HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

COMMITTEE ON ZONING

Voting Members:
Calvin K.Y. Say, Chair
Tyler Dos Santos-Tam, Vice Chair
Radiant Cordero
Esther Kia'āina
Matt Weyer

WRITTEN SUMMARY FOR VIDEO RECORD

REGULAR MEETING
WEDNESDAY, NOVEMBER 20, 2024

CITY COUNCIL CHAMBER
3RD FLOOR, HONOLULU HALE
HONOLULU, HAWAII 96813

Note: A copy of a DVD of the full proceedings of this meeting may be requested by calling the City Clerk's Office at (808) 768-5822 or the video may be viewed at https://www.youtube.com/live/Hh23SQ2WT5Y?t=9445s.

The time references below indicate the point in the video recording when the stated actions began.

CALL TO ORDER

The regular meeting of the Committee on Zoning was called to order by Committee Chair Calvin Say at 9:03 a.m. Councilmembers Dos Santos-Tam (voting member), Kia'āina (voting member) and Weyer (voting member) were present at the meeting.

[9:07 a.m.]

Councilmember Okimoto entered the Council Chamber.

Committee on Zoning
Written Summary for Video Record
Wednesday, November 20, 2024

ORDER OF BUSINESS

FOR EXTENSION OF TIME ONLY

[9:20 a.m.]

1. RESOLUTION 24-256 – COMMITTEE REPORT 341

   6973 KALANIANA‘OLE HIGHWAY – HAWAI‘I KAI (2024/SMA-66 AND 2024/SV-2). Granting a Special Management Area (“SMA”) Major Permit to NMG HI Properties LLC (“Applicant”) to allow the construction of a new single-family dwelling with an attached two-car garage and swimming pool, and denying a Shoreline Setback Variance (“SSV”) to allow structures and activities in the shoreline setback area on approximately 10,007 square feet of land zoned R-10 Residential District, located at 6973 Kalaniana‘ole Highway, and identified as Tax Map Key 3-9-002: 031.

[9:22 a.m.]

Councilmember Kia‘āina exited the Council Chamber.

[9:23 a.m.]

There was no public testimony.

[9:23 a.m.]

Resolution 24-256 granted a 90-day extension of time pursuant to the written request from the Applicant’s agent in Communication M-517 (2024).

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

Related communications:

M-517 Hawaii Engineering Group, Inc.
M-542 Testimony on Resolution 24-256

FOR ACTION

[9:24 a.m.]

2. RESOLUTION 24-251 – COMMITTEE REPORT 339

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

[9:25 a.m.]

Councilmember Kia'āina entered the Council Chamber.

[9:26 a.m.]

Councilmember Cordero entered the Council Chamber.

[9:28 a.m.]

There was no public testimony.

[9:28 a.m.]

Resolution 24-251 amended to CD1 (OCS2024-0966/11/7/2024 3:06 PM) and reported out for adoption.

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

[9:29 a.m.]

3. RESOLUTION 24-258 – COMMITTEE REPORT 342

84-939 FARRINGTON HIGHWAY – MĀKAHA (2024/SMA-83). Granting a Special Management Area ("SMA") Major Permit to the Kim Yen Cook and Raymond Y. Cook Trust ("Applicant") to allow for the construction of a new two-story, single-family detached dwelling with a principal dwelling unit and an ADU, an attached garage, a gated driveway, and a swimming pool, on approximately 12,176 square feet of land zoned R-10 Residential District, located at 84-939 Farrington Highway in Mākaha, and identified as Tax Map Key 8-4-004: 020.

[9:30 a.m.]

The Committee Chair called upon Mark Howland, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-529)

[9:48 a.m.]

There was no public testimony.

[9:49 a.m.]

Resolution 24-258 amended to CD1 (OCS2024-0990/11/14/2024 8:07 AM) and reported out for adoption.

AYES: CORDERO, DOS SANTOS-TAM, KIAʻĀINA, SAY, WEYER – 5.
NOES: None.

Related communication:

D-740 Department of Planning and Permitting

[9:49 a.m.]

4. RESOLUTION 24-255 – COMMITTEE REPORT 340

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

[9:52 a.m.]

The Committee Chair called upon Jim Hayes, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-475)

[10:13 a.m.]

The following individuals testified:

1. Kimeona Kane, Waimānalo Neighborhood Board (General comment)
2. Mark Anthony Clemente, Hawaii Regional Council of Carpenters (M-532) (Support)

[10:25 a.m.]

Councilmembers Okimoto and Weyer exited the Council Chamber.

[10:28 a.m.]

Councilmember Kiaʻāina exited and entered the Council Chamber.

The Committee Chair moved to the next agenda item to allow the City Administration to respond to Councilmembers' questions and concerns relating to Resolution 24-255.

[10:28 a.m.]

5. RESOLUTION 24-266 – COMMITTEE REPORT 343

87-591 FARRINGTON HIGHWAY – MĀʻILI (2024/SMA-75). Granting a Special Management Area ("SMA") Major Permit to David and Brigitte Passman ("Applicants") to allow for the construction of a new single-family detached dwelling with an attached garage and swimming pool on approximately 15,438 square feet of land zoned R-5 Residential District, located at 87-591 Farrington Highway in Māʻili, and identified as Tax Map Key 8-7-028: 013.

[10:29 a.m.]

