



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING, PLANNING AND HOUSING

Voting Members:

Ron Menor, Chair
Tommy Waters, Vice Chair
Brandon J.C. Elefante
Alan Kekoa Texeira
Joey Manahan

WRITTEN SUMMARY FOR VIDEO RECORD

SPECIAL MEETING
THURSDAY, OCTOBER 29, 2020

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 768-5822 or the video may be viewed at https://honolulu.granicus.com/player/clip/1425?view_id=3&redirect=true

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

CALL TO ORDER

The special meeting of the Committee on Zoning, Planning and Housing was called to order by Committee Chair Ron Menor at 9:08 a.m. Voting Members Elefante, Manahan, and Texeira were present at the meeting.

REMOTE TESTIMONY

[9:11 a.m.]

Committee Chair Menor proceeded to remote testimony via videoconference or phone.

[9:13 a.m.]

Councilmember Tsuneyoshi and Committee Vice Chair Waters entered the Council Chamber.

[9:13 a.m.]

Council Chair Kobayashi entered the meeting via videoconference.

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[9:22 a.m.]

Councilmember Pine entered the meeting via videoconference.

[9:30 a.m.]

Council Chair Kobayashi exited the meeting.

[9:43 a.m.]

Council Chair Kobayashi entered the meeting via videoconference.

[9:47 a.m.]

Committee Chair Menor closed remote testimony.

ORDER OF BUSINESS

FOR ACTION

[9:48 a.m.]

1. RESOLUTION 20-251 – COMMITTEE REPORT 269

HPHA AFFORDABLE HOUSING DEVELOPMENT 201H PROJECT (2020/GEN-10). Granting exemptions from certain requirements pursuant to Chapter 201H-38, Hawaii Revised Statutes, relating to the Hawaii Public Housing Authority Affordable Housing Development on about 6.06 acres of land owned by the State of Hawaii, located at 1002 North School Street, Kapalama, Oahu, Hawaii, Tax Map Key 1-6-009: 003 (POR.).

[9:50 a.m.]

The Committee Chair called upon the Agent for the Applicant, Mr. Greg Nakai of PBR Hawaii & Associates, participating via videoconference, to provide brief comments on the Project to the Committee.

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[9:51 a.m.]

An Agent for the Applicant, Mr. Vincent Shigekuni of PBR Hawaii & Associates, participating in-person, provided brief comments and responded to questions on the Project from the Committee.

[10:02 a.m.]

A Representative for the Applicant, Mr. Kevin Auger of Retirement Housing Foundation, participating via videoconference, responded to questions on the Project from the Committee.

[10:07 a.m.]

A Representative for the Applicant, Mr. Hakim Ouansafi of Hawaii Public Housing Authority, participating via videoconference, responded to questions on the Project from the Committee.

[10:47 a.m.]

Resolution 20-251 amended to CD1 (OCS2020-1113/11/2/2020 9:57 AM) and reported out for adoption.

AYES: ELEFANTE, MANAHAN, MENOR, TEXEIRA, WATERS – 5.
NOES: None.

[10:47 a.m.]

2. RESOLUTION 20-270 – COMMITTEE REPORT 270

THE RESIDENCES AT BISHOP PLACE AFFORDABLE HOUSING 201H PROJECT (2020/GEN-9). Authorizing exemptions from certain requirements relating to The Residences at Bishop Place Affordable Housing Project on 50,680 square feet of land zoned BMX-4 Central Business Mixed Use District located at 1132 Bishop Street in the Central Business District in Honolulu, and identified as Tax Map Keys 2-1-010: 015, 021 to 024, and 032.

[10:48 a.m.]

Council Chair Kobayashi exited the meeting.

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[10:48 a.m.]

Committee Member Texeira exited the Council Chamber.

[10:48 a.m.]

The Committee Chair called upon the Agent for the Applicant, Mr. Keith Kurahashi of R.M. Towill Corporation, participating via videoconference, to provide comments and respond to questions on the Project from the Committee.

[10:50 a.m.]

Committee Member Elefante exited the Council Chamber.

[10:51 a.m.]

Committee Member Texeira entered the Council Chamber.

[10:52 a.m.]

Committee Member Elefante entered the Council Chamber.

[10:59 a.m.]

Committee Member Manahan exited the Council Chamber.

[11:02 a.m.]

The Representative for the Applicant, Mr. Kevin Crummy of Douglas Emmett, participating via videoconference, responded to questions on the Project from the Committee.

[11:03 a.m.]

Committee Member Manahan entered the Council Chamber.

[11:04 a.m.]

Councilmember Pine exited the meeting.

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[11:18 a.m.]

Resolution 20-270 amended to CD1 (OCS2020-1094/10/28/2020 12:16 PM) and reported out for adoption.

AYES: ELEFANTE, MANAHAN, MENOR, TEXEIRA, WATERS – 5.
NOES: None.

[11:18 a.m.]

3. RESOLUTION 20-272 – COMMITTEE REPORT 271

KAPOLEI PARKWAY MIXED-USE AFFORDABLE RENTAL HOUSING 201H PROJECT (2020/GEN-11) Authorizing exemptions from certain requirements relating to the Kapolei Parkway Mixed-Use Affordable Rental Housing Project at Honouliuli, Ewa, Oahu, to develop an affordable multi-family rental housing project with commercial and day-care space on approximately 10.3 acres of land zoned BMX-3 Community Business Mixed-Use District located at Kapolei Parkway in Honouliuli, Ewa, and identified as a portion of Tax Map Key 9-1-160: 018 (por.).

