

CLIMATE CHANGE COMMISSION  
CITY AND COUNTY OF HONOLULU

925 DILLINGHAM BOULEVARD, SUITE 257 • HONOLULU, HAWAII 96817  
PHONE: (808) 768-2277 • EMAIL: ccc@honolulu.gov • INTERNET: www.resilientoahu.org



KIRK CALDWELL  
MAYOR

MAKENA COFFMAN, PH.D., CHAIR  
CHARLES FLETCHER, PH.D., VICE CHAIR  
ROSIE ALEGADO, PH.D.  
VICTORIA KEENER, PH.D.  
BETTINA MEHNERT, FAIA, LEED AP

**Climate Change Commission**  
**Tuesday, July 14, 2020**  
**10:00AM**  
**Zoom Virtual Meeting**  
**Meeting Minutes**

**Members Present:** Rosanna Alegado, Makena Coffman, Charles Fletcher, Victoria Keener, Bettina Mehnert.

**Members Absent:** None.

**Public:** Josh Stanbro, Uyen Vong, Laurien Nuss, Matt Gonser, Rocky Mould, Nicola Hedge, Hayley Cook, and Jacob Taddy (Office of Climate Change, Sustainability and Resiliency); Courtney Sue-Ako (Corporation Counsel); Alex Beatty and Katia Balassiano (Department of Planning and Permitting); Stanford Carr (Stanford Carr Development); Lauren Reichelt (Blue Planet Foundation); Asia Yeary; Haku Milles (Department of Design and Construction); Nancy McPherson; Kathleen Rooney; David Arakawa (Land Use Research Foundation of Hawaii); Layla Kilolu; Aida Arik; Dave Martin; Mike Plowman; Brandon Soo; Eli Stein; Griff Jurgens; Keith DeMello; Kiana Otsuka; Kimi Kawasaki; Laura Mo; Leighton Chong; Marissa Abadir; Matt Geyer; Rafael Lee; Sarah Reed; Soo Schake; Ben Trevino (Honolulu Authority for Rapid Transportation); Liz Fisher; Sujatha Raman; Harry Saunders; Carlito Caliboso; and Dane Sjoblom.

**Call to Order:** Chair Victoria Keener called the meeting to order at 10:05 a.m.

**Roll Call:** Rosie Alegado, Makena Coffman, Chip Fletcher, Bettina Mehnert, and Victoria Keener. All five commissioners were present. Quorum was established.

**Approval of the Meeting Minutes of June 10, 2020:** The June 10, 2020 meeting minutes were adopted as written (AYE: Alegado, Coffman, Fletcher, Mehnert, Keener, NAY: None; ABSTAIN: None.)

**Report on the Activities of the Office of Climate Change, Sustainability and Resiliency (CCSR):**

Executive Director and Chief Resilience Officer Josh Stanbro presented the following:

- Current national trends related to COVID-19 help illustrate the negative economic consequences of not incorporating the best science into policy and not preparing ahead of time and recognized the potential parallels with planning for the impacts of climate change.
- CCSR staff members have spent the last three months assisting the City with the COVID-19 response. The City is using CARES funds to contract workers for the response center and call center, and CCSR staff that have been detailed to the response will mostly resume regular operations soon.
- The recovery hub which has been in development by Mayor Caldwell and Managing Director Amemiya at the Blaisdell Arena will be up and running by the end of this month.
- An Energy Service Performing Contract is in development with the Department of Design and Construction and Department of Parks and Recreation; two vendors have been selected to implement city-wide energy efficiency programs. The City hopes to get PV and EV infrastructure installed at City facilities through this public-private agreement.
- CCSR is near finalizing the City's Climate Action Plan (CAP), which has been a year and a half-long process that included community outreach, collaboration with technical experts, and

input from advisory groups. The CAP outlines a strategy for the City to meet stated goals in the Paris Agreement and the State's 2045 renewable energy and carbon neutrality plans. The draft CAP should emerge in the next month.

