



AIEA NEIGHBORHOOD BOARD NO. 20

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DRAFT- REGULAR MEETING MINUTES

MONDAY, MAY 10, 2010

PEARL RIDGE ELEMENTARY SCHOOL

CALL TO ORDER: Chair William Clark called the meeting to order at 7:35 p.m.; **with a quorum of ten (10) members present.** Note: This 15 member Board requires eight (8) members for a quorum and for official Board action.

MEMBERS PRESENT: Tracy Arakaki, Dave Arakawa (arrived at 7:39 p.m.), William Clark, Brandon Elefante, Ronald Fitch, Danielle Lum, Wilbert Ho, Ron Mobley, Susan Sheldon, Jane Sugimura, and Monica Texeira.

MEMBERS ABSENT: George Passmore, Kelsey Morinaga – Wells.

VACANCIES: One seat each Sub district 2 and Sub district 4.

GUESTS: Al Tober, Tsuyako Tober, Marge Toma, Wally Aoki, Bill Griffith, B. Sugiki, Janice Oshiro, Kehau Rios, Lukia Rios, Timothy In, Eve C. In, M. F. Kendrick, Brenda and Bill Kau, Rodney Savage, Grace Saito, Katrina Valdez, Sharleen Oshiro (Councilmember Romy Cachola's Office staff), Breene Harimoto (Councilmember Gary Okino's Office staff), Ray Kunishige, Robert Irvine, Stephen, Di Rico, Paulette Watson, Miriam Cox, Shannon Kaaa, David Kaaa, Mr. and Mr. Clarence Wena, Bill Stichnot, Faith Washburn (Aiea High School), Martha Loezius, Jun Tadiarca, Pam Andrews, Steven Barroza, Andy Konopka, Steven Bean, Bruce McClure, Terrence Kawano, John Andrews, Steve and Rae Costa (St. Timothy's), John Lee, Suzie and Robert Theidrich, Suzette Adversalo, Sgt. R. Nitta and Lt. G. Maekawa (Honolulu Police Department, District 3 – Pearl City); Robert McFarland, John Burns, E. Funakoshi, Albert Foster (PVA Association), Susan Pauley, Adam Davinson, Jame`e Fillazar, Irvin Kubo, Eric and Hiroko Forney (Harbor Pointe); Kyle Woerner, Maryann F. Padilla Tracy Burgo (Board of Water Supply), Capt. T. Enos (Honolulu Fire Department – Aiea), Senator Donna Mercado Kim, Bob Sumitomi (Office of the Mayor. Deputy Director, Department of Planning and Permitting), Representative K. Mark Takai, Warren Ho (Lani Properties), Eileen Clarke (Board of Education), G. Robbie Robinson Wayne Suzuki (Aiea Community Association), L. Pinter, Arlyn Beckman, Michiko Plante, Nobuko Iwamoto, Thomas Defasr Myrtle Nyuha (Pearl City Neighborhood Board No. 21), May. L. Imamura – Uruu, Thomas Data, Bradley Erickson, Cheryl Data, Bryan Higa, C. Mila Kido (PRP), Jennifer Oka (Village West), Clarice Young, Representative Blake Oshiro and Ken Best (Office staff), Councilmember Gary Okino, Wayne Yoshioka (Director, City Department of Transportation Services), Kirk Caldwell (City Managing Director), Aaron Johanson (Office of Representative Lynn Finnegan), Mike Beason (Crown Castle/Verizon Wireless), John Manavian (Robertson Properties Group), Chris Merker (Partners U.S. Pacific Development), Claire Tamamoto (Aiea Community Association), Nola J. Frank (Neighborhood Commission Office staff), and about 30 + who did not sign the guest list.

FILLING OF VACANT BOARD SEATS, TOTAL OF TWO (2) ONE SEAT EACH: There were no nominations or candidates to fill the vacancies in Sub – districts 2 and 4.

MONTHLY REPORTS:

Honolulu Fire Department (HFD) – Capt. T Enos reported the following:

- **April 2010 Statistics** – Included 1 structure, 1 wildland, 1 rubbish, 2 vehicle fires; 91 medical, 15 miscellaneous and no major or unusual incidents.
- **Fire Safety Tip** – The upcoming school break ushers in summer, which usually accompanies hot weather and dry vegetation conditions. The risk of wildland fires increases as summer approaches.
 - **Helpful Safety Precautions:** a) Prepare and practice a fire escape plan. b) Prepare a 10 to 30 foot wide fire break by clearing vegetation and clutter around all structures. This break is known and referred to as “survivable space”. c) Remove combustible debris from around a building and rooftop to prevent a wildland fire from spreading.



