



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair
Tyler Dos Santos-Tam, Vice Chair
Radiant Cordero
Esther Kia'āina
Matt Weyer

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
WEDNESDAY, SEPTEMBER 13, 2023
9:00 A.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

1. For direct access to submit oral testimony call: +1-253-215-8782, enter ID: **81235689371** and Passcode: **395190**.
2. To testify by videoconference visit: <https://hnlldoc.ehawaii.gov/hnlldoc/testimony>. Videoconference access information will be provided upon registration. Testifiers are encouraged to register/submit testimony at least 24 hours prior to 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 in the Council Chamber

Persons wishing to testify are requested to register by 9:00 a.m. by filling out the registration form in person outside the Council Chamber. Persons who have not registered will be given an opportunity to speak following the oral testimonies of the registered speakers.

Remote and in-person oral testimony will be allowed when each agenda item is taken up, in the following order:

1. **Remote testimony;**
2. **In-person testimony in the Council Chamber.**

Committee on Zoning Agenda
Wednesday, September 13, 2023

WRITTEN TESTIMONY

Written testimony may be uploaded at <https://hnlidoc.ehawaii.gov/hnlidoc/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://hnlidoc.ehawaii.gov>.

Should you have any questions, please call (808) 768-3816 or send an email to kiana.pascual@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.

If you need auxiliary aid/service or other accomodation due to a disability or an interpreter for a language other than English, please call the Office of the City Clerk Information Section at (808) 768-5822 between 7:45 a.m. and 4:30 p.m. or send an email to kiana.pascual@honolulu.gov as soon as possible or at least three (3) business days before the scheduled meeting. Requests made as early as possible have a greater likelihood of being fulfilled.

VIEWING THE MEETING

The meeting will be viewable: (1) by internet live streaming through <https://www.honolulucitycouncil.org/meetings>; (2) by televised live broadcast on 'Ōlelo TV Channel 54; and (3) on the monitor situated outside the Council Chamber. 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 EXTENSION OF TIME ONLY

1. **RESOLUTION 23-206 – 10 KAMANI KAI PLACE – KAILUA (2023/SMA-35).** Granting a Special Management Area (“SMA”) Use Permit to Peter Vincent Architects, on behalf of Jennifer Rainin 2007 Trust (“Applicant”) to allow for the construction of a new single-family detached dwelling and accessory dwelling unit, and to include a new driveway, three car garage, swimming pool, and related site improvements on an approximately 38,310 square-foot shoreline lot, located in the R-10 Residential District at 10 Kamani Kai Place in Kailua, and identified as Tax Map Key 4-3-015: 055. (Applicant: Peter Vincent Architects) (Transmitted by Communication D-624[23]) (Current Deadline for Council Action: 10/29/23)

Related communication:

M-492 (2023) Peter Vincent Architects, requesting a 30-day extension of time.

FOR ACTION

2. **RESOLUTION 23-216 – HOCKING HALE AFFORDABLE RENTAL 201H PROJECT – CHINATOWN (2023/GEN-4).** Authorizing, pursuant to HRS Section 201H-38, exemptions from certain City application fees, infrastructure, or public works fees and charges, and development standards for the development of the Hocking Hale affordable rental project on approximately 14,980 square feet of land zoned BMX-4 Central Business Mixed Use District and the Chinatown Special District located at 2 North King Street and Identified as Tax Map Key 1-7-003: 001. (Applicant: Hocking Building, LP) (Transmitted by Communication D-643[23]) (Current Deadline for Council Actions: 10/22/23)
3. **BILL 50 (2023) – RELATING TO THE TRANSIT-ORIENTED DEVELOPMENT SPECIAL DISTRICT.** Expanding the Transit-Oriented Development (“TOD”) special district to include one additional Honolulu Rail Transit Project station area and to incorporate land use standards and guidelines for that area based on the recommendations in the Halawa Area TOD Plan. (Transmitted by Communication D-616[23]; Bill passed First Reading on 9/6/23) (Currently deadline for Council Action: 11/23/23)

4. **BILL 51 (2023) – REZONE LAND SITUATED AT HALAWA, OAHU (2022/GEN-2)**. To rezone land situated near the Kamehameha Highway and Salt Lake Boulevard intersection (Halawa/Aloha Stadium rail station area) in Halawa, Oahu from A-1 Low-density Apartment, A-2 Medium-density Apartment, B-1 Neighborhood Business, B-2 Community Business, F-1 Military and federal Preservation, and R-5 Residential; to the A-1 Low-density Apartment, A-2 Medium-density Apartment, AMX-2 Medium-density Apartment Mixed-Use, AMX-3 High-density Apartment Mixed-Use, B-1 Neighborhood Business, B-2 Community Business, BMX-3 Community Business Mixed-Use, F-1 Military and federal preservation, and P-2 General Preservation. (Transmitted by Communication D-617[23]; Bill passed First Reading on 9/6/23) (Current deadline for Council Action: 11/28/23)

PROPOSED CD1 TO BILL 51 (2023) (Submitted by Councilmember Say) – The CD1 (OCS2023-0825/9/7/2023 3:48 PM) makes the following amendments:

- A. In SECTION 1 of the bill, provides that the boundaries and heights of the zoning districts are further identified as the Tax Map Keys and streets listed on Exhibit A (instead of the exhibits).
- B. Makes miscellaneous technical and nonsubstantive amendments.

EXECUTIVE SESSION

If the need arises with respect to any item on this agenda, then pursuant to Hawai'i Revised Statutes Sections 92-4 and 92-5(a)(4), the Committee may consult in a closed meeting with its attorneys in executive session on questions and issues pertaining to the Council's powers, duties, privileges, immunities and/or liabilities relating to that item.

CALVIN K.Y. SAY, Chair
Committee on Zoning