



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING AND PLANNING

Voting Members:

Brandon J.C. Elefante, Chair
Esther Kia'aina, Vice Chair
Radiant Cordero
Calvin K.Y. Say

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
THURSDAY, JUNE 17, 2021
9:00 A.M.

PUBLIC PARTICIPATION AND TESTIMONY

Pursuant to the Twenty-First Proclamation issued by Governor David Ige on June 7, 2021, relating to the COVID-19 pandemic, in order to allow public participation in a manner consistent with social distancing practices the following procedures are in effect for the meeting:

VIEWING THE MEETING AND RESTRICTIONS ON ENTRY

Members of the public will not be allowed into the meeting room, but may view the meeting on a live broadcast. The meeting will be viewable: (1) by internet live streaming through www.honolulucitycouncil.com and (2) by televised live broadcast on Olelo TV Channel 54.

After the meeting, the meeting will be viewable on demand at <https://www.honolulucitycouncil.tv/>. Copies of older meeting videos may be requested by calling the City Clerk's Office at 768-5822; charges may apply.

Some Councilmembers and presenters may be participating in the meeting by interactive conference technology from remote locations.

ORAL TESTIMONY

Oral testimony will be permitted on all items on the agenda, subject to the following restrictions:

1. Persons may submit oral testimony remotely through the Webex video conferencing platform. To participate, persons should visit www.webex.com, click "Join," enter meeting number **187 214 0225** and complete the registration process. Registrants will receive an email that contains links and information on joining the meeting by either phone or video conference. Webex testifiers are strongly encouraged to register at least 24 hours before the start of the meeting. Remote testimony will be taken at the start of the agenda and then closed.

2. Each speaker may not have anyone else read their statement and is limited to a **one-minute** presentation.

WRITTEN TESTIMONY

Written testimony may be faxed to 768-3826 or transmitted via the internet at <http://www.honolulu.gov/ccl-testimony-form.html> for distribution at the meeting. If submitted, written testimonies, including the testifier's address, e-mail address and phone number, will be available to the public on both the City Council's pilot website: www.honolulu.gov/ccl-testimony-form.html as well as the City's legacy DocuShare Website. Written testimony will not be accepted in person at the meeting.

Should you have any questions, please call 768-3801 or send an email to quehara@honolulu.gov.

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MATERIALS AVAILABLE FOR INSPECTION

Meeting materials ("*board packet*" under HRS Section 92-7.5) are accessible at <https://hnlidoc.ehawaii.gov/hnlidoc/browse/agendas> by clicking on the appropriate Committee meeting.

Accommodations are available upon request to persons with disabilities. Please call 768-3801 or send an email to quehara@honolulu.gov at least three working days prior to the meeting.

FOR ACTION

1. **RESOLUTION 21-126 – APPOINTMENT OF MR. PANE MEATOGA III.** Confirming the appointment of Mr. Pane Meatoga III to serve on the Planning Commission of the City and County of Honolulu for a term to expire on June 30, 2022. (Transmitted by Communication [M-81](#); Public hearing held on 6/2/21)

Related communications:

[CC-231 \(2021\)](#) Disclosure of Interest Statement submitted by Councilmember Elefante.

[CC-233 \(2021\)](#) Disclosure of Interest Statement submitted by Councilmember Cordero.

[CC-234 \(2021\)](#) Disclosure of Interest Statement submitted by Councilmember Elefante.

[CC-236 \(2021\)](#) Disclosure of Interest Statement submitted by Councilmember Tupola.

2. **BILL 18 (2020) – WAIALUA ZONE CHANGE (2019/Z-4).** Rezoning land situated at 66-815 Kaukonahua Road, Waialua, Oahu from the AG-1 Restricted Agricultural District to the AG-2 General Agricultural District and identified as Tax Map Keys 6-6-019: 008 and 014. (Applicant/Landowner: Gabriel and Iris Kahaulelio; John and Abigail Saguibo) (Bill passed Second Reading and public hearing held on 6/2/2) (Current deadline for Council action: 11/18/21)

PROPOSED CD1 TO BILL 18 (2020) (Submitted by Councilmember Elefante) – The CD1 (OCS2021-0569/6/3/2021 12:12 PM) makes the following amendments:

- A. Revises the Bill text and Exhibit A to reflect the fact that the zone change parcel now has one Tax Map Key number--TMK 6-6-019:008.
- B. Makes miscellaneous technical and nonsubstantive amendments.

PROPOSED UNILATERAL AGREEMENT – The proposed U/A (draft dated 5/12/21) to be attached as “Exhibit B” to the Bill after execution and recordation.

3. **BILL 94 (2020), CD1 – REZONE LAND SITUATED AT MOILIILI, OAHU (2020/Z-3).** To rezone land situated at 2835 and 2829 Dole Street, Moiliili, Oahu from the P-2 General Preservation District to the R-5 Residential District; identified as Tax Map Key 2-8-030: 038 and 058. (Applicant: Lily Ochoco / Wayne and Ann Okubo) (Bill passed Second Reading and public hearing held on 6/2/21) (Current deadline for Council action: 9/5/21)

PROPOSED UNILATERAL AGREEMENT – The proposed U/A (draft dated 5/7/21) to be attached as “Exhibit B” to the Bill after execution and recordation.

