representing:	Position:	Submitted:
Hawaii Farm Bureau	I wish to comment	Dec 10, 2024 @ 08:11 AM

Name:	Email:	Zip:
Andrew Laurence	a-laurence1@yandex.com	96815
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 08:45 AM

Name:	Email:	Zip:
Tracy Tonaki	TSTonaki@drhorton.com	96813
Representing:	Position:	Submitted:
D.R. Horton Hawaii	Support	Dec 10, 2024 @ 08:59 AM

Name:	Email:	Zip:
Sharon Dodge	dodgejr@comcast.net	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 09:30 AM

Testimony:

As a resident of Ka Makana in the Hoakalei community I oppose this. We already have speeding and accident issues on Keoneula Blvd and the last thing we need are vacation rentals added to our community. We are NOT KoOlina.

Name:	Email:	Zip:
Kurt Fevella	senfevella@capitol.hawaii.gov	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 09:41 AM

Name:	Email:	Zip:
Diliaur Tellei	diliaur@gmail.com	96822
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 09:42 AM

Testimony:

Dear members of the council,

I'm writing to oppose specific amendments to the terms of transient vacation units or TVUs from a period of up to 90 consecutive days down to 30 consecutive days. I don't believe loosening the restrictions on TVUs will be helpful for our community which is already struggling with affordable housing supply. Moreover, this action would counteract the work of other bills that are seeking to free up that housing supply. Please reconsider reverting these amendments to keep the definition of TVU as one rented for a term of up to 90 consecutive days.

Thank you,

Diliaur

Name:	Email:	Zip:
Evan Oue	eoue@imanaka-asato.com	96813
Representing:	Position:	Submitted:
NAIOP Hawaii	Support	Dec 10, 2024 @ 09:43 AM

Name:	Email:	Zip:
Benjamin Sadoski	bsadoski@5.unitehere.org	96818
Representing:	Position:	Submitted:
UNITE HERE Local 5	I wish to comment	Dec 10, 2024 @ 09:52 AM

Name:	Email:	Zip:
Sunny Unga	kahukucommunityassociation@gmail.com	96731
Representing:	Position:	Submitted:
Kahuku Community Association	I wish to comment	Dec 10, 2024 @ 10:18 AM

Name:	Email:	Zip:
Jaclyn Williams	jaclyn@halepunahawaii.com	96706
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 10:20 AM

Testimony:

I am in support of allowing Transient Accomodations in the A-2 zoned land next to the future Hoakalei Resort. It makes sense for this Resort area in Ewa Beach, will boost the economy, and fits appropriately for the Resort. Similar to Ko Olina, and Turtle Bay resorts, this will be a wonderful addition to the Ewa Beach area.

Name:	Email:	Zip:
Kiele Muraco	kielemaria@yahoo.com	96731
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 10:24 AM

Testimony:

I oppose having the windmills being grandfathered in the existing too-close turbine areas.

Name:	Email:	Zip:
Michael Richards	mike@scicamp.org	96744
Representing:	Position:	Submitted:
Self	I wish to comment	Dec 10, 2024 @ 10:26 AM

Testimony:

I am testifying in support of Esther Kia‘āina’s updated floor draft regarding the 1.25 mile wind turbine setback, removing a paragraph grandfathering in the too-close existing turbines. In 2019, I conducted a study of the EIS for the Na Pua Makana windfarm and concluded that the EIS was deeply flawed and biased:

(1) The impact from windmills and their proximity to homes and schools presented in the EIS were for windmills located much further away than those proposed and built.
(2) The windmills built near Kahuku were 2-3 times taller than those presented in the EIS.
(3) The turbines proposed were considerably larger than those studied in the EIS.
(4) The turbines actually installed were even larger than those proposed in the EIS.
(5) Funding for most of the reports cited in the EIS was provided by the wind farm industry and subsequently reflected that bias.
In short, the windmills should not have been built where they are today. If the council has concluded that it is a health hazard to develop new wind projects less than 1.25 miles from homes and schools, then they are concluding that the existing windmills are unsafe for the people of Kahuku, and if so, they should be removed.

Name:	Email:	Zip:
Lisa Widrlechner	lisaw@weddinggoalshawaii.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 10:27 AM

Testimony:
This would hurt the home sales in an already difficult market.

Name:	Email:	Zip:
Roslyn Makāula	romakaul@ksbe.edu	96813
Representing:	Position:	Submitted:
Kamehameha Schools	Support	Dec 10, 2024 @ 10:31 AM

Name:	Email:	Zip:
Kekoa McClellan	kekoamcclellan@gmail.com	96782
Representing:	Position:	Submitted:
The American Hotel & Lodging Association	I wish to comment	Dec 10, 2024 @ 10:36 AM

Testimony:
URGING SUPPORT FOR BILL064(23), CD2, PROPOSED FD2 - EK2 TO PRESERVE THE DEFINITION OF SHORT-TERM RENTAL AS 90 DAYS OR LESS

Aloha Chair Waters, Vice Chair Kia'āina, and Honorable Members of the Honolulu City Council,

Please accept this testimony on behalf of the American Hotel and Lodging Association, providing comments on Bill 64 (23) and urging support for the preservation of the definition of short term-term rental as 90 days or less.

First and foremost, mahalo to the entire Council and to P&E Chair Kia'āina for the years of work that went into this effort.

As written, Bill 64 would change the definition of a short-term rental from 90 days to 30 days or less. This move would set

the City & County of Honolulu back in the fight against short-term rentals in residential communities, which have robbed kamaʻāina of critical housing supply and turned our residential communities into resort zones. That's why a group of community, labor, business and housing advocates, have partnered to urge the Honolulu City Council to support Council Vice Chair Kiaʻāina's proposed FD2 to Bill 64. The proposed FD2 would preserve the Land Use Ordinance's existing definition of a short-term rental in the City & County of Honolulu as 90 days or less.

The coalition of organizations supporting this effort includes but is not limited to UNITE HERE Local 5, HI Good Neighbor, Hawaii Hotel Alliance, Save North Shore Neighborhoods, Hawai'i's Thousand Friends, Save O'ahu's Neighborhoods, Keep it Kailua, and The American Hotel & Lodging Association, for whom I have had the pleasure of working with for the past eight years. While this group may not appear to have much in common at first glance, we are mutually committed to housing solutions for O'ahu and as study after study has shown, we must eradicate short-term rentals from our residential communities if we have any hope of solving our Island's housing crisis.

Preserving the 90 day definition is crucial to short-term rental enforcement and supported by communities and residents island wide. We recognize that enforcement against illegal operators will always be challenging, and complying with Judge Watson's ruling regarding the handful of operators who were leasing homes between 30 and 90 days prior to the change in the definition of short-term rentals requires due diligence and perseverance. That notwithstanding, the administration, community groups, and partners from across city government are working in real time to ensure enforcement of the laws on our books can be accomplished. Changing the definition of a short-term rental from 90 to 30 days is not only unnecessary, but opens the floodgates for short-term rentals throughout all of our communities. Preserving the current definition of short-term rentals as 90 days or less allows the Department of Planning and Permitting (DPP) to be laser focused on noncompliant actors. Changing this definition to 30 days or less would legalize new 30 day contract-styled vacation rentals, making it acceptable to host at least 12 stays per year at every residentially zoned residence across Oʻahu, regardless of whether they stay less than 30 days per visit. This would render enforcement against noncompliant and illegal actors effectively impossible. Community organizations, housing advocates, hotel owners and operators, labor, government officials, and everyday citizens turned out in droves to support the creation of this standard just two years ago and oppose this effort to slide in a major change to our short-term rental rules at the last minute. We know that with the right data and with the right support, the DPP can enforce the laws already on our books without changing the short-term rental code.

Substantive changes were not intended for the final committee hearing on Bill 64. It is worth noting that the proposed change in the definition of short-term rentals from 90 to 30 days would be a substantive change to Bill 64 inserted at the 11th hour. Throughout the three year process relating to Bill 64 (formerly Bill 10), the Council and DPP committed to compartmentalizing discussions by land use categories, and at no time during the discussions regarding resort, commercial, or residential uses was their support by the Council to make a change to the definition of short-term rental nor was there any engagement with the community on this proposal. Changes in the last committee hearing were intended to be technical and non-substantive, not categorical changes to the intent and guts of the land use ordinance. Inserting this language at the last minute is a major change to the intent of Bill 64 and our City's position on short-term

rentals, and therefore should not be entertained.

The State of Hawai'i codified the City's right to phase out short-term rentals. Just this year, the Hawai'i State Legislature enrolled Senate Bill 2919 to Governor Josh Green; a bill relating to our counties' authority to phase out short-term rentals. Governor Green signed this law into effect, codifying a county's authority to phase out short-term rental uses. As written, the city now holds the explicit authority to phase out short-term rental uses at its discretion. This law was tailored to ensure compliance with the nature of Judge Watson's decision regarding short-term rentals in the City & County of Honolulu (The Watson ruling in HILSTRA v. C&C of Honolulu was referenced in the preamble of SB 2919), and allows for the full enforcement of Honolulu's land use ordinance without requiring any change or amendment to the definitions of short-term rental, to the phasing out of such short-term rentals, or to the penalties for noncompliance with our City's short-term rental rules.

We urge the City Council and Mayor Blangiardi's Administration to preserve the definition of short-term rentals as 90 days or less. Doing so will provide DPP with the tools requisite for enforcement and protect our communities and housing supply from the damaging effects of short-term rentals.

Me ka Ha'aha'a,
Kekoa McClellan
Spokesperson - The American Hotel & Lodging Association

Name:	Email:	Zip:
Christina Robinson	trobinsonapples@gmail.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 11:13 AM

Testimony:
This area is not a tourist area. We do not want the traffic and takeover of our lagoon amenities.

Name:	Email:	Zip:
Melissa Ka'onohi-Camit	melissakaonohi-camit@lahuifoundation.org	96731
Representing:	Position:	Submitted:
Lahui Foundation	I wish to comment	Dec 10, 2024 @ 11:35 AM

Testimony:
Aloha Council Members,

My name is Melissa Ka'onohi-Camit, and I am representing Lāhui Foundation, a nonprofit organization formed from the realization that our communities' voices were not heard during the fight against the turbines in Kahuku. Over the past four years, we have dedicated ourselves to educating rural communities about the impacts of large developers entering our spaces under the guise of sustainable energy—offering community benefit packages while aligning with large

corporations.

The devastation that Kahuku has endured—and continues to endure—under the shadow of those monstrous turbines is immeasurable. They have disrupted our way of life, and we firmly believe they should be removed entirely to restore peace and well-being to our community.

We deeply appreciate the efforts of those who have worked tirelessly to prevent additional turbines, lifelong leases, and developments that bring these structures even closer to our homes. In this spirit, we express our **strong support** for Council Member Kiaʻāina's Second Floor Draft, Bill 64 (2023), CD2, Proposed FD2-EK2.

At the same time, we have significant concerns and stand in opposition to the current version of Bill 64 (2023), FD1, CD2, as reported out of committee.

Mahalo nui for your continued efforts to push forward solutions that uphold justice and truly make things pono for our community.

Name: Arjuna Heim	Email: arjuna@hiappleseed.org	Zip: 96816
Representing: Hawaii Appleseed	Position: I wish to comment	Submitted: Dec 10, 2024 @ 11:55 AM

Name: Aileen Arashiro	Email: arashhiroa001@hawaii.rr.com	Zip: 96734
Representing: Self	Position: Oppose	Submitted: Dec 10, 2024 @ 12:10 PM

Testimony:

Dear Council Members,

I strongly oppose Bill 64. Please send this bill back to committee as more time is needed by the public to review the big proposed changes that most are unaware of. Councilmembers should be informing their constituents of controversial updates like changing the definition of bed & breakfasts and TVUs from less than 90 days to 30 days. This is a huge change, on short notice, that will negatively impact long-term housing for residents.

Additionally, parking is a huge problem in our already dense neighborhoods. This creates safety issues with overcrowded streets and unnecessary tension between neighbors. And, most cannot do without cars. Kids and elderly parents/grandparents need to be shuttled.

Lastly, please do not allow for short term rental use in the apartment district near Hoakalei. We need housing for locals. Hold Haseko to building long-term housing for residents. Let's not reward bad behavior by letting Haseko back out on

another commitment to the community.

Short Term Rentals = Short Changing Locals!

All of these changes serve to benefit developers, investors and/or outside buyers. Let's instead prioritize our working class, local families!

Respectfully,

Aileen Arashiro

Name:	Email:	Zip:
Elizabeth Dachtler	thedachtlers@gmail.com	96707
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:12 PM

Testimony:

Please vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment.

Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Andy Montemarano	koohooview@yahoo.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:12 PM

Testimony:

We have an affordable housing shortage. Grandfathered 30 day rentals ensure that homes are used maximally when an owner has room to rent especially for transient workers.

I strongly oppose limiting it to 90 days.

Name:	Email:	Zip:
Lillie McAfee	lilliemcafee@gmail.com	96792
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:17 PM

Testimony:

PLEASE VOTE NO!

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Allyson Goldman	a.goldman368@gmail.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:18 PM

Testimony:

I OPPOSE Bill 64 (23). We need housing for residents and not tourists. The community needs to be made aware of:

- Haseko not fulfilling their commitment to building residential housing. Haseko is already building a hotel in that area.

- The last minute change to the definition of STRs (bnb & TVU).

Please prioritize housing for residents. People over profits!

Name:	Email:	Zip:
Charles D Stark Stark	starklaw@sonic.net	96825
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:19 PM

Testimony:

Please vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment.

Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Jill Paulin	jillpaulin@gmail.com	96712
Representing:	Position:	Submitted:

Self	Oppose	Dec 10, 2024 @ 12:20 PM

Testimony:

Aloha Chair Waters, Vice-Chair Kia'aina and Council Members,

I urge you to NOT hold a vote on the unposted floor draft that moves the minimum stay from 30 to 90 days. These types of last-minute changes that impact residents should not be allowed without time for public input.

Mid-term or 30+ day rentals are an essential component of the housing market, serving residents in transition for life and environmental events. Where would we be without monthly rentals during events such as the Red Hill Crisis, Marco Polo fires and many other day-to-day circumstances? Our traveling nurses, emergency workers, temporary military and students also rely on furnished, monthly rentals. Please do not eliminate this housing option until you understand who will be impacted.

I appreciate your consideration in this important matter.

Mahalo,

Jill Paulin

Haleiwa, HI

Name:	Email:	Zip:
Penelope Parnes	penelopeparnes@yahoo.com	96706
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 12:22 PM

Testimony:

Support re zoning

Name:	Email:	Zip:
Helena VonSysow	helenavonsydow@gmail.com	96731
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:23 PM

Testimony:

Dear Council Members,

We strongly oppose the unposted Floor Draft of Bill 64(23), FD1, CD2.

The proposed changes pose a serious threat to essential 30-day and monthly rentals on our island. These rentals are a vital resource for residents who depend on temporary, furnished housing during times of personal or environmental

change. Additionally, they serve important visitors, including traveling nurses, military personnel, students, contractors, and many others, who rely on these accommodations for their work and contributions to our community.

We urge you to vote no on this measure and protect the housing options that are crucial to Oahu's residents and workforce.

Thank you for your consideration.

Sincerely,
Helena Von Sydow

Name:	Email:	Zip:
Jeremy Sosner	jeremysosner@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:23 PM

Testimony:
Aloha Council Members and thank you for considering testimony on proposed Bill 64 (23).
We follow along on proposed bills and policy changes and were not aware of this bill and its intentions, specifically as it relates to "mid-term rentals". As written, the bill threatens to eliminate 30 day rentals on Oahu which we believe is an essential housing option for our residents and many guests. At a minimum, I would like to encourage a delay on the vote of this Bill to allow proper input and discussion on the proposed Amendments, as it seems there has not been previous public review on all items.

Thank you.

Name:	Email:	Zip:
Edward Jones	kostro@paradiseip.com	96825
Representing:	Position:	Submitted:
KOSTRO	I wish to comment	Dec 10, 2024 @ 12:26 PM

Name:	Email:	Zip:
Mark Anthony Clemente	mclemente@hrcc-hawaii.com	96817
Representing:	Position:	Submitted:
Hawaii Regional Council of Carpenters	Support	Dec 10, 2024 @ 12:26 PM

Name:	Email:	Zip:
Harald von Sydow	nztrendshi@gmail.com	96825
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:27 PM

Testimony:

Dear Council Members,

We respectfully oppose the unposted Floor Draft of Bill 64(23), FD1, CD2.

The proposed changes would jeopardize the availability of 30-day and monthly rentals, which are an essential part of our island's housing ecosystem. These rentals provide a critical safety net for residents facing life transitions or environmental challenges, offering temporary, furnished housing when it's needed most. They also support key visitors such as healthcare professionals, military personnel, students, and contractors, all of whom play a vital role in our community.

We urge you to preserve these housing options by voting no on this measure. Protecting these rentals ensures that Oahu remains flexible and resilient in meeting the diverse needs of its residents and visitors alike.

Thank you for your attention and consideration.

Sincerely,

Harald VON SYDOW

Name:	Email:	Zip:
Steve Marcotte	contact@stevemarcotte.com	96815
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:30 PM

Testimony:

Aloha,

The proposed changes put essential 30-day and monthly rental options on our island at risk, leaving many residents without reliable access to temporary furnished housing during personal or environmental upheavals. Vital visitors, including traveling nurses, military personnel, students, and contractors, also depend on these accommodations to fulfill short-term needs. I urge you to vote "no" and preserve these critical housing options on Oahu."

Mahalo, Steve

Name:	Email:	Zip:
Kelly Lee	kellyreports@gmail.com	96734
Representing:	Position:	Submitted:
OSTRA - Oahu Short Term Rental Alliance	Oppose	Dec 10, 2024 @ 12:31 PM

Name:	Email:	Zip:
Danielle Taketa	dtaketa96816@gmail.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:36 PM

Testimony:

I strongly oppose Bill 64. Please send this bill back to committee as more time is needed by the public to review the big proposed changes that most are unaware of. Councilmembers should be informing their constituents of controversial updates like changing the definition of bed & breakfasts and TVUs from less than 90 days to 30 days. This is a huge change, on short notice, that will negatively impact long-term housing for residents.

Additionally, parking is a huge problem in our already dense neighborhoods. This creates safety issues with overcrowded streets and unnecessary tension between neighbors. And, most cannot do without cars. Kids and elderly parents/grandparents need to be shuttled.

Lastly, please do not allow for short term rental use in the apartment district near Hoakalei. We need housing for locals. Hold Haseko to building long-term housing for residents. Let's not reward bad behavior by letting Haseko back out on another commitment to the community.

Short Term Rentals = Short Changing Locals!

All of these changes serve to benefit developers, investors and/or outside buyers. Let's instead prioritize our working class, local families!

Name:	Email:	Zip:
Michael Samaniego	samiamhawaii@yahoo.com	96821
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:37 PM

Testimony:
Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Yoh Kuwano	yohkuwano@hawaiiproperty.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 12:41 PM

Testimony:
Please vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment. These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:

Bjorn Book-Larsson	bjornbook@gmail.com	96734
Representing: Self	Position: Oppose	Submitted: Dec 10, 2024 @ 12:44 PM

Testimony:

Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. None of these items have been discussed in prior drafts.

For those of us who live here full time, being able to rent out our property for 30 days at a time while we are off the island during summer months provides additional income for us as local residents, without disrupting the use of our property as our primary home for the rest of the year. Ideally 30 day rentals should be protected for full time residents that travel for part of the year.

In addition - these unpublished proposed changes threaten to eliminate essential 30 day or monthly rentals. Residents rely on temporary, furnished housing when life or environmental events require change. Visitors like students, traveling nurses, military, contractors and many others also rely on temporary, furnished housing. Please vote “no” on eliminating housing options on Oahu and eliminating a source of income for local families.

Mahalo!

Name: Maria Morgan	Email: maria@blondiesstyle.com	Zip: 96792
Representing: Self	Position: Oppose	Submitted: Dec 10, 2024 @ 12:56 PM

Testimony:

I am against 65(23) it hurts people who rely on that extra income. Hawaii is already the most expensive state to live in. We do not need any more regulations that hurt so many.

Vote no.

Name: Ashley Payne	Email: ashleykpayne.himre@gmail.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Dec 10, 2024 @ 12:59 PM

Testimony:

As a homeowner in Hoakalei I see this rezoning as a positive impact to the community. It will drum up income for the local community and provide needed accommodations.

Name: Franky Rife	Email: franky@fhr-services.com	Zip: 96797

Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 01:00 PM

Testimony:

December 10th, 2024

Chair Esther Kia'aina
Committee on Planning and the Economy
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813-3065

Aloha Chair Kia'aina and Planning and the Economy Committee Members,

Support Bill 64 Amendments - Authorizing Air B & B at Hoakalei Resort

Having worked in Ewa Beach for more than twenty years, I've seen how this community has grown and how much more it could achieve with the right opportunities. The proposed amendments to Bill 64, allowing bed and breakfast homes and transient vacation rentals in the A-2 zoning district near Hoakalei Resort, offer a chance to create meaningful change for local families.

This isn't just about accommodating visitors, it's about empowering residents. Councilmember Tupola's Council Communication 255 (2024) presents a path for Ewa Beach to generate new income streams for local homeowners while strengthening small businesses through increased visitor spending. By keeping these economic benefits within our community, we create a more sustainable and resilient local economy for the future.

Ewa Beach is ready to join other resort areas like Ko Olina and Waikiki in welcoming visitors on its own terms. I urge the Planning and Economy Committee to support these amendments and help secure a more prosperous future for our community.

Sincerely,
Franky Rife

Name:	Email:	Zip:
timothy mcdevitt	mcdevitt@hawaii.edu	96822

Representing:	Position:	Submitted:

Self	Oppose	Dec 10, 2024 @ 01:02 PM

Testimony:

Please vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment.

Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Ken Kribel	Kkribel@icloud.com	96792
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 01:08 PM

Testimony:

I oppose bill 64 (23). This bill threatens temporary housing so important for many temporary workers, people who need to leave their homes for various reasons. Many travelers want to stay for a month but never for 90 days. This bill hurts many people who rely on that extra income.

Vote no.

Name:	Email:	Zip:
Michelle Rife	mrife1969@gmail.com	96797
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 01:14 PM

Testimony:

December 10th, 2024

Chair Esther Kia'aina
Committee on Planning and the Economy
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813-3065

Aloha Chair Kia'aina and Planning and the Economy Committee Members,

Support Bill 64 Amendments - Authorizing Air B & B at Hoakalei Resort

Over the past twenty years, I have had the privilege of watching Ewa Beach evolve into a thriving community primed for even greater potential. The proposed amendments to Bill 64, which would allow bed and breakfast homes and transient vacation rentals in the A-2 zoning district adjacent to Hoakalei Resort, represent a critical step forward in shaping the future of this area. Rather than simply expanding visitor accommodations, this initiative is an opportunity to position Ewa Beach as a model for sustainable tourism and balanced economic growth on Oahu.

Unlike Waikiki and Ko Olina, which have long enjoyed the benefits of legal short-term rental options, Ewa Beach has been overlooked as a destination for the modem traveler seeking more intimate, community-driven lodging experiences. Councilmember Tupola's Council Communication 255 (2024) recognizes a solution that respects the character of the community while enabling us to welcome new visitors who are eager to support local businesses. By legalizing these accommodations, we can transform Ewa Beach into a new area for travelers who want to experience Oahu beyond the traditional resort hubs.

More importantly, these amendments would allow us to compete on an equal footing with other premier destinations, generating much-needed revenue in the Ewa Beach area. The ripple effects of this economic activity will uplift local businesses, create jobs for residents, and provide stability to a community that has so much to offer but has yet to fully capitalize on its potential.

This is not just about lodging options, it is about creating a vision for Ewa Beach that embraces growth without losing sight of its unique identity. The amendments to Bill 64 provide a roadmap to achieving this vision, and I urge the Planning and Economy Committee to seize this opportunity for progress.

Sincerely,
Michelle Rife

Name:	Email:	Zip:
Jesse Rife	rife102@yahoo.com	96797
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 01:19 PM

Testimony:
December 10th, 2024

Chair Esther Kia'aina
Committee on Planning and the Economy
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813-3065

Aloha Chair Kia'aina and Planning and the Economy Committee Members,

Support Bill 64 Amendments - Authorizing Air B & B at Hoakalei Resort

Imagine this: Ewa Beach, a thriving location for travelers seeking more than just resorts. Families relax by Wai Kai, visitors explore local eateries, and businesses flourish with the energy of new opportunities. This vision starts now-with the amendments to Bill 64.

For over 15 years, I've worked in Ewa Beach, witnessing its untapped potential. Legalizing bed and breakfast homes and transient vacation rentals in the A-2 zoning district near Hoakalei Resort isn't just about tourism-it's about economic momentum. Councilmember Tupola's Council Communication 255 (2024) outlines how this step aligns us with Oahu's premier destinations like Waikiki and Ko Olina, without losing the distinct charm that makes Ewa Beach unique.

Right now, we're turning away opportunities-visitors, revenue, and jobs-because there are no legal short-term accommodations here. Approving these amendments will bridge that divide, allowing Ewa Beach to grow sustainably while keeping its local heart.

The choice is simple: do we remain on the sidelines, or do we take this opportunity to position Ewa Beach for a future where it thrives on its own terms? Let's make the decision that sets us on the right path-not just for today, but for generations to come.

Sincerely,
Jesse Rife

Name:	Email:	Zip:
David Tanoue	davidt@rmtowill.com	96819
Representing:	Position:	Submitted:
R.M. Towill Corporation	Support	Dec 10, 2024 @ 01:22 PM

Name:	Email:	Zip:
Karen Young	kareny402@gmail.com	94118
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 01:23 PM

Testimony:
Please vote “no” to hear the unposted Floor Draft of Bill 64 (23), FD1, CD2 as these last minute changes do not allow for

transparency and public review/comment.

Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Duke Rife	dukerife@yahoo.com	96797
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 01:29 PM

Testimony:

December 10th, 2024

Chair Esther Kia'aina
Committee on Planning and the Economy
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813-3065

Aloha Chair Kia'aina and Planning and the Economy Committee Members,

Support Bill 64 Amendments - Authorizing Air B & 8 at Hoakalei Resort

Ewa Beach has always embodied the spirit of ho'okipa, welcoming others with warmth and aloha. I've worked here for over 15 years, and I see this same spirit in the proposed amendments to Bill 64. Allowing bed and breakfast homes and transient vacation rentals in the A-2 zoning district near Hoakalei Resort is an opportunity to share our community with visitors in a way that stays true to its values.

Unlike large resorts, short-term rentals offer travelers an authentic experience-one that allows them to connect with local families and businesses. Councilmember Tupola's Council Communication 255 (2024) outlines how this approach balances growth with cultural integrity, giving Ewa Beach the necessities it needs to flourish without losing its heart.

This proposal honors our traditions while creating opportunities for future generations. I urge the Planning and Economy Committee to support these amendments for a more sustainable and connected future.

Sincerely,

Duke Rife

Name:	Email:	Zip:
Annie McCrea	annie.mccrea@cbrealty.com	96797
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 01:35 PM

Testimony:

12/10/2024

Chair Esther Kia'āina
and the Planning and the Economy Committee Members
Honolulu Hale – City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813-3065

Support for Bill 64 Amendments – Transient Accommodations in A-2 Zoned Land at Hoakalei

Aloha Chair Kia'āina and Members of the Planning and the Economy Committee,

As a licensed realtor and a West Oahu resident, I strongly urge you to support Councilmember Tupola's proposed amendments to Bill 64 (2023).

These amendments, which would allow bed-and-breakfast homes (B&Bs) and transient vacation rentals near Hoakalei Resort, are critical in addressing the severe shortage of short-term rental housing in the area. My clients and I are acutely aware of the challenges faced by professionals such as visiting medical personnel and military staff, who frequently struggle to find suitable temporary accommodations.

Legalizing transient vacation rentals in appropriate areas would not only meet this growing demand but also boost local businesses, increase city tax revenue, and support the overall economic vitality of our community. Additionally, establishing clear legal frameworks for short-term rentals helps maintain neighborhood integrity and prevents the spread of illegal vacation rentals into residential zones.

As someone who has worked closely with homeowners and renters in Ewa Beach and the surrounding areas, I recognize the unique challenges families and professionals face when visiting West Oahu. These amendments represent a necessary step toward fostering a thriving, mixed-use community in Hoakalei while addressing the pressing needs of both residents and visitors.

I respectfully ask for your support of these amendments. Thank you for your time and consideration.

Sincerely,

Annie McCrea

Real Estate Agent RS-73484

Coldwell Banker Realty Cell: 808-294-3294 Annie.McCrea@cbrealty.com

Name:	Email:	Zip:
Michelle Rife	michelle@fhr-services.com	96797
Representing:	**Position:**	**Submitted:**
Self	Support	Dec 10, 2024 @ 01:36 PM

Testimony:

December 10th, 2024

Chair Esther Kia'aina

Committee on Planning and the Economy

Honolulu City Council

530 South King Street, Room 202

Honolulu, Hawaii 96813-3065

Aloha Chair Kia'aina and Planning and the Economy Committee Members,

Support Bill 64 Amendments - Authorizing Air 8 & 8 at Hoakalei Resort

Over the past twenty years, I have had the privilege of watching Ewa Beach evolve into a thriving community primed for even greater potential. The proposed amendments to Bill 64, which would allow bed and breakfast homes and transient vacation rentals in the A-2 zoning district adjacent to Hoakalei Resort, represent a critical step forward in shaping the future of this area. Rather than simply expanding visitor accommodations, this initiative is an opportunity to position Ewa Beach as a model for sustainable tourism and balanced economic growth on Oahu.

Unlike Waikiki and Ko Olina, which have long enjoyed the benefits of legal short-term rental options, Ewa Beach has been overlooked as a destination for the modem traveler seeking more intimate,

community-driven lodging experiences. Councilmember Tupola's Council Communication 255 (2024) recognizes a solution that respects the character of our community while enabling us to welcome new visitors who are eager to support local businesses. By legalizing these accommodations, we can transform Ewa Beach into a new area for travelers who want to experience Oahu beyond the traditional resort hubs.

More importantly, these amendments would allow us to compete on an equal footing with other premier destinations, generating much-needed revenue in the Ewa Beach area. The ripple effects of this economic activity will uplift local businesses, create jobs for residents, and provide stability to a community that has so much to offer but has yet to fully capitalize on its potential.

This is not just about lodging options, it is about creating a vision for Ewa Beach that embraces growth without losing sight of its unique identity. The amendments to Bill 64 provide a roadmap to achieving this vision, and I urge the Planning and Economy Committee to seize this opportunity for progress.

Sincerely,
Michelle Rife

Name:	Email:	Zip:
Paul Tucker	paul_tucker@yahoo.com	96826
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 01:38 PM

Testimony:
I oppose changing 30 day rentals to 90 days for the following reasons:

1. 30 day rentals are vital and essential to many people on this island.

a. People moving to and from the island need temporary housing

b. Temporary workers, i.e. medical doctors, nurses, military, technical workers

c. People renovating their homes

d. Displaced residents due to fire, floods, or natural disasters

Name:	Email:	Zip:
Denise Lindo	Deniselindo77@gmail.com	96734

Representing:	Position:	Submitted:
Self	I wish to comment	Dec 10, 2024 @ 01:38 PM

Testimony:

I absolutely oppose Bill 64. What a sneaky way to throw away decades of work put in by many people to try and keep our neighborhoods residential. Just a few years ago this council spent 2 years crafting a bill that had overwhelming support that would eliminate the thousands of illegal vacation rentals that have been destroying our neighborhoods and taking away a much needed supply of rentals for our local families. Hawaii needs to get this illegal rental situation under control. Our previous bill had addressed that and was supported by the community. The only people against it were the people taking advantage of loopholes and lack of enforcement to line their mainland pockets.

Homelessness is a huge problem in Hawaii and this city council should be adressing this issue by opening up rentals to tge local people who continue to be kicked out of their homes by owners who see dollar signs. What taxes are we getting for these illegal vacation rentals. Surely they are not disclosing what they actually make if it is illegal. Come on. Wake up to what is happening to our island and defeat this bill. Sneaky as it is. SAVE OUR NEIGHBORHOODS.

Name:	Email:	Zip:
Gregory Perry	greg@gotoetc.com	96817
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 01:38 PM

Testimony:

NO!

Name:	Email:	Zip:
Mark Baker	bakerwm@hawaii.edu	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 01:40 PM

Testimony:

Aloha. I am an emergency physician. Our emergency department are relying on temporary support and have been doing so increasingly over the past several years. This is true both for doctors and nurses. There is no way I could get somebody to come here for more than a month and stay in a hotel. Please do not increase a short-term requirement to 90 days.

Mark Baker, MD, FACEP

President, Hawaii ACEP

Name:	Email:	Zip:
Ed Lee	oceanmakai@gmail.com	96815
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 01:42 PM

Testimony:

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary,

furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing.

More than 30 days minimum is unnecessarily restrictive and will harm residents and certain type of important visitors who rely on affordable temporary housing such as travelling nurses and military. I would like to comment specifically on the many international students who come between 1 and 3 months to study English in Honolulu. These students benefit the economy greatly. They cannot afford to stay in expensive hotels for such a length of stay.

Name:	Email:	Zip:
Jesse Rife	rife102@gmail.com	96797
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 01:42 PM

Testimony:

December 10th, 2024

Chair Esther Kia'aina
Committee on Planning and the Economy
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813-3065

Aloha Chair Kia'aina and Planning and the Economy Committee Members,

Support Bill 64 Amendments - Authorizing Air B & B at Hoakalei Resort

Imagine this: Ewa Beach, a thriving location for travelers seeking more than just resorts. Families relax by Wai Kai, visitors explore local eateries, and businesses flourish with the energy of new opportunities. This vision starts now-with the amendments to Bill 64.

For over 15 years, I've worked in Ewa Beach, witnessing its untapped potential. Legalizing bed and breakfast homes and transient vacation rentals in the A-2 zoning district near Hoakalei Resort isn't just about tourism-it's about economic momentum. Councilmember Tupola's Council Comjmunication 255 (2024) outlines how this step aligns us with Oahu's premier destinations like Waikiki and Ko Olina, without losing the distinct charm that makes Ewa Beach unique.

Right now, we're turning away opportunities-visitors, revenue, and jobs-because there are no legal short-term accommodations here. Approving these amendments will

bridge that divide, allowing Ewa Beach to grow sustainably while keeping its local heart.

The choice is simple: do we remain on the sidelines, or do we take this opportunity to position Ewa Beach for a future where it thrives on its own terms? Let's make the decision that sets us on the right path-not just for today, but for generations to come.

Sincerely,
Jesse Rife

Name:	Email:	Zip:
Douglas Winnie	sinclairwinnie@aol.com	90027
Representing:	**Position:**	**Submitted:**
Self	Oppose	Dec 10, 2024 @ 01:59 PM

Testimony:
Please vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment.

Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Margo Brower	margobrower@msn.com	96825
Representing:	**Position:**	**Submitted:**
Self	Oppose	Dec 10, 2024 @ 02:00 PM

Testimony:
I oppose the draft of the Bill as the last-minute changes do not allow for transparency and public review/ comment. These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Additionally, the Council has no numbers regarding this bill.
They have no quantifiable costs or benefits. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Elizabeth McArdle Solomon	e-m-s@comcast.net	96792

Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 02:02 PM

Testimony:

Please vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment.

Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Marilyn Radzat	marilynradzat@gmail.com	96731-2107
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 02:03 PM

Testimony:

My husband and I have lived here on the North Shore for almost 30 years. Our children and grandchildren have grown up here. As property taxes and insurance increase, and as the weather affects the house structures, which need continual upkeep and repair, we feel blessed to be able to vacation rent our home for a couple of 30 day periods which allows us to pay our taxes and keep up our property. The TAT and GET taxes we pay the state make a real contribution to the city and state. Renting out this property a couple of times a year, allows us to employ house cleaners, painters, gardeners, tree service guys, managers, and window cleaners, to name a few. The people who stay here go to all the restaurants, they shop in the stores and through that support the economy of the island. Our vacation rental, even for just 2 -3 times a year supports the local economy and the state and allows us to continue, as senior citizens in our 80's, to live on this beautiful island. Without the income from these few rentals, we could not afford to keep this house and employ the people that we help support.

Name:	Email:	Zip:
Donna Wong	htf3000@gmail.com	96734
Representing:	Position:	Submitted:
Hawaii's Thousand Friends	I wish to comment	Dec 10, 2024 @ 02:08 PM

Name:	Email:	Zip:
Gil Riviere	info@keepthenorthshorecountry.org	96712
Representing:	Position:	Submitted:
Keep the North Shore Country	I wish to comment	Dec 10, 2024 @ 02:11 PM

Name:	Email:	Zip:
Jon Darrow	jbdarrow@gmail.com	96815
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 02:16 PM

Testimony:

We oppose these late changes to items not discussed that would have a negative impact on rental options for a number of people who need housing on a monthly basis.

Name:	Email:	Zip:
Denise Freund	denise@alawaihouse.com	96821
Representing:	Position:	Submitted:
Ala Wai House LLC - Gold Standard Realty LLC	Oppose	Dec 10, 2024 @ 02:18 PM

Name:	Email:	Zip:
Sandra Van	sandy@prpacific.com	96792
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 02:18 PM

Testimony:

As the owner of one rental house, I strongly oppose this last-minute, non-transparent change, and indeed, oppose moving the 30-day minimum to 90 days.

• Please vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment.

• Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

• These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

If the Lahaina fire taught us nothing else, it was that having short-term rentals available is critical in the event of a natural disaster or other emergency. Many of us here on Oahu, myself included, would have been happy to rent or even donate a week or two or even a month or two in a vacation rental to people who were displaced by the fire. However, because short-term rentals are not allowed, none were available to provide much-needed relief to people who had lost everything.

Name:	Email:	Zip:
Gil Riviere	gil@gilriviere.com	96791
Representing:	Position:	Submitted:
Self	I wish to comment	Dec 10, 2024 @ 02:18 PM

Testimony:

Mahalo to Chair Kiaaina, her staff, committee members and everyone who contributed to the creation of Bill 64. What a project!

I support the Floor Draft that removes the grandfather provisions for large wind turbines and establishes the definition of long term rentals is at least 90 days.

Mahalo

Name:	Email:	Zip:
Xiaofan Larson	xiaofancui@gmail.com	96707
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 02:30 PM

Name:	Email:	Zip:
Patrick Lindo	lindop001@hawaii.rr.com	96734
Representing:	Position:	Submitted:
Self	I wish to comment	Dec 10, 2024 @ 02:35 PM

Testimony:

About two years ago I attended a short bill-signing ceremony at Kailua Beach Park. The bill would have redefined short term to 90 days, as opposed to 30. there was a subsequent lawsuit, of course,by individuals, including many that had operated unlicensed STRs for many years, They believed that operating an illegal business for many years is somehow justification to continue doing so.

Now the council is trying to circumvent the will of many (and Kailua is on the front lines here) by including language to allow short term rentals by slipping that language into a huge land use bill. Using the housing shortage to promote STRs is a non-starter as STR owners will want to charge short term rates to folks that need housing and cannot afford vacation-level rates for years.

The STR piece needs to be addressed as a stand-alone issue.

Name:	Email:	Zip:
Christine Otto Zaa	higoodneighbor@gmail.com	96816
Representing:	Position:	Submitted:
HI Good Neighbor	Oppose	Dec 10, 2024 @ 02:35 PM

Name:	Email:	Zip:
Hitomi Yokoyama	hitomi@hawaiiproperty.com	96822
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 02:36 PM

Testimony:

I oppose the draft of the Bill as the last-minute changes do not allow for transparency and public review/ comment. These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Glen Robinson	glrobinsoninc@gmail.com	97816
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 02:43 PM

Testimony:

Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Lara Robinson	dr.lararobinson@gmail.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 02:44 PM

Testimony:

Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Ryan Gregory	ryangregory100@msn.com	96815
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 02:48 PM

Testimony:

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing

options on Oahu.

Name:	Email:	Zip:
Amika Kuwano	amika@captaincookresorts.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 02:51 PM

Testimony:
I oppose the draft of the Bill as the last-minute changes do not allow for transparency and public review/ comment. These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Joshua Kaina	kainaj@hawaii.edu	96731
Representing:	Position:	Submitted:
Self	I wish to comment	Dec 10, 2024 @ 02:58 PM

Testimony:
I strongly support Council Member Kia‘āina’s Second Floor Draft, Bill 64 (23) CD2 Proposed FD2- EK2. I have significant concerns and oppose the current version of Bill 64 (2023), FD1, CD2, reported out of Committee.

My name is Joshua Kaina and I am here today as a Kahuku resident living just a quarter mile from a wind turbine. While I understand and support the importance of renewable energy in addressing climate change, I am here to voice my strong support for maintaining wind turbine setbacks at 1.25 miles or greater. This distance is crucial for protecting the health, well-being, and quality of life of individuals and families like mine.

