

# GM 710

Measure Title: Submitting for consideration and confirmation to the Land Use Commission, Gubernatorial Nominee, CAROL TORIGOE, for a term to expire 6-30-2017.

Report Title: Land Use Commission

Description:

Companion:

Package:

Current Referral: WTL

Introducer(s):

<u>Sort by</u> <u>Date</u>		<b>Status Text</b>
3/18/2013	S	Received.
3/18/2013	S	Referred to WTL.
4/4/2013	S	The committee(s) on WTL has scheduled a public hearing on 04-16-13 1:15PM in conference room 225.

16 April 2013

Senator Malama Solomon, PhD.  
Chair, Senate Committee on Water and Land  
State Capitol  
415 South Beretania Street, Room 210  
Honolulu, Hawai'i 96813

Re: GM 710  
Nomination to the Land Use Commission,  
Carol Torigoe

Chair Solomon and Members of the Committee,

The following are my responses to the questions listed in your letter dated March 18, 2013.

**1) Why do you wish to be a member of the Land Use Commission?**

Born and raised in Hawai'i, I am blessed to live in the one of the most beautiful places in the world. I am totally committed to preserving the beauty and culture of Hawai'i, with thoughtful and meaningful planning and development of the islands. Being a member of the Land Use Commission would be a great honor and would allow me an invaluable opportunity to give back to our community.

**2) How do you perceive the role and responsibilities of a member of the Land Use Commission?**

The Land Use Commission is responsible for overall land use management, including establishment of district boundaries, evaluation/approval of boundary changes upon request and special use permits within specific districts. Decisions shall be based on the goals, objectives and policies of the Hawai'i State Plan. Each member's responsibility is to make informed and fair decisions adhering to State laws and based on the goals, objectives and policies of the Hawai'i State Plan.

**3) Given your understanding of the role and responsibilities of a member of the Land Use Commission, why do you believe that you are qualified for the position? Please include a brief statement of your skills, expertise, or knowledge that would aid in your decision-making ability as a member of the Land Use Commission.**

With over 30 years of professional experience, I have been involved in many facets of the architectural professional practice, including planning, programming and project management. Often times, this process includes analysis of land management, understanding the guidelines and requirements of the district designations. A strong

understanding of the 'Aina of Hawai'i, our land codes, both legal and cultural (mokus), has been an integral part of our practice and all of our projects.

As CEO of KYA, I am constantly evaluating programs and policies for our team, to determine what will be the most reasonable, effective and beneficial for the majority of the firm. My decisions are always based on honesty, integrity and ultimately, what is best for the community at large. As an architect, evaluating and providing what is best for our client, the project and the environment are the main issues. I have been involved with many projects that require thoughtful, creative ideas to provide the best solution for all stakeholders. As a member of the Commission, we will be tasked with making the best decision for our client, the people of Hawai'i.

**4) What do you hope to accomplish during your term of service?**

My main goal is to perform my duties responsibly and be an effective contributing member of the Commission. Personally, I see this as a tremendous opportunity to learn about our islands and our government processes.

**5) Name three qualities that best describe you and that would make you stand out. How would these qualities benefit the Land Use Commission?**

I believe my strongest quality is integrity. In my role as CEO, I need to evaluate each situation thoroughly and often have to make decisions that are not popular, but are the best for the firm at large and for the long term. I try to be fair and honest at all times; transparency is the best approach especially when dealing with difficult situations.

Responsibility is another of my strong points. I approach each task or activity with the utmost commitment and will make sure it is completed satisfactorily. We have taken social responsibility to a new level under my tenure, achieving B Corporation Certification status and participating in Global Reporting Initiative (GRI) sustainability reporting.

I also believe my professional experience is a great asset and will provide the background I will need to make meaningful contributions and effective decisions. Dealing with land management and planning issues for many projects has afforded me the ability to analyze all the facts and issues to develop strong and fair decisions.

