



# COUNCILMEMBER IKAIKA ANDERSON DISTRICT 3 UPDATE SEPTEMBER 2015

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## CITY COUNCIL COMMITTEE MEETING SCHEDULE

### Tuesday, Sept. 15

Public Safety	9 am
Parks	10 <sup>30</sup> am
Executive Matters	1pm

### Wednesday, Sept. 16

Budget	9am
Public Works	1pm

### Thursday, Sept. 17

Zoning and Planning	9 am
Transportation	1 pm
IGA	2:30p

### District 3 Staff

**Paulyne Anakalea**

Executive Secretary

**Gail Myers** Senior Advisor

**Andrew Malahoff**

Senior Legislative Aide

**Francisco Figueiredo**

Communications

**Don Aweau**

Community Affairs

Aloha,

### Accessory Dwelling Units

The City Council passed Bill 20, CD1 which provides for new regulation of accessory dwelling units (ADUs), while retaining the ohana dwelling provisions. Ohana dwellings are intended for use by residents who are related to those who occupy the primary unit on the property. Ohana units are limited in size only to the extent of the underlying zoning. ADUs will be allowed on all residential and country zoned properties but will be limited in size to a maximum of 800 sq. ft., depending on each lot size.

Under the bill as passed, if your lot size is 3,500 –4,999 square feet, you can build an ADU unit up to 400 square feet. If your lot size is larger than 5,000 square feet, you can build an ADU unit up to 800 square feet.

Limiting the size of ADUs will encourage lower rents and will maintain the ADU as accessory to the primary dwelling. An ADU may be attached to, or separate from the main dwelling. An ADU may be used to house a family member, adult children or someone else in need of shelter.

Passing this bill will help to ease Oahu’s housing situation as some estimates predict that 24,000 new housing units or more are needed in the next several years. To help ensure that ADUs will be targeted towards affordable housing, the owner of the ADU shall record a covenant running with the land with the Bureau of Conveyances or the Land Court of the State of Hawaii and have a home exemption.

Also, the ADU can be built only if there is adequate city infrastructure and must have an off street parking space unless it’s within a half mile from a planned rail station.

Bill 20 (CD1) includes several aspects that will seek to ensure the new units won’t stress neighborhoods or become illegal vacation rentals. The bill requires an ADU be rented out for a minimum of six months. More importantly, an advertisement for a B&B or TVU can be used as prima facie evidence that the unit is being used illegally, giving the Department of Planning and Permitting more enforcement mechanism and puts the burden of proof on the homeowner.

I am honored to have led the discussion on Bill 20 as it moved through the Council Zoning and Planning Committee. The bill will help alleviate the housing situation on Oahu and provide much needed rooms for residents and families. Bill 20, CD1 now goes to Mayor Caldwell for his signature.

## Kalaheo Hillside Parcel

Ever since the administration proposed the sale of the Kalaheo Hillside parcel, located adjacent to Kalaheo High School, I have heard from many area residents who are concerned about the both the possible sale and future development.

There are many unknowns as to what the future holds for this piece of land and before any decision is made I believed it is imperative that the city provide the community with an opportunity to learn more about this parcel, what the administration is proposing, what options are available and—most importantly—what the community would like to see.

For these reasons, I have asked the Department of Budget and Fiscal Services (BFS) to give a short presentation to the community and have the opportunity to hear from area residents. All area residents received notification and I would like to extend the invitation to all Kailua residents. We hope to see you there!

### Kalaheo Hillside Parcel Community Forum

*Hosted by:*

**Councilmember Ikaika Anderson  
City and County of Honolulu Budget and Fiscal Services**

**Wednesday, September 9  
6:30 pm – 8 pm**

**Aikahi Elementary School**

All are welcome to attend.

Department of Budget and Fiscal Services (BFS) deputy director, Gary Kurokawa, will be in attendance along with BFS staff to listen to the community's concerns and discuss possible options related to the City-owned Kalaheo hillside parcel

**GET READY, KAILUA!**

**EMERGENCY PREPARDNESS TOWN FAIR**

**Kailua Town Center/Parking Area Fronting Macy's and Longs**

**Saturday, September 12, 2015**

**9am to 1pm**

**For more information, please contact Claudine Tomasa (808) 783-5396 or email: [ctomasa@gmail.com](mailto:ctomasa@gmail.com)**

### ROAD RE-PAVING UPDATES

Very frequently, we receive calls from our constituents inquiring about the status of a road re-paving project. Earlier this year the City setup an online database that provides a listing of both current and future road repaving projects. As this list is maintained on a regular basis it is an excellent resource for anyone interested in road repaving projects anywhere on the island.

You can visit this index at: <http://www1.honolulu.gov/ddc/roadrepavingupdate.htm> It is also important to remember that when the City issues a contract for an area to be repaved, the contractor has the discretion to determine the order in which roads—within the scope of their contract—will be paved. If you should have any questions regarding road repaving projects please do not hesitate to contact my office!