



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING AND PLANNING

Voting Members:

Brandon J.C. Elefante, Chair
Esther Kia'aina, Vice Chair
Radiant Cordero
Calvin K.Y. Say

WRITTEN SUMMARY FOR VIDEO RECORD

REGULAR MEETING
THURSDAY, JANUARY 14, 2021

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 may be viewed at https://honolulu.granicus.com/player/clip/1475?view_id=3&redirect=true.

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

CALL TO ORDER

The regular meeting of the Committee on Zoning and Planning was called to order by Committee Chair Brandon Elefante at 9:02 a.m. Voting Members Cordero, Kia'aina, and Say were present at the meeting. Nonvoting Member, Councilmember Tulba (via videoconference), also attended the meeting.

[9:05 a.m.]

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

[9:12 a.m.]

Council Chair Waters entered the Council Chamber.

[9:58 a.m.]

Council Chair Waters exited the Council Chamber.

[10:16 a.m.]

Council Chair Waters entered the Council Chamber.

[10:26 a.m.]

Committee Chair Elefante closed remote testimony.

ORDER OF BUSINESS

FOR EXTENSION OF TIME ONLY

[10:26 a.m.]

1. BILL 94 (2020) – COMMITTEE REPORT 15

REZONE LAND SITUATED AT MOILIILI, OAHU (2020/Z-3). To rezone land situated at 2835 and 2829 Dole Street, Moiliili, Oahu from the P-2 General Preservation District to the R-5 Residential District; identified as Tax Map Key 2-8-030: 038 and 058.

[10:27 a.m.]

Extension of time reported out for adoption.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.
NOES: None.

FOR ACTION

[10:27 a.m.]

2. RESOLUTION 20-333

EXTEND DEADLINE TO OBTAIN BUILDING PERMIT FOR AN IPD-T PROJECT. Amending Resolution No. 17-175, CD1, to extend the deadline to obtain a building permit for an Interim Planned Development-Transit (IPD-T) Project for the Hawaii Ocean Plaza Project. (Applicant: Hawaii Ocean Plaza LP)

[10:28 a.m.]

The Committee Chair called upon Wei Shen and Zhong Fang of Hawaii Ocean Plaza LP, the Applicant; along with James Freeman of FSC Architects, the Applicant's architect, all participating via videoconference, to offer comments and respond to questions from the Committee.

Committee on Zoning and Planning
Written Summary for Video Record
Thursday, January 14, 2021

[10:35 a.m.]

Committee Member Kia'āina exited the Council Chamber.

[10:35 a.m.]

Councilmember Tsuneyoshi entered the Council Chamber.

[10:36 a.m.]

Committee Member Kia'āina entered the Council Chamber.

[10:47 a.m.]

Resolution 20-333 amended to CD1 (OCS2021-0028/1/11/2021 3:02 PM) and action postponed to a date and time to be determined by the Committee Chair.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.
NOES: None.

[10:48 a.m.]

3. BILL 95 (2020) – COMMITTEE REPORT 16

REZONE LAND SITUATED AT WAILUPE, OAHU (2020/Z-1). To rezone land situated at 1055 Hao Street, Wailupe, Oahu from the R-7.5 Residential District to the P-2 General Preservation District for a 9.532-acre property in the back of Wailupe Valley; identified as Tax Map Key 3-6-024: 001.

[10:50 a.m.]

Bill 95 (2020) reported out for passage on second reading and scheduling of a public hearing.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.
NOES: None.

Committee on Zoning and Planning
Written Summary for Video Record
Thursday, January 14, 2021

[10:50 a.m.]

4. BILL 90 (2020) – COMMITTEE REPORT 14

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

[10:56 a.m.]

Bill 90 (2020) amended to a CD1 (OCS2021-0047/1/19/2021 3:30 PM) and reported out for passage on third reading.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.
NOES: None.

[10:56 a.m.]

5. BILL 79 (2020), CD1 – COMMITTEE REPORT 13

KO'OLAU LOA SUSTAINABLE COMMUNITIES PLAN. Repealing the existing Sustainable Communities Plan for Koolau Loa, Article 7, Chapter 24, Revised Ordinances of Honolulu 1990, and adopting a new Article 7 incorporating the revised Koolau Loa Sustainable Communities Plan.

[11:01 a.m.]

Bill 79 (2020), CD1 reported out for passage on third reading with Findings of Fact to be adopted.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.
NOES: None.

Related communication:

CC-357 (2020) Disclosure of Interest Statement submitted by Councilmember Elefante.

[11:01 a.m.]

6. RESOLUTION 20-226

SMP / REPLACE HANOHANO HALE WASTEWATER TREATMENT SYSTEM (2020/SMA-19). Granting a Special Management Area Use Permit (SMP) to replace the Hanohano Hale Apartment Building's existing wastewater treatment system on approximately 0.5 acres of land zoned A-2 Medium Density Apartment District, located at 53-549 Kamehameha Highway, Hauula, Oahu, Hawaii and identified as a portion of Tax Map Key 5-3-008: 001. (Applicant: Hanohano Hale Association of Apartment Owners [AOAO]) (Current deadline for Council action: 2/28/21)

[11:02 a.m.]

