CALL TO ORDER: Chair Kathleen Pahinui called the meeting to order at 7:01 p.m. A quorum was established with 11 members present. Note — This 15-member Board requires eight (8) members to establish a quorum and to take official Board action.

Board Members Present: Leif Andersen, SharLyn Foo, John Hirota, Bob Justice, Erica Lehmkuhl, Robert “Bob” Leinau, Blake McElheny, Michael McNeace (appointed at this meeting), Jacob Ng, Kathleen Pahinui, Carol Philips, and Thomas Shirai.

Board Members Absent: Michael Lyons, Kanani Oury, and Bryan Phillips.

Vacancies: There was one (1) vacancy.

Guests: Fire Fighter I Christopher Clingan (Honolulu Fire Department); Lieutenant Darin Evangelista (Honolulu Police Department); Todd Nacapuy (Governor David Ige's representative); Senator Gil Riviere; Representative Lauren Cheape Matsumoto; Dennis Drake, Karen Roxberry (US Army); Andrew Green; Tracey Lestochi (Weston Solutions); Bill Fraser; Cathy Shanley; Bill Quinlan; Judy Rosman; Jessica McNeace; Dennis Drake, Karen Roxberry (US Army); Andrew Green; Tracey Lestochi (Weston Solutions); Bill Fraser; Cathy Shanley; Bill Quinlan; Judy Rosman; Jessica McNeace; Gaylord Miyata; Christine Alexander (Waialua High and Intermediate School); Ken Capes; Maxi Moto; Karen and Bob Atwood (Waialua High and Intermediate School Swim Team); Rick Daniels; Jack Palowski; David Amodo (videographer); Stephen Saito (Neighborhood Commission Office); and 20+ others.

DECLARATION OF ANY CONFLICTS BY BOARD MEMBERS: Chair Pahinui disclosed that she works for the Board of Water Supply (BWS).

FILLING OF VACANT BOARD SEAT: Chair Pahinui asked if anyone was interested in filling the Sub District 1 vacancy. Andrew Green and Michael McNeace introduced themselves and noted their interest in filling the Sub District 1 vacancy.

Hirota nominated Andrew Green to fill the Sub District 1 vacancy. The motion was NOT ADOPTED, 3-8-0 (Aye: Andersen, Hirota, Ng; Nay: Foo, Justice, Lehmkuhl, Leinau, McElheny, Pahinui, Philips, and Shirai; Abstain: None).

Shirai nominated Michael McNeace to fill the Sub District 1 vacancy. The motion was ADOPTED, 8-3-0 (Aye: Foo, Justice, Lehmkuhl, Leinau, McElheny, Pahinui, Philips, and Shirai; Nay: Andersen, Hirota, Ng; Abstain: None).

From 7:07 p.m. to 7:09 p.m., Chair Pahinui called the meeting to recess. Neighborhood Assistant Stephen Saito administered the Oath of Office to McNeace. 12 members were present.

CITY MONTHLY REPORTS

Honolulu Fire Department (HFD): No representative was present. A report was provided.

Honolulu Police Department (HPD) — Lieutenant Darin Evangelista reported the following: Road Rage Safety Tip: If behind the wheel and encounter a driver with road rage, do not engage with the individual. Do not pull over on the side of the road and do not get out of the motor vehicle. Doing so may increase the chance for violence. Instead, call 911 and an officer will be sent to the location for assistance. HPD reminds all drivers to follow the rules of the road.

Questions, comments, and concerns followed:

1. Road Rage: Justice commented about the road rage caused by construction trucks on the road.
2. Police Lights: Shirai commented about police lights at night being a good deterrent to crime. Lieutenant
Evangelista responded that police officers leave their police lights on at night as a policy.

3. **Barking Dogs:** Andersen raised a concern about barking dogs. Lieutenant Evangelista responded that for individuals concerned about barking dogs to call 911 to report the incident and that a police officer will observe the situation to evaluate if any ordinances are in violation.

