



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3077

**COMMITTEE ON ZONING,  
PLANNING AND HOUSING**

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**Voting Members:**  
Ron Menor, Chair  
Tommy Waters, Vice Chair  
Brandon J.C. Elefante  
Ann C. Kobayashi  
Joey Manahan

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**AGENDA  
ADDENDUM**  
SPECIAL MEETING  
CITY COUNCIL CHAMBER  
FRIDAY, SEPTEMBER 18, 2020  
9:00 A.M.

**PUBLIC PARTICIPATION AND TESTIMONY**

Pursuant to the Twelfth Proclamation issued by Governor David Ige on August 20, 2020, relating to the COVID-19 pandemic, in order to allow public participation in a manner consistent with social distancing practices, the following procedures are in effect for the meeting:

**VIEWING THE MEETING AND RESTRICTIONS ON ENTRY**

**Members of the public will not be allowed into the meeting room, but may view the meeting on a live broadcast.** The meeting will be viewable: (1) by internet live streaming through [www.honolulucitycouncil.com](http://www.honolulucitycouncil.com) and [http://olelo.granicus.com/MediaPlayer.php?publish\\_id=92](http://olelo.granicus.com/MediaPlayer.php?publish_id=92); and (2) by televised live broadcast on Olelo TV Channel 54.

After the meeting, the meeting will be viewable on demand at <http://www.honolulucitycouncil.tv/>. Copies of older meeting videos may be requested by calling the City Clerk's Office at 768-5822; charges may apply.

Some Councilmembers and presenters may be participating in the meeting by interactive conference technology from remote locations.

**ORAL TESTIMONY**

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

1. Persons may submit oral testimony remotely through the Webex internet platform. To participate, persons should visit [www.webex.com](http://www.webex.com), click "Join," enter meeting number **1234721350**, and complete the registration process. Registrants will receive an email that contains links and information on joining the meeting by either phone or video conference. Webex testifiers are strongly encouraged to register at least 24 hours before the start of the meeting.
2. Each speaker will be limited to a **one-minute** presentation.
3. Remote testimony will be taken at the start of the agenda and then closed.

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**WRITTEN TESTIMONY**

Written testimony may be faxed to 768-3826 or transmitted via the internet at <http://www.honolulu.gov/ccl-testimony-form.html> for distribution at the meeting.

If submitted, written testimonies, including the testifier's address, email address and phone number, will be available to the public on both the City's Council's pilot website: [www.honolulucitycouncil.com](http://www.honolulucitycouncil.com) as well as the City's legacy DocuShare Website.

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**MATERIALS AVAILABLE FOR INSPECTION**

Meeting materials ("*board packet*" under HRS Section 92-7.5) are accessible at [www.honolulucitycouncil.com](http://www.honolulucitycouncil.com) by clicking on the link for the item on the online agenda for the meeting.

Accommodations are available upon request to persons with disabilities. Please call 768-3825 or send an email to [potto1@honolulu.gov](mailto:potto1@honolulu.gov) at least three working days prior to the meeting.

**This addendum item is a proposed CD1 amendment to Agenda Item No. 1 – Resolution 20-225.**

1. **RESOLUTION 20-225 – KAWAINUI STREET APARTMENTS AFFORDABLE HOUSING PROJECT (2020/GEN-7)**. Granting exemptions from certain requirements relating to the Kawainui Street Apartments Affordable Housing Project at 460 Kawainui Street, Kailua, Oahu, Hawaii, an affordable multi-family rental housing project on about 40,788 square feet of land consisting of a two- and three-story building, containing a total of 73 dwelling units (68 affordable rental units), residential amenities, bicycle parking, and 53 parking spaces; and identified by Tax Map Key 4-3-051: 026. (Applicant: Kawainui Housing Partners LP) (Transmitted by Communication D-595 [2020])

PROPOSED CD1 TO RESOLUTION 20-225 (Submitted by Councilmember Menor) – The CD1 (OCS2020-0884/9/14/2020 2:02 PM) makes the following amendments:

