

SUMMARY - PUBLIC HEARING

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
State of Hawaii
June 5, 2013 – 9:00 a.m.

ATTENDANCE

Members Present: Mary Alice Evans (DBEDT)
Randy Grune (DOT)
Miles Kamimura
Brian Lee
Lois Mitsunaga
Dean Seki (DAGS)
Luis Salaveria (DBF)

Members Absent: None

Others Present: Anthony Ching
Lori Tanigawa (Deputy Attorney General)
Deepak Neupane
Shelby Hoota
Patricia Yoshino
Holly Hackett (Court Reporter)

A public hearing of the Kakaako members of the Hawaii Community Development Authority (“Authority”), a body corporate and public instrumentality of the State of Hawaii, was called to order by Mr. Brian Lee, Chairperson of the Authority at 9:00 a.m. on Wednesday, June 5, 2013, at the Authority’s principal offices at 461 Cooke Street, Honolulu, Hawaii 96813.

Development Permit Application KAK 13-019: MJF Development Corporation

Chairperson Lee stated that the public hearing was a continuation of the public hearing of May 1, 2013, held under the provisions of §206E-5.6, Hawaii Revised Statutes, and pertaining to §15-23-11, Hawaii Administrative Rules to review the development permit application KAK 13-019 (“Application”) dated March 8, 2013. The nature of the public hearing was to allow the Application to be presented to the Authority and to provide the public with the opportunity to present oral and/or written testimony. The decision making public hearing is scheduled for July 3, 2013, during which the Authority will render a decision on the Application.

Chairperson Lee stated that the applicant is MJF Development Corporation (“Applicant”), and the project address is 803 Waimanu Street. The TMKs for the

property are: 2-1-049: 050, 070, and 072. The Applicant proposes to demolish existing single-story industrial buildings and develop a 217-unit workforce housing project with parking for 245 vehicles, ground floor retail commercial space on the Kawaiahao frontage and open space on the Waimanu frontage.

Notice of the public hearings were published on May 9, 2013, in the Honolulu Star Advertiser. The notice was made available for public review at the office of the Hawaii Community Development Authority (“HCDA”) and on the HCDA website. In addition, the landowners, lessees and other stakeholders in the Kakaako District and surrounding communities, state and county agencies, state legislators, Honolulu City Councilmembers, neighborhood boards, and various interested community groups and individuals were notified of this hearing by fax and e-mail. Pursuant to HRS 206E-5.6, notice was provided to the President of the Senate and Speaker of the House.

Mr. Franco Mola, MJF Development Corporation and Mr. Fabrizio Medosi, PAI LLC, were present for the Applicant.

Chairperson Lee stated that the Applicant had submitted site drawings with a revision date of May 21, 2013. After close examination of the drawings, he noted that the project had been substantially revised from the original, with the project now being described as a 140 unit (versus 192) project consisting of 105 workforce and 35 market units with building height of 180/232 feet when factoring in the elevator machine boom. He explained that should Mr. Mola elect to submit the revised plans to the Authority, the proceedings would have to be adjourned in order to re-notice the new project and begin the proceedings again.

Mr. Mola stated that his intent was to go forward with the original submittal.

Chairperson Lee stated that a short video would be shown of a site visit made on May 31, 2013 to the Imperial Plaza by HCDA staff and himself to provide orientation to the project location.

Chairperson Lee asked whether Mr. Mola would like to comment on the video.

Mr. Mola stated that, as a follow up to the request from Councilmember Carol Fukunaga and Representative Scott Saiki, he had met with the residents of the Imperial Plaza and offered some solutions. The residents were concerned with the tower height and not the position. He noted that the Mauka Area Rules allow for exemptions if workforce housing is provided.

Mr. Deepak Neupane provided a brief summary of the Application. He noted that the Applicant was utilizing Subchapter 4 of the Reserved Housing Rules.

PUBLIC TESTIMONY

Chairperson Lee noted that since the initial public hearing on May 9, 2013, written testimony on the project had been received as follows:

Two hundred ninety-five (295) were opposed to the project. Of that number, thirty-eight (38) identified themselves as residents of the Imperial Plaza. Three hundred eighty-seven (387) were in support of the project. Two (2) submitted comments only.

Chairperson Lee explained that any testimony received after 4:00 p.m. on June 4, 2013 was not included in the totals read. However, such testimony would be compiled and made available to the Members and included in the analysis of the Application.

The following persons provided oral testimony:

1. Clara Morikawa, oppose
2. Gerald Chun, oppose
3. Paula Tadaki, oppose
4. Connie Smyth, oppose
5. Omar Hakim, support
6. Isaac William Smyth, oppose
7. Frank Leslie, support
8. Pamela Wood, oppose
9. John Kobelansky, Jr., oppose
10. Marvin Iseke, oppose
11. Bernard Nunies, oppose
12. Lia Powers, support
13. Beth Beamer, support
14. Eddie Johnson, oppose
15. David Vines, oppose
16. Frank Medrano, support
17. Francine Summers, support
18. Dennis Mahoney, support
19. Bob Lamb, oppose
20. Tootsie Kobelansky, oppose
21. Cass Freeman, support
22. Renee Ing, oppose
23. Hannah Jurinka, oppose
24. Galen Fox, oppose
25. Yon Yi Curton, oppose
26. Cynthia Lee, oppose

A recess was taken at 10:20 a.m.

The hearing was reconvened at 10:35 a.m.

Questions/Discussion by Authority Members during the Testimony Period

Chairperson Lee asked Mr. Hakim if reserved housing was provided with the Imperial Plaza Project.

Mr. Hakim replied in the negative.

Chairperson Lee noted that condominium projects built in the last 10 years had only luxury units. He asked Mr. Leslie why reserved housing was difficult to build.

Mr. Leslie responded that most developers choose not to deal with the restrictions imposed on affordable housing. Many buyers for the luxury units are not residents of Hawaii.

Chairperson Lee asked Mr. Iseke whether he supported building of any type of housing.

Mr. Iseke responded that he did not support the way it is going now. Developers should build out in Kapolei so the people can support rail transit.

Chairperson Lee asked if Mr. Nunies was the president of the Imperial Plaza AOA.

Mr. Nunies replied in the affirmative.

Chairperson Lee noted that Senator Brickwood Galuteria and Representative Scott Saiki had signed up to speak, but had to leave the proceedings early. He stated that written testimony had been received from the elected officials and copies would be distributed to Authority members.

ADJOURNMENT

The public hearing was adjourned at 11:15 a.m.

Note: The transcript of this meeting contains a verbatim record and should be consulted if additional detail is desired.