4. **Jaywalking:** Ng raised a concern about individuals constantly jaywalking in Haleiwa town. Lieutenant Evangelista responded that police officers routinely monitor the Haleiwa town area.

5. **Bicycle Patrols:** Green thanked HPD for their services and asked if police bicycle patrols could be implemented in the community. Lieutenant Evangelista answered that bicycle patrols are implemented in strategic areas, but will follow-up with his station about the request.

6. **Coffee with a Cop Event Schedule:** A community member asked for the scheduling for future Coffee with a Cop events. Lieutenant Evangelista answered that individuals may visit [www.honolulupd.org](http://www.honolulupd.org) and view the community policing calendar for future Coffee with a Cop events.

7. **Army Beach:** A community member asked if there have been any updates of HPD sweeping the Army Beach area to check for illegal motor vehicles in violation of laws. Lieutenant Evangelista answered that HPD constantly monitors the Army Beach area and that there is an HPD Beach Task Force to monitor the area. Lieutenant Evangelista further noted that he could provide crime statistics of the area at the next regular meeting.

8. **Nextdoor Program:** Resident Bill Quinlan asked if HPD could explain the new HPD Nextdoor Program at the next regular meeting. Lieutenant Evangelista will follow-up.

9. **Laniakea Beach:** Leinau commented about the “No Parking” restriction at the Laniakea Beach area constantly being violated by motorists. Lieutenant Evangelista will follow-up with enforcement efforts and what HPD may enforce.

10. **Tour Buses:** McElheny asked if there are any provisions or permits that allow tour buses to park in city parks for a certain amount of time. Lieutenant Evangelista answered that he is unaware of any provisions or permits that would allow it, and that HPD does enforce the law if tour buses are parked in an illegal area.

11. **Tour Buses Continued:** Justice asked if it is illegal for tour buses to be dropping off tourists at the City bus stops. Lieutenant Evangelista answered that it is illegal. Foo asked what individuals may do to assist HPD in catching tour buses that are illegally parked at City bus stops. Lieutenant Evangelista answered that individuals may call 911 and report the company’s name and license plate number of the tour bus. Chair Pahinui noted that individuals may also contact her and she will forward the information over to HPD.

12. **Agenda Items:** Shirai asked if the Haleiwa Plantation Village Presentation agenda item could be moved up on the agenda. Chair Pahinui answered that there is other business the Board must get to before moving onto that agenda item.

Ocean Safety and Lifeguard Services Division (OSLS) – No representative was present. No report was provided.

RESIDENTS'/COMMUNITY CONCERNS

Pupukea Beach Park Play Court: Resident Sean Quinlan announced that the construction for the Pupukea Beach Park Play Court will start and that there will be a ground-breaking ceremony at 10:30 a.m. on Saturday, October 29, 2016.

Lighting System at Waialua District Park: A community member commented about the lack of a lighting system for the Waialua District Park pool and field. The community asked if the Board could adopt a motion in support for the release of the three ($3) million appropriated for lighting system improvements at Waialua District Park.

Weston Solutions: Tracy Lestochi from Weston Solutions announced that the Mayor’s Office of Economic Development (OED) has procured, through a grant, funding for an economic study relating to the US Army’s force reduction at Schofield Barracks and Fort Shafter. The first phase of the analysis/assessment includes outreach to the communities in the Schofield and Fort Shafter areas to determine communities most impacted. Community Impact surveys were circulated for the public to fill out.

Waialua High and Intermediate School: Christine Alexander, Principal of Waialua High and Intermediate School commented about Waialua High School’s Food for Thought event that occurred two (2) weeks ago and announced that the Waialua High School’s football team will be going to the Oahu Interscholastic Association (OIA) Championship, Division II.

Haleiwa Town Christmas Parade: Resident Antya Miller announced that the Haleiwa Town Christmas Parade will start at 6:00 p.m. on Friday, December 9, 2016 and will start at Weed Circle. Miller further noted that Lee Kravitz and Kerry Terukina will be the grand marshals for the parade.
Aircrafts at Dillingham Airfield: A community member raised a concern that aircrafts from Dillingham Airfield are flying too close to nearby homes.

