



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
Joey Manahan
Alan Kekoa Texeira

WRITTEN SUMMARY FOR VIDEO RECORD

SPECIAL MEETING
WEDNESDAY, DECEMBER 2, 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 http://honolulu.granicus.com/player/clip/1449?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 9:05 a.m. Voting Members Elefante (via videoconference) and Texeira were present at the meeting. Nonvoting Member, Council Chair Kobayashi (via videoconference), also attended the meeting.

REMOTE TESTIMONY

[9:07 a.m.]

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

[9:12 a.m.]

Committee Member Manahan entered the Council Chamber.

[9:39 a.m.]

Committee Vice Chair Waters entered the Council Chamber.

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[9:39 a.m.]

Committee Member Texeira exited the Council Chamber.

[9:44 a.m.]

Committee Member Texeira entered the Council Chamber.

[10:11 a.m.]

Committee Chair Menor closed remote testimony.

ORDER OF BUSINESS

[10:11 a.m.]

FOR ACTION

1. RESOLUTION 20-308 – COMMITTEE REPORT 330

SMP FOR 47-409 KAMEHAMEHA HIGHWAY, KAHALUU (2020/SMA-27). Granting a Special Management Area Use Permit to allow the development of a new single-story, single-family dwelling unit at 47-409 Kamehameha Highway, Kahaluu, located in the R-5 Residential District; identified as Tax Map Key 4-7-009: 011. (Applicant: Takami Holdings Corporation) (Current deadline for Council action 1/9/21)

[10:12 a.m.]

The Committee Chair called upon Dennis Silva Jr. of Hawaii Planning LLC, Agent for the Applicant, participating via videoconference, to provide a brief presentation of the Project and respond to questions from the Committee.

[10:15 a.m.]

Committee Member Manahan exited the Council Chamber.

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[10:26 a.m.]

Resolution 20-308 amended to CD1 (OCS2020-1181/11/13/2020 1:33 PM) and reported out for adoption.

AYES: ELEFANTE, MENOR, TEXEIRA, WATERS – 4.
NOES: None.
EXCUSED: MANAHAN – 1.

[10:26 a.m.]

2. RESOLUTION 20-322 – COMMITTEE REPORT 333

KOMOHALE WEST LOCH LLC DEVELOPMENT AGREEMENT. Approving and authorizing the Mayor or the Mayor's designee to enter into a development agreement between the City and County of Honolulu and Komohale West Loch LLC, for the development of an affordable rental project at 91-1666 Renton Road, Ewa Beach, Oahu, Hawaii 96706, bounded by Fort Weaver Road to the west and Renton Road to the south and east side of the property and the City's West Loch Elderly Village to the north.

[10:27 a.m.]

The Committee Chair called upon Christopher Oakes of Stanford Carr Development, participating via videoconference, to provide a brief presentation of the Project and respond to questions from the Committee.

[10:40 a.m.]

Councilmember Tsuneyoshi entered the Council Chamber.

[10:43 a.m.]

Resolution 20-322 amended to CD1 (OCS2020-1276/12/3/2020 3:53 PM) and reported out for adoption.

AYES: ELEFANTE, MENOR, TEXEIRA, WATERS – 4.
NOES: None.
EXCUSED: MANAHAN – 1.

[10:43 a.m.]

3. RESOLUTION 20-289 – COMMITTEE REPORT 329

NOTIFICATION AND PUBLIC HEARING PRIOR TO CREATION OF CONDOMINIUM PROPERTY REGIME ON AGRICULTURAL LAND. Urging the State of Hawaii to adopt laws and policies regarding neighboring property owner notification and a public hearing prior to the creation of a condominium property regime located on agricultural land.

[10:51 a.m.]

Resolution 20-289 reported out for adoption.

AYES: ELEFANTE, MENOR, TEXEIRA, WATERS – 4.
NOES: None.
EXCUSED: MANAHAN – 1.

[10:51 a.m.]

4. RESOLUTION 20-313 – COMMITTEE REPORT 331

DPP EFFORTS RELATING TO AGRICULTURAL ZONING DISTRICTS. Requesting the Department of Planning and Permitting to report to the City Council on its efforts from 2015 until the present to monitor and enforce compliance with certain laws relating to the agricultural zoning districts.

[10:52 a.m.]

Committee Vice Chair Waters exited the Council Chamber.

[10:55 a.m.]

Resolution 20-313 amended to CD1 (OCS2020-1272/12/3/2020 10:01 AM) and reported out for adoption.

AYES: ELEFANTE, MENOR, TEXEIRA, WATERS – 4.
NOES: None.
EXCUSED: MANAHAN – 1.

[10:56 a.m.]

5. RESOLUTION 20-315 – COMMITTEE REPORT 332

IPD-T PROJECT / ALA MOANA PLAZA DEVELOPMENT (2020/SDD-45). Approving a conceptual plan for an Interim Planned Development-Transit (IPD-T) permit to redevelop 78,976 square feet of land with a mixed-use development project in the Ala Moana neighborhood on land zoned BMX-3 Community Business Mixed-Use District, located at 451 Piikoi Street; identified as Tax Map Key(s) 2-3-038: 003 and portion of 014. (Applicant: Brookfield Properties) (Current deadline for Council action 1/12/21)

[10:57 a.m.]

The Committee Chair called upon Keith Kurahashi of R.M.Towill Corporation, Agent for the Applicant, and Kris Hui of Brookfield Properties, both participating via videoconference, to provide a brief presentation of the Project and respond to questions from the Committee.

[11:00 a.m.]

Councilmember Tsuneyoshi exited the Council Chamber.

[11:13 a.m.]

Committee Vice Chair Waters exited the Council Chamber.

[11:15 a.m.]

Committee Vice Chair Waters entered the Council Chamber.

[11:22 a.m.]

Committee Member Texeira exited the Council Chamber.

[11:24 a.m.]

Committee Member Texeira entered the Council Chamber.

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[11:26 a.m.]

Committee Member Texeira exited the Council Chamber.

[11:30 a.m.]

Committee Member Texeira entered the Council Chamber.

[12:39 p.m.]

Resolution 20-315 amended to CD1 (OCS2020-1275/12/3/2020 1:19 PM).

AYES: ELEFANTE, MENOR, TEXEIRA, WATERS – 4.
NOES: None.
EXCUSED: MANAHAN – 1.

Resolution 20-315 and the proposed CD1 reported out for scheduling of a public hearing and thereafter, be referred back to Committee.

AYES: ELEFANTE, MENOR, TEXEIRA, WATERS – 4.
NOES: None.
EXCUSED: MANAHAN – 1.

Resolution 20-315 granted a 120-day extension of time, subject to the receipt of a written request from the Applicant.

AYES: ELEFANTE, MENOR, TEXEIRA, WATERS – 4.
NOES: None.
EXCUSED: MANAHAN – 1.

[12:43 p.m.]

6. BILL 90 (2020) – COMMITTEE REPORT 328

BUILDING PERMIT APPLICATIONS. Addressing the processing of building permit applications.

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[12:47 p.m.]

Bill 90 (2020) reported out for passage on Second Reading and scheduling of a public hearing.

AYES: ELEFANTE, MENOR, TEXEIRA, WATERS – 4.

NOES: None.

EXCUSED: MANAHAN – 1.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:53 p.m.