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MEETING OF THE PLANNING COMMISSION
CITY AND COUNTY OF HONOLULU
TRANSCRIPT
WEDNESDAY, FEBRUARY 22, 2023

The Planning Commission held a meeting on Wednesday, February 22, 2023, at 1:30 pm., in-person and remote meeting at the Fasi Municipal Building, 6th Floor, Conference Center, 650 South King Street, Honolulu, Hawaii, pursuant to Notice. Chair Lee presided.

COMMISSIONERS PRESENT: Brian Lee, Chair
Ryan Kamo, Vice Chair
Pane Meatoga III
Hilarie Alomar [remote]
Kai Nani Kraut [remote]

COMMISSIONERS EXCUSED: Ken Hayashida
[prior notice given]
Nathaniel Kinney
[prior notice given]
Melissa May
[recused; prior notice given]

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DEPUTY CORPORATION COUNSEL: Rozelle A. Agag

[Advisory to the Commission]

COMMISSION STAFF: Gloria Takara, Secretary-Reporter

WEBEX SUPPORT: Gregory Cieless, Department of Information
Technology

DPP REPRESENTATIVE: Frank Krintz, Chief, Community
Planning Branch, Planning Division

P R O C E E D I N G

1
2
3 68 "DIT SX80 - Conference Center" (2832345600)

4 00:10:17.099 --> 00:10:20.579

5 **CHAIR LEE:** Okay. Aloha

6
7 69 "DIT SX80 - Conference Center" (2832345600)

8 00:10:20.994 --> 00:10:35.424

9 everyone and welcome fellow commission members to the
10 February 22nd, 2023 meeting of the Honolulu Planning
11 Commission. This is agenda Item 1, Call to Order. For our
12 listeners and for the record my name is Brian Lee, and I'm
13 serving as Chair today. And also with me

14
15 70 "DIT SX80 - Conference Center" (2832345600)

16 00:10:35.424 --> 00:10:38.364

17 remotely is

18
19 71 "DIT SX80 - Conference Center" (2832345600)

20 00:10:39.869 --> 00:10:45.809

21 Pane Meatoga,

22
23 72 "DIT SX80 - Conference Center" (2832345600)

24 00:10:45.809 --> 00:10:49.079

25 Vice Chair Ryan Kamo,

1

2 73 "DIT SX80 - Conference Center" (2832345600)

3 00:10:49.079 --> 00:10:55.619

4 Commissioner Hilarie Alomar, and Commissioner Kai Nani
5 Kraut. Would you all please confirm

6

7 74 "DIT SX80 - Conference Center" (2832345600)

8 00:10:55.619 --> 00:11:01.319

9 that you are joining us remotely with no one else in the
10 room at your location?

11

12 75 "DIT SX80 - Conference Center" (2832345600)

13 00:11:01.319 --> 00:11:05.639

14 Raise your hand or nod your head or say, aye.

15

16 **ALL COMMISSIONERS:** [confirmed with a hand raise or nod of
17 the head of

18 the affirmative]

19

20 76 "DIT SX80 - Conference Center" (2832345600)

21 00:11:05.639 --> 00:11:11.369

22 **CHAIR LEE:** Okay. Thank you everyone. Thank you. And also
23 I want to really thank everyone for

24

25 77 "DIT SX80 - Conference Center" (2832345600)

1 00:11:11.369 --> 00:11:21.029

2 making this meeting because it was so last minute, and we're
3 doing this to make sure that the City and the State can
4 operate more efficiently. So we're doing our part. Any
5 delays, DPP,

6

7 78 "DIT SX80 - Conference Center" (2832345600)

8 00:11:21.029 --> 00:11:30.359

9 are not our fault, right? So, thank you very much. Really
10 appreciate it everyone showing up. So, we have five
11 Commissioners, and we have quorum.

12

13 79 "DIT SX80 - Conference Center" (2832345600)

14 00:11:30.359 --> 00:11:37.829

15 And Commissioners you need to have your cameras on and be
16 visible.

17

18 80 "DIT SX80 - Conference Center" (2832345600)

19 00:11:37.854 --> 00:11:48.714

20 Also present here today is Planning Commission staff Gloria
21 Takara and DIT staff Gregg Cieless to manage and support the
22 WebEx remote audio- visual platform.