Structural Improvements: Resident Rick Daniels commented about the increase of development occurring in Haleiwa town and about jaywalking. Daniels further noted that there is a need for more crosswalks in Haleiwa town and that there is a need for improvements to the transportation infrastructure.

Lighting System at Waialua District Park Continued: Bob Atwood, swimming coach for the Waialua High School swim team, commented about the difficulty for the school's swim team to use the Waialua District Park swimming pool for practices during the later hours of the day due to the lack of lighting at the pool.

UNFINISHED BOARD BUSINESS

Parks Committee: Recommendation to Add Erica Lehmkuhl to Parks Committee: Leinau moved and Philips seconded that the North Shore Neighborhood Board No. 27 accept the recommendation to add Erica Lehmkuhl to the Parks Committee. The motion was ADOPTED UNANIMOUSLY, 12-0-0 (Aye: Andersen, Foo, Hirota, Justice, Lehmkuhl, Leinau, McElheny, McNeace, Ng, Pahinui, Philips, and Shirai; Nay: None; Abstain: None).

BOARD BUSINESS

Adult Day Care Center (ADC) – Roseanne Sakamoto presented the following: Support for (ADC): There is a need for ADC service for the North Shore area. It is difficult to find private home health services. An ADC provides a safe, healthy environment for elders with medical staff on duty at all times the center is open, gives caregivers a respite from caring for their elderly relatives, and enables caregivers the ability to work during the day while their elders are taken care of. A variety of potential vendors who could provide ADC services were approached. A few of those vendors were interested in providing ADC services if there is sufficient interest in the community for such services. Sakamoto requests that the Board adopts a motion acknowledging the need for ADC and supports the establishment of ADC to meet North Shore needs.

Leinau moved and Shirai seconded that the North Shore Neighborhood Board No. 27 acknowledges that there is a need for an Adult Day Care Center (ADC) in principle and supports establishing ADC (location and day care service provider to be determined) to meet North Shore, Oahu community needs.

Discussion followed:

1. Effort: Leinau thanked Sakamoto for her time and effort in raising support for ADC services for the North Shore area.
2. Nearest ADC: Justice asked and Sakamoto answered that Based to Perfection in Wahiawa would be the nearest ADC for North Shore residents. Sakamoto further noted that Based to Perfection only has a capacity for 15 to 20 patients.
3. Support: McElheny noted his support for the motion.
4. Locations: Andersen asked for the location considered for the ADC. Sakamoto answered that Oceanside Honolulu and Opportunities and Resources, Incorporated (ORI) have noted their interest in providing ADC services on their properties.
5. Support Continued: Ng and Shirai noted their support for the motion.

The motion was ADOPTED UNANIMOUSLY, 12-0-0 (Aye: Andersen, Foo, Hirota, Justice, Lehmkuhl, Leinau, McElheny, McNeace, Ng, Pahinui, Philips, and Shirai; Nay: None; Abstain: None).

Discussion followed: Seminar: Sakamoto commented about a seminar with Oceanside Honolulu. Chair Pahinui responded that the Board could not get into the specifics of supporting a specific ADC service provider.

Haleiwa Plantation Village – Scott Wallace and his team presented the following: Haleiwa Plantation Village: Haleiwa Plantation Village has been an ongoing project for six - eight (6-8) years with the goal to provide 29 workforce housing lots. This is the 4th presentation regarding the Haleiwa Plantation Village to the Board. The project submitted an environmental assessment (EA) and was given a Finding of No Significant Impact (FONSI). Project developer is now applying for a zone change from Ag 2- to R-5 and a Land Use Boundary change from Agriculture to Urban. The project is at the end of Kiloe Place and will extend the street. The lots will be on two (2) parcels and infrastructure solutions are currently being evaluated in order to make the development viable. Since
the last meeting, a number of studies have been done and one of the changes that has been made is to the location of the wastewater system. It was relocated to the center of the project instead of nearby housing. The wetland portion of the parcel will be isolated with a detention basin that will be installed. Lots sales will be focused on the community and is consistent with the North Shore Sustainable Communities Plans.