- A. In the first WHEREAS clause, adds reference to the Project site zoning, and Exhibits A through L, attached to the resolution.
- B. In the second WHEREAS clause:
  1. Corrects an error by describing the Project as consisting of a three- and four-story building (instead of a two- and three-story building); and
  2. Clarifies that the Project includes 53 ground floor parking spaces, one loading space, and 47 bicycle parking spaces.
- C. Adds a fourth WHEREAS clause to provide that the Project is eligible to receive consideration under the City's rules implementing HRS Section 201H-38, which require that at least 50 percent of a project's total units must be available to households earning at or below 80 percent of the area median income ("AMI").
- D. In the sixth WHEREAS clause, provides that the Council has reviewed the preliminary plans and specifications for the Project dated April 15, 2020, and May 2, 2020, prepared by WRNS Studio, and submitted to the Council by the DPP on September 1, 2020, by D-595 (2020).

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- E. Adds a ninth WHEREAS clause to provide that 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.
- F. In the BE IT RESOLVED clause:
  - 1. Formats the exemptions to conform to the standard format for 201H resolutions.
  - 2. Numbers all exemptions consecutively.
  - 3. In renumbered Exemption 10, separates the maximum building area, maximum building height, height setback, and yard exemptions into four separate exemptions (10 through 13). Renumbers subsequent exemptions.
  - 4. In renumbered Exemption 15, clarifies that the Project will provide one 8.5-foot by 19-foot loading space with 10-foot vertical clearance, rather than the required 12-foot by 35-foot loading space with 14-foot vertical clearance.
  - 5. In renumbered Exemption 16, adds that the Project's park dedication requirements, which are being waived, total approximately 8,030 square feet of park space, or payment of an equivalent in-lieu fee, estimated at \$870,200
- G. In Condition C, details specific parking restrictions and requirements, and specific enforcement provisions and remedies that must be set forth in the Project's development agreement and all tenant rental agreements.
- H. In Condition E.4, requires the Applicant to provide one free annual TheBus pass to each household residing in an affordable Project unit that does not have an assigned off-street Project parking space, for a period of five years after that household first occupies the affordable unit.
- I. Adds a new Condition F to require that the Applicant give preference with respect to the rental of vacant Project units, in the following order of priority (status will be determined at the time of submission of the rental application): first to Oahu residents who both live and work in Kailua;

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second to Oahu residents who live in Kailua; and third to Oahu residents who work in Kailua. If none of the rental applicants for a vacant Project unit fall within one of the priority groups, the Applicant may rent the unit to another qualified rental applicant.

- J. Adds a new Condition G to require the Applicant to coordinate and work with the owners of property along Kawainui Street and the DTS to establish and implement a restricted parking zone ("RPZ") program pursuant to which residents in the RPZ, but not others, may obtain parking permits for themselves and their guests to park on public streets within the RPZ. Project tenants are not allowed to participate in the RPZ program.
- K. Adds a new Condition H to require the Applicant to provide landscaping or use green exterior building walls to screen the Project from public views.
- L. Adds a new Condition I to require the Applicant to work with adjacent property owners whose solar panels may be impacted by shadows cast by the Project, to relocate or reposition the solar panels, or to pay reasonable compensation to the affected property owners for inefficient solar energy generation, in an amount to be mutually agreed upon by the Applicant and the respective property owners.
- M. Adds a new Condition J to require the Applicant to coordinate with the DTS to design, implement, and fund various roadway improvements set forth in the condition. Realphabetizes the subsequent condition.
- N. Adds a new second BE IT FURTHER RESOLVED to provide that references to specific statutes, ordinances, or regulations include respective successor statutes, ordinances, or regulations.
- O. In the third BE IT FURTHER RESOLVED clause, deletes the deadline to obtain a development permit for the Project, and instead provides that the resolution is null and void unless construction of the Project commences no later than 24 months after the approval date of the resolution (which conforms to the standard deadline for 201H projects).
- P. In the fifth BE IT FURTHER RESOLVED clause, provides 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.

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- Q. In the seventh BE IT FURTHER RESOLVED clause, deletes the language that authorizes Kawainui Housing Partners LP to execute the development agreement because the City has no authority over the Applicant (Condition K requires the Applicant to execute a development agreement prior to the issuance of any building permits for the Project).
- R. Makes miscellaneous technical and nonsubstantive amendments for purposes of formatting, grammar, clarity, and style.

RON MENOR, Chair  
Committee on Zoning, Planning  
and Housing