



RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE RESIDENCES AT BISHOP PLACE AFFORDABLE HOUSING PROJECT AT HONOLULU, OAHU, HAWAII, TAX MAP KEYS 2-1-010: 015, 021, 022, 023, 024, AND 032.

WHEREAS, DEG LLC (the "Applicant") proposes to convert an existing 25-story office and commercial building located at 1132 Bishop Street into an affordable and market-rate multifamily rental housing project referred to as The Residences at Bishop Place, which project will continue to make use of existing parking and loading areas located at the commercial building located at 1143 Fort Street Mall, all of which are on six adjacent zoning lots totaling approximately 50,680 square feet, zoned BMX-4 Central Business Mixed Use District, located in the Central Business District of Downtown Honolulu, and identified as Tax Map Keys 2-1-010: 015, 021, 022, 023, and 024 (owned by the Applicant) and Tax Map Key 2-1-010:032 (owned by Standard Sales Co.), as shown generally on the attached Exhibits A through U (the "Project"); and

WHEREAS, Conditional Use Permit No. 89/CUP1-19 and a joint development agreement allowed for the joint development of the existing office and commercial building as a part of the development of 12 zoning lots (Tax Map Keys 2-1-010: 011, 013, 015, 017, 021, 022, 023, 024, 032, 039, 041, and 047); and

WHEREAS, Zoning Variance No. 96/VAR-53 allowed the existing office and commercial building to exceed density and height limits under the Land Use Ordinance ("LUO") for the BMX-4 Central Business Mixed Use District, to a maximum floor area ratio of 7.5 (with open space bonus) and a maximum building height of 387 feet; and

WHEREAS, as proposed, the Project includes 252 affordable rental units, 241 market-rate rental units, renovated lobby, existing underground vehicle parking areas, bicycle parking, commercial spaces, and recreational amenities; and

WHEREAS, the Project will be developed in three phases: Phase 1 has already commenced, and consists of the conversion of 98 residential units, and renovation of the lobby and amenities on the first two levels; Phase 2 consists of the conversion of 71 residential units; and Phase 3 consists of the conversion of the remaining 324 residential units, the timing of which will depend on the existing office tenants vacating their spaces as their leases expire; and



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WHEREAS, the Project's affordable rental units consist of studio, one-bedroom, and two-bedroom units available to households earning between 80 percent and 120 percent of the area median income ("AMI") for Honolulu; and

WHEREAS, the Project is eligible to receive consideration under the City's rules implementing Section 201H-38 of the Hawaii Revised Statutes ("HRS"), which require that at least 51 percent of a project's total units must be available to households earning at or below 120 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 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 Department of Planning and Permitting ("DPP") on October 22, 2020, by Departmental Communication 691 (2020); and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, 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; and

WHEREAS, the exemptions authorized herein meet the intent of HRS Chapter 201H, and the minimum requirements of health and safety; now, therefore,

BE IT RESOLVED by the City Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions from certain requirements for the Project as set forth in the preliminary plans and specifications referenced above, and as generally identified below, as follows:



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Application Fees and Infrastructure and Public Works Fees and Charges:

1. Exemption from Section 18-6.1 of the Revised Ordinances of Honolulu 1990 ("ROH"), to allow an exemption from payment of plan review fees for Project Phases 2 and 3, estimated at \$37,000.
2. Exemption from ROH Section 18-6.2, to allow an exemption from payment of building permit fees for Project Phases 2 and 3, estimated at \$186,000.
3. Exemption from ROH Sections 14-10.1 and 14-10.3, to allow the deferral of payment of wastewater system facility charges until issuance of a certificate of occupancy for the Project, estimated at \$1,191,385.

Land Use Ordinance ("LUO"):

4. Exemption from LUO Section 21-6.30(d), relating to parking space dimensions, to allow the Project to provide a maximum of 85 percent of the total parking spaces as compact parking spaces (instead of a maximum of 50 percent of the total parking spaces as compact parking spaces).
5. Exemption from LUO Section 21-6.30(a) and Table 21-6.2, relating to off-street parking requirements for multifamily dwellings, to allow 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.
6. Exemption from LUO Section 21-6.120(b), relating to loading space dimensions, to allow the Project to 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).
7. Exemption from LUO Section 21-3.120-2(b) and Table 21-3.4, relating to maximum building height, to allow a Project maximum building height of 387 feet (instead of a maximum building height of 350 feet).
8. Exemption from LUO Section 21-3.120-2(b) and Table 21-3.4, relating to maximum density, to allow a maximum floor area ratio ("FAR") of 7.66 (instead of a maximum FAR of 7.5 with an open space bonus). 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 for the six Project



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site zoning lots, and a floor area of 7,653 square feet for structures on the other six zoning lots that comprise the joint development lot.

Park Dedication:

9. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements, totaling approximately 54,230 square feet of park space, or payment of an equivalent in-lieu fee, estimated at \$17,950,130.

Fire Department Plan Review Fees:

10. Exemption from ROH Sections 20-1.1, Item 3, to allow an exemption from payment of Honolulu Fire Department plan review fees, estimated at \$19,000.

