

REPORT OF THE COMMITTEE ON ZONING AND PLANNING

Voting Members:

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

Committee Meeting Held
August 25, 2022

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Planning, which considered Resolution 22-181 entitled:

"RESOLUTION AMENDING RESOLUTION NO. 20-272, CD1 TO EXTEND THE DEADLINE FOR COMMENCEMENT OF CONSTRUCTION OF THE KAPOLEI PARKWAY MIXED-USE AFFORDABLE RENTAL HOUSING PROJECT AT HONOULIULI, EWA, OAHU, HAWAII, TAX MAP KEY 9-1-160: 018 (POR),"

transmitted by Departmental Communication 570 (2022), dated July 29, 2022, from the Department of Planning and Permitting ("DPP") and introduced on August 2, 2022, reports as follows:

The purpose of Resolution 22-181 is to amend Resolution 20-272, CD1, to extend the deadline for commencement of construction of the Kapolei Parkway Mixed-Use Affordable Rental Housing project (the "Project") by 24 months, from November 5, 2022, to November 5, 2024, at the request of Kobayashi Group LLC (the "Applicant").

Resolution No. 20-272, CD1, authorized, pursuant to Section 201-H38 of the Hawaii Revised Statutes, exemptions from certain City application fees, and infrastructure or public works fees and charges for the development of the Project.

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON **SEP 7 2022**

COMMITTEE REPORT NO. **231**

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Page 2

The Project will include 401 affordable rental dwelling units, four manager's units, two preschools for up to 120 children, a small commercial space, three separate combination recreation and laundry areas, three two-story parking structures, long- and short-term bicycle parking, and open space.

The Applicant will also participate in the development of Palailai Mall, which is located on either side of the Project and consists of a linear park-like pedestrian mall intended to provide a mauka-makai link between Kapolei's residential and business districts.

The affordable rental units consist of studio, one-, two-, three-, and four-bedroom units that will be rented to households earning 80 percent and below of the area median income for Honolulu ("AMI") and will remain affordable for a minimum period of 73 years as set out in DC-682 (2020).

At your Committee's meeting on August 25, 2022, the Applicant's agents provided a brief presentation on the need for the extension of time and responded to questions from Councilmembers.

At your Committee's meeting on August 25, 2022, the DPP Director testified in support of the Resolution.

Your Committee received no oral or written testimony on the Resolution.

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Page 3

Your Committee on Zoning and Planning is in accord with the intent and purpose of Resolution 22-181 and recommends its adoption. (Ayes: Cordero, Elefante, Kia'āina, Say – 4; Noes: None.)

Respectfully submitted,



Committee Chair

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