**6) Name one previous experience that would make you stand out. How would this benefit the Land Use Commission?**

One of the projects I was heavily involved with, Nohona Kāhala, which was a cluster development project, was a great experience for me. Being an integral part of the entire process specifically starting with assisting the developer in land acquisition, programming and site planning, helped me understand land use policies, how the system works and the responsibilities of the Land Use Commission. As a player on the "other side of the table", dealing with technical issues, incorporating them into plans and complying with land use guidelines, has taught me the importance of obtaining accurate information, analyzing each situation logically, and making fair decisions.

- 7) **Can you foresee any possible conflicts of interests that could arise during your service on the Land Use Commission? How would you overcome any possible conflicts of interest?**

As an architectural firm, our projects usually include dealing with land use and code issues and require working with government agencies. A potential conflict may arise should KYA be involved with projects that will require decisions by the Land Use Commission. Should this occur, I would recuse myself from any final decision-making. If that is not possible, I believe I can be fair and impartial to best serve our people and community.

TESTIMONY OF CAROL TORIGOE  
TO THE  
LAND USE COMMISSION  
ON  
16 April 2013  
GM 710

Submitting for consideration and confirmation  
to the Land Use Commission,  
Gubernatorial Nominee, CAROL M. TORIGOE.

Chair Solomon and Members of the Committee,

Thank you for this opportunity to appear before you today.

First of all, thank you to Governor Abercrombie for nominating me. It is truly an honor to be considered for the Land Use Commission.

Secondly, thank you to everyone for submitting letters and in attendance today, for your support.

Having been born and raised in Hawai'i, I am committed to preserving the beauty and culture of Hawai'i. With effective planning and development, I believe it is possible to keep the values and integrity of the islands yet provide a progressive Hawai'i. Being a member of the Commission will be the best opportunity for me to give back to the community and the people of Hawai'i.

With over 30 years of experience in architecture in Hawai'i and on the mainland, I have been involved in many facets of the design process, including programming, planning, project management, standards development, integrated design, quality management and design implementation. Understanding and evaluating land use and zoning issues are critical in complying with building requirements and developing successful project designs.

As a KYA veteran, I have had the benefit of working with and learning from Allen Kajioka, Founding Principal of KYA Design Group. Mr. Kajioka has been a major influence in my professional life, providing guidance and expertise and allowing me to hone my design and management skills. As a former member of the Land Use Commission, Mr. Kajioka has also shown me the important role the Commission provides and the value of each member's commitment and responsibility.

Currently, as CEO, I am responsible for major management and strategic planning for the corporation and have been successful in leading our team through these difficult economic times. Although challenging at times, I rely on my integrity and ethics to make

the “right” but not necessarily the most popular choice. I hope to continue this value-based stewardship as our corporation is currently, fortunate to enjoy a healthy portfolio, reputation and morale. I greatly appreciate all who have been involved in KYA’s success.

It would truly be an honor to serve and participate in our State’s development; if approved, I will serve with the utmost integrity, ethics and values. The role and responsibility as a member of the Land Use Commission is an enormous and challenging commitment. It would be a privilege to work with the qualified members of the Commission and be a contributing participant.

Thank you again to the Committee for your hard work and commitment and to those who have supported me and submitted testimony on my behalf.

I am happy to address any questions from the Committee.

NEIL ABERCROMBIE  
Governor

SHAN TSUTSUI  
Lieutenant Governor

RICHARD LIM  
Interim Director



**LAND USE COMMISSION**  
Department of Business, Economic Development & Tourism  
State of Hawai'i

DANIEL ORODENKER  
Executive Officer

BERT K. SARUWATARI  
Planner

SCOTT A.K. DERRICKSON  
Planner

RILEY K. HAKODA  
Chief Clerk

FRED A. TALON  
Drafting Technician

March 8, 2013

Statement of  
**Daniel Orodener,**  
Executive Officer, State Land Use Commission  
Department of Business, Economic Development, and Tourism  
before the  
**SENATE COMMITTEE ON WATER, LAND, AND HOUSING**

Friday, April 16, 2013  
1:15 PM  
State Capitol, Conference Room 225  
in consideration of  
**GM**

**CONSIDERATION AND CONFIRMATION TO THE LAND USE COMMISSION  
OF CAROL M. TORIGOE**

To the Honorable Donovan M. Dela Cruz, Chair, and the Honorable Malama Soloman, Vice Chair, and Members of the Senate Committee on Water, Land, and Housing.