23

24 81 "DIT SX80 - Conference Center" (2832345600)

25 00:11:49.314 --> 00:11:55.224

1 And joining us also today is our Commission attorney Madame
2 deputy corporation counsel Rozelle Agag.

3

4 **COUNSEL AGAG:** Good afternoon.

5

6 82 "DIT SX80 - Conference Center" (2832345600)

7 00:11:56.039 --> 00:12:01.469

8 **CHAIR LEE:** Okay. Thank you. I'd also ask those of you,

9

10 83 "DIT SX80 - Conference Center" (2832345600)

11 00:12:01.469 --> 00:12:07.349

12 if any from the public joining remotely to please mute your
13 audio devices at this time and for housekeeping,

14

15 84 "DIT SX80 - Conference Center" (2832345600)

16 00:12:07.349 --> 00:12:18.029

17 for those present here in the Conference Center of the Fasi
18 Building, 6th Floor, bathrooms are located on the ground
19 floor next to the elevators, and we have this room until
20 3:30 P.M.

21

22 85 "DIT SX80 - Conference Center" (2832345600)

23 00:12:18.029 --> 00:12:25.019

24 So, at this time I'd like to officially open the public
25 hearing and for the record it is now 1:35 P.M.

1

2 86 "DIT SX80 - Conference Center" (2832345600)

3 00:12:27.864 --> 00:12:40.494

4 Okay. Just a reminder for us Commissioners we need to
5 identify ourselves first before we speak or make any
6 motions. This meeting is being audio-visually recorded, and
7 it will be posted on the DPP's website at a later date.

8

9 87 "DIT SX80 - Conference Center" (2832345600)

10 00:12:40.769 --> 00:12:45.599

11 With that being said, the first item on the agenda is item
12 No. 2, approval of the minutes.

13

14 88 "DIT SX80 - Conference Center" (2832345600)

15 00:12:45.599 --> 00:12:52.019

16 The minutes of the January 25th, 2023 meeting as previously
17 circulated for approval by the Commission.

18

19 89 "DIT SX80 - Conference Center" (2832345600)

20 00:12:52.019 --> 00:12:58.379

21 Is there a motion to approve the minutes as circulated.

22

23 90 "Ryan Kamo" (199896832)

24 00:12:58.379 --> 00:13:05.399

25 **KAMO:** Vice Chair Kamo makes a motion to approve the minutes

1 as circulated.

2

3 91 "DIT SX80 - Conference Center" (2832345600)

4 00:13:05.399 --> 00:13:09.839

5 **CHAIR LEE:** Thank you, Vice Chair Kamo. Motion was made to
6 approve. Is there a second?

7

8 92 "DIT SX80 - Conference Center" (2832345600)

9 00:13:12.179 --> 00:13:19.829

10 **ALOMAR:** Alomar second the motion.

11

12 **CHAIR LEE:** Thank you, Commissioner Alamor who seconded the
13 motion to approve the minutes. Is there any discussion? [no
14 response]

15

16 93 "DIT SX80 - Conference Center" (2832345600)

17 00:13:19.829 --> 00:13:23.609

18 Any corrections? [no response] Any objections? [no
19 response]

20

21 94 "DIT SX80 - Conference Center" (2832345600)

22 00:13:23.609 --> 00:13:31.289

23 Hearing none. We have unanimous consent and the minutes of
24 the January 25th, 2023 meeting are approved as circulated.

25

1 95 "DIT SX80 - Conference Center" (2832345600)

2 00:13:31.289 --> 00:13:37.949

3 The next item is item No. 3 for action. The adoption of the
4 Planning Commission's Findings of Fact,

5

6 96 "DIT SX80 - Conference Center" (2832345600)

7 00:13:37.949 --> 00:13:44.519

8 Conclusions of Law, and Decision and Order approving the
9 application for State Special Use Permit

10

11 97 "DIT SX80 - Conference Center" (2832345600)

12 00:13:44.519 --> 00:13:49.619

13 File No. 2022/SUP-3,

14

15 98 "DIT SX80 - Conference Center" (2832345600)

16 00:13:49.619 --> 00:13:52.709

17 Waiawa Correctional Facility, Exhibit A.

18

19 99 "DIT SX80 - Conference Center" (2832345600)

20 00:13:52.709 --> 00:13:57.869

21 Is anyone from the Department of Planning and Permitting
22 present here to say anything?

23

24 100 "DIT SX80 - Conference Center" (2832345600)

25 00:13:57.869 --> 00:14:07.619

1 MR. KRAINTZ: Yes, Chair.

2

3 CHAIR LEE: Yes. Please state your name for the record?

4

5 MR. KRAINTZ: Franz Kraintz, chief of the Community Planning
6 Branch for the Planning Division of the Department of
7 Planning and Permitting.

