MEETING OF THE PLANNING COMMISSION

Minutes

Wednesday, June 8, 2016

The Planning Commission held a meeting on
Wednesday, June 8, 2016, at 1:35 p.m. at the Mission
Memorial Conference Room, Mission Memorial Building, South
King Street, Honolulu, Hawaii. Chair Hazama presided.

COMMISSIONERS PRESENT:

Dean I. Hazama, Chair
Arthur B. Tolentino
Daniel S. M. Young
Ken K. Hayashida
Wilfred A. Chang, Jr.

COMMISSIONERS EXCUSED:

Cord D. Anderson, Vice Chair
Kalulani K. Sodaro
Steven S. C. Lim
Theresa C. McMurdo

COMMISSION STAFF:

Gloria Takara, Secretary-
Hearings Reporter

DEPUTY CORPORATION COUNSEL:

Jennifer D. Waihee-Polk

PROCEEDINGS

Chairman: Okay. [bangs gavel] Good afternoon. I
call this meeting to order of the Planning Commission, June
8th, 2016. First order of business on our agenda is
approval of our May 25th minutes. Do we have any
recommendations or comments regarding the minutes? [no
response]

Member Tolentino: Approve as circulated.

Member Chang: Second.

Chairman: Okay. Moved and seconded for approval.

response]

[It was moved by Tolentino and seconded by Chang
that the minutes of the May 25, 2016 meeting, as previously
circulated, be approved. Motion was unanimously carried,\n5:0.]

Chairman: Okay. The minutes have been approved.

Moving on to public hearing, a request for amendments to the
Revised Ordinance of Honolulu 1990, as amended, relating to
Chapter 21A, Flood Hazard Areas. At this time I call the
Department up.

Ms. Oyama: Good afternoon. Kiyomi Oyama,
subdivision branch, Department of Planning and Permitting.

So, we're proposing to amend Chapter 21A regarding the flood
hazard areas. Primary things would be to establish fees for
processing various flood hazard related permits, adopting
FEMA language and standards relating to below-grade
crawlspaces and accessory structures and then to minor
adjustments to clarify procedural requirements and
renumbering subsections of certification standards.

Chairman: Okay. Anything else? [no response]

Mr. Siu-Li: But we're available for any questions.

My name is Marco Siu-Li. I'm the chief of the Subdivision
Branch. She's part of my staff, and we're basically
administering the flood regulations for the City and County.

Previously, the flood ordinance was part of the LDO years
ago and in 2014 we made an amendment to separate it as a
stand-alone chapter. Mainly because FEMA really wanted
language to follow theirs very closely. They didn't like
that we have a lot of things that kind of deviated from
their regulations. We're coming back to the second time
because, you know, there are certain things that they found
later. When they have their community assistance visits
which are really audits to the City to see how their program
is running. Usually when they look at our building permits
and they find some situations where there might be a
violation of the regulation then they ask the City, "how are
you going to correct this?" So, some of these changes are
in reaction to those kind of comments.
1. So, with this amendments we can take care some of
2. this situations where FEMA feels that the City was not in
3. compliance with the regulations.
4. Chairman: Okay. Commissioners, any questions for
5. the Department?
6. Member Hayashida: No comments.
7. Chairman: So, in regards to Item 2 of the changes,
8. how are you going to handle grandfathering in the
9. non-conforming structures?
10. Mr. Siu-Li: Yeah, non-conforming structures are
11. allowed to be grandfathered. The non-conforming is based on
12. the date that the structure was constructed.
13. So, the City joined the National Flood Insurance
14. Program in 1980. Any structures that was built prior to
15. that date are considered non-conforming. So, if they come
16. in to be replaced, obviously, they have to comply, they lose
17. their non-conformity. If they only come in to do an
18. addition, renovation, work repair, in that case FEMA
19. specifies that we have to look at the cost of the project.
20. And, if the cost of the project is less than 50% of
21. that market value of the building, you know, prior to the
22. start of the project, then you can allow it to continue
23. non-conforming. It's only when you have a project that is
24. 50% or more of the existing value that FEMA requires full
25. compliance. So at that point you will lose your

1. non-conformity.
2. Chairman: Okay. Thank you. Okay. So, for the
3. record--Are there any other questions? [no response] For
4. the record we'll open up public testimonies. Is there any
5. public testimony? [no response] Okay. Seeing none, can I
6. get a motion to close public testimony.
7. Member Young: Motion.
8. Member Tolentino: Second.
9. Chairman: Moved and seconded. Any objections?
11. [It was moved by Young and seconded by Tolentino
12. that public testimony be closed. Motion was unanimously
13. carried, 5:0.]
14. Chairman: Okay. So, public testimony has been
15. closed. Commissioners, any other questions or do we have a
16. motion to approve?
17. Member Tolentino: Move to approve.
18. Member Young: Second.
19. Chairman: Okay. For the record we have to state
20. that.
21. Member Tolentino: Okay. I'd like to make a
22. motion to approve the requested flood amendments to the
23. Revised Ordinance of Honolulu 1990, as amended, Relating to

[The meeting was adjourned at approximately
1. 1:45 p.m.]
2. --00--
3. Submitted by:
4. Gloria Takara
5. Secretary-Hearings Reporter
6. Approved on July 6, 2016