

MEETING OF THE PLANNING COMMISSION
WRITTEN SUMMARY
Wednesday, January 6, 2021

[\(HYPERLINK TO AUDIO RECORDING OF MEETING\)](#)

The Planning Commission held a meeting on Wednesday, January 6, 2021, 1:36 p.m., remote and at Mission Memorial Auditorium, 550 South King Street, Honolulu, Hawaii. Chair Challacombe presided.

Pursuant to HRS 92-3.5 and Proclamations issued by Governor David Ige relating to the COVID-19 Pandemic, Commission members may be participating in the meeting by interactive technology from remote locations.

COMMISSIONERS PRESENT: Arthur D. Challacombe, Chair [remote]
Steve S. C. Lim [remote] [recused from AES West Oahu Solar, LLC; prior notice given; departed at 1:58 p.m.]
Ken K. Hayashida [remote]
Gifford K. F. Chang
Aki Marceau[remote] [recused from AES West Oahu Solar, LLC; prior notice given] [rejoined at approximately 3:20 p.m.]
Brian Lee [remote]
Ryan Kamo

COMMISSIONERS EXCUSED: Arthur B. Tolentino
[prior notice given]
9th Commissioner [vacant]

DEPUTY CORPORATION COUNSEL: Rozelle Agag
(Advisory to the Commission) [remote]

COMMISSION STAFF: Gloria Takara
Secretary-Hearings Reporter

DIT STAFF: Gregory Cieless, WebEx Management

DPP REPRESENTATIVES: Thomas Blair, Staff Planner
Raymond Young, Staff Planner

[00:04]

I. CALL TO ORDER

[01:25]

II. ROLL CALL

[07:05]

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.

[07:24]

[It was moved by Chang and seconded by Lim that the minutes of the August 19, 2020 and October 28, 2020 meetings, as previously circulated, to be approved by the Commission. Motion was carried, 6:0:1; Commissioner Kamo abstained.]

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.

[09:04]

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.

[09:27] Thomas Blair, DPP Staff Planner

[19:46] Lisa Delong, Principal, Olomana School

[20-18] John Sakaguchi, Planner, Wilson Okamoto Corporation

[22:41] Public Testimony. [No one from the public provided oral testimony]

[23:27] Roll Call

[24:28]

[It was moved by Marceau and seconded by Kamo that the public hearing on State Special Use Permit 2020/SUP-1, Olomana School/Olomana Youth Center be closed. Motion was unanimously carried, 7:0.]

[Following vote, no discussion by the Commissioners]

[25:35]

[It was moved by Aki and seconded by Kamo to recommend approval of the request for State Special Use Permit 2020/SUP-1, Olomana School/Olomana Youth Center with the conditions recommended by the Acting Director of the Department of the Planning and Permitting (DPP). Motion was unanimously carried, 7:0.]

[26:55]

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.

[27:15] [Commissioner Lim recused and departed the meeting.]

[27:26] [Commissioner Marceau recused; departed and rejoined the meeting at 01:46:55]

[27:46] Raymond Young, DPP Staff Planner

[39:42] Nick Molinari, Applicant/AES West Oahu Solar, LLC, Project Development Manager

[PowerPoint presentation]

[41:55] Kirstin Punu, Community Relations Manager

[43:59] Lisa Kettley, Tetra Tech, Project Planner

[48:36] Nick Molinari

[52:55] Curtis Tabata, Attorney for Applicant/AES West Oahu Solar, LLC

[56:03] Questioning by Commissioners to Deputy Corp Counsel Rozelle Agag

[58:04] Questioning by Commissioner Chang to Applicant (Nick Molinari)

[01:01:26] Questioning by Commissioner Hayashida to Applicant (Lisa Kettley and Nick Molinari)

[01:04:32] Public Testimony

- 1) Michael Pacheco, IBEW 1186
- 2) Nathaniel Kinney, Executive Director, Hawaii Construction Alliance
- 3) Christopher Delaunay, Pacific Resource Partnership
- 4) Jan Gouveia, Vice President, University of Hawaii
- 5) Scott Enright, Ag Consultant
- 6) Bud Gibson, Rocker G. Livestock
- 7) Ryan Kobayashi, Hawaii Laborers Union

[01:24:14]

[It was moved by Chang and seconded by Lee that the public hearing on State Special Use Permit 2020/SUP-6, AES West Oahu Solar, LLC, be closed. Motion was unanimously carried, 5:0; Commissioners Lim and Marceau recused.]

[01:24:33] Roll Call

[01:25:04] Questioning by Commissioner Chang to Applicant (Nick Molinari)

[01:26:18]

[It was moved by Lee and seconded by Chang to recommend approval of the request for State Special Use Permit 2020/SUP-6, AES West Oahu Solar, LLC, with the conditions recommended by the Acting Director of the Department of the Planning and Permitting (DPP), with two additional modifications: 1) modifications to the Finding of Fact as described by the applicant's attorney [Mr. Curtis Tabata] for the SHPD Archaeological Inventory Survey Acceptance, and 2) extension of the SUP duration from 25 years to 29 years as requested by the applicant and supported by DPP.]

[01:27:04] Discussion

[01:28:30] Comment by Commissioner Lee

[01:29:25] Comment by Commissioner Chang

[01:30:06] Questioning by Commissioners to Deputy Corp Counsel Rozelle Agag

[01:33:37] Nick Molinari, Applicant/AES West Oahu Solar, LLC, Project Development Manager

[01:34:31] Comment by Commissioner Chang

[01:34:31] Roll Call

[01:36:20]

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.

[01:37:01] Raymond Young, DPP Staff Planner

[01:37:29] Nick Molinari, Applicant

[01:37:55] Curtis Tabata, Esq.

[01:38:22] Questioning by Commissioners to Deputy Corp Counsel Rozelle Agag

[01:42:17] Curtis Tabata, Esq.

[01:44:13] Chair Challacombe

[01:44:45] Deputy Corp Counsel Rozelle Agag

[01:45:13]

[It was moved by Lee and seconded by Chang to recommend approval of the request for State Special Use Permit 2020/SUP-6, AES West Oahu Solar, LLC, with the conditions recommended by the Acting Director of the Department of the Planning and Permitting (DPP), with two additional modifications: 1) modifications to the Finding of Fact as described by the applicant's attorney [Mr. Curtis Tabata] for the SHPD Archaeological Inventory Survey Acceptance, and 2) extension of the SUP duration from 25 years to 29 years as requested by the applicant and supported by DPP. Motion was unanimously carried, 5:0; Commissioners Lim and Marceau recused.]

[Commissioners took no action on Nick Molinari's request, letter dated December 11, 2020.]

[01:46:12]

V. ELECTION OF OFFICERS

[01:46:30] [Commissioner Marceau rejoined the meeting]

[01:46:55]

[It was moved by Lee and seconded by Chang that Mr. Arthur Challacombe be elected Chairperson for 2021. Motion was unanimously carried, 6:0; Commissioner Lim not present.]

[01:48:15]

[It was moved by Hayashida and seconded by Chang that Mr. Brian Lee be elected Vice Chairperson for 2021. Motion was unanimously carried, 6:0; Commissioner Lee with reservation and Commissioner Lim not present.]

[01:49:19] Raymond Young, DPP Staff Planner [noted that the Applicant's PowerPoint presentation be made part of the record. Chair Challacombe confirmed all the Commissioners are in receipt of the record prior to the meeting]

[01:50:53]

VI. ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned by Chair Challacombe at approximately 3:50 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, January 6, 2021.

Gloria Takara
Secretary-Hearings Reporter
Planning Commission

Adopted on March 17, 2021