



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3077

**COMMITTEE ON ZONING  
AND HOUSING**

**Voting Members:**

Kymberly Marcos Pine, Chair  
Ikaika Anderson, Vice-Chair  
Brandon J.C. Elefante  
Ann H. Kobayashi  
Joey Manahan

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## **MINUTES**

REGULAR MEETING  
THURSDAY, MARCH 9, 2017

COUNCIL COMMITTEE MEETING ROOM  
2<sup>ND</sup> FLOOR, HONOLULU HALE  
HONOLULU, HAWAII 96813

*Note: A copy of the video of the full proceedings of this meeting may be requested by calling the City Clerk's Office at 768-5822.*

### **CALL TO ORDER**

The regular meeting of the Committee on Zoning and Housing was called to order by Committee Chair Kymberly Marcos Pine at 9:05 a.m. Voting Members Anderson, Elefante, Kobayashi and Manahan were present at the meeting. Nonvoting member, Councilmember Fukunaga, also attended the meeting.

### **STAFF PRESENT**

Matt Caires, Chief of Staff to Committee Chair Pine  
Lori Hiraoka, Attorney, Office of Council Services  
Gavin Kennedy, Analyst, Office of Council Services  
Richard Lewallen, Deputy, Department of the Corporation Counsel, substituting for the assigned Deputy to the Committee  
Laurie Tam, Council Committee Aide, Office of the City Clerk

### **ORDER OF BUSINESS**

#### **APPROVAL OF MINUTES**

The minutes of the Committee on Zoning and Housing meeting on February 9, 2017 were approved as circulated.

AYES: ELEFANTE, KOBAYASHI, PINE – 3.  
NOES: None.  
EXCUSED: ANDERSON, MANAHAN – 2.

FOR ACTION

1. RESOLUTION 17-42 – COMMITTEE REPORT 100

APPOINTEES TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.  
Recommending the appointment of nominees to the Hawaii Community Development Authority.

The following individuals testified:

1. Nani Medeiros, nominee
2. Steve Scott, nominee
3. Jay Kadowaki, nominee
4. Jason Okuhama, nominee
5. Jonathan Ching, nominee
6. Philip Hasha, nominee

Committee Chair Pine provided a brief overview of the Resolution that recommends the City Council's nominees for the Hawaii Community Development Authority (HCDA) Board for Governor Ige's consideration. The district seats includes Heeia (six representatives), Kakaako (six representatives) and Kalaeloa (three representatives). The Committee Chair stated that at the February 9, 2017 Committee meeting, Councilmembers were asked to submit the names of their nominees, which are listed on the agenda.

Nominees Alena Nani'olu "Nani" Medeiros, Steve Scott, Jay Kadowaki, Jason Okuhama, Jonathan Ching and Phillip Hasha provided a brief background of themselves and answered questions from Committee members.

Committee Chair Pine announced that because additional nominees are needed for Heeia and Kakaako, she would recommend reporting out the Resolution in its original form and would prepare an FD1 for the March 22, 2017 Council meeting. The Committee Chair asked councilmembers to submit their nominations to the City Clerk's Office by March 15, 2017.

Resolution 17-42 reported out for adoption.

AYES: ELEFANTE, KOBAYASHI, MANAHAN, PINE – 4.  
NOES: None.  
EXCUSED: ANDERSON – 1.

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Related communications:

- CC-42 Councilmember Carol Fukunaga, submitting the nomination of Jason Okuhama
- CC-48 Councilmember Ann Kobayashi, submitting the nomination of Steven Scott
- CC-49 Councilmember Kymberly Marcos Pine, submitting the nomination of Kevin M. Rathbun
- CC-50 Councilmember Kymberly Marcos Pine, submitting the nomination of Linda Mae Victor
- CC-51 Councilmember Kymberly Marcos Pine, submitting the nomination of Maeda C. Timson
- CC-53 Councilmember Ikaika Anderson, submitting the nomination of Jo-Ann C. Leong
- CC-63 Councilmember Kymberly Marcos Pine, submitting the nomination of Jay Robert Kadowaki
- CC-64 Councilmember Kymberly Marcos Pine, submitting the nomination of Alena Nani'olu "Nani" Medeiros
- CC-66 Councilmember Joey Manahan, submitting the nomination of Jonathan L.W. Ching
- CC-70 Councilmember Trevor Ozawa, submitting the nomination of Phillip Scott Hasha
- CC-74 Councilmember Ikaika Anderson, submitting the nomination of Phillip Scott Hasha
- CC-75 Councilmember Ikaika Anderson, submitting the nomination of Jay Robert Kadowaki
- CC-76 Councilmember Ikaika Anderson, submitting the nomination of Alena Nani'olu ("Nani") Medeiros
- M-983 Robert Brant (support nomination of Nani Medeiros)
- M-984 Wayne Chi (support nomination of Nani Medeiros)
- M-985 Tricia Dang (support nomination of Nani Medeiros)
- M-986 Julie Ford (support nomination of Nani Medeiros)
- M-987 Bill Hanrahan (support nomination of Nani Medeiros)
- M-988 Hawaii Regional Council of Carpenters (support nomination of Nani Medeiros)
- M-989 Carla Houser (support nomination of Nani Medeiros)
- M-990 Mitchell Imanaka (support nomination of Nani Medeiros)
- M-991 Curtis Kropar (support nomination of Nani Medeiros)
- M-992 Kaitlin Mann (support nomination of Nani Medeiros)
- M-993 Gladys Quinto Marrone, Building Industry Association of Hawaii (support nomination of Nani Medeiros)
- M-994 Dyan M. Medeiros (support nomination of Nani Medeiros)

