



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, OCTOBER 21, 2021
9:00 A.M.

[Zoom Link](#)

ID: 99899639952

Password: 102121ZP

PUBLIC PARTICIPATION AND TESTIMONY

Pursuant to Governor David Ige's Emergency Proclamation Related to the State's COVID-19 Delta Response, issued on October 1, 2021, in order to allow public participation in a manner consistent with safe practices and social distancing requirements, this meeting will be conducted as a remote meeting by interactive conference technology, with the following procedures 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 Zoom video conferencing platform. To participate, persons should visit www.zoom.us, click "Join," enter meeting ID **99899639952**, 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. Zoom 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. To audio conference on the day of the meeting call **+1-253-215-8782**, enter ID **99899639952**, and Passcode **07114457**.
3. 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, transmitted via the internet at <http://www.honolulu.gov/ccl-testimony-form.html>, or mailed to Office of the City Clerk, Attention: Information Section, 530 South King Street, Room 100, Honolulu, HI 96813. If submitted, written testimonies, including the testifier's address, email address and phone number, will be available to the public at both <https://hnlidoc.ehawaii.gov> and on the City Council's pilot website: www.honolulucitycouncil.com. 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.

INFORMATIONAL BRIEFING

1. **PATHWAYS FOR WIND ENERGY.**

- Presentation by Scott Glenn, Chief Energy Officer, Hawai'i State Energy Office

FOR ACTION

2. **[RESOLUTION 21-219](#) – PRU PERMIT FOR THE REDEVELOPMENT OF THE STRAUB MEDICAL CENTER (SMC).** Approving an application for a Plan Review Use (PRU) Permit for the Straub Medical Center (SMC) to allow implementation of the 15-year Master Plan ("Master Plan") to redevelop the SMC on the 5.09-acre site, which is zoned BMX-3 Community Business Mixed Use District, located in and identified as Tax Map Keys 2-1-042: 002, 003, 007-010, 012, and 022-024 ("the Project"). (Transmitted by Communication [D-661\[2021\]](#)) (Applicant: Straub Medical Center) (Current deadline for Council action: 11/20/21)

[PROPOSED CD1 TO RESOLUTION 21-219](#) (Submitted by Councilmember Elefante) – The CD1 (OCS2021-0947/10/14/2021 9:57 AM) makes the following amendments:

- A. Revises the resolution title to read as follows:
- "APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT FOR THE REDEVELOPMENT OF THE STRAUB MEDICAL CENTER – HONOLULU."
- B. Revises the first WHEREAS clause and adds a second WHEREAS clause to clarify the description of the PRU application and Project. Deletes an erroneous reference to TMK 2-1-042:012 in the first WHEREAS clause.
- C. In the last WHEREAS clause, clarifies that the Council received the DPP Director's findings and recommendation on September 21, 2021.
- D. Conforms Condition 2 to the standard PRU language relating to general conformance with the 15-Year Master Plan.

- E. Amends Condition 5 (relating to the Project's parking structure) to list three conditions:
1. In Condition 5.a, requires that the ability to convert approximately 400 parking spaces to usable hospital floor area must be maintained, and must be clearly reflected in the Project's building permit plans.
 2. In Condition 5.b, requires that the conversion of portions of the parking structure to hospital floor area be processed by the DPP Director as a minor modification to the PRU Permit.
 3. Adds a new Condition 5.c to require the Applicant to apply a special floor treatment to the parking structure to minimize noise, as recommended by the DPP.
- F. In Condition 7, clarifies that the existing Strode Building (which will be renovated) may continue to encroach 10 feet into the 20-foot Thomas Square/Honolulu Academy of Arts Special District building setback along Ward Avenue.
- G. In Condition 9, corrects an error to require a minimum of 246 (instead of 41) short-term and 41 (instead of 246) long-term bicycle parking spaces.
- H. In Condition 10, provides that the eastern side of the parking structure (facing the King Manor condominium) must be fully enclosed (instead of enclosed to the maximum extent possible and screened with vegetation). Requires the Applicant to submit revised plans showing full enclosure of the eastern side of the parking structure, with architectural relief and detail on the exterior wall so it is not a continuous blank wall.
- I. In Condition 13, relating to transportation and traffic:
1. Conforms Condition 13.a to the standard PRU language relating to a timeline or phasing plan.
 2. In Condition 13.b, provides that a new traffic impact report ("TIR") may be required if there is a significant change to the scope or timing of the major work items contained in the initial TIR, and requires the Applicant to implement the recommendations of the updated TIR or any new TIR, at no cost to the City.

3. Conforms Condition 13.c to the standard PRU language relating to a construction management plan ("CMP").
4. In Condition 13.d, requires submittal of a traffic management plan ("TMP") prior to the issuance of a certificate of occupancy for the Project. Clarifies that traffic demand management ("TDM") strategies may include reduced fare employee transit passes; carpooling and ridesharing programs; transit, bicycle, and pedestrian incentives; parking cash-out programs; and other similar TDM measures. Requires the Applicant to implement the initial and post TMP recommendations.
- J. In Condition 14, clarifies that the revised master signage plan must detail sign illumination, colors, materials, and fonts, and that all signs must comply with the approved master signage plan, as recommended in the DPP report.
- K. In Condition 15, adds that the Project's landscaping plan must be incorporated into the Master Plan, as recommended by the DPP.
- L. In Condition 16, adds that the Applicant is required to implement mitigation measures if exterior lighting impacts adjacent properties or the public rights-of-way, as recommended by the DPP.
- M. Adds Exhibit F, which was inadvertently omitted from the resolution.
- N. Makes miscellaneous technical and nonsubstantive amendments.

