



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
Joey Manahan
Alan Kekoa Texeira

AGENDA ADDENDUM

SPECIAL MEETING
CITY COUNCIL CHAMBER
THURSDAY, OCTOBER 29, 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 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 **1463450083**, 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. 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 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.

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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 agenda provides descriptions of: 1) a proposed CD1 amendment to Agenda Item No. 1 – Resolution 20-251; 2) a proposed CD1 amendment to Agenda Item No. 2 – Resolution 20-270; 3) a proposed CD1 amendment to Agenda Item No. 3 – Resolution 20-272; 4) a related communication to Agenda Item No. 5 – Resolution 20-222; and 5) related communications to Agenda Item No 6 – Resolution 20-224.

1. **RESOLUTION 20-251 – HPHA AFFORDABLE HOUSING DEVELOPMENT 201H PROJECT (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)

PROPOSED CD1 TO RESOLUTION 20-251 (Submitted by Councilmember Manahan) – The CD1 (OCS2020-1077/10/23/2020 3:37 PM) makes the following amendments:

- A. In the first WHEREAS clause, adds reference to the Project site zoning, address, and Exhibits A through Y, attached to the resolution.
- B. Divides the second WHEREAS clause into two separate WHEREAS clauses and clarifies the Project description.
- C. In the fourth WHEREAS clause, adds that the Project consists of one- and two-bedroom units, and clarifies the Project's affordability offering.
- D. Adds a fifth 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").
- E. In the seventh WHEREAS clause, provides that the Council has reviewed the preliminary plans and specifications for the Project dated May 14, 2020, prepared by Design Partners Incorporated, and submitted to the Council by the DPP on October 7, 2020, by D-661 (2020).
- F. Adds a tenth 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.

G. 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. Deletes renumbered Exemption 2, relating to an exemption from payment of wastewater system facility charges, estimated at \$4,403,609.
4. In renumbered Exemptions 1 through 7, waives only the portion of fees and charges attributed to the residential units, NOT the portion of fees and charges attributed to the HPHA offices and commercial spaces.
5. In renumbered Exemption 8, provides for an exemption from the permitted uses and structures in the residential zoning districts, to allow the Project to have multifamily dwellings, office buildings, and commercial uses as permitted in the BMX-3 Community Business Mixed Use District.
6. Moves former Exemption C.1 to renumbered Exemption 9, to provide an exemption from the development standards in the R-5 Residential District, to allow the Project to comply instead with the development standards applicable in the BMX-3 District.
7. In renumbered Exemption 10, deletes reference to exemptions relating to yards, height setback, and maximum building area (the Project complies with these requirements for the BMX-3 District). Provides an exemption from the R-5 District maximum building height of 25 feet, to allow a Project maximum building height of 170 feet (since maximum building heights for the BMX-3 District are specified on the zoning maps, there is no BMX-3 District height limit specified for the Project site, which is zoned R-5 District).
8. In renumbered Exemption 11, allows the Project to provide a minimum of 820 parking spaces (rather than the required minimum 1,200 parking spaces).

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9. In renumbered Exemption 12, clarifies that the Project will provide six 8.5-foot by 19-foot loading spaces with a 10-foot vertical clearance, and three 12-foot by 35-foot loading spaces with a 15-foot vertical clearance (rather than the required four 8.5-foot by 19-foot loading spaces with a 10-foot vertical clearance, and five 12-foot by 35-foot loading spaces with a 15-foot vertical clearance).
 10. In renumbered Exemption 13, clarifies that the exemption is from the sign standards of LUO Article 7 to allow the Project to comply with a Project master sign plan ("MSP") approved by the DPP.
 11. Divides former Exemption D into two separate renumbered Exemptions 14 and 15. In renumbered Exemption 14, corrects the estimated amount of the subdivision permit fees to \$800 (instead of \$700).
 12. In renumbered Exemption 15, clarifies that the Project's park dedication requirements, which are being waived, total approximately 88,000 square feet of park space, or payment of an equivalent in-lieu fee, estimated at \$3,774,596.45.
- H. In the first BE IT FURTHER RESOLVED clause:
1. In Condition B, requires the submittal of a master sign plan prior to the submittal of any sign permit (rather than building permit) applications.
 2. In Condition C.4, clarifies the requirements for the updated mobility access report ("MAR"), as detailed in the DPP's report.
 3. In Condition C.4.f, provides that the main entry driveway off North School Street must provide for:
 - a. Adequate sight distance and minimal maneuvering to enter and exit the Project site;
 - b. Adequate length to avoid the queuing of vehicles onto the street; and
 - c. Onsite maneuvering areas so vehicles are able to enter and exit the Project site in a forward-facing manner.