- First sighting of a Wildland Fire: a) Call 911 immediately. b) Be alert and watchful of the fire's progress, and prepare to evacuate. c) Close all entrance doors, windows, and other openings that would allow embers to access a building's interior, and thoroughly water down the structure's roof. Embers are smoldering remains of a fire that can be carried by the wind and, with proper conditions, can ignite other fire spots. d) If you witness someone starting a fire or behaving suspiciously, make mental and/or documented notes that would assist officials in apprehending the alleged arsonist. Call 911 to report any suspicious activity.

Honolulu Police Department (HPD) – Sgt. R. Nitta circulated the monthly statistics, introduced Lt. Maekawa, and reported the following:

- April 2010 Statistics – Included 17 auto thefts, 12 auto recoveries, 36 burglaries, 33 criminal property damage, 4 graffiti, 2 sex arrests, 59 thefts, 50 UEMV (unauthorized entry into a motor vehicle), and a total of 213 area calls (Newtown to Halawa Heights).

Mayor Mufi Hannemann's Representative – Bob Sumitomo gave the following report:

- Intersection of Kahuapaani and Ulune Street Newly Installed Traffic Signal Mounted too High and Pole Resembling a Street Light – The existing pole was knocked down and the City Department of Transportation Services (DTS) replaced it with a temporary pole. Additional temporary signals were added to increase the visibility until a permanent replacement pole is installed. A new concrete base and mast arm is required to be installed. DTS is working with the State to get the pole replaced.
- Neal Blaisdell Park Restrooms – The City Department of Parks and Recreation (DPR) was having problems with the homeless vandalizing the comfort station after a recent cleanup. The toilets have been unclogged, sinks repaired, toilet paper dispensers replaced, and the comfort station repaired. Paper towels are not provided in outdoor comfort stations.
- Operating Budget – A meeting was held today regarding the City Department of Planning and Permitting's Operating budget.
- Pearl Highlands Transit Station Workshop – The next workshop is scheduled for Thursday, May 13, 2010, from 6:30 to 8:30 p. m. at Highlands Intermediate School (1460 Hoolaulea Street, Pearl City).

Questions, comments, and concerns: Intersection of Halawa Heights Road & Iwaiwa Street – Follow up will be done regarding the request for the fourth leg of the intersection striped with a crosswalk since this is the leg where there is a street light close to the intersection. This fourth leg is where people want to cross since this is where a bus stop in the makai bound direction of Halawa Heights Road is located. Where there is existing crosswalks the area is poorly lit. Better lighting is needed to provide safer crossing of pedestrians at the intersection, especially where they cross the street, since cars going in the makai direction are speeding. Pedestrians in the crosswalk must watch for speeding cars, and cars turning right or left at the intersection to avoid getting hit and vice versa.

Board of Water Supply (BWS) – Tracy Burgo reported the following:

- April 2010 Water Main Breaks - Two water main breaks occurred in the month of April: a) April 1, 8 – PVC pipe at Pahemo and Oa Streets. b) April 14, 8 – inch copper pipe at 98 –1612 Ipuala Loop.
- 2010 Detect – A – Leak During Water Conservation Week, May 2, 2010 to May 8, 2010:
 - As we head into the warmer summer months, the BWS recently observed Detect – A – Leak during Water Conservation Week (May 2 to May 8) to remind customers on Oahu to use the water they need, but not to waste.
 - According to the United States Environmental Protection Agency (EPA), the average American can waste more than 10,000 gallons of water every year from running toilets, dripping faucets, and other household leaks. That's a lot of water and money wasted down the drain. It is important that all Oahu residents check their plumbing fixtures for leaks. Leak detection is simple – turn off all the water fixtures and check to see if an indicator (the red arrow or black triangle) on the property's water meter is moving; if it is there is a leak. The three types of leaks to check for are toilets, property and underground leaks. Visit www.boardofwatersupply.com for more information. Detect – a – leak toilet tablets were distributed to Board members and are available at BWS on S. Beretania Street and other retail stores (free).
- 2010 Water Conservation Week Poster and Poetry Contests – BWS would like to express mahalo and aloha to the more than 2,500 student artists and 250 poets that participated in the 2010 Water Conservation Week poster and poetry contests. Their art and poetry creatively illustrated the contest