- CCSR is also in the process of developing a Climate Adaptation Strategy that will focus on avoiding the worst physical climate impacts and will focus on work with communities in the most vulnerable areas.
- CCSR is in the process of hiring a Food Security and Sustainability Program Manager which was advocated for by the City Council.
- The CCSR annual budget has remained stable from last year, but all City departments have been put on notice that funding remains contingent on collected property tax receipts

**Questions and Comments that followed:**

1. Commissioner Alegado inquired how CCSR is involved with the recent 'Aina Aloha Economic Futures efforts. Director Stanbro responded that his office has been invited to attend this event and is aware of multiple discussions around economic recovery that are happening. CCSR staffs a stakeholder group that helps brainstorm ideas around economic diversification and looks forward to more discussions on durable solutions that make us less dependent on single sources in the economy.
2. Chair Keener inquired if the climate adaptation strategy will have the same framework as the CAP. Director Stanbro responded that CCSR has contracted with ICF, an organization that has done national work on climate adaptation and is expected to be a year-long process. While it is a challenging time for community outreach, he intends to interface with communities as much as possible, which could extend the timeframe of the work to over a year.
3. Commissioner Fletcher inquired about Mayor's Directive 20-14. Director Stanbro responded that this directive is an order by the Mayor to ensure that the City is valuing trees for climate benefits and the green infrastructure they provide. As there are multiple City departments dealing with trees, this can bring clarity to all departments that with plans that involve tree work to ensure that they have a process that appropriately values trees. Commissioner Fletcher inquired if this directive provides a timeline or schedule to help increase the City's tree canopy. Director Stanbro responded that while this directive does not have a timeline, the CCSR office is on track with the 100K trees goal, though a lot of the trees are clustered in rural areas. Mayor Caldwell is looking at adding shade trees in the urban heat island areas in response to what is being observed on the continent with respect to cooling benefits during heat waves.

**Communication and Correspondence from the Public:** No communication or correspondence from the public was received.

**Presentations on Bill 2 (2020) – Relating to Off-Street Parking and Loading:** Alex Beatty (Department of Permitting and Planning) presented the following:

- Bill 2 (2020) is intended to implement many of the Council's policies: Vision Zero, Carbon Neutral Corridors, Complete Streets, Affordable Housing, and Ola: Oahu Resilience Strategy.
- The primary goals of this bill are to reduce the cost of development and housing, provide opportunities to support sustainable transit options, reduce vehicle miles traveled, and encourage a free market approach to parking.
- The proposed bill contains the following key elements:
  - Simplifies the Land Use Ordinance to improve clarity for public and speed up review times
  - Eliminates parking minimums where it makes sense, reduces minimum slightly everywhere else; does not mean that no parking will be provided; rather, the market will determine what is necessary in areas without minimums. DOES NOT establish universal island-wide parking maximum
  - Establishes parking standards (setbacks or wrapping) to prioritize people over single-occupancy vehicles
  - Requires unbundled parking to give consumers choice about how much parking they can afford or want, which is key to improving affordability

The entire slide deck for this presentation is available here: <https://resilientoahu.org/climate-change-commission/#meetings>.

**Questions and Comments that followed:**

1. Commissioner Mehnert applauds the City and leadership for updating the parking ordinance and thanks Beatty for the presentation.
2. Matt Geyer (Faith Action for Community Equity - FACE) asked Beatty if there was data available on how much car ownership is changing on Oahu. Beatty replied that approximately 45% of Oahu households own one or fewer cars. While he does not have the exact numbers, Beatty knows that the number of bikes sold this year and rideshare use (e.g. Uber and Lyft) have significantly increased.