The shadow flicker caused by the turbine near my home is disorienting at times. The intermittent strobing of light through my windows affects my ability to concentrate, enjoy my home, and, at times, even feel at ease. It’s not just the physical effect of the flicker; it’s the psychological toll of being reminded, minute by minute, that this is something I have no control over, even in my own home.

While I wholeheartedly support efforts to combat climate change, it is deeply troubling to see those efforts come at the cost of harming the very people they aim to protect. Transitioning to green energy should not mean sacrificing the health and well-being of individuals living in the shadows of these projects. True sustainability must include respect for and protection of communities, ensuring that the solutions to one problem do not create new ones.

Maintaining a 1.25-mile setback is a reasonable compromise that balances the need for renewable energy development with the rights of residents to live without undue intrusion. This setback distance not only reduces shadow flicker but also

minimizes the impacts of noise pollution and other adverse effects.

I urge you to consider the experiences of families like mine when making your decision. Renewable energy is a vital part of our future, but it must be implemented responsibly and ethically, with humanity at its core. Let us ensure that progress does not come at the cost of our neighbors' health, well-being, and peace of mind.

Thank you for your time and attention to this critical issue.

Name:	Email:	Zip:
Rachel Johnson	rachel.johnson@uvm.edu	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 03:26 PM

Testimony:

I oppose Bill 64. Changing short term rentals from 90 to 30 days will worsen the quality of life in our neighborhoods and will worsen the housing shortage. Eliminating the need to provide a parking space will worsen our already crowded neighborhoods.

Name:	Email:	Zip:
Donna Otto	donnab6886@gmail.com	96744
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 03:27 PM

Testimony:

I oppose Bill 64. The definition change from 90 days to 30 days will worsen our housing crisis. Eliminating the need for a parking space crowds our already dense neighborhoods. Hoseko needs to build long-term housing for residents like they promised.

Name:	Email:	Zip:
Karen Mutobe	mutcra@aol.com	96706
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 03:51 PM

Testimony:

I am a homeowner in Kuapapa at Hoakalei. I would like you to support Bill 64, in regard to allowing transient accommodations in the A-2 zoned land next to the future Hoakalei Resort.

Name:	Email:	Zip:
Namon Formica	n-formica@hotmail.com	96706
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 04:02 PM

Testimony:

Please support Bill 64 - Transient Accommodations in the A2 land next to the future Hoakalei Resort makes sense. They did well at both Koolina and Turtle Bay.

Name:	Email:	Zip:
Keoni O'Keefe	keon1560@aol.com	96706
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 04:11 PM

Testimony:

Support Bill 64. I've been waiting a long time for the Hoakalei area to be complete. This change is not going to increase traffic because it is not increasing the number of home units that were not already planned and approved. However, this will help boost economy in the Ewa beach area and benefit our local stores.

Name:	Email:	Zip:
Lori O'Keefe	lokonoahu@aol.com	96706
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 04:14 PM

Testimony:

Please give your support for Transient Accommodations next to the Hoakalei Resort. Ewa Beach deserves to be treated the same as Koolina and Turtle Bay. This will only benefit the community.

Name:	Email:	Zip:
John Otto	ottobond808@gmail.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 04:33 PM

Testimony:

PEOPLE OVER PROFITS

Substantial changes were made to the approved draft since your last full council meeting. And yet, we only have one minute to speak and less than a week to review and respond to a document that is almost 300 pages.

One minute or minutes show you don't care about public opinion. And with the proposed changes for Haseko, short term rentals and parking elimination, it shows you don't care about our working class.

Let me ask, do the paid lobbyists and monied interests, who have the privilege of private meetings with you, only get one to three minutes?

At a minimum and as a courtesy to your consituents, the council should be sending this back to committee.

Locals are getting squeezed in every direction, in every part of our island. We're at a tipping point. Please prioritize our local residents over greed.

Name:	Email:	Zip:
Sherry Natua	Shiory70@gmail.com	96792
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 04:48 PM

Testimony:

I oppose to this bill 64. I attend Waianae Seventh Day Adventist Church. We have a school at this location (86-072 Farrington Hwy, Waianae). I recognized there are multiple "Group Living Housing" that accommodate Halfway and Sober Home and Mental Rehabilitation Home as well. The perimeter of those houses which are located behind our church school are way less than a mile. There are multiple police report because of robbery, uninvited guests who help themselves to our school cafeteria (kitchen refrigerator), school bathroom and parking as well. Our children need to be safe and those parents expect our church school to be safe as well. We can't afford having uninvited people helping themselves into our church school ground. We have some of those guests who also comes to our church and states their house is right behind our church school. Their walking distance is less than 5 minutes away. I don't want any regret if something ever happens to our church school which parents pay expensive tuition paying their children to have proper Christian education. I don't want to live with regret if something could have been prevented and take proper actions to protect our children who attends our church school. I'm surprised that their business are not registered in the Google Search. The only "Group Living Housing" who accommodates halfway and sober are only registered to 2 business. I also witness there are another Group Living Housing unit at the Hawaiian Homeland property. I thought it was not allowed to conduct doing business onto the Hawaiian Homeland property next to the Leihoku Elementary School. If I was given a video walk through to provide evidence about these Group Living Housing near the church school, Leihoku Elementary School, Maili Elementary School, Makaha Elementary School and Nanakuli Intermediate and High School and Nanakuli Elementary School and Nanaikapono Elementary School, I would be happy to do a "LIVE PRESENTATION" of all those GROUP LIVING HOUSING which are placed less than a mile near the school. I thought HAWAII STATE is a place to be trusted to place our children in a safe environment but I'm not gonna place my children or grandchildren to be guinea pig just to see how they can be mistreated, harrassed or manipulated. I WANT MY VOICE TO BE HEARD LOUD AND CLEAR... Thank you for reading my testimony....

Name:	Email:	Zip:
Stu Simmons	stu_simmons@hotmail.com	96817
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 04:50 PM

Testimony:

I support the proposed floor amendment BILL064(23), CD2, PROPOSED FD2 - EK2 from Zoning Committee Chair Esther Kia'aina. This amendment to the current bill will "preserve" the current definition of short-term rentals.

Transient Vacation Unit. A dwelling unit or lodging unit that is advertised, solicited, offered, or provided or a combination of any of the foregoing for compensation to transient occupants for less than 90 consecutive days, other than a bed and breakfast home.

Bed and Breakfast Home. A use in which overnight accommodations are advertised, solicited, offered, or provided[,] (or a combination of any of the foregoing to transient occupants, for compensation, for periods of less than 90 consecutive days,
in the same dwelling unit occupied by an owner, lessee, operator, or proprietor of the dwelling unit.

The City Council passed Bill 41 (ordinances 19-18) by a vote of 8-1 in 2021, defining 90 days or less for all Short-Term Rentals. These definitions should not be significantly changed at this time.

Name:	Email:	Zip:
Sarah Chinen	schinen@hawaii.rr.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 05:00 PM

Testimony:
I used to attend City Council meetings a few years ago. It began with watching outside interests - mostly foreign - buying up homes in our quiet neighborhoods and building monster houses without regard for neighbors, infrastructure, parking, and density. Most of this was being done in town. The Department of Planning and Permitting seemed to do nothing to stop or review the monsters or their builders, and the local people were upset. Not just because of the changes to our established neighborhoods, but also because of how these unscrupulous builders were given permits and concessions faster than us law abiding citizens.

Some people likened it to the foxes taking over the hen house.

I would like to think that is not the case anymore, with a new Director in charge and a fairer approval process in place. It seems that the proliferation of monster homes has been slowed but not eliminated.

Recently Senator Stanley Chang's vision for a denser build on Hawaii has taken hold with 3 ADUs allowed in an already crowded urban center. His vision seems to have gained popularity amongst our lawmakers and young people. But it is not the vision of a local old lady like me.

My vision is for a green, clean, safe and beautiful Hawaii with neighbors who watch out for each other. Our ocean views are being wiped out as well as views across the horizon. Local families are moving away because they are "priced out of Paradise." And yet, we have taller buildings being built for wealthier people who are replacing our locals. They don't mind Honolulu turning into a mainland city of concrete and glass. But I do.

Who will control growth for greed? Who will preserve and protect the values, the land, the lifestyle of our Hawaii? Who will take an unselfish approach to keeping locals here and providing them a place to live and raise a family?

Looking at the makeup of the City Council, it is almost impossible. This 300+ page bill needs to be deferred and redone. Instead of a bill to approve more, build more, change more, develop a vision of what metro Honolulu, rural Oahu, and its various communities should look like. We have 9 Council districts. Each should develop their own growth and development plans with discussions from their respective constituents.

Please don't use experts and studies from the Mainland and other countries to shape our Hawaii. Hawaii is unique and fragile and deserves preservation and your protection. Ask Peter Savio for advice. Figure out what will keep our local families here and do it. Let's not make rich people richer by following their vision. I ask each of you - What is YOUR vision for Hawaii?

Name:	Email:	Zip:
LiAnn Yoshimura	liannyoshimura@gmail.com	96821
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 05:00 PM

Testimony:

To the City Council, please vote "yes" to support Bill 64. More transient accommodations in a place that makes sense, in this case Hoakalei Resort, as this is the perfect location. My understanding is that this will not allow transient accommodations within the existing residential areas outside of this zone and away from the resort so this makes even more sense. Most importantly, this will help boost the local economy.

Name:	Email:	Zip:
MARGARET PRIMACIO	stibbardm003@hawaii.rr.com	96731
Representing:	Position:	Submitted:
Self	I wish to comment	Dec 10, 2024 @ 05:04 PM

Testimony:

Good Morning Council Chair Waters, Vice-Chair Kiaaina and Council Members,

I ask that you pass legislation for a 1.25 mile distance of siting industrial wind turbines from property lines of residential, health centers, schools and agricultural farms in order to safeguard from the cummulative health effects in our communities. Furthermore a one:one, structure to feet is inadequate to serve the well being of our youth, kupuna, makua, health centers and farms. Additionally grandfathering turbines beyond their lease agreements that are already too close to living beings including indigenous wildlife is environmentally unjust. These communities have worked tirelessly for generations to sustain their families in this small community only to be engulfed by the greed that continues to swallow our island home.

If Heco are partners at arriving at a clean energy goal, then have them contribute to a state fund to arrive at rooftop energy saving project. Putting the burden on small communties with zero to no safeguards from industrial energy project is not just. Once again, we taxpayers lose in representation and against greed.

Margaret Primacio
Kahuku resident

Name:	Email:	Zip:
Michael Brant	michaeljbrant@hotmail.com	96815
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 05:05 PM

Testimony:
NO on this attempt to quickly slip through the contentious 90-day limit for short-term rentals. This is an important matter that is still under discussion and deserves better than a fast, unheralded maneuver. 30+ day rentals are an important component of Oahu's housing market and must not be eliminated!

Name:	Email:	Zip:
Duncan Miller	duncandonian@gmail.com	96706
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 05:06 PM

Testimony:
I am a resident of the Ewa Beach area and frequent the Hoakalei resort and support the passing of Bill 64! This will stimulate our local economy, create jobs, and provide affordable accommodations to visitors who will then be able to stay in Ewa Beach instead of other areas like Waikiki and Ko Olina which is something that can only benefit my home community.

Name:	Email:	Zip:
Lauren Yoshimura	laurenyoshimura@gmail.com	96821
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 05:08 PM

Testimony:
Please support Bill 64! This aligns with Community and State plans such as the Oahu General Plan and 'Ewa Development Plan and will provide an increase in economic activity in the Ewa and surrounding areas.

Name:	Email:	Zip:
Reyn Yoshimura	reyn@tychawaii.com	96822
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 05:18 PM

Testimony:

Please support Bill 64! This aligns with Community and State plans such as the Oahu General Plan and 'Ewa Development Plan and will provide an increase in economic activity in the Ewa and surrounding areas.

Name:	Email:	Zip:
Kaiula Jack	kai@aliibeachrentals.com	96815
Representing:	Position:	Submitted:
Ali'i Beach Rentals	Oppose	Dec 10, 2024 @ 05:54 PM

Testimony:

Please vote NO on hearing this last-minute Floor Draft of Bill 64. These are items that have not been discussed in previous draft versions, so we think this should be tabled now so everyone has time to publicly comment and review. Please don't don't rush this through like this, so the public has a chance for discussion. when last minute changes like this are made it doesn't feel transparent as this process is supposed to be. Again, I sincerely as that you vote NO tomorrow to hear the unposted Floor Draft of Bill 64(23), FD1, CD2.

Mahalo

Kaiula Jack

Name:	Email:	Zip:
Eric Robinson	erobinson@starnlaw.com	96813
Representing:	Position:	Submitted:
Starn O'Toole Marcus & Fisher	I wish to comment	Dec 10, 2024 @ 06:23 PM

Name:	Email:	Zip:
Claudia Parker	cparker@parkerlawgroup.com	96789
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 06:30 PM

Testimony:

• Please vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment. I am shocked that the provision to change 30 day rentals to 90 days is hidden in this bill!!

• Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

• These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu. What are these folks supposed to do if the minimum is changed to 90 days? Rent hotel rooms for $700 a night for a standard room in Waikiki? What will that do to the cost to hospitals (and ultimately to consumers) of traveling nurses, the cost to the government for government contractors (and then passed along to

taxpayers) who are forced to stay in expensive hotel rooms? What about people renovating their houses or unable to stay in their own homes due to fire or other disasters?

PLEASE VOTE NO!!!

Name:	Email:	Zip:
Martin Murphy	martymurphy04@comcast.net	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 06:41 PM

Testimony:

Please vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment.

Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Denise Bolt	denisebolt@gmail.com	96825
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 06:42 PM

Testimony:

I vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment.

Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing.

I vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Clinton Fujita	CLINTONFUJITA@YAHOO.COM	96706-2066
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 06:43 PM

Testimony:

I was born and raised in Ewa Beach and I am asking that you support Bill 64 (23) related to Regulating Uses. I have watched this area grow and have always known that there was going to be a resort area in the Haseko project. Having the A-2 land adjacent to the future resort area is a great opportunity for the community. We have already seen how Turtle Bay and Koolina have thrived under the same circumstances.

Name:	Email:	Zip:
Kenneth Costello	ksncostello@gmail.com	96706
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 06:46 PM

Testimony:

I have lived in Ewa Beach my whole life and have long awaited for more transient accommodations to be built and cant wait to see the development in Hoakalei come to pass.

Please vote “yes” to support Bill 64. More transient accommodations in a place that makes sense - A2 land sitting adjacent to Hoakalei Resort is the perfect location. This will help boost the local economy!

Name:	Email:	Zip:
Beth Yee	beth.hawaii09@gmail.com	96744
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 06:49 PM

Testimony:

Requiring homeowners to rent for at least 90 days could have a negative impact on Hawaii's economy by cutting off access to essential short-term rentals. Temporary, furnished housing is crucial for residents who need flexibility due to life events or environmental circumstances. Additionally, many key sectors, including healthcare, military, education, and construction, rely on shorter rental terms for traveling professionals. If 30-day or monthly rentals are no longer available, it could limit housing options for these important groups, potentially driving them away and straining other housing markets. This could lead to a loss of rental income for property owners and hurt local businesses that depend on attracting visitors and workers.

Name:	Email:	Zip:
Marlene Costello	ksncostello@gmail.com	96706
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 06:50 PM

Testimony:

Please vote “yes” to support Bill 64. More transient accommodations in a place that makes sense - A2 land sitting adjacent to Hoakalei Resort is the perfect location. This will help boost the local economy!

Name:	Email:	Zip:

Jeanne Ohta	jyohta@hawaii.rr.com	96821
Representing: Aina Haina Community Association	Position: Oppose	Submitted: Dec 10, 2024 @ 06:54 PM

Name: Christine Bayani	Email: cbayani808@gmail.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Dec 10, 2024 @ 06:57 PM

Testimony:

I lived in Ewa Beach from 2009-2021 and have long awaited for a resort community to be built in Hoakalei and have options for transient lodging as such exists in Koolina and Turtle Bay.

Please vote "yes" and support Bill 64! This aligns with Community and State plans such as the Oahu General Plan and 'Ewa Development Plan and will provide an increase in economic activity in the Ewa and surrounding areas.

Name: Kainalu Palmeira	Email: kainalusn@gmail.com	Zip: 96792
Representing: Self	Position: Support	Submitted: Dec 10, 2024 @ 07:03 PM

Testimony:

Please vote “yes” to support Bill 64. More transient accommodations in a place that makes sense - A2 land sitting adjacent to Hoakalei Resort is the perfect location. This will help boost the local economy!

Name: James Parker	Email: jamiecparker@aol.com	Zip: 96791
Representing: Self	Position: Oppose	Submitted: Dec 10, 2024 @ 07:03 PM

Testimony:

- Please vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment. I am shocked that the provision to change 30 day rentals to 90 days is hidden in this bill!!
- Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.
- These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu. What are these folks supposed to do if the minimum is changed to 90 days? Rent hotel rooms for $700 a night for a standard room in Waikiki? Who can afford that? At 30 days, that would be $21,000 plus

taxes, resort fees, parking fees and all the other fees that hotels charge. What will that do to the cost to hospitals (and ultimately to patients/consumers) of traveling nurses, the cost to the government for government contractors (and then passed along to taxpayers) who are forced to stay in expensive hotel rooms? What about people renovating their houses or unable to stay in their own homes due to fire, flooding, or other disasters?

Name:	Email:	Zip:
James Parker	jamiecparker@aol.com	96789
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 07:05 PM

Testimony:

• Please vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment. I am shocked that the provision to change 30 day rentals to 90 days is hidden in this bill!!

• Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

• These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu. What are these folks supposed to do if the minimum is changed to 90 days? Rent hotel rooms for $700 a night for a standard room in Waikiki? Who can afford that? At 30 days, that would be $21,000 plus taxes, resort fees, parking fees and all the other fees that hotels charge. What will that do to the cost to hospitals (and ultimately to patients/consumers) of traveling nurses, the cost to the government for government contractors (and then passed along to taxpayers) who are forced to stay in expensive hotel rooms? What about people renovating their houses or unable to stay in their own homes due to fire, flooding, or other disasters?

Name:	Email:	Zip:
Jodi Onaka	jodionaka@me.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 07:09 PM

Testimony:

No Haseko should not be allowed to change the law. We need affordable housing, not short term rentals.

Thanks,

Jodi Onaka

Name:	Email:	Zip:
Carol Nihei	niheic@yahoo.com	96797
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 07:10 PM

Testimony:

Please vote “yes” to support Bill 64. More transient accommodations in a place that makes sense - A2 land sitting adjacent to Hoakalei Resort is the perfect location. This will help boost the local economy!

Name:	Email:	Zip:
Carole Manuwa	carole.manuwa@gmail.com	96825
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 07:13 PM

Testimony:

I am asking to have my voice heard in opposition to bill 64 as it has been Amended to change the minimum rental period from 30 days to 90 days.

I oppose this change as it does not help our community. We have intermittent need for tenants and homeowners to be accommodated for 30 days whenever there are repairs or Emergencies making their homes unlivable and the 90 days rule cannot accommodate those needs.

For example a friend of mine in a wheelchair is in a high rise building and they have 1 elevator which needs to be repaired. Apparently this repair could take about a month or so. To force this owner to find a 90 day accommodation ontop of having the high expenses already of paying a part of the repairs is hurtful to him and his needs. He is simply not going to be able to afford it. The elevator is coming in as an assessment ontop of already high HOA fees due to the insurance costs rising. Essentially these costs are forcing him out of the home he worked and paid for. To add onto his burden or the burden of anyone who merely needs a 30 day accommodation is not helpful toward reducing homelessness and infact you could inadvertently cause more homelessness by forcing a 90 day minimum.

Please do not pass this Bill.

Thank you,

Carole

Name:	Email:	Zip:
Stan Nihei	niheis001@gmail.com	96797
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 07:20 PM

Testimony:

Please vote “yes” to support Bill 64. More transient accommodations in a place that makes sense - A2 land sitting adjacent to Hoakalei Resort is the perfect location. This will help boost the local economy!

Name:	Email:	Zip:
Keith Nihei	knihei123@gmail.com	96707
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 07:29 PM

Testimony:

Please vote “yes” to support Bill 64. More transient accommodations in a place that makes sense - A2 land sitting adjacent to Hoakalei Resort is the perfect location. This will help boost the local economy!

Name:	Email:	Zip:
Cynthia Rubinstein	cynthiabeachfront@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 07:33 PM

Testimony:

Im getting my check book out yo write a check to Greg Kugel if you pass this crap. Vested Property Rights Makes This Unconstitutional. You tried it before and the court said they would hold you in contempt if you enforced it and here you are touching the stove again!!! Getting burned once wasn’t enough? You folks are only building up one thing-a Very Bad Reputation of Unable To Learn From Mistakes.

Name:	Email:	Zip:
Carly Nihei	cnihei1@gmail.com	96707
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 07:35 PM

Testimony:

Please vote “yes” to support Bill 64. More transient accommodations in a place that makes sense - A2 land sitting adjacent to Hoakalei Resort is the perfect location. This will help boost the local economy!

Name:	Email:	Zip:
Matt LoPresti	matt_lopresti@yahoo.com	96706
Representing:	Position:	Submitted:
Townhomes at Ka Makana at Hoakalei	Oppose	Dec 10, 2024 @ 07:35 PM

Testimony:

We strongly OPPOSE the amendments made to this Bill 64 to rezone property in Hoakalei resort area and also oppose the bill itself in its entirety. I represent both myself and an HOA in the resort association of Hoakalei representing 128 home owners, all of whom reside on Keoneula Blvd. along the entrance way to and right next to the marina/lagoon area where this zoning change is being proposed. We were very surprised to learn of this proposal less than a day ago and strongly oppose it.

For starters, this process has NOT been transparent and little to no one in my community has had time to even hear about much less consider these changes to zoning in our community. If this were at the state level in the legislature it would be illegal to introduce such major changes to a bill at the last minute, thus by passing both committee hearings and bypassing two previous readings of the bill. This is being done in an underhanded and deceptive manner and that alone should stop the bill in its tracks.

The Council Member who represents only this small resort section of Ewa Beach has suggested that people in my community who live in this resort association area want these changes. This is not true. I know no one in my community, not one single neighbor who supports this zoning change and change regarding short term rentals next to our homes. Most people in Ewa don't even know about this as it wasn't even ever proposed to the Neighborhood Board.

If the Council Member and Council itself is so confident that there is community support of this zoning change in Ewa Beach, then have the integrity to propose this idea as its own bill and go through the entire democratic process of hearings to see if it passes the smell test. Those who benefit from this change know that it won't. That is why it's being done this way.

Perhaps most disappointing (even for fellow politicians) in this proposed change is the fact that it will enrich the developer by probably hundreds of millions of dollars (I've heard figures as high as half a billion dollars because they would be able to add nearly a million dollars to base price of each of these now proposed short term units) without a single penny's worth of value extraction in return for this egregiously enriching political favor. No infrastructure, no schools, no sewer, no park improvements – absolutely nothing for the common good or the people of the City and County of Honolulu and certainly nothing whatsoever for the surrounding community other than higher traffic at all hours, late night partying on weekdays while we try to sleep before the morning commute, increase grocery prices with thousands and thousands of new tourists (since the stores will start charging tourist grocery prices even for local families), and so on and so forth. Parking is already insufficient in our neighborhood and rowdy all-hours traffic is already a significant safety and quality of life issues; adding several thousand air b and b's within earshot and stone's throw from our homes will further depress the safety, quality of life, and home values in the immediate surrounding resort community.

This amendment proposal should be embarrassing to bring forth last minute like this because it makes a mocker of what is supposed to be the democratic process and it does so, so-clearly for the soler purpose of enriching a specific developer at the expense of the general welfare of the people who've been given no warning or heads up about this.

Lastly, those pushing the false narrative that "this has always been the plan" in my community are not speaking the truth. They are either ill-informed or just repeating what the developer's lobbyists have instructed them to say without regard for how it actually harms local families. Plans have been in place for my community for 30 years and nowhere was this a part of the plan, otherwise they wouldn't need to change the law to make the change. It's just so blatantly false or ironically and openly corrupt to suggest a proposed law change that will enrich a developer "has always been the plan." It hasn't been the public and democratically lawful plan, that much is true – otherwise we wouldn't be discussing a surprise change to the law like this, now would we?

Cut the nonsense, kill this bill and consider who exactly it is that you actually serve as elected officials.

Sincerely,

Matthew S. LoPresti, Ph.D.

President of the Townhomes at Ka Makana at Holakalei

Name:	Email:	Zip:
Braedon Page	braedonpage@gmail.com	96826
Representing:	**Position:**	**Submitted:**
Self	Oppose	Dec 10, 2024 @ 07:36 PM

Testimony:

Testimony Against the Proposed Amendment to Bill 64(23), FD1, CD2

I'm asking you to please vote "no" on the unposted Floor Draft of Bill 64(23), FD1, CD2. These last-minute changes haven't been shared with the public, and there hasn't been enough time for transparency, review, or input.

This vote needs to be delayed so there's time to discuss the new amendments that weren't included in earlier drafts. Rushing this through without proper review could cause serious issues.

The changes in this draft could eliminate important 30-day or monthly rental options on Oahu. Many of us rely on temporary, furnished housing during life transitions or emergencies. It's also critical for people like traveling nurses, military, students, contractors, and others who help keep our community running.

Please vote "no" to protect these housing options and keep Oahu flexible for residents and visitors alike.

Name:	Email:	Zip:
Helen Yee	heleningyee1@gmail.com	96744
Representing:	**Position:**	**Submitted:**
Self	Oppose	Dec 10, 2024 @ 07:39 PM

Testimony:

A law that mandates homeowners rent properties for at least 90 days could harm Hawaii's economy by significantly reducing the availability of short-term rental options. Many residents rely on temporary, furnished housing when facing life changes or environmental challenges, and industries like healthcare, military, education, and construction depend on flexible rental terms for traveling professionals. By eliminating 30-day or monthly rental opportunities, this law would limit housing choices for these vital groups, potentially driving them out of the state and creating additional pressure on other housing markets. The result could be a loss of rental income for homeowners and a negative impact on local businesses that depend on a steady influx of visitors and workers.

Name:	Email:	Zip:
Levi Brooker	levibrooker@gmail.com	96707
Representing:	**Position:**	**Submitted:**
Self	Oppose	Dec 10, 2024 @ 07:47 PM

Testimony:

Please vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment.

Name:	Email:	Zip:
Glads Bautista	gladshawaii@yahoo.com	96707
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 07:56 PM

Testimony:

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Chris Godwin	godwinc@hawaii.rr.com	96731-2107
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 08:03 PM

Testimony:

I cannot believe my city council is even considering changing the 90 day rule to 30 days. I guess the little local who is just trying to keep his head above water in his neighborhood has to be content with having tourists invade his neighborhood. We fought hard to get the 90 day rule and now you are considering pulling the rug out from beneath us. If you are hard up for money, why not tax properties/units that are not solely owner occupied for at least 300 days per year and never rented during that year or if not owner occupied are not rented for at least 250 consecutive days to the same tenant in a year 3 or 4 times the normal real property tax rate.

Name:	Email:	Zip:
Bryan Vukelich	bjvuke777@gmail.com	96744
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 08:12 PM

Testimony:

Please vote no. As you are all aware, it is extremely expensive to live here. These changes threaten to eliminate essential 30 day or monthly rentals on our island. I know that many homeowners here rely on the income they make from offering temporary, furnished housing. And it is an important resource for visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Andrew Meade	drewdotcom@gmail.com	96816

Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 08:32 PM

Testimony:

Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts. These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

Name:	Email:	Zip:
Jodi Nishida Matsumoto	jodinishida@yahoo.com	96816
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 09:00 PM

Testimony:

To the City Council please support Bill 64. This bill aligns with Community and State plans such as the Ewa Development Plan and the Oahu General Plan. This bill will increase economic activity in the Ewa area which will benefit the community.

Name:	Email:	Zip:
Jeffrey Matsumoto	jjmats@hotmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 09:06 PM

Testimony:

Please support Bill 64 which provides various benefits and potential improvements in various areas of Oahu. Specifically, I support the Hoakalei Resorts zoning revision which will allow for transient accommodations in their upcoming final residential area that is directly adjacent to the resort zoned area at Wai Kai. This is similar to other resort areas such as Waikiki, Turtle Bay, and Ko Olina, and it will NOT affect the existing residential communities in Ocean Pointe and Hoakalei. These transient accommodations are being confined to their resort area where it belongs and it will promote and help improve the economy in Ewa Beach.

Name:	Email:	Zip:
Tina Grandinetti	repgrandinetti@capitol.hawaii.gov	96813
Representing:	Position:	Submitted:
Representative Tina Nakada Grandinetti	I wish to comment	Dec 10, 2024 @ 09:07 PM

Name:	Email:	Zip:
Kira Cruzat	kiracruzat1@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 09:11 PM

Testimony:

Please City Council Support Bill 64! This bill will clear the way for the intended purposes of the Community's and State's plans for Oahu and specifically Ewa. The area needs a stimulus to its economy and this bill will bring visitors to Hoakalei's resort area, increase commerce in the area, and subsequently create more jobs. This bill is important for the continued development of the Ewa community and needs to be passed.

Name:	Email:	Zip:
Jakob Oxinio	joxinio456@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 09:17 PM

Testimony:

Please support Bill 64 City Council! This bill will allow transient accommodations in an A2 zoned area that makes sense since it is located adjacent to Hoakalei's resort zoned areas similar to Turtle Bay, Waikiki, and Ko Olina. This will benefit the community tremendously and stimulate Ewa's economy by bringing visitors to the resort area who will patronize Ewa Beach businesses creating job opportunities.

Name:	Email:	Zip:
Mariko Sugita	mari9014@gmail.com	96814
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 09:17 PM

Testimony:

I disagree this issue !

Mahalo

Name:	Email:	Zip:
Shari Hooks	shari.hooks@icloud.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 09:43 PM

Testimony:

Please vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment.

Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents, and other transient laborers, professionals, and families, who support local commerce rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu. it’s not fair for homeowners, or those needing 30 day rentals. Hotels are just too expensive! Utilities are expensive, real estate is

expensive... It's a win-win to allow 30 day rentals. Please don't harm the citizens of Hawaii. The less fortunate will suffer – the rich will be OK. They always are. Also, it will mean that folks who follow the law will suffer the consequences while those who break the laws will make out – and we don't need that kind of upside down business in Hawai'i. Please help.

Name:	Email:	Zip:
Heidi Kreul	hkreul@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 09:52 PM

Testimony:

Aloha,

I am concerned about Bill 65 changing the definition of residential short-term rentals from 90 days to 30 days with no public discussion.

We have testified and fought for many years to protect our neighborhoods. This bill takes away all of communities hard work without any notification. I'm asking for a floor amendment to keep the 90 days the way it is, or to send it back to community.

I have seen too many friends and family members force to relocate to the continential US because they can no longer find housing.

The misuse of residential zoned neighborhoods has distorted the fabric of our communities.

Thank you

Heidi .

Name:	Email:	Zip:
Gary Royster	roysterg@hawaii.rr.com	96706-6485
Representing:	Position:	Submitted:
Self	Support	Dec 10, 2024 @ 10:16 PM

Name:	Email:	Zip:
S Yamashiro	hichumsley@gmail.com	96816
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 10:17 PM

Testimony:

I strongly oppose Bill 64. We need more housing for local families. We need long term housing for local families. There are local people that grew up here that are leaving Hawaii because housing is too expensive. As city council members you should be prioritizing local families not just investors.

Name:	Email:	Zip:
Christy MacPherson	iainandaustin@hotmail.com	96817
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 10:34 PM

Testimony:

Aloha Chair Waters and Councilmembers,

I strongly oppose Bill 64. Please send this bill back to committee. The proposal to change the definition of bed & breakfasts and TVUs from less than 90 days to 30 days goes against the wisdom of our local residents who are in desperate need of long-term housing.

The apartment district near Hoakalei should also be designated for long-term housing, not for STRs.

Mahalo for your consideration.

Name:	Email:	Zip:
RUSSELL KEKUEWA	hmr@usa.net	96814
Representing:	Position:	Submitted:
Self	Oppose	Dec 10, 2024 @ 11:20 PM

Testimony:

This new Floor amendment has not been previously discussed in prior drafts therefore I recommend the vote on this Bill be delayed to allow for thorough discussion. The changes risk eliminating essential 30-day or monthly rentals for residents who rely on temporary, furnished housing particularly in cases of catastrophe. Off-island contractors, military personnel, and visiting medical personnel will have need for such temporary housing.

Name:	Email:	Zip:
Carlyle Handley	carlylehandley@gmail.com	96817
Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 12:39 AM

Testimony:

Auwe! For shame! Last minute amendments to this Bill have been made to sneak in changing the minimum rental period for real property from 30 days to 90 days. Clearly this is designed to choose winners and losers, taking away long standing property use rights from the actual people of the C&C Honolulu. This is unfair play, plain and simple, and we should not stand for this type of dirty legislation. The people that bear the burdens of tourism should also enjoy a piece of the lion's share of visitor spending, which is in accommodations, this Bill forever takes away the ability of every day people from fairly competing in the marketplace. Clearly changing the minimum rental period from 30 days to 90 days only benefits the hotel sector, enhancing their power and influence and creating a greater disparity between the haves and have nots, not due to merit, but due to FAVORTISM OF CORPORATE INTERESTS. Prior to the previous judicial injunction, when there was a possibility for this concept to take hold and the hotels thought they had a monopoly on accommodations, a large hotel chain did NOT give a fair compensation package to the hotel employees, in fact, the employees had to strike. Hawaiians do not forget past transgressions, and we continue to learn to better protect the interests of our people in our motherland. Mahalo for your time.

Name:	Email:	Zip:
Choon James	ChoonJamesHawaii@gmail.com	96762
Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 02:06 AM

Name:	Email:	Zip:
Alex Yee	alexryee@gmail.com	96744
Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 02:59 AM

Testimony:

Enacting a law that requires homeowners to rent for no less than 90 days would negatively impact Hawaii's economy by reducing the availability of essential short-term rental options. Many residents depend on temporary, furnished housing due to life changes or environmental factors, and sectors like healthcare, military, education, and construction rely on flexible rental terms for traveling professionals. By eliminating 30-day or monthly rental options, the law would limit housing opportunities for these critical groups, potentially driving them away from the island and straining other housing markets. This could result in a loss of income for homeowners and local businesses, while also diminishing the island's ability to attract key workers and visitors.

Name:	Email:	Zip:
Timothy Hahn	timhahnhi@gmail.com	96815
Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 03:07 AM

Testimony:

We own our home in Honolulu which we return to frequently, and we try to rent it out when not there. It is NOT easy to find quality tenants. We do not want to be taxed excessively just because it is empty while trying to find good tenants. We have every right to selective with tenants since this is our private property which we have invested much time, energy, and money into. Many times, it is easier to find quality tenants who want to rent for 30-days while in Hawaii for contract work and/or are looking for more permanent housing. This works for us since it also makes the house more available for us whenever we return. Considering 30-day rentals as "empty houses" is an inappropriate and unfair way to solve Hawaii's housing problem.

Name:	Email:	Zip:
Kymberly Pine	puller.tunnels0w@icloud.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 04:17 AM

Name:	Email:	Zip:
Taylor Kellerman	tkellerman@kualoa.com	96730
Representing:	Position:	Submitted:

Self	I wish to comment	Dec 11, 2024 @ 05:50 AM

Testimony:

Aloha,

I appreciate the Council's response to the ag industry's request for the deferral of the original Bill 10, as it was clear there was input needed from the Ag industry. I personally participated in the Ag working group set forth by the Hawaii Farm Bureau and Ulupono and stand by the general consensus of that group that we need to ensure this bill does not negatively impact famers and ranchers from a stand point of freedom to operate. Agriculture is a thin margined industry that has a delicate economical balance. Imposing blanket regulations that have an adverse impact on legitimate operators goes directly against the State's objectives for improved food security, and I hope this is considered throughout the process.

You have received a lot of amendments from different camps, but ultimately, I ask that the aforementioned point should be at the root of the decision making. Agritourism and other economic diversifications should be a practical and achievable goal to our legitimate producers, and I respectfully implore that the council consider this when deciding what can and cannot be done on ag lands. We do need to control the abuse of this zoning by bad actors, but not at the expense of those legitimately producing food for our community.

I appreciate all the work and time put into this by the council members.

Respectfully,
Taylor Kellerman
Director of Diversified Agriculture and Land Stewardship
Kualoa Ranch Hawaii

Name:	Email:	Zip:
Suzanne Young	moh@wik.com	96814
Representing:	Position:	Submitted:
Honolulu Board of Realtors	Oppose	Dec 11, 2024 @ 06:08 AM

Name:	Email:	Zip:
Marianne Mueggenburg	opa-m@comcast.net	95608
Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 06:19 AM

Testimony:

Oppose

Name:	Email:	Zip:
Earl Yamamoto	earl.j.yamamoto@hawaii.gov	96814

Representing:	Position:	Submitted:
Hawaii Department of Agriculture	I wish to comment	Dec 11, 2024 @ 06:40 AM

Name:	Email:	Zip:
MIKE JACKSON	mikejacksonatlarge@gmail.com	96792

Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 07:08 AM

Testimony:

Please vote NO on this bill--Oahu needs 30-day rentals for construction and government workers coming to Oahu to work on Hawaii equipment.

Name:	Email:	Zip:
Cindra Minakami	tutucindra@gmail.com	96707

Representing:	Position:	Submitted:
Self	Support	Dec 11, 2024 @ 07:14 AM

Testimony:

I support Bill 64 because it promotes placement of homes that will be eligible to be transient accommodation units within a resort area where they belong at the individual homeowner's option and discretion. These types of homes may bring some visitors to the Ewa area where they will help to boost the economy and create more jobs.

Name:	Email:	Zip:
Mabel Tom	mrytomtom@gmail.com	96821

Representing:	Position:	Submitted:
Self	Support	Dec 11, 2024 @ 07:18 AM

Testimony:

To the City Council, please support Bill 64! This bill aligns with both the Community's Ewa Development Plan and the State's Oahu General plan and will increase economic activity in the Ewa area and other surrounding districts.

Name:	Email:	Zip:
Karin OMahony	k7omahony@aol.com	96795

Representing:	Position:	Submitted:
Self	I wish to comment	Dec 11, 2024 @ 07:24 AM

Testimony:

I oppose waiving the 48 hour rule.

30 day housing is still needed for emergencies like Red Hill and the Maui fires and when people’s houses are flooded or otherwise damaged . And trying to force votes without notice is not fair to the residents. It’s already a full-time job too try to keep up with all of the places we need to testify without sneaking them in at the last minute.

Name:	Email:	Zip:
dianne willoughby	dwilloughby808@gmail.com	96810
Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 07:28 AM

Testimony:

The last-minute change from a minimum 30 day rental to a minimum 90 day rental threatens to eliminate essential monthly rentals on our island. Our residents rely on temporary housing when life or environmental events require temporary changes in their housing. Visitors who come for work or school such as traveling nurses, military service members, students, contractors and many others also rely on temporary month to month housing. Please vote “no” to changing the minimum rental period from 30 days to 90 days. This will artificially restrict the already tight rental market and increase the cost of rentals for those who need month to month accommodations.

Name:	Email:	Zip:
Kim Becker	kmb419@me.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 07:37 AM

Testimony:

I am asking the council to delay the vote for this bill until the recent proposed amendment change to the residential apartment zoning in resort areas in Hoakalei and other areas (to less than 30 days) is presented to the Ewa Beach neighborhood board and all directly affected Ewa Beach residents are informed of the proposed zoning change. Residents should be informed allowed to provide input and discuss this in detail to fully understand how this change will affect the neighboring Hoakalei, Ocean Pointe communities in Ewa Beach. I feel adding this amendment recently was not the proper or best way to be transparent and proceed without informing or involving the community residents.

Name:	Email:	Zip:
Mike Foley	haikulani@gmail.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 07:39 AM

Testimony:

Dear Chair, Vice Chair and Councilmembers,

I am opposed to Bill 64 because the 51% requirement for Farm Dwellings does not exempt existing homes should they be destroyed and need to be rebuilt. Many communities are built on ag land and should a fire or hurricane destroy these homes, rebuilding under the revised LUO would require a detailed farm business plan for ag production on over half their properties. This would be a difficulty for many of our kupuna and local families that have lived in ag zoning areas for generations.

While in committee, community feedback was gathered and key issues were addressed in the proposed draft. This has

been a constructive process for envisioning a new LUO. Thank you for your leadership and dedication in crafting this important measure.

For a bill of this size, complexity and impact, various issues are sure to remain even after a long committee process. The bill has continued to evolve and more community input is needed before it passes final reading. Please send the bill back to committee.

Mahalo,
Mike Foley

Name:	Email:	Zip:
Bridget Lenahan	goylegardaze@hotmail.com	96706
Representing:	**Position:**	**Submitted:**
Kamakana at Hoakalei	Oppose	Dec 11, 2024 @ 07:45 AM

Testimony:
My family and I strongly oppose Bill 64.