[11:19 a.m.]

The Committee Chair called upon the Agent for the Applicant, Mr. Keith Kurahashi of R.M. Towill Corporation, participating via videoconference, to provide a brief presentation and offer comments on the Project to the Committee.

[11:20 a.m.]

An Agent for the Applicant, Mr. Isaiah Sato of R.M. Towill Corporation, participating via videoconference, assisted Mr. Kurahashi in providing a brief presentation on the Project to the Committee.

[11:46 a.m.]

Resolution 20-272 amended to CD1 (OCS2020-1114/11/2/2020 9:18 AM) and reported out for adoption.

AYES: ELEFANTE, MANAHAN, MENOR, TEXEIRA, WATERS – 5.
NOES: None.

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[11:46 a.m.]

4. BILL 1 (2019)

KOOLAU LOA SUSTAINABLE COMMUNITIES PLAN (SCP). Repealing the existing SCP for Koolau Loa, Article 7, Chapter 24, Revised Ordinances of Honolulu 1990, and adopting a new Article 7 incorporating the revised Koolau Loa SCP.

[11:56 a.m.]

Acting Division Chief, Ms. Dina Wong from the Department of Planning and Permitting, provided a brief presentation on the Koolau Loa SCP.

[12:04 p.m.]

Although the Committee Chair closed public testimony, he allowed a member of the public, who appeared in-person, to provide oral testimony.

[12:13 p.m.]

The Committee Chair called upon Mr. Jerry Gibson of Turtle Bay Resort, participating via videoconference, to respond to questions from the Committee.

[12:20 p.m.]

Action on Bill 1 (2019) postponed to a date and time to be determined by the Committee Chair.

AYES: ELEFANTE, MANAHAN, MENOR, TEXEIRA, WATERS – 5.
NOES: NONE.

[12:21 p.m.]

Councilmember Tsuneyoshi exited the Council Chamber.

[12:21 p.m.]

At this juncture, Committee Chair Menor announced that he would take up Agenda Items 5 and 7 together because they inter-relate. However, voting on the measures would be taken individually.

5. RESOLUTION 20-222 – COMMITTEE REPORT 267

EAST KAPOLEI NEIGHBORHOOD TOD PLAN. Approving the East Kapolei Neighborhood Transit-Oriented Development (TOD) Plan.

7. BILL 64 (2020) – COMMITTEE REPORT 266

EWA DEVELOPMENT PLAN (2013). Amending portions of the existing Development Plan for Ewa, Article 3, Chapter 24, Appendix 24-3, Revised Ordinances of Honolulu 1990, as described in Exhibit A, to create greater consistency with the development guidelines for the East Kapolei Neighborhood Transit-Oriented Development Plan and to more accurately reflect current conditions. The amendment is consistent with the objectives and policies of the General Plan (1992, amended in 2002).

[12:23 p.m.]

Committee Member Manahan exited the Council Chamber.

[12:23 p.m.]

Mr. Franz Krintz from the Department of Planning and Permitting, provided a presentation on the updates to the East Kapolei Neighborhood TOD Plan.

[12:36 p.m.]

Ms. Katherine Hernandez from the Department of Planning and Permitting, provided a presentation on the proposed amendments to the Ewa Development Plan.

[12:41 p.m.]

Committee Member Manahan entered and Committee Member Teixeira exited the Council Chamber.

[12:42 p.m.]

Mr. Harrison Rue, TOD Program Administrator from the Department of Planning and Permitting, responded to questions from the Committee.

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[12:45 p.m.]

Committee Member Texeira entered the Council Chamber.

[12:46 p.m.]

Resolution 20-222 amended to CD1 (OCS2020-1119/11/4/2020 3:09 PM).

AYES: ELEFANTE, MANAHAN, MENOR, TEXEIRA, WATERS – 5.
NOES: None.

Resolution 20-222 and Resolution 20-222, CD1 reported out for scheduling of a public hearing and be referred back to Committee.

AYES: ELEFANTE, MANAHAN, MENOR, TEXEIRA, WATERS – 5.
NOES: None.

[12:46 p.m.]

Bill 64 (2020) amended to CD1 (OCS2020-1079/10/23/2020 3:26 PM) and reported out for passage on second reading and scheduling of a public hearing.

AYES: ELEFANTE, MANAHAN, MENOR, TEXEIRA, WATERS – 5.
NOES: None.

[12:47 p.m.]

The Committee Chair returned to the agenda order.

6. RESOLUTION 20-224 – COMMITTEE REPORT 268

HALAWA AREA TOD PLAN. Approving the Halawa Area Transit-Oriented Development (TOD) Plan.

[12:48 p.m.]

The Committee Chair called upon TOD Program Administrator, Mr. Harrison Rue from the Department of Planning and Permitting, to provide a brief presentation of the Plan and respond to questions from the Committee.

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[12:59 p.m.]

Resolution 20-224 amended to CD1 (OCS2020-1120/11/4/2020 2:42 PM).

AYES: ELEFANTE, MANAHAN, MENOR, TEXEIRA, WATERS – 5.
NOES: None.

Resolution 20-224 and Resolution 20-224, CD1 reported out for scheduling of a public hearing and be referred back to Committee.

AYES: ELEFANTE, MANAHAN, MENOR, TEXEIRA, WATERS – 5.
NOES: None.

[12:59 p.m.]

Committee Vice Chair Waters exited the Council Chamber.

Agenda Item No. 7, Bill 64 (2020), was taken up earlier in the meeting. (See Page 7.)

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:00 p.m.