**Stanford Carr (Stanford Carr Development, LLC) presented the following:**

- Carr has had discussions with DPP regarding parking layout and setbacks relating to the proposed bill and supports the paradigm shift in parking.
- Carr stated that this bill impacts island-wide development, where housing costs vary widely. Thus, the solution should not be a “one size fits all.”
- Carr appreciates the bill’s changes in minimum parking requirements as it allows developers to make decisions based on an understanding of their market. Developers do not want to build more parking, as it costs \$40,000 per stall, which does not include the land costs. While it is not in their interest to “over park” a building, developers want to create a community that is desirable and marketable for people to buy
- Recently, a developer did not meet his pre-sale requirements due to not providing adequate parking and is now unable to begin the project. This is an example of unintended consequences resulting in less housing being developed.
- One of Carr’s projects, Halekauwila Place, has 234 parking stalls for 240 units (1.14 unit ratio). Bill 2 and the required (2020) 40-ft setback would have made the project difficult to develop.
- Oahu has a very constrained housing market. Projects have to make economic sense for both buyers and developers or they will not be feasible.
- Another project, Hale Kewalo, had a policy of no reserved parking with first-come-first-serve parking stalls. There were confrontations between residents regarding parking. Management had to go back and create a reserved parking policy and installed a license plate recognition system. This project also would not have been able to be developed under Bill 2 (2020) guidelines.
- Carr discussed The Colony development located in Hawaii Kai. The parking structure is a 10 ft setback from public right of way. While the development adhered to the design techniques to mask the parking, with the unbundling provisions of Bill 2 (2020), the project would not have met the guidelines of Fannie Mae, the entity that financed the project.

The entire slide deck for this presentation is available here: <https://resilientoahu.org/climate-change-commission/#meetings>.

**Lauren Reichelt (Clean Transportation Director, Blue Planet Foundation) presented the following:**

- Tasked with coordination and management of Sustainable Transportation Coalition of Hawaii (STCH) –by U.S. Department of Energy Clean Cities Coalition to support the reduction of imported fossil fuels.
- The benefits of parking and housing reform include: Helping us meet our climate goals; reducing the cost of development and housing; and prioritizing people-oriented design.
- Blue Planet Foundation supported the early workshops with Smart Growth America, in which it solicited input on Honolulu’s parking code from a variety of community organizations and businesses.
- 69% of Honolulu households without personal automobiles are low-income; 25-30% of residential parking in Honolulu is unused.
- Bill 2 (2020) accomplishes the following:
  - Makes new homes more affordable and reduces the cost of construction
  - Reduces cost of living by enabling residents to pay for only the parking they will need and use
  - Creates more walkable, safe and accessible streets

- Increases healthy trees in parking lots; more on-site stormwater retention
- Addresses climate change by helping reduce driving
- Provides more equity and choice in our system for low- or no-car owners
- Relieves pressure on limited street parking
- Encourages clean transportation options – bike, walk, bus, rideshare

The entire slide deck for this presentation is available here: <https://resilientoahu.org/climate-change-commission/#meetings>.

**Questions and Comments that followed:**

1. Commissioner Alegado supports the letter and wants to emphasize why we are supporting the bill. She proposes to include the specific relevant actions from the Ola: O’ahu Resilience Strategy into the Commission’s Bill 2 (2020) Testimony, including Action #8: Increase Housing Affordability by Reducing Parking Requirements; Action #24: Expand Electric Vehicle Charging Infrastructure Island-Wide; and Action #25: Accelerate Carbon-Free New Mobility Options.
2. Commissioner Mehnert stated that Bill 2 needs a little bit of fine tuning, and that she recognizes that as the bill is currently written, it does not work for everyone. It is crucially important that the bill does not stand in the way of affordable housing. It is important that the Commission support the core intent and direction of Bill 2 with respect to climate adaptation and mitigation, while leaving the specifics for further negotiation. She approves of the testimony as is currently written.
3. Chair Keener stated that the letter supports what the Commission is here to do, to support climate mitigation and adaptation, and appreciates the intent of the bill.
4. Commissioner Mehnert commented that the bill is still somewhat fluid, and the final text will depend on the outcome of discussions between DPP and the development community. Via this letter, the Commission supports the intent of this bill and stresses the importance of continued dialogue of various affected parties to avoid any unintended consequences. The Climate Change Commission has no regulatory power.

