

SUMMARY - PUBLIC HEARING
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
State of Hawaii
November 25, 2014 – 9:00 a.m.

ATTENDANCE

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

Members Absent: Richard Lim (DBEDT)
Brian Tamamoto

Others Present: Anthony Ching, Executive Director
Craig Iha (Deputy Attorney General)
Lindsey Doi, Compliance Assurance and Community Outreach Officer
Shelby Hoota, Program Specialist
Ann Shimamura, Executive Secretary
Holly Hackett (Court Reporter)

For the Applicant Howard Hughes Corporation
Douglas Ing
Emi Kaimuloa

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 9:02 a.m. on Tuesday, November 25, 2014 at the Authority’s principal offices, 461 Cooke Street, Honolulu, Hawaii 96813.

DEVELOPMENT PERMIT APPLICATION KAK 14-066: Ward Village, Land Block 2, Project 2

Chairperson Lee stated that the public hearing was being held in accordance with Act 61, Session Laws of Hawaii 2014, Subchapter 3 of Hawaii Administrative Rules (“HAR”) Chapter 15-219, and vested HAR Chapter 15-22. He explained that the Applicant is Howard Hughes Corporation. The Tax Map Key is 2-3-001: por. 005. The Project location is 1050 Ala Moana Boulevard. The Application date was August 6, 2014. He stated that this request is for a Planned Development Permit for a mixed-use, residential and commercial development. The Project will consists of two high-rise towers, both with approximately 236 residential units combined. The towers will rest on separate platform structures and have a combined total of

approximately: 19,730 square feet of commercial space, 42,178 square feet of ground level open space, 80,242 square feet of indoor and outdoor recreation space, and 548 parking stalls.

The Applicant is requesting the following four modifications pursuant to the vested HAR Chapter 15-22 Mauka Area Rules:

- Increase the maximum platform height to 65 feet, with an allowance of an additional 15 feet in height for fifteen percent (15%) of the roof area that will be used for accessory uses.
- Eliminate the street front element 1:1 slope setback along Auahi Street and Ala Moana Boulevard.
- Modify the uniform front yard setback of 15 feet to an average front yard setback of 15 feet.
- Increase the allowable pedestrian shade canopy projection into the front yard from 4 feet to 10 feet.

Chairperson Lee stated that an amended public hearing notice was published in the Honolulu Star Advertiser on October 25, 2014.

PRESENTATION BY THE APPLICANT

Mr. Ing offered 13 letters as exhibits to the record. He stated that on November 19, 2014, they also filed a revised set of proposed Findings of Fact, Conclusions of Law and Decision and Order and that they would stand on this filing.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Ching stated that the staff had reviewed the proposed Order offered by the Applicant and would recommend that you accept it with certain modifications. He detailed these modifications. He continued with Conclusions of Law of which he highlighted two of them. He stated that staff found that the Findings of Fact, Conclusions of Law and Decision and Order were adequate in that they address the necessary statutory decision making criteria.

The meeting was recessed at 9:50 a.m.
The meeting was reconvened at 10:05 a.m.

PUBLIC TESTIMONY

1. Dwayne Ariliano - support
2. Aida Tenti - support
3. Jeff Matsusugu - support
4. Valerie Yamashita – support
5. Rod Tengan – support
6. Mike Hiki – support
7. Gin Choy – support

8. Hina Wong-Kalu – support
9. Ka`anoi Kaleikini – support
10. Kika Bukoski – support

DECISION MAKING

Chairperson Lee polled individual members on whether they had reviewed the record and were prepared to deliberate on the Application. All Members responded in the affirmative.

Chairperson Lee entertained a motion to adopt the Applicant's findings of fact, conclusions of law, and decision and order as modified by staff with the conditions presented in staff's presentation for development permit application KAK 14-066 Applicant Howard Hughes Corporation.

A motion was made by Member Grune and seconded by Member Kamimura.

A roll call vote was conducted.

Ayes: Members Grune, Kamimura, Mitsunaga, Salaveria, Seki and Lee.

Nays: None.

The motion passed 6 to 0 with 3 excused (Lim, Tamamoto and 1 vacant positions).

Chairperson Lee stated that the D&O had been adopted by the Members. He noted that the parties had the opportunity to file written comments and exceptions by December 9, 2014 and reconvene the Authority on January 7, 2015 for a final action on the matter. Alternatively, Counsel may waive the right to file comments and exceptions to the Authority's FOF, COL and D&O.

For the Applicants, Mr. Ing stated that they waived their right to file exceptions and accepted the D&O approved by the Authority as final.

Chairperson Lee declared that the parties had waived their rights to file comments and exceptions to the Authority's proposed order and had accepted it as the final Decision and Order. Accordingly, staff would finalize the order as discussed today and would circulate it for signature.

ADJOURNMENT

Chairperson Brian Lee adjourned the regular meeting at 10:35 a.m.

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