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We need housing for locals and not tourists.
These changes will negatively impact long-term housing for residents.

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As Councilmembers, these changes impact our neighborhoods. You should be informing constituents of the controversial changes like changing the definition of bed & breakfasts and TVUs from less than 90 days to 30 days.

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More time is needed to review the many proposed changes.

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Additionally, parking is a huge problem in our already dense neighborhoods. This creates unnecessary tension between neighbors and safety issues with overcrowded streets.

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Lastly, please do not allow for short term rental use in the apartment district near Hoakalei. The developer is already planning to build a hotel and luxury homes on its resort zoned parcel. We are already saturated with development.

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The proposed changes serve to mostly benefit developers, investors and/or outside buyers.

Let's instead prioritize our working class, local families!

Mahalo,

Bridget Lenahan and Ohana

808-489-0708

Goylegardaze@hotmail.com

91-1057 Kaiamalo St

Ewa Beach, HI 96706

Name:	Email:	Zip:
Philomene Verlaan	tcipav@yahoo.com	96816
Representing:	**Position:**	**Submitted:**
Self	Oppose	Dec 11, 2024 @ 08:19 AM

Testimony:

Please vote “no” to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment and therefore is contrary to basic principles of democratic decision-making.

Please delay the vote on this Bill to allow proper reflection and public discussion and input on these new Floor Amendment items. These items have not been previously discussed in prior drafts.

These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing.

Please vote “no” to eliminating housing options on Oahu.

Thank you.

Name:	Email:	Zip:
Diann Lynn	dklynn2@comcast.net	96826
Representing:	**Position:**	**Submitted:**
Self	Oppose	Dec 11, 2024 @ 08:26 AM

Testimony:

Dear Councilmembers,

I am writing to strongly request you NOT PASS Bill 64(23) on its 3rd reading, and instead SEND IT BACK TO COMMITTEE for further review and input from the public, since there are many who are unaware of its content and huge effect on communities involved.

I am in firm agreement with advocacy groups who argue that:

1. The definitions of STRs and TVUs need to settle out. Bill 41 already recently (2022) made big changes, and there are already conservative numbers of STRs on O'ahu (10-14,000) and Maui (31,000). Further restrictions short-change locals who have to compete with for-profit buyers who can rent to tourists.

2. Eliminating parking requirements for ohana units and ADUs in the Primary Urban Center and Ewa will only exacerbate an already dire parking and safety situation.

3. More specific but an example of "rewarding bad behavior," allowing Haseko to establish short-term rental use for what was specifically zoned for long-term residential housing, sets yet another terrible precedent for developers who simply wait out the Council to change the basic terms of their "affordable" or long-term promises. This revolving exemption arrangement with big developers has got to stop. We need housing for LOCALS.

Please reconsider this Bill and send it back out for more public input and modifications which will benefit our working class, local families - NOT developers, investors and outside buyers.

Mahalo for your consideration.
Diann K Lynn
Mō'ili'ili

Name:	Email:	Zip:
Sergio Alcubilla	sergio@hawaiiworkerscenter.org	96813
Representing:	Position:	Submitted:
Hawaii Workers Center	Oppose	Dec 11, 2024 @ 08:36 AM

Name:	Email:	Zip:
Summer Yadao	sumlove808@gmail.com	96706
Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 09:11 AM

Testimony:
Aloha kākou, I write in OPPOSITION to Bill 64(23) as it is currently written not for the people of Hawai'i but yet again for profit and for visitors who do nothing but further strain our already tapped resources and stress our people of Hawai'i's well-being and quality of life.
Aunty Twinkle lived her life Being what this bill would further destroy. Her life's mission being continued by all that loved her, was to care for people, house our people. Aunty Twinkle created the blueprint for people to live, despite the failures of the current system.
Continue to deconstruct and create this bill to benefit first and foremost and above all, the people of Hawai'i and especially Kanaka Maoli now.
Mahalo, Summer Yadao

Name:	Email:	Zip:
Charles Snider	dm_cs@yahoo.com	96815
Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 09:20 AM

Testimony:

When will the attack on short-term rentals end. I keep saying the same thing over and over. These units provide needed housing for in the following ways. These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

These are last minute changes have not been discussed in prior drafts.

Name:	Email:	Zip:
Daniel Muzinich	danielmuzinich@yahoo.com	96815
Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 09:21 AM

Testimony:

When will the attack on short-term rentals end. I keep saying the same thing over and over. These units provide needed housing for in the following ways. These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote “no” to eliminating housing options on Oahu.

These are last minute changes have not been discussed in prior drafts.

Name:	Email:	Zip:
KC Higa	kclh2004@aol.com	96782
Representing:	Position:	Submitted:
Self	Support	Dec 11, 2024 @ 09:25 AM

Testimony:

I encourage you to vote “yes” on Bill 64 to support a project that will have a meaningful and positive impact on the Ewa Beach and West Oahu communities.

This bill allows for the development of transient accommodations on A-2 zoned land adjacent to Hoakalei Resort—a well-suited location that aligns with the Oahu General Plan and the Ewa Development Plan. Beyond enhancing the local economy, this initiative will create much-needed jobs and homes for residents of Ewa Beach and the west side.

By providing more employment opportunities in this area, this project can help reduce the number of residents who need to commute to town for work, easing traffic congestion and improving quality of life. Supporting Bill 64 is a step toward sustainable economic growth and stronger local communities.

Please support Bill 64 for a better future for Ewa Beach and West Oahu communities.

Thank you for your consideration.

Name:	Email:	Zip:
Jennifer Andrews	jennifera808gh@gmail.com	96701
Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 09:46 AM

Testimony:

The change in the minimum occupancy for non-STR properties from 30-days to 90-days minimum rule needs to be omitted. This is absurd. There is a clear line between hospitality and housing. Tourists stay for an average of 4-7 days, 10 days at most as they are visiting multiple islands. The 30-day minimum needs to remain intact.

Housing on a mid-term basis from 30-180 days is needed for a multitude of reasons, including for traveling nurses and caregivers, construction/rehabilitation on properties preventing occupancy, and temporary housing until permanent housing is available.
Look at Red Hill. This is a prime example.

Once again, DPP is kicking the can with the help of City Council. They need to look internally and fix this department. The City continues to tread on common law and private property rights. Again the City is saying they are "fixing" a mess by adding more trash to bury garbage.

Name:	Email:	Zip:
Alex Ress	alexress99@yahoo.com	96734
Representing:	Position:	Submitted:
Self	Oppose	Dec 11, 2024 @ 09:56 AM

Testimony:

I am requesting you remove the amendment in Bill 64 that shortens the definition of short term rental from 90 to 30 days or send the bill back to committee. The 90 to 30 day change is significant. We met and testified for years to protect housing for locals with a 6-month definition of short term rentals. The 90 days was an unfortunate compromise. Providing affordable housing is the number one issue in the State for both the Legislature and the County and loosening short term regulations make housing worse for our residents. Thank you for prioritizing housing for long term residents by removing this amendment.

Name:	Email:	Zip:

Maria Bean	mariacbean@yahoo.com	91320
Representing: Self	Position: Oppose	Submitted: Dec 11, 2024 @ 10:15 AM

Testimony:

Please vote NO!

This needs further discussion and more transparency. 30 day rentals are needed and essential in Oahu, not only for Oahu residents during crisis or life changes, but also for visiting nurses, contractors, military, students, and anyone else who relies on temporary furnished housing.

Name: Patrick Watson	Email: surftone@hotmail.com	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Dec 11, 2024 @ 10:15 AM

Testimony:

Aloha,

I strongly oppose Bill 64. Please send this bill back to committee as more time is needed by the public to review the big proposed changes that most are unaware of. Councilmembers should be informing their constituents of controversial updates like changing the definition of bed & breakfasts and TVUs from less than 90 days to 30 days. This is a huge change, on short notice, that will negatively impact long-term housing for residents.

Additionally, parking is a huge problem in our already dense neighborhoods. This creates safety issues with overcrowded streets and unnecessary tension between neighbors. And, most cannot do without cars. Kids and elderly parents/grandparents need to be shuttled.

Lastly, please do not allow for short term rental use in the apartment district near Hoakalei. We need housing for locals. Hold Haseko to building long-term housing for residents. Let's not reward bad behavior by letting Haseko back out on another commitment to the community.

Short Term Rentals = Short Changing Locals! There is no language to protect local families from outside rea estate investors

All of these changes serve to benefit developers, investors and/or outside buyers. Let's instead prioritize our working class, local families!

Mahalo!

Name:	Email:	Zip:

marcela gama filho	celagama@gmail.com	96825
Representing: Pacific Hale Vacation Rental Management	Position: Oppose	Submitted: Dec 11, 2024 @ 11:14 AM

Testimony:

There needs to be a "mid term" rental allowed. Not only for doctors, nurses, military personel, tourists, or people who are moving here who need a place to stay. changing from 30 days to 90 days a lot od real estate will loose value turning investors away from buying in our state.

Investors want to invest in 30 days rentals because they can rent their unit and also use them when they can.

Please my business will be destroyed if this bill passes!!!

Email: communications@ulupono.com

HONOLULU CITY COUNCIL REGULAR MEETING
Wednesday, December 11, 2024 — 10:00 a.m.

Ulupono Initiative offers comments on Bill 64 (2023) FD1, CD2 Relating to Land Use Ordinance (LUO) Use Regulation Amendments.

Dear Chair Waters and Members of the Council:

My name is Micah Munekata, and I am the Director of Government Affairs at Ulupono Initiative. We are a Hawaii-focused impact investment firm that strives to improve the quality of life throughout the islands by helping our communities become more resilient and self-sufficient through locally produced food, renewable energy and clean transportation choices, and better management of freshwater resources.

Ulupono offers comments on Bill 64 (2023) FD1, CD2. This bill proposes amendments to the regulation of uses throughout Chapter 21, Revised Ordinance of Honolulu 1990 ("Land Use Ordinance"). This testimony covers the agricultural use sections along with other use categories which touch AG-1 and AG-2 lands.

Background:
In October 2022, Bill 10 (Land Use Regulations) decision-making was postponed primarily due to the advocacy of agricultural entities. The agriculture industry was not involved in developing the proposed bill, which contained land use changes that affect agriculture production and related activities. The bill's postponement was done with the understanding that the agriculture industry would bring recommendations to the Council for the next round of hearings in 2023.

Our group of agricultural industry organizations met for three full days in early 2023 to discuss, line by line, the proposed land use regulation updates pertaining to agriculture. This group consisted of the following agricultural stakeholders: Oahu Agriculture and Conservation Association, Kualoa Ranch, Waimanalo Agricultural Association, KoHana, Hawaii Cattlemen's Council, Ulupono Initiative, Hawaii Farm Bureau, East County Farm Bureau, and Kuilima Farms. Government agencies—Hawaii Department of Agriculture, City and County of Honolulu (CCH) Department of Planning and Permitting (DPP), and CCH Office of Economic Revitalization—also joined the conversation to provide context and feedback to the group's comments.

As agriculture producers and stakeholders, we support agriculture and accessory agriculture on AG-1 and AG-2 lands for active farm/ranch production. While there have been multiple drafts before this Council and Committee, we have provided many recommendations and comments on the Bill 64 (2023) FD1, CD1 version of the bill. We appreciate this committee's efforts to address some of our concerns to date. The following recommendations represent some of the remaining recommendations and concerns that lie within the current draft.

General Recommendations for Consideration of the Final Bill 64 Outcome:

- Re-activate the Agriculture Task Force and Agriculture Liaison to meet regularly for substantive discussions about agriculture and to make recommendations to the Honolulu City Council. The Task Force should ensure the representation of small farms.
- Add at least one position within DPP that requires a background in agriculture. Without such a position, it is difficult for DPP to make land use changes that support Oahu's agricultural production and preservation of productive farmland.

Accessory Agricultural Use Recommendations for Bill 64 (2023) FD1, CD2

Agritourism

- Standards listed on page 15-16: remove "minor" and "major" reference and standards 2 and 3.

"(b) Agritourism ~~**minor and major**~~ – standards.

~~**(2) Structures primarily dedicated to agritourism must not exceed 10 percent of the total zoning lot area.**~~

~~**(3) Buildings and structures associated with agritourism that are not required as part of the crop production or livestock keeping on the zoning lot are limited to 10,000 square feet of total floor area for the zoning lot.**~~

Farm Dwelling

- Remove language from Farm Dwelling Standards (1) (p.16): ~~**confined to a polygon for which no exterior angle is greater than 180 degrees.**~~

Farm Worker Housing

- Add in 51-percent language: A minimum of 51 percent of the zoning lot area suitable for crop production or livestock and poultry keeping must be dedicated to crop production or livestock and poultry keeping.

Agricultural Energy Facility – Biofuel Processing Facility on Ag Land

- Add a SUP to this process will help to alleviate concerns regarding movement of invasive species and pests. Update master use table to include **Cm*+** for AG-1 and AG-2.

Other Uses Categories in AG-1 or AG-2 Zoned Lands Recommendations for Bill 64 (2023) FD1, CD2

Group Living, Small

- Designates "C*+" in the AG-2 District for Small group living – State regulated and Small group living – not State regulated (p. 4).
    - **Small group living (State regulated and not state regulated) should be deleted from AG-2 zone district.** Small group living in agricultural zoning districts is more of a transitional housing issue. It is not a farm dwelling or farm worker housing. It does not belong in the AG-2 zoned districts.

Meeting Facilities

- Allows small meeting facility use on AG-2 land as Cm*+ (Minor Conditional Use, Standards, SUP). Allows medium meeting facility use on AG-2 land as C*+ (Major Conditional Use, Standards, SUP) (p. 5).
    - **Meeting facilities should be deleted from the AG-2 zone district.** AG-2 land should be preserved and used for active agriculture production and accessory agriculture.

School, PreK-12

- Allows PreK-12 schools in AG-2 districts as C*+ (Major Conditional Use, Standards, SUP) (p. 5).
    - **PreK-12 schools should be deleted from the AG-2 zone district.** As agriculture producers and stakeholders, with support of agriculture and accessory agriculture on AG1 and AG2 lands for active farm/ranch production. While we support education in general, we cannot support schools on AG-2 lands.

Day Care, Adult and Child (Combined Review)

- Allows Adult and Child Day Care in AG-2 districts as C*+ (Conditional Major Use, Use Standards Apply, SUP) (p. 6)
    - **Child and adult day care should be deleted from AG-2 zone district.** The proximity of child and adult day care facilities in AG-2 lands takes land away from active agriculture production. More than likely buffer zones will be requested to separate active farming noise, smells, dust and spraying of approved applications. This erodes available agricultural lands for the crop production or livestock keeping.

Nature-Based Recreation

- Allows Nature-Based Recreation in AG-2 districts as Cm* (Conditional Minor Use, Use Standards Apply) and C* (Conditional Major Use, Use Standards Apply) (p. 7).
    - **Nature-based recreation should be deleted from the AG-2 zone district.** We have strong concerns with definition and standards of this term and its effect on productive agricultural lands.

- Definition: “A privately-owned and managed permanent facility or area dedicated to outdoor play, outdoor recreation, or aina-based education facilities, often containing recreational equipment and facilities intended to promote or enhance access to natural areas on land with preserved wildlife and natural features. The term includes picnic grounds, greenways, hiking and bicycling trails, areas for fishing and hunting, limited accessory sports courts and fields, non-motorized access to scenic interests, horseback riding tours, recreational camping, and campgrounds with tents, pavilions, lodges, and cabins.”
    - We believe that this definition is vague and will negatively impact the primary use of AG-2 lands, which should be for active agricultural production.
- Standard (1): “In the P-2 and AG-2 zoning districts, a minimum of 51 percent of the zoning lot area must be dedicated to crop production, livestock and poultry keeping, or passive undeveloped recreational areas, such as natural open space, forests, and trails, for as long as the nature-based recreation is in operation, as evidenced by a farm plan or recreational plan that shows the area and percentage of the zoning lot to be in active agricultural use or passive undeveloped recreational use, and includes information about a farm, ranch, or recreational area resources, goals, and business plan to engage in crop production or livestock and poultry keeping, or for passive recreational purposes.”
    - There is a need to define “passive undeveloped recreational areas” and “passive recreational purposes.”
        - We have strong concerns with this standard and how vague language and undefined terms will open up abuse of our productive agricultural lands.

We appreciate your consideration of these recommendations and comments and hope to contribute further to this important conversation as we look to update the many important land uses in Bill 64 (2023).

Respectfully,

Micah Munekata
Director of Government Affairs

FROM THE DESK OF

KŌ HANA DISTILLERS, LLC

December 6, 2024

Council-member Esther Kia'aina, Chair
Council-member Radiant Cordero, Vice Chair
Committee on Planning and the Economy
Honolulu City Council
Honolulu, Hawai'i 96813-3077

Chair Kia'aina, Vice Chair Cordero, and Members of the Committee:

My name is Robert Dawson, and I am the co-founder of Kō Hana Distillers. Since 2011, our business has proudly grown and harvested sugar cane on Oahu to produce Kō Hana Hawaiian Agricole Rum. We began our journey on a modest 1/4-acre plot and have since expanded our operations to over 300 acres across Kunia, Waialua, and Haleiwa. Looking ahead, we anticipate cultivating more than 500 acres within the next 18 months.

As the only rum producer in Hawaii that exclusively uses sugar cane grown on our own farms—without relying on imported ingredients from out of state—we are deeply committed to sustainable, farm-to-bottle production. This commitment lies at the heart of everything we do. Our distillery operations are entirely local, supporting the community through employment while preserving Hawaii's agricultural heritage. We currently employ 12 full-time farmers in addition to our dedicated production staff, all of whom are integral to our mission of creating world-class rum.

From the beginning, we have operated on Ag-1 land in the former Del Monte Kunia Camp area, where we were granted an Ag-minor use designation. This designation has allowed us to cultivate crops and grow our business in alignment with Hawaii's agricultural traditions and economic goals.

Honolulu Bill 64 represents a critical opportunity to support and sustain agricultural enterprises like ours. However, we can only support the passage of this bill if it includes provisions that allow distilleries like ours to continue operating on Ag-1 land without significant changes to our business. Additionally,

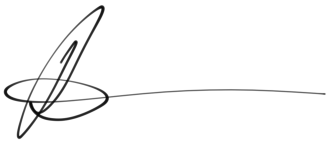
we require clarity regarding standards for scale in distillery operations. The current draft permits Ag-minor use for up to 10,000 barrels of production for breweries, wineries, and distilleries. However, the term “barrel” is a measurement specific to breweries and is not applicable to wineries or distilleries, which would create unnecessary confusion in reporting.

We also strongly advocate for a provision requiring that at least 51% of distilled spirits production in Hawaii be derived from locally grown crops, excluding water. Water often constitutes up to 60% of the volume in a typical bottle of rum or other distilled spirits. Establishing this standard would ensure that agricultural lands are used productively, support local farmers, and reinforce the authenticity of products labeled as being made in Hawaii.

We urge the Committee and the full Council to amend Honolulu Bill 64 to include these essential provisions. Only with these amendments can the bill truly support the growth of local businesses, ensure that agricultural lands are used productively and sustainably, and demonstrate a commitment to Hawaii’s agricultural future, local employment, and the preservation of our land and traditions.

Thank you for your consideration.

Sincerely,



Robert Dawson
Co-Founder, Kō Hana Distillers

CONTACT

92-1770 KUNIA ROAD, #227 | KUNIA, HAWAI’I 96759 | (808) 224-7505 | ROBERT@KOHANARUM.COM

Written Testimony Opposing the Amendment in Bill 64 to Reduce the Minimum Stay Requirement from 90 Days to 30 Days

To: Honolulu City Council

From: Ronnie Inagaki

Date: December 9, 2024

Subject: Opposition to the Amendment in Bill 64 Reducing the Minimum Stay Requirement

Dear Chairperson and Honorable Members of the Honolulu City Council,

I am writing to voice my strong opposition to the proposed amendment in **Bill 64 (2023)** that reduces the minimum stay requirement for transient occupants and transient vacation units from **90 days to 30 days.** While I recognize the need to regulate vacation rentals and balance tourism with local community needs, this amendment undermines the original intent of the ordinance and poses serious risks to Honolulu's housing market and residential neighborhoods.

1. A 30-Day Minimum Stay Encourages Transient Rentals in Residential Areas

The reduction of the minimum stay requirement from 90 days to 30 days effectively **reopens residential neighborhoods to transient vacation rentals**, reintroducing many of the same issues this ordinance was designed to address. A 30-day minimum stay:

- **Fails to protect residential neighborhoods.** Tourists and transient workers often rent for one month, resulting in high turnover and destabilization of long-term residential communities.

- **Disrupts neighborhood cohesion.** Frequent arrivals and departures of short-term tenants increase traffic, noise, and other disruptions in areas intended for long-term residents.

- Undermines the original intent of the ordinance, which sought to **preserve residential areas for local families** and reduce the impacts of transient vacation rentals.

The 90-day requirement is a stronger safeguard against these disruptions by ensuring that properties are rented to long-term tenants who contribute to the community.

2. A 30-Day Minimum Stay Worsens the Housing Crisis

Hawaii faces an ongoing **housing affordability crisis**, and vacation rentals have been shown to reduce the availability of long-term housing. The proposed reduction to 30 days

creates a **loophole** that incentivizes property owners to prioritize transient tenants over long-term renters, as shorter-term rentals often yield higher profits. This change:

- **Diverts housing stock from local residents** to transient occupants, particularly in areas outside resort zones.

- Exacerbates the shortage of affordable housing for local families who are already struggling to find stable and reasonably priced accommodations.

- Undermines efforts to maintain a balance between short-term rental activity and the housing needs of local residents.

Maintaining the **90-day minimum stay** ensures that housing stock is preserved for those who live and work in Honolulu year-round.

3. Tourism Should Be Concentrated in Resort Zones

Honolulu's economy depends on tourism, but transient vacation rentals should be **concentrated in designated resort areas** rather than scattered throughout residential neighborhoods. A 30-day minimum stay blurs the line between residential and resort zones, leading to:

- Increased strain on infrastructure in residential areas not designed to support transient visitors, such as parking, utilities, and public services.

- A loss of the distinctive character and cultural integrity of residential neighborhoods.

- Greater tension between long-term residents and short-term occupants, as visitors may unknowingly disrupt local norms and practices.

The **90-day minimum stay requirement** helps ensure that tourism-related accommodations remain focused in resort zones, where infrastructure and services are tailored to support visitors.

4. Enforcement Challenges Will Persist

Reducing the minimum stay requirement to 30 days creates additional enforcement challenges for local authorities. Under this amendment:

- Illegal vacation rentals are likely to exploit the reduced minimum stay as a loophole to operate in residential areas without proper registration or compliance.

- It becomes more difficult to distinguish legitimate long-term rentals from transient vacation rentals, further complicating enforcement efforts.

- Local agencies tasked with enforcing the ordinance will face increased administrative burdens, diverting resources from other critical community needs.

The **90-day minimum stay requirement** provides a clear and enforceable standard that simplifies compliance and enforcement.

Conclusion

The proposed amendment to reduce the minimum stay requirement from 90 days to 30 days is a step backward for Honolulu. This change would:

- Undermine the protections for residential neighborhoods.
- Worsen the housing crisis by diverting housing stock to transient rentals.
- Blur the separation between residential and resort areas.
- Create additional enforcement challenges.

I strongly urge the Honolulu City Council to **maintain the 90-day minimum stay requirement** in Bill 64 and reject the proposed amendment. This provision is critical to protecting Honolulu's residential communities, addressing the housing crisis, and preserving the balance between tourism and local needs.

Thank you for your time and consideration of this testimony.

Sincerely,

Ronnie Inagaki

Bill 64

I oppose Bill 64 for the following reasons.

1) Paragraph 21-5.50-2.(a).(3) does not clearly define the principal dwelling unit and the ohana unit. It only states that you do not exceed eight occupants per dwelling units. The principal dwelling unit could be an apartment complex that has eight units (studio, 1 bedroom, etc.) and could still meet the requirements and be classified as "affordable housing" and could get all of the tax credits, waived service fees and exemptions.
2) State regulated and non-regulated. I'll give 2 examples of State regulated activities that did not happen and the violations were pointed out be the community.
   A) Hale Makana O Maili – Affordable housing that was completed in 2021. On the developer's original filling application that contained the Environmental Assessment (EA) it was annotated that there was an existing drain off of the property and was draining off site. EA was approved by the State Department of Health Clean Water Division without looking into the offsite location. Had the State did, they would have known that the existing drain emptied out into Mailiili Stream. During construction the developer tried to connect storm water run- off that was on the property to Mailiili Stream. State Department of Health Clean Water Division did not do an inspection until the violation was pointed out by the community.
   B) Certificate of Need (CON: 21-07A) was approved on June 24, 2021 and is still listed as open on the State Health Planning & Development Agency's (SHDPA) website. According to SHDPA's requirements, a CON is only good for a year after approval and the department has to check in at the site to review the progress. If no significant progress is made, the CON must be closed. In this case, it was never looked into until a few months ago.

These are 2 examples that if we rely on State Regulation it will not happen until someone in our community points it out and by that time, it could be too late.

Other reasons why I oppose Bill 64 pertains only to the Westside of Oahu (96792).

1) Last month, we had a multiple vehicle accident early in the morning that kept traffic in gridlock for over 2 hours. In fact, Councilmember Andria Tupuola was helping HPD with traffic enforcement until they could get the bypass road open. For this reason, it would be irresponsible to build any public housing (Senior Housing, Homeless Shelter, Kauhale, Group Housing, Workforce Housing, Affordable Housing, medical bed facilities, etc.) until we can get a true emergency access road off of the coast.
2) We should not build any public housing on the Westside because we are the only community that sits in the middle of HECO's Power Shutdown Power Safety (PSPS).

Here we go again. I strongly oppose Bill 64, this is an end run, with no warning to allow the Short-Term Rental operators to bring tourists back into residential areas. The residents have spoken loud and clearly, we do not want tourists in our neighborhoods. They belong in resort areas. We want our communities with long-term housing for locals. We want to know our neighbors. This is not asking for too much. We build more houses and they quietly become more short-term rentals because we don't enforce our own rules. In the meantime, our roads become parking lots and our cost of living keeps rising.

With the 90-day rule, it is much easier to catch the illegals, and the operators do not make as much money, dis-incentivizing the desire to do it. Please keep the definition of a bed & breakfast and TVUs at 90 days and do not reward the short-term operators.

Kandis McNulty
67-335 Kaiea Place
Waialua, HI 96791

Stu Simmons
Hawaii Housing Advocate

December 9, 2024

Bill 64 Testimony

Dear Chair Waters and Members of the Council;

My name Stu Simmons and I am a housing advocate who has worked with numerous groups, including Hawaii Thousand Friends, Keep it Kailua, Save Oahu's Neighborhoods, Save North Shore Neighborhoods, Hawaii Appleseed, HI Good Neighbor and the Kailua Neighborhood Board to help protect and preserve Oahu's residential housing supply.

I Oppose BILL064(23), FD1, CD2 as Written

I adamantly oppose changing the definition of Bed & Breakfasts Lodging and Transient Vacation Units from 90 days or less to 30 days or less.

- The new definition will allow unlimited number of unpermitted vacation rentals who will be able to provide up to 12 vacation rental 30-day agreements per year regardless if the guests choose to stay less than 30 days.
- Ordinances 19-18 and the 90-day STR definition was passed by a vote of 8-1 by the City Council in order to prevent vacation rentals from proliferating in our residential neighborhoods and to promote long-term rentals.
- All claims that that having a 30-day or less definition for STR's will improve enforcement actions and reduce the number of unpermitted vacation rentals in residential zoned neighborhoods is misleading and false.
- Judge Watson declared that only property owners who can prove they were "lawfully" renting their residential zoned properties from 30 to 89 days before October 23, 2022, can continue to do so. New property owners after October 23, 2022, do not qualify.
- To be a lawful rental for 30-89 days, the property owner must have paid all applicable taxes, including GET and TAT.
- To prove they were lawfully renting between 30 and 89 days, the property owner must provide lease agreements greater than 30 days and less than 90 days. Lease agreements for less than 30 days would be illegal. Reoccurring lease agreements for 30 days would not qualify if the occupants resided on the property for 90 days or more.

- The number of properties who would qualify for renting 30-89 days based on Judge Watson's criteria is most likely minimal.
- The vacation rental industry has already been exploiting Judge Watson's ruling and renting properties as vacation rentals by creating 30-day rental agreements regardless of how long the vacationers stay. Changing the definition from 90 to 30 days would motivate more property owners to rent their properties as vacation rentals to tourists and not as long-term rentals to residents.

I strongly recommend that the City Council return the original language that defined B&B Homes and TVU's as 90 days or less:

Thank you for your consideration.

Kathleen M. Pahinui
pahinuik001@hawaii.rr.com

December 9, 2024

Council Chair Tommy Waters
Honolulu Hale
530 S. King St
Honolulu, HI 96813

Re: Bill 64, FD1, CD2

Aloha Council Chair Waters and Council Members:

First, I want to thank the Council and particularly Vice Chair Kiaʻaina and her committee members for taking on the huge task of updating the Land Use Ordinance (LUO). It was not easy and required a great deal of perseverance from everyone. Mahalo for all the hard work.

Before the bill is voted on by the council at the December 11 meeting, I have comments on specific areas. I hope the Council will reflect on these comments prior to voting and consider small amendments based on my remarks.

Definition of Bed and Breakfast and Transient Vacation Unit
The definition of bed & breakfast (B&B) and transient vacation unit (TVU) was recently revised from less than 90 days to less than 30 days. I strongly urge the Council to revert to the less than 90 days language.

Many of us in the community worked hard to pass the game-changing vacation rental Bill 41 in 2022. This new revision would negatively impact that work and moves us back to where we were prior to Bill 41.

Arguments against changing the definitions of TVUs and B&Bs from 90 days or less to less than 30 days:

- The City Council spent over 2 years crafting a fair and reasonable short-term rental ordinance and overwhelmingly decided the definition should be less than 90 days.

- Judge Watson declared that only property owners who can prove they were "lawfully" renting their residential zoned properties from 30 to 89 days before October 23, 2022, can continue to do so. New property owners after October 23, 2022, do not qualify.

- To prove they were lawfully renting between 30 and 89 days, the property owner must provide lease agreements greater than 30 days and less than 90 days. Lease agreements for less than 30 days would be illegal. Reoccurring lease agreements for 30 days would not qualify if the occupants resided on the property for 90 days or more.

- The vacation rental industry has already been exploiting Judge Watson's ruling and renting properties as vacation rentals by creating 30-day rental agreements regardless of how long the vacationers stay. Changing the definition from 90 to 30 days would motivate more property owners to rent their properties as vacation rentals to tourists and not as long-term rentals to residents.

- And finally, this change will directly impact Bill 46, the Empty Home Tax Bill, and make it, from my perspective, unenforceable.

We cannot revert to the old language when there is a dire need for housing for residents. I strongly support Bill 46 as well the previous Bill 41.

Non-Agricultural Activities
Overall, I strongly support the revisions to the Agricultural section of the LUO and believe the changes serve to protect our precious ag land, protect our food security, and benefit our farmers and ranchers.

However, I wish to express my concern over allowing non-ag-related uses such small group meeting facilities and ag tourism activities with no nexus to the existing ag (such as hiking, kayaking, canoeing, atvs, ziplines). I strongly believe that these types of activities should require a Conditional Use Permit Major (CUP major) with appropriate community outreach. At minimum, even with a Conditional Use Permit Minor (CUP minor), they should require a presentation to the appropriate Neighborhood Board and community association.

I also wish to express concern over the Farm Worker Housing only being a CUP Minor and the possibility of abuse. I understand wanting to make it easier for legitimate farmers but unfortunately there are those buying ag land not for farming and use these rules for luxury homes that are really TVUs. At minimum, farm worker housing should be presented to the appropriate Neighborhood Board and community association even with the CUP minor.

Enforcement
While this may not be a part of the current update, providing DPP with the funding to hire more inspectors as well as providing stronger penalties for scofflaws, will help maintain the integrity of our LUO and ensure that our community has homes to live in and food to eat.

Mālama ʻāina,

Kathleen M. Pahinui

Kathleen M. Pahinui
Waialua Resident, North Shore, Oʻahu

December 9, 2024

Gerard C. Gibson
President
Hawai'i Hotel Alliance

Tommy Waters, Chair
Esther Kia'aina, Vice Chair
Honolulu City Council Members
City Council Chamber
530 S. King Street
Honolulu, Hawaii 96813

Honolulu City Council Regular Meeting
Wednesday, December 11, 2024 at 10:00 am
Comments and Offering Amendments on Bill 064(23), CD2, FD2

Dear Chair Waters, Vice Chair Kia'aina and Members of the Honolulu City Council,

My name is Jerry Gibson, President of the Hawai'i Hotel Alliance, writing to express our comments and offering amendments to Bill 064(23), CD2, FD2. Our membership represents almost 30,000 hotel rooms of the approximately 44,000 hotel rooms in Hawaii.

As written, Bill 064(23), CD2, FD2 would change the definition of short-term rental from 90 days to 30 days or less. We strongly recommend preserving the LUO's current definition of a short-term rental in the City & County of Honolulu as 90 days or less.

Preserving the 90-day definition is crucial to short-term rental enforcement – and supported by the community and voters. We recognize that enforcement against illegal operators will always be challenging, and complying with Judge Watson's ruling regarding the handful of operators who were leasing homes between 30 and 90 days prior to the change in the definition requires some due diligence. That notwithstanding, the administration, community groups, and partners from across city government are working in real time to ensure enforcement against legal operators of short-term rentals who are noncompliant with the laws on our books can be accomplished. Preserving the current definition of short-term rentals as 90 days or less allows the Department of Planning and Permitting (DPP) to be laser focused on noncompliant operators. Changing this definition to 30 days or less would legalize 30-day contract styled short-term rentals, making it ok to host at least 12 stays per year at every residential zoned residence throughout Honolulu rendering enforcement effectively impossible. Community organizations, housing advocates, hotel

owners and operators, labor, government officials, and everyday citizens turned out in droves to support the creation of this

standard just two years ago and opposed this effort to slide in a major change to our short-term rental rules at the last minutes. We know that with the right data, and with the right support the Department of Planning and Permitting can enforce the laws already on our books without changing the short-term rental code.

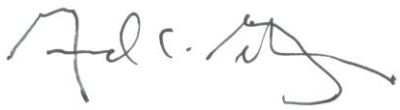
Throughout the 3-year process, the Council and DPP committed to compartmentalizing discussions by land use categories, and at no time during the discussions regarding resort, commercial, or residential uses was their support by the Council to make a change to the definition of short-term rental nor was there any engagement with the community on this proposal. Changes in the last committee hearing were intended to be technical and non-substantive, not categorical changes to the intent and guts of the land use ordinance. Inserting this language at the 11 hour is a major change to the intent of Bill 064(23) and should not passed.

The State of Hawaii codified the City's right to phase out short-term rentals. Just this year, the Hawaii State Legislature, enrolled Senate Bill 2919 to Governor Josh Green, a bill relating to our counties' authority to phase out short-term rentals. Governor Green signed this law into effect, codifying a county's authority to phase out short-term rental uses. As written, the city now holds the explicit authority to phase out short-term rental uses at its discretion. This law was tailored to ensure compliance with the nature of Judge Watson's decision regarding short-term rentals in the city and County of Honolulu, (The Watson ruling in HILSTRA v. C&C of Honolulu was referenced in the preamble of the bill), and should allow for the full enforcement of Honolulu's land use ordinance without requiring any change or amendment to the definitions of short-term renal, to the phasing out of such short-term rentals, or to the penalties for noncompliance with our City's short-term rental rules.

We urge the Council and Administration to preserve the definition of short-term rentals as 90 days or less and, in so doing, protect our communities from being wholly converted to short-term rentals.

Thank you for the opportunity to provide testimony on Bill 064(23), CD2, FC2.

Aloha,



Jerry C. Gibson
President
Hawai'i Hotel Alliance

Dawn Bruns, Kaunala Resident, Sunset Beach, North Shore Oahu

December 11, 2024, City Council Third Reading, Bill 64 (former Bill 10):

Aloha Chair Waters, Committee Chair Kia`āina and esteemed Council Members,

I support Committ Chair Kia`āina's floor draft deletion of the recently-added "grandfathering" paragraph in Bill 64's 1.25-mile wind turbine setback. Our health and that of future generations hangs on your decision today. I am so grateful to hear based on recent meetings people are having with you that removal of the grandfathering paragraph is acceptable to almost all of you.

In recent explanations of edits, I was taken aback by the notion the County land use setback decision would be left to entities such as the State PUC who has been holding recent meetings where Kahuku residents feel so dismissed and steamrolled by wind developers they've quit attending the meetings. In 2011, I don't think anyone local knew how harmful wind turbines were because the wind farms told us they would not harm the public. Kahuku residents learned in 2013, when Kahuku Wind Farm became fully operational, how wrong that promise had been. So in 2013-2020, when the Na Pua Makani Wind Farm was being considered by the PUC and other permitting agencies, the people of Kahuku could not have voiced their concerns any louder. And then more than 200 arrests were made when peaceful protests blocked the trucks carrying the turbine parts. And the most harmful wind farm in the World was built in Honolulu County. Whoever wrote that the PUC would deny a Power Purchase Agreement due to community concerns or implement a community benefit package that would prevent the turbines from being within 1.25 miles of homes isn't aware of the recent and current way the Kahuku residents are dismissed out of hand by the PUC. Because the harms to people far outweigh the $50+ million each wind farm costs to build, their profits are staggering but the wind farms would declare bankruptcy before they would pay the community for the harm they're causing- and they're usually fully leveraged similar to a cash out refinance- so there's nothing there to give such as in nuisance litigation - they go bankrupt and go away. Their final injustice.

Hundreds of wind farm building permit applications in the US are denied by town and village boards. Where setbacks are codified, 1.25 miles has become common practice - You are Kahuku's town board- they have no town designation to have self-determination.

It was a dark era in Oahu's transition to clean energy that the Na Pua Makani wind farm was allowed in the first place since Kahuk residents already knew the Kahuku Wind Farm was hurting them. The three existing wind farms were approved because the wind farms lied to us - to the permitting agencies - they told everyone

the wind turbines do not harm human health - below, and attached to the end of my letter, are annotated bibliographies with links to peer-reviewed research documenting over and over the health effects of being too close to large wind turbines.

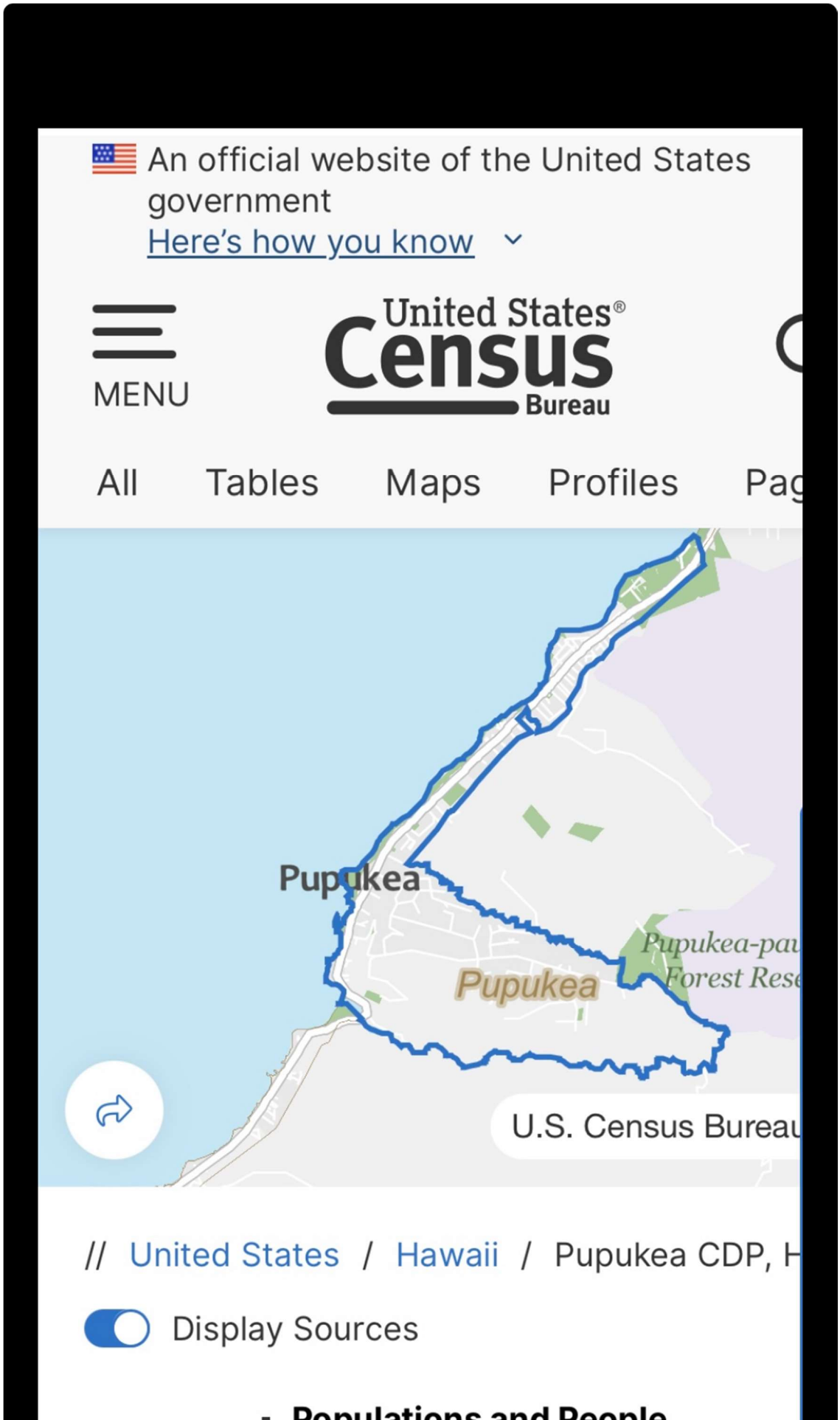
If you allow the grandfathering in of the existing wind turbines knowing about the health consequences to residents, it will be the residential-zoned areas with their schools and hospital that will need to move away from the wind turbines. Kahuku and Pupukea are situated on high ground away from sea level rise inundation so they seem like ideal locations for their current residential uses. Where would the communities move to? The 20-year initial operation of these too-close turbines continues to irreparably harm a generation. Moving the towns will take decades and involve contentious and expensive land use decision making. What happens to this next generation hangs on your decision today. There is no one but you, today, who can decide Kahuku deserves to live.

