MEETING OF THE PLANNING COMMISSION
MINUTES SUMMARY
Wednesday, February 20, 2019

The Planning Commission held a meeting on Wednesday, February 20, 2019, at 1:30 p.m., at the Mission Memorial Conference Room, 550 South King Street, Honolulu, Hawaii. Chair Arthur Challacombe presided.

COMMISSIONERS PRESENT: Arthur D. Challacombe, Chair
Cord D. Anderson, Vice Chair
Arthur B. Tolentino
Steven S. C. Lim
Theresa C. McMurdo
Ken K. Hayashida
Gifford K. F. Chang
9th member - vacant

COMMISSIONER EXCUSED: Wilfred A. Chang, Jr.
[prior notice given]

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

COMMISSION STAFF: Gloria Takara
Secretary-Hearings Reporter

DPP REPRESENTATIVE: Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting
CALL TO ORDER:

[00:00] [bangs gavel]

APPROVAL OF MINUTES:

[01:45] The minutes of November 14, 2018, as previously circulated, to be approved by the Commission.

[01:57] [It was moved by McMordo and seconded by Hayashida that the minutes of the November 14, 2018 meeting, as previously circulated, be approved by the Commission. Motion was unanimously carried, 7:0.]

[02:20] PUBLIC HEARING
Public hearing notice published in the Honolulu Star-Advertiser on February 8, 2019.

[03:07 – 35:31] Kathy K. Sokugawa, Acting Director, DPP

A REQUEST FOR AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990, AS AMENDED (THE LAND USE ORDINANCE), RELATING TO AFFORDABLE RENTAL HOUSING

The City Council initiated a proposal to amend the Land use Ordinance (LUO), relating to development in the apartment, apartment mixed use, and business mixed use districts to increase the supply of affordable rental housing in low-rise multi-family dwellings, and reduce the proliferation of monster homes.

Resolution No. 18-78, CD1, amends the (LUO) relating to development in the apartment, apartment mixed use, and business mixed use districts to increase the supply of affordable rental housing in low-rise multi-family dwellings, and reduce the proliferation of monster homes.

RELATING TO AFFORDABLE RENTAL HOUSING (PROPOSED OMNIBUS BILL)

The Department of Planning and Permitting concurs with the general intent of Resolution No. 18-78, CD1, but recommends a more comprehensive Bill be considered. The Bill, a proposed new Chapter to the Revised Ordinances of Honolulu (ROH), will specify land use, building, and fire protection standards pertaining to a particular type of mid-rise housing product. The new Chapter will also offer financial incentives associated with the production of affordable rental housing. The Chapter is intended to reduce the cost of construction and significantly catalyze rental housing production. It will be in effect for only five years such that developers are motivated to construct affordable housing quickly. The five-year sunset clause will also give the City an opportunity to evaluate the potential impacts of such projects on neighborhoods.
PUBLIC HEARING: (CONT.)

NOTE: The Planning Commission is expected to take action only on Sections 1 and 2 and Section 3, Articles 1 and 2 of the proposed bill.

[35:40 – 01:50:20] See attached public testimony sign-up sheet. The following 11 people provided public testimony:
1) Richard Furst
2) Duane Buote
3) Mel Kaneshige
4) Marshall Hung
5) Councilmember Kimberly Pine
6) Newton Chung

[01:50:45] [At 3:25 p.m., Chair Challacombe called for a 5-minute recess and reconvened at 3:32 p.m.]

2nd half of audio recording

[00:01 – 29:16] [cont’d public testimony]
7) Dann Carlson
8) Corinne Carson
9) Derek Lock
10) Asst. Fire Chief Socrates Bratakos
11) Nathaniel Kinney

[29:27]
[It was moved by G. Chang and seconded by Lim that the public hearing on a request for amendment to Chapter 21, Revised Ordinances of Honolulu 1990, as amended (The Land Use Ordinance), relating to affordable rental housing be closed. Motion was unanimously carried, 7:0.]

[49:04]
[It was moved by Lim and seconded by G. Chang that the request for amendment to Chapter 21, Revised Ordinances of Honolulu 1990, as amended (The Land Use Ordinance), relating to affordable rental housing, as expressed in Resolution 18-78, CD1, be approved. Motion was unanimously carried, 7:0.]

[49:34]
[It was moved by Lim and seconded by Hayashida that the request for amendment to Chapter 21, Revised Ordinances of Honolulu 1990, as amended (The Land Use Ordinance), relating to affordable rental housing, as expressed in the Department of Planning and Permitting's proposed Omnibus Bill be approved. Motion was unanimously carried, 7:0.]
ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned by Chair Challacombe at approximately 4:15 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, February 20, 2019.

Gloria C. Takara
Secretary-Hearings Reporter

Date

March 4, 2019

Approved on May 1, 2019