

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

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

Committee Meeting Held
September 25, 2024

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

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 24-227, entitled:

"RESOLUTION APPROVING A CONCEPTUAL PLAN FOR AN INTERIM
PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE 1667 KAPI'OLANI
DEVELOPMENT,"

transmitted by Departmental Communication 651 (2024), dated September 3, 2024 from
the Department of Planning and Permitting ("DPP"), reports as follows:

The purpose of Resolution 24-227 is to approve a conceptual plan for an Interim
Planned Development-Transit Project from KCR Development ("Applicant") to
redevelop 56,250 square feet of land zoned BMX-3 Community Business Mixed-Use
District within the Ala Moana Neighborhood Transit Oriented Development Plan
("TOD Plan") area with a mixed-use development project, located at 1659, 1661, 1663,
1665, 1667, 1673, 1677, 1679, and 1681 Kapi'olani Boulevard and 1646 Kona Street,
and identified as Tax Map Keys 2-3-041:003 and 004 (the "Project").

The DPP's report in Departmental Communication 651 (2024) recommended,
among other things, that the Council's approval of the conceptual plan for the Project be
conditioned on:

1. Redesigning the Project's parking podium to conform to maximum height
limits recommended in the TOD Plan;

HONOLULU CITY COUNCIL

Ke Kanihela o ke Kalana o Honolulu
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ADOPTED ON

OCT 09 2024

COMMITTEE REPORT NO.

294

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2. Redesigning the Project's second tower to comply with height setback requirements along Kapiolani Boulevard, and the TOD Plan's design standards relating to a 50-foot tower separation and a maximum 100-foot tower width; and
3. Providing additional affordable housing units as commensurate community benefits to offset the Project's proposed bonus height and density.

Your Committee notes that the current deadline for Council action on Resolution 24-227 is November 4, 2024. Your Committee considered a 120-day extension of this deadline requested by the Applicant's Agent by way of Miscellaneous Communication 410 (2024).

A representative of the DPP testified in support of the 120-day extension of time, to the extent that the Council desires additional time to consider the DPP's recommendations and concerns.

At your Committee's meeting on September 25, 2024, the Applicant's Agent responded to questions from Councilmembers.

Your Committee received no verbal or written testimony on the extension of time.

Your Committee discussed the 120-day extension of time and the desired outcome of the extension of time. Ultimately, based on the DPP's recommendation and concerns stated in Departmental Communication 651 (2024) and the discussion in Committee, your Committee finds that granting the Applicant's request for the 120-day extension of time to address the DPP's recommendations and concerns would effectively require the Applicant to prepare a new conceptual plan for the Project that is substantially different from the Project as currently proposed in this Resolution.

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Your Committee further finds that it would be preferable and desirable for the Applicant to prepare and submit a new application to the DPP with a new conceptual plan for a redesigned Project that is better aligned with the standards set forth in the TOD Plan, and a revised proposal to provide affordable units as commensurate community benefits, which the Applicant indicated may likely include the provision of offsite affordable units. The DPP could then review and evaluate the Applicant's new application and conceptual plan for the Project, and make a recommendation to the Council for consideration.

Your Committee notes that the Applicant was made aware of the DPP's recommendations and concerns as the Project progressed through the application process, and had ample time to address those recommendations and concerns before the DPP's report and this resolution were transmitted to the Council for its consideration.

Accordingly, your Committee on Zoning recommends that Resolution 24-227 be denied a 120-day extension of time. (Ayes: Cordero, Dos Santos-Tam, Kia'aina, Say, Weyer – 5; Noes: None.)

Respectfully submitted,



Committee Chair

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