REPORT OF THE COMMITTEE ON ZONING

Voting Members:
Esther Kiaʻāina, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Matt Weyer

Committee Meeting Held
January 16, 2025

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

Mr. Chair:

Your Committee on Zoning, which considered Resolution 24-297 entitled:

"RESOLUTION AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE 1142 KĪNAʻU STREET AFFORDABLE RENTAL HOUSING PROJECT IN HONOLULU, OʻAHU,"

transmitted by Departmental Communication 856 (2024) from the Department of Planning and Permitting ("DPP"), dated September 20, 2024, received by the Council on December 24, 2024, and introduced on September 12, 2024, reports as follows:

The purpose of Resolution 24-297 is to authorize, pursuant to § 201H-38, Hawaii Revised Statutes ("HRS"), exemptions from certain City application fees, infrastructure or public works fees and charges, and development standards for the 1142 Kīnaʻu Street affordable rental housing project (the "Project").

The DPP processed the 201H application, and transmitted the Project's requested exemptions and deferrals, the DPP's findings and recommendation, and the Project's Preliminary Plans and Specifications to the Council by Departmental Communication 856 (2024).

PROJECT DESCRIPTION

Āhē Group (the "Applicant") proposes to develop the Project on approximately 18,750 square feet of land zoned A-2 Medium Density Apartment District, located at 1142 Kīnaʻu Street in Honolulu, O'ahu, and identified as Tax Map Key 2-4-012:029.

As proposed, the Project involves a 20-story tower consisting of 204 affordable rental dwelling units (one-bedroom and two-bedroom units) and two manager units, 28 vehicle parking spaces, one loading space, 126 bicycle parking spaces (22 short-term and 104 long-term spaces), a mailroom, two lobbies, a function room, and a communal laundry room.

The 204 affordable dwelling units will be rented to households earning 100 percent or below of the area median income determined by the U.S. Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size ("AMI") as follows: 11 units rented to households earning 30 percent of the AMI, 10 units rented to households earning 50 percent of the AMI, 179 units rented to households earning 60 percent of the AMI, and four units rented to households earning 100 percent of the AMI. All 204 affordable rental units will remain affordable for a minimum period of 61 years.

REQUESTED EXEMPTIONS AND DEFERRALS

The proposed CD1 version of the Resolution authorizes exemptions from the payment of building permit plan review fees, building permit fees, grading and grubbing permit fees, trenching permit fees, stormwater quality and erosion and sediment control plan review fees, special assignment inspection fees, storm drain connection fees, Honolulu Fire Department plan review fees, a portion of the wastewater system facility charges attributed to the 204 affordable units, and park dedication requirements.

The proposed CD1 also authorizes deferrals of the payment of Board of Water Supply ("BWS") water system facility charges and installation of water service fees (until the installation of a water meter), and a portion of the wastewater system facility charges attributed to two manager units (until the issuance of the Project's certificate of occupancy).

Resolution 20-262, FD1, provides for Council policy guidelines when authorizing exemptions from the payment of wastewater system facility charges and park dedication requirements for 201H projects. Generally, wastewater system facility charges and park dedication requirements are waived for that portion of the requirements attributed to: (1) if a for-sale project, affordable units sold to households earning 120 percent or below of the AMI; or (2) if a rental project, affordable units rented to households earning 80 percent or below of the AMI.

The Project involves 204 affordable rental units and two manager units. Of the 204 affordable units, 200 units will be rented to households earning 60 percent or below of the AMI, and four units will be rented to households earning 100 percent of the AMI. Since the four units at 100 percent of the AMI are negligable and 200 units are being rented to lower income households, the CD1 version of the Resolution waives the wastewater system facility charges for all 204 affordable rental units.

The proposed CD1 also waives the park dedication requirements for all of the Project's 206 units, including the two manager units, because the time and cost to formally review and approve an application to satisfy the park dedication requirements for six units (four affordable units and two manager units) could potentially delay the issuance of building permits for the entire Project, likely negate the cost benefits of the 201H process, and not result in meaningful contribution to park dedication.

The proposed CD1 further authorizes exemptions from Land Use Ordinance ("LUO") development standards and requirements for the A-2 Medium Density Apartment District relating to maximum density (floor area ratio), maximum building height, maximum building area, height setbacks, permitted uses and encroachment into yards, landscaping of yards, screening of structured parking, and loading space requirements.

The specific exemptions or deferrals from City application fees and infrastructure or public works fees and charges, and exemptions from LUO development standards and requirements are set forth in the Resolution.

TESTIMONY

At your Committee's meeting on January 16, 2025, the Applicant provided a brief presentation of the Project and responded to questions from Councilmembers.

A DPP representative testified in support of the CD1 version of the Resolution.

The Board of Water Supply testified in support of the Resolution.

Your Committee also received written testimony in support of the Resolution from the Board of Water Supply.

DISCUSSION OF EXEMPTIONS AND DEFERRALS

In the discussion of the requested exemptions and deferrals, DPP representatives and your Committee's members agreed that the Project would be an important step towards meeting the City's affordable housing goals.

COMMITTEE AMENDMENTS

Your Committee has prepared a CD1 version of the Resolution, which makes the following amendments:

A. In the first WHEREAS clause, references Exhibits A, B, C, D-1 through D-12, and E, which are attached to the resolution.

B. In the second and third WHEREAS clauses, clarifies the description of the Project.

C. Adds a seventh WHEREAS clause to provide that the Project's preliminary plans and specifications, dated August 7, 2024, and prepared by Design Partners Incorporated, were submitted by the DPP to the Council on December 24, 2024, by Departmental Communication 856 (2024).

D. In the BE IT RESOLVED clause:

1. Amends Exemption 2, relating to stormwater quality review and erosion and sediment control plan review fees to correct the estimated amount to be waived to $500 (instead of $250).

2. Adds a new Exemption 3 to provide an exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading and grubbing permit fees, estimated at $560. Renumbers subsequent exemptions.

3. Adds a new Exemption 8 to provide for a deferral of the payment of wastewater system facility charges attributed two managers units until the issuance of a certificate of occupancy for the Project, estimated at $8,941. Renumbers subsequent exemptions.

4. Amends renumbered Exemption 12, relating to maximum building area, to clarify that the Project's maximum building area is 60 percent of the zoning lot, or approximately 11,250 square feet (instead of 50 percent of the zoning lot or approximately 9,375 square feet).

5. Amends renumbered Exemption 13, relating to maximum height, to provide that the Project's maximum height is 200 feet (instead of 207 feet), and that rooftop structures must conform to ROH § 21-4.60(c) (see summary item 8 below).

6. Amends renumbered Exemption 15, relating to landscaped yards, to clarify that a portion of the Project's west side yard is not landscaped (landscaping is required in all yards).

7. Amends renumbered Exemption 16, relating to height setbacks, to provide that the Project encroaches up to 16 feet into the building height setback along the west property line, up to 14 feet into the building height setback along the east property line, and up to 14 feet into the building height setback along the north property line (instead of above 40 feet, an additional 1-foot setback for each additional 10 feet of height), as generally shown in the attached Exhibits.

8. Deletes former Exemption 16, relating to rooftop structures, because the Project complies with the rooftop structure requirements of ROH § 21-4.60(c). Renumbers subsequent exemptions.

9. Amends renumbered Exemption 17, relating to permitted uses within yards and street setbacks, to clarify that the Project's vehicle parking spaces and loading space encroach up to 8 feet into the required 10-foot east (instead of west) side yard.

10. Amends renumbered Exemption 18, relating to surface parking, to clarify that one parking space in the uncovered surface parking area encroaches up to 8 feet into the required 10-foot east side yard.

11. Amends renumbered Exemption 19, relating to structured parking, clarifies that 20 parking spaces in the covered structured parking area encroach up to 8 feet into the required 10-foot east side yard. Also adds that the Project provides for less than the required vertical-form trees to screen the structured parking (a vertical-form tree is required to be planted for every 50 linear feet of structured parking building length facing a required yard, but the Project is providing vertical-form trees that are concentrated along the west side yard and rear yard, not the east side yard, into which the structured parking encroaches).

12. Amends renumbered Exemption 20, relating to off-street loading space requirements, to clarify that the Project will provide one standard loading space (instead of one standard and one large loading space).

13. Amends renumbered Exemption 21 to clarify that the exemption from park dedication requirements attributed to the Project's 204 affordable rental units and two manager units is estimated at 22,660 square feet of park space, or the payment of an equivalent in-lieu fee estimated at $5,833,138. Also adds that the park dedication requirement attributed to the two manager units are only exempt if federal or State of Hawai'i funding for the Project, such as the use of low income housing tax credits, prohibits the use or sale of the manager's dwelling unit as a revenue-generating or profit-generating dwelling unit for the required affordability period.

