



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

SPECIAL MEETING
LEEWARD COMMUNITY COLLEGE
ROOM ED-201 ([Map](#))
96-045 ALA 'IKE STREET
PEARL CITY, HAWAII 96782
WEDNESDAY, AUGUST 31, 2022
6:00 P.M.

ORAL TESTIMONY

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

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

Remote Testimony

Persons may submit oral testimony remotely through the Zoom video conferencing platform. To participate, persons should visit <https://hnlidoc.ehawaii.gov/hnlidoc/testimony>. Videoconference access information will be provided upon submission of testimony/registration. Zoom testifiers are strongly encouraged to register at least 24 hours before the start of the meeting.

Although remote oral testimony is being permitted, this is a regular meeting and not a remote meeting by interactive conference technology under HRS Section 92-3.7. Therefore, the meeting will continue notwithstanding loss of audiovisual communication with remote testifiers or loss of the public broadcast of the meeting.

In-Person Testimony

Persons may also submit oral testimony in the meeting room, Room ED-201 at Leeward Community College.

Persons wishing to testify are requested to register by 6:00 p.m. by filling out the registration form in person in Room ED-201. Persons who have not registered will be given an opportunity to speak following the oral testimonies of the registered speakers.

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Members of the public entering Room ED-201 are requested to spread themselves out. If the room becomes crowded, members of the public may be requested to wait outside the room until called to testify.

Oral testimony, both remote and in-person, will be allowed:

1. For all agenda items, at the start of the agenda; and
2. For each agenda item, when the item is taken up.

Persons may choose to present their testimony either at the start of the agenda or when the item or items is/are taken up, but not both. Registered testifiers wishing to testify when an item is taken up should state their preference when their names are called during the testimony period at the start of the agenda.

WRITTEN TESTIMONY

Written testimony may be uploaded via the internet at <https://hnlldoc.ehawaii.gov/hnlldoc/testimony>, 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, e-mail address, and phone number, will be available to the public at <https://hnlldoc.ehawaii.gov>.

Should you have any questions, please call (808) 768-3801 or send an email to guehara@honolulu.gov.

MATERIALS AVAILABLE FOR INSPECTION

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

Accommodations are available upon request to persons with disabilities. Please call (808) 768-3801 or send an email to guehara@honolulu.gov at least three working days prior to the meeting.

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VIEWING THE MEETING

The meeting will be viewable: (1) by internet live streaming through olelo.org and (2) by televised live broadcast on 'Ōlelo TV Channel 54. Viewers who experience a loss of viewing signal should try switching to another viewing option.

After the meeting, the meeting will be viewable on demand at <https://www.honolulucitycouncil.org/meetings>. Copies of older meeting videos may be requested by calling the City Clerk's Office at (808) 768-5822, charges may apply.

FOR ACTION

1. **BILL 49 (2022) – TRANSIT-ORIENTED DEVELOPMENT SPECIAL DISTRICT.**
Expanding the Transit-Oriented Development ("TOD") special district to include three additional Honolulu Rail Transit Project station areas and to incorporate land use standards and guidelines for those areas based on the recommendations in the Aiea-Pearl City Neighborhood TOD Plan. (Transmitted by Communication D-578 [2022]; Bill passed First Reading on 8/10/22) (Current deadline for Council Action: 11/2/22)

PROPOSED CD1 TO BILL 49 (2022) (Submitted by Councilmember Elefante) – The CD1 (OCS2022-0684/8/25/2022 4:14 PM) makes the following amendments:

A. In SECTION 4 of the bill:

1. Amends ROH Section 21-9.100-5(b)(1) to provide that eligible zoning lots for IPD-T projects must be located within the proposed TOD special district as shown in the maps and figures for the applicable neighborhood TOD plan. Deletes provisions relating to situations where a neighborhood TOD plan for the station area has not yet been adopted by the Council. (The Council has adopted all eight of the neighborhood TOD plans (East Kapolei, Waipahu, Aiea-Pearl City, Halawa, Airport, Kalihi, Downtown, and Ala Moana) within the City's jurisdiction. The Kakaako Neighborhood TOD Plan is under the jurisdiction of the Hawaii Community Development Authority.)
2. Deletes ROH Section 21-9.100-5(b)(2), which provides that if a neighborhood TOD plan for the area has not yet been adopted by the Council, eligible zoning lots for IPD-T projects must be located within 0.5 miles of a rail station. Renumbers subsequent subdivisions.
3. Amends renumbered ROH Section 21-9.100-5(b)(2) to delete the last sentence, which refers to rail station areas with and without a neighborhood TOD plan.
4. Amends renumbered ROH Section 21-9.100-5(b)(3) to provide that multiple zoning lots that are a part of an approved single IPD-T project will be treated as one zoning lot for purposes of the project without requiring separate approval for consolidation of the zoning lots pursuant to Chapter 22 (instead of without requiring a separate CUP-minor for the joint development of multiple zoning lots).

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- B. In SECTION 5 of the bill, amends ROH Section 21-9.100-8(a)(3)(D)(vii) to provide that buildings above 40 feet in height must be oriented with the long axis aligned in a mauka-makai direction (instead of requiring that buildings above 40 feet in height avoid a long axis aligned in an ewa-Diamond Head direction).
 - C. In SECTION 6 of the bill, amends ROH Section 21-9.100-10(a)(1) to provide that multiple zoning lots that are a part of an approved single PD-T project will be treated as one zoning lot for purposes of the project without requiring separate approval for consolidation of the zoning lots pursuant to Chapter 22 (instead of without requiring a separate CUP-minor for the joint development of multiple zoning lots).
 - D. Makes miscellaneous technical and nonsubstantive amendments.
2. **[BILL 50 \(2022\)](#) – REZONE LAND SITUATED AT HALAWA – PEARL CITY AND WAIPAHU, OAHU, HAWAII (2016/GEN2).** Rezoning land from the F-1 Military and Federal Preservation, P-2 General Preservation, AG-1 Restricted Agricultural, AG-2 General Agricultural, R-5 Residential, R-7.5 Residential, A-1 Low-density Apartment, A-2 Medium-density Apartment, B-2 Community Business, BMX-3 Community Business Mixed Use, I-2 Intensive Industrial, and IMX-1 Industrial-Commercial Mixed Use Districts to the P-2 General Preservation, AG-1 Restricted Agricultural, R-5 Residential, A-2 Medium-density Apartment, AMX-2 Medium-density Apartment Mixed Use, AMX-3 High-density Apartment Mixed Use, B-1 Neighborhood Business, BMX-3 Community Business Mixed Use, and I-2 Intensive Industrial Districts. Transmitted by Communication [D-579 \[2022\]](#); Bill passed First Reading on 8/10/22) (Current deadline for Council Action: 11/2/22)

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