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4. Adds a new Condition D to provide that prior to issuance of any grading or grubbing permits, the Applicant shall obtain approval from the State Historic Preservation Division ("SHPD") regarding compliance with archaeological requirements.
5. Adds a new Condition E to provide that prior to the issuance of a certificate of occupancy for the Project, the Applicant is required to submit to the DPP for review and approval a parking management plan that details a system for assigning vehicle parking spaces, and identifies specific offsite parking options other than on-street parking for situations where a tenant owns a vehicle but is not assigned an onsite vehicle parking space. Realphabetizes the subsequent condition.
- I. Adds a new second BE IT FURTHER RESOLVED clause to provide that references to specific statutes, ordinances, or regulations include respective successor statutes, ordinances, or regulations.
- J. Adds a new third BE IT FURTHER RESOLVED clause to provide 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 language for 201H projects).
- K. 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, except to comply with Condition C.4.
- L. In the seventh BE IT FURTHER RESOLVED clause, deletes the language that authorizes the Retirement Housing Foundation to execute the development agreement because the City has no authority over the Applicant (Condition E requires the Applicant to execute a development agreement prior to the issuance of any building permits for the Project).
- M. Makes miscellaneous technical and nonsubstantive amendments for purposes of formatting, grammar, clarity, and style.

2. **RESOLUTION 20-270 – THE RESIDENCES AT BISHOP PLACE AFFORDABLE HOUSING 201H PROJECT (2020/GEN-9)**. Authorizing exemptions from certain requirements relating to The Residences at Bishop Place Affordable Housing Project on 50,680 square feet of land zoned BMX-4 Central Business Mixed Use District located at 1132 Bishop Street in the Central Business District in Honolulu, and identified as Tax Map Keys 2-1-010: 015, 021 to 024, and 032. (Applicant: Douglas Emmett Management LLC)

PROPOSED CD1 TO RESOLUTION 20-270 (Submitted by Councilmember Menor) – The CD1 (OCS2020-1094/10/28/2020 12:16 PM) makes the following amendments:

- A. In the first six WHEREAS clauses, clarifies the Project description.
- B. In the ninth WHEREAS clause, provides that the Council has reviewed the preliminary plans and specifications for the Project dated August 2019, and June 12, 2020, prepared by Solomon Cordwell Buenz and R.M. Towill Corporation, and submitted to the Council by the DPP on October 22, 2020, by D-691 (2020).
- C. In the BE IT RESOLVED clause:
 - 1. Formats the exemptions to conform to the standard format for 201H resolutions.
 - 2. Moves former Exemption 9 (relating to an exemption from payment of wastewater system facility charges) to the "Application Fees and Infrastructure and Public Works Fees and Charges" category, as new Exemption 3. Renumbers subsequent exemptions.
 - 3. In renumbered Exemption 5, allows the Project to provide a minimum of 467 parking spaces (rather than the required 493 parking spaces); provided that the DPP may, upon request of the Applicant, approve further reductions in the number of minimum required parking spaces, but not below a minimum of 124 parking spaces.
 - 4. In renumbered Exemption 6, clarifies that the Project will provide one of the required five loading spaces with dimensions of 8.5 feet by 19 feet with a vertical clearance of 6.83 feet (instead of 8.5 feet by 19 feet with a vertical clearance of 10 feet).

5. Separates renumbered Exemption 7 into two separate exemptions:
 - a. In Exemption 7, allows a Project maximum building height of 387 feet (instead of a maximum building height of 350 feet); and
 - b. In new Exemption 8, allows a maximum density of a floor area ratio ("FAR") of 7.66 (instead of a maximum FAR of 7.5 with an open space bonus). Clarifies that the calculation of the FAR is based on a total joint development lot area of 68,975 square feet (73,444 square feet minus easement areas), a floor area of 528,383 square feet for the six Project site zoning lots, and a floor area of 7,653 square feet for structures on the other six zoning lots in the joint development lot.

Renumbers subsequent exemptions.

6. In renumbered Exemption 9, provides that the Project's park dedication requirements, which are being waived, total approximately 54,230 square feet of park space, or payment of an equivalent in-lieu fee, estimated at \$17,950,130.
7. In renumbered Exemption 11, provides for a deferral of water system facility fees until installation of a water meter (instead of until issuance of a certificate of occupancy for the Project).

D. In the first BE IT FURTHER RESOLVED clause:

1. Deletes former Condition 1, which required the Applicant to obtain and record an access easement (to Project parking, loading, and refuse areas) on, over, and across TMK 2-1-010:032, in favor of TMK 2-1-010:024.
2. Alphabetizes subsequent conditions (instead of numbering) and reformats subdivisions and paragraphs accordingly (to conform to standard formatting of conditions in 201H resolutions).
3. Clarifies Condition A.4 relating to the Project's traffic impact report recommendations.