8

9 101 "DIT SX80 - Conference Center" (2832345600)

10 00:14:07.619 --> 00:14:12.569

11 CHAIR LEE: Okay. Please proceed.

12

13 MR. KRAINTZ: Thank you, Chair. Good afternoon

14

15 102 "DIT SX80 - Conference Center" (2832345600)

16 00:14:12.569 --> 00:14:15.629

17 Chair as well as members of the Planning Commission.

18

19 103 "DIT SX80 - Conference Center" (2832345600)

20 00:14:15.629 --> 00:14:23.279

21 Again, Franz Kraintz with DPP. We present to you the
22 Findings of Fact, Conclusions of Law, Decision and Order

23

24 104 "DIT SX80 - Conference Center" (2832345600)

25 00:14:23.279 --> 00:14:27.299

1 from the January 11th Planning Commission hearing.

2

3 105 "DIT SX80 - Conference Center" (2832345600)

4 00:14:27.299 --> 00:14:31.559

5 They are in complete fashion as far as we know.

6

7 106 "DIT SX80 - Conference Center" (2832345600)

8 00:14:31.559 --> 00:14:42.419

9 Today, however, we did receive correspondence and a
10 communication telephone communication from Land Use
11 Commission staff member, Riley Hakoda,

12

13 107 "DIT SX80 - Conference Center" (2832345600)

14 00:14:42.419 --> 00:14:50.519

15 mentioning that the time duration for the Special Use Permit
16 of the Waiawa Correctional Facility was not included.

17

18 108 "DIT SX80 - Conference Center" (2832345600)

19 00:14:50.519 --> 00:14:55.049

20 You may recall from our testimony and the Director's report

21

22 109 "DIT SX80 - Conference Center" (2832345600)

23 00:14:55.049 --> 00:15:00.359

24 for this particular petition that a time duration was not
25 included.

1

2 110 "DIT SX80 - Conference Center" (2832345600)

3 00:15:00.359 --> 00:15:04.259

4 It is not part of the Planning Commission rules to establish
5 one.

6

7 111 "DIT SX80 - Conference Center" (2832345600)

8 00:15:04.259 --> 00:15:14.249

9 However, consideration of that potential limitation, staff
10 has found that it is not

11

12 112 "DIT SX80 - Conference Center" (2832345600)

13 00:15:14.249 --> 00:15:18.659

14 necessary or for public purpose in this case.

15

16 113 "DIT SX80 - Conference Center" (2832345600)

17 00:15:18.659 --> 00:15:23.249

18 We say that because as I mentioned it's not required by the
19 rules.

20

21 114 "DIT SX80 - Conference Center" (2832345600)

22 00:15:23.249 --> 00:15:29.219

23 But we're only asked to consider whether this is an unusual
24 and reasonable use,

25

1 115 "DIT SX80 - Conference Center" (2832345600)

2 00:15:29.219 --> 00:15:34.919

3 not one that has a set time duration or whether it is
4 temporary.

5

6 116 "DIT SX80 - Conference Center" (2832345600)

7 00:15:35.939 --> 00:15:39.599

8 We also feel, and we testified to this fact that

9

10 117 "DIT SX80 - Conference Center" (2832345600)

11 00:15:39.599 --> 00:15:44.549

12 this does not represent a City-like concentration or
13 population,

14

15 118 "DIT SX80 - Conference Center" (2832345600)

16 00:15:44.549 --> 00:15:49.979

17 services or density of development of structures, roads,
18 etc.

19

20 119 "DIT SX80 - Conference Center" (2832345600)

21 00:15:49.979 --> 00:15:56.669

22 And we feel that because it doesn't, it would not meet the
23 Land Use Commission standards

24

25 120 "DIT SX80 - Conference Center" (2832345600)

1 00:15:56.669 --> 00:16:01.379

2 or decision-making criteria for reclassify it to the Urban
3 District.

