

LAND USE COMMISSION
MEETING MINUTES
September 24, 2025 – 9:30 a.m.

Pursuant to Hawai'i Revised Statutes, HRS §92 as amended, the Commission conducted its meeting in person. Interested persons submitting written testimony were recommended to submit their written statements 24 hours in advance of the meeting to allow for distribution to the Commission prior to the meeting.

LOCATION: Airport Conference Center (in Hawaiian Airlines Terminal Building)
400 Rodgers Blvd., 7th Floor, IIT Suite 700, Room #1, Honolulu, HI 96819
YOUTUBE RECORDING: <https://youtu.be/8A0swKpnjaQ>

COMMISSIONERS PRESENT:

Brian Lee
Kū'ike Kamakea-Ōhelo
Mel Kahele
Dan Giovanni
Michael Yamane
Bruce U'u
Myles Miyasato
Nancy Carr Smith

STAFF PRESENT:

Daniel Orodenker, Executive Officer
Martina Segura, Staff Planner
Ariana Kwan, Chief Clerk
John Dubiel, Esq. Deputy Attorney General

COURT REPORTER:

Naegeli Deposition and Trial
(Via Zoom Recording)

COMMISSIONERS ABSENT:

Ken Hayashida

CALL TO ORDER (YouTube: 00:00:00 - 00:02:19)

Chair Lee called the meeting to order at 9:30 a.m.

A03-738 GENTRY INVESTMENT PROPERTIES (O'AHU) (YouTube: 00:02:20 - 01:08:05)

To consider the Petitioner's Motion for an Order Releasing Conditions 1 Through 22 in the Findings of Fact, Conclusions of Law and Decision and Order Dated January 2, 2004. Files pertaining to this docket are available at: <https://luc.hawaii.gov/a03-738>

Parcel information: Tax Map Key: (1) 9-1-10:7 and (1) 9-1-69:5. Approximately 282.614 acres located in 'Ewa, O'ahu, State of Hawai'i.

Appearances

Petitioner: Gentry Investment Properties

Curtis Tabata, Esq., Counsel
Quentin Machida, Chief Executive Officer and President of Gentry Homes, Ltd.
Brian Maja, Vice President of Engineering
Jon Kam, Vice President of Construction
Debra Luning, Director of Governmental Affairs and Community Relations
Sunny Rosario, Manager of Governmental Affairs and Community Relations

City & County of Honolulu, Department of Planning & Permitting ("County" or "DPP")

Pono Arias, Esq. Corporation Counsel
Franz Kraitz, Chief Community Planning Branch
Dina Wong, Chief of Planning Division

Office of Planning and Sustainable Development ("State" or "OPSD")

Alison Kato, Esq. Deputy Attorney General
Aaron Setogawa, Planner
Mary Alice Evans, Director
Rachel Beasley, Planner



Disclosures and Conflicts of Interest

There were no disclosures by Commissioners.

Presentations

LUC Planner presented the staff report, which had been posted online on September 19, 2025.

Petitioner's counsel, Mr. Curtis Tabata, provided a brief background on the project and then proceeded with a condition-by-condition summary of compliance. He called several witnesses to support the petitioner's request. Mr. Brian Maja, testified regarding Conditions 4 (Transportation), 5 (Landscape Setback), and 10 (Drainage Improvements). Mr. Maja provided photos of the landscaped setback that had not been submitted prior to the meeting and shared them with the Commission. During questioning, the County asked Mr. Maja whether he had worked with the Traffic Review Branch of DPP, and he confirmed that he had.

Mr. Tabata next called Ms. Debra Luning, to address Condition 4 and community engagement efforts. Commissioner Yamane asked whether documentation such as dates, minutes, or agendas of those meetings was available. Following her testimony, Mr. Tabata called Mr. John Cam, to address Condition 8 (Solid Waste Management). Mr. Cam explained Gentry's recycling practices and disposal of construction debris.

The County presented its position that DPP supported the release of all conditions, addressing in more detail Conditions 4, 5, 8, and 10.

OPSD reported that it believed the petitioner had complied with all requirements imposed on the project and recommended release of all conditions. OPSD confirmed that it had consulted with DOE, DOH, DOT, and HiEMA, and noted that earlier that morning DOT provided confirmation that Conditions 4 and 5 could be released provided the petitioner confirmed the landscaped setback, which had been done in the presentation. OPSD Director Mary Alice Evans also spoke, emphasizing the importance of supporting workforce housing projects and recognizing the petitioner's contributions under challenging market conditions.

Commissioner U'u commended the petitioner for its housing contributions and reflected on the urgent need for housing, particularly in Maui. Commissioner Carr Smith echoed his remarks and asked clarifying questions regarding compliance with Condition 10, specifically whether agency confirmation of drainage improvements had been obtained. Chair Lee thanked the Petitioner and staff for their efforts and added that prior to today's meeting he had personally reviewed Google Earth imagery of the intersection and noted that it looked like the landscaping was there.

Public Testimony

The LUC received one written testimony from Roseann Freitas.

During the first and second opportunity for public testimony, there were no members of the public who wished to provide oral testimony on this matter.

Deliberations

Commissioner Kahele made the motion to grant the petitioner's request to release conditions 1 through 22. Commissioner Carr Smith seconded. The motion passed with 8 ayes, 0 nays, and 1 absent.

APPROVAL OF MINUTES FOR JUNE 4, 2025 (YouTube: 01:08:17 - 01:09:23)

The next agenda item was the approval of the June 4, 2025, Minutes. There was no written testimony, or members of the public who wished to testify to the approval of the Minutes.

Commissioner U'u moved to adopt the minutes, and Commissioner Miyasato seconded the motion. The minutes were approved with 8 ayes.

DISCUSSION AND ACTION (IF NECESSARY) ON MODIFICATION TO EXECUTIVE OFFICER'S EMPLOYMENT AGREEMENT (YouTube: 01:09:22 - 01:11:47)

Commissioner Miyasato moved to enter executive session, pursuant to Hawai'i Revised Statutes ("HRS") §92-5(a), in order to consult with its legal counsel on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities of the Commission.

Commissioner U'u seconded the motion, and the motion passed with 8 ayes.

The Commission invited LUC Executive Officer, Chief Clerk and Planner to be included in the executive session. The Commission entered Executive Session at 10:57 a.m. At 11:20 a.m., Commissioner Miyasato moved to exit executive session, and Commissioner U'u seconded the motion. The motion passed with 8 ayes.

The Commission returned to the open session at 11:23 a.m. Chair Lee disclosed that the Commission discussed the elements of the employment contract for the Executive Officer with their legal counsel.

Public Testimony

During the first and second opportunity for public testimony, there were no members of the public who wished to provide oral testimony.

TENTATIVE MEETING SCHEDULE (YouTube: 01:11:48 - 01:13:20)

Chair Lee called for LUC Staff to provide the Tentative Meeting Schedule.

Executive Officer, Daniel Orodenker provided the following tentative meeting dates:

September 25, 2025: EIS Training (Virtual/O'ahu)

October 22, 2025: SPEED Taskforce Presentation (Virtual/O'ahu)

November 19, 2025: A25-811 Ho'onani Development LLC (Maui)

December 3, 2025: A02-737 University of the Nations Kona (Hawai'i)

ADJOURNMENT (YouTube: 01:13:21 - 01:13:33)

With no further business, the Chair adjourned the meeting at 11:24 a.m.