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- M-995 Alena Nani‘olu “Nani” Medeiros
- M-996 Ralph Mesick (support nomination of Nani Medeiros)
- M-997 Sam Moku (support nomination of Nani Medeiros)
- M-998 Matthew A. Nagato (support nomination of Nani Medeiros)
- M-999 Jeffery Prostor (support nomination of Nani Medeiros)
- M-1000 Gary Scheuring (support nomination of Nani Medeiros)
- M-1001 Jon Whittington (support nomination of Nani Medeiros)
- M-1003 Jianna M. Chew (support nomination of Jonathan L.W. Ching)
- M-1004 Sean Connelly (support nomination of Jonathan Ching)
- M-1005 Leah Ke‘ala‘aumoe Dowsett, M.D. (support nomination of Jonathan Ching)
- M-1006 Hawaii Regional Council of Carpenters (support nomination of Jonathan L.W. Ching)
- M-1007 Marie Hirakata (support nomination of Jonathan L.W. Ching)
- M-1008 Kelli Ishii (support nomination of Jonathan L.W. Ching)
- M-1009 Sean Nagamatsu (support nomination of Jonathan L.W. Ching)
- M-1010 Andrew Nelson (support nomination of Jonathan L.W. Ching)
- M-1011 Scott Nishimoto (support nomination of Jonathan L.W. Ching)
- M-1012 Ronson Fox, Oahu Young Democrats (support nomination of Jonathan L.W. Ching)
- M-1013 E. Kumau Pineda-Akiona (support nomination of Jonathan Ching)
- M-1014 Tamara Rigney (support nomination of Jonathan L.W. Ching)
- M-1015 Wayne Chi (support nomination of Jay Kadowaki)
- M-1016 Andrea Galvin (support nomination of Jay Kadowaki)
- M-1017 Robby Field (support nomination of Jay Kadowaki)
- M-1018 Jodie Fujio (support nomination of Jay Kadowaki)
- M-1019 Hawaii Regional Council of Carpenters (support nomination of Jay Kadowaki)
- M-1020 Mami Kajiwara (support nomination of Jay Kadowaki)
- M-1021 Leilani Kaluhiokalani-Myers (support nomination of Jay Kadowaki)
- M-1022 Gaston Ly (support nomination of Jay Kadowaki)
- M-1023 Michelle Ly (support nomination of Jay Kadowaki)
- M-1024 Kim Mann (support nomination of Jay Kadowaki)
- M-1025 Courtney Mann (support nomination of Jay Kadowaki)
- M-1026 Calvin Mann (support nomination of Jay Kadowaki)
- M-1027 Sharleen Toyama (support nomination of Jay Kadowaki)
- M-1028 Jennifer A. Hee (support nomination of Phillip Hasha)
- M-1029 Charles K. Harris (support nomination of Phillip Hasha)
- M-1030 Wallace Kelley (support nomination of Phillip Hasha)
- M-1031 Savan G. Patel (support nomination of Phillip Hasha)
- M-1032 James Smith (support nomination of Phillip Hasha)
- M-1033 Nick L. Sutton (support nomination of Phillip Hasha)