4

5 121 "DIT SX80 - Conference Center" (2832345600)

6 00:16:01.379 --> 00:16:12.329

7 So, we feel quite comfortable that this, as is, even though
8 it may represent somewhat of a permanent nature because from
9 what we understand, we don't think the

10

11 122 "DIT SX80 - Conference Center" (2832345600)

12 00:16:12.329 --> 00:16:16.109

13 Waiawa Correctional Facility will be moving any time soon.

14

15 123 "DIT SX80 - Conference Center" (2832345600)

16 00:16:16.109 --> 00:16:21.269

17 It does not meet the standards for an urban
18 reclassification.

19

20 124 "DIT SX80 - Conference Center" (2832345600)

21 00:16:21.269 --> 00:16:25.109

22 So, we abide and stick to our

23

24 125 "DIT SX80 - Conference Center" (2832345600)

25 00:16:25.109 --> 00:16:33.239

1 recommendation for the Special Use Permit and these Findings
2 a Fact, Conclusions of Law, Decision and Order.

3

4 126 "DIT SX80 - Conference Center" (2832345600)

5 00:16:33.239 --> 00:16:37.679

6 **CHAIR LEE:** Okay. Thank you, Mr. Kraintz. Are there any
7 questions

8

9 127 "DIT SX80 - Conference Center" (2832345600)

10 00:16:37.679 --> 00:16:41.729

11 for the Department of Planning and Permitting from the
12 Commissioners? [no response]

13

14 128 "DIT SX80 - Conference Center" (2832345600)

15 00:16:41.729 --> 00:16:54.719

16 Any questions? [no response]. Okay. Hearing none, we're
17 going to move on and go to the public testimony portion. Is
18 there anyone in this room who registered or didn't register
19 that wishes to testify? [no response]

20

21 129 "DIT SX80 - Conference Center" (2832345600)

22 00:16:55.799 --> 00:17:02.819

23 All right. Seeing none. Is there anyone remotely who
24 registered or didn't register who wishes to testify? [no
25 response]

1

2 130 "DIT SX80 - Conference Center" (2832345600)

3 00:17:02.819 --> 00:17:06.659

4 Okay. Hearing none.

5

6 131 "DIT SX80 - Conference Center" (2832345600)

7 00:17:06.659 --> 00:17:11.609

8 Is there a motion now to close the public testimony portion

9 of this public hearing?

10

11 132 "DIT SX80 - Conference Center" (2832345600)

12 00:17:14.249 --> 00:17:18.809

13 Can we have a motion to close the public hearing portion of

14 this--

15

16 133 "DIT SX80 - Conference Center" (2832345600)

17 00:17:18.809 --> 00:17:23.219

18 hearing.

19

20 134 "Commisioner Kai Nani Kraut" (1825668864)

21 00:17:25.109 --> 00:17:30.719

22 **KRAUT:** Commissioner Kai Nani Kraut will move to close the

23 public testimony in this meeting.

24

25 135 "DIT SX80 - Conference Center" (2832345600)

1 00:17:30.719 --> 00:17:35.129

2 **CHAIR LEE:** Thank you, thank you, Commissioner Kraut. Is
3 there a second?

4

5 136 "DIT SX80 - Conference Center" (2832345600)

6 00:17:37.319 --> 00:17:44.189

7 **MEATOGA:** Commissioner Meatoga second.

8

9 **CHAIR LEE:** Thank you, Commissioner Meatoga. It's been
10 moved and seconded. Is there any discussion? [no response]

11

12 137 "DIT SX80 - Conference Center" (2832345600)

13 00:17:45.449 --> 00:17:48.689

14 Okay. Any objections? [no response]

15

16 138 "DIT SX80 - Conference Center" (2832345600)

17 00:17:49.704 --> 00:18:00.804

18 Hearing none, then at this time the Commission declares that
19 the public testimony portion of this public hearing is
20 closed. We're going to move to the next item on the agenda

21

22 139 "DIT SX80 - Conference Center" (2832345600)

23 00:18:01.314 --> 00:18:07.914

24 Oh no, we're still on the same item. Okay. All right.

25

1 140 "DIT SX80 - Conference Center" (2832345600)

2 00:18:07.944 --> 00:18:17.544

3 Is there a motion now that to adopt the Planning
4 Commission's Findings of Fact, Conclusions of Law, Decision
5 and Order approving the application for State Special Use
6 Permit,

7

8 141 "DIT SX80 - Conference Center" (2832345600)

9 00:18:17.789 --> 00:18:23.759

10 File No. 2022/SUP-3, Waiawa Correctional Facility,

11

12 142 "DIT SX80 - Conference Center" (2832345600)