theme, "Stop the Drop", depicting leak detection as a means of water conservation. The winners were announced and honored at an awards ceremony on May 5, 2010. (A full list of winners, an online art gallery, and a short video will be on the website at www.boardofwatersupply.com. These posters and poems will be on exhibit at Honolulu Hale's Lane Gallery from May 3 to May 14th; Kapolei Hale courtyard from May 17 to 28; Pearl Ridge Uptown from May 18 to 29. Kahala Mall from June 7 to June 18, Windward Mall from June 21 to July 2, and at the Board of Water Supply Public Service Building from July 5 to July 16. Congratulations to all the winners).

Councilmember Gary Okino – Councilmember Gary Okino stood on his written report and noted the following relating to the Kam Swap Meet Property that is on tonight's agenda, encouraged everyone to keep an open mind. Once the project is completed there should be less area congestion. The project is currently in the conceptual stages. A second lane going makai on Kaonohi Street will be provided by the developer; and there will also be an interim road. The high rise towers proposed has to do with the rail transit (part of the rail development plans) with direct access to the rail. The plans to be presented are preliminary as this is still early in the process. Everyone was encouraged to keep informed, remained involved, and participate in the conversations as the plans to through the process.

Councilmember Romy Cachola – Sharleen Oshiro circulated the written report, and was available for questions.

Senator Donna Kim – Senator Donna Kim distributed her written report and highlighted the following:

- 2010 Legislative Session – A) The 2010 legislation session ended ten day ago. B) Sixty – seven million was allocated to end furlough Fridays. However, it is now up to the governor and the HGEA union. C) The budget was balanced without taking the Transient Accommodation Tax (TAT), or raising the general excise tax. D) The Department of Human Services will be provided with \$23 million from the rainy day fund for kupuna care, etc.
- Furlough Fridays – There are two furlough Fridays remaining for this year.

Representative K. Mark Takai – Representative K. Mark Takai handed out his written report and noted:

- Aiea/Pearl City Transportation Committee Town Meeting – The Meeting will reair on Thursday, June 3, 2010 `Olelo Channel 52 at 12:30 p.m.; and Thursday, June 4, 2010, `Olelo Channel 49 at 7:30 p.m.
- Kahele Street Issues – Discussed at a community meeting was the additional restriping project contingent on the approval of the repaving project.
- Newtown Area Speeding – Rep. Takai is working with the Newtown Association and HPD regarding speeding concerns raised by residents; and working with the City on pedestrian awareness. Future plans will be to coordinate with the Honolulu Police Department's Community Traffic Awareness Partnership (CTAP) and the community, on a sign waving effort to remind drivers to slow down.
- Free Tutorial Program – Parents with students in public schools in Hawaii can access a new, free internet – based program that focuses on math, reading and language arts. The Student Online Achievement Resources (SOAR) website program started with an innovative partnership among the military, education, and industry.
- Disaster Information – Included in the written report was important information relating to disaster preparedness.
- Contact Information – Call 586-8455 with any questions or concerns.

Representative Blake K. Oshiro: Representative Blake Oshiro circulated his written report reminded all guests to sign the guest list and encouraged everyone to participate in the meeting and give their input regarding development plans for the Kam Swap property.

Senator Norman Sakamoto – A representative was not present; the written report was provided.

Board of Education (BOE) – Eileen Clarke distributed the BOE Highlights and highlighted that high school commencements will go on regardless of the furloughs; and BOE continues to seek a new superintendent.

Representative Lynn Finnegan – Aaron Johansen circulated the written report and highlighted the following:

- House Bill 242 HD2,SD2, CD1, Relating to Government "Barrel Tax" – Rep. Finnegan voted no on this bill because it extracts \$22 million per year from Hawaii residents by imposing a barrel tax on petroleum used in the State, without materially changing the ability of the State to meet its energy independence and food security goals.

- Bills Awaiting the Governor's Signature – The Governor has until July 6, 2010 to sign, veto, or allow the measure to become law without her signature. The public is encouraged to provide input on all bills passed this legislative session. For assistance contact Rep. Finnegan's office at 586-9470; or email: repfinnegan@capital.hawaii.gov.

8:10 p.m. Recess; 8:20 p.m. the meeting reconvened.