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- M-1034 Luke Williams (support nomination of Phillip Hasha)
- M-1035 Jeff Vilardi (support nomination of Phillip Hasha)
- M-1036 Samuel Adams (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1037 Allie (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1038 Brad Anderson (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1039 Sandra Coons (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1040 Ryan Counter (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1041 Adam Dornbush (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1042 Claudia Johnstone (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1043 Paul Johnstone (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1044 Pat Kaleialoha (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1045 B Lau (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1046 Christopher Laniauskas (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1047 Calvin F.L. Mann (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1048 Philip Mundon (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1049 Brit Noa (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1050 Peter Phillips (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1051 Glenn Preus (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1052 Melisa Preus (support nomination of Nani Medeiros and Jay Kadowaki)
- M-1053 Kainoa Scheer (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1054 L. Spencer (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)
- M-1055 Brianna Tsukamoto (support nomination of Nani Medeiros, Phillip Hasha and Jay Kadowaki)

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- M-1056 Kristin Counter (support nomination of Nani Medeiros and Jay Kadowaki)
- M-1057 Ryan Hernandez (support nomination of Nani Medeiros and Jay Kadowaki)
- M-1058 Kahala (support nomination of Nani Medeiros and Jay Kadowaki)
- M-1059 Michelle S. Matson (support nomination of Steven Scott and Jason Okuhama)
- M-1060 Clara K. Morikawa (support nomination of Steven Scott and Jason Okuhama)
- M-1061 Wayne Takamine (Kakaako Makai Community Planning Advisory Council) (support nomination of Steven Scott and Jason Okuhama)

2. BILL 4 (2017) - COMMITTEE REPORT 96

KANEOHE ZONE CHANGE (2016/Z-5). Rezoning land situated at 45-505 Pahia Road, Kaneohe, Oahu, Hawaii, hereinafter described, is hereby rezoned from the B-2 Community Business District, and R-7.5 Residential District to the B-1 Neighborhood Business District. TMK: 4-5-019:027. (Applicant: Ohana Pacific Management Company) (Current deadline for Council action: 4/4/17)

Administration/Others

Kathy Sokugawa, Acting Director, Department of Planning and Permitting (DPP)  
Lisa Imata, PlanPacific, Inc., Agent  
Randall Hata, Applicant  
Casey Kusumoto, Project Architect

There was no public testimony.

Committee Chair Pine noted that the DPP has not recommended any conditions for inclusion in a Unilateral Agreement for the Bill.

Ms. Imata presented a summary of the zone change application for Bill 4, as detailed in Communication M-1062. She noted that the Bill proposes to rezone land at 45-505 Pahia Road from B-2 Community Business District and R-7.5 Residential District to the B-1 Neighborhood Business District to allow the Applicant to consolidate their offices into a renovated and improved two-story office building.

Acting Director Sokugawa stated that the DPP stands by its report in support of the project.

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The Committee Chair recommended that the Bill be reported out for passage on second reading and scheduling of a public hearing. Additionally, the Committee Chair noted that the time needed to consider this Bill would exceed the current deadline for Council action and recommended that the Bill be granted at 90-day extension of time, subject to receipt of a written request from the Applicant.

Bill 4 (2017) reported out for passage on second reading and scheduling of a public hearing.

AYES: ANDERSON, ELEFANTE, KOBAYASHI, MANAHAN, PINE – 5.  
NOES: None.

Bill 4 (2017) granted a 90-day extension of time subject to receipt of a written request from the Applicant.

AYES: ANDERSON, ELEFANTE, KOBAYASHI, MANAHAN, PINE – 5.  
NOES: None.

Related communications:

D-2 Planning Commission, transmitting report from the DPP and draft bill.  
M-1062 PlanPacific, Inc., Submitting Summary of the Proposed Project and Zone Change.

3. BILL 5 (2017) - COMMITTEE REPORT 97

MOANALUA ZONE CHANGE (2016/Z-6). Rezoning land situated at 3375 Salt Lake Boulevard, Honolulu, Oahu, Hawaii, hereinafter described, is hereby rezoned from the F-1 Military and Federal Preservation District to the R-5 Residential District. TMK: 1-1-010:50. (Applicant: Island Family Christian Church) (Current deadline for Council action: 4/4/17)

PROPOSED UNILATERAL AGREEMENT – The proposed U/A (draft dated March 6, 2017) to be attached as “Exhibit B” to the Bill after execution and recordation.

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Administration/Others

Kathy Sokugawa, Acting Director, Department of Planning and Permitting  
(DPP)  
Henry Eng, HELPS, LLC, Agent  
Karen Burdick, Island Family Christian Church

There was no public testimony.

Mr. Eng provided a summary of the zone change application for Bill 5, as detailed in Communication M-1063. He stated that the Bill proposes to rezone land at 3375 Salt Lake Boulevard from B-2 Community Business District and R-7.5 Residential District to the B-1 Neighborhood Business District to allow the Applicant to update the property's zoning to reflect its change in ownership from Federal to private, and continue its existing use as a church.