4. **BILL 27 (2021) – RELATING TO SPECIAL MANAGEMENT AREA USE PERMITS.** Requiring an applicant for a special management area use permit to present the proposed project to the applicable neighborhood board or appropriate community association prior to submitting an application to the Department of Planning and Permitting. (Bill passed first reading on 6/2/21)
5. **RESOLUTION 21-48 – REVISION TO THE PIM FOR THE PRIMARY URBAN CENTER DEVELOPMENT PLAN AREA.** Adopting a revision to the Public Infrastructure Map for the Primary Urban Center Development Plan Area to add a fire station symbol within the Downtown-Chinatown area. (Transmitted by Communication D-105; Committee postponed action on 3/24/21)

PROPOSED CD1 TO RESOLUTION 21-48 (Submitted by Councilmember Elefante) – The CD1 (OCS2021-0260/3/22/2021 2:21 PM) makes the following amendments:

- A. Amends the third “WHEREAS” clause on page 1 of the Resolution to replace “Central Oahu Fire Station” with “Central Fire Station.”
 - B. Makes miscellaneous technical and nonsubstantive amendments.
6. **RESOLUTION 21-127 – MAJOR MODIFICATION TO PRU PERMIT NO. 2009/PRU-3 AND REVISIONS TO THE MASTER PLAN FOR UHM (2021/PRU-1).** Approving an application for a major modification to the Plan Review Use (PRU) Permit No. 2009/PRU-3 and revisions to the Master Plan to expand the boundaries of the University of Hawaii Manoa (UHM) campus and construct the Atherton Mixed-Use Student Housing Innovation and Entrepreneurship Center on land zoned R-5 Residential District, located at 2840 Metcalf Street, Manoa, Oahu. (Transmitted by Communication D-326) (Current Council Deadline: 7/19/21)

PROPOSED CD1 TO RESOLUTION 21-127 (Submitted by Councilmember Elefante) – The CD1 (OCS2021-0588/6/10/2021 1:36 PM) makes the following amendments:

- A. Revises the resolution title to read as follows:

"APPROVING AN APPLICATION FOR A MAJOR MODIFICATION TO PLAN REVIEW USE PERMIT NO. 2009/PRU-3 TO ALLOW FOR THE EXPANSION OF THE UNIVERSITY OF HAWAII MANOA CAMPUS BOUNDARIES AND CONSTRUCTION OF THE ATHERTON MIXED-USE STUDENT HOUSING INNOVATION AND ENTREPRENEURSHIP CENTER."
- B. Revises the first WHEREAS clause and adds second and third WHEREAS clauses to clarify the description of the PRU application and Project.
- C. In the last WHEREAS clause, references the DPP's report dated May 20, 2021, transmitted to the Council by Departmental Communication 326 (2021).
- D. Conforms Condition 2 to the standard PRU language relating to general conformance with the Five-Year Master Plan.
- E. Revises Condition 3.a to add a 15-foot height setback requirement for the portion of structures over 30 feet in height (except for elevators and stairways) (initially recommended by the DPP but subsequently omitted from the resolution after discussions with the Applicant).
- F. Adds a new condition 3.e to require an active street frontage along University Avenue, as recommended in the DPP report.
- G. Deletes Condition 5 (because it is duplicative of renumbered Condition 5.h) and renumbers subsequent conditions.
- H. Conforms renumbered Conditions 5.a, 5.b, and 5.c to the standard PRU language relating to transportation improvements and mitigative measures.
- I. In renumbered Condition 5.e, adds reference to spaces for taxi and rideshare vehicles.

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- J. In renumbered Condition 5.g, adds reference to plans showing the layout of vehicle parking spaces within the ground floor and basement level parking areas.
- K. In renumbered Condition 7, clarifies that outdoor lighting fixtures must be shielded so no light is emitted above the horizontal plane of the light fixture.
- L. Adds a new Condition 8 to add landscaping guidelines, as recommended in the DPP report.
- M. Adds a new Condition 9 to require that the Hawaiian Electric Company transformer located on the Project site along Seaview Avenue be enclosed by a minimum five-foot high solid wall or fence (with a screening hedge), except for access openings, as recommended in the DPP report.
- N. Adds a new Condition 10 to require that three historic properties located on the Project site be preserved and protected, or if the State Historic Preservation Division determines removal is necessary, preserved and relocated pursuant to a plan approved by the SHPD, all as recommended by the DPP report.
- O. In renumbered Condition 11, adds a reference to the minor modifications to the 2009 PRU that were approved by the DPP Director.
- P. Conforms renumbered Condition 12 to the standard PRU language relating to compliance with the LUO and applicable laws.
- Q. Redesignates Exhibits A-1.1, A-1.2, and A-2.1 as Exhibits A-2, A-3, and A-4, respectively. Redesignates Exhibits B-1 and C-1 as Exhibits B and C, respectively.
- R. Makes miscellaneous technical and nonsubstantive amendments.

Related communications:

CC-237 (2021)	Disclosure of Interest Statement submitted by Councilmember Elefante.
CC-238 (2021)	Disclosure of Interest Statement submitted by Councilmember Elefante.

7. **[CC-240 \(2021\)](#) – DRAFT COMMITTEE REPORT ON THE REVIEW AND EVALUATION OF THE PLANNING COMMISSION.** The Committee will take action on a draft committee report making recommendations to the Council on whether the Charter provision(s) establishing the Planning Commission should be retained, as amended, or repealed. (Committee postponed action on CC-145 [2021] on 4/22/21)

Related communication:

[D-178 \(2021\)](#) Revised Report submitted by the Planning Commission pursuant to Ordinance 17-44, codified as Chapter 3, Article 15, Revised Ordinances of Honolulu 1990, as amended.

INFORMATIONAL BRIEFING:

8. **UPDATE BY THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE AMENDMENTS, DEVELOPMENT PLANS AND SUSTAINABLE COMMUNITIES PLAN REVISION BILLS; AND ALL NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT PLANS AND REGULATIONS.**

BRANDON J.C. ELEFANTE, Chair
Committee on Zoning and Planning