The suggestion that wind turbines are the only way to make electricity to supply the transmission and distribution lines is offputting given the community's voiced opposition, over years, for over a decade now, to the wind turbines. Remember the injustices that occurred when HECO curtailed rooftop solar in Kahuku to set aside capacity for the anticipated wind farms (that didn't even have all their permits yet) during the early years when the state $5,000 and federal 30% tax credits were available. Kahuku and Sunset Beach can't live with these wind turbines within 1.25 miles of homes - I am so grateful to have heard that you are listening and that there is so much support for removal of the grandfathering paragraph.

I am a lifelong Democrat, and environmentalist, and I am a clean energy advocate. End this very dark chapter of injustice in our clean energy transition with your thoughtful consideration of Bill 64 today.

Below is testimony I've previously submitted over the years, followed by a more thorough annotated bibliography detailing health effects of wind turbines:

I am one of an estimated 1,000 residents of Sunset Beach who have been chronically experiencing insomnia and REM sleep deficit due to the wind turbines in Kahuku. Three miles from any wind turbine, our home is as far from a turbine as one can get at Sunset - other areas of our community are closer and more exposed than we are.


An official website of the United States government
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Display Sources

Your adoption of the proposed 1.25-mile wind turbine setback distance and language disallowing modification in height or blade length of these too-big too-close wind turbines is your responsibility as a County with towns that do not have their own legislative self-determination.

Future Updates to Consider: As summarized below, the wind turbine low-frequency sound from the Kahuku turbines is a nuisance at Sunset Beach, three miles away, so we anticipate nighttime turbine shutdowns will, in the future, need to be added for distances farther than 1.25-miles.

Wind Turbine Sound Physics Background Information: The downstroke of the wind turbine blade, as it passes the tower, makes an audible (above 20 Hz) whooshing sound (audible more than one mile away) and each turbine blade tower pass also produces an inaudible air pressure pulse if approximately 1 Hz (detected by humans but not "audible"). This very low-frequency sound is measured with sensitive microphones or with air pressure sensors. The lower the frequency (Hz), the farther the sound travels – it also travels farther with the wind, and when the atmosphere is stable (such as when cool air sinks at night) with a low mixing height. The stronger the wind is, the faster the blade is moving, the higher the decibel level of the low-frequency sound pulse from the wind turbines. Harmonics of the fundamental frequency occur at multiples of the frequency produced by the turbine blade pass. The decibel scale is logarithmic – a 3 decibel increase in decibel level is a doubling in power (https://www.animations.physics.unsw.edu.au/jw/dB.htm).

Summary of Health Effects occurring miles from the wind turbines because of Wind Turbine Low-Frequency Sound:

At very high levels (levels normally only experienced occupationally, e.g., 100-decibels at 1 Hz tilt-rotor aircraft cockpits and unfortunately the levels occurring in Kahuku, low-frequency sound exposure limits are in hours rather than days; prolonged exposure to such high levels of low-frequency sound causes permanent thickening of tissues around the heart, changes in collagen related to thickening of arteries, epilepsy, birth defects, and other serious consequences regardless of the whether or not the person feels any discomfort (see references links below). Very high levels of low-frequency sound affect the town of Kahuku on most days because of the extremely close proximity of the wind turbines.

Chronic, prolonged nighttime exposure to low-frequency wind turbine pulses **above 55 decibels** causes an estimated 10-30% of the general population many miles from wind turbines (which is 500-1,500 of the 5,000 Sunset Beach residents) to experience significant disruptions to their use of their home by significantly impairing their health (whether they are aware of it or not), safety, peace, comfort, and convenience (one person per every one to three households). The most common problem caused by this dose of low-frequency wind turbine sound, documented in 93% of the patients that physician/PhD Nina Pierpont (2009) studied, was memory and concentration deficits (a known effect of lack of REM sleep). The second-most common problem, which affected 89% of the affected patients she studied, was noticeable chronic sleep disturbance. Chronic sleep disturbance appears to be the underlying cause of the fatigue (75%) and irritability

(76%) experienced by the patients she studied. Wind turbine-caused sleep disturbance has been well-documented. Wind turbine low-frequency sound sleep disturbance appears be the cause of the increased suicide rate Zou (2017) found during windy periods at distances spanning more than 25 km upwind and downwind from the 828 turbine installation events spanning 39 states between 2001 and 2013.

The sleep disturbance resolves immediately after the family moves away from the wind farm. Memory deficits usually resolve over a period of weeks to months after moving away from the wind farm. Learning and productivity deficits have affected our communities for more than a decade and we look very much forward to those turbines coming to their end because we are not moving away from our homes.

Not for this legislation, but for County executive branch who may be able to help us without legislation: During the remaining intervening years the wind turbines will operate, please allow us to park and sleep in our vehicles in county parks with restrooms away from the Kahuku turbines on windy nights. Sleeping in our cars to get away from the turbines carries its own public health and safety aspects that could be mitigated with these facilities. Renting a bedroom for sleeping away from the turbines when it's windy is preventing us from saving for retirement.

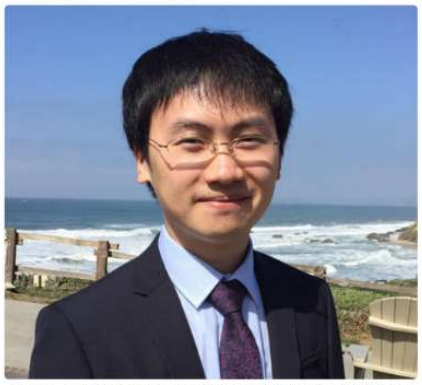
Annotated bibliography/links to most relevant literature (more wind turbine health effects peer-reviewed literature available my Google Drive Wind Turbine Noise Folder at https://drive.google.com/drive/folders/1x2bYkblTkTN_wmeht3eh8Row3tLpmkoO?usp=sharing:

1.) Zou 2020, The Impact of Wind Farms on Suicide, American Economic Journal: Economic Policy, in prep: Wind turbines increased suicide rates during windy periods in residents **more than 25 km (15 miles) upwind and downwind of turbines**. University of Oregon economics professor studied 828 turbine installation events spanning 39 states in the United States from 2001 to 2013. Sleep disturbance the likely cause. Wind turbine installation resulted in a total of 34,000 life years lost (LYL) due to increased suicides within a year after installation. To put this number in perspective, during the same one-year time window, the new wind capacity generated roughly 150 million megawatt hours (mWh) of clean energy; by comparison, based on existing estimates of the per mWh health cost of coal-generated electricity (Epstein et al., 2011), generating the same amount of electricity with coal would have resulted in around 53,000 life years lost due to air pollution.
https://static1.squarespace.com/static/56034c20e4b047f1e0c1bfca/t/5f612bb98bdfff6199b3a97c/1600203713573/turbine_zou202009.pdf

University of Illinois October 2017 Illinois

The impact of wind turbines on suicide

"Exploiting over 800 utility-scale wind turbine installation events in the United States from 2001-2013, I show robust evidence that wind farms lead to significant increases in suicide."



Eric Zou — Department of Economics, University of Illinois at Urbana-Champaign.

2.) Cape Bridgewater (2014-2015) This wind farm-funded study made measurements of low-frequency sound while residents documented their discomfort. Residents reported "severe impacts (significant changes in behavior, and/or inability to mitigate effect leading to psychological stress or physiological effects, e.g., regular sleep deprivation/awakening, loss of appetite, significant, medically definable harm" when **1 Hz wind turbine sound exceeded 58 decibels (72 decibels was the highest level studied)**, https://drive.google.com/drive/folders/1x2bYkblTkTN_wmeht3eh8Row3tLpmkoO?usp=sharing)

Wind Turbine Low-Frequency Sound Decibel Levels Recorded when Residents Journals Noted "Slight Impact" (Blue) and "Severe Impact" (Red), Cape Bridgewater Wind Farm Acoustic Testing Funded by Energy Pacific (2014).

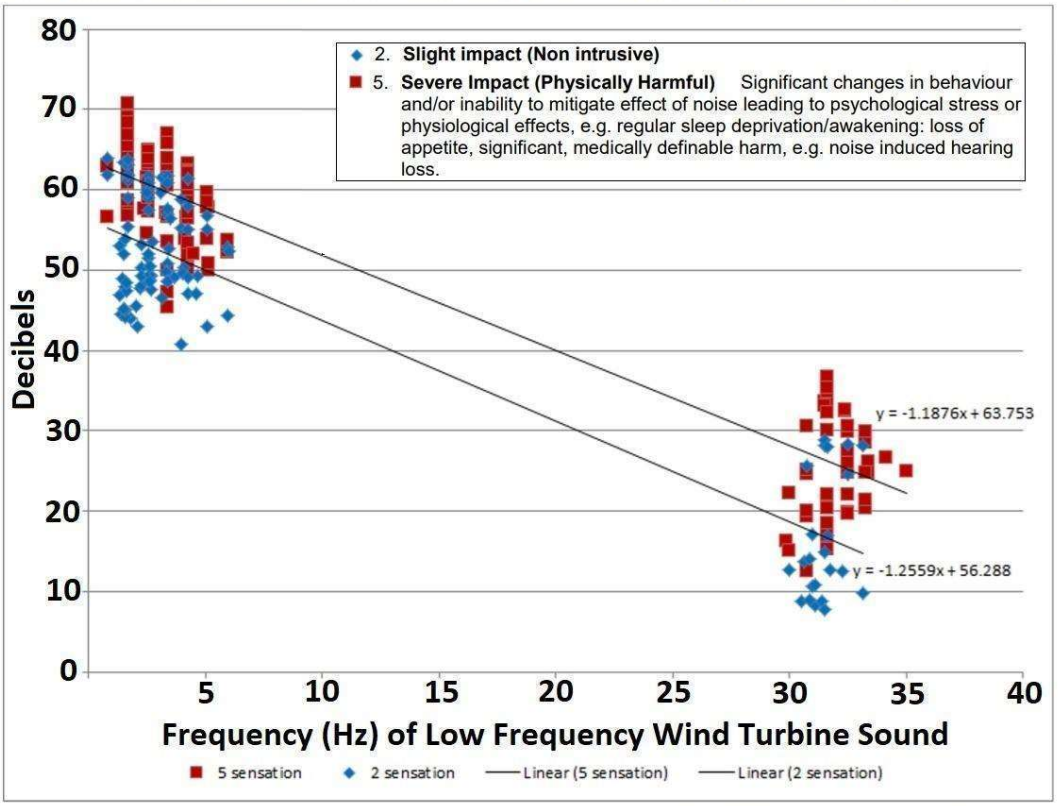


FIGURE 49: Human response to sound pressure of wind turbine signature and 31.5 Hz wind turbine amplitude modulation (both do not occur in the ambient environment) https://drive.google.com/open?id=180jlKaO_Z9pdWpQ64z8EFEh1vYdiqqrp

3.) Dr Alves Pereira (2019) University of Waterloo presentation (wind turbine low-frequency sound pressure is chronic – though exposure levels are usually below level of occupational exposure of military aircraft workers, biological effects to tissues are expected to be similar – thickening of the pericardial tissues around the heart, changes in collagen related to thickening of arteries, increased epilepsy, high blood pressure, heart conditions. In addition, low-frequency sound (**55-60 dB at 1 Hz**) caused residential structures to resonate (55-60 dB at around 10 Hz) – the resonance frequency of wood frame and concrete structural materials is around 10 Hz – in addition to low-frequency sound itself, the structure's resonance is often the significant cause of discomfort, causing the people to move away or sleep in the basement) https://livestream.com/itmsstudio/events/8781285/videos/196181579?fbclid=IwAR3pwiRLGzoHYKJqmEZJhjuIjCHehJIrgaP1QauPpGpDntVQNYuf6oHygLo

4.) Stepanov (2000) Biological effects of low frequency oscillations (Russian **75 dB limit for 2 Hz**. low-frequency sound for "living and public premises" based on exposure time,

p. 15. Russia has a lot of experience with low-frequency sound (as does NASA) due to the space programs. https://apps.dtic.mil/dtic/tr/fulltext/u2/a423963.pdf

Page 15 in Stepanov 2000 Biological effects of low frequency oscillations (Russia's low-frequency sound exposure limits) https://apps.dtic.mil/dtic/tr/fulltext/u2/a423963.pdf

Table 7 – Permissible infrasound levels at workplaces, living and public premises and populated areas

No.	Premise	Sound pressure levels, dB, in octaval bands of averaged geometric frequencies, Hz				General sound pressure level dB "Lin"
		2	4	8	16	
1.	Different jobs inside industrial premises and production areas:					
	- Different physical intensity jobs	100	95	90	85	100
	- Different intellectual emotional tension jobs	95	90	85	80	95
2.	Populated area	90	85	80	75	90
3.	Living and public premises	75	70	65	60	75

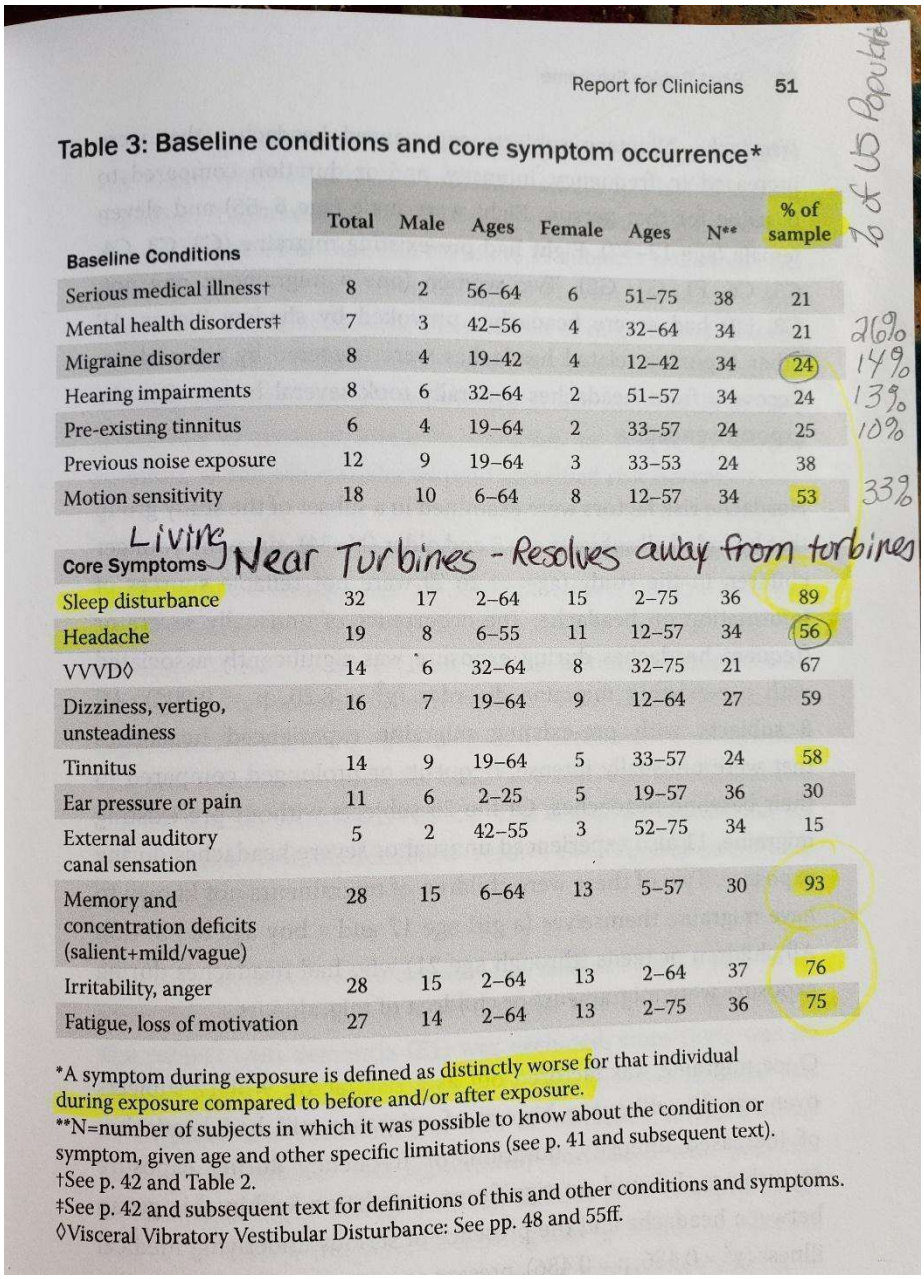
5.) The 65 dB ANSI threshold for low-frequency sound is based on effects of less-harmful traffic and aircraft noise. The physiological response to wind turbine sound is significantly greater than the physiological response to the same decibel sound from traffic and aircraft noise Schaffer 2016. Apparently, Hawaii doesn't even appear to have adopted the 65 dB ANSI low-frequency sound limit (let alone the Russian 75 dB limit to low-frequency sound, above) – adopting these general health-related restrictions to low-frequency noise (of any type, let alone the more harmful wind turbine pulses) seems like it should have been done already.

6.) Walker, Hessler, Rand, and Schomer (2012) Shirley Wind Farm, Wisconsin, in particular Appendix C, Rand Acoustics, pp 35-36, "intolerable" (headaches, nausea, dizziness, sleep interference) when wind turbines on (intolerable during the daytime at **73 decibels at 0.3 Hz fundamental frequency),** relief during the daytime at 3.5 miles away **(calculated to be approximately 61 dB at 0.3 Hz**).

7.) The 2.5 MW Clipper turbine, currently in use at the Kahuku Wind Farm has been declared a public health hazard by a Wisconsin county where residents 4.2 miles away are adversely affected and low-frequency sound pulses are detected more than 6 miles away (Wisconsin).

8.) Falmouth, Massachusetts wind turbines removed because they were a public health hazard Falmouth, MA Health Board 2012

9.) Pierpont (2009) Wind Turbine Syndrome book by physician, see "Report for Clinicians, Table 3 (Page 51) and Chapter 3, Case Histories, the raw data. (order $11 book, free shipping, from https://www.windturbinesyndrome.com/wind-turbine-syndrome/)



Report for Clinicians 51

Table 3: Baseline conditions and core symptom occurrence*

	Total	Male	Ages	Female	Ages	N**	% of sample
Baseline Conditions							
Serious medical illness†	8	2	56–64	6	51–75	38	21
Mental health disorders‡	7	3	42–56	4	32–64	34	21
Migraine disorder	8	4	19–42	4	12–42	34	24
Hearing impairments	8	6	32–64	2	51–57	34	24
Pre-existing tinnitus	6	4	19–64	2	33–57	24	25
Previous noise exposure	12	9	19–64	3	33–53	24	38
Motion sensitivity	18	10	6–64	8	12–57	34	53
Core Symptoms							
Sleep disturbance	32	17	2–64	15	2–75	36	89
Headache	19	8	6–55	11	12–57	34	56
VVVD◊	14	6	32–64	8	32–75	21	67
Dizziness, vertigo, unsteadiness	16	7	19–64	9	12–64	27	59
Tinnitus	14	9	19–64	5	33–57	24	58
Ear pressure or pain	11	6	2–25	5	19–57	36	30
External auditory canal sensation	5	2	42–55	3	52–75	34	15
Memory and concentration deficits (salient+mild/vague)	28	15	6–64	13	5–57	30	93
Irritability, anger	28	15	2–64	13	2–64	37	76
Fatigue, loss of motivation	27	14	2–64	13	2–75	36	75

*A symptom during exposure is defined as distinctly worse for that individual during exposure compared to before and/or after exposure.
**N=number of subjects in which it was possible to know about the condition or symptom, given age and other specific limitations (see p. 41 and subsequent text).
†See p. 42 and Table 2.
‡See p. 42 and subsequent text for definitions of this and other conditions and symptoms.
◊Visceral Vibratory Vestibular Disturbance: See pp. 48 and 55ff.

Living Near Turbines - Resolves away from turbines

% of US Population

26% 14% 13% 10% 33%

10.) Salt and Hullar 2010 ear response to low frequency sounds turbines https://pubmed.ncbi.nlm.nih.gov/20561575/

11.) Rand, R.W., S.E. Ambrose, and C.M.E. Krogh. 2011. Occupational Health and Industrial Wind Turbines: A Case Study. Bulletin of Science, Technology, and Society 31(5) 359-362. Excerpt from Page 361 - the author was personally affected when low

frequency sound measurements exceeded 60 dB.

> Salt and Hullar (2010) that certain structures in the inner ear are sensitive to infrasound and can be stimulated by low-frequency sounds at levels starting at 60 dBG, well below levels that can be heard. The stimulation is maximal at low background sound levels (e.g., indoors). The authors found that when the wind turbine modulating, pulsing infrasonic levels dropped below 60 dBG (nearest wind turbine OFF), there was improvement in health status.

12.) Ambrose, S.E., R.W. Rand, and C.M.E. Krogh. 2012. Wind turbine acoustic investigation: Infrasound and low-frequency noise – a case study. Bulletin of Science, Technology & Society 32(2): 128-141. In an email to me yesterday, Dr. Rand highlighted the following - apparently in addition to the ear structures detecting the low-frequency sound pressure pulses, the nerve fibers are directly responding. Dr. Rand is very approachable and helpful and he takes phone calls in case you are interested in speaking with an expert – his contact information is in his signature line:

> Adverse impacts were associated to acoustic pulsations exceeding the Salt threshold for OHC triggering. Of note, and please read carefully, "low-frequency sounds produce a *biological* amplitude modulation of nerve fiber responses to higher frequency stimuli. This is different from the amplitude modulation of sounds detected by a sound level meter."
>
> If you have any questions, please contact me.
>
> Thank you kindly,
> Rob
>
> --
> Robert W. Rand, Member ASA, INCE (Member Emeritus)
> Rand Acoustics
> Tel: 207-632-1215
> Fax: 206-339-3441
> Web: http://randacoustics.com
>
> On 3/11/21 5:16 PM, Dawn Bruns wrote:

13.) Punch and James 2016 – review of literature https://drive.google.com/file/d/10JQcxsMC0j6XIrTyLzaM_M1IYtAPBLox/view?usp=sharing

14.) Smith et al. A laboratory study on the effects of wind turbine noise on sleep: results of the polysomnographic WiTNES study. https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7487868/

15.) Our Sunset Beach measurements indicate the Kahuku Wind Farm Clipper turbines are causing us to chronically experience 50-60 db of 0.8 hz sound. This 0.8 hz is exactly the frequency know to cause insomnia: https://onlinelibrary.wiley.com/share/XDN9ZM4P3EIUKHSGXYM5?target=10.1111/j.1365-2869.2012.01039.x No wonder we can't sleep.

Any study failing to detect the considerable reduction in REM sleep in 10-30% of humans does so by failing to measure the turbine low-frequency sound levels in relation to REM sleep, or by using small sample sizes with no Power, and lumping adversely affected subjects with the unaffected study participants. Impacts to what I estimate to be over 1,000 Sunset Beach residents are considerable and intolerable.

If you want to use wind turbines as a long-term clean energy generation source that won't be shut down by public nuisance litigation, keep wind turbines 1.25 miles from residences, schools, and hospitals, and shut them down at night to avoid being shut down in court.

My Sunset Beach Measurements: It only cost me $3,000 to purchase low-frequency (full-spectrum) microphones with calibration and notebook computer interface – it's very easy to measure low-frequency wind turbine sounds http://www.smart-technologies.co.nz/rapley.html At our Sunset Beach house three miles from the Kahuku Wind Farm, the fundamental frequency from the 12 original 2.5 MW Clipper wind turbines of the Kahuku Wind Farm is 0.8 Hz and the first two harmonics, at 1.6 Hz and 2.4 Hz are shown in Figure 1.

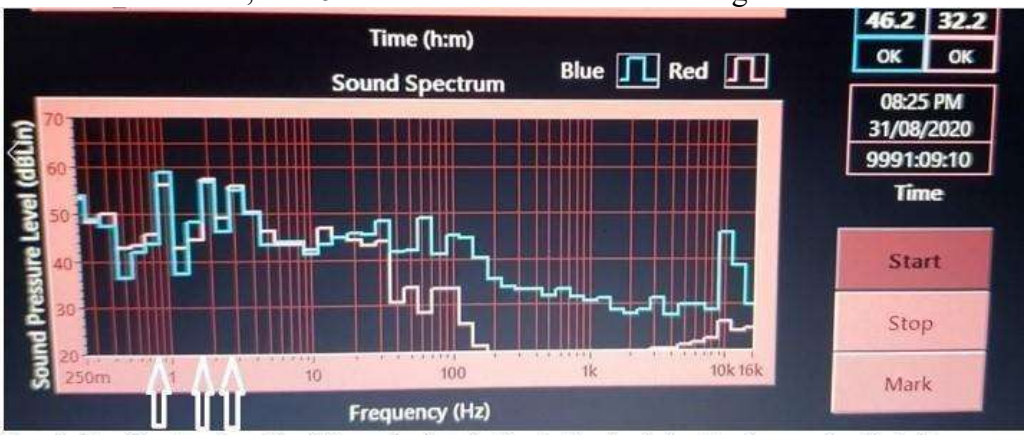


Figure A. Blue microphone Sunset Beach (three miles downwind from turbines), red microphone in garage "crypt" sleeping area (which does nothing to block 1 Hz, 2 Hz, and 3 Hz low-frequency air pressure pulses "low-frequency sound pressure" registering at 55 60 dB (see white arrows). Winds were 18 MPH, gusts to 26, from the east (92 degrees).

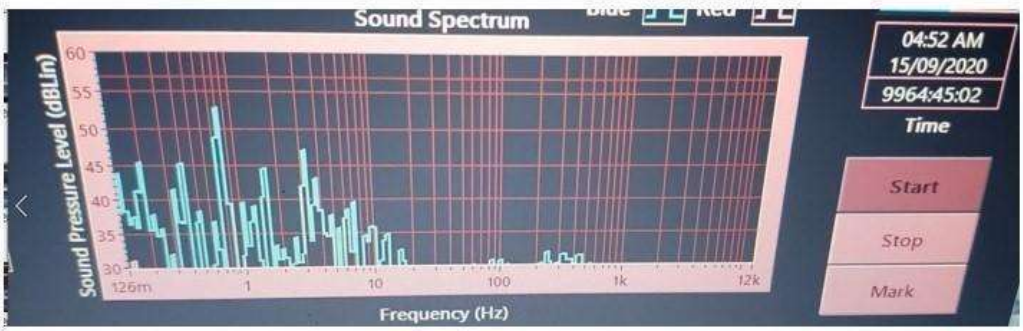


Figure B: Turbines on with light wind. This is the sound pressure level three miles downwind from Kahuku with about the lightest winds the turbines are allowed to operate during April through October nighttime (James Campbell Weather Station: winds 10, gusts to 13, 99-degrees/East wind). This 50-55 dB 1 Hz signal (and its 2 Hz and 3 Hz harmonics.

The difference in power between 55 decibels and 60 decibels is more than double the sound power because decibels are on a log scale. The decibel level of the 12 original 2.5 MW turbines in Kahuku, at 3 miles, in light 10 mph winds, is 53 decibels; the same turbines cause the low-frequency sound level to be 60 decibels here, three miles away, when wind is 18 mph (the

attenuation rate of 3 decibels per doubling of distance would mean it would be 57 decibels at 6 miles (REM sleep disturbance annoyance to a considerable number of residents, early cognitive decline from chronic, years, without enough REM sleep, relieved by periods traveling or sleeping away from the turbines); and it would be 54 decibels at 12 miles (so on windy nights, the safe setback distance would be farther than 5 miles).

When wind turbines are situated in high-wind areas such as Kahuku, low-frequency sound from the blades affects large areas of the island. Siting turbines in low-wind areas is much less problematic - my measurements 3 miles downwind from Kawailoa Wind Farm don't detect wind turbine sound, but the wind has always been light there when I've measured). Oahu is too small and densely populated to have industrial wind turbines operating at night in high-wind areas like Kahuku, Kailua, Diamondhead, and ridge lines, because high levels of low-frequency sound from large fast-spinning turbine blades prevents up to 30% of residents from getting needed REM sleep many miles away.

There is no difference between low-frequency wind turbine sound levels in versus outside our house, or in any other residential structure I've measured. The 0.8 hz sound is not stoppable (we've tried to construct a "crypt" to block the low-frequency sound with 10 layers of Sheetrock, tried industrial noise-cancelling earphones, earplugs, tried masking the sound with other frequencies (only the very large surf such as 16-second, 16-foot swells, produces sufficient decibel levels of white noise in the very low frequency range to mask out the wind turbine sound - my sleep is normal when surf is giant)). And we are unable to mitigate wind turbine sound-caused sleep loss, lack of rem sleep, and cognitive decline via prescription drugs, diet, exercise, meditation, binaural beats, PRMF, IR, and supplements. Even with two to three daily hours of concerted effort to do everything possible to get normal sleep, I fail, almost all nights in windy summer months and have to go sleep away from the turbines. When I sleep in my car or rent a room in Waialua and Mokuleia (being just as windy there as it is at our home), or elsewhere, away from these many and fast-spinning turbines, or on days the turbines are off, I wake refreshed and well-rested and accrue one day at a time of normal sleep. One night at a time, away, my brain can clear metabolites during rem sleep and I make gains in my cognition and short-term memory.

Tips for school children exposed to wind turbine sound: Bill 64's passage will not prevent us from having to cope with the turbines these next few years, so I feel for today's students. There really is no way to get needed sleep other than sleeping elsewhere, as noted above. But the following measures can help reduce the spinning turbines' learning deficit and migraine impacts: Because sounds below 20 hz are inaudible, the way to get the brain to get out of being entrained at 0.8 hz is when the normal brain frequencies "win". You can help the normal brain frequencies win using binaural beats or pulsed electromagnetic field (PEMF) at the frequencies associated with thinking and learning. I find a PEMF chair-mat https://higherdose.com/products/infrared-pemf-mat and binaural beats to help me think when it's windy when I work at my home. During the day, school children having difficulty concentrating and learning in the wind turbine low-frequency sound could try using headphones to listen to binaural beats in the Theta, Alpha, Beta, and Gamma frequencies (there are many apps for this. For years, I have relied on the Android phone app "Binaural Beats Therapy by Giorgio Regni". For iPhone there are also many including https://apps.apple.com/us/app/brainwave-sharp-mind/id308715234 and pre-recorded

tracks are abailable on Apple Music, and https://www.binauralbeatsmeditation.com/product/mind-master-pack/). It also helps to always (day and night when it's windy) play audible white noise nature sounds of rain or surf, or run fans or AC units that make audible sound. Students may get some easing of wind turbine-caused migraine using 10 hz frequencies on their PEMF or binaural beats devices, and if they're not already, try to get in with a neurologist to try different prerequisite things to qualify for the expensive prescriptions that work with few side effects like Pfizer Botox for migraine injections and, once they turn 18, CGRP receptor antibody injections (Merck, Lilly, etc., not without risks, but weighing the risks of not treating the migraines) (treatments cost a couple thousand dollars a month but are covered by HMSA and our other local insurance companies). Hang in there □

I want to take this opportunity to be clear in providing the City and the wind developers with this notice that they can anticipate Sunset Beach residents will ensure the turbines are shut down at night via nuisance litigation if they operate at night beyond their current power purchase agreement dates. As the turbines have already resulted in harms to Sunset Beach residents in excess of $1 billion, we anticipate the wind farm would also experience bankruptcy in this litigation. I had been in ongoing contact with previous Kahuku Wind Farm owners to ensure they understood the harm they were doing to me and certainly now, a decade later, the wind farm owner would be well aware of the impacts their turbines are having to people like us, 3 miles downwind. Paying for (leveraging to get a loan for) brand new turbines given this nighttime shutdown for Sunset Beach resident sleep - I guess that's a business decision you'd want to pair with having a wind farm buyer lined up.

I forgive those who were involved in authorizing the 20-year operation of the Kahuku Wind Farm because I believe they were unaware of the effects turbines in such close proximity to towns would have. You now know better than to do it again.

INDUSTRIAL WIND TURBINES
Bibliography & Research Summaries

I. INFRASOUND & ADVERSE HEALTH IMPACTS OF INDUSTRIAL WIND TURBINES

PEER REVIEWED RESEARCH (Alphabetical, by lead author)	Link to Paper
Ambrose S.E., R.W. Rand, and C.M.E. Krough. 2012. Wind Turbine Acoustic Investigation: Infrasound and Low Frequency Noise- A Case Study. Bulletin of Science, Technology & Society 32(2) 128–141. The authors studied residents in Massachusetts experiencing headaches, ear pressure, dizziness, nausea, apprehension, confusion, mental fatigue, inability to concentrate, and lethargy. During the study, the investigating acousticians experienced adverse health effects consistent with those reported by the residents. The authors felt sick in the homes during the study when wind speeds exceeded 15 mph and they felt normal when the wind speed was below 15 mph. They took detailed measurements of low frequency sound at all frequencies and found low	https://drive.google.com/file/d/19NFALdPWira11vY7sK4a-G94SOP-jy2T/view?usp=drive_link

frequency sound levels of the wind turbine sound harmonics (2-4 Hz) were 5-10 dB HIGHER inside the homes, than the sound was outdoors (Figure 5). Additionally, Figure 5 appears to indicate the building itself is resonating, causing increasing sound levels in the 10-12 Hz frequencies.	
Bellut-Staeck, U.M. 2023. Impairment of the endothelium and disorder of microcirculation in humans and animals exposed to infrasound due to irregular mechano-transduction. Journal of Biosciences and Medicines, Vol. 11(6). Noise-exposed citizens, who live near bigger industrial wind turbines, show worldwide a symptomatology associated with microcirculatory disorder. Cell growth, blood pressure regulation, inflammatory processes, and nitric oxide release are affected by chronic stress including oscillatory (infrasound) stress. The infrasound disturbance to these systems is recognized as the main cause for the development of chronic inflammation diseases such as atherosclerosis and corresponding secondary illnesses, possibly cancer.	https://www.scirp.org/pdf/jbm_2023061214095033.pdf
Ishitakei, T. M. Yoshitaka, and K. Hara. 2019. Epidemiological study on long-term health effects of low-frequency noise produced by wind power stations in Japan. Proceedings of the 23rd International Congress on Acoustics. Residents living within 0.9 miles of wind turbines were twice as likely to have a sleep disorder compared to residents living farther than 1.24 miles distant. Additionally, those exposed to wind turbine sound 35 dB or more had a 1.5-fold higher likelihood of having a sleep disorder than those exposed to the typical level of 20–25 dB ambient sound level. Sleep disorder prevalence was : 41% of residents within 1,000 m (0.62 miles); 37% of residents 1,000 - 1,500 m (0.62 - 0.93 miles) from turbines; 28% of residents 1,500-2,000 m (0.93 - 1.24 miles); and 22% of residents living 2,000-5,000 m (1.24 - 5 miles) from wind turbines.	https://drive.google.com/file/d/1ASb2P4lLpcArb9EBIlEvtt5guCk5smC7/view?usp=drive_link
James, R.R. 2012. Wind Turbine Infra and Low-Frequency Sound: Warning Signs That Were Not Heard. Bulletin of Science, Technology & Society 32(2) 108–127. Review of health impacts of low-frequency sound including headache, lack of concentration, mental tiredness, difficulty with cognitive demands, reduced activity, and fatigue. Exposure to low-frequency sound causes sensitization, making the person more sensitive as chronic exposure continues.	https://drive.google.com/file/d/1393CEGq0JxSJDnj-lzU6RH74sIQCESqx/view?usp=drive_link
Jeffery R.D., C. Krogh, and B. Horner. 2013. Adverse health effects of industrial wind turbines. Canadian Journal of Rural Medicine.19(1): 21-26. Written by physicians alerting colleagues to anticipate an increase in patients experiencing health effects from wind turbines including “stress, sleep disturbance, headache, anxiety, depression, and cognitive dysfunction. Some have also felt anger, grief, or a sense of injustice. Suggested causes of symptoms include a combination of wind turbine noise, infrasound, dirty electricity, ground current, and shadow flicker.” “An Ontario community-based self-reporting health survey,	https://drive.google.com/file/d/1Ump57-2WSJAsNLokO8v3BGGGsBM4-nyc/view?usp=sharing