E. In the first BE IT FURTHER RESOLVED clause:

1. In Condition A, deletes the lead-in phrase "Except as modified herein," because the Project is not being modified by any of the conditions.

2. In Condition B, relating to traffic conditions, redesignates the items in the condition and:

   a. Amends redesignated Condition B.1 to delete reference to an updated traffic impact analysis ("TIA") because a TIA dated October 4, 2024, was recently completed;

   b. Moves redesignated Condition B.3.c, relating to a post traffic management plan ("TMP"), to new Condition C.1; and

   c. Moves redesignated Condition B.3.d, relating to a post TIA, to new Condition C.2.

3. Adds a new Condition C to:

   a. Require a post TMP in Condition C.1, and

   b. Require a post TIA in Condition C.2, and refer to the initial TIA dated October 4, 2024, prepared by Wilson Okamoto Corporation.

4. Adds a new Condition D, relating to Project driveways and service areas, to require that:

   a. Vehicular access points to be constructed as City dropped driveways, adequate sight distance to pedestrians and other vehicles be provided from the Project driveway, and driveway grades not exceed five percent for a minimum distance of 25 feet from the Project site property line;

   b. Any entry gates or guard shacks be recessed as far into the Project driveway as necessary to avoid queuing onto public streets; and

   c. All loading, trash pickup, and parking areas be designed so that vehicles enter and exit front first, adequate turnaround and maneuvering areas be demonstrated by turning templates, and the layout of parking spaces in the loading and trash pickup areas not interfere with large vehicle turning maneuvers or impact driveway operations.

   Re-letters the subsequent condition.

F. Deletes the Project's 201H application that was submitted to the DPP and inadvertently attached to the resolution after Exhibit E.

G. Makes miscellaneous technical and nonsubstantive amendments.

COMMITTEE FINDINGS AND RECOMMENDATIONS

Your Committee finds that the housing benefits to be provided by the Project justify the exemptions and deferrals authorized by this Resolution, as amended in the foregoing CD1. Accordingly, your Committee recommends favorable Council action on this Resolution, as amended.

Your Committee on Zoning is in accord with the intent and purpose of Resolution 24-297, as amended herein, and recommends its adoption, in the form attached hereto as Resolution 24-297, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Okimoto, Weyer – 5; Noes: None.)

Respectfully submitted,

Esther Kia'āina
Committee Chair

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 24-297, CD1

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE 1142 KĪNA'U STREET AFFORDABLE RENTAL HOUSING PROJECT IN HONOLULU, O'AHU.

WHEREAS, Āhē Group (the "Applicant") proposes to develop the 1142 Kīna'u Street affordable rental housing project on approximately 18,750 square feet of land zoned A-2 Medium Density Apartment District, located at 1142 Kīna'u Street in Honolulu, O'ahu, and identified as Tax Map Key 2-4-012:029, as depicted in Exhibits A, B, C, D-1 through D-12, and E, attached hereto and incorporated by reference herein (the "Project"); and

WHEREAS, as proposed, the Project involves a 20-story tower consisting of 204 affordable rental dwelling units (one-bedroom and two-bedroom units) and two manager units, 28 vehicle parking spaces, one loading space, 126 bicycle parking spaces (22 short-term and 104 long-term spaces), a mailroom, two lobbies, a function room, and a communal laundry room; and

WHEREAS, the 204 affordable dwelling units will be rented to households earning 100 percent or below of the area median income determined by the U.S. Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size ("AMI") as follows: 11 units rented to households earning 30 percent of the AMI, 10 units rented to households earning 50 percent of the AMI, 179 units rented to households earning 60 percent of the AMI, and four units rented to households earning 100 percent of the AMI; and

WHEREAS, all 204 affordable rental units will remain affordable for a minimum period of 61 years; and

WHEREAS, the Project is eligible to receive consideration under the City's Rules implementing § 201H-38, Hawaii Revised Statutes ("HRS"), which require that at least 20 percent of a project's total units be available to households earning 80 percent or below of the AMI, and at least 31 percent of a project's total units be available to households earning between 81 percent and 120 percent of the AMI, or lower AMI; and

WHEREAS, the City Council ("Council") is empowered and authorized to approve the Project, which may include exemptions from statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning,

construction standards for subdivision, development and improvement of land, and the construction of units thereon pursuant to HRS §§ 46-15.1 and 201H-38; and

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project, dated August 7, 2024, prepared by Design Partners Incorporated (the "Plans and Specifications"), and submitted to the Council by the Department of Planning and Permitting ("DPP") on December 24, 2024, by Departmental Communication 856 (2024); and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply ("BWS"); and

WHEREAS, the exemptions authorized herein meet the intent of HRS Chapter 201H and minimum requirements of health and safety; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions from certain requirements for the Project as set forth in the Plans and Specifications for the Project, as follows:

Plan Review and Permit Fees:

1. Exemption from Revised Ordiances of Honolulu ("ROH") § 14-2.1(c), to allow an exemption from the payment of trenching permit fees, estimated at $375.

2. Exemption from ROH § 18A-1.6(d), to allow an exemption from the payment of stormwater quality and erosion and sediment control plan review fees, estimated at $500.

3. Exemption from ROH § 18A-2.4, to allow an exemption from the payment of grading and grubbing permit fees, estimated at $560.

4. Exemption from ROH § 18-6.1, to allow an exemption from the payment of building permit plan review fees, estimated at $25,000.

5. Exemption from ROH § 18-6.2, to allow an exemption from the payment of building permit fees, estimated at $410,742.

6. Exemption from ROH § 18-3.1(c) and Table 18-A, to allow an exemption from the payment of special assignment inspection fees, estimated at $1,000.

Infrastructure and Public Works Fees and Charges:

7. Exemption from ROH §§ 43-10.1, 43-10.2, and 43-10.3, to allow an exemption from the payment of wastewater system facility charges attributed to the 204 affordable rental units rented to households earning 100 percent or below of the AMI, estimated at $912,006.

8. Deferral from ROH §§ 43-10.1, 43-10.2, and 43-10.3, to allow the deferral of the payment of wastewater system facility charges attributed to two manager units until the issuance of a certificate of occupancy for the Project, estimated at $8,941.

9. Exemption from ROH § 43-11.12(f), to allow an exemption from the payment of storm drain connection fees, estimated at $200.

Fire Department Plan Review Fees:

10. Exemption from ROH § 20-1.1(3), to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at $41,074.

BWS Rules and Regulations:

11. Deferral from §§ 1-102 and 2-202 of the BWS Rules and Regulations, to allow a deferral of the payment of water system facility and the installation of water service fees until the installation of the Project's water meter, estimated at $257,044; provided that all BWS requirements are satisfied. The actual fees to be deferred will be determined by the BWS during review of the Project's building permit application.

RESOLUTION

ROH Chapter 21, the Land Use Ordinance:

12. Exemption from ROH § 21-3.80-1(b) and Table 21-3.3, relating to building area (zoning lot coverage), to allow for a maximum building area of 60 percent of the zoning lot, or approximately 11,250 square feet (instead of 50 percent of the zoning lot, or approximately 9,375 square feet).

13. Exemption from ROH § 21-3.80-1(b), Table 21-3.3, and the applicable zoning map, relating to maximum height, to allow for a maximum height of 200 feet (instead of 150 feet). Rooftop structures must conform to ROH § 21-4.60(c).

14. Exemption from ROH § 21-3.80-1(b) and Table 21-3.3, relating to density, to allow for a maximum floor area ratio ("FAR") of 9.6 (instead of a FAR of 1.475).

15. Exemption from ROH § 21-3.80-1(c)(1) and Table 21-3.3, relating to landscaped yards, to allow for no landscaping on a portion of the west side yard (landscaping is required in all required yards), as generally shown in the attached Exhibits.

16. Exemption from ROH § 21-3.80-1(c)(2) and Table 21-3.3, relating to height setbacks, to allow the Project to encroach up to 16 feet into the building height setback along the west property line, up to 14 feet into the building height setback along the east property line, and up to 14 feet into the building height setback along the north property line (instead of above 40 feet, an additional 1-foot setback for each additional 10 feet of height), as generally shown in the attached Exhibits.

17. Exemption from ROH § 21-4.30(d), relating to permitted uses within yards and street setbacks, to allow the vehicle parking spaces and loading space to encroach up to 8 feet into the required 10-foot east side yard.

18. Exemption from ROH § 21-6.80(a), relating to surface parking, to allow one parking space in the uncovered surface parking area to encroach up to 8 feet into the required 10-foot east side yard.

19. Exemption from ROH § 21-6.90(b), relating to structured parking, to allow 20 parking spaces in the covered structured parking area to encroach up to 8 feet into the required 10-foot east side yard, and to provide for less than the required vertical-form trees to screen the structured parking (a vertical-form tree is required to be planted for every 50 linear feet of structured parking building length facing a required yard, but the Project is providing vertical-form trees that

are concentrated along the west side yard and rear yard, not the east side yard, into which the structured parking encroaches).

