



**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  
Alan Kekoa Texeira  
Joey Manahan

**NOTE: Resolution 20-252  
on page 3 of the agenda  
has been cancelled.**

**AGENDA**  
REGULAR MEETING  
CITY COUNCIL CHAMBER  
THURSDAY, OCTOBER 22, 2020  
9:00 A.M.

**PUBLIC PARTICIPATION AND TESTIMONY**

Pursuant to the Fourteenth Proclamation issued by Governor David Ige on October 13, 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?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](http://www.webex.com), click "Join," enter meeting number **1469858173**, 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. Remote testimony will be taken at the start of the agenda and then closed.
3. Each speaker is limited to a **one-minute** presentation on all items.

### **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. Written testimony will not be accepted in person at the meeting.

Should you have any questions, please call 768-3825 or send an email to [potto1@honolulu.gov](mailto:potto1@honolulu.gov).

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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 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](mailto:potto1@honolulu.gov) at least three working days prior to the meeting.

~~FOR EXTENSION OF TIME ONLY~~

- ~~1. **RESOLUTION 20-252 – SMP FOR 144 KAAPUNI DRIVE IN KAILUA (2020/SMA-13).** Granting a Special Management Area (SMA) Use Permit to allow the development of three two-story single-family dwelling units on a single zoning lot within the R-10 Residential District located at 144 Kaapuni Drive, Tax Map Key 4-3-013: 039 por. (Applicant: SL Development, LLC) (Transmitted by Communication D-0646[20]) (Current deadline for Council action: 11/30/20)~~

FOR ACTION

- RESOLUTION 20-178 – AMENDING DPP RULES FOR PROJECTS DEVELOPED UNDER SECTION 201H-38.** Requesting the Director of Planning and Permitting to amend the Department of Planning and Permitting (DPP) rules relating to projects developed under Section 201H-38 of the Hawaii Revised Statutes, which would amend Rule Section 20-25-9 to add certain notification requirements upon DPP's acceptance of a completed application for a 201H project.
- RESOLUTION 20-174 – IPD-T PROJECT FOR KCR DEVELOPMENT (2019/SDD-79).** Approving a conceptual plan for an Interim Planned Development-Transit Project to redevelop 56,250 square feet of land with a mixed-use residential and commercial project in the Ala Moana neighborhood on land zoned BMX-3 Community Business Mixed-Use District, located at 1659, 1661, 1663, 1665, 1667, 1673, 1677, 1679, and 1681 Kapiolani Boulevard and 1646 Kona Street, and identified as Tax Map Key(s) 2-3-041: 003 and 004. (Applicant: Evershine III LP) (Current deadline for Council action: 1/6/21)

PROPOSED CD1 TO RESOLUTION 20-174 (Submitted by Councilmember Kobayashi) – The CD1 (OCS2020-0890/9/10/2020 4:13 PM) makes the following amendments:

- In the resolution title and first WHEREAS clause, clarifies that the Project is a mixed use hotel, condo-hotel, apartment, and commercial development. In the first WHEREAS clause, provides that the DPP accepted the Project's IPD-T application on December 18, 2019 (instead of December 18, 2020).
- In the second WHEREAS clause, provides that as proposed, the Project will include 130 (instead of 84) affordable rental housing units, 303 (instead of 315) hotel units, and 506 (instead of 529) condo-hotel units.

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- C. In the fourth and sixth WHEREAS clauses, provides that the DPP's findings and recommendations on the Project, dated June 30, 2020, were received by the Council as Departmental Communication 504 (2020) on July 10, 2020.
- D. Deletes Condition D (relating to compliance with height setback and tower separation requirements), and adds provisions allowing the Project to encroach into the 50-foot tower separation requirements.
- E. Adds a new Condition E to allow the Project to encroach into the height setback requirements. Realphabetizes subsequent conditions.
- F. In realphabetized Condition F, provides that the maximum number of vehicle parking spaces is 500 spaces, excluding ride share parking spaces (instead of 50 percent of the LUO parking requirement for the Project).
- G. In realphabetized Condition I, adds that the Applicant is required to provide bicycle rack systems to accommodate all of the required short-term and long-term bicycle parking spaces.
- H. In realphabetized Condition K.1, requires the Applicant to provide 130 affordable rental units or 16 percent of the Project's total number of hotel and condo-hotel units, whichever is greater (instead of 169 affordable rental units or 20 percent of the Projects total number of hotel and condo-hotel units, whichever is greater).
- I. In realphabetized Condition K.5, requires the Applicant to provide free, reduced fare, or reimbursement of transit passes for some (instead of all) Project residents, guests, and employees, for a minimum of one year after hotel operations commence.
- J. Deletes realphabetized Conditions L.1 (requiring reorientation of the angled tower to a mauka-makai orientation), L.2 (requiring compliance with LUO height setbacks), and L.3 (requiring compliance with the 50-foot tower separation requirement). Condition L.4 becomes Condition L.
- K. In realphabetized Condition N.1, prior to submitting a grading or building permit application for the Project, requires the Applicant to submit to the DPP an archaeological inventory survey ("AIS") report that has been submitted (instead of approved) by the DLNR State Historic Preservation Division ("SHPD").