WindVOiCe, identified the most commonly reported IWT-induced symptoms as altered quality of life, sleep disturbance, excessive tiredness, headache, stress, and distress. Other reported effects include migraines, hearing problems, tinnitus, heart palpitations, anxiety, and depression." Response to criticism from the wind lobbyists: https://pmc.ncbi.nlm.nih.gov/articles/PMC3771715/	
Kageyama, T. T. Yano, S. Kuwano, S. Sueoka, and H. Tachibana. 2016. Exposure-response relationship of wind turbine noise with self-reported symptoms of sleep and health problems: A nationwide socioacoustic survey in Japan. Journal of Noise Health. 18(81): 53-61. Rates of insomnia were more than double near wind farms versus other parts of the country. At the wind turbine sites, 82% of insomniacs attributed the sleep disturbance to the wind turbines.	https://drive.google.com/file/d/1XaOZuhaJp8zWGfw8Ql6QVCKI4wh5jtEj/view?usp=sharing
Lichtenhan, J. and A. Salt. 2013. Proceedings of Meetings on Acoustics 19, 0400064. The author suggests the endolymphatic hydrops symptoms (vertigo, tinnitus, and feeling of aural fullness) felt in places near wind turbines (such as Kahuku) would be expected to be visible post-mortem due to the accumulation of the fluid that supplies the transducer current of cochlear hair cells. The author also explains why low-frequency sound would be sensed by the ear at inaudible low decibels, compared to the decibel level that would cause a response at higher, audible, frequencies. The author demonstrates these responses of auditory nerve fibers to tones at 0.5 to 30 Hz and they conclude that amplitude modulation causes an inaudible sound such as a 3 Hz wind turbine sound to make the ear much more reactive to audible sounds. They conclude this amplitude modulation could be the reason people exposed to inaudible wind turbine low-frequency sound are affected.	https://drive.google.com/file/d/1STgbuSoB4-Kv9DxrhBlovV10VknEaQAP/view?usp=drive_link
Nissenbaum, M.A., J.J. Aramini, and C.D. Hanning. 2012. Noise Health 14(60): 237-243. Soi: 10.4103/1463-1741.102961. Comparison of 38 residents living within 0.86 miles of two wind farms in Maine and 36 residents living 2-4 miles away. Residents living within 0.86 miles of the closest wind turbine had worse sleep, were sleepier during the day, and had worse SF36 Mental Component Scores compared to those living 2-4 miles away. Statistically significant dose-response relationships between sleep quality, daytime sleepiness, SF36 Mental Component Score, and log-distance to the nearest IWT were identified after controlling for gender, age, and household clustering. Additionally, more than seventy percent of the 38 studied residents living within 0.86 miles wished to move away after the turbines were installed, compared to zero of the 36 studied residents living 2-4 miles miles away. "The adverse event reports of sleep disturbance and ill health by those living close to IWTs are supported."	https://journals.lww.com/nohe/fulltext/2012/14600/effects_of_industrial_wind_turbine_noise_on_sleep.5.aspx
Moller, H. and C.S. Pedersen. 2011. Low-frequency noise from large wind turbines. J. Acoustical Soc. Am. 129(6): 3727-3744. Low-frequency noise produced by larger wind turbines (2.3-3.6 MW) is statistically significantly higher than low-frequency noise levels from 2.0 and smaller turbines.	https://pubs.aip.org/asa/jasa/article-abstract/129/6/3727/832836/Low-frequency-noise-from-large-wind-

	turbines?redirectedFrom=fulltext
National Geographic Sleep Issue. Multiple Authors. 2000. Effects of sleep disturbance to diabetes, memory, heart disease, mental health, etc. The information summarized is common knowledge and there are hundreds of publications in peer-reviewed journals detailing the importance of various durations and quality of sleep for various health outcomes.	https://drive.google.com/drive/folders/1_Xe2EfBxO7rbvStwTeCtsSqYt4qwPAgg?usp=sharing
Poulsen, A.H., O. Raaschou-Nielsen, A. Peña, A.N. Hahmann, R.B. Nordsborg, M. Ketzel, J. Brandt, and M. Sørensen. 2019. Environmental Health Perspectives. 127(3):037005-1 to 037005-9. The authors assessed Danish health records for 758,736 adults living 1+ year within 20x turbine height "in a large nationwide population, five-year mean outdoor nighttime WTN (wind turbine noise) ≥42 dB (dBA, audible noise) was associated with a 14% increase in the percentage of people using prescription sleep medication, and a 17% increase in percentage of people taking prescription antidepressants (compared with exposure to WTN of <24 dB). The effect was most prominent in persons ≥65 y of age, whos sleep medication use risk was 68% higher and antidepressant risk was increased by 23% where WTN ≥42 dB. Indoor nighttime low-frequency (10-120 Hz) WTN, the percent of people using sleep medication was 37% higher, and antidepressant prescriptions were used by 34% more where the low-frequency noise ≥15 dB.	https://drive.google.com/file/d/18eOVQWANl1yeykBV0bd7bRaEarcAVI7A/view?usp=sharing
Rand, R.W., S.E. Ambrose, and C.M.E. Krogh. 2011. Occupational Health and Industrial Wind Turbines: A Case Study. Bulletin of Science, Technology, and Society 31(5) 359-362. At 51-65 dB of low-frequency, inaudible wind turbine sound, study participants felt: Dizzy, no appetite, headache, felt miserable, performed tasks at a reduced pace, desire to leave, preferred being outdoors or away. When low-frequency inaudible sound was 39-54 dB, all these symptoms abated. Note from page 361 - in addition to the participants, the author was personally affected when low frequency inaudible infrasound instrument measurements exceeded 60 dB.	https://drive.google.com/file/d/11nsvuQExfNyPQIdGRiG5lv6yYKLShnI6/view?usp=sharing
Salt, A.N. and T.E. Hullar 2010. Responses of the ear to low frequency sounds, infrasound and wind turbines. Journal of Hearing REsearch Vol 268 (1-2): 12-21. Exposure to the infrasound component of wind turbine noise may result in abnormal physiology of the ear. Structures in the inner ear are sensitive to infrasound and can be stimulated well below levels that can be heard. The stimulation is maximal at low background sound levels (e.g., indoors). The authors found that when wind turbine modulating infrasonic levels dropped below 60 dB when the nearest wind turbines were OFF, there was improvement in health status.	https://drive.google.com/file/d/1c_4QnNk91kifnPpoYrzjchxt6XkXTwhu/view?usp=sharing
Schomer, P.D., J. Erdreich, P.K. Pamidighantam, and J.H. Boyle. 2015.	https://pubs.aip.org/asa/jasa/article-abstract/137/3/1356/903959/A-

A theory to explain some physiological effects of the infrasonic emissions at some wind farm sites. Journal of the Acoustic Society of America (137) pp. 1356-1365. Major effects of motion sickness occur at very low frequencies (about 0.8 Hz and below; with maximum effects at about 0.2 Hz) confirming the same organ of the ear produce motion sickness and wind turbine acoustic emissions sickness. Larger turbines cause lower frequency sound. [Note, this means the 0.8 Hz fundamental frequency produced by the current Kahuku Wind Farm turbines would have a lower frequency and be even more problematic if larger turbine blades were installed at that close proximity to the town]	theory-to-explain-some-physiological-effects-of?redirectedFrom=fulltext
Smith, M.G., M. Ögren, P.Thorsson, L. Hussain-Alkhateeb, E. Pedersen, J. Forssén, J.A. Morsing, and Kerstin Persson Waye. 2020. A laboratory study on the effects of wind turbine noise on sleep: results of the polysomnographic WiTNES study. SLEEPJ, Sleep Research Society. 2020: 1-14. "Results: There was a longer rapid eye movement (REM) sleep latency (+16.8 min) and lower amount of REM sleep (−11.1 min, −2.2%) in nights with participants exposed to wind turbine noise in a sleep lab. Self-reported sleep was consistently rated as worse following WTN nights, and individuals living close to wind turbines had worse self-reported sleep in both the Control and WTN nights than the reference group.	https://drive.google.com/file/d/18dWDjusauIEGQQ_nckdLFadKu_rqGZxn/view?usp=sharing
Vasilyeva, I.N., V.G. Bespalov, A.L. Semenov, D.A. Baranenko, and V.N. Zinkin. 2017. The effects of low-frequency noise on rats: evidence of chromosomal aberrations in the bone marrow cells and the release of low-molecular-weight DNA in the blood plasma. Noise Health 19(87):79-83. A single exposure to a high (120 dB) level of low frequency noise resulted in a significant increase in the frequency of chromosomal aberrations (more than 10-fold) compared to the controls and resulted in the appearance of dicentric chromosomes in the aberration spectrum. Other changes in DNA were found. [Note, 120 dB of low frequency sound from Na Pua Makani Wind Farm occurs in Kahuku town].	https://pubmed.ncbi.nlm.nih.gov/29192617/

Additional Research Results	Source
Cape Bridgewater (2014-2015) This wind farm-funded study made measurements of low-frequency sound while residents documented their discomfort. Residents Reported Severe Health Impacts of low-frequency wind turbine sound. Residents reported "severe impacts (significant changes in behavior, and/or inability to mitigate effect leading to psychological stress or physiological effects, e.g., regular sleep deprivation/awakening, loss of appetite, significant, medically definable harm"	https://drive.google.com/drive/folders/180jlKaO_Z9pdWpQ64z8EFEh1vYdiqqrp

when 1 Hz wind turbine sound exceeded 58 decibels. Significant changes in behavior, and/or inability to mitigate effects leading to psychological stress or physiological effects, and regular sleep deprivation/awakening, loss of appetite, significant, medically definable harm at 1 Hz, at 58 dB and higher.	
Finnish Association for Environmental Health (SYTe) 2016. The pilot study carried out in Satakunta and Northern Ostrobothnia in Finland shows that the damage caused by infrasound from wind power plants will only decrease significantly more than 15 kilometers away from wind turbines.	https://drive.google.com/file/d/1syfkg_ow8zYKq2aceq9WoqR9SXtj7mbL/view?usp=sharing
Krekel, C. J. Rode, and A. Roth. 2023. Do wind turbines have adverse health impacts? IZA Institute of Labor Economics. Bonn, Germany. 60 pp. Their results figures and graphs consistently indicate a statistically significant increase in doctor visits 2-8 years after wind turbine installation for people living within 2.48 miles of wind turbines compared to people living 2.48-5 miles from wind turbines. This increase in doctor visits in the very close to turbines, versus not as close-population, was most marked for people ages 41-59 (Figure A.VIII, p. XIII and the figures on the three preceding pages). A detectable decrease in mental health for this 41- to 59-year old age class is also notable (Figure A.IX, page XIV). Hours of sleep on weekdays, weekends, frequency of feeling sad, anxious, and angry, all showed downward trends after wind turbines were installed (Figure Z.X, p. XV), when compared to individuals not as affected in the 2.48-5 mile distance class. Note: The effect they're measuring is the difference between the residents living 2.48-5 miles away and people living a bit farther, but still within 5 miles of wind turbines (which they call their "control" group), but this "control" group, particularly the ones living in the downwind direction from the wind turbines, would also be experiencing adverse effects from the low-frequency noise.	https://docs.iza.org/dp16505.pdf
Krogh, C.M., R.Y. McMurtry, A. Dumbrille, D. Hughes, L. Gillis. 2020. Preliminary Results: Exploring Why Some Families Living in Proximity to Wind Turbine Facilities Contemplate Vacating Their Homes—A Community-Based Study. Open Access Library Journal. Volume 7. The authors interviewed 67 study participants with property within 10 km of a wind farm: 28 had vacated/abandoned their home; 31 were contemplating to do so; 4 preemptively vacated their home before the facility started operating; and 4 decided to remain. During windy periods, respondents described leaving their homes in the middle of the night, even in the cold of winter, to sleep in their vehicle away from the turbines for 5-6 hours of the night. Some of the study participants' physicians, including physician specialists diagnosed medical and disease conditions, some of which were diagnosed prior to the presence of an IWT facility. The wind turbines exacerbated some of these pre-existing conditions.	https://drive.google.com/file/d/1B6m2IEuPMblkNc7g9Y9dZC1IiAli84l0/view?usp=sharing
New York Wind Turbine Setback Hearings: where Dr. Punch presents summary of decades of health effects of turbines : September 10, 2019:	https://www.wind-watch.org/video-lincoln-ny.php

https://docs.wind-watch.org/Punch-James-Wind-Turbine-Noise-16-09-30.pdf and in Robert Rand, Rand Acoustics talk, infrasound discussion starts around 20:00 and he explained people who are sensitized to wind turbine noise can't live within four miles of wind turbines.	
Pereira, A. 2019. University of Waterloo Presentation 1. Wind turbine low-frequency sound pressure is chronic: biological effects to tissues are expected. Thickening of the pericardial tissues around the heart, changes in collagen related to thickening of arteries, increased epilepsy, high blood pressure, heart conditions. 2. Low-frequency sound (55-60 dB at 1 Hz) caused residential structures to resonate (55-60 dB at around 10 Hz): the resonance frequency of wood frame and concrete structural materials is around 10 Hz – in addition to low-frequency sound itself, the structure's resonance is often the significant cause of discomfort, causing the people to move away or sleep in the basement) 3. Dr Alves Pereira (2019) University of Waterloo presentation (wind turbine low-frequency sound pressure is chronic – though exposure levels are usually below level of occupational exposure of military aircraft workers, biological effects to tissues are expected to be similar – thickening of the pericardial tissues around the heart, changes in collagen related to thickening of arteries, increased epilepsy, high blood pressure, heart conditions. 4. In addition, low-frequency sound (55-60 dB at 1 Hz) caused residential structures to resonate (55-60 dB at around 10 Hz) – the resonance frequency of wood frame and concrete structural materials is around 10 Hz – in addition to low-frequency sound itself, the structure's resonance is often the significant cause of discomfort, causing the people to move away or sleep in the basement).	https://livestream.com/itmsstudio/events/8781285/videos/196181579?fbclid=IwAR3pwiRLGzoHYKJqmEZJhjuIjCHehJIrgaP1QauPpGpDntVQNYuf6oHygLo
Phillips, C.V. 2011. Properly Interpreting the Epidemiologic Evidence About the Health Effects of Industrial Wind Turbines on Nearby Residents. Bulletin of Science, Technology, and Society 31(4):303-315. Epidemiologist affirms the evidence that wind turbines cause serious health problems from thousands of adverse effects reports.	https://drive.google.com/file/d/1Sh9bC9a3LbO9h6M2t3u3RfW2o83DxQGq/view?usp=sharing
Planet E Documentary: Infrasound Caused by Industrial Wind Turbines 1. Infrasound causes vibrations that disrupts sleep. 2. Dr. Alex Salt (Washington School of Medicine, Internationally recognized expert on the inner ear): Inner ear reacts to infrasound even though it is inaudible. 3. Professor Simone Kuhn: Infrasound exposure activates the brain that manages stress and conflict situations. 4. John B. Alexander (Formal U.S Army Colonel): Worked in the department that focused on development of unorthodox weapons such as infrasound weapons in the 1980s. Physiological effects of infrasound were nausea, dizziness, psychological issues such as fear, etc. Prototype infrasound weapons were developed	https://www.youtube.com/watch?v=ywWNx3OJyuo

5. Professor Christian-Friedrich Vahl (Director of Cardiac Throacic & Vascular SurgeryUniversity Medical Center of Joh. Gutenberg University, Mainz):Acute effects of infrasound on Human Heart Muscles: Infrasound has a distinct effect on heart muscle tissue. There is a clear reduction in heart muscle strength. "It is the duty of the federal government to protect its citizens from harmful environmental influences."	
Pierpont (2009) Wind Turbine Syndrome Book by physician, see "Report for Clinicians, Table 3 (Page 51) and Chapter 3, Case Histories, the raw data indicating affected residents are not otherwise sick compared to the general population, indicating sleep disturbance affects 89% of residents who are affected by wind turbines. Headache affects 56% of the affected residents (compared to 16% of the general population); tinnitus 58% (compared with 10 % of the general population); motion sensitivity 53% (compared to 33% in the general population); memory and concentration deficits were reported by 93% of the people she studied (compared with 14% of the general population).	https://drive.google.com/file/d/10JQcxsMC0j6XIrTyLzaM_M1IYtAPBLox/view
Punch, J.L., R.R. James. 2016. Wind Turbine Noise and Human Health: A Four-Decade History of Evidence that Wind Turbines Pose Risks. 72 pp. "Too often, in the opinion of the authors, such reviews are biased in support of political policy decisions that promote the financial interests of wind developers, and perceived financial benefits to local communities,over the common good. (pg 3) "What is needed among the scientific community, local and national governmental agencies, and political leaders, is honest discourse about methods for reducing carbon emissions in ways that do not turn some rural communities into sacrifice zones." (pg 2) "Numerous researchers have reported the existence of a constellation of health symptoms, either directly mirroring or closely related to those described as Wind Turbine Syndrome by Pierpont,[4] in persons living near IWTs. Significantly, the WHO[38] states that there is sufficient evidence that nighttime noise, irrespective of its source, is related to self-reported sleep disturbance and other health problems, and that these effects can lead to a considerable burden of disease in the population. Sleep disturbance has been identified as a major adverse impact of IWTs. Nighttime exposure to 40-dBA low-frequency noise has been shown to affect cortisol levels, a physiological indicator of stress. Those levels, following awakening, have been found to be associated with subjective reports of lower sleep quality and mood changes.[108] Sleep is a biological necessity, and disturbed sleep is associated with a number of adverse health conditions. The WHO[71] has concluded that there is available, good-quality evidence supporting a causal association between noise and sleep disruption. Sleep disturbance has important implications for public health and may be a particular problem in children." (pg 16) "Many zoning ordinances that regulate IWTs specify the height of the turbine tower from its base to blade tip, plus 10 to 100 percent, as a setback distance that	https://drive.google.com/file/d/10JQcxsMC0j6XIrTyLzaM_M1IYtAPBLox/view https://hearinghealthmatters.org/wp-content/uploads/sites/19/files/2016/09/16-10-21-Wind-Turbine-Noise-Post-Publication-Manuscript-HHTM-Punch-James.pdf

sufficiently protects residents against a catastrophic event such as a tower failure, a falling blade, or ice throw. Some ordinances specify a distance of twice the base-to-blade tip height, roughly 900 feet, while others arbitrarily specify slightly longer distances such as 1,500 feet or 0.5 km. **Most of the reported health symptoms have been observed at distances much greater than these setback distances.** One can deduce, therefore, that setbacks intended to protect physical health from mechanical or other traumatic failure of a wind turbine component are not adequate to protect general health and Well-being." pg 27 "To protect human health, a number of researchers have recommended specific distances, while others have recommended limitations on sound levels, irrespective of the distances needed to achieve those levels. Such recommendations are based on observed or reported complaints of AHEs. Though quite specific, the recommendations vary somewhat widely, as shown in Table 2." pg 28 Table 2: Setback Recommendation based on protection of human health Recommends distances at a minimum of 1.25 miles. -"there is enough anecdotal and scientific evidence to indicate that ILFN from IWTs causes annoyance, sleep disturbance, stress, and a variety of other AHEs to warrant siting the turbines at distances sufficient to avoid such harmful effects, which, without proper siting, occur in a substantial percentage of the population."(55)	
Schaffer 2016 Wind turbine more annoying than road noise same dB	https://drive.google.com/file/d/1JkM0skEEswRLvEdCTeaYAep-XmE4N5W1/view
Stepanov (2000) Biological effects of low frequency oscillations (Russian 75 dB limit for 2 Hz. low-frequency sound for living and public premises; Based on exposure time, p. 15. Russia has a lot of experience with low-frequency sound (as does NASA) due to the space programs. The 65 dB ANSI threshold for low-frequency sound is based on effects of less-harmful traffic and aircraft noise. The physiological response to wind turbine sound is significantly greater than the physiological response to the same decibel sound from traffic and aircraft noise Schaffer 2016. Apparently, Hawaii doesn't even appear to have adopted the 65 dB ANSI low-frequency sound limit (let alone the Russian 75 dB limit to low-frequency sound, above) – adopting these general health-related restrictions to low-frequency noise (of any type, let alone the more harmful wind turbine pulses) seems like it should have been done already.	https://drive.google.com/file/d/1ZcLh35LS-wqT0pMTm1q-j3m4pPYzZuZn/view?usp=drive_link
Van den Berg, F. 2005. The beat is getting stronger: The effect of atmospheric stability on low frequency modulated sound of wind turbines. Noise Notes 4(4):15-40. The author explains how wind turbine low-frequency (approximately 1 hZ) sound and audible sound	https://www.researchgate.net/publication/243749908_The_Beat_is_Getting_Stronger_The_Effect_of_Atmospheric_Stability_on_Lo

increase with turbine blade length and increase at night when the atmosphere is stable. Wind turbine noise was dominated by infrasound components...In most studies of wind turbine noise, this high level, low frequency noise is dismissed on the basis that the sound is not perceptible. This fails to take into account the fact that the OHC[ears outer-hair-cells] are stimulated at levels that are not heard."(19)	w_Frequency_Modulated_Sound_of_Wind_Turbine
Walker, B., G.F. Hessler, D. Hessler, R. Rand, and P. Schomer. 2012. A cooperative measurement survey and analysis of low frequency and infrasound at the Shirley Wind Farm, Wisconsin, in particular Appendix C, Rand Acoustics, pp 35-36, "intolerable" (headaches, nausea, dizziness, sleep interference) when wind turbines on (intolerable during the daytime at 73 decibels at 0.3 Hz fundamental frequency), relief during the daytime at 3.5 miles away (calculated to be approximately 61 dB at 0.3 Hz).	https://puc.sd.gov/commission/dockets/electric/2018/EL18-003/testimony/testimony/mogen/Noise%20Exhibit%204.pdf
Zou (2020). University of Michigan Professor In Prep. Wind turbines increased suicide rates during windy periods in residents more than 25 km upwind and downwind of turbines. University of Illinois researchers studied 828 turbine installation events spanning 39 states in the United States from 2001 to 2013. Sleep disturbance is the likely cause. Suicide increase was found in areas located within 15 miles from wind turbines located upwind and downwind.	http://en.friends-against-wind.org/doc/turbine_zou201710.pdf?fbclid=IwAR0GqXPeFzGXCKr5jDkwoaDh2LGHGFSpJwLyQxzv_AMcIKawKV747mFaqBU

II. SETBACK - Incomplete list - hundreds of wind permit applications are denied by the local jurisdictions so setbacks don't need to be codified. Oahu does not have but a few local entities with decision making self-determination. This land use decision is crucially important to these communities that are at your mercy today.

Location	Setback	Source
Illinois, Maroa	1.5 mile setback	https://www.ilga.gov/legislation/ilcs/fulltext.asp?DocName=005500050K5-12020 https://herald-review.com/news/local/maroa-oks-plans-to-keep-potential-new-wind-turbines-away/article_19ed4703-b618-51b9-93dc-4e6c59b49287.html https://www.wind-watch.org/news/2018/03/28/maroa-oks-plans-to-keep-potential-new-wind-turbines-away-from-city-limits/
Finland & Bavaria	1.25 mile set back	http://www.caithnesswindfarms.co.uk/accidents.pdf

		"Some countries are finally accepting that industrial wind turbines can pose a significant public health and safety risk. In June 2014, the report of the Finnish Ministry of Health called for a minimum distance of 2 km from houses by concluding: "The actors of development of wind energy should understand that no economic or political objective must not prevail over the well being and health of individuals." In 2016 Bavaria passed legislation requiring a minimum 2km distance between wind turbines and homes, and Ireland are considering a similar measure. Our data clearly shows that blade failure is the most common accident with wind turbines closely followed by fire." page 2
Bavaria	Minimum 2 km	"Pieces of blade are documented as travelling up to one mile. In Germany, blade pieces have gone through the roofs and walls of nearby buildings. This is why CWIF believe that there should be a minimum distance of at least 2km between turbines and occupied housing, in order to adequately address public safety and other issues including noise and shadow flicker." page 4
Iowa, Madison County	1.5 mile setback	https://www.news8000.com/news/iowa-news/county-imposes-moratorium-on-new-wind-turbine-installations/article_145daeb2-9ec3-51f9-92f0-93e8bb569e7b.html
Maine, Catarunk	1.5-mile setback.	CaratCaratunk-New_Wind_Energy_Facility_Ordinance_Oct_2011.pdfunk-New
Maine, Fort Fairfield	1 mile	https://www.bangordailynews.com/2015/09/18/news/fort-fairfield-passes-wind-ordinance-with-one-mile-setback/
New York, Richland	1 mile setback	https://www.nny360.com/news/richland-crafts-law-regulating-wind-facilities/article_92b6bfc1-3b98-52f0-abdf-13e006376341.html The law requires large wind energy facilities that generate 100 kilowatts or more to stay one mile away from facility property lines and their turbines to be no taller than 500 feet, and prohibits the noise from them from exceeding 35 A-weighted decibels for more than 5 minutes to "protect nearby citizens from harmful infrasound."
North Dakota, Divide County	3 mile setback (p.75)	https://www.dividecountynd.org/UserFiles/Servers/Server_11725438/File/County%20Government/County%20Offices/Planning%20and%20Zoning/April2017_ZoningOrdinance.pdf
Oregon, Umatilla County	2-mile setback	http://www.co.umatilla.or.us/planning/ordinances/Ordinance_2012-13.pdf
USA list		https://www.americanexperiment.org/windrejectiondatabase/ Database of townboards that have rejected building permit applications for wind projects since 2015. Hundreds of towns vote to not allow all proposed

		wind farms, even without an ordinance. We don't have towns with self-determination on Oahu.
Villey-Migraine, Marjolaine	5 km (3.1 miles)	https://www.wind-watch.org/documents/eoliennes-sons-et-infrasons-effets-de-leolien-industriel-sur-la-sante-des-hommes-wind-turbines-noise-and-infrasound-effects-of-industrial-wind-energy-on-human-health/ https://docs.wind-watch.org/villey-migraine_eoliennesinfrasons.pdf "There are meanwhile more and more clinical observations made by practicing physicians and that have been published by the national and medical press. They describe the following symptoms: visual problems, anguish, irritability, nausea, diarrhea, sleep and rest problems, humming in the ears, and depression." "In Denmark, where wind turbines were introduced 30 years ago, the government responded to public demand by halting the installation of new wind turbines on land, particularly because of risks to health." "Wind turbines must not be sited less than 5 km (3.1 miles) from all habitation, because of the risks produced by infrasound."
Dr. Nina Pierport	1.25 miles	http://www.windturbinesyndrome.com/wp-content/uploads/2012/02/Pierpont-WTS-Sample-Pages.pdf Two kilometers, or 1.24 miles, remains the baseline, shortest setback from residences (and hospitals, schools, nursing homes, etc.) that communities should consider. In mountainous terrain, 2 miles (3.2 km) is probably a better guideline. Setbacks may well need to be longer than these minima, as guided by the noise criteria developed by Kamperman and James. " The shorter setbacks currently in use in the USA and elsewhere, 1000–1500 ft (305–457 m), are a convenience and financial advantage for wind developers and leaseholding landowners. " (page 21) "They have no basis in research on safety and health, and they make no clinical sense. For those who read this report and recognize their own symptoms, the appropriate medical specialist to consult would be a neurotologist (or otoneurologist), who is an otolaryngologist (ear, nose, and throat doctor) who specializes in balance, the inner ear, and their neurological connections. When I sent this report out for critical review, these were the physicians who recognized a remarkably similar symptom complex from cases familiar to them—such as certain inner-ear pathology" (pg 22) http://www.windturbinesyndrome.com/wind-turbine-syndrome/

		the preeminent expert on "wind turbine syndrome", recommends 1.25 miles (2 km) https://www.noiseandhealth.org/article.asp?issn=1463-1741;year=2012;volume=14;issue=60;spage=237;epage=243;aulast=Nissenbaum We conclude that the noise emissions of IWTs disturbed the sleep and caused daytime sleepiness and impaired mental health in residents living within 1.4 km of the two IWT installations studied. Industrial wind turbine noise is a further source of environmental noise, with the potential to harm human health. Current regulations seem to be insufficient to adequately protect the human population living close to IWTs. Our research suggests that adverse effects are observed at distances even beyond 1 km.
Wisconsin, Trempealeau County	1 mile setback from homes and workplaces.	https://docs.wind-watch.org/wind_ordinance_11-28-07-final-draft-_1.pdf The Trempealeau County (Wisc.) Board adopted a strong new wind energy ordinance on Dec. 17, 2007. It includes a one-mile setback from homes and workplaces, a half-mile setback from property lines, and a two-mile setback from wildlife refuges. It also has a 40 dbA upper noise limit and strong noise restrictions. It was drafted by a citizens advisory committee that was appointed by the County Board Chair in the summer. “Inhabited structures: Each Wind Turbine shall be set back from the nearest structure used as a residence, school, hospital, church, place of employment or public library, a distance no less than one (1) mile” page 226

III: ADDITIONAL SOURCES

1. Blade Throw can travel up to 1 mile - http://www.caithnesswindfarms.co.uk/accidents.pdf
2. Vestas Wind Turbine Blade Throw 2018 in Adair County- https://www.kcci.com/article/iowa-drone-video-shows-wind-turbine-blade-ripped-into-nearby-field/34076793
3. Vestas Wind Turbine Blade Throw in November 2020 Northern Sweden - https://www.insurancejournal.com/news/international/2020/11/23/591674.htm
4. https://eerscmap.usgs.gov/uswtdb/
5. Summary of Wind Turbine Accident data to 31 March 2021 - http://www.caithnesswindfarms.co.uk/accidents.pdf
6. Impacts of Na Pua Makani on Human Health - file:///Users/sunnyunga/Downloads/Impacts%20of%20Na%20Pua%20Makani%20Windfarm%20on%20Human%20Health%20and%20the%20Environment.pdf

7. What are the health effects of noise pollution - https://www.medicalnewstoday.com/articles/noise-pollution-health-effects#mental-health
8. Additional Research Information: https://drive.google.com/drive/folders/1x2bYkblTkTN_wmeht3eh8Row3tLpmkoO
9. WHO Guidelines on Noise - https://www.euro.who.int/en/health-topics/environment-and-health/noise/data-and-statistics
10. High levels of outdoor WTN to be associated with redemption of sleep medication and antidepressants among the elderly, suggesting that WTN may potentially be associated with sleep and mental health. - https://ehp.niehs.nih.gov/doi/10.1289/EHP3909
11. Stepanov (2000) Biological effects of low frequency oscillations: - https://apps.dtic.mil/dtic/tr/fulltext/u2/a423963.pdf?fbclid=IwAR1yQq_S6YefLSTOkhuSdKReH8zbSGrGEd_dCLipSOpNi-jbLb025i1gjtI
12. Other research: https://drive.google.com/drive/folders/1x2bYkblTkTN_wmeht3eh8Row3tLpmkoO?usp=sharing
13. Maui Auwahi Wind Farm Blade and Nacelle failure. https://www.mauinews.com/news/local-news/2016/10/parts-fall-off-wind-turbine/
14. Aug 2022 Oklahoma Turbine Collapse https://nypost.com/2022/08/10/oklahoma-wind-turbine-bent-in-half-on-fire-in-wild-video/

WRITTEN TESTIMONY BEFORE THE HONOLULU CITY COUNCIL

COMMENTS ON BILL 64 (2023), FD1, CD2

Wednesday, December 11, 2024
10:00 A.M.
City Council Chamber

Greg Shimokawa
Director, Renewable Acquisition Division
Hawaiian Electric

Dear Chair Waters, Vice Chair Kia‘āina, and Members of the City Council,

My name is Greg Shimokawa and I am submitting testimony on behalf of Hawaiian Electric **with comments** on Bill 64 (2023), FD1, CD2 proposing changes to Article 5 of the Land Use Ordinance (“LUO”). While Bill 64 (2023), FD1, CD2 is proposing a myriad of changes to land use laws, Hawaiian Electric is only focused on the section that applies to existing wind energy generation facilities, as their current production of renewable energy is vital to the State’s decarbonization plans and Renewable Portfolio Standards (RPS) goal of 100% renewable energy by 2045. As the county with the largest population, peak demand for energy on O‘ahu reaches about 1,100 MW, serving not only our local residents, but also the demands of the military and our tourism industry.

Hawaiian Electric understands there are concerns regarding setbacks for wind energy generation facilities and is sensitive to concerns raised by the community. Hawaiian Electric does not oppose operational limits on existing farms to address flicker, subject to further understanding on the limitation of output. Hawaiian Electric also acknowledges that the current version of Bill 64, FD1, CD2 states that the setback

requirements in country, residential, apartment, apartment mixed-use, or resort zoning districts do not apply to “repair, maintenance, or component replacement;” however, such repairs are limited to a maximum height of 575 feet, and facility operators may need to do repairs that fall outside of this range. Additionally, repairs are limited to “the term of the facility’s current power purchase agreement, and any extensions of the term, which may not include any structural or operational modifications to the large wind energy generation facility,” and would therefore not appear to cover repairs performed under a future agreement with updated requirements.

Hawaiian Electric acknowledges that the Honolulu City Council is the appropriate policymaking body on this matter. Hawaiian Electric is therefore not advocating for a particular outcome, but would like to advise the City Council of possible consequences should existing large wind energy generation facilities be required to cease operations:

- With the absence of these resources, Hawai‘i may be unable to achieve its goal of 100% renewable energy by 2045.
- These existing facilities, which currently provide the only utility scale non-photovoltaic variable renewable generation on O‘ahu, **would not** be able to participate in future procurements, reducing competition and increasing costs to customers via the development of new facilities.
- Construction of new facilities would likely require significant additional resources, such as:
    - Approximately 123 MW of photovoltaic solar generation;
    - Additional land, estimated at approximately 5-10 acres per MW, and
    - New interconnection facilities to connect these new facilities to the Hawaiian Electric grid.

- Replacing wind with photovoltaic solar generation would reduce the resource diversity of Hawaiian Electric's renewable generation portfolio, with generation becoming more dependent on sunny weather.

The cessation of existing wind energy generation could thus result in an inability to meet Hawai'i's renewable energy goals, additional costs to customers who will need to fund replacement projects that could potentially be more costly than maintaining projects and interconnection facilities that are already built, and increased uncertainty in electrical generation.

We sincerely appreciate the efforts of the Honolulu City Council in developing this bill and look forward to continuing our work together as the bill progresses.

Thank you for the opportunity to submit written comments on Bill 64 (2023), FD1, CD2.

EAST OAHU COUNTY FARM BUREAU
910 CALIFORNIA AVE., WAHIAWA, HI 96786

December 9, 2024

Councilmember Tommy Waters, Chair
Councilmember Esther Kia'aina, Vice Chair
Honolulu City Council
Honolulu, Hawai'i 96813-3077

Dear Chair Waters, Vice Chair Kia'aina, and Members of the Committee,

The East O'ahu County Farm Bureau, which represents approximately 420 farmers and supporters of agriculture from Waimanalo to Kahuku, participated in the 2023 agricultural stakeholder working group that also included O'ahu Agriculture and Conservation Association, Kualoa Ranch, Waimanalo Agricultural Association, KoHana, Hawai'i Cattlemen's Council, Ulupono Initiative, Hawai'i Farm Bureau, Kuilima Farms, and representatives of State and County agencies. Over three full-day sessions, the working group considered the potential impacts of each agriculture-related item in Bill 10 (2022), currently reintroduced as Bill 64 (2023), upon agricultural production and accessory operations in the City and County of Honolulu. **East O'ahu County strongly supports the recommendations of this working group, and respectfully requests that they be incorporated into the provisions of Bill 64.**

We thank the members of your Council for their patience during the long process of hearing and amending this major piece of legislation. However, we must join the working group referenced above in expressing our continuing concerns regarding several items that are in the current version of Bill 64, and that we feel will negatively impact O'ahu's farmers and ranchers. We hope that these concerns can be addressed by further amendments before Bill 64 becomes law:

1) The current version of Bill 64 would require farmers and ranchers to file detailed farm plans with DPP when applying for permits. Our concerns include the following:

- The amendments impose a substantial paperwork requirement which will impact small farmers, beginning farmers, and people with poor English skills disproportionately, and go well beyond what is necessary to determine whether or not the 51% requirement is likely to be satisfied. Is a plan required only when a farm applies for an initial permit, say to install a farm stand, or for any subsequent modification that may require an additional permit? What about farms that already have farm stands -- are they grandfathered, or must they also submit plans in order to keep their stands?

- DPP has no personnel with the knowledge and experience in agriculture that would be necessary to evaluate a farm plan. O'ahu's agricultural ventures are extremely diverse; even a person experienced in row crop production might be lost trying to evaluate the validity of a farm plan dealing with aquaculture, ornamental plants, biofuels, or honey production. DPP already has a backlog of permit applications; reviewing farm plans will take time and resources that DPP doesn't currently have.

- Compiling information about "a farm or ranch's resources, goals, business plan, and timeline"seems far more detailed and intrusive than is necessary to show legitimate intent to farm. It could result in demands for proprietary information that might be disclosed to the public or to competitors, and the seemingly open-ended requirements could result in long delays when DPP asks for supplemental information.

- Plans may change, crops may fail, and opportunities for different agricultural ventures may arise. Can DPP revoke a permit if a farm fails to carry out its plan? If so, DPP will be burdened with the necessity to monitor all farms to which it has issued permits; if not, then the plan is just a paperwork exercise that can be ignored once the permit is issued.

- While we recognize that the previous Bill 64 requirement for an agricultural easement is liable to be burdensome, we do not feel that exchanging one burden for another is a suitable solution. We suggest that a simple diagram showing intended uses of the land should be sufficient to indicate whether a person intends to farm or ranch at least 51% of a parcel. Farmers and ranchers already have to supply such a diagram to obtain Honolulu's real property tax exemption.

2) The current version of Bill 64 severely limits the ability of nurseries in agricultural zones to conduct retail business:

- Retail sales would be limited to "plants sold directly from the greenhouse or open field where the plant was grown or cultivated, and only sales of the plant in its primary form is allowed." These restrictions will severely impact smaller nurseries that cannot survive by selling their own production alone, and that need to purchase additional plants for resale from larger operations. They would also prohibit nurseries from selling related products such as fruit or cut flowers, even if those products were grown on the premises.

- "The sale of secondary products such as jams, juices, and baked goods is prohibited." Have there been problems with nurseries selling jams, juices, or baked goods? Are plant pots, bags of compost, or T-shirts with the nursery's logo "secondary products"? Can a nursery have a vending machine selling drinks to employees and customers?

- "Separate structures used primarily for retail sales are prohibited." It's not clear why this restriction is necessary. All these provisions appear to discriminate against nursery growers versus other farmers, who are allowed to retail their products and those of other farms at dedicated farm stands.

3) The current version of Bill 64 would allow pre-K-12 schools and small or medium meeting facilities on AG-2 lots, while also requiring at least 51% of such lots to be farmed. Farming can involve noise, dust, spraying of pesticides, use of heavy machinery, and other activities that are not compatible with pre-K-12 schools or meeting facilities immediately adjacent. Regulations that would combine agriculture with these other activities on the same lot could lead to serious consequences. If a school or a meeting facility is the most desirable use of a particular AG-2 lot, the best course of action would be to rezone the lot.

As in our previous testimony, we also encourage your Council to consider the working group's

general suggestions:

- Reactivate the Agriculture Task Force with updated membership that reflects the diversity of O'ahu's agricultural community, and encourage the City Administration to revive its agricultural liaison position.

- Add at least one position within the Department of Planning and Permitting that requires a strong background in agricultural production. Further, we recommend that an agricultural classification and review process be established under DPP. Currently, farms and ranches are classified as commercial and are subject to the same review process as large commercial establishments. This process often involves requirements that are unnecessary and physically or economically impractical for a farm or ranch to meet.

- "Grandfather" farm and ranch facilities that are rendered non-conforming by regulatory changes made under Bill 64.

Thank you for the opportunity to testify on this important matter.

Sincerely,

Frederick M. Mencher

Frederick M. Mencher
for Grant Hamachi, President
East O'ahu County Farm Bureau

Bill 64 (2023), CD2, FD2/ Honolulu City Council Hearing **Dec. 11, 2024**

Testimony by Austin and Kalei Salcedo (Constituents of Senate District-22)

Respectfully demands of “Amendments” for “Group Living (State Regulated)”.

Recent In-person testimony made upon **Bill 64, FD1, CD1**. Before City Council Hearing. **No consideration made for requested Amendments of revisions, deviations:**

1) To revise, deviate Page 5, “Country (Ohana)” [P*, Permitted], and Residential [P*, Permitted], **and to incorporate “Country (Ohana)” [C*+, Conditional Use Permit (CUP)], and Residential [C*+, Conditional Use Permit (CUP)]**.
2) To revise, deviate Page 20, paragraph 21-5.50-2, (a)(1) Group Living. Not only State Regulated. To incorporate language to include Equal Monitoring by City DPP “Conditional Use Permit”.

Imperative to incorporate “equal monitoring” by City County means of “CUP”

The **City DPP “Conditional Use Permit (Major) requires the State “Certificate Of Need” (CON) within its requirements. This significant disparity and conflict of requirements by State Standards**

Noted in Paragraph: *G. Supplemental Information: Additional information which may be required to successfully process the application by the DPP.*

*Note: Applications requiring a Certificate of Need (CON) **must** include the approved CON.*

Unsafe crime factor’s: Measured Homicide Crime’s within Senate District-22 for #2023 risen 80% increase, and #2024 current 10 Murder’s.

These significant Unsafe conditions imposed upon Clients entering Group Living transitional Operation: The State Departments are not transparent with the City County DPP, HPD Law Enforcements, and City Neighborhood within Senate District-22. Moreso, Neighborhood Boards are not made aware of many Sub-Contract Group Living transitional operations.

Disparity Of Group Living Operations

#2023 Senate Resolution 30 S.D.1

WHEREAS, the Senate of the Thirty-second Legislature of the State of Hawaii, Regular

Session of 2023, Senate Resolution No. 30 S.D. 1 urged the State and City and County of Honolulu to recognize and address the inequitable locating of mental health facilities,

clean and sober homes, homeless shelters, and other supportive living homes across the island of Oahu, particularly the prevalence of these facilities and homes along the Waianae coast

Further Disparity Of Group Living Operations: The Nanakuli Neighborhood Board meeting agenda, within Senate District-22 adopted Resolution to further Stop building more State/City "Kauhale" Operations (Group Living) within the Senate District-22

Example of State mismanaged Group Living operations:

The State Health Planning & Development Agency (SHPDA) "approved and issued "CON" #21-07A" for a 20-Bed Group Living Drug Special Treatment Operations at Makaha Gateway Market Place, within Senate District-22. The "2 year expired" CON" #21-07A (public records) have not been deleted and remains valid on SHPDA Website.

Whereas, no consideration was given for the "Safety Hazards" by placement of these Institute/Operation in Makaha, Senate District-22.

- Less than One-Half Mile and within the commute area of Children and Schools of the Makaha Community.
- 3 separate businesses upon this property and within this area is Selling Alcohol Beverage's to anyone above 21years of age. This will result in significant adverse effects in an individual's rehabilitation recovery of Alcohol & Drug Abuse.

Further allegations made by Hawaii certified physician partnership of this same 10 Bed Special Treatment Operations also located at Fort Street Mall location. Accusing the CEO of Forgery. The CON approve applications remains valid #21-06A on SHPDA Website (public records).

Alarming note made in both CON approved applications: Section *(c) There is no compelling public interest will be served by requiring the application to go through the standard review process.* Truth is this HRS 323D is vague and ambiguous for public Interest notification and community transparency.