20. Exemption from ROH § 21-6.110 and Table 21-6.5, relating to off-street loading space requirements, to allow the Project to provide one standard loading space (instead of one standard and one large loading space).

Park Dedication Ordinance:

21. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements attributed to the Project's 204 affordable rental units and two manager units, estimated at 22,660 square feet of park space, or the payment of an equivalent in-lieu fee estimated at $5,833,138; provided that the park dedication requirement attributed to the two manager units are only exempt if federal or State of Hawai'i funding for the Project, such as the use of low income housing tax credits, prohibits the use or sale of the manager's dwelling unit as a revenue-generating or profit-generating dwelling unit for the required affordability period, including any extensions thereof; and

BE IT FURTHER RESOLVED that the Project is approved subject to the following conditions:

A. Development must be in general conformance with the approved Project, as described herein and shown on plans and drawings labeled as Exhibits A, B, C, D-1 through D-12, and E attached hereto and incorporated by reference herein. Minor modifications to the Project may be approved by the DPP Director. Major modifications will require approval by the City Council.

B. Prior to the issuance of any building permit for the Project, the Applicant shall submit to the DPP for its review and approval:

1. An overall timeline or phasing plan of the anticipated dates to obtain major building permits for demolition or construction work, including the projected date of occupancy, in a format acceptable to the DPP. The timeline should identify when the construction management plan ("CMP") and traffic management plan ("TMP") will be submitted to the DPP for its review and approval.

2. A CMP that:

   a. Identifies the type, frequency, and routing of heavy trucks and construction-related vehicles, and provides remedial measures to minimize impacts from construction vehicles and construction-related activities;

   b. Identifies and limits construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provides for onsite or offsite staging areas for construction workers and vehicles to limit the use of on-street parking around the Project site, and includes other traffic mitigation measures to address potential impacts on the surrounding neighborhood during Project construction;

   c. Includes plans for all work within or affecting public streets, and preliminary or conceptual traffic control plans during construction; and

   d. Includes documentation of the condition of roadways prior to the start of construction activities and provides remedial measures, as necessary, such as restriping, road resurfacing, or roadway reconstruction so that the existing roadway may be restored if its condition deteriorates as a result of the construction-related activities.

3. A TMP that:

   a. Includes traffic demand management ("TDM") strategies to minimize the number of vehicular trips for daily activities of Project residents; TDM strategies may include carpooling, ride hailing, car sharing, and ride sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies; and

   b. Includes a pedestrian circulation plan that provides accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties, and contains the determination of effective sidewalk widths, taking into account the City's Complete Street initiatives.

C. Approximately one year after the issuance of the certificate of occupancy for the Project, the Applicant shall submit to the DPP for its review and approval:

1. A post TMP to validate the relative effectiveness of the various TDM strategies identified in the initial TMP; and

2. A post TIA that updates the initial traffic impact analysis ("TIA") dated October 4, 2024, and prepared by Wilson Okamoto Corporation, to validate traffic projections, distribution, and assignment contained in the initial TIA. If the updated TIA recommends additional traffic mitigation measures or modifications to address traffic impacts directly attributable to the Project, the Applicant shall implement the updated TIA recommendations. If the updated TIA is inconclusive, a second updated TIA may be required one year after the date of the updated TIA, as the DPP Director determines is necessary.

D. Project driveways and service areas.

1. All vehicular access points must be constructed as City dropped driveways. Adequate sight distance to pedestrians and other vehicles must be maintained from all driveways. Driveway grades must not exceed five percent for a minimum distance of 25 feet from the back of the designated pedestrian walkway.

2. Entry gates or guard shacks (if used) must be recessed as far into the Project driveway as necessary to avoid any queuing onto public streets.

3. All loading, trash pickup, and parking areas must be designed so that vehicles enter and exit front first. Turning templates must demonstrate adequate turn-around and maneuvering areas for large vehicles on the Project site, and the layout of parking spaces in the loading and trash pickup areas must not interfere with large vehicle turning maneuvers or impact driveway operations.

E. Prior to the issuance of any building permit for the Project, the Applicant shall execute a 201H Agreement with the DPP Director that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure the Project's ongoing compliance with the requirements of HRS Chapter 201H and this resolution; and

RESOLUTION

BE IT FURTHER RESOLVED that references to specific statutes, ordinances, or regulations include respective successor statutes, ordinances, or regulations; and

BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferable to any other real property; and

BE IT FURTHER RESOLVED that this resolution is null and void unless construction of the Project commences no later than 60 months after the adoption of this resolution; and

BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, and construction standards for the Project and are approved if those plans and specifications do not substantially deviate from the preliminary plans and specifications submitted to the Council; provided that minor modifications to the design character, building specifications, or landscaping may be approved by the DPP Director if such modifications are consistent with the prevailing neighborhood character; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials or employees, on account of actions taken by them in reviewing or approving the preliminary plans and specifications or in granting the exemptions listed herein; and

BE IT FURTHER RESOLVED that the DPP Director is authorized to execute and record the 201H Agreement referenced in Condition E, pursuant to the terms, conditions, and provisions approved as to form and legality by the Corporation Counsel as being necessary, advisable, or desirable for the purpose of carrying out this resolution; and

BE IT FURTHER RESOLVED that the DPP Director is hereby authorized to execute any incidental or related documents to carry out the transactions described above, so long as the documents do not increase either directly or indirectly the financial obligations of the City; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **24-297, CD1**

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Keith Ishida, Āhē Group, 157 Makawao Street, Kailua, Hawai'i 96734.

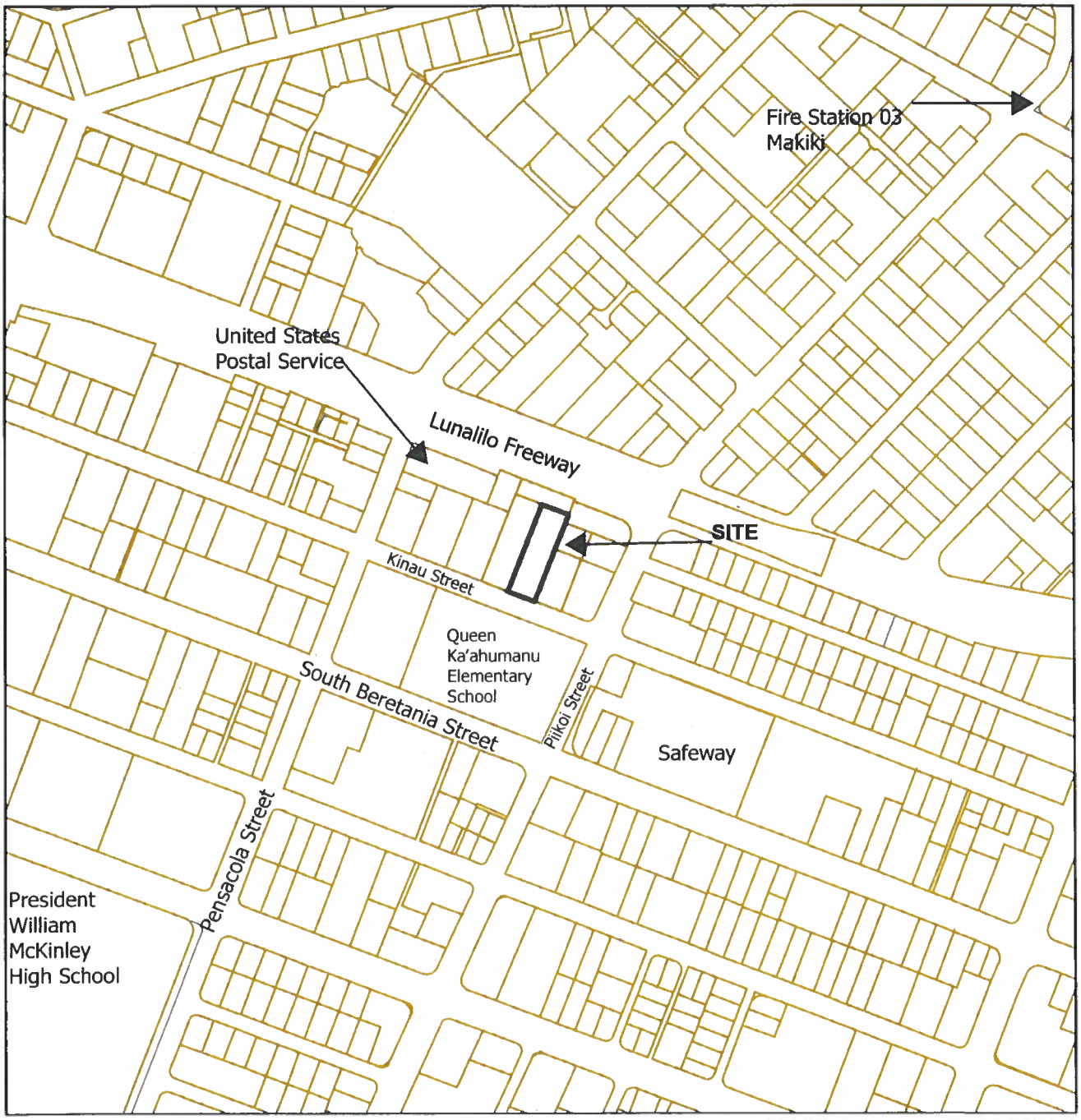
INTRODUCED BY:

