MEETING OF THE PLANNING COMMISSION

Minutes
Wednesday, May 25, 2016

The Planning Commission held a meeting on
Wednesday, May 25, 2016, at 1:50 p.m. at the Mission
Memorial Conference Room, Mission Memorial Building, 550
South King Street, Honolulu, Hawaii. Chair Dean Hazama
presided.

COMMISSIONERS PRESENT:
Dean I. Hazama, Chair
Cord D. Anderson, Vice Chair
Arthur B. Tolentino
Steven S. C. Lim
Wilfred A. Chang, Jr.

COMMISSIONERS EXCUSED:
Kalunani K. Sodaro
Daniel S. M. Young
Ken K. Hayashida
Theresa C. Mchurdo

COMMISSION STAFF:
Gloria Takara, Secretary-
Hearings Reporter

DEPUTY CORPORATION COUNSEL:
Jennifer D. Wahee-Polk

PROCEDINGS

Chairman: Okay. Good afternoon, and thank you for
your patience. We're starting a little bit late but that's
okay. I call this meeting to order of the Planning
Commission, May 25th, 2016. [bangs gavel] First order on
our agenda is approval of our May 11th meeting minutes.

Member Lim: So move.

Member Tolentino: Second.

Chairman: It's been moved and seconded for
[no response] Okay. So, the minutes have been adopted.

[It was moved by Lim and seconded by Tolentino]
that the minutes of the May 11, 2016 meeting, as previously
circulated, be adopted. Motion was unanimously carried.
5:00]

Chairman: Moving onto our public hearing portion
of the meeting, Request for Amendment to Chapter 21, Revised
Ordinance of Honolulu 1990, as amended, Land Use Ordinance,
Relating to Housekeeping Measures.

At this time I'd like to call the Department up,
please.

Ms. Simeon: Hi. Good afternoon. My name is
Malyne Simeon. I'm the staff planner at the Department of
Planning and Permitting. Thanks for meeting here today.

I'm here to present about proposing revisions to Bill 79.
Late last year we brought this up for your consideration and
action, amending Chapter 21, and now we'd like to make a
very minor change to the LUO Section 21-2.140-1, that
section is on allowing non-conforming ohanas to be revoked
or expanded through a zoning adjustment. We overlooked the
situation where an ohana can also be non-conforming in the
original bill proposal. Currently, ohanas are permitted in
specific areas such as on non-conforming lots. However, if
they're legally established ohana on non-conforming lot and
they want to rebuild or expand, they wouldn't be allowed to
do that under current regulations and even in the proposed
bill. So, we didn't intend for that to happen. So, we
added that section or that Item (D) listed on there. And, it
reads: The ohana dwelling was legally established but is no
longer allowed pursuant to Sections 21-8.20(c)2 and 3.

That concludes my presentation. If you have any
questions, please let me know.

Chairman: Okay. Commissioners, any questions?

[no response]

I guess, I understand. What is the bicycle
parking change that you guys want?

Ms. Simeon: Bicycle parking?

Chairman: Yeah.

Ms. Simeon: There is no change in there about
Chairman: It says "removes"--it references to bicycle parking requirements in the amendments to ROX.
Ms. Simeon: I'm sorry. I'm not sure which one you're reading.
Chairman: The CD1.
Ms. Simeon: Bill 79?
Chairman: Yes.
Ms. Simeon: Well, if this was to be changed, it 10 would go into Bill 79 CD1. There's a bunch of different 11 changes. All housekeeping stuff in Bill 79.
Chairman: Removal--
Member Anderson: Yeah. We have a summary in front of us. Summary of Proposed Committee Draft, and there's 15 four different items.
Ms. Simeon: Oh, I don't have that in front of me. Oh, sorry, Item A, "Removes reference to bicycle parking 18 requirements". That goes back to Section 21-5.390. I'm sorry, I'm going have to look through there very quickly. 19 I think that was one that they just want to remove, be part of the joint use off-site parking. They 20 wanted to include bike parking in there for the joint facility parking, but they're removing that.
The CD1 proposal wasn't done by us. It was by somebody else, Council Services--
Chairman: But you guys want us to approve the Bill with the CD1, correct? Because the current Bill is as 3 with the CD1.
Ms. Simeon: Right, right. Sorry. What was the 5 question again for Item A?
Chairman: No. I was just wondering--
Ms. Simeon: In that section?
Chairman: Yeah. If you can explain what the 9 changes regarding that.
Ms. Simeon: That change was just specifically taking out references to bicycles for the joint facility parking.
Chairman: Okay. okay. Any other questions, Commissioners? [no response] Okay. Thank you. At this 15 time we open up to public testimony. [no one in audience] I guess, for the record, can I get a motion to close public testimony.
Member Tolentino: So move.
Member Chang: Second.
[It was moved by Tolentino and seconded by Chang that public testimony portion of the May 25, 2016 meeting be closed. Motion was unanimously carried, 5:0.]
Ms. Balassiano [from the audience]: That's our assumption.

Chairman: Because there's some technicalities about this. Because when we pass a clean bill, right. We cannot attach any CDs or FDs or whatever—

Ms. Balassiano: That's right. If this is forwarded to Council, it will become a CD2, and it will be added and considered as part of the CD1 and CD2 together then the entire Bill will be reviewed and revised accordingly.

Chairman: Okay. So, they have said that they will do a CD2 for you? Because you guys can't do a CD2, right?

Ms. Balassiano: No, no. We're going to have to—This will have to be introduced to them, and they'll have to decide whether to incorporate it or not.

And, if they agree that this should be incorporated then they will wrap it into the Bill, either probably as a CD2.

Chairman: And, you have had discussions with them regarding this?

Ms. Balassiano: We had some discussions with them regarding this; yes.

Chairman: Okay. All right. It's a little sticky now, but since it's already gone through. Usually we don't see it come back.

Ms. Balassiano: Yeah. We were a little surprised as well thinking that they might just wrap this in, but there appear to be parallel paths, and we're told that additional changes may be contemplated, so we will need to deal with that as it comes our way.

Chairman: Wow. So, I guess Department's recommendation is to then incorporate the CD1s or not?

Ms. Balassiano: Yes.

Chairman: Okay. I think technically was supposed to happen is they supposed to incorporate the CD1s into the basic Bill, send it up as clean again. But, I don't know how they're going to work that.

Okay. Well, I'll leave it up to you guys to work it out. However, if they don't buy the CD2 thing, you guys are kind of stuck. We won't be able to get the changes in.

So—Okay. Any other questions, discussions? [no response] Can I have a motion from the Commission.

Member Tolentino: Chair's recommendation.

Chairman: Chair's recommendation is to—I will give the Department latitude to work with the Council to process their ohana change as a CD2 into Bill 79. However, for the record, if in fact, the Council will not buy into that idea, then the Department would then re-write Bill 79 to include the provisions and resubmit it back to Council as an original Bill, which means the clock basically starts...