The Committee Chair called upon Stephanie Davis of Environmental Science International, the environmental consultant and Toru Kumagai, design engineer participating via videoconference, to provide a brief presentation of the Project and respond to questions from the Committee.

[11:13 a.m.]

Council Chair Waters exited the Council Chamber.

[11:25 a.m.]

Resolution 20-226 amended to CD1 (OCS2021-0005/1/6/2021 1:17 PM) and action postponed to a date and time to be determined by the Committee Chair.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.
NOES: None.

[11:25 a.m.]

7. RESOLUTION 21-15 – COMMITTEE REPORT 17

HALEWAIOLU SENIOR RESIDENCES 201H PROJECT (2020/GEN-16). Authorizing exemptions from certain requirements relating to the Halewaiolu Senior Residences, Affordable Housing Project on about 25,925 square feet of BMX-4 Central Business Mixed Use District-zone land located at 1331 River Street in Honolulu and identified as Tax Map Key 1-7-006: 012. (Applicant: Halewaiolu Senior Development, LLC) (Current deadline for Council action: 2/18/21)

[11:26 a.m.]

Councilmember Tsuneyoshi exited the Council Chamber.

[11:26 a.m.]

The Committee Chair called upon Natalie Mesa of Settle Meyer Law LLC; David Tanoue of R.M. Towill Corporation, the Applicant's Agent; Questor Lau and Karen Seddon of the Michaels Organization, the Applicant, all participating via videoconference, to provide a brief presentation and respond to questions from the Committee.

[11:27 a.m.]

Committee Chair Elefante exited the Council Chamber.

[11:30 a.m.]

Committee Chair Elefante entered the Council Chamber.

[11:37 a.m.]

Council Chair Waters entered the Council Chamber.

[11:49 a.m.]

Committee Chair Elefante noted that he would be filing Disclosure of Interest Statements with the City Clerk's Office (CC-22 and CC-23). The Committee Chair added that he filed Disclosure of Interest Statements with the City Clerk's Office (CC-14, CC-15 and CC-17).

Committee on Zoning and Planning
Written Summary for Video Record
Thursday, January 14, 2021

[11:50 a.m.]

Committee Member Cordero noted that she would be filing a Disclosure of Interest Statement with the City Clerk's Office (CC-24)

[11:50 a.m.]

Committee Member Say noted he that would be filing a Disclosure of Interest Statement with the City Clerk's Office (CC-25).

[12:00 p.m.]

Resolution 21-15 amended to CD1 (OCS2021-0035/1/13/2021 3:40 PM) and reported out for adoption.

AYES: CORDERO, ELEFANTE, KIA'ĀINA – 3.
NOES: SAY – 1.

Related communications:

CC-14	Disclosure of Interest Statement submitted by Councilmember Elefante.
CC-15	Disclosure of Interest Statement submitted by Councilmember Elefante.
CC-17	Disclosure of Interest Statement submitted by Councilmember Elefante.
CC-22	Disclosure of Interest Statement submitted by Councilmember Elefante.
CC-23	Disclosure of Interest Statement submitted by Councilmember Elefante.
CC-24	Disclosure of Interest Statement submitted by Councilmember Cordero.
CC-25	Disclosure of Interest Statement submitted by Councilmember Say.

[12:00 p.m.]

8. RESOLUTION 21-17 – COMMITTEE REPORT 18

RELATING TO DETACHED DWELLINGS. Repealing Resolution 20-265, which initiated a proposal to amend Chapter 21, Revised Ordinances of Honolulu 1990 (the Land Use Ordinance), relating to detached dwellings.

[12:01 p.m.]

Resolution 21-17 reported out for adoption.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.
NOES: None.

[12:02 p.m.]

9. COMMUNICATION CC-215 (2020)

DRAFT COMMITTEE REPORT ON THE REVIEW AND EVALUATION OF THE OAHU HISTORIC PRESERVATION COMMISSION. The Committee will take action on a draft committee report making recommendations to the Council on whether the ordinance provisions establishing the Oahu Historic Preservation Commission should be retained, as amended, or repealed.

[12:08 p.m.]

Action postponed to a date and time to be determined by the Committee Chair.

AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY – 4.
NOES: None.

[12:08 p.m.]

INFORMATIONAL BRIEFING

10. UPDATE BY THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE AMENDMENTS, DEVELOPMENT PLANS AND SUSTAINABLE COMMUNITIES PLAN REVISION BILLS.

Committee on Zoning and Planning
Written Summary for Video Record
Thursday, January 14, 2021

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:10 p.m.