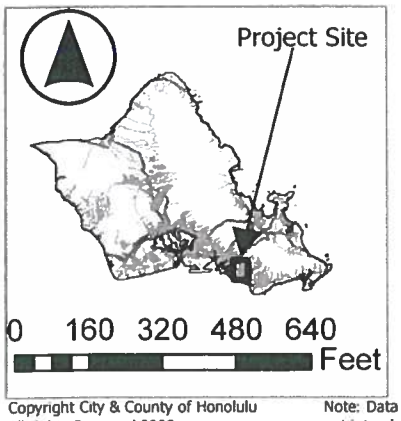
Tommy Waters (br)

DATE OF INTRODUCTION:

December 26, 2024
Honolulu, Hawai'i

Councilmembers





Location Map Exhibit A
File No.: 2024/GEN-10

Project: 1142 Kinau Street
Affordable Housing Project
Location: 1142 Kinau Street - Honolulu
TMK: 2-4-012:029

City and County of Honolulu

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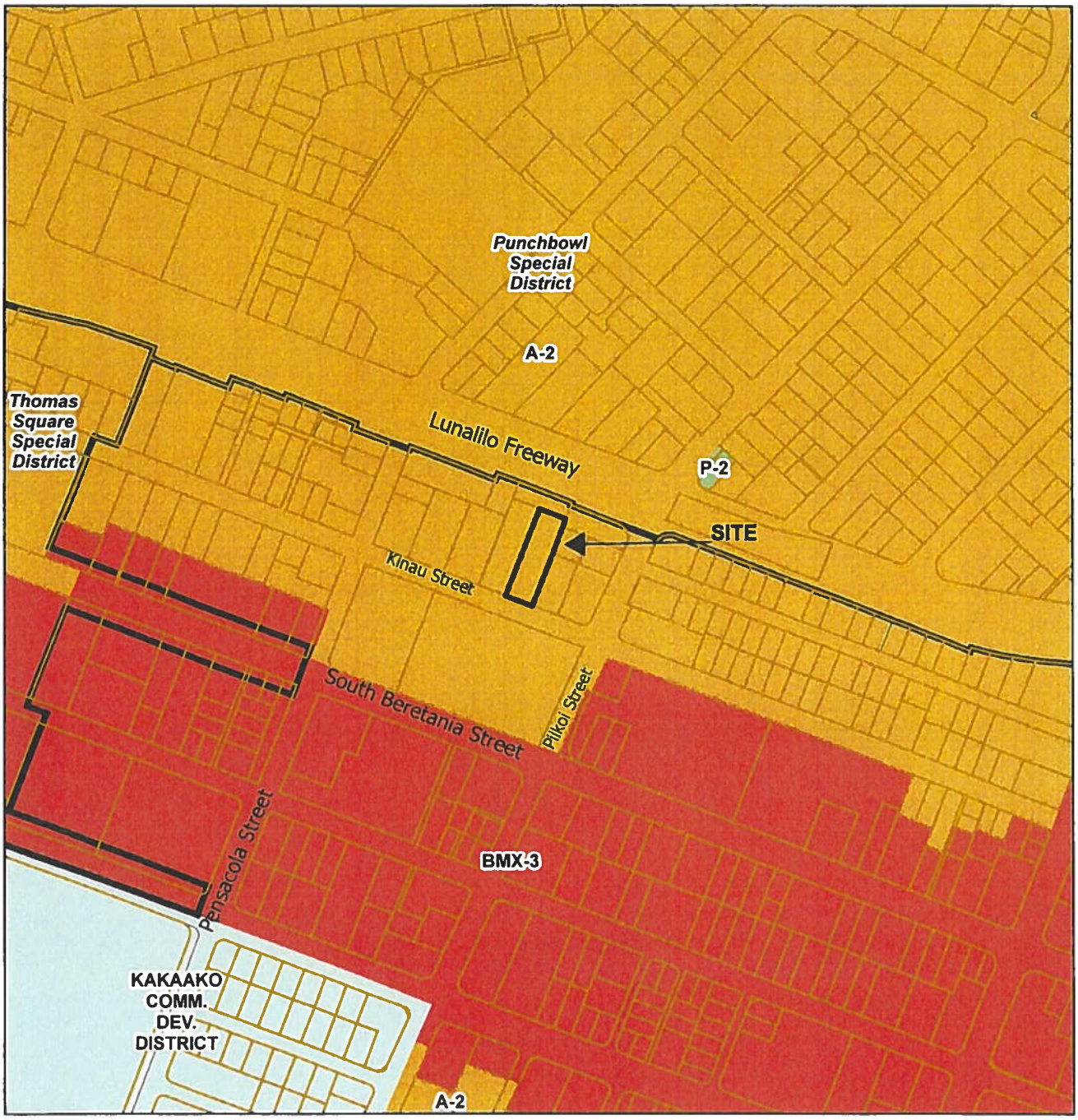
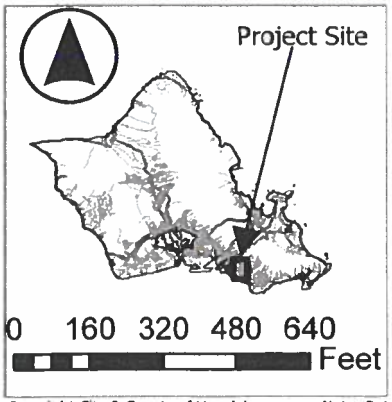
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024





Zoning Map Exhibit B
File No.: 2024/GEN-10

Project: 1142 Kinau Street
Affordable Housing Project
Location: 1142 Kinau Street - Honolulu
TMK: 2-4-012:029

Legend

- Zoning Special District
- A-2
- BMX-3
- KAKAAKO COMM. DEV. DISTRICT
- P-2
- R-5

City and County of Honolulu

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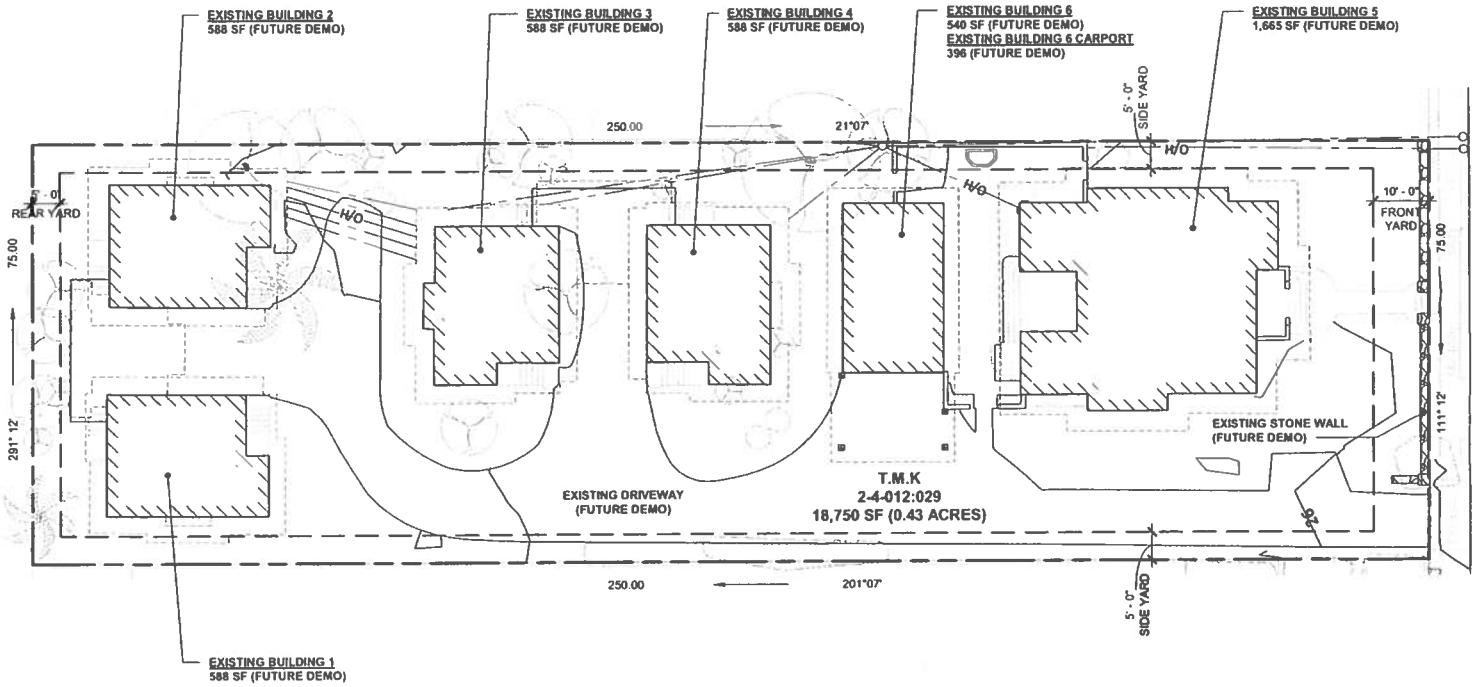
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024