SPECIAL PRESENTATION: PROPOSED RESIDENTIAL/COMMERCIAL DEVELOPMENT ON THE SITE OF THE FORMER KAM DRIVE - IN – John Manavian, Vice President for the Robertson Properties Group, introduced Terrance Ware, Transit Oriented Development (TOD) Administrator for the City Department of Planning and Permitting (DPP).

- Transit Oriented Development (TOD) – Terrance Ware, Administrator for the TOD, reported that in the fall of 2009, six TOD planning meetings associated with transit (the City) were held at Pearl Ridge Elementary School. The planning process is a challenge as to time and when. Ware pointed out that now is the time to get involved. According to the TOD, the proposed project would have higher density, be pedestrian friendly; and mixed use in one development. This project would be a different behavior model to building a new community.
- Robertson Properties Group – John Manavian presented the following: Robertson Properties Group is planning a residential/commercial development for the Kam Drive – In site. The company has been affiliated with Consolidated Theaters for 50 years. The project is currently in the conceptual planning stages to develop the 14 – acre property now being use as the Kam Swap Meet.
- Partners U.S. Pacific Development – Chris Merker, Development Consultant, highlighted the following overview of the residential portion of the project: 1) Location – The property is located at 98-850 Moanalua Road and Kaonohi Street. 2) Property Size – The property consists of 13,981 acres (609,012 square feet). 3) Zoning – The zone is B – 2, business. c) Proposed Use – Proposed is mixed – use development. Height limits for a mixed use is sixty feet. A rezoning permit is required. 4) Property History – The property was purchased from Kamehameha Schools with restrictions that any shops/stores not compete with businesses at the Pearl Ridge Mall. 5) Architects – Mc Larand Vasquez Emlielk and Partners, Inc. have been hired for this project. 6) Planned Businesses – Included in the plans is a traditional grocery center with the possibility of lofts on the top (15,000 square feet). Per the City one more exit/entrance would be allowed. Shops would be located along Moanalua Road. 7) Mixed – Use Concept Exploration – One story retail with surface parking. Traffic and pedestrian issued are to be addressed. Work force housing will be available for purchase. 8) Transit Oriented Development (TOD) Planning Principles – A) Create access and views to the water and the Pearl Harbor Historic Trail. B) Develop and enhance open space. 9) Traffic Mitigation – Traffic mitigation at the intersection Moanalua Road and Kaonohi Street. 11) Urban Mixed – Use – Create a mix use village. 12) New Mission Statement – Create a place, not a project which encourages smart growth design, homage to the property's location in the urban core. 13) Conceptual Master Plan –Traffic connectivity; Focus on public gathering areas; Project density and building heights; Pedestrian friendly. 14) Critical Issues: Intersection of Moanalua Road and Kaonohi Street.) Entrances distance from the traffic signal. Right turn ingress/egress from the property. Identify key pedestrian areas. Promontory Plaza one level underground main street retail level. The plan does not max out the site (example – height limit and residential use). 15) Residential Level: A) Develop up to 18,000 units which would include three high rises and one mid – rise over the retail stores. There will be a variety of housing types, work force housing geared to the local buyer.
- Opportunities and Challenges – Include technical studies to identify traffic problems; work with the City to determine solutions; and project density and building heights.
- Community Concerns: 1) Environment – Impact to the environment. 2) Property Values – Effects to property Values. 3) Area Schools – Strain on area school populations. 4) Landscaping – Request low foliage. 5) View from Kamehameha Highway – No view obstruction from Kamehameha Highway. 6) Traffic – Increase of traffic and added cars in area. 7) Height Limits – There are no high rises on the makai side of Moanalua Road. Tall buildings may obstruct medivac helicopters flying over the area. 8) Architect and Construction Workers – Hire local architects and construction workers. 9) Condominiums – There was objections to condominiums being built. Another townhouse complex is preferred by the community (low rise). Is the property able to withstand the weight of the condominium buildings? 10) High Rises – Esthetically high rises are ugly, and will set the stage for more. All high rises are on the mauka side of

Moanalua Road. 11) Parking Stalls – How many parking stalls will there be for retail businesses. 12) Intersection of Moanalua Road and Kaonohi Street – Both are busy roads. 13) Trade Winds – Trade winds impact to site area. 14) Harbor Pointe Townhouses – Impact and entrance to the site from Harbor Pointe (complex next to proposed site). 15) Proposed 1800 units – Height limit concerns were reiterated. 16) Swap Meet Vendors – Would an area be set aside for the swap meet vendors? 17) Lower to Upper Level of Property – How would one get from the lower plaza area to the rise? 18) Pedestrian Overpass – It was suggested to partner with the City Department of Parks and Recreation (DPR) for a possible pedestrian overpass from the park. 19) Proposed Traffic Signal at the Pearl Ridge Elementary School Exit – The proposed traffic signal exiting the school onto Moanalua Road would conflict with the nearby Harbor Pointe's egress/ingress. 20) Right Turn from Moanalua Road onto Kaonohi Street – It was asked that this issue be revisited. 21) Rail – Rail is not guaranteed and may cause a domino effect.