Bill 64 (2023), CD2, FD2/ Honolulu City Council Hearing **Dec. 11, 2024**

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North Shore Surfers

P.O. Box 704; Haleiwa, Hawai'i 96712
March 25, 2017

TO: Governor Ige, Hawai'i State Senate, Hawai'i House of Representatives, Hawai'i' PUC, Hawai'i DBEDT, Mayor Kirk Caldwell, Honolulu City Council, HECO, Senator Brian Schatz, Representative Tulsi Gabbard, Save the Waves Coalition and Other Surf Conservation Partners, and Federal and State Agencies Responsible for Environmental Analysis and Compliance of Wind Farms
CC: Na Pua Makani Wind Farm, Kahuku Wind Farm, and Kawailoa Wind Farm

Subject: Please Conserve North Shore Surf: Adverse Wind Farm Effects to Swells and Offshore Surfing Wind Conditions on the North Shore of O'ahu

Please employ your available means to minimize wind farm harm to North Shore O'ahu's surf conditions. Although our letter addresses adverse effects of wind farms to surf, the social and environmental injustices of BOEM's proposed Ka'ena Point (O'ahu North) and the proposed Na Pua Makani Wind Farm in Kahuku are of even graver concern than effects of those wind farms to surf. The North Shore's September 20 to April 20 surf season is internationally-renowned because our tropical waters receive ocean swells 80 percent of days and on 60 percent of those days, wave faces are groomed by offshore, easterly winds. Large floating wind platforms should not be permitted in North Shore waters (Figure 1) during surf season where they would diffract incoming ocean swells. Since 2005, engineering literature has documented turbulence in the air and increased ground temperatures extending more than 10 miles downwind from wind turbines; the air disturbances of the proposed, relatively inefficient, turbines far exceeds the relatively small amount of energy the turbine harvests. Wind turbine wake turbulence is a double-whammy to our offshore wind flow: it disrupts our prevailing east winds, and, by contributing to warmer land temperature, exacerbates development of upslope onshore winds that are extremely detrimental to surf conditions. To minimize these adverse wake turbulence effects to important offshore winds, any wind turbine situated upwind from a North Shore surf break should be required to shut down when ocean swells are reaching the North Shore (see Figure 1).

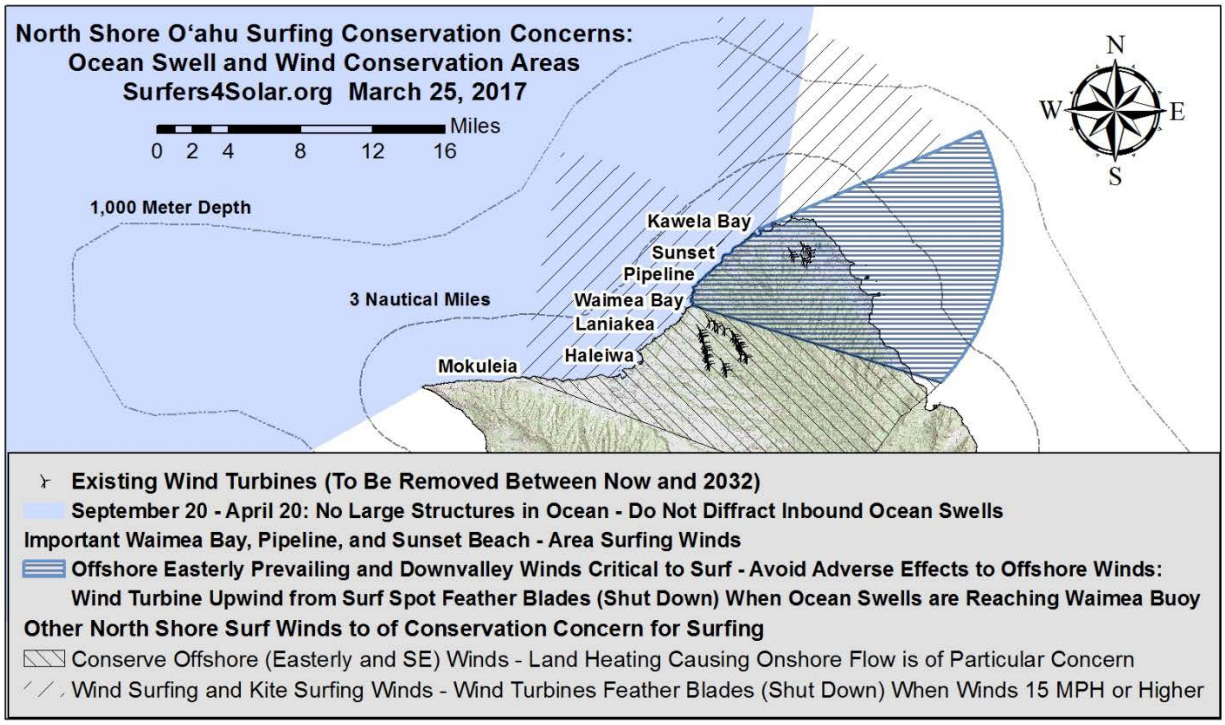


Figure 1. North Shore O'ahu areas of ocean swell and wind conservation needs.

Wave Disruption: In May 2016, the Bureau of Ocean Energy Management (BOEM) concluded North Shore waters are suitable for wind development and in July 2016, they offered "Oahu North" for wind farm lease development (Figure 2). The offshore wind farm leases under consideration would entail complex floating structures that would diffract waves (Figure 3, See Figure 1).

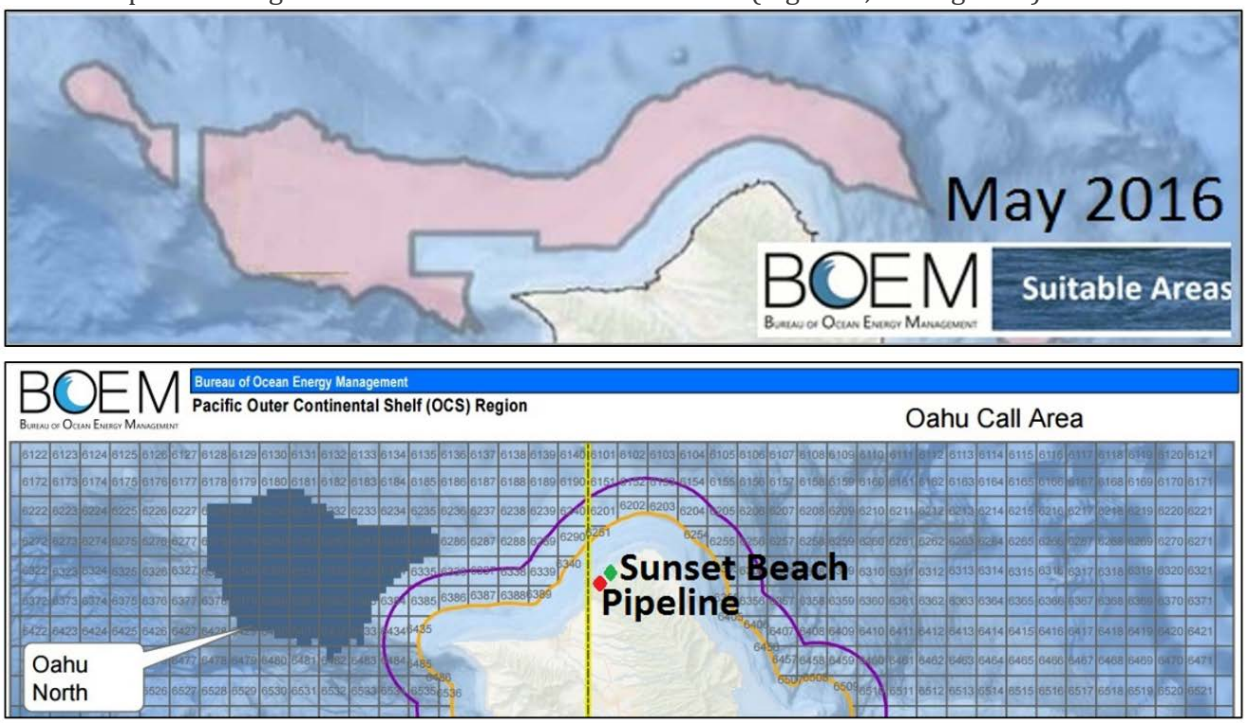


Figure 2. Ocean areas under consideration for BOEM wind farm development.

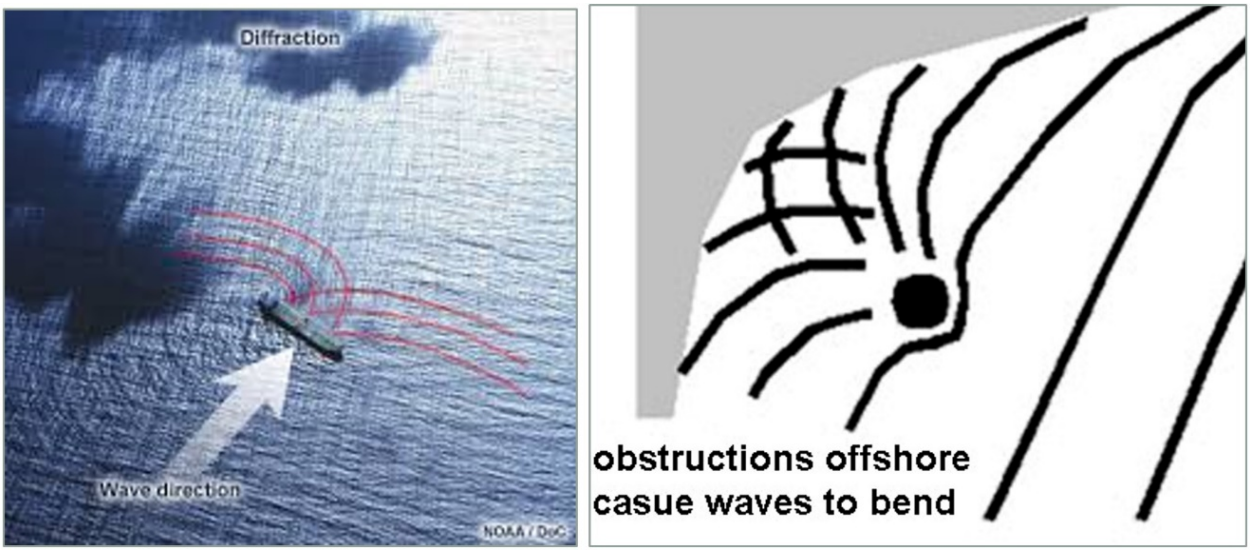


Figure 3. Large structures in the water would diffract incoming ocean swells.

Wind Farm Disruption of Offshore Winds: Downwind wake air turbulence of conventional, inefficient, wind turbines results in significant disturbance to downstream winds. Their air disturbance far exceeds the small amount of energy extracted by the wind turbine (Figures 4 and 5). Since at least 2005, scientific engineering journals have documented significant changes in wind speed and direction, increased air turbulence, and increases in on-land air temperature 12 miles and farther downwind from wind farms.



Figure 4. Wake turbulence, far exceeding the relatively small amount of energy harvested from these very inefficient wind turbines, extends more than 10 miles downwind from the wind farm.

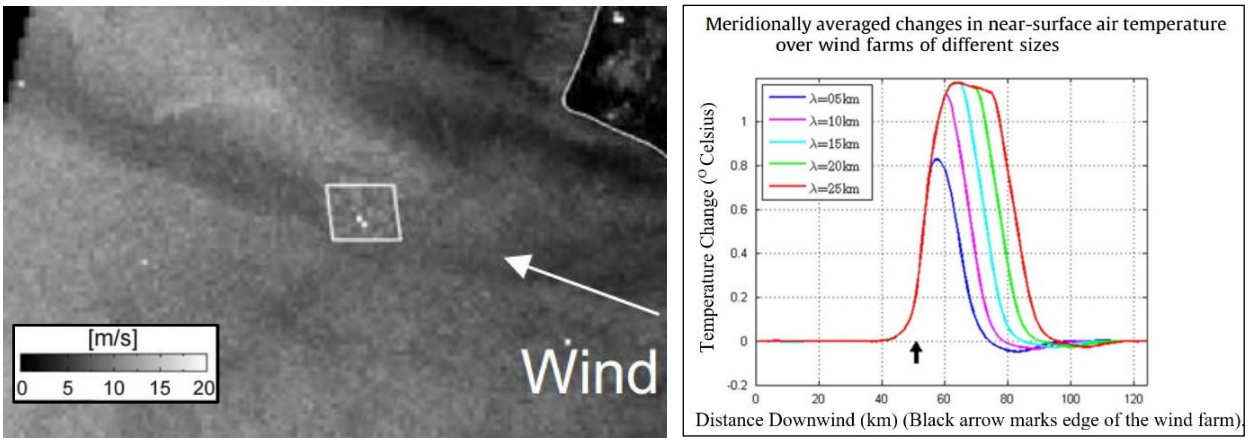


Figure 5. (Left) Wind speed [meters/second] map based on the ERS-2 satellite. The Horns Rev wind farm, Denmark is indicated (white trapezoid) and a wind wake is seen as dark pixels downstream of the turbines, 25 February 2003, wind direction = 110^0, wind speed 6.0 meters/second (m/s) (13 mph) (Christiansen and Hasager, Remote Sensing of Environment, October 2005). And (Right) "The typical length-scale of the wind farm wakes is approximately 20 km (12.4 miles) that is independent of the size of the wind farms as well as background meteorology." (Baidya, J. of Wind Engineering and Industrial Aerodynamics. In Press).

Offshore winds are important on the North Shore because they groom wave faces, hold wave faces up to allow them to build taller and steeper before they break, and contribute to hollow larger longer barrels. Onshore winds ruin surf conditions because they result in bumpy wave faces. The four year-old Kahuku Wind Farm (in full-time operation since February 2014) is disturbing the prevailing east (offshore) winds and increasing the prevalence of onshore winds at Sunset Point surf spots situated 3.4 miles downwind from the wind farm. Winds from 90^0, when the wind moves "behind the wind farm", are inconsistent, less filled-in, gustier, and more onshore when the wind turbines are operating. Sunset Point winds from 95 and 100 degrees directions are normal, unaffected, not "blocked" or disturbed by the Kahuku Wind Farm and cool down-valley air is not affected because wake turbulence stays offshore from surf spots. Review of data from the Federal, scientific-grade weather station located one mile east (upwind) from the wind farm (http://www.raws.dri.edu/cgi-bin/rawMAIN.pl?hiHKII) confirms the east (90^0) winds are still there during periods they're disturbed at Sunset Point; therefore the degradation of the 90^0winds at Sunset Point can't be attributed to natural variability or climate change. The Kawailoa Wind Farm is having the same direct effect to offshore wind flow at Chuns Reef and Laniakea surf breaks

and the double-whammy is the wind farm's exacerbation of land heating in the development of onshore winds. The proposed Na Pua Makani Wind Farm would be five miles directly upwind from Pipeline (Figure 6), 58% taller than the largest Hawai'i wind farm, and with each rotor sweeping an area 1.8x (almost 2x) those of the existing Kahuku Wind Farm. Offshore winds are of critical importance to Pipeline, which is among the most important waves in the world. When we expressed concern regarding the adverse effects the Na Pua Makani Wind Farm would have to Pipeline's offshore winds, the wind developer refuted our concerns (March 7, 2017 Pacific Business News). Since these direct wind farm effects to wind flow and indirect effects to wind direction due to land heating have been documented in the literature since 2005, these adverse effects of Na Pua Makani to Pipeline's surf conditions would be expected even in the absence of local observations.

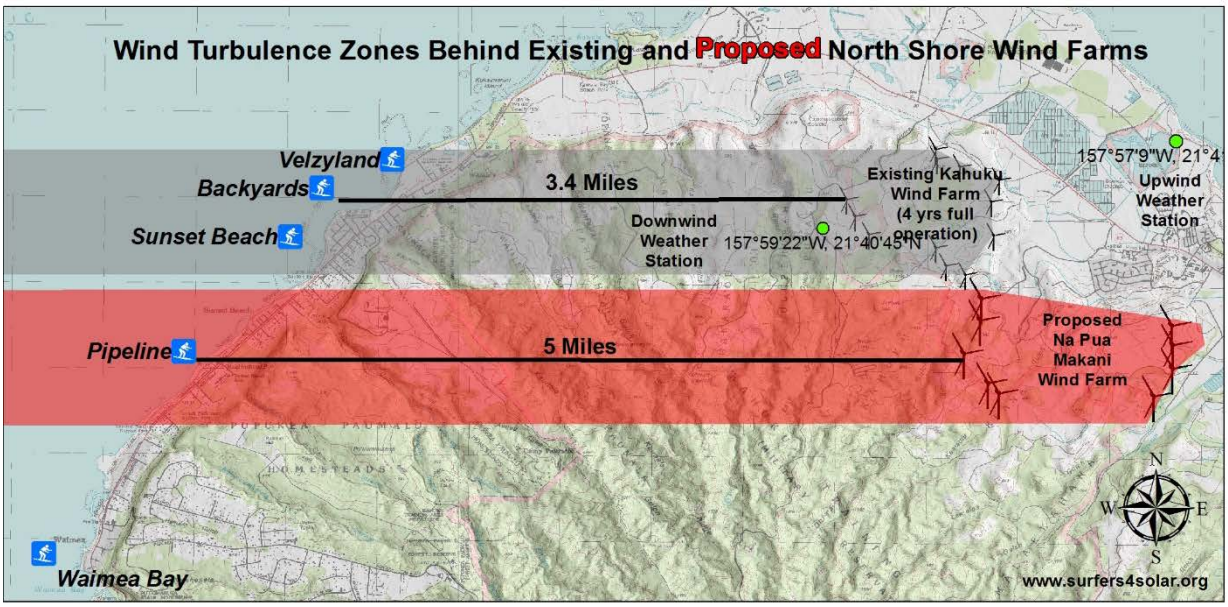


Figure 6. Surf breaks in relation to existing Kahuku Wind Farm and proposed Na Pua Makani Wind Farm wake turbulence and increased air temperature zones under prevailing east, 90^0, wind.

On March 15, 2017, Sunset Beach Community Association unanimously agreed to ask for a county law requiring wind turbines situated upwind from the Velzyland to Waimea Bay surf breaks (see Figure 6) to feather their blades so the blades are oriented parallel to the wind, not catching the wind, shut down, during the day, when the most recent swell reading on the NOAA Waimea buoy (Station 51201) is 8-feet, 14-seconds or higher. These are large barrel conditions with wave faces breaking double-overhead, 12-feet (Hawaiian). These swells occur approximately six percent of year-round hours (day and night). When daylight and wind direction are accounted for, this North Shore wind farm shut-down for surf winds would affect fewer than three percent of the hours of the year. To reduce the adverse effect of wind farm wake air turbulence to North Shore surf conditions, it should be illegal, at a bare minimum, for a wind turbine to be operating upwind from a North Shore surf break when these largest, internationally-important, swells occur. To avoid the adverse effect completely, turbine shutdown would need to extend to swells 4-feet, 11-seconds and larger.

Please don't allow bulky in-water structures to diffract incoming North Shore swells, please require wind farms upwind from the North Shore's important surf breaks to shut down when swells are reaching the North Shore, and please discontinue use of North Shore wind farms by utilizing less harmful clean energy alternatives as quickly as possible. Ua mau ke ea o ka 'āina i ka pono. For additional information please contact Carol Philipps, Tamayo Perry, Chris Bruns, Eddie or Makauakai Rothman, Dan Moore, Shane Weldon, or Mike Takahashi via surfers4solar@gmail.com (808) 927-4602 and for wind data, please see www.surfers4solar.org.

Sincerely [90 North Shore Surfers, Signatures Attached]

Makaukai Rothman
Pro Surfer – North Shore
Sunset Point

MAKAKAI ROTHMAN 3/25/17

(Signature) Date

Tamayo Perry
North Shore Surfer
Sunset Point

Tamayo Perry 3/25/2017

(Signature) Date

Mason Ho
Pro Surfer – North Shore
Sunset Point

3/25/17

(Signature) Date

Kala Grace
Pro Surfer – North Shore

Kala G. 3/26/2017

(Signature) Date

Apollo Flemming
Pro Surfer – North Shore

apollo Flemming 3-26-17

(Signature) Date

Nathan Florence
Pro Surfer – North Shore

3/26/17

(Signature) Date

Seth Moniz
Pro Surfer – North Shore

03/26/2017

(Signature) Date

Sai Smiley
Pro Surfer - Maui

Sai Smiley 3/26/2017

(Signature) Date

JD Irons
Pro Surfer - Kauai

JD Irons 3/26/2017

(Signature) Date

Jimmy Ulualoha Napeahi
Pro Surfer
Hawai'i Island

3/26/17

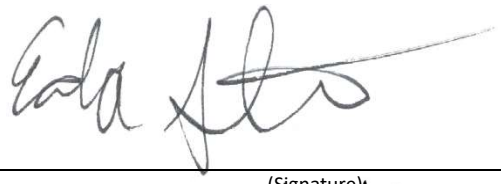
(Signature) Date

Makai McNamara
Pro Surfer
North Shore

3/26/2017

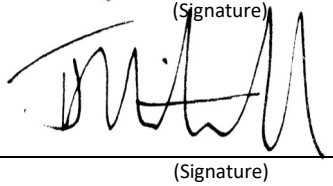
(Signature) Date

Eala Stewart
Pro Surfer
Oahu



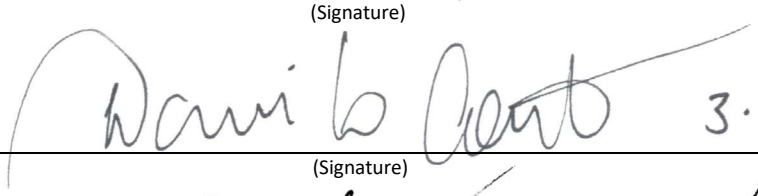
(Signature) Date 3/26/2017

Jamie Mitchell
Pro Big Wave Surfer
Waterman, Australia



(Signature) Date 3/26/2017

Danilo Couto
Pro Big Wave Surfer
North Shore



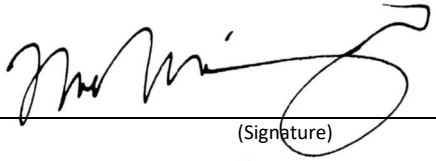
(Signature) Date 3.26.17

Ryder Guest
Pro Surfer



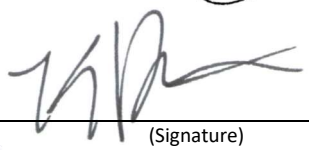
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Noa Mizuno
Pro Surfer
Oahu



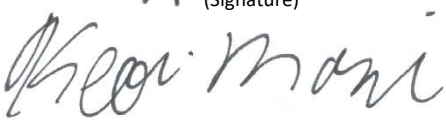
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Kai Pattison
Pro Surfer
Hawaii



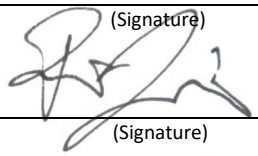
(Signature) Date 3/26/17

Keoni Nozaki
Pro Surfer
Hawaii



(Signature) Date 3-26-2017

Rico Jimenez
Pro Surfer



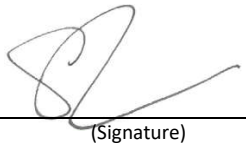
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Trevor Carlson
Pro Big Wave Surfer
North Shore



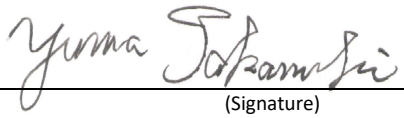
(Signature) Date 3-26-17

Shaun Lopez
Pro Big Wave Surfer
Maui



(Signature) Date 3/26/17

Yuma Takanuki
Pro Surfer
Japan



(Signature) Date 4/1/2017

Eddie Rothman
Co-Founder,
Hui O He'e Nalu (Da Hui)

(Signature) Date: 3/25/17

David Riddle
Surf Coach
Surfer

(Signature) Date: 4/1/2017

Dan Moore
Big Wave Surfer, Kite Surfer
Outerreef.com

(Signature) Date: March 25, 2017

Rainos Hayes
Surf Coach
Surfer

(Signature) Date: 3/26/2017

Carol Phillips
NorthShoreSurfGirls.Com
Surf Lessons at Chuns Reef

(Signature) Date: 3-26-17

Stan McCormick Jr.
ExtremeWaterShots@gmail
North Shore Surfer

(Signature) Date: 3-26-17

Chris Owens
Wave Forecaster
North Shore

(Signature) Date: 3/26/17

Jeff Bushman
BushmanSurfboards.com
Sunset Point

(Signature) Date: 3-25-17

Darrick Doerner
Big Wave Surf Coach
DD-SEA.COM

(Signature) Date: 3/24/17

Tristan Boxford
Windsurfer, SUP, Waterman
WatermanLeague.com

(Signature) Date: 3/26/2017

Rio Stevens
Professional Kitesurfer

(Signature) Date: 3.25.17

Junior Maosi
@jrmaosi
Surf Photographer, Surfer

(Signature) Date: 3-26-17

Barry Mamiya
Surfer
North Shore

(Signature) Date 3/26/17

Bobby Nickerbocker
Surfer
Waialua High School Alumni

(Signature) Date 3-26-17

Kohl Christianson
Big Wave Surfer
Christianson Solar Company

(Signature) Date 3/26/17

Guy Pere
Surfer
North Shore

(Signature) Date 3/26/17

Chance King
Surfer
North Shore

(Signature) Date 3/26/17

Claudia Goncaves
Pro Surfer

(Signature) Date 3/26/17

Mikey Bruneau
Surfer
North Shore

(Signature) Date March 26, 2017

Chris Bruns
Surfer, Wind Surfer
Sunset Point

(Signature) Date 3-25-17

Konrad Bright
Big Wave Surfer, Kitesurfer
Sunset Point

(Signature) Date 3/25/2017

Jeanie Martinson
Surfer
Sunset Beach

(Signature) Date 3/26/17

Chris Courtois
Hawai'i State Adaptive
Surf Coach

(Signature) Date 3-26-17

Mike Takahashi
Co-Founder: Moloka'i2O'ahu
Paddleboard World Championships



3-25-17

(Signature) Date

Shane Weldon
Former Wind and
Wave Turbine Technician



3/25/2017

(Signature) Date

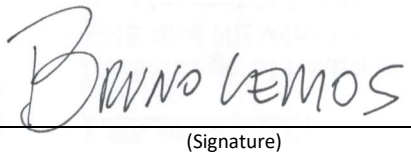
Lucas Godfrey
Freesurfer



3/26/17

(Signature) Date

Bruno Lemos
Professional Surf
Photographer



3/26/17

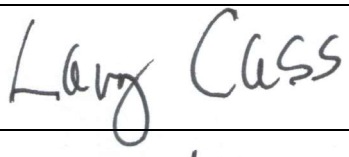
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Bill Martin
Surfer, Island X Hawaii
Sunset Point Resident



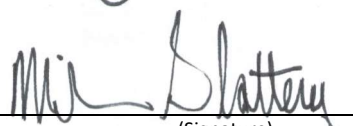
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Larry Cass
Big Wave Surfer, Surfer
Sunset Point



3/26/2017

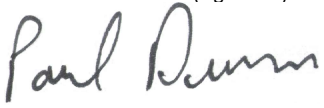
Mike Slattery
Big Wave Surfer
High Surf Accessories



3/26/2017

(Signature) Date

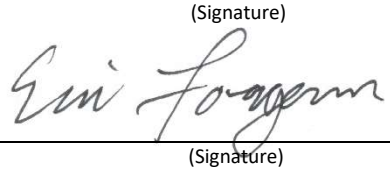
Paul Dunn
Big Wave and Kitesurfer



3/24/17

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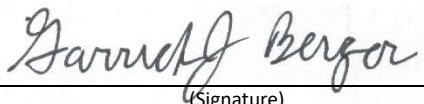
Eric Forgerson
Surfer, Pupukea



3/26/2017

(Signature) Date

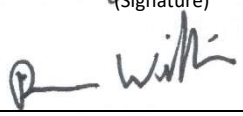
Garrick Berger
Surfer, Sunset Point



3-26-17

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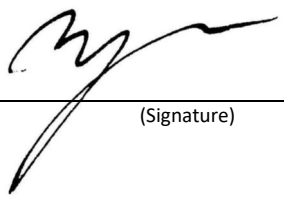
Drew Wilkinson
Surfer



3/26/17

(Signature) Date

Abey Qureshi
Kitesurfer, Big Wave
Surfer, Sunset Point



3/25/17

(Signature) Date

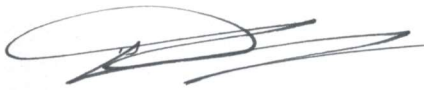
Ian McCaulley
Surfer, Photographer



3/26/17

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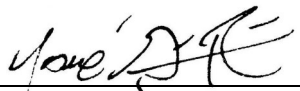
Donald Darnell
Surfer



3/25/17

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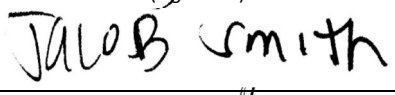
Josue Guzman
Surfer, Waterman



3/25/17

(Signature) Date

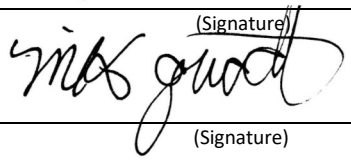
Jacob Smith
Surfer



3/26/17

(Signature) Date

Mike Gnadd
Big Wave Surfer, Artist



3/26/17

(Signature) Date

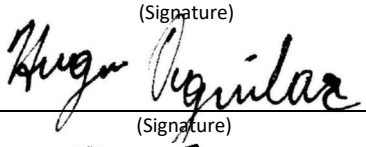
Daniel Bossano
Surfer



3-26-17

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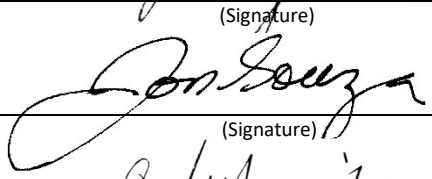
Hugo Aguilar
Surfer



3-26-17

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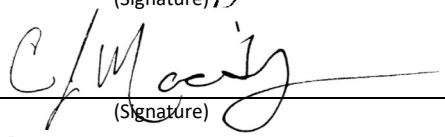
Jon Souza
Professional Surf Photographer



3-26-17

(Signature) Date

CJ Moody
Surfer



3/26/2017

(Signature) Date

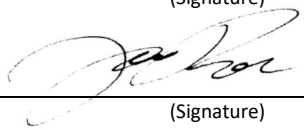
Pierce Miller
Surfer



3/26/17

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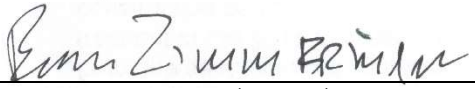
Jacob Robb
Surfer



3-26-17

(Signature) Date

Brian Zimmerman
Kitesurfer



3/26/17

(Signature) Date

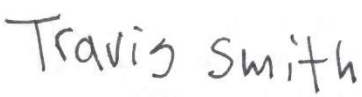
Manuel González
Surfer



3-26-2017

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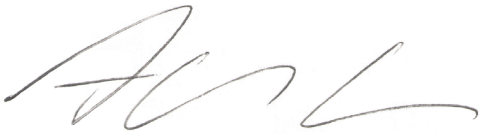
Travis Smith
Surfer
sunriseshackhawaii.com



3/26/17

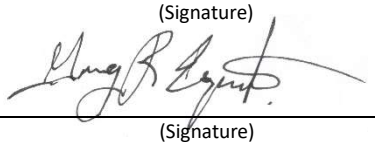
(Signature) Date

Adam Lerner
North Shore Lifeguard



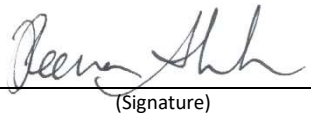
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Espirito
North Shore Waterman



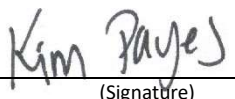
(Signature) Date 3-25-2017

Reena Shah
Surfer



(Signature) Date 3/26/17

Kim Payes
Surfer, Sunset Beach



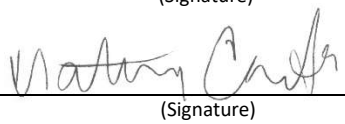
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Evan Duffin-Barnes
Surfer, North Shore



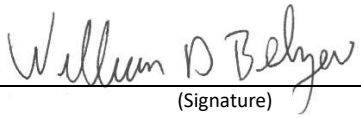
(Signature) Date 4.1.17

Matty Costa
North Shore Surfer, Eva Beach



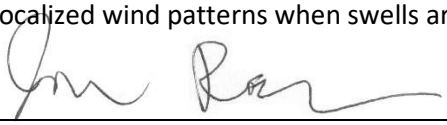
(Signature) Date 4.1.17

William D. Belyeu
Surfer, Sunset Point



(Signature) Date 4-1-17

Justin Remais, North Shore Surfer: Windmill operations cause unnatural new low and high pressure areas; any windmill operation affecting localized wind patterns when swells are 11 seconds or higher makes local surf conditions suffer.



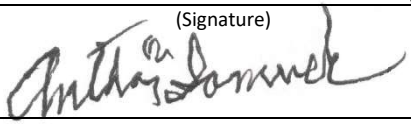
(Signature) Date 4/1/17

Luis Linares, @flowluis
Pipeline Boogie Boarder



(Signature) Date 4/1/17

Tony Samuels
Sunset Beach



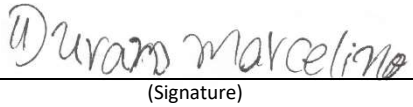
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Ricardo Tavira
Freesurfer



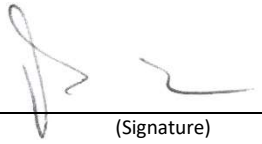
(Signature) Date April 1, 2017

Duran Marcelino
North Shore Surfer



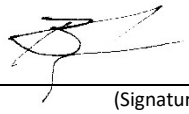
(Signature) Date 4.1.17

Rick Staken
Kitesurfer, Windsurfer
Tow Surfer, Sunset Point



(Signature) Date 4/2/2017

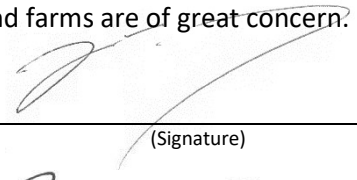
Bryan Libby
North Shore Surfer



(Signature) April 2, 2017 (Date)

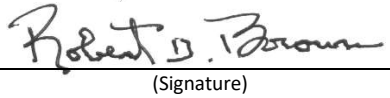
Social justice aspects of the proposed wind farms are of great concern.

Roberto Lopez
Sunset Beach Surfer, Sailor, Realtor



(Signature) 4/3/17 (Date)

Robert Brown
North Shore Surfer



(Signature) 4-4-17 (Date)

Debra French-Godoy
Sunset Beach Surfer



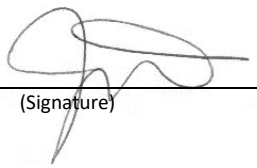
(Signature) 4/4/17 (Date)

Lynn Nolan
Rocky Point



(Signature) 4/4/17 (Date)

Julie Dahl
Sunset Beach Surfer and Haleiwa Business Owner



(Signature) 4/4/17 (Date)

December 11, 2024

HEARING BEFORE THE
HONOLULU CITY COUNCIL

TESTIMONY ON BILL 64 (2023) FD1, CD2
RELATING TO USE REGULATIONS

City Council Chamber
10:00 AM

Aloha Chair Waters, Vice Chair Kia‘aina, and Members of the Council,

I am Brian Miyamoto, Executive Director of the Hawaiʻi Farm Bureau (HFB). Organized in 1948, the HFB is comprised of 1,800 farm family members statewide and serves as Hawaiʻi’s voice of agriculture to protect, advocate and advance the social, economic, and educational interests of our diverse agricultural community.

The Hawaiʻi Farm Bureau appreciates the efforts by the Honolulu City Council and Department of Planning and Permitting to update Honolulu’s Land Use Ordinance. However, as we have noted in previous testimony, Bill 10 (now Bill 64) contained provisions that were of concern to farmers and ranchers on O‘ahu. We thank the Council for allowing the agriculture industry the opportunity to recommend amendments to address these concerns.

The Hawaiʻi Farm Bureau was an active participant in the 2023 agricultural stakeholder working group. This group also included the O‘ahu Agriculture and Conservation Association, Kualoa Ranch, Waimanalo Agricultural Association, KoHana, Hawai‘i Cattlemen's Council, Ulupono Initiative, and Kuilima Farms. Government agencies—Hawaiʻi Department of Agriculture, City and County of Honolulu (CCH) Department of Planning and Permitting (DPP), and CCH Office of Economic Revitalization—also joined the conversation to provide context and feedback to the group’s comments. Over three full-day sessions, the working group carefully evaluated the potential impacts of each agriculture-related provision in Bill 10 (2022), now reintroduced as Bill 64 (2023), on agricultural production and associated operations within the City and County of Honolulu. The Hawaiʻi Farm Bureau strongly endorses the working group's recommendations and respectfully requests their integration into Bill 64.

The following recommendations represent some of the remaining recommendations and concerns that lie within the current draft.

General Recommendations for Consideration of the Final Bill 64 Outcome:

- Re-activate the Agriculture Task Force and Agriculture Liaison to meet regularly for substantive discussions about agriculture and to make recommendations to the Honolulu City Council. The Task Force should ensure the representation of small farms.

- Add a position within DPP that requires a background in agriculture. Without such a position, it is difficult for DPP to make land use changes that support Oahu's agricultural production and preservation of productive farmland.

We would like to express concerns regarding the newly proposed amendments to Bill 64, requiring farmers and ranchers to file detailed farm plans with DPP when applying for permits. Our concerns include the following:

- The amendments impose a substantial paperwork requirement that will disproportionately impact small farmers and people with poor English skills and go well beyond what is necessary to determine whether the 51% requirement will likely be satisfied. Is a plan required only when a farm applies for an initial permit, say to install a farm stand, or for any subsequent modification that may require an additional permit? What about farms that already have farm stands -- are they grandfathered, or must they also submit plans in order to keep their stands?

- DPP lacks personnel with the knowledge and experience in agriculture necessary to evaluate a farm plan. O'ahu's agricultural ventures are extremely diverse; even a person experienced in row crop production might be lost trying to evaluate the validity of a farm plan dealing with aquaculture, ornamental plants, biofuels, or honey production. DPP already has a backlog of permit applications; reviewing farm plans will take time and resources that DPP doesn't currently have.

- Compiling information about "a farm or ranch's resources, goals, business plan, and timeline" seems far more detailed and intrusive than is necessary to show legitimate intent to farm. It could result in demands for proprietary information that might be disclosed to the public or competitors, and the seemingly open-ended requirements could result in lengthy delays when DPP asks for supplemental information.

- Plans may change, crops may fail, and opportunities for different agricultural ventures may arise. Can DPP revoke a permit if a farm fails to carry out its plan? If so, DPP will be burdened with the necessity to monitor all farms to which it has issued permits; if not, then the plan is just a paperwork exercise that can be ignored once the permit is issued.

- While we recognize that the previous Bill 64 requirement for an agricultural easement is liable to be burdensome, we do not feel that exchanging one burden for another is a suitable solution. We suggest that a simple diagram showing intended uses of the land should be sufficient to indicate whether a person intends to farm or ranch at least 51% of a parcel. Farmers and ranchers already have to supply such a diagram to obtain Honolulu's real property tax exemption. If farmers and ranchers have filed conservation plans with the Natural Resource Conservation Service's local districts, these plans should also be acceptable to DPP.

The current version of Bill 64 also severely limits the ability of nurseries in agricultural zones to conduct retail business following:

- Retail sales would be limited to "plants sold directly from the greenhouse or open field where the plant was grown or cultivated, and only sales of the plant in its primary form is allowed." These restrictions will severely impact smaller nurseries that cannot survive by selling their own production alone and that need to purchase additional plants for resale from larger operations. They would also prohibit nurseries from selling related products such as fruit or cut flowers, even if those products were grown on the premises.

- "The sale of secondary products such as jams, juices, and baked goods is prohibited." Have there been problems with nurseries selling jams, juices, or baked goods? Are plant pots, bags of compost, or T-shirts with the nursery's logo "secondary products"? Can a nursery have a vending machine selling drinks to employees and customers?

- "Separate structures used primarily for retail sales are prohibited." It's not clear why this restriction is necessary. All these provisions appear to discriminate against nursery growers versus other farmers, who can retail their products and other farms at dedicated farm stands.

Accessory Agricultural Use Recommendations for Bill 64 (2023) FD1, CD2

Agritourism

- Standards listed on page 15-16: remove "minor" and "major" reference and standards 2 and 3.

"(b) Agritourism ~~**minor and major**~~ – standards.

~~**(2) Structures primarily dedicated to agritourism must not exceed 10 percent of the total zoning lot area.**~~

~~**(3) Buildings and structures associated with agritourism that are not required as part of the crop production or livestock keeping on the zoning lot are limited to 10,000 square feet of total floor area for the zoning lot.**~~

Farm Dwelling

- Remove language from Farm Dwelling Standards (1) (p.16): ~~**confined to a polygon for which no exterior angle is greater than 180 degrees.**~~

Farm Worker Housing

- Add in 51-percent language: A minimum of 51 percent of the zoning lot area suitable for crop production or livestock and poultry keeping must be dedicated to crop production or livestock and poultry keeping.