Exhibit C



PLAN NORTH

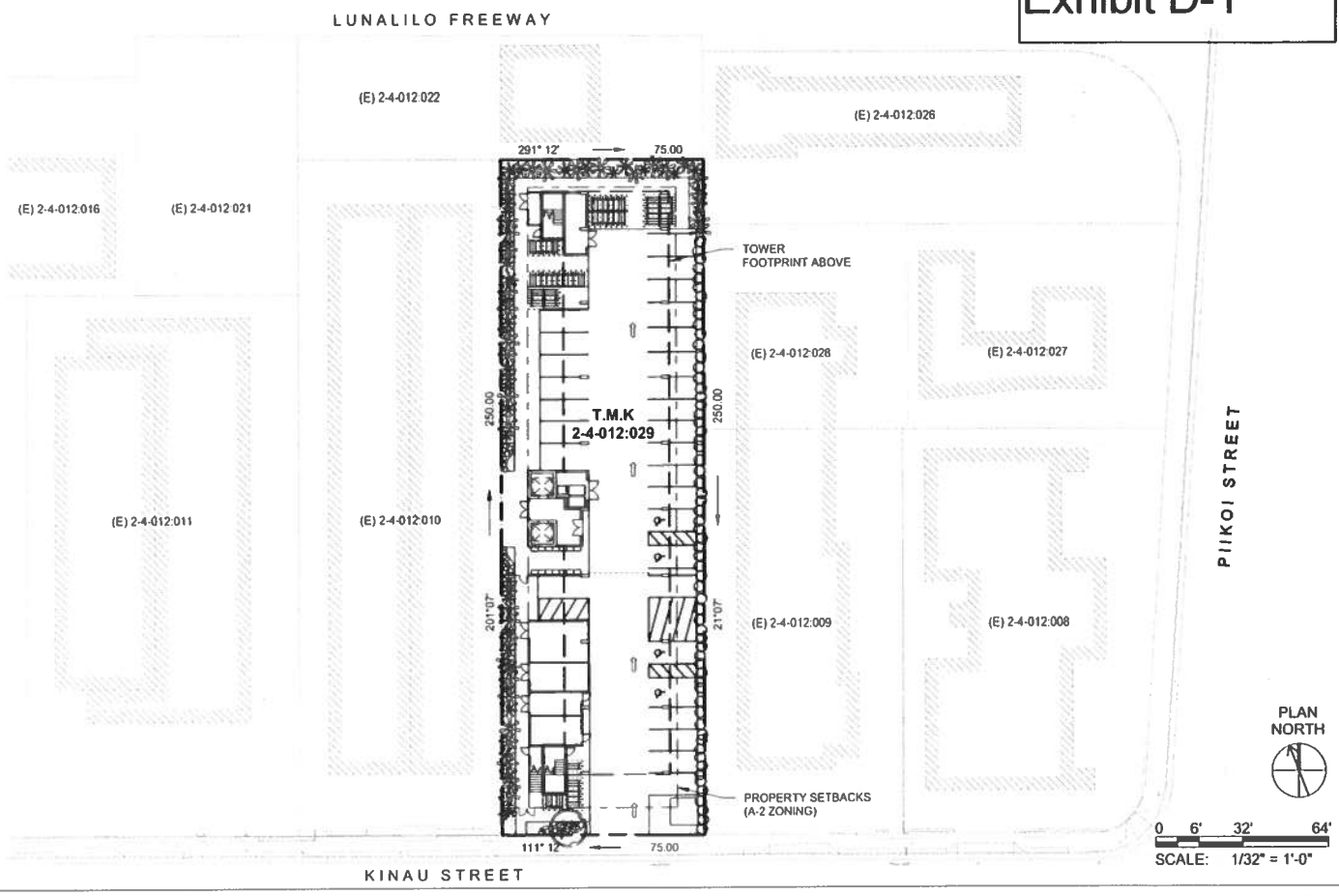
0 8' 16' 32'

SCALE: 1/16" = 1'-0"

