

REPORT OF THE COMMITTEE ON ZONING AND PLANNING

Voting Members:

Ikaika Anderson, Chair; Trevor Ozawa, Vice-Chair;
Carol Fukunaga, Ann H. Kobayashi, Joey Manahan

Committee Meeting Held
April 30, 2015

Honorable Ernest Y. Martin
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Planning, to which was referred Bill 20 (2015) entitled:

"A BILL FOR AN ORDINANCE TO AMEND CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990, AS AMENDED (THE LAND USE ORDINANCE), RELATING TO ACCESSORY DWELLING UNITS,"

transmitted by Departmental Communication No. 129 dated February 24, 2015, and which passed First Reading at the March 11, 2015 Council meeting, reports as follows:

The purpose of Bill 20 (2015) is to amend the Land Use Ordinance (LUO), Chapter 21, Revised Ordinances of Honolulu 1990, as amended, to establish accessory dwelling units as a permitted use in all residential zoning districts, to encourage and accommodate the construction of accessory dwelling units, to increase the number of affordable rental units and alleviate the housing shortage in the City, and to establish land use standards for those accessory dwelling units. The Department of Planning and Permitting (DPP) initiated this LUO amendment as an alternative to Bill 21 (2015), which was Council-initiated.

Your Committee finds that the Planning Commission, after a public hearing held on February 18, 2015 at which seven public and six written testimonies were received on both the Council-initiated and the DPP-initiated proposals, voted to recommend approval

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON MAY 6 2015

COMMITTEE REPORT NO. 155

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of the DPP-initiated proposal in concurrence with the recommendation of the DPP in the Attachment to Departmental Communication No. 129 (2015).

At your Committee's meeting of April 30, 2015, the DPP Deputy Director stated that the DPP recommends and supports Bill 20 (2015) rather than Bill 21 (2015), the Council's version of the Bill, because the Council's version would remove ohana dwelling provisions from the Ordinances and replace them with accessory dwelling unit (ADU) provisions. The DPP further stated that many non-conforming units would result if ADUs replaced ohana dwellings, and DPP would prefer to see provisions for both types of dwelling units in the Ordinances.

At your Committee's meeting, some Committee members expressed concerns about the DPP's ability to enforce regulations on ADUs. The DPP responded that it believes adequate enforcement can be achieved.

Your Committee plans to consider these matters further after receiving public testimony on the bill at the public hearing to be held as required by law.

Public testimony was received in support of Bill 20 (2015) from representatives of the following organizations: Building Industry Association-Hawaii; FACE; Hawaii Appleseed Center; and Partners in Care. Four individuals testified in support of the Bill and one individual offered comments. Written testimony in support of the Bill was submitted by Hawaiian Community Assets; Living Life Source Foundation; and St. Elizabeth's Episcopal Church.

Your Committee believes that additional public testimony at the public hearing recommended herein to be scheduled on this bill will provide further assistance to your Committee and to the Council in their deliberations on this bill.

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Your Committee on Zoning and Planning is in accord with the intent and purpose of Bill 20 (2015) and recommends that it pass Second Reading, be scheduled for public hearing, and thereafter be referred back to Committee. (Ayes: Anderson, Ozawa, Fukunaga, Kobayashi, Manahan – 5; Noes: None.)

Respectfully submitted,



Committee Chair

2015-05-06 10:00 AM
CITY CLERK'S OFFICE
HONOLULU, HAWAII

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

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