Questions, comments, and concerns followed:

1. **Square Footage of Housing Units**: Lehmkuhl asked for the square footage for each housing lot and if the cost of the lots will be restricted. Wallace answered that each lot will be 5,000 to 9,000 square feet.

2. **Wastewater/Sewage**: Leinau commented that the detention basin is in a low-lying area and raised a concern about the amount of sewage and rainwater that will fill the basin. Leinau asked for capacity of the detention basin. Wallace answered that the capacity is based in yards and is determined by the percolation test and the soil study that will be completed. Leinau and Ng further asked how the development will ensure that wastewater does not overflow. A project engineer answered that the detention basin will be built to last for 50 years and that instead of the current situation where wastewater goes into the wetland area, the development will have the detention basin installed to accommodate the waste.

3. **Designs**: Chair Pahinui asked what the plan was for hard scaping (impermeable cement and other such surfaces) and if climate changes and storm water catch basins were considered. Pahinui further asked if the housing lots will be placed on stilts.

4. **Wastewater Management**: Pahinui asked for information about the project's wastewater management system. The project engineer answered that the wastewater management will be based on the installation of a dual injection well system that provides a private sewer system would be the best possible long term solution to manage wastewater in this area.

5. **Opposition to Zone Changes**: Justice noted his opposition to any zone changes that will be considered. Justice further questioned why the farmer still continues to use the agricultural land for farming when the farmer's opinion is that the land is not farmable.

6. **Opposition to Zone Changes Continued**: Andersen also noted his opposition to the zone changes and asked if constructing a senior citizen facility in the North Shore area was considered.

7. **Housing Lots**: Foo commented about how the community's needs need to be considered and asked why the zone change to R-5 was needed. Foo asked how the project will accommodate the standards for workforce housing and asked what the affordable cost is for the housing lots. Wallace answered that Ag-2 only allows the construction of one (1) house for every 2 acres. Wallace further answered that 30% of the housing lots will be required to meet all City, State, and federal guidelines for affordable pricing of housing lots compared to market prices. Wallace further noted that the housing lots will be affordable for a family of four (4) with an income of $60,000 a year. Wallace further commented about the various letters received from the Department of Planning and Permitting stating that the project is in accordance with the North Shore Sustainable Communities Plan.

8. **Affordability**: Hirota and Philips also raised concerns about the affordability of the housing lots.

9. **Purchasing of Ag-2 Land**: McNeace asked for Wallace's reason for buying Ag-2 land. Wallace answered that the purchase of Ag-2 land was an opportunity for him to sell housing lots to others with the need for housing.

10. **Wastewater Treatment Plant**: McNeace asked who would be in charge of maintaining the wastewater treatment plant. Wallace answered that there will be a community association who would collect a fee from the residents to maintain the wastewater treatment.

11. **Permits**: McElheny noted his appreciation for the Haleiwa Plantation Village in its diligence in filing its permits properly. However, McElheny raised concerns about the proposal to rezone Ag-2 land to R-5 land. McElheny asked for other examples in the community where Ag-2 land was rezoned to R-5 land and if the property's property value will increase. Wallace answered that he has looked at other R-5 housing unit projects and that this project is consistent with the others.

At 8:43 p.m., Foo departed from the meeting. 11 members were present.

12. **Farming**: Resident Mary Chun questioned why the farmer continues to lease the land next to the wetland portion of the property. Chun suggests that the land must still be feasible for farming. Chun further commented about the needs of the community constantly evolving.

13. **Taro Farming**: A community member commented about her educational philosophy of how taro is farmed and that it is a part of history of the land. The community suggested alternative projects like a senior care facility.

14. **Left Hand Turn from Kilioe Place**: A community member requested that there be a left hand turn onto Kamehameha Highway from Kilioe Place and that it be a requirement for the housing project if it
progresses. The community member noted their opposition to the project due to the traffic congestion it may cause.