Related communications:

- [CC-355 \(2021\)](#) Disclosure of Interest Statement submitted by Councilmember Elefante.
- [M-544 \(2021\)](#) R.M. Towill Corporation, submitting a 90-day extension of time request for Resolution 21-219.

3. **RESOLUTION 21-216** – **PRU PERMIT FOR QUEEN'S MEDICAL CENTER (QMC)**. Approving an application for a Plan Review Use (PRU) permit for the Queen's Medical Center (QMC) for a new multi-phase 15-year Master Plan that includes removing existing buildings and adding new buildings, and other improvements of the QMC - West Oahu Campus on 25.12 acres of land zoned AG-1 Restricted Agricultural District, which is located at 91-2141 Fort Weaver Road, Ewa Beach, Oahu, and identified as Tax Map Keys 9-181: 028 029, and 032 to 036 ("the Project"). (Transmitted by Communication [D-651\[2021\]](#)) (Applicant: The Queen's Health Systems) (Current deadline for Council action: 11/16/21)

PROPOSED CD1 TO RESOLUTION 21-216 (Submitted by Councilmember Elefante) – The CD1 (OCS2021-0920/10/5/2021 2:59 PM) makes the following amendments:

- A. Revises the resolution title to read as follows:
- "APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT FOR THE REDEVELOPMENT OF QUEEN'S MEDICAL CENTER – WEST OAHU."
- B. Revises the first WHEREAS clause and adds a second WHEREAS clause to clarify the description of the PRU application and Project.
- C. In the last WHEREAS clause, clarifies that the Council received the DPP Director's findings and recommendation on September 17, 2021.
- D. Conforms Condition 2 to the standard PRU language relating to general conformance with the 15-Year Master Plan.
- E. In Condition 4, clarifies that the maximum building area (instead of lot coverage) is 30 percent of the 25.12-acre Project site (instead of zoning lot area).
- F. In Condition 5, adds that rooftop structures must conform to the requirements of LUO Section 21-4.60(c).

- G. Amends Condition 6 (relating to building permit applications for structures exceeding 25 feet in height) by listing requirements a and b. In Condition 6.b, clarifies that design plans for Project structures exceeding 25 feet in height must show architectural relief and detail so there are no continuous blank walls, particularly the exterior walls framing the Project's parking structures and hospital podium and towers.
- H. In Condition 7.a, adds that the revised parking plan must show that:
1. The number of loading spaces provided during each development phase complies with the number of loading spaces required under the LUO for that phase; and
 2. The number of short-term and long-term bicycle parking spaces provided during each development phase complies with the number of bicycle parking spaces required under the LUO for that phase;
- as recommended in the DPP report.
- I. Moves the substance of Condition 13 to Condition 7.c, and separates Condition 7.c (relating to updates to the Multimodal Transportation Assessment and Traffic Impact Analysis Report) into three separate paragraphs. In Condition 7.c.iii, clarifies that traffic demand management ("TDM") strategies may include rideshare programs, rail station shuttle service, onsite bicycle-sharing facilities, discounted transit passes, and conversion of some of the excess off-street vehicle parking spaces to car-share parking spaces, as recommended in the DPP report.
- J. Amends Condition 8 (relating to TheBus stops, HandiVan pickup/drop-off areas, and loading spaces located on the Project site) by listing requirements a, b, and c. In Condition 8.b, requires those areas to be located along a straight curb with a dedicated platform area a minimum of 50 feet in length, with the approach and pullout areas a minimum of 25 feet in length, as recommended in the DPP report.
- K. In Condition 9, clarifies that the revised master signage plan must detail sign illumination, colors, materials, and fonts, as recommended in the DPP report.

Committee on Zoning and Planning Agenda
Thursday, October 21, 2021

- L. In Condition 10, adds that the Applicant is required to conduct archaeological monitoring for the Project, as recommended in the DPP report.
- M. In Condition 11, adds that exterior lighting on the ground, along pedestrian pathways and walkways, and in surface parking lots and parking areas must be as depicted in the Master Plan and comply with the Complete Streets Design Manual, as recommended in the DPP report.
- N. Replaces Condition 13 with a condition requiring final Project plans to comply with all Federal Aviation Administration ("FAA") regulations and requirements, as recommended in the DPP report.
- O. Makes miscellaneous technical and nonsubstantive amendments.

Related communications:

- [CC-354 \(2021\)](#) Disclosure of Interest Statement submitted by Councilmember Elefante.
- [CC-356 \(2021\)](#) Disclosure of Interest Statement submitted by Councilmember Elefante.
- [M-543 \(2021\)](#) R.M. Towill Corporation, submitting a 90-day extension of time request for Resolution 21-216.

- 4. **[RESOLUTION 21-202](#) – LAND USE ORDINANCE AMENDMENT RELATING TO DETACHED DWELLINGS.** Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 1990 (the Land Use Ordinance), relating to detached dwellings.

Related communication:

- [CC-329 \(2021\)](#) City Clerk, notifying the Department of Planning and Permitting of the introduction of the Resolution.

5. [RESOLUTION 21-23](#) – **O‘AHU GENERAL PLAN**. Adopting the 2017 edition of the General Plan of the City and County of Honolulu (The O‘ahu General Plan), which supersedes all previous editions and changes. (Transmitted by Communication [D-235\[2018\]](#))

Related communications:

[CC-360 \(2021\)](#) Councilmember Elefante, submitting proposed amendments on October 15, 2021 to the O‘ahu General Plan attached to Resolution 21-23.

[D-697 \(2021\)](#) Department of Planning and Permitting, submitting comments and proposed amended General Plan language on October 11, 2021 in response to the proposed amendments in Council Communications No. 269(21).

INFORMATIONAL BRIEFING

6. **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