



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

**COMMITTEE ON ZONING,
PLANNING AND HOUSING**

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

**AGENDA
ADDENDUM**
SPECIAL MEETING
CITY COUNCIL CHAMBER
THURSDAY, SEPTEMBER 24, 2020
9:00 AM

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 and <http://olelo.granicus.com/MediaPlayer.php?publishid=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, click "Join," enter meeting number **1468830580**, 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.

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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.

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 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 by clicking on the link for each 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 at least three working days prior to the meeting.

THIS ADDENDUM ITEM IS A PROPOSED CD1 AMENDMENT TO AGENDA ITEM 3 – RESOLUTION 20-231.

FOR ACTION

3. **RESOLUTION 20-231 – REVITALIZATION OF VARONA VILLAGE.** Approving and authorizing the Mayor or the Mayor's designee to enter into a development agreement between the City and County of Honolulu and Savio/Hawaii Habitat Varona Village LLC, for the revitalization of Varona Village, Ewa, Oahu, Hawaii, TMK (1)9-1-017-113. (Transmitted by Communication [D-608](#) [2020])

PROPOSED CD1 TO RESOLUTION 20-231 (Submitted by Councilmember Menor) – The CD1 (OCS2020-0939/9/21/2020 4:32 PM) makes the following amendments:

- A. Revises the resolution title to provide that the resolution authorizes the City's execution of a development agreement and an agreement of sale (instead of only a development agreement) for the disposition of City-owned real property identified on the Land Court Map as Lot 18280-B (instead of TMK (1) 9-1-017:113), for the revitalization of Varona Village.
- B. Adds a new second WHEREAS clause, to include a description of the Property.
- C. Combines the next three WHEREAS clauses of the as-introduced resolution (relating to the history of Varona Village).
- D. Revises the seventh WHEREAS clause to provide that the Department of Customer Services assumed responsibility for the City's Ewa Villages obligations after the Department of Housing and Community Development was dissolved in 1999.
- E. Combines the next two WHEREAS clauses of the as-introduced resolution (relating to the City's commitment to the Tenants).
- F. Revises the ninth WHEREAS clause to provide that on November 30, 2017, the Department of Land Management ("DLM") received two proposals in response to the RFP.

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- G. Moves the next two WHEREAS clauses of the as-introduced resolution (relating to the proposed number of Project dwellings) to the 15th WHEREAS clause.
- H. Moves the WHEREAS clause provision of the as-introduced resolution relating to the DLM's written report to the 19th WHEREAS clause.
- I. Moves the WHEREAS clause provision of the as-introduced resolution relating to the attachment of Exhibits A and B to the last WHEREAS clause.
- J. Adds a new 15th WHEREAS clause to provide that the Project involves rehabilitating existing homes and constructing new homes pursuant to a condominium property regime ("CPR"), with up to 133 dwellings and one community center on CPR units.
- K. Adds a new 16th WHEREAS clause to describe the two phases of Project development.
- L. Adds a new 17th WHEREAS clause to describe the minimum purchase price for Project CPR units.
- M. Adds a new 18th WHEREAS clause to provide that the Project is subject to Resolution 93-01 and Resolution 94-282, CD1, which grant certain exemptions from zoning laws and LUO development standards pursuant to HRS Chapter 201H.
- N. Adds a new 19th WHEREAS clause to provide that in accordance with Charter Section 6-1803(2), by Departmental Communication 570 (2020), the DLM submitted to the Council a written report dated August 19, 2020, regarding the disposition of the Property, and that a copy of the Report is attached to the resolution as Attachment 1.
- O. Adds a new 20th WHEREAS clause to provide that Charter Section 6-1803(3) requires Council approval, by resolution, of the execution by the City of any instruments relating to City-owned real property transactions.
- P. Deletes the next two WHEREAS clauses of the as-introduced resolution (relating to requirements for the disposal of City-owned real property that is not surplus property).

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- Q. Revises the 21st WHEREAS clause to clarify the requirements of ROH Section 37-1.3(c).
- R. Adds a new 22nd WHEREAS clause to provide that pursuant to ROH Section 37-1.2(g), if the City Council adopts a resolution authorizing the disposal of City-owned real property, the property may be disposed of in accordance with the terms of the resolution and ROH Section 37-1.6, Section 37-1.7, or Section 37-1.8, whichever is appropriate.
- S. Adds a last WHEREAS clause to provide that the terms of the disposition of the Property are set forth in the Development Agreement, the form of which is attached to the resolution as Attachment 2 (instead of Exhibit B); and the Agreement of Sale, the form of which is attached to the resolution as Attachment 2, Exhibit F.
- T. In the BE IT RESOLVED clause:
 - 1. Provides for a Council finding that the disposition and sale of the Property pursuant to the Development Agreement and the Agreement of Sale is in the interests of the inhabitants of the City;
 - 2. Provides that the Development Agreement in substantially the form attached to the resolution as Attachment 2 (instead of Exhibit B), and the Agreement of Sale in substantially the form attached to the resolution as Attachment 2, Exhibit F, are approved.
 - 3. Provides authorization for the Mayor (or the Mayor's designee) to dispose of the Property and to execute the Development Agreement in substantially the form attached to the resolution as Attachment 2 (with any amendments recommended by the Corporation Counsel), and any incidental documents relating to the Development Agreement, so long as they do not increase the financial obligation of the City;
 - 4. Adds authorization for the Mayor (or the Mayor's designee) to dispose of the Property and to execute the Agreement of Sale in substantially the form attached to the resolution as Attachment 2, Exhibit F (with any amendments recommended by the Corporation Counsel), and any incidental documents relating to the Agreement of Sale, so long as they do not increase the financial obligation of the City.

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- U. Recaptions Exhibits A and B as Attachments 1 and 2, respectively.
- V. Makes miscellaneous technical and nonsubstantive amendments.

RON MENOR, Chair
Committee on Zoning, Planning
and Housing