Acting Director Sokugawa stated that the DPP stands by its report in support of the project.

The Committee Chair recommended that the Bill be reported out for passage on second reading and scheduling of a public hearing. Additionally, the Committee Chair noted that the time needed to consider this Bill would exceed the current deadline for Council action and recommended that the Bill be granted at 90-day extension of time, subject to receipt of a written request from the Applicant.

Bill 5 (2017) reported out for passage on second reading and scheduling of a public hearing.

AYES: ELEFANTE, KOBAYASHI, MANAHAN, PINE – 4.  
NOES: None.  
EXCUSED: ANDERSON – 1.

Bill 5 (2017) granted a 90-day extension of time subject to receipt of a written request from the Applicant.

AYES: ELEFANTE, KOBAYASHI, MANAHAN, PINE – 4.  
NOES: None.  
EXCUSED: ANDERSON – 1.

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Related communications:

- D-3 Planning Commission, transmitting report from the DPP and draft bill.  
M-1063 Henry Eng, Henry Eng Land Planning Services (HELPS), Agent, submitting a summary of Bill 5.

4. BILL 67 (2016) – COMMITTEE REPORT 95

BICYCLE FACILITIES. Amending Chapter 16, Revised Ordinances of Honolulu 1990 (“Building Code”) to require certain amenities to be provided in certain buildings to accommodate persons commuting by means other than by motor vehicle, including bicyclists, and by providing incentives for providing these amenities.

Administration/Others

Kathy Sokugawa, Acting Director, Department of Planning and Permitting (DPP)  
Tim Hiu, Deputy Director, DPP

The following individuals testified:

1. Daniel Alexander, Hawaii Bicycling League (support) (M-1064)
2. William Giese, Sierra Club (support)

Councilmember Fukunaga, the introducer, provided a brief overview of the Resolution that would amend the Revised Ordinances of Honolulu (“Building Code”) by requiring that shower facilities and bicycle storage be provided in certain buildings and encouraging commuting by means other than by motor vehicle, including by bicycle.

Acting Director Sokugawa and Deputy Director Hiu testified in support of the intent of the Bill and recommended several amendments to the measure including:

- Reducing the number of shower heads from four to two in each shower facility;
- Eliminating the shower facility hours of accessibility;
- Referencing Building Code plumbing requirements; and
- Assigning the DPP as the lead entity to establish guidelines for the design of shower facilities.

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The Acting Director offered to work with the Committee on modifications to the Bill.

Committee Members Anderson, Manahan and Elefante stated their support for the measure.

Committee Chair Pine recommended moving the Bill forward for further discussion and to address the concerns raised by the DPP.

Bill 67 (2016) reported out for passage on second reading and scheduling of a public hearing.

AYES: ELEFANTE, KOBAYASHI, MANAHAN, PINE – 4.

NOES: None.

EXCUSED: ANDERSON – 1.

Related communication:

M-1064 Hawaii Bicycling League (support)

Committee Chair Pine announced that she would take up Items 5 and 6 together:

5. BILL 16 (2017) – COMMITTEE REPORT 98

BUILDING INSPECTIONS. Addressing the inspection of the exterior walls and appurtenances of buildings.

6. BILL 17 (2017) – COMMITTEE REPORT 99

BUILDING INSPECTIONS. Requiring the periodic inspection of certain walls and appurtenances of certain buildings.

Administration/Others

Kathy Sokugawa, Acting Director, Department of Planning and Permitting (DPP)  
Tim Hiu, Deputy Director, DPP

The following individual testified:

Jane Sugimura, Hawaii Council of Associations of Apartment Owners  
(comments on Bill 17) (M-1065)

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Acting Director Sokugawa and Deputy Director Hiu stated that the DPP understands the intent of the measure; however, they expressed concerns that both Bills could significantly increase the DPP's enforcement responsibilities and that the DPP would not be able to respond to that additional demand.

Deputy Director Hiu added that Bill 16 would apply to approximately 166,000 buildings on Oahu and Bill 17 would apply to approximately 4,000 buildings with three or more stories.

The Acting Director and Deputy Director responded to questions stating that:

- The DPP would respond to and investigate complaints received; however, it is the responsibility of the building owner to ensure that their building is maintained, not the responsibility of the DPP.
- The collapse of the guardrails at the Ala Moana Shopping Center took 24 hours of enforcement time for the DPP.
- The DPP initially issues a Notice of Violation (NOV) and if the violation is not corrected within a required period of time, a Notice of Order (NOO) is issued. Currently the DPP responded to a complaint and issued an NOO due to the inactivity of the building's owner.

