



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
ADDENDUM
REGULAR MEETING
CITY COUNCIL CHAMBER
WEDNESDAY, OCTOBER 18, 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: **81418984667** and Passcode: **589717**.
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.**

WRITTEN TESTIMONY

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

THIS ADDENDUM PROVIDES RELATED COMMUNICATIONS FOR AGENDA ITEMS NO. 1, 2, 3, AND 4 – BILL 50 (2023), CD1, BILL 51 (2023), CD1, BILL 52 (2023), AND BILL 53 (2023); CORRECTS THE APPLICANT’S NAME IN AGENDA ITEM NO. 6 – RESOLUTION 23-238; AND PROVIDES A PROPOSED CD1 AMENDMENT FOR AGENDA ITEM NO. 9 – RESOLUTION 23-253.

FOR EXTENSION OF TIME ONLY

1. **BILL 50 (2023), CD1 – 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. (Bill passed Second Reading and Public Hearing held on 10/4/23) (Currently deadline for Council Action: 11/23/23)

Related communication:

D-728 (2023) Department of Planning and Permitting, requesting a 60-day extension of time.

2. **BILL 51 (2023), CD1 – 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. (Bill passed Second Reading and Public Hearing held on 10/4/23) (Current deadline for Council Action: 11/23/23)

Related communication:

D-729 (2023) Department of Planning and Permitting, requesting a 60-day extension of time.

3. **BILL 52 (2023) – RELATING TO LARGE DWELLINGS.** Providing a more effective deterrent and hefty penalty to developers that violate the monster homes ordinance by supplying incorrect information on plans or convert rooms for multi-family uses during or post construction. (Transmitted by Communication D-631[23]; Bill passed First Reading on 9/6/23) (Current deadline for Council Action: 11/29/23)

Related communication:

D-730 (2023) Department of Planning and Permitting, requesting a 60-day extension of time.

4. **BILL 53 (2023) – RELATING TO REGISTRATION REQUIREMENTS FOR BED AND BREAKFAST HOMES AND TRANSIENT VACATION UNITS.** Addressing standards and requirements for operating bed and breakfast homes and transient vacation units. (Transmitted by Communication D-632[23]; Bill passed First Reading on 9/6/23) (Current deadline for Council Action: 11/29/23)

Related communication:

D-731 (2023) Department of Planning and Permitting, requesting a 60-day extension of time.

6. **RESOLUTION 23-238 – 2805 MONSARRAT AVENUE – WAIKĪKĪ (2023/SMA-37).** Granting a Special Management Area (“SMA”) Use Permit to the City and County of Honolulu, Department of Design and Construction to allow for phased improvements at the Waikīkī Shell, including the replacement of a sign structure, replacement of an existing open air food concession, modification of the orchestra pit area and pool area, expansion of fixed seating, replacement of existing seating and sound bunker, and installation of new sound baffles and pedestrian covering on an approximately six acre lot, located in the P-2 General Preservation District at 2805 Monsarrat Avenue in Waikīkī, and identified as Tax Map Keys 3-1-043: 001 and 018. (Applicant: CCH, Department of Design and Construction) (Transmitted by Communication D-687[23]) (Current Deadline for Council Action: 11/24/23)

9. **RESOLUTION 23-253 – EXTENDING DEADLINE TO OBTAIN DEVELOPMENT PERMITS FOR THE PROJECT AT 59-706, 59-712, AND 59-720 KAMEHAMEHA HIGHWAY.** Approving a two-year extension to obtain Development Permits for a Special Management Area (“SMA”) Use Permit for the Pūpūkea Rural Community Commercial Center on land zoned B-1 Neighborhood Business District, located at 59-706, 59-712, and 59-720 Kamehameha Highway, approved by Resolution No. 18-245, CD1, FD1. (Applicant: Hanapohaku, LLC) (Transmitted by Communication D-715[23])

PROPOSED CD1 TO RESOLUTION 23-253 (Submitted by Councilmember Say)
– The Proposed CD1 (OCS2023-0953/10/13/2023 3:14 PM) makes the following amendments:

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

"AMENDING RESOLUTION 18-245, CD1, FD1, AS AMENDED BY RESOLUTION 21-115, CD1, TO FURTHER EXTEND THE DEADLINE TO OBTAIN A DEVELOPMENT PERMIT FOR A RURAL COMMUNITY COMMERCIAL CENTER AND ASSOCIATED IMPROVEMENTS IN PŪPŪKEA, O’AHU."

- B. In the first WHEREAS clause, clarifies the description of the Project.
- C. In the fifth WHEREAS clause, provides that the Applicant's request for a two-year extension of the deadline to obtain a development permit for the Project is described in Departmental Communication 715 (2023), which if approved would result in a new deadline of November 14, 2025.
- D. Adds new sixth and seventh WHEREAS clauses to detail the reasons the Applicant has requested a two-year extension of the deadline.
- E. Deletes the former eighth WHEREAS clause (a duplicative provision relating to the existing deadline to obtain a development permit for the Project).
- F. In the eighth WHEREAS clause, provides that on October 4, 2023, the DPP completed its report and transmitted to the Council by Departmental Communication 715 (2023) the DPP's findings and recommendation of approval to extend the deadline to obtain a development permit for the Project.

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- G. In the BE IT RESOLVED clause, provides that Resolution 18-245, CD1, FD1, as amended by Resolution 21-115, CD1, is further amended to extend the deadline to obtain a development permit for the Project to November 14, 2025.
- H. Makes miscellaneous technical and nonsubstantive amendments.

CALVIN K.Y. SAY, Chair
Committee on Zoning