DESIGN PARTNERS INCORPORATED

EXISTING SITE PLAN | **1142 KINAU STREET** | A004

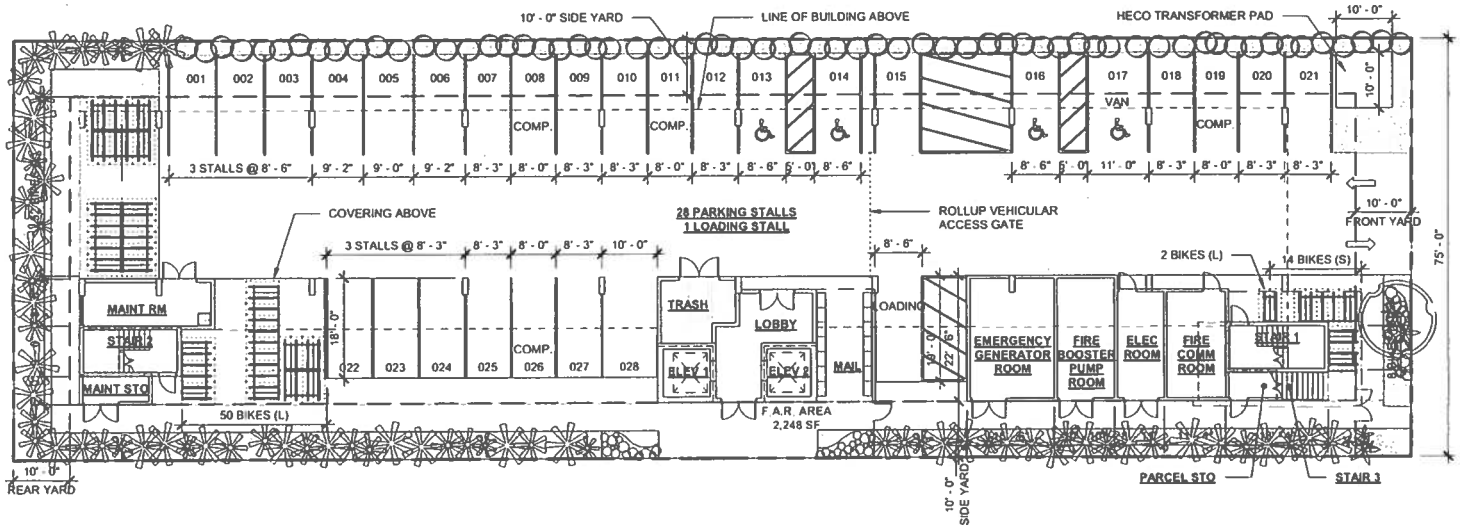
Exhibit D-1



DESIGN PARTNERS INCORPORATED

ARCHITECTURAL SITE PLAN | **1142 KINAU STREET** | A006

Exhibit D-2



LEGEND

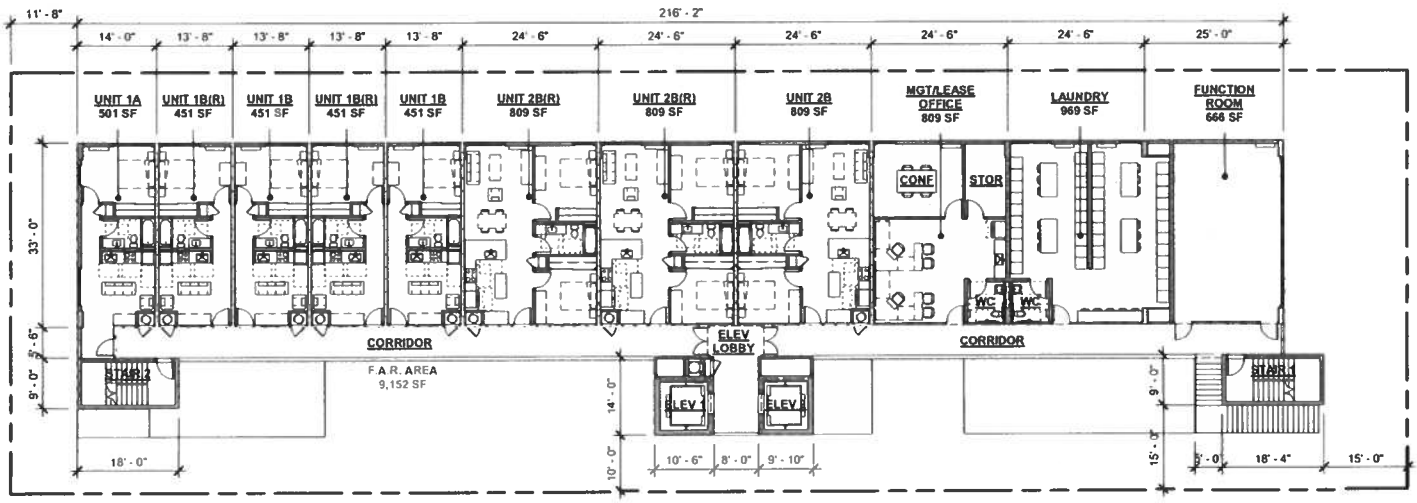
FAR AREA

PLAN NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

Exhibit D-3



LEGEND

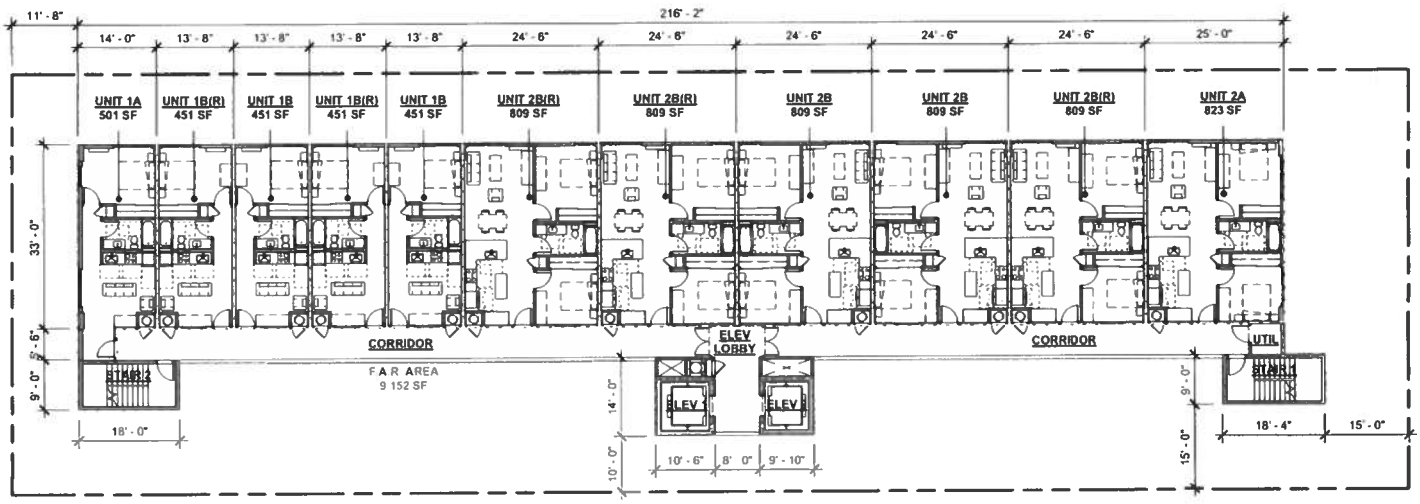
FAR AREA

PLAN NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

Exhibit D-4



LEGEND

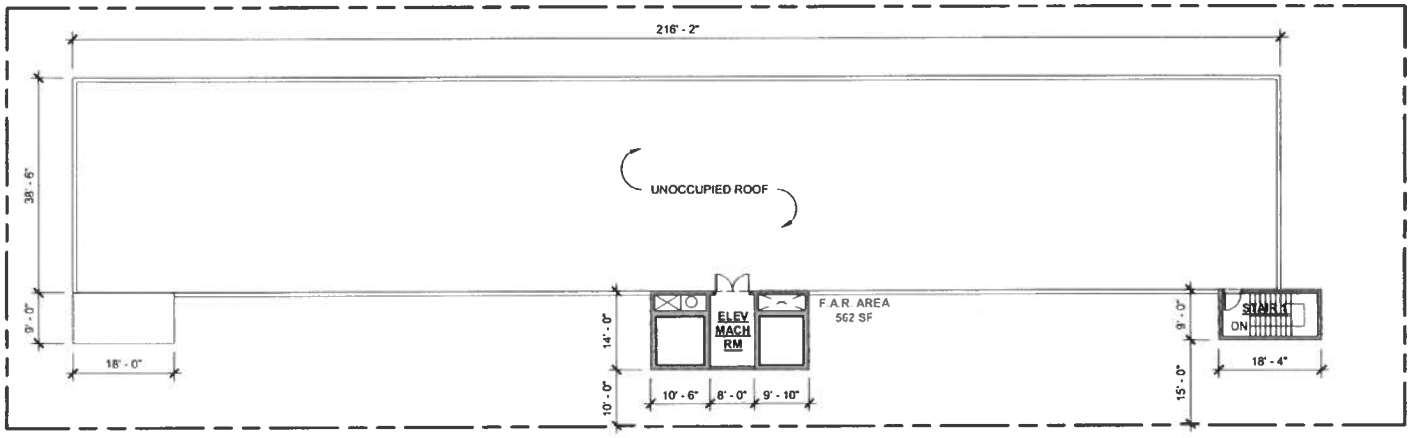
FAR AREA

PLAN NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

Exhibit D-5



LEGEND

FAR AREA

PLAN NORTH

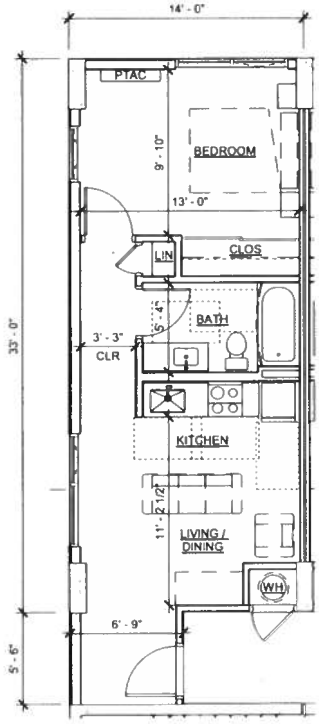
0 8' 16' 32'

SCALE: 1/16" = 1'-0"

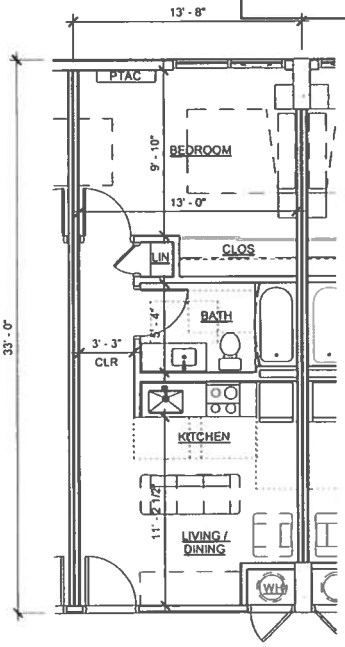
DESIGN PARTNERS INCORPORATED

ROOF PLAN | 1142 KINAU STREET | A010

Exhibit D-6



UNIT TYPE '1A'

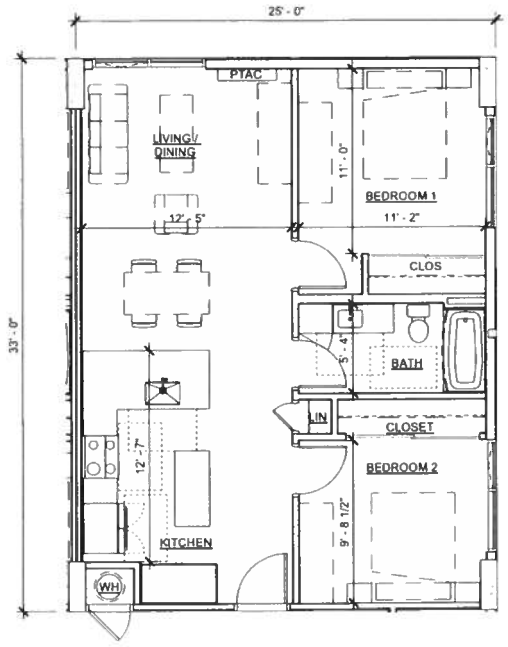


UNIT TYPE '1B'