Senator Donna Mercado Kim's Comments and Questions:

1. At what point will the community be informed about the mixed – use.
2. It is required by law to have resident and guest parking stalls.
3. Is an Environmental Impact Statement (EIS) required?
4. At what point will you listen that the community wants no high rises.
5. What would be the timeline for the application and final decision?
6. Former Zoning – When will the community be informed if the mixed use zone
7. Would asking for less parking be dependent on the rail transit?

Responses:

1. Condominiums – The condominiums would not be luxury, but workforce condos.
2. Work Force Housing – Work force housing approximate cost starting at \$350,000 to \$650,000.
3. Permitted Use for Bars or Cabarets – Restaurants may remain open late.
4. Moanalua Road Speed Limit Changes – It is hopeful that the speed limit would be reduced to 25 miles per hour.
5. Grocery Market – There is the possible that the plans would include a grocery store.
6. Swap Meet – A possibility is that a swap meet or open market could be held once a week in an area on the property.
7. Parking – It is required by code to have resident parking stalls & guest stalls.
8. Fee Simple Status – Condominiums would be fee simple.
9. Bars, Cabarets, Restaurants – Restaurants may remain open until late evening hours.
10. Environmental Impact Statement (EIS) – An EIS, zone change, sound issues, flyovers, traffic studies, etc. will all be addressed.

Support – One long time resident was in support of the project.

Robertson Group Properties Contact Information for John Manavian – voice mail (310) 855-8484; email: jmanavian@robprop.com.

9:44 p.m. Recess; 9:55 p.m. the meeting reconvened.

Hearing no objection, Crown Castle/Verizon Wireless Project at Hawaiian Cement was taken out of order, 11-0-0 (AYE: Arakaki, Arakawa, Clark, Elefante, Fitch, Ho, Lum, Mobley, Sheldon, Sugimura, Texeira.

Crown Castle/Verizon Wireless Project at Hawaiian Cement – Mike Beason gave the following presentation: Crown Castle on behalf of Verizon Wireless is proposing a sectorization and steel monopole tower, forty feet in height for one carrier to be located at 99-1210 Halawa Valley Street; above Hawaiian Cement). The current antennas will be removed and replaced with a 12 panel antenna to improve coverage for Verizon Wireless. There are no setbacks in the proposed area. A Special Use Permit (SUP) is required because the needed height is above the 25 feet height limit.

Questions, comments and concerns:

1. Height Waiver – A waiver is needed due to the proposed height being above the 25 foot height limit. The purpose is for transmitting and receiving calls to cell phones.

2. Antennas – There are other antennas similar in height in the area. The current wood tower and antenna whips will be removed.
3. Disclosure – Board member Fitch disclosed that he sometimes work with cell tower companies.
4. The antenna will blend with the surrounding area.
5. Panels – The panes will be one foot by eighteen inches and eight feet tall; co-location would be permitted.
6. Management Company – Crown Castle is the managing company for Verizon Wireless on this project.

Mobley moved and Texeira seconded in support of the proposed Verizon Wireless antenna since it would be constructed past the residential areas. The motion was *UNANIMOUSLY ADOPTED, 11-0-0* (AYE: Arakaki, Arakawa, Clark, Elefante, Fitch, Ho, Lum, Mobley, Sheldon, Sugimura, Texeira).

ANNOUNCEMENTS:

- Next Meeting – The next Board meeting will be held on Monday, June 12, 2010, Aiea Public Library Conference Room (99-143 Moanalua Road), at 7:30 p.m.

ADJOURNMENT – Due to the late hour Chair Clark deferred all other agenda items until the next Board meeting. The meeting adjourned at 10:11 p.m.

Submitted by:
Nola J. Frank, Neighborhood Assistant

Reviewed by:
William Clark, Chair