REPORT OF THE COMMITTEE ON PLANNING, INFRASTRUCTURE & TRANSPORTATION

Voting Members:
Radiant Cordero, Chair; Val A. Okimoto, Vice Chair;
Tyler Dos Santos-Tam, Andria Tupola, Matt Weyer

Committee Meeting Held
April 2, 2025

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Planning, Infrastructure & Transportation, to which was referred Resolution 25-51 entitled:

"RESOLUTION PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 2021 (THE LAND USE ORDINANCE), RELATING TO TRANSIT-ORIENTED DEVELOPMENT,"

introduced on February 6, 2025, reports as follows:

The purpose of Resolution 25-51 is to require the Director of Planning and Permitting ("DPP Director") to process an amendment to the Land Use Ordinance ("LUO"), Chapter 21 of the Revised Ordinances of Honolulu 2021 ("ROH"), pertaining to Transit-Oriented Development ("TOD"), in the same manner as if that amendment had been proposed by the DPP Director.

The proposed LUO amendment, attached as Exhibit "A" to the resolution, would amend subsection (c) of ROH § 21-9.100 ("Transit-oriented development (TOD) special district"), to include gray water as an acceptable community benefit project element that will mitigate impacts of greater heights, greater density, or modifications to TOD special district development standards. It also includes a definition of gray water as having the same meaning as defined in Section 342D-1 of the Hawaii Revised Statutes, as amended.

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At your Committee's meeting on April 2, 2025, the DPP Director testified that community benefits under TOD are meant to directly benefit the surrounding neighborhood, and that it is debatable whether gray water systems achieve this or only benefit the project itself. The DPP Director also noted that the Department of Planning and Permitting currently has the flexibility to consider including gray water systems as a community benefit on a case-by-case basis and that therefore it may be unnecessary to specifically include gray water systems as a codified/required community benefit in the LUO.

Your Committee notes that the DPP Director did not request any documentation from the Council within 30 days of receipt of notice of introduction of this Resolution (see Council Communication 34 (2025)) which, by operation of ROH § 2-24.3(b), constitutes a waiver of any objection for insufficient accompanying documentation.

Your Committee finds that the LUO amendment proposed in this Resolution appears to be consistent with the General Plan and Development Plans of the City and County of Honolulu ("City") and it appears that, if enacted, it would be in the best interests of the people of the City.

Your Committee on Planning, Infrastructure & Transportation is in accord with the intent and purpose of Resolution 25-51, and recommends its adoption. (Ayes: Cordero, Okimoto, Tupola, Weyer – 4; Noes: None; Absent: Dos Santos Tam – 1.)

Respectfully submitted,

Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON APR 16 2025

COMMITTEE REPORT NO. 120