At 8:49 p.m., Foo returned to the meeting. 12 members were present.

15. Traffic Plans: A community member asked if traffic studies have been implemented to determine if there is enough parking on the road along Kiloe Place. Wallace answered in the affirmative and commented that the level of service was reviewed and concluded that there would be no impact.

16. Agriculture Designated Land: A community member commented about the significance of agriculture land being designated for agriculture and commented about his experience being a landlord.

17. Owning a Housing Unit: A community member commented about the need that local residents need to be able to purchase their own housing and noted her support for the housing project.

18. Housing Development: Miller commented that there is a need for more housing development in the North Shore community and noted her support for the housing project.

19. Environmental Assessment (EA): McElheny commented about the value for development projects to implement EAs and commented that in the letter to DPP in 2011, it was not noted that there would be an application for a zone change. Wallace answered that the letter was one of several letters that was sent to DPP. McElheny further commented about the future possibility of the potential zone change application from R-5 to a community mixed business development (BMX-3) zoned area.

At 9:00 p.m., Pahinui relinquished the gavel to Hirota and departed from the meeting. 11 members were present.

20. Zone Change: Philips commented about the zone changes not being in the best interest of the community.

At 9:02 p.m., Pahinui returned to the meeting and Hirota returned the gavel to Pahinui. 12 members were present.

21. Injection Wells: Andersen asked if the injection wells will be underground. Wallace answered in the affirmative. Andersen further commented about his concern that the injection wells will harm the water supply.

22. Urban Designation: Foo asked and a project engineer answered that the change to urban designation would allow the construction of residential homes, and noted that he would not construct anything that was not approved or not appropriate by the City.

23. Accessory Dwelling Units (ADU): Chair Pahinui asked if ADUs on the property could be considered for local families. Wallace answered that the idea could be considered if the owners have the space on their lot.

24. Traffic: Ng raised concerns about traffic along Kamehameha Highway. Wallace responded that due to the studies on the increase in motor vehicles, a left hand turn lane would not be required to be installed.

25. Elected Officials: Chair Pahinui thanked the elected officials for attending tonight’s meeting.

26. Affordable Housing: Justice commented about getting a loan and commented that there is a potential construction of 63 housing units on the zoned property.

Justice moved and Shirai seconded that the North Shore Neighborhood Board No. 27 does not support the zoning change from Ag-2 to R-5.

Discussion followed:

1. Traffic Study: Resident Jack Palowski suggested that there be an updated traffic study be done regarding the impact of the Haleiwa Plantation Village project.

2. Injection Wells: Leinau raised a concern that the injection well will flood every six (6) years due to the fact that it is based on a six (6) year period. Wallace answered that wastewater is regulated by the State and noted that he is unaware of any failure of injection wells in Hawaii. Wallace further commented that injection wells are feasible while cesspools and septic tanks are not.

3. Wastewater System: A community expressed the significance that wastewater is contained on site.

4. ADC: Lehmkuhl suggested that Wallace consider building an Adult Day Care Center.

The motion was ADOPTED, 9-0-3 (Aye: Andersen, Justice, Leinau, McElheny, McNeace, Ng, Pahinui, Philips, and Shirai; Nay: None; Abstain: Foo, Hirota, and Lehmkuhl).

Philips moved and Lehmkuhl seconded that the North Shore Neighborhood Board No. 27 does not support the State Land Use Boundary Change from Agriculture to Urban. The motion was ADOPTED, 9-0-3 (Aye:
Andersen, Justice, Leinau, McElheny, McNeace, Ng, Pahinui, Philips, and Shirai; Nay: None; Abstain: Foo, Hirota, and Lehmkuhl).

ADJOURNMENT: The meeting adjourned at 9:22 p.m. at Board agenda item, “City Monthly Reports.”

Submitted by: Stephen Saito, Neighborhood Assistant
Reviewed by: Neil Baarde, Neighborhood Assistant II
Reviewed and finalized by: Kathleen Pahinui, Chair