The Committee Chair called upon Mark Howland, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-530)

[10:29 a.m.]

Councilmember Kiaʻāina exited the Council Chamber.

[10:30 a.m.]

Councilmember Kiaʻāina entered the Council Chamber.

[10:36 a.m.]

Committee Chair Say exited the Council Chamber.

[10:38 a.m.]

There was no public testimony.

[10:39 a.m.]

Councilmember Weyer entered the Council Chamber.

[10:40 a.m.]

Committee Chair Say and Councilmember Okimoto entered the Council Chamber.

[10:40 a.m.]

Resolution 24-266 amended to CD1 (OCS2024-0992/11/14/2024 11:26 AM) and reported out for adoption.

AYES: CORDERO, DOS SANTOS-TAM, KIAʻĀINA, SAY, WEYER – 5.
NOES: None.

Related communication:

D-756 Department of Planning and Permitting

[10:41 a.m.]

6. RESOLUTION 24-277 – COMMITTEE REPORT 345

6 SAND ISLAND ACCESS ROAD – KALIHI-KAI (2024/SMA-63). Granting a Special Management Area ("SMA") Major Permit to Hawaiʻi Fueling Facilities Corporation (HFFC) ("Applicant") to allow upgrades and improvements to the secondary spill containment and storm water management system at the existing 16-tank Sand Island bulk jet fuel storage facility on approximately 8.4 acre lot zoned I-3 Waterfront Industrial District, located at 6 Sand Island Access in Kalihi-Kai, and identified as Tax Map Keys 1-2-025: 020 and 021.

[10:42 a.m.]

The Committee Chair called upon Kevin Watson (via videoconference), the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-533)

[10:54 a.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

[10:56 a.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

[11:02 a.m.]

There was no public testimony.

[11:03 a.m.]

Resolution 24-277 amended to CD1 (OCS2024-1003/11/15/2024 3:28 PM) and reported out for adoption.

AYES: CORDERO, DOS SANTOS-TAM, KIAʻĀINA, SAY, WEYER – 5.
NOES: None.

Related communication:

D-781 Department of Planning and Permitting

[11:04 a.m.]

7. RESOLUTION 24-273 – COMMITTEE REPORT 344

KAPOLEI MIXED-USE DEVELOPMENT 201H PROJECT (24:DEV/123). Amending Resolution 16-11, CD1 (as amended by Resolution 17-320), to: (1) convert phase 3 of the Kapolei mixed-use development project at Kapolei, to an affordable rental development consisting of phases 3 and 4, and (2) convert existing retail space in phases 1 and 2 of the project into community space.

[11:06 a.m.]

Councilmember Cordero exited the Council Chamber.

[11:06 a.m.]

The Committee Chair called upon Monte Heaton and Chris Deuchar, the Developers, to provide a brief presentation of the Project to the Committee. (M-541)

[11:12 a.m.]

Councilmember Cordero entered the Council Chamber.

[11:17 a.m.]

Councilmember Weyer exited the Council Chamber.

[11:30 a.m.]

The following individuals testified:

1. Pane Meatoga III, Hawaii Operating Engineers Local 3 (M-543) (Support)
2. Mark Anthony Clemente, Hawaii Regional Council of Carpenters (M-543) (Support)

[11:32 a.m.]

Resolution 24-273 amended to CD1 (OCS2024-1026/11/27/2024 9:42 AM) and reported out for adoption.

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

Related communications:

D-801 Board of Water Supply
M-503 State of Hawaii Housing Finance and Development Corporation
M-543 Testimony on Resolution 24-273

[11:33 a.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

[11:33 a.m.]

8. BILL 58 (2024) – COMMITTEE REPORT 338

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

[11:34 a.m.]

There was no public testimony.

[11:34 a.m.]

Bill 58 (2024) amended to CD1 (OCS2024-0958/11/13/2024 1:23 PM) and reported out for passage on second reading and scheduling of a public hearing.

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

The Committee Chair returned to agenda Item No. 4, Resolution 24-255 for further discussion.

[11:35 a.m.]

4. RESOLUTION 24-255 – COMMITTEE REPORT 340

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

[11:41 a.m.]

Resolution 24-255 amended to CD1 (OCS2024-1025/11/27/2024 9:16 AM) and reported out for adoption.

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

Related communications:

D-735 Department of Planning and Permitting
M-532 Testimony on Resolution 24-255

[11:42 a.m.]

The Committee Chair returned back to agenda order.

[11:42 a.m.]

Councilmember Dos Santos-Tam entered and Councilmember Kia‘āina exited the Council Chamber.

INFORMATIONAL BRIEFING

[11:42 a.m.]

9. PRESENTATION ON THE KA‘AHUMANU HOMES REDEVELOPMENT.

[11:42 a.m.]

The Committee Chair called upon Chris Deuchar, the Developer, to provide a brief presentation on the Ka‘ahumanu Homes project to the Committee. (M-534)

[11:43 a.m.]

Councilmember Kia‘āina entered the Council Chamber.

[11:45 a.m.]

Councilmember Weyer entered the Council Chamber.

[11:46 a.m.]

Committee Chair Say exited the Council Chamber.

[11:50 a.m.]

Committee Chair Say entered the Council Chamber.

[11:57 a.m.]

Councilmember Weyer exited the Council Chamber.

[12:06 p.m.]

There was no public testimony.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:09 p.m.