13 00:18:23.759 --> 00:18:27.329

14 Exhibit A.

15

16 143 "DIT SX80 - Conference Center" (2832345600)

17 00:18:27.329 --> 00:18:30.419

18 Is there any motion to adopt?

19

20 144 "Ryan Kamo" (199896832)

21 00:18:31.709 --> 00:18:39.449

22 **KAMO:** Vice Chair Kamo makes the motion to adopt the
23 Planning Commission's Findings of Fact, Conclusions of Law,
24 and Decision of Order,

25

1 145 "Ryan Kamo" (199896832)

2 00:18:39.449 --> 00:18:48.059

3 approving application for File No. 2022/SUP-3, Waiawa
4 Correctional Facility, Exhibit A.

5

6 146 "DIT SX80 - Conference Center" (2832345600)

7 00:18:48.059 --> 00:18:56.039

8 **CHAIR LEE:** Thank you. Is there a second? [pause] You
9 guys want to stay longer.

10

11 **ALOMAR:** Commissioner Alomar second.

12

13 147 "DIT SX80 - Conference Center" (2832345600)

14 00:18:56.039 --> 00:18:59.249

15 **CHAIR LEE:** Thank you. Was that a second, Commissioner
16 Alomar?

17

18 **ALOMAR:** Yes.

19

20 148 "DIT SX80 - Conference Center" (2832345600)

21 00:18:59.249 --> 00:19:04.589

22 **CHAIR LEE:** Okay. Thank you. All right. It's been moved
23 and seconded. Is there any discussion? [no response]

24

25 149 "DIT SX80 - Conference Center" (2832345600)

1 00:19:04.589 --> 00:19:10.109

2 Any objections? [no response] Any reservations? [no
3 response]

4

5 150 "DIT SX80 - Conference Center" (2832345600)

6 00:19:10.109 --> 00:19:19.679

7 Hearing none, the Chair votes aye to adopt the Planning
8 commission's Finding of Fact, Conclusions of Law, and
9 Decision and Order approving the application for State
10 Special Use Permit,

11

12 151 "DIT SX80 - Conference Center" (2832345600)

13 00:19:19.679 --> 00:19:26.879

14 File No. 2022/SUP-3, Waiawa Correctional Facility, Exhibit
15 A.

16

17 152 "DIT SX80 - Conference Center" (2832345600)

18 00:19:26.879 --> 00:19:34.469

19 All right. We're done with that. So, the next item is the
20 most important item No. 4, adjournment. Is there a motion to
21 adjourn this meeting?

22

23 153 "DIT SX80 - Conference Center" (2832345600)

24 00:19:34.469 --> 00:19:40.709

25 **KRAUT:** Commissioner Kraut moves to adjourn.

1

2 154 "DIT SX80 - Conference Center" (2832345600)

3 00:19:40.709 --> 00:19:43.919

4 **CHAIR LEE:** Thank you, Commissioner Kraut. Is there a
5 second?

6

7 **MEATOGA:** Commissioner Meatoga second.

8

9 155 "Pane Meatoga III" (2762793728)

10 00:19:45.719 --> 00:19:51.539

11 **CHAIR LEE:** Okay. It's been moved and seconded to adjourn
12 this meeting. Is there any discussion? [no response]

13

14 156 "DIT SX80 - Conference Center" (2832345600)

15 00:19:51.539 --> 00:19:55.139

16 Any objections? [no response] Any reservations? [no
17 response]

18

19 157 "DIT SX80 - Conference Center" (2832345600)

20 00:19:55.139 --> 00:20:10.079

21 Hearing none, Chair votes aye. The Planning Commission
22 meeting of February 22nd, 2023 is adjourned. [bangs gavel]
23 All right. Thanks everyone. It's now 1:43 P.M. Thank you,
24 everybody. Appreciate you all, especially Kai Nani.

25


1 158 "DIT SX80 - Conference Center" (2832345600)

2 00:20:10.079 --> 00:20:16.379

3 Thank you guys.

4 [The meeting was adjourned at approximately 1:43
5 p.m.]

6
7 I certify that the foregoing is
8 a true and correct transcription
9 of the proceedings, prepared to
10 the best of my ability, of the
11 meeting held on Wednesday,
12 February 22, 2023.

13
14 

15 Gloria Takara
16 Secretary-Reporter

17
18 Feb. 28, 2023

19 Date

20

21

22

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25