

CITY AND COUNTY OF HONOLULU  
PLANNING COMMISSION

Meeting of the Planning Commission

DATE: Wednesday, January 6, 2021  
TIME: 1:30 p.m.  
PLACE: Remote Meeting and at Mission Memorial Auditorium, Mission Memorial Building, 550 South King Street, Honolulu, Hawaii

*Pursuant to the Governor David Ige's Seventeenth Proclamation, issued on December 16, 2020, and Mayor Kirk Caldwell's Emergency Order (EO) 2020-30, effective November 20, 2020, both relating to COVID-19 Pandemic, the January 6, 2021 meeting will be held remotely to prevent transmission of the virus causing COVID-19. Protecting the health and welfare of the community is of utmost concern. Commission members, City staff, and agents/applicants may be participating via an online meeting venue. Information on how the public may participate in the meeting is provided below.*

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: The minutes of the August 19, 2020 and October 28, 2020 meetings, as previously circulated, to be approved by the Commission.

IV. PUBLIC HEARING

Public hearing notice published in the Honolulu Star-Advertiser on Friday, December 4, 2020. The Commission will take action on each agenda item after public hearing is closed.

1. KOOLAU POKO – STATE SPECIAL USE PERMIT – 2020/SUP-1 (TB)  
OLOMANA SCHOOL/OLOMANA YOUTH CENTER

Applicant: Department of Education  
Landowner: State of Hawaii  
Location: 42-470 Kalaniana'ole Highway, Kailua  
Tax Map Keys: 4-2-006: Portion of 002  
Existing Use: School campus with 13 portable/modular facilities and three cast-in-place buildings and related improvements  
Existing Zoning: AG-2 General Agricultural District  
Land Area: 2.516 acres, including a 2.206 acres campus, and 0.310 acre overflow parking  
Request: The proposed Special Use Permit (SUP) would remove Olomana School/Olomana Youth Center's nonconforming status with respect to the State Land Use Law, Chapter 205, Hawaii Revised Statutes, and allow structural and program improvements including interior alterations to existing classroom building; relocation of a modular

trailer; construction of three future portable/modular classroom facilities and a restroom facility; and various relocations and related improvements.

2. EWA DISTRICT – STATE SPECIAL USE PERMIT – 2020/SUP-6 (RY)  
AES WEST OAHU SOLAR, LLC

Applicant: AES West Oahu Solar, LLC  
Landowner: State of Hawaii (University of Hawaii)  
Location: Honouliuli, Ewa District, Oahu, Hawaii  
Tax Map Key: 9-2-002: Portion of 007  
Existing Use: Cattle pasture and open space  
Existing Zoning: AG-1 Restricted Agricultural District  
Land Area: Approximately 96.353 acres  
Request: Establishment of a 12.5-megawatt photo-voltaic energy generation system, an accessory 50-megawatt-hour battery storage system, and ancillary support facilities. The energy generated will be transmitted to the Hawaiian Electric Company's energy grid to assist the State of Hawaii meet its goal of 100 percent energy generation by renewable sources.

A. REQUEST

Nick Molinari, Project Development Manager/Authorized Representative, AES West Oahu Solar, LLC, letter dated December 11, 2020, request for modifications to Recommendations and Findings of Fact, Special Use Permit (SUP) Application File No. 2020/SUP-6, included in the recently filed Director's Report dated December 2, 2020.

V. ELECTION OF OFFICERS

VI. ADJOURNMENT

**PUBLIC PARTICIPATION AND TESTIMONY**

Pursuant to the Seventeenth Proclamation issued by Governor David Ige on December 16, 2020, and Mayor Kirk Caldwell's EO 2020-30, effective 12 a.m., November 20, 2020, both relating to the COVID-19 Pandemic, public participation will be allowed as follows in an effort to protect public health.

**Public attendance options:**

- **Join from Webex via a computer:** (Please mute your devices except to testify)  
<https://globalpage-prod.webex.com/join>  
Meeting Number: 146 718 0027  
Meeting Password: dpp1

- **Join from the Webex smartphone app:** (Please mute your devices except to testify)  
Meeting Number: 146 718 0027  
Meeting Password: dpp1
- **Join from a phone (audio only):** (Please mute your devices except to testify. Telephone participants can press \*6 to unmute and remute themselves.)  
+1-408-418-9388 (USA Toll)  
Access code: 146 718 0027  
Numeric meeting password: 3771
- **Join in person:** Members of the public are allowed to attend the meeting in-person in accordance with the face covering and social distancing requirements set forth in the Mayor's EO 2020-30. Planning Commission is providing the in-person option for members of the public who are unable to attend the meeting via phone or Webex. Only persons wearing face coverings that cover the nose and mouth will be allowed in the Mission Memorial Auditorium. Pursuant to EO 2020-30, a "face covering" means "a tightly woven fabric without holes, vents, or valves that is secured to the head with either ties or straps, or simply wrapped and tied around the wearer's nose and mouth. It can be made of a variety of fabrics such as cotton, silk, or linen and may be factory-made, sewn by hand, or made from household items such handkerchiefs, scarfs, or shirts." The face covering requirement does not apply to "individuals with medical conditions or disabilities where the wearing of a face covering may pose a health or safety risk to the individual."

All people inside the Mission Memorial Auditorium must abide by social distancing guidelines and thus maintain six feet of distance between themselves and other people. EO 2020-30.

#### **Public testimony options:**

- **Email or fax written testimony:** written testimony may be emailed to [info@honoluluodpp.org](mailto:info@honoluluodpp.org) or faxed to 768-6743, and must be received by 4:30 p.m. on Tuesday, January 5, 2021.
- **Mail written testimony:** written testimony may be mailed to the Planning Commission at 650 South King Street, 7<sup>th</sup> Floor, Honolulu, Hawaii 96813; and must be received by 4:30 p.m. on Tuesday, January 5, 2021.
- **Oral testimony via phone or Webex:** to provide oral testimony during the online meeting via phone or Webex, you must register in advance by 4:30 p.m. on Tuesday, January 5, 2021, by emailing your name, phone number, and subject matter to [info@honoluluodpp.org](mailto:info@honoluluodpp.org)
- **In-person oral testimony:** Please see the aforementioned "Join in person" instructions.
- To reduce the risk of COVID-19 transmission, **written testimony will not be accepted in person**, except as part of oral testimony. Written testimony must be emailed, faxed, or mailed in advance, as explained above.

## **MATERIALS AVAILABLE FOR INSPECTION**

Meeting materials (“*board packet*” under HRS Section 92-7.5) are available for public inspection at the office of the Department of Planning and Permitting, 7<sup>th</sup> Floor, Frank Fasi Municipal Building, 650 South King Street, Honolulu, Hawaii 96813; contacting the Planning Commission, telephone 768-8007; or on the DPP website at <http://www.honoluluodpp.org/calendar.aspx>

If you require special assistance, auxiliary aid and/or service or other accommodation due to a disability to participate in the Planning Commission meeting (i.e. sign language, interpreter, interpreter for language other than English, or wheelchair accessibility), please contact Blanche Chong at 768-8000, or email your request to [info@honoluluodpp.org](mailto:info@honoluluodpp.org) at least three business days prior the event. If a response is received after this date, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats such as large print, Braille or electronic copy.