



CITY AND COUNTY OF HONOLULU
PLANNING COMMISSION

Meeting of the Planning Commission

PLACE: In-person and Remote Meeting at Fasi Municipal Building, 6th Floor
Conference Room, 650 South King Street, Honolulu, Hawaii
DATE: Wednesday, July 10, 2024
TIME: 1:30 PM

The meeting of the Honolulu Planning Commission will be conducted as follows:

- *Remotely by interactive conference technology and in-person meetings, with Planning Commissioners, Planning Department staff, parties to agenda items and principal individuals may appear via WebEx remote technology (details below)*
- *A recording of the meeting will also be posted at a later date*
- *If any major and insurmountable technical difficulties are encountered during the meeting, the Planning Commission will automatically recess for up to thirty (30) minutes to restore communication. The meeting will reconvene when either audiovisual or audio-only communication is established with the same WebEx link below. If it is not possible to reconvene the meeting as provided within thirty (30) minutes after an interruption to communication, the Planning Commission will continue all matters and reconvene at the next scheduled Planning Commission meeting*

AGENDA

I. CALL TO ORDER

- II. APPROVAL OF MINUTES: The regular and executive session minutes of the May 29, 2024 meeting, as previously circulated, to be approved by the Commission.

[Rescheduled from June 26, 2024]

III. PUBLIC HEARING

The June 26, 2024 meeting was canceled and rescheduled. Public hearing notice published in the Honolulu Star-Advertiser on Monday, May 27, 2024. The Commission will take action on each agenda item after public hearing is closed.

'EWA DISTRICT – STATE SPECIAL USE PERMIT (SUP) – 2020/SUP-7 (FK)
MAHI SOLAR, LLC

Applicant: Mahi Solar, LLC.

Landowner: Monsanto Technology, LLC; Bayer Production Supply, LLC; Mahi Land Holdings, LLC; and Fat Law's Farm Inc.

Location: 94-520 and 94-880 Kunia Road beginning approximately 10,000 feet north-northwest of the intersection of Kunia Road and the H-1 Freeway, Honouliuli, ‘Ewa

Tax Map Keys: 9-2-001:020 portion, 9-2-004:003 portion, CPR Units 1, 2, and 4, and 9-2-004: 010 portion

Existing Use: Diversified crops, cultivation of seed corn, fallow fields, open space

Existing Zoning: AG-1 Restricted Agricultural District

Area of SUP: Approximately 620.0 acres

Request: Pursuant to Condition No. 4 of the Land Use Commission (LUC) Docket No. SP21-412, the Applicant is required to establish the 120-megawatt solar energy generation facility and 480-megawatt-hour battery energy storage facility (Project) within three (3) years of the date of the LUC’s approval, or by September 17, 2024. Construction of the Project has not yet begun due to unforeseen circumstances that were beyond the control of the Applicant. Accordingly, the Applicant is requesting to modify Condition No. 4 to extend the deadline to establish the Project by three (3) additional years.

The SUP Application and Director’s report can be downloaded from:
www.honolulu.gov/dpp/public-input.html

This hearing is to be held under the provisions of Chapters 46, 92, and 205, Hawaii Revised Statutes, as amended, Articles VI and XIII, Revised Charter of the City and County of Honolulu, 1973, as amended, Sections 2-40, 2-43, 2-44 and 2-49 of the Rules of the Planning Commission, City and County of Honolulu, and Chapter 15-15 of the Hawaii Administrative Rules.

The particular sections of statutes and rules involved include Sections 205-2(d)(6)(B), 205-4.5(a)(20), and 205-4.5(a)(21) of the Hawaii Revised Statutes, as amended, and Subchapter 4 of Chapter 2 and Section 2-45 of the Rules of the Planning Commission. The issue involved relates to whether to grant a Special Use Permit pursuant to Section 205-6, Hawaii Revised Statutes, for solar energy facilities on land with soil classified by the Land Study Bureau as overall master productivity rating Class B, C, D and E.

Any party may retain counsel if the party so desires, and an individual may appear on his own behalf, or a member of a partnership may represent the partnership, or an officer or authorized employee of a corporation or trust or association may represent the corporation, trust, or association.

Any person or agency wishing to intervene as a party in the proceeding shall file a petition with the Commission within fourteen (14) days after this notice is published in the Honolulu Star-Advertiser. The petition must conform to the requirements of Subchapter 5, Chapter 2 of the Rules of the Planning Commission, which are available at the Department of Planning and Permitting. A contested case hearing may be held on the matter pursuant to action by the Planning Commission to grant the petition.

Executive Session

An Executive Session may be called in order for the Commission to consult with its attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities and liabilities pursuant to Section 92-5(a)(4), Hawaii Revised Statutes.

IV. ANNOUNCEMENTS

V. ADJOURNMENT

PUBLIC PARTICIPATION AND TESTIMONY

The public may also join the public hearing and offer testimony from a computer, smartphone or telephone as follows:

- **Join the public hearing from a computer or from the WebEx smartphone app: (Please mute your devices except to testify)**
<https://globalpage-prod.webex.com/join>
Meeting Number: 2483 115 7558
Meeting Password: dpp1
- **Join the public hearing from a telephone (audio only):**
408-418-9388 (USA Toll)
Access code: 2483 115 7558
Numeric meeting password: 3771
- **Oral testimony via phone or Webex:** To provide oral testimony during the online meeting via phone or Webex, we suggest you register in advance by 4:30 p.m. on Tuesday, June 25, 2024, by emailing your name, phone number, and include in the subject line "register to testify" to dpp@honolulu.gov

Attendance at the public hearing is not necessary to submit written testimony. Written testimony may be submitted by one of the following options: 1) Email: dpp@honolulu.gov, 2) Fax: (808) 768-6743, or 3) Mail: Planning Commission, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813. While the Commission requests that written testimony be submitted by noon, two business days before the meeting to ensure distribution and thorough review by the Commission, testimony submitted after such date and time will still be accepted by the Commission.

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, 7th Floor, Frank Fasi Municipal Building, 650 South King Street, Honolulu, Hawaii 96813; contacting the Planning Commission, telephone (808) 768-8007; or on the DPP website at www.honolulu.gov/dpp/dpp-calendar

Note: If you need an auxiliary aid and/or service or other accommodation due to a disability to participate in this event (i.e., sign language interpreter; interpreter for language other than English, or wheelchair accessibility), please call (808) 768-8000, or email your detailed request to dpp@honolulu.gov, at least five (5) business days prior to the meeting. Requests made as early as possible will allow adequate time to fulfill your request.