Agricultural Energy Facility – Biofuel Processing Facility on Ag Land

- Add a SUP to this process will help to alleviate concerns regarding movement of invasive species and pests. Update master use table to include **Cm*+** for AG-1 and AG-2.

<u>Other Uses Categories in AG-1 or AG-2 Zoned Lands Recommendations for Bill 64 (2023) FD1, CD2</u>

Group Living, Small

- Designates "C*+" in the AG-2 District for Small group living – State regulated and Small group living – not State regulated (p. 4).
    - **Small group living (State regulated and not state regulated) should be deleted from AG-2 zone district.** Small group living in agricultural zoning districts is more of a transitional housing issue. It is not a farm dwelling or farm worker housing. It does not belong in the AG-2 zoned districts.

Meeting Facilities

- Allows small meeting facility use on AG-2 land as Cm*+ (Minor Conditional Use, Standards, SUP). Allows medium meeting facility use on AG-2 land as C*+ (Major Conditional Use, Standards, SUP) (p. 5).
    - **Meeting facilities should be deleted from the AG-2 zone district.** AG-2 land should be preserved and used for active agriculture production and accessory agriculture.

School, PreK-12

- Allows PreK-12 schools in AG-2 districts as C*+ (Major Conditional Use, Standards, SUP) (p. 5).
    - **PreK-12 schools should be deleted from the AG-2 zone district.** As agriculture producers and stakeholders, with support of agriculture and accessory agriculture on AG1 and AG2 lands for active farm/ranch production. While we support education in general, we cannot support schools on AG-2 lands.

Day Care, Adult and Child (Combined Review)

- Allows Adult and Child Day Care in AG-2 districts as C*+ (Conditional Major Use, Use Standards Apply, SUP) (p. 6)
    - **Child and adult day care should be deleted from AG-2 zone district.** The proximity of child and adult day care facilities in AG-2 lands takes land away from active agriculture production. More than likely buffer zones will be requested to separate active farming noise, smells, dust and spraying of approved applications. This erodes available agricultural lands for the crop production or livestock keeping.

Nature-Based Recreation

- Allows Nature-Based Recreation in AG-2 districts as Cm* (Conditional Minor Use, Use Standards Apply) and C* (Conditional Major Use, Use Standards Apply) (p. 7).
    - **Nature-based recreation should be deleted from the AG-2 zone district.** We have strong concerns with definition and standards of this term and its effect on productive agricultural lands.
        - Definition: "A privately-owned and managed permanent facility or area dedicated to outdoor play, outdoor recreation, or aina-based education facilities, often containing recreational equipment and facilities intended to promote or enhance access to natural areas on land with preserved wildlife and natural features. The term includes picnic grounds, greenways, hiking and bicycling trails, areas for fishing and hunting, limited accessory sports courts and fields, non-motorized access to scenic interests, horseback riding tours, recreational camping, and campgrounds with tents, pavilions, lodges, and cabins."
            - We believe that this definition is vague and will negatively impact the primary use of AG-2 lands, which should be for active agricultural production.
        - Standard (1): "In the P-2 and AG-2 zoning districts, a minimum of 51 percent of the zoning lot area must be dedicated to crop production, livestock and poultry keeping, or passive undeveloped recreational areas, such as natural open space, forests, and trails, for as long as the nature-based recreation is in operation, as evidenced by a farm plan or recreational plan that shows the area and percentage of the zoning lot to be in active agricultural use or passive undeveloped recreational use, and includes information about a farm, ranch, or recreational area resources, goals, and business plan to engage in crop production or livestock and poultry keeping, or for passive recreational purposes."
            - There is a need to define "passive undeveloped recreational areas" and "passive recreational purposes."
                - We have strong concerns with this standard and how vague language and undefined terms will open up abuse of our productive agricultural lands.

Thank you for this opportunity to provide comments on Bill 64 (2023).

Andrew Laurence
Honolulu, Hawaii 96815
a-laurence1@yandex.com

December 11, 2024

City Council, City and County of Honolulu
530 South King Street
Honolulu, HI 96813

Testimony *OPPOSING Bill 64 (2023)*

Aloha Council Members:

Having reviewed with some neighbors **Bill 64 (2023)** *RELATING TO USE REGULATIONS.*, we are deeply concerned that the Council has given up leadership on housing issues that are vital to maintaining the livability of Oahu and is now following the advice of developers who have a conflict of interest due to the money they stand to make if certain changes are made to the Land Use Ordinance.

Among the concerns:

I strongly oppose the proposal to eliminate parking requirements for Ohana units and Accessory Dwelling Units (ADUs) within the Primary Urban Center and the Ewa development plan area, even if located within 800 feet of a bus stop. While promoting public transportation is important, this proposal disregards the diverse needs of residents who rely on personal vehicles due to the limited or inconvenient transit options, especially in areas like Ewa where bus service may be sparse or unreliable. Without sufficient parking, homeowners and tenants may face increased difficulty in finding parking, leading to congestion in already crowded neighborhoods. This can create further challenges for emergency vehicles, delivery services, and residents who rely on vehicles for essential trips. Additionally, the assumption that proximity to a bus stop will adequately address transportation needs ignores the reality that many individuals have unique circumstances, such as families with young children, elderly residents, or those with mobility issues, who are less likely to rely solely on public transit. The city should prioritize maintaining parking requirements to ensure that neighborhoods remain safe, functional, and accessible to all residents.

I also oppose the proposal to change the rental duration for Bed & Breakfasts (B&Bs) and Transient Vacation Units (TVUs) from 90 days to 30 days. Reducing the minimum rental period creates incentives for people with no stake in our neighborhood quality or housing issues to convert more properties into short-term rentals, which significantly reduces the stock of long-term rental housing. The frequent turnover in these units leads to destabilized neighborhoods, as residents are replaced with transient guests who contribute little to the community. The increased short-term rentals will also strain local infrastructure and services, including parking, waste management, and traffic flow. It is crucial to preserve the character of our neighborhoods and prioritize affordable, long-term housing over transient accommodations, especially as our city continues to face housing shortages.

And I am very disappointed that the Council will allow short-term rental use for the proposed 840-unit condominium development in the apartment-zoned area near Hoakalei. This area was specifically designated for long-term residential housing, with the expectation that it would serve local families and residents in need of affordable, stable housing. Allowing short-term rentals further undermines our efforts to preserve housing for locals, and opens the door for future developers to sidestep regulations meant to protect our community's housing needs. With Oahu

Andrew Laurence
Honolulu, Hawaii 96815
a-laurence1@yandex.com

already grappling with a severe housing crisis, this proposal would further reduce the availability of homes for local residents and encourage speculative, for-profit uses of housing stock. Such a change will inevitably drive up housing costs, making it even harder for working families to find affordable homes. The city must prioritize long-term housing for its residents, rather than catering to the transient needs of tourists at the expense of local communities.

For all the reasons outlined above, and more, I **urge you to send Bill 64 (2023) back to committee and do what needs to be done to protect the quality of life and affordability of housing for long-term residents**.

Mahalo nui loa for your consideration of my comments and concerns,



Andrew Laurence

D·R·HORTON®
America's Builder
HAWAII

December 10, 2024

The Honorable Tommy Waters, Chair
The Honorable Esther Kia'āina, Vice Chair
The Honorable Radiant Cordero, Floor Leader
Members of the City Council
City and County of Honolulu
Honolulu, Hawaii 96813-3077

RE: **Bill 64 (2023), CD2 – LUO Amendment Relating to Use Regulations**
Meeting: December 11, 2024

Aloha Chair Waters and Members of the City Council,

Mahalo for the opportunity to submit testimony on behalf of D.R. Horton Hawaii, offering our **strong support of Bill 64 (2023), CD2,** Land Use Ordinance (LUO) Amendment relating to use regulations. We would like to express our sincere appreciation for the hard work invested by all in contemporizing the LUO for future urban planning strategies and evolving social behaviors. We believe it will be transformative as we all move forward together.

In particular, we offer our continued support of the following CD2 amendments:

- Sec. 21-5.50-1(c): Multi-unit dwelling – standards
- Sec. 21-5.60-1(b): Community-based recreation center - standards
- Sec. 21-5.30 Use table: Miscellaneous Use, Joint Development and Table 21-5.1 Table of Permitted Uses
- Sec. 21-5.90-2- Joint Development of two or more adjacent zoning lots

Mahalo for your time and consideration, it is very much appreciated. Should you have any questions, please do not hesitate to contact me at (808)782-4109 or ttonaki@drhorton.com.

Sincerely,

Tracy Tonaki
President
D.R. Horton Hawaii

The Senate

STATE CAPITOL
HONOLULU, HAWAIʻI 96813

December 10, 2024

The Honorable Tommy Waters, Chair and Presiding Officer
and Members of the Honolulu City Council
Honolulu Hale
530 South King Street, Room 202
Honolulu, Hawaiʻi 96813

Aloha Chair Waters and Members of the Honolulu City Council,

Subject: Bill 64 (2023), FD1, CD2 Relating to Use Regulations

I am writing to OPPOSE Bill 64 (2023), FD1, CD2 in its current version, and am in STRONG SUPPORT of the amendments made by Council Member Esther Kiaʻāina in Bill 64 (2023) CD2 Proposed FD2. Bill 64 (2023) proposes to identify the permissible land uses in the various zoning districts and the conditions in which they may be conducted, including wind energy generation. Currently, the wind turbines located in Kahuku have caused the community much distress due to shadow flicker, are a threat to native wildlife, and have negatively affected the health of residents. However, with the proper rules in place, these negative side effects can be mitigated while also supporting the need for clean energy.

Specifically, I am in support of the 1.25 mile setback requirement and the 10 minutes per day of shadow flicker. Any less than that would put the surrounding community at risk and decrease their quality of life. I would also like to thank Council member Kiaʻāina for submitting the proposed FD2 for removing language to grandfather in current wind turbines, and adding regulations on height increases.

I would also like to express my OPPOSITION to the revised definitions of "Transient Occupant" and "Transient Vacation Unit" as stated in Bill 64 (2023), FD1, CD2. These new definitions reduce the threshold for what constitutes a short-term rental from 90 days to 30 days. The community has already agreed and came to terms with the 90 day time cap for Transient Vacation Units when the Ewa Development Plan was finalized long ago. This sudden change would need to again be vetted by the community that this change is affecting.

Once again, I support the proposed amendments offered by Councilmember Esther Kia'āina, and am opposed to the definitions of ***Transient Occupant*** and ***Transient Vacation Unit***. Mahalo for the opportunity to testify, and I look forward to the Council's final version of the bill.

Sincerely,



Senator Kurt Fevella
State of Hawaii, District 20
Assistant Minority Floor Leader

State Capitol, Room 231
415 S. Beretania Street,
Honolulu, HI 96813
Phone: (808) 586-6360
Fax: (808) 586-6361
senfevella@capitol.hawaii.gov

NAIOP
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
HAWAII CHAPTER

December 10, 2024

Councilmember Tommy Waters, Chair
Councilmember Esther Kia'aina, Vice-Chair
Honolulu City Council

RE: **Bill 64 – LAND USE ORDINANCE AMENDMENT RELATING TO USE REGULATIONS**
Hearing date – December 11, 2024, at 10:00 A.M.

Aloha Chair Waters, Vice-Chair Kia'aina, and Members of the Council,

Thank you for allowing NAIOP Hawaii to submit testimony in **SUPPORT WITH COMMENTS ON BILL 64 – Land Use Ordinance (LUO) AMENDMENT RELATING TO USE REGULATIONS.** NAIOP Hawaii is the Hawaii chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders, and other professionals.

NAIOP Hawaii appreciates the committee reinserting the language regarding joint development of two or more adjacent subdivision lots to allow for Joint Development Agreements (JDA) in § 21-5.90-2 of Bill 64. Additionally, NAIOP Hawaii recommends the reinsertion of § 21-5.380A pertaining to JDAs in the Waikiki Special District and Ala Moana transit-oriented special district back into Bill 64. "Stacked" JDAs permitted under § 21-5.380A are a useful tool, providing increased flexibility for unified development, particularly in districts where there are a number of ground leases, or parcels for redevelopment may otherwise be aggregated over time.

Section 21-5.380 is a critical section of the existing LUO and is included as Section 21-5.90-2 in the current proposed amendments to Bill 64 (2023), FD1, CD1 dated November 15, 2024. JDAs are a useful tool that enables efficient development of a project that includes various land uses across multiple parcels. The JDA essentially ties together two adjacent and separate legal lots in order for it to be treated as one zoning lot. In turn, JDAs facilitate the development of lots under a single cohesive project concept and allow for greater coordination in design leading to more efficient land use.

Specifically, JDAs provided substantial benefits including the following:

1. **Phased Development**: Allows the developer to phase large projects into manageable increments, especially for projects developed under the Condominium Property Regime.

2. **Acquire and Obtain Financing**: Allows the developer to take down land and finance in manageable increments to lower risk and promote improved cashflow. This is particularly important for affordable rental housing developers who are able to utilize the limited annual public funding to begin construction while applying for future funding. In sum, JDAs allow for projects to begin production without the need to finance an entire project prior to construction.

3. **Shared Facilities**: Allows for the sharing of parking and utilities without the need to create complex easements over both parcels.

4. **Elimination of Setback Requirements at Shared Boundaries**: Land Use Ordinance requirements for setbacks, wall heights, landscape, etc. at the common boundaries within a joint developed parcel are not applicable since it is considered one zoning lot.

5. **Flexibility with Subdivision Requirements**: Irregular lot lines and land locked parcels are not allowed by the Subdivision Rules and Regulations. If done concurrently, the JDA can allow these subdivisions to be granted approval if the joint developed parcel is compliant with the Rules and Regulations.

In summary, a joint development provides greater flexibility in the design and layout of the development as the placement of buildings, roads, and other features across multiple parcels of land can be coordinated. With this efficient use of land and infrastructure, joint development has the potential to increase overall housing inventory.

In the absence of joint development, the only option to develop a project that integrates two or more adjacent lots would be to consolidate and subdivide such parcels. Consolidation and subdivision are lengthy processes which entail the redrawing, resubmission and approval of subdivision maps for each respective phase. In turn, this would create an additional burden and work for the City and homebuilders.

Accordingly, NAIOP Hawaii supports the current version of Bill 64, and recommends reinserting § 21-5.380A pertaining to JDAs in the Waikiki Special District and Ala Moana transit-oriented special district. NAIOP Hawaii respectfully offers these comments and looks forward to working with the council and all stakeholders on this measure. Thank you for the opportunity to testify.

Mahalo for your consideration,



Reyn Tanaka, President
NAIOP Hawaii

UNITE HERE!
Cade Watanabe, Financial Secretary-Treasurer Gemma G. Weinstein, President Eric W. Gill, Senior Vice-President

December 10, 2024

Honolulu City Council
Councilmember Tommy Waters, Chair
Councilmember Esther Kia‘āina, Vice Chair

Testimony with comments about Bill 64 (2023) FD1 CD2 and proposed FD2 – EK2

Chair Waters, Vice Chair Kia‘āina, and Councilmembers,

UNITE HERE Local 5 represents 10,000 working people in the hotel, food service and health care industries across Hawaii. This includes people living in the Ocean Pointe development. We believe Bill 64 should be amended prior to final passage in a few ways:

1. As it relates to the status of transient vacation units and bed & breakfasts, we support the language as amended in version FD2 - EK2 – specifically, preserving the definition of vacation rentals as 90 days or less rather than 30 days or less.

   Please pass this amendment.

2. We do not support allowing for bed & breakfast and transient vacation units in A-2 zoned parcels in the Hoakalei Resort area. We also do not believe such a change should be made through a modification to the Land Use Ordinance. This highly specific issue pertains to one project and one developer, and it should be considered on its own.

   Transient vacation units are legally allowed in A-2 zones if they are within 3,500 feet of resort zones of greater than 50 contiguous acres. However, the resort-zoned area in Hoakalei is less than 50 acres, even if one were to aggregate non-contiguous resort-zoned parcels. This provision has been part of the Land Use Ordinance since 1999.

   To the extent adding allowance for legal vacation rental usage could increase property values on that parcel, the amendment could act as a giveaway to the developer. The City should not give away benefits to developers without demanding something in return. Over the years, previous Councils have approved significant modifications to the project without demanding enough in return; this Council has the opportunity to fix those mistakes.

   Council has reviewed and approved previous modifications to this project several times after 1999, most recently in 2016. This currently-contemplated change to allow vacation rentals rather than pure housing in the subject A-2 parcel was not raised in previous modification requests, even though vacation rentals would not have been allowed on the parcel even then. Thus this is a significant change to the project itself, and should be reviewed by Council as such.

   The project was approved for up to 950 visitor accommodations, which were intended to be on the Resort-zoned parcel(s). To the extent vacation rentals are allowed in the adjacent A-2 area, will they count toward the total limit on visitor accommodations?

   Over the past several years, the housing crisis on O‘ahu has gotten increasingly worse. This potential change that could reduce the amount of housing generated by this development flies in the face of the community’s needs at this time.

If vacation rentals are to be allowed in the A-2 zoned areas, this should be done through a renegotiation with the community about what benefits the project will provide in return, to be reflected in a new Unilateral Agreement.

Please reject this amendment to Bill 64.

3. Local 5 previously testified, and we maintain, that the best policy for the development of new hotels on O'ahu is to require permits for them that give Council discretion to approve them, deny them, or approve them with modifications. We urge Council to make this a requirement, particularly for hotels in BMX-3 and BMX-4 zoned areas. Minor or Major Conditional Use Permits are not sufficient unless they contain this requirement for hotels.

   That said, we appreciate previous amendments to this bill which addressed some of the other key issues we raised about areas where hotels could be built, and those amendments which have sought to address the size and scope of hotels on BMX-3 parcels.

Thank you for your consideration.

Mahalo.



Kahuku Community Association

Honolulu City Council
530 South King Street Room 202
Honolulu, HI 96813

December 11, 2024

RE: Bill 64 (2023) CD2 Proposed FD2-EK2, Second Floor Draft Submitted by Council Member Kiaʻāina. Section 3 § 21-5.60-6(c)(2) Utility Large Wind Energy Generation Standards

Dear Chair Waters & Honorable Council Members,

Kahuku Community Association (KCA) strongly supports Council Member Kiaʻāina's Second Floor Draft, Bill 64 (2023) CD2 Proposed FD2 for Section 3 § 21-5.60-6(c)(2). We have significant concerns and oppose the current version of Bill 64 (2023), FD1, CD2, as reported out of Committee.

We greatly appreciate the Council's recognition of the need to increase setbacks for large wind energy generation facilities by implementing a 1.25 mile setback or 1:10 ratio. Renewable energy projects, particularly industrial wind turbines, can have detrimental impacts when sited too close to schools and residential homes. Issues such as blade throw, tower collapse, mechanical fires, shadow flicker, and both inaudible and audible noise have negatively impacted individuals and families who live near turbines worldwide, including our own Kahuku community. Adequate setbacks remain the most effective safety measure to lessen, prevent, or even mitigate their negative impacts on host communities.

The increase to a 1.25 mile setback represents significant progress towards a just and equitable energy transition. It is essential for this new setback regulation to not allow existing turbine projects to extend, repower, or renew at their current setback distances. Grandfathering these projects will perpetuate the risks to our children and residents indefinitely far beyond their 20 year lease period and undermine the progress we hope to achieve. Council Member Kiaʻāina's second floor draft addresses this critical issue and ensures the integrity of the new setback law.

Supporting Council Member Kia‘āina’s proposed second floor draft (Bill 64(23) CD1, Proposed FD2-EK2) demonstrates a commitment to an equitable and just renewable energy transition—one that respects the needs of Kahuku and future communities while safeguarding our collective future. We deeply appreciate your continued partnership and support in creating an equitable and just path forward.

Respectfully,

Sunny Unga (e-sign)

Kahuku Community Association
Sunny Unga - President
Tatiana Santiago- Secretary
Budde Cabael -Treasurer
Atalina Pasi - Director
James Munoz - Director

Kamehameha Schools®

Honolulu City Council
Regular Meeting
Date: Wednesday, December 11, 2024, 10:00 a.m.
Where: City Council Chamber

TESTIMONY
By: Kamuela Cobb-Adams, Kamehameha Schools

RE: Bill 64 (2023) Relating to Use Regulations

E ka Luna Hoʻomalu Waters, ka Hope Luna Hoʻomalu Kiaʻāina, a me nā lālā o ke Kōmike, aloha kākou! My name is Kamuela Cobb-Adams and I am the Managing Director of Asset Management at Kamehameha Schools.

Mahalo for the opportunity to testify in support of two specific amendments in Bill 64, FD1, CD2 – the first, to define ʻĀina-Based Education Facilities and include them within Nature-Based Recreation, and the second, to allow caretaker units as an accessory use for Hawaiian fishponds (loko iʻa) and cemeteries in certain zoning districts.

The inclusion of ʻĀina-Based Education Facilities in Nature-Based Recreation represents a significant step forward in integrating cultural, environmental, and community-based values into land use policy. By creating space for educational programs that are grounded in ʻāina stewardship, this amendment recognizes the importance of perpetuating Native Hawaiian practices, environmental education, and community well-being on ʻāina throughout the City and County of Honolulu.

The definition for ʻĀina-Based Education Facilities – "a facility designed to support educational programs that are grounded in the cultural, environmental, and community values of ʻāina and is not operated primarily for financial gain," reflects a thoughtful balance between cultural integrity and regulatory clarity. We are grateful to the Council for your earlier comments and commitment to find the right language to address our concerns to ensure ʻāina-based education facilities are included in Bill 64.

We also support the amendment to allow caretaker units for Hawaiian fishponds, as they provide essential on-site stewardship and protect cultural practices. These units ensure the preservation of Hawaiian culture, enhance land security, and support sustainable land management practices, aligning with KS' core values of aloha ʻāina and ʻike kupuna.

We are committed to strong ʻāina stewardship and believe that these recommendations will help protect and perpetuate cultural practices for generations to come.

Founded in 1887, Kamehameha Schools is an educational organization striving to restore our people through education and advance a thriving Lāhui where all Native Hawaiians are successful, grounded in traditional values, and leading in the local and global communities. We believe that community success is individual success, that Hawaiian culture-based education leads to academic success, and local leadership drives global leadership.

ʻAʻohe hana nui ke alu ʻia. No task is too great when we work together.

HAWAII APPLESEED
CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai‘i Appleseed Center for Law and Economic Justice
COMMENTS on Bill 064(2023) FD1, CD1– LUO
Honolulu City Council
Wednesday, December 11th, 2024, at 10:00AM

Aloha Chair Waters and members of the council:

Hawaii Appleseed is writing to **comment on Bill 64(2023)** and express significant concerns regarding two proposed revisions to the Land Use Ordinance (LUO). While this bill is a substantial undertaking, **two specific amendments warrant further public discussion before the measure advances. These amendments pose serious implications for O‘ahu residents amidst the ongoing housing crisis.**

1. Redefinition of Bed & Breakfast and Transient Vacation Unit (TVU): The recent modification to the definitions of Bed & Breakfast and Transient Vacation Unit (TVU) from "less than 90 days" to "less than 30 days" represents a significant policy shift that undermines the achievements of Bill 41 (2022). Bill 41 was a landmark measure aimed at curbing short-term rentals (STRs) and prioritizing housing for local residents. This amendment, however, risks reversing that progress and conveys an alarming message that the Council may be incentivizing STR use to the detriment of local families.

Conservative estimates indicate there are already 10,000-14,000 STRs on O‘ahu and 31,000 on Maui. The unchecked proliferation of STRs has displaced local families and fueled speculative activity in the housing market, leaving residents unable to compete with investors prioritizing tourist accommodations. The experience in Maui provides a sobering cautionary tale: the allowance of STRs in apartment districts has had devastating consequences. Following the recent fires, displaced residents are struggling to find affordable housing, as units once intended for local families have been diverted to the STR market. Reverting the definition to 30 days will enable additional short-term rentals, further marginalizing residents and exacerbating the housing crisis. The prioritization of tourist accommodations over housing for our communities must not continue.

2. Rezoning for Short-Term Rental Use in the Hoakalei (Ewa) Apartment District: The proposal to permit short-term rental use for an 840-unit condominium in an apartment-zoned area near Hoakalei is deeply troubling. This area was specifically zoned for long-term residential housing, reflecting a commitment by the developer, Haseko, to support local families. Haseko has already failed to fulfill its promise to construct a marina, and this new request seeks to further evade its obligations by promoting visitor accommodations instead of delivering housing for residents.

This rezoning request directly contradicts commitments made in 2016 when the City Council passed Bill 62 (2015) as Ordinance 16-27, rezoning areas around the lagoon. Attached to that bill was an amended and restated Unilateral Agreement, which stipulated:

> "No hotel uses are permitted on the Property except in areas zoned Resort District. No vacation cabin uses are permitted on the Property. Notwithstanding any future amendments to the LUO, no time sharing, bed and breakfast home, transient vacation unit, or other uses involving transient overnight

HAWAII APPLESEED
CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai‘i Appleseed Center for Law and Economic Justice
COMMENTS on Bill 064(2023) FD1, CD1– LUO
Honolulu City Council
Wednesday, December 11th, 2024, at 10:00AM

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accommodations are permitted on the Property, except to the extent permitted by the LUO in areas zoned Resort District."

A-2 zones are intended for residential housing, not short-term rentals. Allowing vacation rentals in these areas would undermine their purpose and exacerbate the housing affordability crisis. This issue is not unlike the situation in Maui, where the allowance of STRs in apartment districts contributed to pricing out the local population and making housing unaffordable for residents. The priority must remain on preserving these zones for long-term residential use to support local families and address the urgent need for housing. Expanding short-term rental uses in A-2 zones would compromise the integrity of our communities and further displace residents who are already struggling to find stable and affordable housing.

Approving this rezoning would reward a developer for reneging on its commitments to the community and set a troubling precedent. Allowing this amendment would transform an area intended for local families into yet another resource for investor buyers and short-term rentals, undermining the community's ability to thrive. This amendment further suggests that the Council is prioritizing the interests of developers and STR operators over the urgent needs of O‘ahu residents.

Request: I respectfully urge the Council to delay advancing Bill 64 (2023) until a dedicated public hearing is held on these two amendments. It is imperative that the community has an opportunity to provide input on these critical issues, as the outcomes will directly affect our collective ability to address the housing crisis and preserve the integrity of O‘ahu's neighborhoods.

Thank you for considering this testimony. I implore the Council to prioritize the needs of residents and ensure that the LUO revision aligns with our shared commitment to housing equity and community well-being.

Sincerely,

Arjuna Heim, Director of Housing Policy

KOSTRO

Kama'āina Occupied Short-Term Rentals O'ahu

Defending short-term rental rights of kama'āina whose rental property is their primary residence.

Aloha Chair Waters, Vice-Chair Kia'aina and members of the Honolulu City Council,
Congratulations on all the hard work in modernizing the LUO. This represents a considerable amount of hard work and will have a profound positive effect on the county in the decade to come.
We ask that you amend to consider a resident renting their own property integral to non-commercial home occupation. This proposed language is below.
Mayor Blangiardi does agree …
Mayor Blangiardi 8/2/24 Representative Gene Ward 'Beer Summit':
https://www.youtube.com/watch?v=SWXSAyNLt98?t=44m20s
Question summary: Would you allow us to rent rooms or a portion of our primary residence?
Mayor's answer: I'll tell you where we come down on that … We have been pretty aggressive on short-term rentals. It has taken us a while to get it going. What we are not interested in doing is people in resort zones or people who are hosting, ok, hosting like they are living there like it is an internal bed and breakfast. That's not on our radar …
… so if you are talking to me about a grandmother who wants to rent a back room or it's you [a resident] who wants to do, we are not targeting that.

The mayor was asked to put his position in writing. He agreed. From a legislative standpoint owner occupied renting needs to be allowed in the LUO, Otherwise regular residents would continue to be unnecessarily '**living in fear'**of $10,000 daily fines.
KOSTRO proposed amendment to Bill 64:

Page 25 Home Occupation Use

Add:

(H) Owner occupied renting is accessory to Home Occupation Use and is not considered

Commercial category § 21-5.70-3 Lodging Use if:

(i) The dwelling is single-unit or duplex-unit;

(ii) Rental agreements for the dwelling or portion thereof are in writing;

(iii) The owner's primary residence is located on the same Tax Map Key (TMK) parcel as the rented property; and

(iv) The owner is physically located within the City and County of Honolulu during the first 30 consecutive days of the rental period unless there is an emergency that requires owner's presence off-island.

Mahalo for your consideration of this critical, vital amendment.

P: 808-292-7512

E: kostro@paradiseip.com

HAWAII REGIONAL COUNCIL OF CARPENTERS

December 11, 2024

TO: The Honorable Esther Kiaʻāina, Chair
The Honorable Radiant Cordero, Vice-Chair
and Members of the Committee on Budget
Honolulu City Council

FROM: Mark Anthony Clemente
Government Relations
Hawai'i Regional Council of Carpenters

SUBJECT: Bill 64 - Support for Joint Development Agreements; Support Bill 64 Amendments regarding Transient Vacation Rentals in A-2 Zoned Land at Hoakalei;

Aloha Chair Waters, Vice-Chair Kiaʻāina and Members of the Honolulu City Council:

My name is Mark Anthony Clemente writing on behalf of the Hawai'i Regional Council of Carpenters, and we support the provisions for joint development agreements in Bill 64 as well as the amendments regarding bed and breakfast homes and transient vacation rentals in A-2 Zone Land at Hoakalei.

Joint Development Agreements

Joint Development Agreements (JDA) are very useful tools that allow the efficient development of a project, commercial and/or residential, over multiple parcels without having to apply for additional subdivision reconsolidation actions. "Joint development" is a process requiring a Conditional Use Permit (minor) that allows two or more adjacent subdivision lots to be developed as one zoning lot if the proposed development will result in a more efficient use of land and the Director of the Department of Planning and Permitting ("Director" and "DPP") finds that the proposed joint development agreement assures future protection of the public interest.

Joint development facilitates development of lots under a single, unified project concept, which is particularly helpful and effective when the adjacent lots have or are contemplated to have different owners. Joint development provides greater flexibility in the design and layout of a development as placement of buildings, roads, and other features across multiple parcels can be coordinated. With efficient use of land and infrastructure, joint development can achieve economies of scale and can reduce some of the negative impacts of a development, such as

STATE HEADQUARTERS & BUSINESS OFFICES
OAHU: 1311 Houghtailing Street, Honolulu Hawaii 96817-2712 • Ph. (808) 847-5761 Fax (808) 440-9188
HILO OFFICE: 525 Kilauea Avenue, Room 205, Hilo, Hawaii 96720-3050 • Ph. (808) 935-8575 Fax (808) 935-8576
KONA OFFICE: 75-126 Lunapule Road, Kailua-Kona, Hawaii 96740-2106 • Ph. (808) 329-7355 Fax (808) 326-9376
MAUI OFFICE: 330 Hookahi Street, Wailuku, Maui 96793-1449 • Ph. (808) 242-6891 Fax (808) 242-5961
KAUAI OFFICE: Kuhio Medical Ctr Bldg., 3-3295 Kuhio Hwy, Suite 201, Lihue, Kauai 96766-1040 • Ph. (808) 245-8511 Fax (808) 245-8911

inefficient infrastructure systems, parking and building layouts.

Given the limitation on annual public funding resources, joint development allows affordable rental housing developers to seek/obtain funding and start construction on an initial phase while continuing to apply for funding of additional phases from future annual funding cycles.

For these reasons, we strongly support Joint Development Use and Agreements in Bill 64.

Bill 64 Amendments regarding Transient Vacation Rentals in A-2 zoned land at Hoakalei

We support allowing bed and breakfast homes and transient vacation rentals within the A-2 zoning district adjacent to Hoakalei Lagoon, and we believe will help stimulate the local economy by supporting local businesses and creating jobs.

Further, the amendments are in line with the goals of the O'ahu General Plan, which aims to maintain a successful visitor industry that enhances residents' quality of life while preserving our cultural heritage and sense of place. Policy 8 of the General Plan encourages the development of secondary resort areas, like Hoakalei, in ways that respect both local lifestyles and the natural environment. By permitting regulated short-term rentals in the A-2 zoning district, we can foster a tourism model that benefits both visitors and residents alike.

This policy change represents an important step toward creating a balanced, thriving community, providing more accommodation options for visitors, supporting local businesses, and contributing to sustainable economic development in Ewa Beach.

Mahalo for the opportunity to testify and for your consideration of this testimony.

OSTRA
O'AHU SHORT-TERM RENTAL ALLIANCE

Honolulu City Council
December 11, 2024

Re: Oppose Bill 64(23) FD1, CD2 Unposted Floor Draft

Aloha Chair Waters, Vice Chair Kia'aina and Council Members,

The O`ahu Short Term Rental Alliance ("OSTRA") represents thousands of residents who own, manage and work within the legal mid and short-term rental industry. These rentals continue to be an important housing option for visitors and transitioning residents. Excluding hotel units, Oahu has the lowest number of short-term rental properties among the Hawaiian counties, even with the largest population and economy.

We urge you to vote "no" to hear the unposted Floor Draft of Bill 64(23), FD1, CD2 as these last-minute changes do not allow for transparency and public review/ comment.

Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts.
These changes threaten to eliminate essential 30 day or monthly rentals on our island. Our residents rely on temporary, furnished housing when life or environmental events require change. Important visitors such as traveling nurses, military, students, contractors and many others also rely on temporary, furnished housing. Please vote "no" to eliminating housing options on Oahu.
We appreciate your consideration and are available for any questions.

Mahalo,

Kelly Lee

Kelly Lee
President & Executive Director
O'ahu Short Term Rental Alliance (OSTRA)

2024 North King Street
Suite 200
Honolulu Hawaii 96819-3494
Telephone 808 842 1133
Fax 808 842 1937
eMail rmtowill@rmtowill.com

R. M. TOWILL CORPORATION
SINCE 1930

Planning
Engineering
Environmental Services
Photogrammetry
Surveying
Construction Management

December 10, 2024

The Honorable Tommy Waters, Chair
and Members of the Honolulu City Council
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Waters and Members of the City Council:

Bill 64 (2023) FD1, CD2 - Relating to Use Regulations

Thank you very much for the opportunity to submit written testimony. I am David Tanoue, Vice President of R.M. Towill Corporation, and I am providing testimony on behalf of HASEKO (Ewa), Inc. and Hoakalei Corporation (collectively referred to herein as "Haseko"). Haseko is the owner and developer of the Hoakalei Resort in 'Ewa, which includes the Hoakalei Lagoon and the surrounding master planned resort and mixed-use community.

We are in strong support of the adoption of Bill 64 (2023) FD1, CD2 containing language in § 21-5.70-3(a)(1)(C) and § 21-5.70-3(a)(1)(D)(IV) allowing future home owners the option of using their home as additional and alternative visitor accommodations in the Hoakalei Resort and Lagoon area. This is supports the intent of the City's long-range plans for the area to become a major job center and mixed-use waterfront destination for the 'Ewa region. We would like to clarify some key points to provide additional context:

- Limited Geographic Area – the amendments apply only to a specific, limited, undeveloped area within Hoakalei Resort that is already zoned for medium-density apartments (A-2). This is **not** a rezoning proposal but rather an effort to allow short-term rentals in this designated area directly adjacent to resort zoned land and the lagoon. This area is separated from the existing housing by the golf course. The goal is to ensure accommodations are located where they are most appropriate and outside of our existing neighborhoods.

- Owner-Occupied Options – It's important to note that these will be residential homes that will likely remain owner-occupied. Property owners will have the flexibility to either use the units as their primary residence or apply to operate them as transient accommodations. Any owner choosing the latter option will be required to go through the City's permitting process, ensuring that operators are properly vetted and in compliance with all applicable regulations.

- Traffic Considerations – The Ocean Pointe and Hoakalei development are master planned communities. The infrastructure, including the roadways, are designed to accommodate the full build-out of the project and have been approved by the City. We understand concerns about traffic, however, short-term rentals as part of a resort residential community is likely to result in less vehicle congestion than a fully occupied apartment complex.

- Aligning with the City's Long Range Plans – As with the Ko Olina and Turtle Bay resort areas, the amendments aligns with the Oahu General Plan and 'Ewa Development Plan, both of which envision Hoakalei Resort as a vibrant, mixed-use community integrating residential, recreational, and visitor accommodations.

Thank you for the opportunity to express my support of Bill 64 (2023) FD1, CD2.

Very truly yours,

David Tanoue
Vice President

Hawaii's Thousand Friends
335 Hahani Street #342132 * Kailua, HI 96734 * Phone (808) 262-0682 * E-Mail: htf3000@gmail.com

December 11, 2024

Council Chair Tommy Waters
Council Vice Chair Esther Kia`aina
Council Members

Bill 64 (2023) CD2, Proposed FD2

Hawaii's Thousand Friends writes in support of the Proposed FD2, which rights a couple of wrongs.

First, the Proposed FD2 reinstates 90 consecutive days in several transient sections that were unexpectedly changed to 30 consecutive days.

The City Council spent over two years crafting a short-term vacation rental ordinance that determined 90 consecutive days, instead of the state 180-day requirement or 30 consecutive days, would free up more houses for residents to rent or purchase and protect the integrity of residential neighborhoods.

We can't go back to the bad old days pitting neighbor against neighbor and commercial use versus residential use.

Secondly, the proposed FD2 prevents grandfathering in current windmill setbacks, noise and shadow flicker standards. A change that gives residents the opportunity to be involved in future windmill placement in their community.

For these reasons we urge you to pass the Proposed FD2.

Keep the North Shore Country

Honolulu City Council
Regular Meeting
December 11, 2024, 10:00 am

BILL 64 (2023) CD2 FD2
Support

Aloha, Chair Waters, Vice-Chair Kiaʻāina, and members.

We appreciate the thoughtful process undertaken by Planning Committee Chair Kiaʻāina to update the Land Use Ordinances of Honolulu. We are grateful for the Chair's efforts to continuously work towards better legislation, including the Proposed Floor Draft before you today. We recognize the hard work and tough choices you all must make to craft measures like Bill 64.

Keep the North Shore Country has worked with and continues to support the Kahuku community against the notoriously sited wind turbines that tower over their schools and home. We recognize the obligations of wind energy companies to complete their power purchase agreements, subject to compliance with existing environmental and land use laws, yet we strongly oppose any predetermination that they may be entitled to remain in the same locations after the end of their existing licenses. These amendments remove that grandfathering concern.

We also support the definition of short-term rentals as any term less than 90 consecutive days. The three-month minimum term will improve enforcement and eliminate the charade played by illicit operators who falsely claim to rent their properties for 30 days at a time.

Mahalo.

12.10.24

Aloha City Council,

RE: Bill 64(23) CD2, FD2

My name is Denise Freund, I live in Kuliouou, and I am the General Manager of an apartment property in Waikiki. The property has ten *legal* furnished units available for mid-term, 30-day minimum stay, rental occupancy.

I am writing in opposition BILL 64 (23). Our 30-day minimum stay units accommodate people who are on island to work temporarily, such as travel nurses; to visit family or friends; residents in transition; people who are moving to the island for a new job; students; and vacationers from the mainland, Canada, Japan, Germany, and a few others. All these people spend a good amount of money on island while they are staying here- groceries, eateries, entertainment, clothing, gifts, rental cars, tours, etc. If it were not for our accommodations, many may not come at all because hotel accommodations do not meet their home-style needs and would not be affordable.
Outside of a Resort Zone, 30 day minimum is most appropriate as it works for many situations. 90 day minimum is *too long.*

Please vote NO to hear the unposted Floor Draft of Bill 64(23), FD!, CD2 as these last minute changes do not allow for transparency and public review/ comment. Please delay the vote on this Bill to allow discussion on these new Floor Amendment items. These items have not been previously discussed in prior drafts. These changes threaten to eliminate 30 day or monthly rentals. Please vote NO to eliminating housing options on Oahu.

Thank you for your time.

Denise Freund
General Manager, Ala Wai House LLC
263 Kaiulani Ave/2411 Ala Wai Blvd
Honolulu, HI 96815 808-202-7304
808-202-7304
denise@alawaihouse.com

December 10, 2024

Chair Esther Kia'aina
and the Planning and the Economy Committee Members
Honolulu Hale – City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813-3065

Support Bill 64 Amendments – Transient Accommodations in A-2 zoned land at Hoakalei

Aloha Chair Kia'aina and Members of the Planning and the Economy Committee,

As a West Oahu resident, I urge you to support Councilmember Tupola's proposed amendments to Bill 64 (2023).

These amendments would allow bed and breakfast homes (B&Bs) and transient vacation rentals near Hoakalei Resort, which I fully endorse. Having worked in Ewa Beach for several years, I am very familiar with the area and the challenges faced by homeowners, including the lack of nearby lodging options when family visits. Legal transient vacation rentals would address this issue, while also boosting local businesses, generating additional city tax revenue, and meeting the growing demand for visitor accommodations. Locally owned transient vacation homes can be a valuable resource for both residents and visitors.

