MEETING OF THE PLANNING COMMISSION
WRITTEN SUMMARY
Wednesday, October 17, 2018

The Planning Commission held a meeting on Wednesday, October 17, 2018, at 1:30 p.m., at the Mission Memorial Auditorium, 550 South King Street, Honolulu, Hawaii. Chair Kaʻiulani Sodaro presided.

COMMISSIONERS PRESENT: Kaiulani K. Sodaro, Chair
Arthur B. Tolentino
Theresia C. McMurdo
Wilfred A. Chang, Jr.
Gifford K. F. Chang
Arthur D. Challacombe

COMMISSIONERS EXCUSED: Cord D. Anderson, Vice Chair
[prior notice given]
Steven S. C. Lim
[prior notice given]
Ken K. Hayashida
[prior notice given]

DEPUTY CORPORATION COUNSEL: Rozelle A. Agag
(Advisory to the Commission)

COMMISSION STAFF: Gloria Takara
Secretary-Hearings Reporter

DPP REPRESENTATIVES: Elizabeth Krueger, Zoning Regulations and
Permits Branch Chief
Katia Balassiano
Land Use Permits Division Chief

[00:01 / 1:04:35] [part 1 audio recording] CALL TO ORDER

[00:25 – 11:40 / 1:04:35] [part 1 audio recording] Mayor Kirk Caldwell

[12:33 / 1:04:35] [part 1 audio recording] APPROVAL OF MINUTES: The minutes of the September 5, 2018 meeting, as previously circulated, to be approved by the Commission. [Deferred to the next available date]

[12:46 – 17:16 / 1:04:35] [part 1 audio recording] Elizabeth Krueger, Zoning Regulations and Permits Branch Chief, Dept. of Planning and Permitting
PUBLIC HEARING
Public hearing notice published in the Honolulu Star-Advertiser on October 5, 2018.

A REQUEST FOR AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990
(THE LAND USE ORDINANCE), RELATING TO DETACHED DWELLINGS

The City Council initiated a proposal to amend the Land Use Ordinance (LUO), relating to detached dwellings.

Bill A, associated with Resolution No. 17-276, CD1, proposes to:

- Require a Major Conditional Use Permit for large detached dwellings;
- Limit the density for one-family and two-family detached dwellings;
- Limited the number of wet bars within each dwelling;
- Increase the parking requirement for detached, duplex, and farm dwellings; and
- Add definitions for “Dwelling, Large Detached” and “Wet Bars.”

The Department of Planning and Permitting supports the basic intent of Bill A, which is to better regulate the size of detached dwellings and preserve the character of our residential neighborhoods.

Bill B, an alternative version proposed by the Department of Planning and Permitting (DPP) proposes to amend the LUO by incorporating instead the following additional standards for any residential development with a floor area ratio (FAR) between 0.6 and 0.7:

- Provide two additional parking spaces over the current LUO requirement; and
- Provide eight-foot side and rear yards, instead of five feet.

Bill B also incorporates a maximum FAR cap of 0.7 in all Residential Zoning Districts, as well as stricter maneuverability requirements for dwelling uses.

[17:24 – 1:03:52 / 1:04:35] [part 1 audio recording] [public testimonies]

[1:04:04 / 1:04:35] [part 1 audio recording]

[It was moved by Tolentino and seconded by McMuro that the public hearing on Resolution No. 17-276, CD1, be closed. Motion was unanimously carried, 6:0.]

[At 2:43 p.m., Chair Sodaro called for a recess and reconvened at 2:50 p.m.]

[1:12:06 / 1:42:14] [part 2 audio recording]

[It was moved by Challacombe and seconded by Tolentino that the proposed amendment to Chapter 21, ROH 1990, as amended (The Land Use Ordinance), Relating to Detached Dwellings (Bill A) be not recommended for approval. Motion was unanimously carried, 6:0.]

[1:41:12 / 1:42:14] [part 2 audio recording]

[It was moved by Tolentino and seconded by G. Chang to rescind earlier motion of FAR 0.65. Motion was unanimously carried, 6:0.]
[1:41:29 / 1:42:14] [part 2 audio recording]

[It was moved by McMurdø and seconded by Challacombe that the proposed amendment to Chapter 21, ROH 1990, as amended (The Land Use Ordinance), Relating to Detached Dwellings (Bill B) be adopted as recommended by The Department of Planning and Permitting with the following amendments: 1) Floor Area Ratio should be limited to a maximum of 0.6; and 2) Side and rear yards should be landscaped, not impervious or paved. Motion was unanimously carried, 6:0.]