Committee Chair Pine recommended moving both Bills forward to continue discussion, address concerns, and work on the details of both Bills.

Bill 16 (2017) reported out for passage on second reading and scheduling of a public hearing.

AYES: ANDERSON, ELEFANTE, KOBAYASHI, MANAHAN, PINE – 5.  
NOES: None.

Bill 17 (2017) reported out for passage on second reading and scheduling of a public hearing.

AYES: ANDERSON, ELEFANTE, KOBAYASHI, MANAHAN, PINE – 5.  
NOES: None.

Related communications:

M-1065 Jane Sugimura, President, Hawaii Council Associations of Apartment Owners (comments)

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M-1066 Marilyn Khan (comments)  
M-1067 Lynne Matusow (oppose)

7. RESOLUTION 17-69 - COMMITTEE REPORT 101

SMA USE PERMIT AND SSV FOR THE KAHANAHOU WASTEWATER PUMP STATION. Granting a Special Management Area Use Permit (SMA) and Shoreline Setback Variance (SSV) to install upgrades to the Kahanahou Wastewater Pump Station, located at 45-7 and 45-13 Hanahou Place, Kaneohe, Oahu and Identified as Tax Map Keys 4-5-047:94 (Portion), 95, and 127. (Applicant: Department of Design and Construction) (Current deadline for Council action: 5/2/17)

The following amendment was circulated at the meeting:

PROPOSED CD1 TO RESOLUTION 17-69 (Submitted by Councilmember Pine) – The CD1 (OCS2017-0229/3/8/2017 7:52 AM) makes the following amendments:

- A. In the first WHEREAS clause, clarifies the description of the Project.
- B. In Condition B, consistent with DPP's recommendation, adds a provision requiring the Applicant to implement a proactive archaeological monitoring program that includes detailed documentation and protocol for managing inadvertently discovered archeological resources.
- C. In Condition D, clarifies that "daytime" means during daylight hours.
- D. In Condition F, adds reference to building permits (as a governmental requirement), and adds reference to an SSV (as being covered by the resolution).
- E. Makes miscellaneous technical and nonsubstantive amendments.

Administration/others

Kathy Sokugawa, Acting Director, Department of Planning and Permitting  
Guy Inouye, Wastewater Division, Department of Design and Construction  
Sherri Hiraoka, Townscape, Inc., Agent  
Gabrielle Sham, Townscape, Inc., Planner

There was no public testimony.

Committee Chair Pine reviewed the proposed amendments.

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Mr. Inouye provided a brief overview of the Kahanahou Wastewater Pump Station Project that involves the rehabilitation and modernization of an existing wastewater pump station in Kaneohe.

Ms. Sham and Ms. Hiraoka provided the following information, as detailed in Communications D-127 and M-1068:

- The Project, located at 45-13 Kahanou Place, requires an SMA because it is located near the shoreline of Kaneohe Bay and an SSV to allow upgrades to the sewer line, new underground conduits, and a new fence.
- The purpose of the Project is to:
  1. Increase the pump sewer capacity to minimize the risk of sanitary sewer overflows and maintain public health and safety to over 200 properties
  2. Provide a reliable wastewater collection system for residents of the area, and
  3. Meet the 2010 Global Consent Decree from the Environmental Protection Agency that requires the City to complete the updates by June 2020.
- The existing facility, built in 1966, is in need of repair and requires replacement of its mechanical, electrical, pumping, ventilation and fuel systems. The facility would be renovated with sound-reducing material.
- A new force main would be constructed to connect to the existing sewer line that would be rerouted further inland and eventually flow into the Kaneohe Wastewater Pre-treatment Facility.

Resolution 17-69 amended to CD1 (OCS2017-0229/3/8/2017 7:52 AM) and reported out for adoption.

AYES:           ANDERSON, ELEFANTE, KOBAYASHI, PINE – 4.  
NOES:           None.  
EXCUSED:       MANAHAN – 1.

Related communications:

D-127           Department of Planning and Permitting, transmitting draft resolution.  
M-1068         Townscape, Inc., Submitting a copy of Presentation.

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INFORMATIONAL BRIEFING

8. UPDATE BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE (LUO) AMENDMENTS.

Administration/Others

Kathy Sokugawa, Acting Director, Department of Planning and Permitting

There was no public testimony.

Acting Director Sokugawa provided the Committee with the Department's update, as detailed in Communication D-151.

Related communication:

D-151 Department of Planning and Permitting, transmitting Status of LUO Amendments.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:45 a.m.

Respectfully submitted,



GLEN I. TAKAHASHI  
City Clerk

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DATE APPROVED

April 6, 2017