MEETING OF THE PLANNING COMMISSION
CITY AND COUNTY OF HONOLULU

Minutes
Wednesday, January 4, 2017

The Planning Commission held a meeting on January 4, 2017, at 1:30 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
Theresa C. McMurdoo, Vice Chair
Ka‘ulani K. Sodaro
Arthur B. Tolentino
Ken K. Hayashida

COMMISSIONERS excused: Daniel S. M. Young
Wildred A. Chang, Jr.
Cord D. Anderson
Steven S. C. Lim

COMMISSION STAFF: Gloria Takara, Secretary-Hearings Reporter

DEPUTY CORPORATION COUNSEL: Jennifer D. Waihee-Polk
(Advisory to the Commission)
PUBLIC HEARING
Public hearing notice published in the Honolulu Star-Advertiser on December 23, 2016.

1. A REQUEST FOR AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990 (LAND USE ORDINANCE), RELATING TO TRANSIT-ORIENTED DEVELOPMENT (TOD)

The City Council initiated a proposal to amend the provisions of the Land Use Ordinance (Luo) to include the preservation of healthcare services as a priority in neighborhood TOD plans by Resolution 15-227.

Resolution 15-227 proposes to amend Section 21-9.100-2(a), Revised Ordinances of Honolulu 1990 ("Neighborhood TOD plans"), by adding subsection (5), to read as follows:

(5) Preservation of existing healthcare services. For purposes of this subdivision, "healthcare services" means the furnishing of medicine, medical or surgical treatment, nursing, hospital services, dental service, optometrical service, complementary health services or any other necessary services of like character intended to prevent, alleviate, cure or heal human illness, physical disability or injury.

Administration/Others

Harrison Rue, Community Building and TOD Administrator, Department of Planning and Permitting (DPP)
Elizabeth Krueger, Zoning Regulations & Permits Branch Chief, DPP

The following individuals testified:

1) John Jones (support)
2) Dean Sueda (support)
3) Nicholas Fujii (support)
4) Stacie Sueda (support)
5) Curt Shimizu (support) w/written
6) Ed Cassella (support) w/written
7) Terence Young (support)
8) Randall Sakamoto, OD, PhD (support)
9) Kevin Ching (support)

The following individual provided written testimony:

1) Lawrence M. Fujioka, DDS, MAGD (support)

[Being that there was no one else wishing to testify for or against Item No. 1, it was moved by Tolentino and seconded by Sodaro that the public hearing testimony portion be closed. Motion was unanimously carried, 5:0.]
[It was moved by Sodaro and seconded by McMurdo that A REQUEST FOR AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990 (LAND USE ORDINANCE), RELATING TO TRANSIT-ORIENTED DEVELOPMENT (TOD); The City Council initiated a proposal to amend the provisions of the Land Use Ordinance (LUO) to include the preservation of healthcare services as a priority in neighborhood TOD plans by Resolution 15-227, be approved. Motion was unanimously carried, 5:0.]

2. A REQUEST FOR AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990 (LAND USE ORDINANCE), RELATING TO INTERIM PLANNED DEVELOPMENT PERMITS FOR TRANSIT-ORIENTED DEVELOPMENT WITHIN CLOSE PROXIMITY TO FUTURE RAIL STATIONS

The Department of Planning and Permitting (DPP) is proposing to amend the provisions of the Land Use Ordinance pertaining to the Interim Planned Development Transit Permit in the future Transit-Oriented Development Special District areas. The amendments will clarify the standards for community benefits, such as affordable housing and open space, and include slight changes for other elements of the permit, including permitted uses, landscaping in public open spaces, and flexibility for signage. These changes will streamline and strengthen the existing permit procedures and development standards.

Administration/Others

Harrison Rue, Community Building and TOD Administrator, Department of Planning and Permitting (DPP)
Elizabeth Krueger, Zoning Regulations & Permits Branch Chief, DPP

The following individuals provided comments:

1) Benjamin Sodoski, UNITE HERE, Local 5, w/written
2) Wayne Tanaka, OHA, w/written

[Being that there was no one else wishing to testify for or against Item No. 2, it was moved by Tolentino and seconded by McMurdo that the public hearing testimony portion be closed. Motion was unanimously carried, 5:0.]

[It was moved by Sodaro and seconded by Tolentino that A REQUEST FOR AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990 (LAND USE ORDINANCE), RELATING TO INTERIM PLANNED DEVELOPMENT PERMITS FOR TRANSIT-ORIENTED DEVELOPMENT WITHIN CLOSE PROXIMITY TO FUTURE RAIL STATIONS, be approved. Motion was unanimously carried, 5:0.]
EXECUTIVE SESSION

To consult with the Commission's attorney on the authority, duties, privileges, and immunities pertaining to Section 205-6 of the Hawaii Revised Statues, as amended, and Chapter 2, Subchapter 4 of the Rules of the Planning Commission, in accordance with HRS 92-5(a)(4).

[Chair Hazama deferred Executive Session to the next available date.]

ADJOURNMENT

[It was moved by Tolentino and seconded by McMurdo that the January 4, 2017 Planning Commission meeting be adjourned. Motion was unanimously carried: 5:0.]

At approximately 3:45 p.m., Chair Hazama declared the meeting adjourned.

Respectfully submitted,

Gloria Takara, Secretary-Hearings Reporter

ATTEST:

Dean I. Hazama, Chairman
Honolulu Planning Commission

ADOPTED ON: March 1, 2017