



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
Ann H. Kobayashi
Joey Manahan

WRITTEN SUMMARY FOR VIDEO RECORD

REGULAR MEETING
THURSDAY, OCTOBER 24, 2019

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/1179?view_id=3.

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

CALL TO ORDER

The regular meeting of the Committee on Zoning, Planning and Housing was called to order by Committee Chair Ron Menor at 9:07 a.m. Voting Members Elefante, Waters and Kobayashi were present at the meeting.

[9:09 a.m.]

ANNOUNCEMENT

Prior to commencement of the Order of Business, Committee Chair Menor announced that Item No. 3, Resolution 19-161 relating to granting a Special Management Area (SMA) Use Permit to allow the development of eight dwelling units at 85-029 Lualualei Homestead Road, Waianae, originally posted on the agenda, had been cancelled and there would be no public testimony or discussion on the item.

ORDER OF BUSINESS

FOR EXTENSION OF TIME ONLY

[9:10 a.m.]

1. RESOLUTION 19-136 – COMMITTEE REPORT 334

PRU PERMIT FOR RELOCATION OF OCCC (2019/PRU-2). Approving an application for a Plan Review Use (“PRU”) Permit for the relocation of Oahu Community Correctional Center (“OCCC”) to Halawa and terminating the PRU permit in Kalihi. (Current deadline for Council action 11/27/19)

[9:12 a.m.]

Resolution 19-136 granted a 120-day extension of time, pursuant to the request from the Applicant’s Agent in Communication M-625.

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

FOR ACTION

[9:12 a.m.]

2. RESOLUTION 19-159 – COMMITTEE REPORT 335

REVISION TO THE PIM FOR THE EWA DEVELOPMENT PLAN AREA (2019/PIM-1). Adopting a revision to the Public Infrastructure Map (“PIM”) for the Ewa Development Plan area to include a symbol for a corporation yard for the Leeward Refuse Collection Baseyard Project.

[9:16 a.m.]

Resolution 19-159 amended to CD1 (OCS2019-1122/10/18/2019 1:09 PM) and reported out for adoption.

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

NOES: None.

EXCUSED: MANAHAN – 1.

3. RESOLUTION 19-161

SMP FOR THE DEVELOPMENT OF EIGHT DWELLING UNITS AT 85-029 LUALUALEI HOMESTEAD ROAD-WAIANAE (2019/SMA-9). Granting a Special Management Area Use Permit (“SMP”) to allow the development of eight dwelling units at 85-029 Lualualei Homestead Road, Waianae to be constructed outside of the VE Flood Zone, and identified as Tax Map Key 8-6-015: 053. (Current deadline for Council action 12/9/19)

This item was cancelled.

[9:16 a.m.]

4. RESOLUTION 19-224 – COMMITTEE REPORT 336

IPD-T PROJECT IN THE ALA MOANA NEIGHBORHOOD (2019/SDD-27). Approving a conceptual plan for an Interim Planned Development-Transit (“IPD-T”) project – Keeaumoku Development Condominium and Commercial Project – in the Ala Moana neighborhood on land zoned BMX-3 Community Business Mixed-Use District, located at 805, 815, 819, 835, 903, 905, 915, and 919 Keeaumoku Street, and 1519 Liona Street, and identified as Tax Map Keys 2-3-018: 052 through 060, 074, 075, and 077. (Current deadline for Council action 11/8/19)

[9:37 a.m.]

Committee Member Manahan entered the Council Chamber.

Committee on Zoning, Planning and Housing
Written Summary for Video Record
Thursday, October 24, 2019

[9:56 a.m.]

Action on Resolution 19-224 postponed to the November 14, 2019 Committee on Zoning, Planning and Housing meeting.

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

[9:57 a.m.]

Resolution 19-224 granted a 90-day extension of time, pursuant to the request from the Applicant's agent in Communication M-623.

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

[9:57 a.m.]

5. RESOLUTION 19-225 – COMMITTEE REPORT 337

PD-R FOR REDEVELOPMENT IN WAIKIKI (2019/SDD-20). Approving a conceptual plan for a Planned Development-Resort ("PD-R") project for the redevelopment of 4.153 acres with mixed use retail and Princess Ka'iulani Hotel Project in Waikiki located at the corner of Kalakaua Avenue and Kaiulani Avenue, and identified as Tax Map Keys 2-6-022: 001 and 041. (Current deadline for Council action 11/8/19)

[10:57 a.m.]

Resolution 19-225 amended to CD1 (OCS2019-1163/10/28/19 11:42 AM) and reported out for adoption.

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

[10:57 a.m.]

6. RESOLUTION 19-238

ALA MOANA TOD PLAN. Approving the Ala Moana Neighborhood Transit-Oriented Development ("TOD") Plan (June 2016).

Committee on Zoning, Planning and Housing
Written Summary for Video Record
Thursday, October 24, 2019

[11:17 A.M.]