My name is Daniel Orodener, and I am the Executive Officer of the Land Use Commission ("LUC"). I am here to respectfully request that this Committee favorably consider the nomination of Ms. Carol Torigoe to serve as Commissioner for a four-year term as an At-Large member ending on June 30, 2017.

Ms. Torigoe's resume reflects an extensive career in the field of architecture and design coupled with a generous amount of community work. Her credentials in development and master planning of large scale projects, and as an adjunct professor for the University of Hawaii at Mānoa School of Architecture demonstrates her firm grasp of the detailed issues that are involved in Land Use Commission.

For these reasons, we respectfully ask for your favorable consideration of Ms. Torigoe's nomination to serve as Commissioner on the Land Use Commission.

Thank you for this opportunity to testify before this Committee.



501 Summer Street  
Suite 620  
Honolulu, Hawaii 96817  
Phone: (808) 531-1308  
Fax: (808) 521-7348  
[www.ssfm.com](http://www.ssfm.com)

5 April 2013

Senator Malama Solomon  
Chair, Water and Land  
Hawaii State Capitol, Room 210  
Honolulu, Hawaii 96813

Subject: Letter of Support for Ms. Carol Torigoe, AIA, LEED AP  
Nomination to the Land Use Commission

Dear Senator Solomon:

As the President/CEO of SSFM International, a Hawaii-based project management, planning, and engineering company established in 1959 with over 120 employees in Hawaii, I respectfully submit this letter of SUPPORT for Ms. Carol Torigoe's confirmation as a member of the State Land Use Commission.

During the last twenty-five (25) years, I have worked with Ms. Torigoe on a wide variety of projects throughout the State of Hawaii. She has an extensive professional background that she brings to this position and will be a positive contributing member of this important Commission.

I believe that Ms. Torigoe will bring her knowledge and expertise to the business of the Commission and the numerous land use issues facing the State of Hawaii.

SSFM INTERNATIONAL, INC.

A handwritten signature in black ink that reads 'Michael P. Matsumoto'.

Michael P. Matsumoto, P.E., FACEC

President/CEO

Email: [mmatsumoto@ssfm.com](mailto:mmatsumoto@ssfm.com)





**Raymond S. Ono**  
Vice Chairman &  
Chief Operating Officer

April 8, 2013

The Honorable Malama Solomon  
Chair, Water and Land  
Hawaii State Capitol, Room 210  
Honolulu, HI 96813

Re: Ms. Carol Torigore Nomination for Land Use Commission

Dear Senator Solomon:

I have known and worked with Carol Torigore for the past 15 years. She is an accomplished architect and very committed to perpetuating Hawaii's culture including being responsible stewards of our 'Aina. I was pleased to learn of her nomination to the Land Use Commission.

Carol has been an architect for nearly 30 years and is currently CEO of KYA Design Group, a major architectural firm in Hawaii. I've valued Carol's experience and judgment and her hard work. She is honest and genuine and a compassionate leader.

I highly recommend Carol Torigore to serve on the Land Use Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond S. Ono".

RAYMOND S. ONO



KOBAYASHI SUGITA & GODA, LLP  
ATTORNEYS AT LAW

March 25, 2013

Senator Malama Solomon  
Chair, Water and Land  
Hawaii State Capitol, Room 210  
Honolulu, Hawaii 96813

RE: In Support of the Confirmation of Carol M. Torigoe  
Nominee, Land Use Commission

Dear Chair Soloman:

It is with great pleasure that I respectfully submit written testimony in support of Ms. Carol Torigoe and her nomination as a Commissioner to the Land Use Commission.

As KYA's legal counsel, I have had the opportunity to work with Ms. Torigoe and her firm and observed first-hand, her professionalism, integrity and commitment to her profession and the Hawaii community.

Ms. Torigoe's experience in architecture and her involvement in programming and planning, enables her to understand and analyze complex issues and make sound decisions. Ms. Torigoe is highly respected by her colleagues and clients alike, for her outstanding work ethics, values and integrity.