Commissioner Fletcher moved to approve the Commission’s testimony and Commissioner Mehnert seconded the testimony as edited. The motion was approved (**AYE:** Alegado, Fletcher, Keener, Mehnert; **NAY:** None; **ABSTAIN:** Coffman.)

**Discussion and Action on Guidance Documents**

Climate Change and Financial Risk Guidance Document

- Commissioner Coffman stated that the new draft addressed the edits proposed from the January meeting and does not have substantive changes. A glossary of terms was also added as a quick reference for unfamiliar terms.
- Commissioner Fletcher offered minor edits and acknowledged that impacts can take the form of compound events and geographically distant events that ultimately have impacts on Hawaii

**Commissioner Coffman left the meeting at 11:47am. Four Commissioners were still present.**

Commissioner Mehnert moved to adopt the amended financial risk paper and Commissioner Alegado seconded. The motion was approved (**AYE:** Alegado, Fletcher, Keener, Mehnert; **NAY:** None; **ABSTAIN:** None.)

Social Cost of Carbon Guidance Document

- Commissioner Mehnert provided a status update; she and Makena are reviewing dollar numbers and examples from other places.
- Chair Keener stated that she hopes this document can help inform the City’s Climate Action Plan with written input by August or September. Commissioner Mehnert stated that this

timeline is realistic.

Climate Change and Construction Guidance Document: Commissioner Mehnert stated that she is working on a draft and would like to present the initial findings at the next Commission meeting.

Climate Change and Social Equity Guidance Document

- Chair Keener asked Laurien (Lala) Nuss from CCSR for an update on the status of her community outreach findings to integrate into this paper, and proposed that Nuss provide a more formal report to the Commission at a later date.
- Nuss responded with an update on the Community Kūkākūkā Project. Due to the COVID-19 pandemic and the need to cancel the climate change open houses, deeper dive conversations prioritizing frontline community organizations were conducted. The team conducted virtual one-on-one and small group community resilience talk stories, interviews, and outreach virtually throughout the months of May and June.
  - Listening sessions were a structured methodology centered around community-based knowledge and experiential storytelling; this builds from earlier community engagement initiatives in the Resilience Strategy development process that included some frontline community leaders and organizations that serve socio-economically disadvantaged and underserved communities
  - In collaboration with the University of Hawai‘i at Mānoa’s Center for Oral History, information and data have been analyzed to support the efforts for human-centered experiential data
  - Focused analysis through coding quantitative data for emerging themes and complemented with qualitative demographic data.
  - Representation in this project included (32) “frontline organizations” & (70) individual participants represented
  - Sectors represented included: Food security, Community health centers, Natural resource management, Place-based education, Housing, affordable home ownership, youth advocacy groups, Native Hawaiian, Immigrant, and People of Color communities; Human services; Arts & culture; Non-profit; Small business; Community-based development
  - Emerging themes from interviews include meaningful community engagement; access to information; critical relief; and food, housing and health care security
- Chair Keener thanked Nuss and emphasized the importance of local perspectives being added to the guidance document and will ensure that the Commission arranges time for Nuss to present the findings of the analysis.

**Commissioner Mehnert left the meeting at 12:02 p.m. Three Commissioners were present.**

**Public Input for Matters Not on the Agenda:** There were no comments.

**Tentative Next Meeting Date:** The next meeting dates will be scheduled at a later time.

**Announcements:**

- Commissioner Fletcher is conducting a climate change presentation to the Honolulu Board of Realtors on August 11.
- Chair Keener proposed a discussion on guidance paper for climate adaptation and COVID-related economic recovery.
- Commissioner Fletcher proposed a discussion on sustainable tourism guidance paper.
- David Arakawa (LURF) proposed on having the Hawaii Tourism Authority conduct a presentation at a future Commission meeting on sustainable tourism.

**Adjournment:** The meeting was adjourned at 12:14 PM.