Committee Member Manahan exited the Council Chamber.

[11:56 a.m.]

Action on Resolution 19-238 postponed to the November 14, 2019 Committee on Zoning, Planning and Housing meeting.

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

NOES: None.

EXCUSED: MANAHAN – 1.

[11:57 a.m.]

Committee Member Manahan entered the Council Chamber.

[11:57 a.m.]

7. RESOLUTION 19-266 – COMMITTEE REPORT 338

AMENDMENT TO HHFDC RULES. Requesting the Hawaii Housing Finance and Development Corporation (“HHFDC”) to amend its rules relating to the State Assisted Land and Housing Development Program.

[12:01 p.m.]

Resolution 19-266 reported out for adoption.

AYES: ELEFANTE, KOBAYASHI, MANAHAN, MENOR, WATERS – 5.

NOES: None.

[12:02 p.m.]

8. RESOLUTION 19-267 – COMMITTEE REPORT 339

SMP FOR THE INSTALLATION OF A SOLAR PV AND BATTERY STORAGE SYSTEM (2019/SMA-16). Granting a Special Management Area Use Permit (“SMP”) to allow the installation of a solar photovoltaic (“PV”) and battery storage system, including ancillary site work, on land zoned R-10 Residential District, located at Kapiolani Community College, 4303 Diamond Head Road, Oahu, and identified as Tax Map Key 3-1-042: 009. (Current deadline for Council action 12/13/19)

[12:11 p.m.]

Resolution 19-267 amended to CD1 (OCS2019-1131/10/21/2019 2:47 PM) and reported out for adoption.

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

[12:11 p.m.]

9. BILL 2 (2019) – COMMITTEE REPORT 330

LUO AMENDMENT RELATING TO IPD-T PERMITS. Amending Chapter 21, Revised Ordinances of Honolulu 1990, as amended (the Land Use Ordinance [“LUO”]) relating to Interim Planned Development-Transit (“IPD-T”) Permits for future Transit-Oriented Development (“TOD”) within close proximity to future rail stations. (Current deadline for Council Action 12/4/19)

[12:15 p.m.]

Council Chair Anderson entered the Council Chamber.

[12:22 p.m.]

Bill 2 (2019) amended to CD1 (OCS2019-1115/10/17/2019 2:22 PM) and reported out for passage on second reading and the scheduling of a public hearing.

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

[12:22 p.m.]

10. BILL 27 (2019) – COMMITTEE REPORT 331

KANEOHE ZONE CHANGE (2018/Z-4). Rezoning land situated at the ends of Waiawi and Puohala Street, Kaneohe, Oahu, Hawaii from the P-2 General Preservation District to the R-7.5 Residential District and identified as Tax Map Key: 4-5-030: portion of 049. (Current deadline for Council action 2/14/20)

[12:50 p.m.]

Committee Member Waters exited the Council Chamber.

[1:04 p.m.]

Bill 27 (2019) reported out for passage on second reading and the scheduling of a public hearing.

AYES: KOBAYASHI*, MANAHAN, MENOR – 3.
NOES: ELEFANTE – 1.
EXCUSED: WATERS – 1.

*Committee Member Kobayashi voted aye with reservations.

[1:04 p.m.]

Committee Member Manahan exited the Council Chamber.

[1:05 p.m.]

11. BILL 28 (2019) – COMMITTEE REPORT 332

AFFORDABLE HOUSING INCENTIVES. Amending the affordable housing incentives enacted by Ordinance 18-1, as amended by Ordinance 19-8.

[1:10 p.m.]

Committee Member Waters entered the Council Chamber.

Committee on Zoning, Planning and Housing
Written Summary for Video Record
Thursday, October 24, 2019

[1:12 p.m.]

Council Chair Anderson exited the Council Chamber.

[1:13 p.m.]

Bill 28 (2019) amended to CD1 (OCS2019-1162/10/28/2019 9:03 AM) and reported out for passage on second reading and the scheduling of a public hearing.

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

NOES: None.

EXCUSED: MANAHAN – 1.

[1:14 p.m.]

12. BILL 50 (2019) – COMMITTEE REPORT 333

AMENDING BUILDING CODE. Amending Chapter 16 of the Revised Ordinances of Honolulu 1990, as amended, relating to the Building Code by adopting the State Building Code subject to local amendments herein.

[1:14 p.m.]

Committee Member Waters exited the Council Chamber.

[1:19 p.m.]

Bill 50 (2019) amended to CD1 (OCS2019-1038/10/17/2019 1:27 PM) and reported out for passage on second reading and the scheduling of a public hearing.

AYES: ELEFANTE, KOBAYASHI, MENOR – 3.

NOES: None.

EXCUSED: MANAHAN, WATERS – 2.

Committee on Zoning, Planning and Housing
Written Summary for Video Record
Thursday, October 24, 2019

[1:19 p.m.]

INFORMATIONAL BRIEFING

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

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:21 p.m.