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- L. In realphabetized Condition P.3:
    - 1. Deletes the requirement that traffic demand management ("TDM") strategies include a substantial reduction in the availability of parking spaces; and
    - 2. Provides that the TDM strategies must include the community benefits required in Condition K.5 (relating to TDM measures to encourage the use of alternate transportation modes to minimize the number of vehicular trips for daily activities of Project residents, guests, customers, and employees).
  - M. Revises realphabetized Condition V to conform to the standard provisions used in IPD-T resolutions relating to Project conformity with the conceptual plans approved in the resolution.
  - N. Adds a BE IT FURTHER RESOLVED clause to include standard Council findings for IPD-T projects.
  - O. Makes miscellaneous technical and nonsubstantive amendments.
4. **RESOLUTION 20-192 – LUO AMENDMENT TO ZONING MAP NO. 21 (KUALOA-WAIAHOLE-KAHALUU)**. Proposing an amendment to Zoning Map No. 21 (Kualoa-Waiahole-Kahaluu), Ordinance 86-122, to rezone an approximately 2.48 acre portion of a split-zoned 3.077 acre parcel located at 47-576 Ahuimanu Road, Kahaluu, Oahu, and identified as Tax Map Key No. 4-7-032: 008.
5. **RESOLUTION 20-251 – HPHA AFFORDABLE HOUSING DEVELOPMENT (2020/GEN-10)**. Granting exemptions from certain requirements pursuant to Chapter 201H-38, Hawaii Revised Statutes, relating to the Hawaii Public Housing Authority Affordable Housing Development on about 6.06 acres of land owned by the State of Hawaii, located at 1002 North School Street, Kapalama, Oahu, Hawaii, Tax Map Key 1-6-009: 003 por. (Applicant: Retirement Housing Foundation) (Transmitted by Communication D-0645[20]) (Current deadline for Council action: 11/15/20)

Related communication:

D-0661(20) Department of Planning and Permitting, submitting supplemental preliminary plans and project specifications for Departmental Communication D-0645(20)

6. **RESOLUTION 20-265 – LUO AMENDMENT RELATING TO DETACHED DWELLINGS.** Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 1990 (the Land Use Ordinance), relating to detached dwellings.
7. **BILL 55 (2020) – LUO AMENDMENT RELATING TO DETACHED DWELLINGS.** Amending Chapter 21, Revised Ordinances of Honolulu 1990, as Amended (the Land Use Ordinance) relating to detached dwellings to further address the regulations on large residential structures in residential districts. (Transmitted by Communication D-0517[20]) (Bill passed First Reading on 8/19/20)
8. **BILL 56 (2020) – LUO AMENDMENT RELATING TO DETACHED DWELLINGS.** Amending Chapter 21, Revised Ordinances of Honolulu 1990, as Amended (the Land Use Ordinance) relating to detached dwellings to further address the problem of the illegal use of large residential structures in residential districts. (Transmitted by Communication D-0517[20]) (Bill passed First Reading on 8/19/20)
9. **BILL 57 (2020) – LUO AMENDMENT RELATING TO DETACHED DWELLINGS.** Amending Chapter 21, Revised Ordinances of Honolulu 1990, as Amended (the Land Use Ordinance) relating to detached dwellings to further address the regulations on large residential structures in residential districts. (Transmitted by Communication D-0517[20]) (Bill passed First Reading on 8/19/20)
10. **BILL 2 (2019), CD1 – LUO AMENDMENT RELATING TO IPD-T PERMITS.** Amending Chapter 21, Revised Ordinances of Honolulu 1990, as amended (the Land Use Ordinance) relating to Interim Planned Development-Transit Permits for future Transit-Oriented Development within close proximity to future rail stations. (Bill passed Second Reading and Public Hearing held on 11/6/19; Current deadline for Council Action: 11/29/20)

**PROPOSED CD2 TO BILL 2 (2019), CD1** (Submitted by Councilmember Waters)  
– The CD2 (OCS2020-0889/9/9/2020 4:21 PM) makes the following amendments:

- A. Amends proposed new Section 21-9.100-5(g) relating to community benefits to provide that for projects that include a hotel or condo-hotel component, the community benefits proposed in the IPD-T project application must consist entirely of affordable housing. Establishes minimum requirements for the affordable housing offered as community benefits.
- B. Amends redesignated Section 21-9.100-5(h) relating to application requirements to require dollar amount estimates of:
  1. The value of requested height bonuses;

2. The value of requested density bonuses; and
3. The cost to the developer for each category of proposed community benefits;

accompanied by an explanation of how the values and costs were calculated.

C. Makes miscellaneous technical and nonsubstantive amendments.

11. **BILL 58 (2020) – CONSUMER CLEAN ENERGY PROJECTS.** To develop expedited permitting procedures for consumer clean energy projects in order to support rapid consumer adoption of clean energy solutions while continuing to protect the health and safety of Honolulu’s residents. (Bill passed First Reading on 8/19/20; Committee postponed action on 9/24/20)

Related communication:

D-0670(20) Department of Planning and Permitting, submitting proposed amendments for Bill 58 (2020)

## **INFORMATIONAL BRIEFING**

12. **UPDATE BY THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE AMENDMENTS, DEVELOPMENT PLANS AND SUSTAINABLE COMMUNITIES PLAN REVISION BILLS.**

RON MENOR, Chair  
Committee on Zoning, Planning  
and Housing