[00:01 / 18:59] [part 3 audio recording]

OTHER BUSINESS:

[00:01 – 9:55 / 18:59] Katia Balissiano, Land use Permits Division Chief, Dept. of Planning and Permitting]

RELATING TO SHORT-TERM RENTALS

Department of Planning and Permitting (DPP) omnibus bill for relating to short term rentals. DPP's proposed bill amends certain provision of the ROH, as amended, including Chapter 8 Real Property Tax, Chapter 21 Land Use Ordinance, and Chapter 40 Prohibited Activities in the City, and taking action on those portions of the proposal.

[No action taken taken]

[18:22 / 18:59] [part 3 audio recording]

ADJOURNMENT

[18:25 / 18:59] [part 3 audio recording]

[It was moved by Challacombe and seconded by McMurdø that the Planning Commission October 17, 2018 meeting be adjourned. Motion was unanimously carried, 6:0.]

There being no further business before the Commission, the meeting was adjourned by the Chairwoman at approximately 5:45 p.m.

I certify that the foregoing is a true and correct transcription of the proceedings, prepared to the best of my ability, of the meeting held on Wednesday, October 17, 2018.

Gloria C. Takara
Hearings Reporter

Approved on November 14, 2018

Planning Commission Written Summary 3

Meeting of October 17, 2018
October 30, 2018

The Honorable Ernest Y. Martin  
Chair and Presiding Officer  
and Councilmembers  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawaii 96813

Dear Chair Martin and Councilmembers:

SUBJECT: Proposed Amendment to Chapter 21, ROH 1990, as Amended (The Land Use Ordinance), Relating to Detached Dwellings

The Planning Commission held a public meeting on October 17, 2018 on the above subject matter. Written concerns, comments, and testimonies were received. The public hearing was closed on October 17, 2018.

The Commission voted on two motions. For City Council-initiated bill, Resolution No. 17-276, CD1 (attached as Bill A), the Commission voted unanimously, 6:0, to not recommend approval.

The Planning Commission voted unanimously, 6:0, to accept the recommendation of the Acting Director of the Department of Planning and Permitting (DPP), to adopt the proposed amendment to the Land Use Ordinance, relating to Detached Dwellings (attached as Bill B) with the following amendments:

- The Floor Area Ratio should be limited to a maximum of 0.6.
- The side and rear yards should be landscaped, not impervious or paved.
Attached is the report from the Acting Director of the DPP, original copy of Resolution 17-276, CD1 (attached as Bill A), the DPP's draft bill (attached as Bill B), and portion of the Planning Commission's October 17, 2018 draft transcript on Detached Dwellings.

Sincerely,

[Signature]

Cord D. Anderson, Vice Chair
Planning Commission

Enclosures

ACKNOWLEDGED:

Kirk Caldwell
Mayor

[Signature]

Roy K. Amemiya, Jr.
Managing Director

ACKNOWLEDGED:

[Signature]

Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting
PLANNING COMMISSION  
CITY AND COUNTY OF HONOLULU  
Public Testimony Sign-Up Sheet

DATE: October 17, 2017

SUBJECT MATTER: Request for Amendment to Chapter 21, ROH 1990 (LUO), Relating to Detached Dwellings

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<tr>
<td>1. Wick Husband</td>
<td>1922 Wilhelmina Rise Honolulu, HI</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>2. Keith Watanabe</td>
<td>1441 B 16th Ave</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>3. Tyler Des Santos-Tam</td>
<td>801 South St 14625 Honolulu, HI 96813</td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>4. Sidney Chan</td>
<td>1516 0ili Loop</td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>5. Robert Lee</td>
<td>2022 University Ave</td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>6. Michelle Friotson</td>
<td>3931 Gai St, Hon. 96815</td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>7. David Nino Frankel</td>
<td>1638-A Mikahala Way Honolulu, HI 96816</td>
<td>✓</td>
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PLANNING COMMISSION  
CITY AND COUNTY OF HONOLULU  
Public Testimony Sign-Up Sheet  

DATE:  **October 17, 2017**  

SUBJECT MATTER:  **Request for Amendment to Chapter 21, ROH 1990 (LUA), Relating to Detached Dwellings**  

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<tbody>
<tr>
<td>Chloe Wuu</td>
<td>2930B EManoa Rd, Honolulu 96822</td>
<td></td>
<td>support</td>
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<tr>
<td>Jerry Lam</td>
<td>2238D Kamuela Ave, Honolulu 96822</td>
<td>support</td>
<td></td>
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<tr>
<td>Neil Abercrombie</td>
<td>2139 Ae'Ae Rd, Manoa</td>
<td>support</td>
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<tr>
<td>Linda Legrande</td>
<td>2243 Manala Way</td>
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<tr>
<td>Kathy Saiki</td>
<td>na</td>
<td>X</td>
<td></td>
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<tr>
<td>Christine Ottoaa</td>
<td>767 17th Ave, Honolulu 96815</td>
<td>X</td>
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