The Planning Commission held a meeting on Wednesday, June 24, 2020, at 1:35 p.m., at the Mission Memorial Auditorium, 550 South King Street, Honolulu, Hawaii. Chair Challacombe presided.

Pursuant to HRS 92-3.5 and Proclamations issued by Governor David Ige relating to the COVID-19 Pandemic, Commission members may be participating in the meeting by interactive technology from remote locations.

COMMISSIONERS PRESENT: Arthur D. Challacombe, Chair
Ken K. Hayashida
Gifford K. F. Chang
Aki Marceau
Brian Lee

COMMISSIONERS EXCUSED: Cord D. Anderson, Vice Chair [prior notice given]
Steve S. C. Lim [prior notice given]
Theresia C. McMurdo [prior notice given]
Arthur B. Tolentino [prior notice given]

DEPUTY CORPORATION COUNSEL: Mele Coleman
(Advisory to the Commission) [remote]

COMMISSION STAFF: Gloria Takara
Secretary-Hearings Reporter

DPP REPRESENTATIVE: Jordan Dildy, Staff Planner, Land Use Permits Division
CALL TO ORDER:

[00:00] [bangs gavel]

[00:29] ROLL CALL

[05:53] APPROVAL OF MINUTES: The minutes of May 27, 2020, as previously circulated, to be approved by the Commission.

[05:53] [It was moved by Chang and seconded by Hayashida that the minutes of the May 27, 2020 meeting, as previously circulated, to be approved by the Commission. Motion was unanimously carried, 6:0.]

[07:11] PUBLIC HEARING

1. A REQUEST FOR AMENDMENTS TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU (ROH) 1990, AS AMENDED (THE LAND USE ORDINANCE), RELATING TO DETACHED DWELLINGS

The City Council initiated two proposals to amend the Land Use Ordinance (LUO), relating to Detached Dwellings.

Resolution No. 19-143, CD1, FD1 (Bill A), proposes to:

- Limit the number of bathrooms within each dwelling unit, rather than limiting the number of bathrooms based on the zoning lot;
- Increase the number of bathrooms allowed in each dwelling unit as the size of the zoning lot increases (i.e., dwellings on larger lots could have more bathrooms than dwellings on smaller lots); and
- Set the absolute maximum number of bathrooms at 7 and one 0.5 bathroom in a dwelling unit, rather than the existing limitation of 9 and one 0.5 bathrooms on a zoning lot.

Resolution No. 19-252 (Bill B), proposes to increase the period during which DPP inspectors may conduct post-construction inspections of large detached dwellings and duplexes from one year to two years. Essentially, this change would extend the duration of the Temporary Certificate of Occupancy from one to two years.

The Department of Planning and Permitting (DPP) proposes an alternative to Bills A and B (Bill C) that combines elements of both Council-initiated Bills. The DPP explains that Bill C consolidates the intent of Bill A and Bill B, incorporates slight changes to the proposed LUO amendments relating to bathrooms, adds language pertaining to wet bars, and supports the inspection period amendment as summarized below:

- Limit the number of bathrooms in each dwelling unit within the Residential District to seven;
- Modify the definition of bathroom to remove the 0.5 bathroom;
- Limit the maximum number of wet bars to one per dwelling;
- Clarify the wet bar definition to allow a refrigerator and prohibit a heating device, including a 220-volt outlet; and
• Increase the length of inspections for detached dwellings and duplexes exceeding a 0.6 floor area ratio from one year to two years.

The DPP recommends approval of Bill C.

[01:37:13]
[It was moved by Chang and seconded by Hayashida that the public hearing on a request for Amendments to Chapter 21, Revised Ordinances of Honolulu (ROH) 1990, as amended (The Land Use Ordinance), relating to detached dwellings be closed. Motion was unanimously carried, 5:0.]


[02:47:12]
[It was moved by Marceau and seconded by Lee to recommend approval of the Department of Planning and Permitting (DPP) Acting Director’s proposed Bill C, that consolidates the intent of both Council-initiated Bill A, Resolution 19-143, CD1, FD1, and Bill B, Resolution 19-252, except for the section relating to bathrooms. “Bill C” includes revisions to, among other items, the number of wet bars in each dwelling unit and the length of the inspection period. In regards to the number of bathrooms per dwelling unit in “Bill C”, the Commission recommended that the DPP work with the City Council to find a better solution than allowing seven bathrooms per dwelling unit. Motion was unanimously carried, 5:0.]

[02:53:01]
ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned by Chair Challacombe at approximately 4:20 p.m.

I certify that the foregoing is a true and correct summary of the proceedings, prepared to the best of my ability, of the meeting held on Wednesday, June 24, 2020.

Gloria Takara
Secretary-Hearings Reporter
Planning Commission