I believe Ms. Torigoe has the technical knowledge, the extensive experience and high personal ethics to be an outstanding member and will be a strong addition to the Land Use Commission.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Robert K. Ichikawa', with a long horizontal flourish extending to the right.

ROBERT K. ICHIKAWA  
for  
KOBAYASHI, SUGITA & GODA

# kya design group

*fostering relationships that enhance creative solutions*

28 March 2013

Senator Malama Solomon  
Chair, Water and Land  
Hawaii State Capitol, Room 210  
Honolulu, Hawaii 96813

RE: GM 710  
Written Testimony In Support of Carol M. Torigoe,  
Nominee, Land Use Commission

Dear Senator Solomon:

It is with great pleasure that I write to support the nomination of Mrs. Carol Torigoe to the Land Use Commission.

As the founder of KYA Design Group, formerly Kajioka Yamachi Architects, Inc., I've worked with Mrs. Torigoe and participated in her development as a professional Architect, and currently as managing partner and CEO of the firm. Her vision of Hawai'i's future, along with her management skills, has grown and expanded the firm far beyond my expectations. Her vast experience in the technical aspects of zoning and planning, coupled with a personality that fosters cooperative interaction, makes her, in my opinion, a good candidate for the Commission.

I served several terms as a member of the Land Use Commission and am aware of the time needed to prepare for and the subsequent time away from the office to attend the hearings. I reminded the partners and senior staff of this fact, and am happy to report that the firm enthusiastically supports her commitment to give back to our community.

I am confident Mrs. Torigoe will contribute greatly to the Land Use Commission and to the people of Hawai'i.

Thank you.

Very truly yours,



Allen Y. Kajioka, AIA Emeritus



April 10, 2013

Senator Malama Solomon  
Chair, Water and Land  
Hawaii State Capitol, Room 210  
Honolulu, Hawaii 96813

Dear Senator Solomon:

I am writing on behalf of Ms. Carol Torigoe, in support of her nomination to the Land Use Commission. Over the past fifteen years, I've had the opportunity to work with her on a professional level, and in the process had the pleasure of developing a personal friendship.

As a partner with KYA Design Group, Ms. Torigoe has been instrumental in the successful advancement of our stores here in Hawaii. With our high profile locations in Waikiki and at the Airport, she has proven to be an invaluable partner in bridging the distance between our goals and that of the State and local community. Her demonstrated ability to balance cultural and environmental sensitivities with the need for development has been crucial to the smooth progress of our projects.

Ms. Torigoe approaches each situation with an open mind, yet is not afraid to stand up for what she believes in. Her passion for the islands as well as the industry, combined with her extensive experience, provides her with the foundation upon which she is able to make rational decisions in the best interest of all parties. Despite any obstacles she may face, Ms. Torigoe always acts with integrity and grace, gaining her the respect of her peers and fostering strong ties with the community.

I believe Ms. Torigoe will be a significant asset to the Land Use Commission, and fully endorse her nomination.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryon Lee".

Bryon Lee  
Senior Manager, Store Development  
DFS Group, L.P.

DFS Hawaii Region

330 Royal Hawaiian Avenue, Suite 500  
Honolulu, Hawaii 96815  
Telephone 310.439.9823 x203  
Facsimile 808.837.3433  
E-mail bryon.lee@dfs.com

12 February 2013

Senator Malama Solomon  
Chair, Water and Land  
Hawaii State Capitol, Room 210  
Honolulu, Hawaii 96813

RE: GM710  
Nomination of Carol Torigoe to the Land Use Commission

Dear Senator Solomon:

I am writing this letter in support of Carol Torigoe's nomination to the Land Use Commission. Having known Carol for close to 30 years as a friend and associate, she has shown herself to be a person of integrity and strength.

Carol is the type of person to stand up for what is right and not for what is "popular". As CEO of KYA Design Group she stresses commitment to the client. Because of this, KYA has gained a reputation of professionalism and integrity. I know she will do the same with the Land Use Commission, but in this case her "client" will be the people of Hawaii.

Again, I strongly support Carol Torigoe's nomination. She will be a tremendous asset to the Land Use Commission.

Sincerely,



Rodney M. Kato, AIA  
President