Furthermore, by establishing more legal short-term rentals in appropriate areas, we can help prevent the spread of illegal vacation rentals in residential neighborhoods. This approach will help maintain neighborhood integrity while supporting the long-term vision of Hoakalei as a thriving, mixed-use community.

Some people who are against it claim that vacation rentals should not be allowed in the middle of a residential area. This is simply not the case for Hoakalei. Because the proposed area is next to a commercial area with restaurants and shops, the lagoon, and a future large hotel.

Please support these amendments. Thank you for your time and consideration.

Sincerely,

Xiaofan "Jen" Larson

HI Good Neighbor

March 20, 2024

RE: **OPPOSE Bill 64 (23)**

Dear Councilmembers:

HI Good Neighbor opposes Bill 64 (23).

We are a group of working class residents from around O‘ahu who are strongly opposed to the commercialization of our residential housing, which drives up property values and prices local families out. HI Good Neighbor supports the thoughtful and safe development of our neighborhoods.

I appreciate the time and effort spent on this hefty bill. However, I urge you to send Bill 64 back to committee because the public was not given adequate notice of the following proposed changes that will have big impacts on many RESIDENTS and RESIDENTIAL housing.

I respectfully ask that you please proactively share changes that will drastically alter our communities. Most don't have the time to attend/watch meetings and pore through the many documents and changes. Perhaps you can inform the community of the below changes through mailers, emails, neighborhood board meetings, and roadshows like what was done with the PUCDP.

- Haseko being allowed to yet again to break its commitment to the community. **This amendment should be carved out of Bill 64 and dealt with separately.** The community should be made aware of any proposed changes to the zoning/use because this really is a sneaky way to change the zoning to Resort without all of the requirements that come with Resort zoning. We need housing for residents!
    - This amendment did not make an appearance in any approved drafts until Thursday, December 5. There was only one testimony that opposed the amendment in committee because the public was unaware. **And yet, in the committee meeting testimony, there was overwhelming support from the construction industry, realtors, STR operators (even those with out-of-state zip codes). Clearly a targeted group was informed of the change.** We were made aware from the November 21 Civil Beat article.
    - This area was originally approved for residential development with limited visitor accommodations - a 950-room cap on visitor accommodations. Over the years there have been many changes to the zoning and land use. All along the way,

Haseko stated their commitment to building residential housing in the A2 parcel, which you are now proposing to allow for STR use.
    - They could have requested this use change back in 2015/2016 when the City Council passed Ord. 16-27. If you recall, this was a long, contentious process but it gave the community a chance to make their voices heard.
    - Haseko has plans to build a hotel on the Resort zoned land. So why do we need more visitor accommodations there? I thought we were trying to diversify and not rely so heavily on tourism.
    - **The only reason for a change from long-term use to short-term is to increase profits and to sweeten investment opportunities. Don't let Haseko off the hook by giving them this big gift at the expense of housing for residents.**
- The definition of STR was changed to 30 days from 90 days in the last committee meeting, and the committee drafts did not call attention to this huge change.
    - The public was only made aware of this change when the latest approved draft was posted on Thursday, December 5.
    - We worked so hard to pass Bill 41, the monumental vacation rental bill, in 2022.
    - Why are we going backwards when there is dire need to house residents and not tourists! Have we not learned from the past, have we not learned from Maui and their STR problem. We already have a conservative number of 10,000-14,000 STRs on O‘ahu and 31,000 on Maui. How do locals compete with for-profit buyers who can rent to tourists for a lot more than residents!
    - Short Term Rentals = SHORT CHANGING LOCALS.
- The public should be made aware of your proposal to eliminate parking for ‘ohana units and ADUs in the Primary Urban Center and the ‘Ewa development plan area. While this was proposed months ago, I don't recall this being shared by councilmembers in emails/newsletters or in neighborhood board meetings.
    - Our residential parking requirements are already minimal.
    - While I understand the need to move away from cars, we need to apply common sense especially in our already dense, older neighborhoods. Many families living multigenerational need to shuttle kids and parents/grandparents.
    - Our streets are unsafe with cars parked everywhere. We need adequate on-site parking.

Whether intended or not, these changes will benefit developers, investors and/or outside buyers. Please prioritize our working class families.

Mahalo for your time and service,

Christine Otto Zaa

STARN·O'TOOLE·MARCUS & FISHER

A LAW CORPORATION

December 10, 2024

VIA INTERNET UPLOAD
City Council
City and County of Honolulu
530 S King St.
Honolulu Hale, Room 202
Honolulu, Hawai‘i 96813

RE: Testimony Offering Comments on Bill 64 (2023), FD1, CD2 and Bill 64 (2023), CD2, Proposed FD2 at the December 11, 2024, 10:00 a.m. Regular Meeting of the Honolulu City Council

Aloha Chair Waters and Councilmembers:

We are legal counsel for the Hawaii Hotel Alliance ("HHA"). Thank you for the opportunity to submit testimony on Bill 64 (2023), FD1, CD2 and Bill 64 (2023), CD2, Proposed FD2 (collectively, "Bill 64"). We **offer comments** on recent floor amendments to Bill 64 that changed the minimum rental period for short-term rentals from 90 days to 30 days. We respectfully ask that the Council restore the 90-day minimum rental period that was in the CD1 that passed second reading before the Council on November 7, 2024.

In 2022, the County enacted Ordinance 22-7 because short-term rentals are disruptive to the character and fabric of our residential neighborhoods, are inconsistent with residential land uses, remove housing stock, and have negative impacts that outweigh the economic benefits of short-term rentals. Those findings remain true and valid today.

Ordinance 22-7 was challenged in *Hawaii Legal Short-Term Rental Alliance v. City and County of Honolulu*. Judge Watson enjoined the City from enforcing Ordinance 22-7 to prohibit the advertisement or rental dwellings for 30-89 days, on the bases that:

1. HRS § 46-4 (from which the County derives its zoning authority) does not allow nonconforming uses to be phased out or amortized in residential-zoned districts;
2. HRS § 46-4 prohibits phase-outs from being applied to buildings used for residential uses; and
3. Rentals of 30-89 days were residential uses.

In response, the State enacted Act 17 (2024), which expressly found that, notwithstanding the Judge Watson's ruling, "it is the legislature's intent to honor and wholeheartedly support the home rule authority statutorily provided to the counties relating to zoning to ensure that the counties are able to guide the overall future development of their local jurisdictions in a manner they deem fit[.]"

Act 17 clarified "the counties' authority to regulate by zoning ordinance [(*i.e.*, pursuant to HRS § 46-4)], the time, place, manner, and ***duration*** in which uses of land and structures take place;" and that "uses that include the provision of transient accommodations ***are not considered residential uses*** and ***may be phased out or amortized*** by the counties[.]"

As a result of Act 17, HRS § 46-4 now expressly provides that "uses that include the furnishing or offering of transient accommodations ***shall not be considered residential*** or agricultural uses and ***may be phased out or amortized in any zoning district*** by county zoning regulations[,]" removing the impediments posed by Judge Watson's ruling. Put plainly, the County can now phase out or amortize short-term rentals.

Act 17 also defined "transient accommodations" as the "furnishing of a room apartment, suite, single family dwelling, or the like to a transient for less than one hundred eighty consecutive days" and granted the counties the authority to allow the rental of a transient accommodation for less than 180 days by zoning ordinance. In other words, the County could prohibit short-term rentals of less than 180 days.

Changing Bill 64 from prohibiting short-term rentals of less than 90 days to prohibiting short-term rentals of less than 30 days would unwind years of effort to regain and protect critical housing supply and the character and fabric of our residential communities, which the Legislature just endorsed this year with Act 17.

The changes concerning the minimum permissible short-term rental period should be changed back to 90 days, and the County should add in a one-year phase-out period for current providers of short-term rentals of 30-89 days so that existing nonconforming uses are phased out or amortized over a reasonable period of time. Thank you for the opportunity to provide testimony **offering comments** on Bill 64.

Mahalo nui,

Ivan M. Lui-Kwan Duane R. Fisher Sharon V. Lovejoy Eric S. Robinson

ʻĀINA HAINA COMMUNITY ASSOCIATION

c/o ʻĀina Haina Library, 5246 Kalanianaole Highway, Honolulu, HI 96821
ainahainaassoc@gmail.com; www. ainahaina.org

Jeanne Ohta, President • Melia Lane-Kamahele, Vice-President • Meymo Rego, Treasurer • Kathy Takemoto, Secretary • Directors At Large: Jeff Carlson, Wayson Chow, Bill Kilcoyne, Marie Riley

December 11, 2024

TO: Members of the Honolulu City Council

FROM: Jeanne Y. Ohta, President

RE: Bill 64 (2023), FD1, CD2 Relating to Use Regulations (Land Use Ordinance)

POSITION: OPPOSED

The Board of Directors of the ʻĀina Haina Community Association (AHCA) write in opposition to Bill 64 and request that it be sent back to committee. We oppose changes made to the Residential Use section of the bill which were made in 2023. We were not aware of the changes until this year and have not had the opportunity to comment on them. More time is needed for residents to submit comments on the changes to Residential Use.

HOME OCCUPATION

We are opposed to changes which allows employees of a home occupation:

In the current Home Occupation Sec. 21-5.350 "(b) Only household members shall be employed under the home occupation." The only mention of an employee is as an emergency substitute and limits that to five days per calendar month. Employees must live on the property.

In FD1, Proposed CD1, EK 6:

Sec. 21-5.50-3 Accessory Residential
(b) Home occupation -standards
(1) General
(G) In the B-1 and B-2 Zoning districts, a home occupation use is permitted in a dwelling unit within a multi-unit dwelling.
1. This language is concerning because it does not restrict employees to a single dwelling unit or household. The business could operate using all of them.

(4) Employees:
(A) One employee of the home occupation may be on the property at any given time.

1. Why was the restriction in the current Home Occupation that only household member shall be employed under the home occupation deleted?
2. The language of (4)(A) does not restrict the presence of employees. It says, "one may be on the property at a given time." This language allows any number of employees to be on the property and the employee need not be a resident of the property.
3. Why are employees now being allowed for the home occupation?

The requirement that only household members shall be employed under the home occupation is important to limit commercial activities. We've had so many problems with wedding businesses because they are so lucrative. The Department of Planning and Permitting (DPP) has not been able to enforce the laws. Added to the problem is that DPP inspectors are timid and afraid that they are "harassing" the business owners.

The Zoning Board of Appeals decision in Felix v. Fujiki and the decision on appeal in Circuit Court show that the weight of the decision rested heavily on where the employees were housed. Namely, 'The "household members" provision of LUO Subsection 21-5.350(b) requires that all employees of the home occupation reside in the same

dwelling unit.' Further, "the wedding business violates LUO Subsection 21-5.350(b) because it involves the employment of people who are residents of two separate dwelling units on the same single zoning lot."

Without the requirement that only household members shall be employed under the home occupation, there will be no limit to the number of employees that a home occupation can have and commercial businesses will be unstoppable in residentially zoned neighborhoods.

We have fought so hard against commercial activity in our residential neighborhoods, please don't leave any loopholes. These business owners are aggressive and will find any excuse to avoid zoning regulations and from our experience, DPP and the Corporation Counsel's Office are no match for them.

Please allow residents to comment on the changes to the residential section of this bill which were made last year.

HOUSE OF REPRESENTATIVES
Hale o nā Luna Makaʻāinana

STATE OF HAWAIʻI
STATE CAPITOL
415 SOUTH BERETANIA STREET
HONOLULU, HAWAIʻI 96813

Dec 10, 2024

COMMENTS on Bill 064(2023) FD1, CD1– LUO

Aloha Chair Waters and members of the Council,

I am writing to **comment on Bill 64 (2023)** and **express strong concerns regarding two proposed revisions to the Land Use Ordinance (LUO)**. While I appreciate the Council's work on this expansive bill, two specific amendments warrant further public discussion before the measure advances. These amendments have serious implications for O'ahu residents, who are already struggling in the midst of Hawaii's worsening housing crisis.

1. **Redefinition of Bed & Breakfast and Transient Vacation Unit (TVU):** The redefinition of Bed & Breakfast and Transient Vacation Unit (TVU) from "less than 90 days" to "less than 30 days" deeply undermines the important progress we have made on reclaiming our housing market for local people. This redefinition reverses the achievements of City Council's historic Bill 41 (2022), a hard-fought and groundbreaking measure aimed at curbing the impact of short-term rentals (STRs) on our local housing market. This amendment would send a message to local working families that the Council prioritizes short term rentals over the needs of our local community. *This redefinition would have profoundly negative impacts on my district, which includes the communities of Kapahulu, Kaimukī, Diamond Head, and Kahala.* House District 20 is immediately adjacent to Waikīkī, and without adequate regulations on STRs, housing stock in our neighborhoods is at risk of being consumed by investors who cater to tourists rather than families, resulting in the displacement of our friends, neighbors, and loved ones.
2. **Rezoning for Short-Term Rental Use in the Hoakalei (Ewa) Apartment District:** The proposal to permit the development of 840 short term rentals in an apartment-zoned area in Hoakalei sets a dangerous precedent by eroding the integrity of our neighborhoods for the benefit of developers, increasing displacement pressures on working families, and rewarding Haseko for evading its commitment to develop housing for local residents. This rezoning request directly violates City Ordinance 16-27 (2016) and undermines the purpose of A-2 zones for residential housing. Rezoning Hoakalei would not only impact

Office of Representative Tina Nakada Grandinetti
Room 304
(808)586-6301
repgrandinetti@capitol.hawaii.gov

the Ewa district, but would send a message to developers that they can renege on their commitments in their drive for larger profits.

In past years, the Council has done important work to show the people of Hawaii that it puts our needs before the needs of developers, investors, and short-term vacation rental owners. Please honor that work by removing these amendments, or at the very least, by ensuring that the community has an opportunity to provide input on these critical issues. **I respectfully urge the Council to delay advancing Bill 64 (2023) until a dedicated public hearing is held on these two amendments.**

I welcome the opportunity to discuss this matter further.

Mahalo nui for your consideration,

Representative Tina Nakada Grandinetti
House District 20

Office of Representative Tina Nakada Grandinetti
Room 304
(808)586-6301
repgrandinetti@capitol.hawaii.gov

December 11, 2024

Chair Tommy Waters,
And Members of Honolulu City Council
530 South King Street
Honolulu, Hawaii 96813-3065

Support for Amendments of Bill 64 (2023), CD1 Related to Transient Vacation Rentals at Hoakalei

Aloha Chair Waters and Members of the City Council

I am writing to express my staunch support for the proposed amendments to Bill 64 related to Transient Vacation Rentals at Hoakalei. These amendments seek to allow bed and breakfast homes and transient vacation rentals within the A-2 zoning district adjacent to the Hoakalei Resort and Lagoon in Ewa Beach.

As a resident of the Hoakalei Community and a member of Hoakalei Country Club, I have seen firsthand the need for increased accommodation options within our community. Currently, there are limited lodging options in West Oahu, and Ewa Beach has none available for visitors. The proposed amendments would fill this critical gap, providing more choices for travelers – such as the participants of Lotte's LPGA tournament, seeking to experience the unique beauty and culture of our area while also supporting the broader goals of economic growth and community development.

Allowing bed and breakfast homes and transient vacation rentals adjacent to the Hoakalei Resort would bring Ewa Beach in line with other established resort areas on Oahu, such as Waikīkī, Ko Olina, and Turtle Bay, where similar lodging alternatives are permitted. This change would provide a diverse range of accommodations, catering to varying needs, preferences, and budgets. It would enable visitors to experience Ewa Beach more intimately and support local businesses through increased spending on dining, shopping, and recreational activities.

By creating more legal options for short-term rentals, we can generate additional revenue streams for local property owners and businesses, boost employment opportunities, and increase real property tax revenues for the City. This economic growth can directly benefit community members by funding public services, improving infrastructure, and supporting initiatives that enhance the quality of life in our area.

In addition to economic benefits, allowing regulated short-term rentals near Hoakalei Resort can help reduce the prevalence of illegal vacation rentals in residential neighborhoods across the island. By providing visitors with legitimate, well-managed lodging options, we can mitigate community tensions, ensure compliance with safety and zoning regulations, and promote a more positive visitor experience.

I strongly urge you to support these amendments and help realize the vision of a thriving, integrated Hoakalei Resort community that benefits all.

Thank you for the opportunity to share my testimony.

Respectfully,
Gary Royster

CountryTalkStory.com
Promoting Good & Just Governance

HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

TOMMY WATERS
CHAIR & PRESIDING OFFICER
ESTHER KIA'ĀINA
VICE CHAIR
RADIANT CORDERO
FLOOR LEADER
TYLER DOS SANTOS-TAM
VAL A. OKIMOTO
CALVIN K.Y. SAY
AUGIE TULBA
ANDRIA TUPOLA
MATT WEYER

ORDER OF BUSINESS
REGULAR MEETING
CITY COUNCIL CHAMBER
28TH SESSION
WEDNESDAY, DECEMBER 11, 2024
10 A.M.

Aloha Chair Tommy Waters, Esther Kia'aina Vice Chair and City Council members:

Please DEFER Bill 64 today.
More public participation is needed.

We recognize that much effort have been put forth to bring it to this stage. It started out as Bill 10. But Bill 64 still has a shelf life for another year in 2025.

December 11, 2024 is an arbitrary set date to get this massive overhaul for this LAND USE ORDINANCE "LUO Bible" to be adopted.

It's always better to prepare and prevent than repair and repent in legislative decisions. It's been a confusing and major challenge for the general public to understand, fully participate and keep up.

Based on my observations of this process, major corporations, hired lobbyists/employees, special interest groups are in the driver's seat because they can. It's their paid job. They can freely lobby for their employers or corporations. We expect them to behave as such. But the public needs our elected representatives and those employed to fiercely fight for the public interests and public good.

Unfortunately, the general public continues to "do the best they can" to juggle their own work and other obligations to serve the public interests. Even with these few public interest groups, their resources and time limit them to only pick certain portions to sound their alarm of this massive overhaul of this Honolulu LUO.

Unfortunately, this situation is not in the best interest of the general public. Many other equally important ordinances are left to the wayside. The process has been a herculean task for the public to read, digest and understand how these changes will affect their life. **That is, if the public is aware of what's happening with Bill 64.**

I do not recall an over-arching outreach for the general public as yet. The City Council attempts to provide opportunities for for testimony. As evidence, there is insufficient representation of robust PUBLIC grassroots as it should with such a sea-change overhaul of the LUO.

On the other hand, it's evident that the final product of this LUO has much corporate footprint that does not put the grassroots first.

Let me share a few random ones I've noticed. I'm deeply disappointed to admit that I have not been able to find enough time to read through this massive Bill 64 materials.

1. I'm very alarmed that the communications equipment have such a free range in Oahu. While there are much attention of superfluous information relating to looks, physical fencing, height ratio, and so on

A BILL FOR AN ORDINANCE

KEY:
P = Permitted Use **C** = Major Conditional Use **Cm** = Minor Conditional Use **PRU** = Plan Review Use * = Use Standards Apply + = Special Use Permit[1]
Ac = Accessory Use subject to standards[2]
[1] For Land within the State Land Use Agricultural District, pursuant to HRS Chapter 205, a special use permit approved by the Planning Commission may be required
[2] If there is more than one symbol, all symbols apply.

Uses (Note: Certain uses are defined in Article 10)	Preservation, Agricultural, Country				Residential, Apartment					Apartment Mixed-Use, Resort				Business, Business Mixed-Use				Industrial, industrial Commercial Mixed-Use				Standards
	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3	IMX-1	
Public facility	P	P+	P+	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Parks and Open Space																						
Cemetery	P* PRU*	--	PRU*+	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	§ 21-5.60-5(a)
Park	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	--	--	--	P*	§ 21-5.60-5(b)
Utility																						
Small	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	§ 21-5.60-6(a)
Medium	Cm*	Cm*	Cm*	Cm*	Cm*	Cm*	Cm*	Cm*	Cm*	Cm*	Cm*	Cm*	Cm*	Cm*	Cm*	Cm*	Cm*	P*	P*	Cm*	P*	§ 21-5.60-6(b)
Large	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	§ 21-5.60-6(c)
Accessory Public, Civic, and Institutional																						
Accessory receive only antenna	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	Ac*	§ 21-5.60-2(d)

I see nothing relating to public health or protection of our residents. There is still much we do not know about this area. Our children and the public should not be easy guinea pigs to corporate powers and profiteering.

All these issues should be robustly discussed BEFORE adopting this Communication SECTION that allows free range installation to these corporations everywhere in Oahu, including residential areas!

We have only heard from the Corporate Communications side. But there is NOTHING from the public health side. Different people of different ages have different spectrum of vulnerabilities and so on.

Our residents live here throughout their whole lives. These corporations are based elsewhere. They do not have to live with such impacts.

EXAMPLE: *Fifth-generation wireless technology (5G) has also been met with much questions and concerns. Concerns that 5G might increase total exposure to radiofrequency (RF) radiation, with further concerns around the fact that in addition to the frequency bands used in 3G and 4G, 5G will (and in some places already does) also use frequencies of >6 GHz including a new ~ 30–300 GHz "high band" with wavelengths from 10 to 1 mm [millimeter waves (MMWs)] (1). Further concerns relate to the use of multiple-input multiple-output (MIMO) technologies and beamforming, and to the implications on infrastructure as 5G requires many additional new small cells.*

§ 21-5.60-2 Communication.

Uses in the communication category that are required to comply with specific standards are set forth in this section. Development standards required in other articles of this chapter apply to all uses.

(a) *Dish antenna – standards.* All dish antennas must be located or screened to minimize visual impacts, especially from public rights-of-way or public places.

(b) *Communication tower – standards.*

(1) Communication towers must be set back from all property lines a minimum of 1 foot for every 5 feet of height.

(2) Communication towers must be enclosed by fencing a minimum of 6 feet in height, and towers must be equipped with an anti-climbing device.

(3) All communication towers in the residential zoning districts must use monotree (designed to blend in with surrounding trees) or other stealth design to minimize visual impacts.

(4) In the industrial zoning districts, the communication tower must be set back a minimum of 100 feet from the property line of any adjoining zoning lot in the residential, apartment, or apartment mixed-use zoning districts.

(3) The antenna must be located at a distance equal to or greater than the antenna height from the nearest residential dwelling, excluding the owner's primary dwelling or structure.

(4) Antennas may not be illuminated.

(5) All antennas must be equipped with safety devices to prevent them from being climbed, and must be securely fastened.

(6) All guy wires must be anchored onsite and outside of any right-of-way.

(7) When mounted on the ground, the accessory receive only antenna must be screened by walls, earth berms, or landscaping a minimum of 4 feet in height.

(e) *Broadcasting antenna – standards.*

(1) Freestanding broadcasting antennas must be set back from all property lines a minimum of 1 foot for every 5 feet of height.

(2) Broadcasting antennas supported by guy wires must be set back from all property lines a minimum of 1 foot for every 1 foot of height.

(3) AM antennas must be set back a minimum of 500 feet from the property line of any adjoining zoning lot in the country, residential, apartment, or apartment mixed-use zoning districts.

(4) FM and TV antennas must be set back a minimum of 2,500 feet from the property line of any adjoining zoning lot in the country, residential, apartment, or apartment mixed-use zoning districts.

(5) Broadcasting antennas must be designed to structurally accommodate:

(A) For TV broadcasting antennas:

(i) At least three high power television antennas and one microwave facility or one low power television antenna; or

(ii) Two FM antennas and at least one two-way radio antenna for every 10 feet of the tower over 200 feet; or

(3) The antenna must be located at a distance equal to or greater than the antenna height from the nearest residential dwelling, excluding the owner's primary dwelling or structure.

(4) Antennas may not be illuminated.

(5) All antennas must be equipped with safety devices to prevent them from being climbed, and must be securely fastened.

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dwelling unit. The employee who occupies a dwelling unit in farm worker housing must be an agricultural worker.

(4) Each dwelling unit must not exceed 800 square feet of floor area.

(5) No more than eight dwelling units are allowed in any multi-unit dwelling.

(6) The landowner may not plan or develop a residential subdivision on the agricultural land, except in accordance with the plantation community subdivision regulations in HRS § 205-4.5(a)(12) (relating to permissible uses within the agricultural districts).

(7) When the associated farm is no longer in active production or no longer employing farm workers, no workers may be housed on the zoning lot. An exception is allowed to house one caretaker and the caretaker's immediate family.

(c) *Communication support structure – standards.*

(1) At-grade equipment must be screened by a solid wall or fence, or by a landscape hedge of sufficient height and width to screen the equipment.

(2) Antennas must be concealed within the communication support structure or designed to minimize visual impacts through architecture, landscaping, or other site solutions. Antennas are not considered to be concealed or designed to minimize visual impacts if the antenna extends above the top of the communication support structure or above the top of screening walls or features. Acceptable concealment may be accomplished through the use of one or more of the following design features:

(A) Antennas integrated into the architectural features of a structure, or placed in alignment with elements of the structure, such as corners or columns;

(B) Antennas hidden behind screening walls or features, where the screening walls or features are colored to match or otherwise blend in with the existing structure;

(C) Antennas mounted on screening walls or features that do not extend above the screening walls or features, where the antennas and visible mounting supports are colored to match the existing structure; or

(D) Antennas set back from the edge of the structure to minimize visual impacts from the ground level at the closest public right-of-way or public place.

(3) If satisfying the concealment and integration requirements in subdivision (2) results in the antenna not being able to provide the service it was designed to provide in the desired coverage area, the director may allow for flexibility from the strict application of these requirements if the applicant demonstrates that:

(A) The communication support structure is not structurally capable of supporting the design under applicable codes;

§ 21-5.60-2 Communication.

Uses in the communication category that are required to comply with specific standards are set forth in this section. Development standards required in other articles of this chapter apply to all uses.

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(2) Communication towers must be enclosed by fencing a minimum of 6 feet in height, and towers must be equipped with an anti-climbing device.

(3) All communication towers in the residential zoning districts must use monotree (designed to blend in with surrounding trees) or other stealth design to minimize visual impacts.

(4) In the industrial zoning districts, the communication tower must be set back a minimum of 100 feet from the property line of any adjoining zoning lot in the residential, apartment, or apartment mixed-use zoning districts.

(5) Communication towers that qualify as eligible facility requests under 47 U.S.C. § 1455(a) and 47 C.F.R § 1.6100, as may be amended or superseded, do not require any additional land use permits or approvals under this chapter; provided that the communication tower complies with all conditions of the initial land use permit or approval.

§ 21-5.60-2 Communication.

Uses in the communication category that are required to comply with specific standards are set forth in this section. Development standards required in other articles of this chapter apply to all uses.

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dwelling unit. The employee who occupies a dwelling unit in farm worker housing must be an agricultural worker.

(4) Each dwelling unit must not exceed 800 square feet of floor area.

(5) No more than eight dwelling units are allowed in any multi-unit dwelling.

(6) The landowner may not plan or develop a residential subdivision on the agricultural land, except in accordance with the plantation community subdivision regulations in HRS § 205-4.5(a)(12) (relating to permissible uses within the agricultural districts).

(7) When the associated farm is no longer in active production or no longer employing farm workers, no workers may be housed on the zoning lot. An exception is allowed to house one caretaker and the caretaker's immediate family.

A BILL FOR AN ORDINANCE

(B) The location of the antenna interferes with the existing use of the communication support structure, such as having to locate antennas on balconies or decks; or

(C) The antenna is not able to properly transmit radio frequencies due to technology limitations, such as:

(i) Inability of the antenna to transmit radio frequencies through paint or screening walls or features;

(ii) To transmit properly, the antenna is required to be located close to or at the edge of the roof; or

(iii) Paint or screening walls or features compromise antenna functionality, such as overheating;

provided that the director shall first determine that there are no feasible alternatives to minimize the visual impacts of the antenna, including possible relocation of the antenna.

(4) Communication support structures that qualify as eligible facility requests under 47 U.S.C. § 1455(a) and 47 C.F.R § 1.6100, as may be amended or superseded, do not require any additional land use permits or approvals under this chapter; provided that the communication support structure complies with all conditions of the initial land use permit or approval.

(5) In the I-1, I-2, and I-3 zoning districts, antennas need not satisfy the concealment and integration requirements in subdivision (2) unless the communication support structure is located within 100 feet of the property line of any adjoining zoning lot in the residential, apartment, or apartment mixed-use zoning districts.

(d) *Accessory receive only antenna – standards.*

(1) Antennas may not be located in the required yards.

(2) All antennas must be set back from all property lines one-third of the height of the antenna or according to the setback requirements for the underlying zoning district, whichever is greater.

#2.

HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL **64 (2023), CD2, FD2**

A BILL FOR AN ORDINANCE

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(4) Each dwelling unit must not exceed 800 square feet of floor area.

(5) No more than eight dwelling units are allowed in any multi-unit dwelling.

(6) The landowner may not plan or develop a residential subdivision on the agricultural land, except in accordance with the plantation community subdivision regulations in HRS § 205-4.5(a)(12) (relating to permissible uses within the agricultural districts).

What happens after this? A whole bunch of vacated homes that evicted farm workers.

(7) When the associated farm is no longer in active production or no longer employing farm workers, no workers may be housed on the zoning lot. An exception is allowed to house one caretaker and the caretaker's immediate family.

Is this a Trojan horse to allow large AG-zoned owners to build homes and sell? This is only possible with 50 acres.

Most of Hawaii farmers are small farmers. They don't own 50 acres. The average is about 9 acres.

There are serious concerns that "small farmers" are being bossed around by "corporate farmers". Some are "desktop farmers in aloha shirts" lobbyists employed by corporations to impose their theoretical agenda on local farmers.

No local farmers should be forced to monetize or to use corporate style -only methods of farming. Being a farmer is a chosen way of life. Oahu residents must have the civil rights to choose their lifestyle and their own style of farming. Some folks choose to live in condos, some choose to live in residential homes, some choose to be city mouse and some choose to be country mouse.

Considering that Hawaii imports about 90% of its food, those who are interested in farming should be highly encouraged in their communities and not be boxed into a tight bureaucratic box of legislative rules and corporate agenda.

Please DEFER BILL 64 because there is still too much to discuss with the grassroots.

Mahalo and with appreciation for your time and efforts in this Bill 64.

Choon James
808 293 8888
ChoonJamesHawaii@gmail.com

Aloha Councilmembers.

I am Kymberly Pine, former City Councilmember and Ewa Beach State Representative. I am testifying in strong opposition to Bill 64, specifically Councilmember Andria Tupola's amendment, which would allow 842 housing units that were promised for local people to now be rezoned to mini-hotels for tourists. I am unable to be there today as I am out of town. I and many in the community only recently found out about this amendment of which contents were always strongly opposed by the Ewa community in the past.

This is why vacation rentals were not included in various Council drafts of Haseko's most recent City Council rezoning while I was on the City Council. In addition, the A2 parcels were a compromise for the developer to assist in building workforce housing or more affordable units for locals in exchange for allowing the current resort zoning. Haseko was never allowed zoning like Ko Olina or Turtle Bay as the community did not support it.

This amendment was first discussed on a City Council's public agenda as an action item just 20 days ago. In the over 30 years that the community has discussed Haseko's development plans there has NEVER been support from the community to replace 842 local workforce housing units with 842 tourist vacation units. To have this amendment added just 20 days ago and to possibly now pass Final reading despite so many years of opposition is shocking.

For background, I specifically represented the Haseko land in question for over 16 years. My specialty was in land use, zoning, and affordable housing as the former Chair of the Council's Zoning Committee. I have lived in the Haseko development for over 20 years. I know this development well.

This land in question is not yet developed. This gives Haseko the ability to make all 842 units vacation rentals as soon as possible and sell the units for 2 to 4 times more. This amendment could give Haseko a $billion windfall with no requirements for the developer to assist the City or the community who would absorb up to 10 times more persons on our roads, parks, and beaches under this new plan.

Has the council done an independent study of how this will affect the quality of life for the current residents? Who will pay for the overuse of our public facilities? How much traffic will this cause the community? Will Haseko help pay for the overuse of our parks and beaches? Life-guard stands will need to be added to White Plains and Hau Bush/Oneula Beach Park to handle the increase in surfers and beach users. Who will pay for that? What will be the City's costs be for maintaining up to ten times the population?

I urge the Council to vote no on Bill 64 or take this amendment completely out to give the community time to hear answers to these very important questions. Mahalo.

Honolulu Board of REALTORS®
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1136 12th Avenue, Suite 200 • Honolulu, HI 96816-3796 • TEL: 808.732.3000 • FAX: 808.732.8732 • www.hicentral.com

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Testimony by Suzanne Young, CEO
Honolulu Board of REALTORS®

Bill 64 (2023), FD1, CD1, Proposed FD2 (EK2)
Relating to Use Regulations

Honolulu City Council
Tommy Waters, Chair

City Council Chamber
Wednesday, December 11, 2024
10:00 AM

Aloha Chair Waters and members of the Honolulu City Council:

Thank you for the opportunity to provide testimony on Bill 64 (2023). On behalf of our more than 6,800 members, the Honolulu Board of REALTORS® (HBR) and its City Affairs Committee, we **oppose** Bill 64(2023), Proposed FD2 (EK2), Relating to Use Regulations.

HBR commends Chair Kia'āina for her diligent efforts in reviewing Bill 64 (2023). However, our opposition is on the proposed amendments to SECTION 3 of Proposed FD2 (EK2), referencing transient occupancy of less than 30 consecutive days.

Reverting back to occupancy of less than 90 days consecutive days, as set forth in the FD1, CD2 version of the bill overlooks month-to-month and holdover tenants in a 30 day rental. We should recognize that **30 day, month-to-month are not short term rentals**.

Additionally, HBR has consistently testified that there are legitimate, non-transient related reasons why our local residents, their families and our workforce need to rent housing for stays between the 30 days 90 days. They include:

- Home sellers/buyers renting until they close on a new property;
- Residents who are displaced from their homes during renovations or construction;
- Military while looking for home to buy;
- Traveling nurses;
- Government and contract workers; or
- Families visiting to care for ailing family members.

We further recognize that on December 21, 2023, the District Court for the District of Hawaii issued a summary judgment, prohibiting the Department of Planning and Permitting from enforcing portions of Ordinance 22-7 that address 30-89-day rentals.

Given this ruling and the current policy of non-enforcement, HBR recommends that the retention of the 30 day minimum rental period be retained in Bill 64.

JOSH GREEN, M.D.
Governor

SYLVIA LUKE
Lt. Governor

SHARON HURD
Chairperson, Board of Agriculture

DEXTER KISHIDA
Deputy to the Chairperson

State of Hawai'i
DEPARTMENT OF AGRICULTURE
KA 'OIHANA MAHI'AI
1428 South King Street
Honolulu, Hawai'i 96814-2512
Phone: (808) 973-9600 FAX: (808) 973-9613

WRITTEN ONLY

TESTIMONY OF SHARON HURD
CHAIRPERSON, BOARD OF AGRICULTURE

BEFORE THE CITY COUNCIL
CITY AND COUNTY OF HONOLULU

WEDNESDAY, DECEMBER 11, 2024
10:00 A.M.
CITY COUNCIL CHAMBER

BILL 64 (2023), FD1, CD2
RELATING TO USE REGULATIONS

Chair Waters, Vice Chair Kia'āina and Members of the Council:

The Hawaii Department of Agriculture (DOA) has reviewed Bill 64 (2023), FD1, CD2 and offers the following comments and recommendations.

The DOA participated in the meetings convened by the Ulupono Initiative (aka Working Group) in October 2022 and March 2023 with agricultural operators, agricultural associations, non-governmental organizations, and City agencies in attendance. The DOA applauds their steadfastness in reviewing the amendments, identifying those of concern to their constituents, and offering alternatives. Their effort is fundamental to the development of a functional zoning tool.

The DOA reviewed the proposed amendments from the perspective of protecting existing agricultural operations and their potential expansion, not unnecessarily impeding the establishment of new agricultural operations, and protecting access to agricultural lands for agricultural production in both agricultural zoning districts. The DOA is wary of amendments that may result in the intrusion of new or expanded uses and activities on agricultural lands that are not clearly accessory and secondary to the primary agricultural use categories of crop production and livestock and poultry keeping. These new or expanded non-agricultural uses, along with unfettered partitioning of agricultural land, can increase agricultural land values far beyond what the income from the production and sale of agricultural products can support.

The Department supports the proposed revision to the purpose and intent of the agricultural districts as it provides the basis for allowing certain uses and activities on agricultural land.

The definition of “agricultural processing - major” should be amended as follows:
“(2) Major: Slaughtering and processing of [~~dead~~] Hawaii-raised animals and associated by-products."
Animals are dead, once slaughtered.

CD2 deletes CD1’s extensive use of an “agricultural easement of similar legal encumbrance” to ensure that 51 percent of the zoning lot is dedicated for agricultural activity for a long as the activity is in operation. In its place, CD2 proposes a cumbersome and mostly undefined “farm plan that shows the area and percentage of the zoning lot to be in active agricultural use, and includes information about a farm or ranch's resources, goals, business plan, and timeline to engage in crop production or livestock and poultry keeping.” The Department recommends that in most, if not all instances, references to the “farm plan” should be limited to the first “X” number of years and then replaced with a valid agricultural dedication from the Real Property Assessment Division of the Department of Budget and Fiscal Services that must be maintained for the 51 percent of the zoning lot for as long as the permitted activity is in operation. Among the permitted uses on AG-1 and/or AG-2 land that would be affected by our proposal are agritourism minor and major, agricultural farmers market, small State (and not State) regulated group living, adult and child daycare, and wind energy generation.

Minor and major composting – The Department is strongly concerned that CD2 allows the movement of invasive species such as coconut rhinoceros beetle via composting materials brought in from outside a property with a minor composting activity.

Agritourism minor and major – The Department recommends agritourism tours must, rather than may, not interfere with surrounding farm or ranch operations.

Farm dwelling – CD1’s standard is 51 percent of the zoning lot must be dedicated to crop and livestock production and have valid agricultural dedication status maintained for as long as the farm dwelling use continues. CD2 requires a “farm plan” or “agricultural dedication documents used to obtain a Honolulu real property tax exemption”. It is our understanding that the City’s agricultural dedication is not a property tax exemption.

Farm worker housing – CD2 replaces the requirement in CD1 that farm worker housing be dedicated to such use for a minimum period of 50 years with dedication to farm worker housing. The Department recommends a minimum period of years that the worker housing is to be dedicated, especially since up to 50 acres may be put into farm worker housing and related facilities.

Meeting facility, small, medium or large – The Department continues to strongly oppose permitting small and medium meeting facilities in the AG-2 zone with a maximum capacity of 500 individuals.

School, PreK-12 – The Department continues to strongly oppose allowing PreK-12 schools on AG-2 lands. It is neither safe nor sensible from a zoning perspective to allow a school facility with children and adults within an agricultural production area.

Animal care, minor and major – The Department continues to oppose this commercial facility (major) that services household pets on AG-2 lands.

Nature-based recreation – The Department continues to oppose permitting "nature-based recreation" on AG-2 lands as the proposed uses have no relation to agricultural production. Proposals should be considered via the existing special use permit process and not be circumvented by legislative action.

The Department also supports the intent of "grandfathering" existing agricultural operations that meet to-be-developed criteria that otherwise may be adversely affected by the enacted version of Bill 64.

Thank you for the opportunity to provide testimony on this critically important tool to protect and promote Oahu's agricultural resources and agricultural operators.

HAWAI'I WORKERS CENTER

Defending and Respecting the workers of Hawai'i

(808) 743-1031
hawaiiworkerscenter@gmail.com
P.O. Box 29969, Honolulu, HI 96820
hawaiiworkerscenter.org

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Executive Director
Sergio Alcubilla III, Esq.

December 11, 2024

Chair Tommy Waters
Honolulu City Council
530 S King St.
Honolulu Hale, Room 202
Honolulu, HI 96813

Dear Chair Waters, Vice-Chair Kia'āina, and Councilmembers:

The Hawaii Workers Center (HWC) envisions a Hawaii in which all workers are empowered to exercise their right to organize for their social, economic and political well-being. It is a resource of information, education, training and organizing for Hawaii's workers

HWC stands in opposition to Bill 64. We ask that the bill be sent back to committee for further public review and comment due to the substantial changes made, lack of adequate public notice, and the negative impact on the surrounding communities. These substantial changes include: changing the definition of bed & breakfasts and TVUs from less than 90 days to 30 days; lack of parking requirements for "monster" homes, and allowing short term rental use in apartment districts.

There is also valid community concerns regarding compliance with the new 1.25-mile setback requirement for large wind turbines, the increase height of these turbines, along with other issues that put our local residents and wildlife at risk.

For the sake of transparency and proper public engagement, we ask that the council defer Bill 64. There should be no rush to quiet public discussion or shortchange local working class interests for those that seek to simply profit.

Respectfully,

Sergio J. Alcubilla
Executive Director