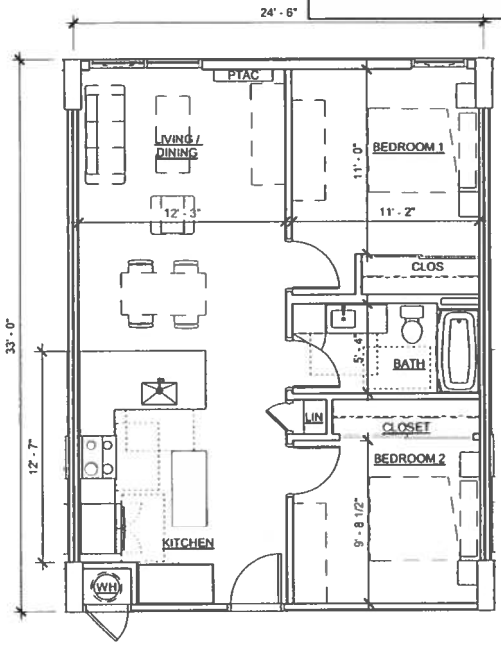
0 2' 4' 8'

SCALE: 3/16" = 1'-0"

Exhibit D-7



UNIT TYPE '2A'

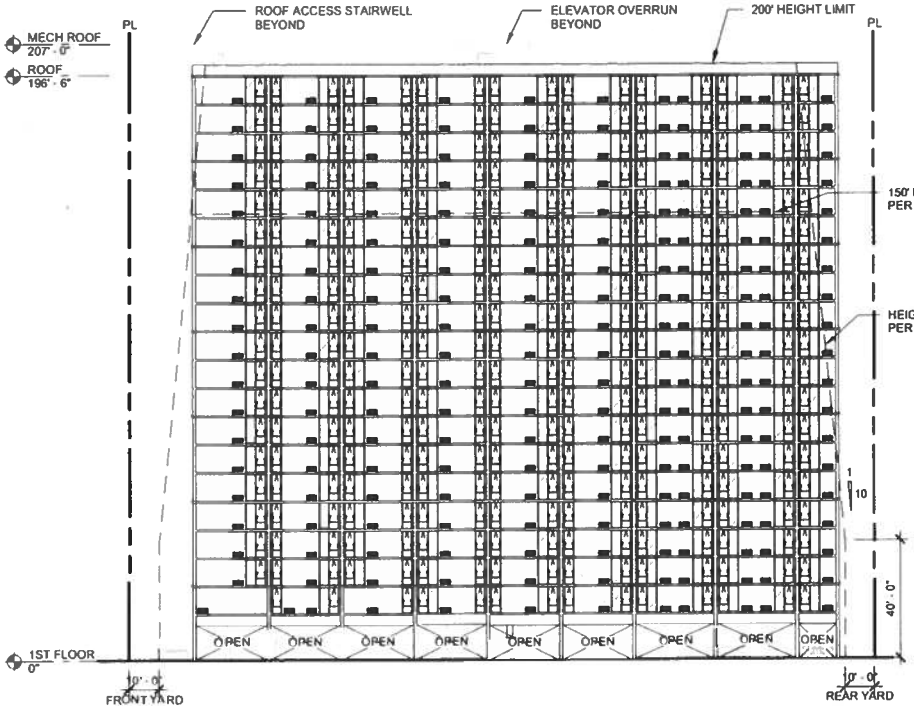


UNIT TYPE '2B'

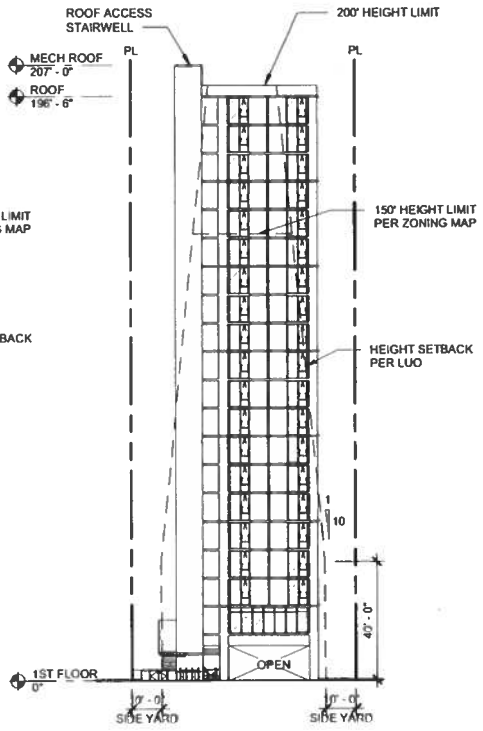
0 2' 4' 8'

SCALE: 3/16" = 1'-0"

Exhibit D-8



EAST ELEVATION

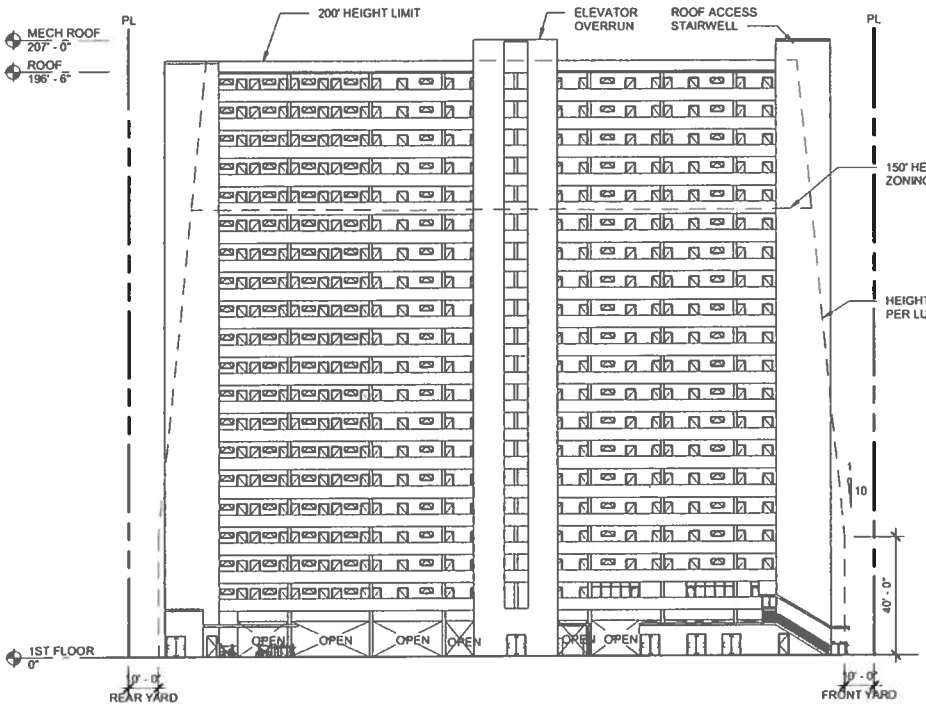


SOUTH ELEVATION

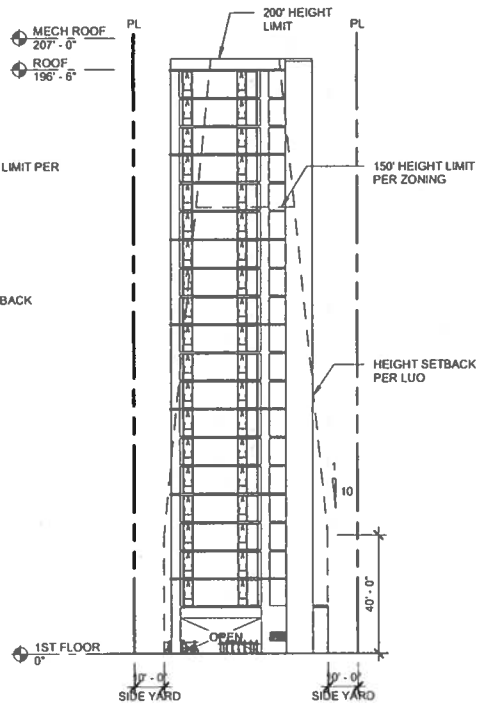
0 30' 60'

SCALE: 1" = 30'-0"

