

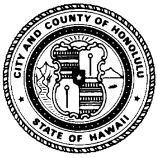
SUMMARY OF PROPOSED FLOOR DRAFT:

**RESOLUTION 20-225, CD1
GRANTING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE
KAWAINUI STREET APARTMENTS AFFORDABLE HOUSING PROJECT AT
KAILUA, OAHU, HAWAII, TAX MAP KEY 4-3-051:026.**

THE PROPOSED FD1 makes the following amendments to the CD1:

- A. Amends the entirety of the resolution to DISAPPROVE (instead of approve) the Project and all exemptions sought therefor.
- B. Amends the resolution's title to read:

"Resolution Disapproving Exemptions from Certain Requirements Relating to the Kawainui Street Apartments Affordable Housing Project at Kailua, Oahu, Hawaii, Tax Map Key 4-3-051:026."
- C. Makes miscellaneous technical and nonsubstantive amendments.



RESOLUTION

DISAPPROVING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KAWAINUI STREET APARTMENTS AFFORDABLE HOUSING PROJECT AT KAILUA, OAHU, HAWAII, TAX MAP KEY 4-3-051:026.

WHEREAS, Kawainui Housing Partners LP (the "Applicant") proposes to develop an affordable multifamily rental housing project, referred to as the Kawainui Street Apartments, on approximately 40,788 square feet of land zoned R-5 Residential District, located at 460 Kawainui Street in Kailua (owned by Kawainui Land LLC), and identified as Tax Map Key No. 4-3-051:026 (the "Project"); and

WHEREAS, as proposed, the Project consists of a three- and four-story building, with a total of 73 dwelling units (68 affordable rental units and five market rental units), 53 ground floor parking spaces, one loading space, 47 bicycle parking spaces, and common amenity areas; and

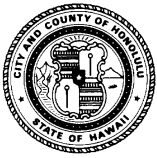
WHEREAS, the Project's affordable rental units will be available to households earning between 30 percent to 60 percent of the area median income ("AMI") for Honolulu, with the majority of affordable rental units available to households earning 60 percent of the AMI; and

WHEREAS, the City Council is empowered and authorized to approve the Project, including 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 Sections 46-15.1 and 201H-38; and

WHEREAS, the City Council has reviewed the exemptions and the proposed affordable housing component of the Project; and

WHEREAS, the City Council has further 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 Department of Planning and Permitting ("DPP") on September 1, 2020, by Departmental Communication 595 (2020); and

WHEREAS, pursuant to HRS Section 201H-38, the Council must approve, approve with modification, or disapprove the Project within 45 days after the DPP has submitted the preliminary plans and specifications for the Project to the Council, and if no action is taken by the Council by the 46th day, the Project is deemed approved; and



RESOLUTION

WHEREAS, the Council disapproves of the Project; now, therefore,

BE IT RESOLVED by the City Council of the City and County of Honolulu that it disapproves the Project and all exemptions sought therefor; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to: Kathy K. Sokugawa, Acting Director, Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; and Keith Ishida, Kawainui Housing Partners LP, 157 Makao Street, Kailua, Hawaii, 96734.

INTRODUCED BY:

Ikaika Anderson (br)

DATE OF INTRODUCTION:

September 1, 2020
Honolulu, Hawaii

Councilmembers