4. In Condition B, requires the Applicant to execute a development agreement prior to the issuance of any certificate of occupancy for the Project's affordable rental units (instead of prior to the issuance of any building permits for Project Phases 2 or 3).
 5. In Condition C, requires the Applicant to execute an affordable housing agreement, and record a declaration of restrictive covenant prior to the issuance of any certificate of occupancy for the Project's affordable rental units (instead of prior to the issuance of any building permits for Project Phases 2 or 3).
 - E. In the fourth 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, except to comply with Condition A.4.
 - F. Makes miscellaneous technical and nonsubstantive amendments for purposes of formatting, grammar, clarity, and style.
3. **RESOLUTION 20-272 – KAPOLEI PARKWAY MIXED-USE AFFORDABLE RENTAL HOUSING 201H PROJECT (2020/GEN-11)** Authorizing exemptions from certain requirements relating to the Kapolei Parkway Mixed-Use Affordable Rental Housing Project at Honouliuli, Ewa, Oahu, to develop an affordable multi-family rental housing project with commercial and day-care space on approximately 10.3 acres of land zoned BMX-3 Community Business Mixed-Use District located at Kapolei Parkway in Honouliuli, Ewa, and identified as a portion of Tax Map Key 9-1-160: 018 (por.) (Applicant: Kobayashi Group, LLC)

PROPOSED CD1 TO RESOLUTION 20-272 (Submitted by Councilmember Menor) – The CD1 (OCS2020-1098/10/28/2020 1:06 PM) makes the following amendments:

- A. In the first WHEREAS clause, adds reference to the Applicant's successor development entity, Project address, and clarifies that the Project site is 10.3-acre portion of a 38-acre zoning lot owned by the City.
- B. Divides the second WHEREAS clause into two separate WHEREAS clauses and clarifies the Project description.
- C. In the third WHEREAS clause, provides that the Project will include 650 (instead of 651) parking spaces.

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- D. In the fourth WHEREAS clause, adds that the Project consists of studio, one-bedroom, two-bedroom, three-bedroom, and four-bedroom rental units, and clarifies that 383 units will be affordable to families earning 60 percent and below of the AMI, and 21 units will be affordable to families earning 30 percent and below of the AMI.
- E. In the seventh WHEREAS clause, provides that the Council has reviewed the preliminary plans and specifications for the Project dated April 1, 2020, prepared by Design Partners Incorporated and R.M. Towill Corporation, and submitted to the Council by the DPP on October 26, 2020, by D-698 (2020).
- F. In the first BE IT FURTHER RESOLVED clause:
 - 1. Alphabetizes conditions (instead of numbering) and reformats subdivisions and paragraphs accordingly (to conform to standard formatting of conditions in 201H resolutions).
 - 2. In Condition B, requires the Applicant to provide the DPP with a copy of SHPD's written approval regarding compliance with archeological requirements.
 - 3. In Condition C.1.a, replaces a reference to "Kunewai Street" with "Kunehi Street."
 - 4. In Condition C.1.b, replaces a reference to "Manawai Street" with "Kunehi Street."
 - 5. Separates former Condition 3.e into three different paragraphs, and moves the paragraphs to Condition C.1 as Conditions C.1.d, C.1.e, and C.1.f.
 - 6. In Condition C.4, provides that the traffic management plan ("TMP") must include traffic demand management ("TDM") strategies to minimize the amount of vehicular trips for daily activities, and provides examples of TDM strategies.
 - 7. In Condition C.5, clarifies the Project site plan requirements.
- G. Adds a new third BE IT FURTHER RESOLVED clause to provide 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 language for 201H projects).

- H. 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, except to comply with Conditions C.1.c, C.5, and C.6.
 - I. Makes miscellaneous technical and nonsubstantive amendments for purposes of formatting, grammar, clarity, and style.
5. **RESOLUTION 20-222 – EAST KAPOLEI NEIGHBORHOOD TOD PLAN.** Approving the East Kapolei Neighborhood Transit-Oriented Development (TOD) Plan.

Related communication:

CC-299 (2020) Councilmember Menor, submitting proposed CD1 amendments to Resolution 20-222, Approving the East Kapolei Transit Oriented Development Plan.

6. **RESOLUTION 20-224 – HALAWA AREA TOD PLAN.** Approving the Halawa Area Transit-Oriented Development (TOD) Plan.

Related communications:

CC-300 (2020) Councilmember Menor, submitting proposed CD1 amendments to Resolution 20-224, Approving the Halawa Transit-Oriented Development Plan.

CC-301 (2020) Councilmember Menor, submitting additional proposed CD1 amendments to Resolution 20-224.

RON MENOR, Chair
Committee on Zoning, Planning
and Housing