Exhibit D-9



WEST ELEVATION

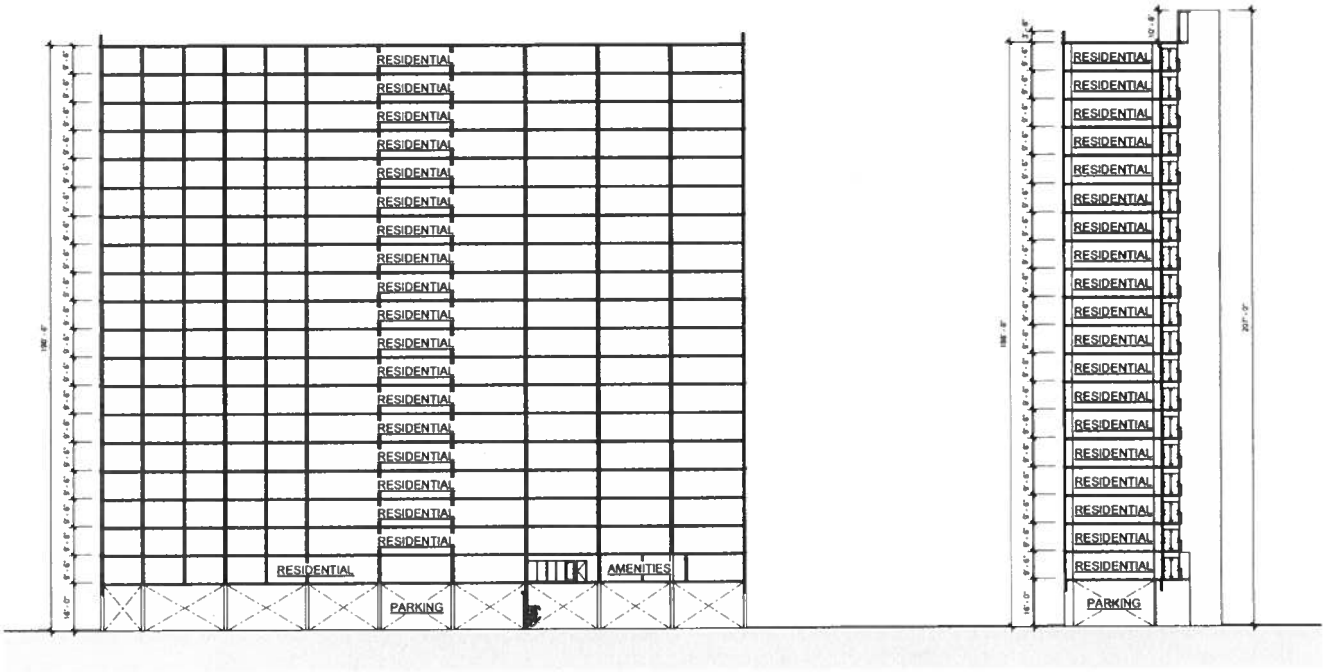


NORTH ELEVATION

0 30' 60'

SCALE: 1" = 30'-0"

Exhibit D-10



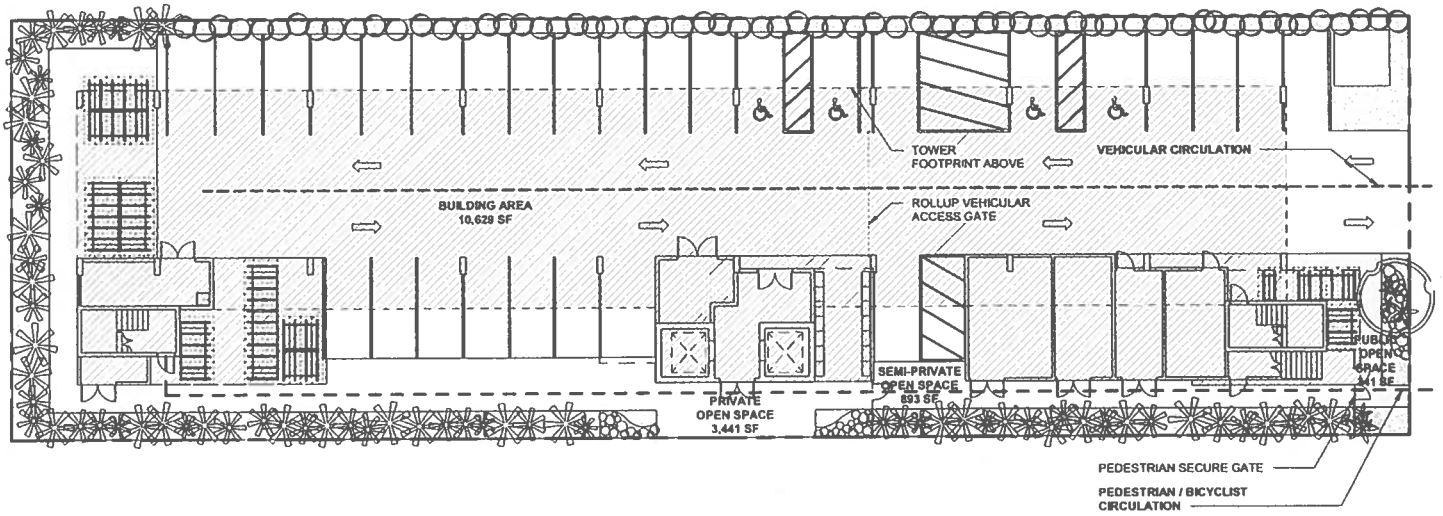
LONGITUDINAL SECTION

CROSS SECTION

0 30' 60'

SCALE: 1" = 30'-0"

Exhibit D-11



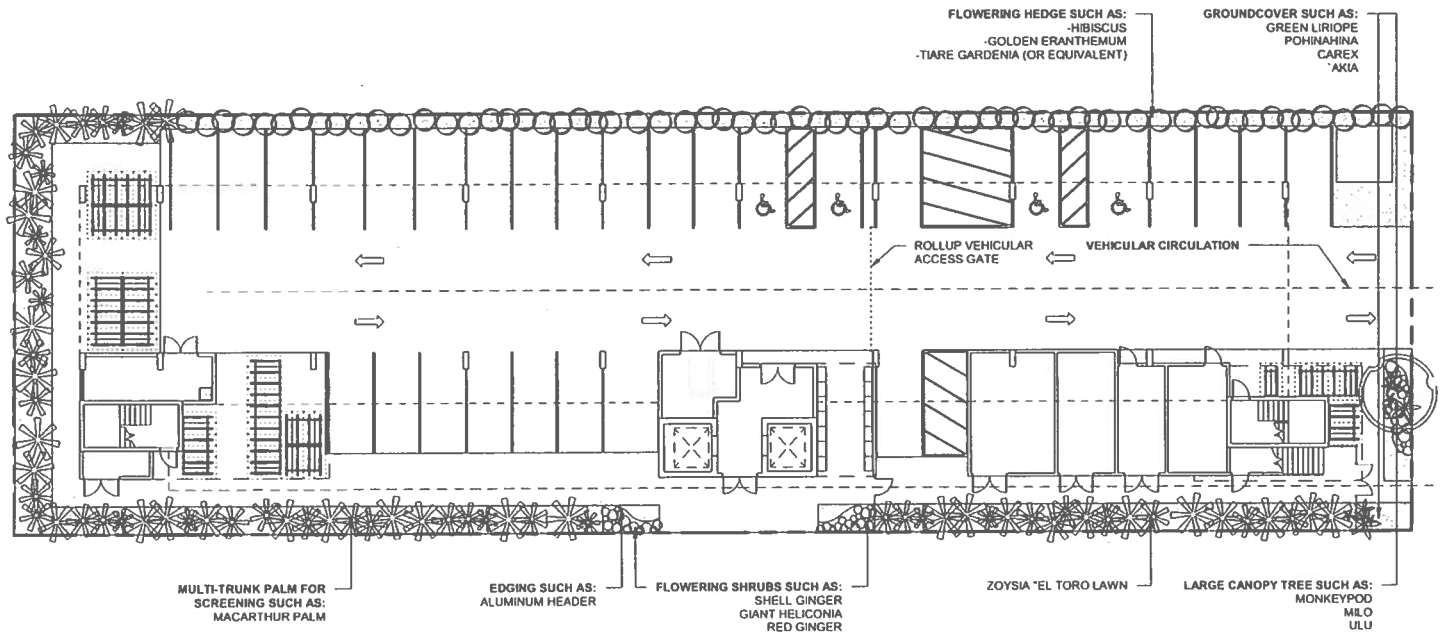
LEGEND
- BUILDING AREA
- PUBLIC OPEN SPACE
- SEMI-PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- VEHICULAR CIRC
- PED./CYCLE CIRC

PLAN NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

Exhibit D-12



PLAN NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

DESIGN PARTNERS INCORPORATED

LANDSCAPE AND SCREENING PLAN | **1142 KINAU STREET** | A017



DESIGN PARTNERS INCORPORATED

Report Title:
Exemptions Pursuant to HRS Chapter 201H; 1142 Kīna'u Street Affordable Rental Housing Project; 1142 Kinau Street Affordable Rental Housing Project; Department of Planning and Permitting ("DPP"); Downtown, O'ahu; Downtown, Oahu

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.