Board of Water Supply ("BWS") Rules and Regulations:

11. Exemption from Sections 1-102, 2-202(2) and 2-202(3) of the Board of Water Supply Rules and Regulations, to allow the deferral of payment of water system facility fees until installation of a water meter, estimated at \$112,380.

BE IT FURTHER RESOLVED that approval of the foregoing exemptions is subject to the following conditions:

- A. Prior to the issuance of any building permit for Project Phases 2 or 3, the Applicant shall submit the following for review and approval:
 1. To the DPP and the Department of Transportation Services ("DTS"), a timeline or phasing plan of the anticipated dates to obtain development permits for construction work, including the projected date of occupancy, in a format acceptable to the DPP. The timeline must identify when the construction management plan ("CMP") and the traffic management plan ("TMP") will be submitted for review and approval.
 2. To the DPP and the DTS, a CMP that identifies the type, frequency and routing of heavy trucks and construction-related vehicles. The Applicant shall make every effort to minimize impacts from construction vehicles and construction-related activities. The CMP must identify and limit construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provisions for either onsite or offsite staging areas for construction-related workers and vehicles to limit the use of on-street parking around the Project site, and other



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mitigation measures related to traffic and potential neighborhood impacts. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, or roadway reconstruction if the condition of the roadways deteriorates as a result of the construction-related activities.

3. To the DPP and DTS and the DPP, a TMP that includes traffic demand management ("TDM") strategies to minimize the amount of vehicular trips for daily activities and large events, if any. TDM strategies may include carpooling, ride-hailing, car-sharing, and ride sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies. The TMP must include a pedestrian circulation plan that provides accessibility and connectivity to the surrounding public sidewalks, including Union Mall, Hotel Street, and Fort Street Mall, and nearby bus stops. A post TMP will be required approximately one year after the issuance of a certificate of occupancy ("CO") for the Project to validate the relative effectiveness of the various TDM strategies identified in the initial TMP.
4. To the DPP, in accordance with the Project's Traffic Impact Report recommendations, plans that show:
 - a. Adequate sight distance for vehicles to safely enter and exit all Project driveways;
 - b. Adequate onsite loading and unloading service areas; and
 - c. Adequate maneuvering and turnaround areas for service, delivery, and refuse collection vehicles, so vehicles are able to enter and exit the Project site in a forward-facing manner.
- B. Prior to the issuance of any certificate of occupancy for the Project's affordable rental units, the Applicant shall execute a development agreement with the Director of Planning and Permitting that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure the Project's compliance with the requirements of HRS Chapter 201H and this resolution.



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- C. Prior to the issuance of any certificate of occupancy for the Project's affordable rental units, the Applicant shall execute an affordable housing agreement with the Director of Planning and Permitting, to ensure compliance with the City's affordable housing requirements, and execute and record a declaration of restrictive covenant that encumbers the Project site.
- D. Subsequent to Council adoption of this resolution, the Applicant shall request rescission of Zoning Variance No. 96/VAR-53; and

BE IT FURTHER RESOLVED that references to specific statutes, ordinances, or regulations include respective successor statutes, ordinances, or regulations; and

BE IT FURTHER RESOLVED that the exemptions granted for the Project are not transferable to any other real property; and

BE IT FURTHER RESOLVED 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 City Council, except to comply with Condition A.4; provided that minor modifications to the design character or specifications of the building or landscaping may be approved by the DPP, if such modifications are consistent with the prevailing neighborhood character; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials or employees, on account of actions taken by them in reviewing or approving the plans and specifications, or in granting the exemptions listed herein; and

BE IT FURTHER RESOLVED that the Director of Planning and Permitting is authorized to execute and record the development agreement and affordable housing agreement referenced above, pursuant to the terms, conditions, and provisions approved as to form and legality by the Corporation Counsel as being necessary, advisable, or desirable for the purpose of carrying out this resolution; and

BE IT FURTHER RESOLVED that the Director of Planning and Permitting is authorized to execute any incidental or related documents to carry out the transactions described above, so long as said documents do not increase either directly or indirectly the financial obligations of the City; and



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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to:
Kathy K. Sokugawa, Acting Director of Planning and Permitting, 650 South King Street,
7th Floor, Honolulu, Hawaii 96813; DEG LLC, c/o Douglas Emmett Management LLC,
1299 Ocean Avenue, Suite 1000, Santa Monica, California 90401-1063; Standard Sales
Co., 1254 Center Street, Honolulu, Hawaii 96816; Keith Kurahashi, R. M. Towill
Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii 96819; Bishop
Creative, 6264 Seadrift CV, Malibu, California 90265; Muriel Damon, 134 Hotel Street,
Honolulu, Hawaii 96813; 1111 FSM Partners, 3435 Waialae Avenue, Room 203,
Honolulu, Hawaii 96816; Sea Landing LLC, 531 Stanford Avenue, Palo Alto, California
94306; Downtown KT LLC, 1199 Bishop Street, Unit 21B, Honolulu, Hawaii 96813;
Michele Nekota, Director of Parks and Recreation, 1000 Uluohia Street, Suite 309,
Kapolei, Hawaii 96707.

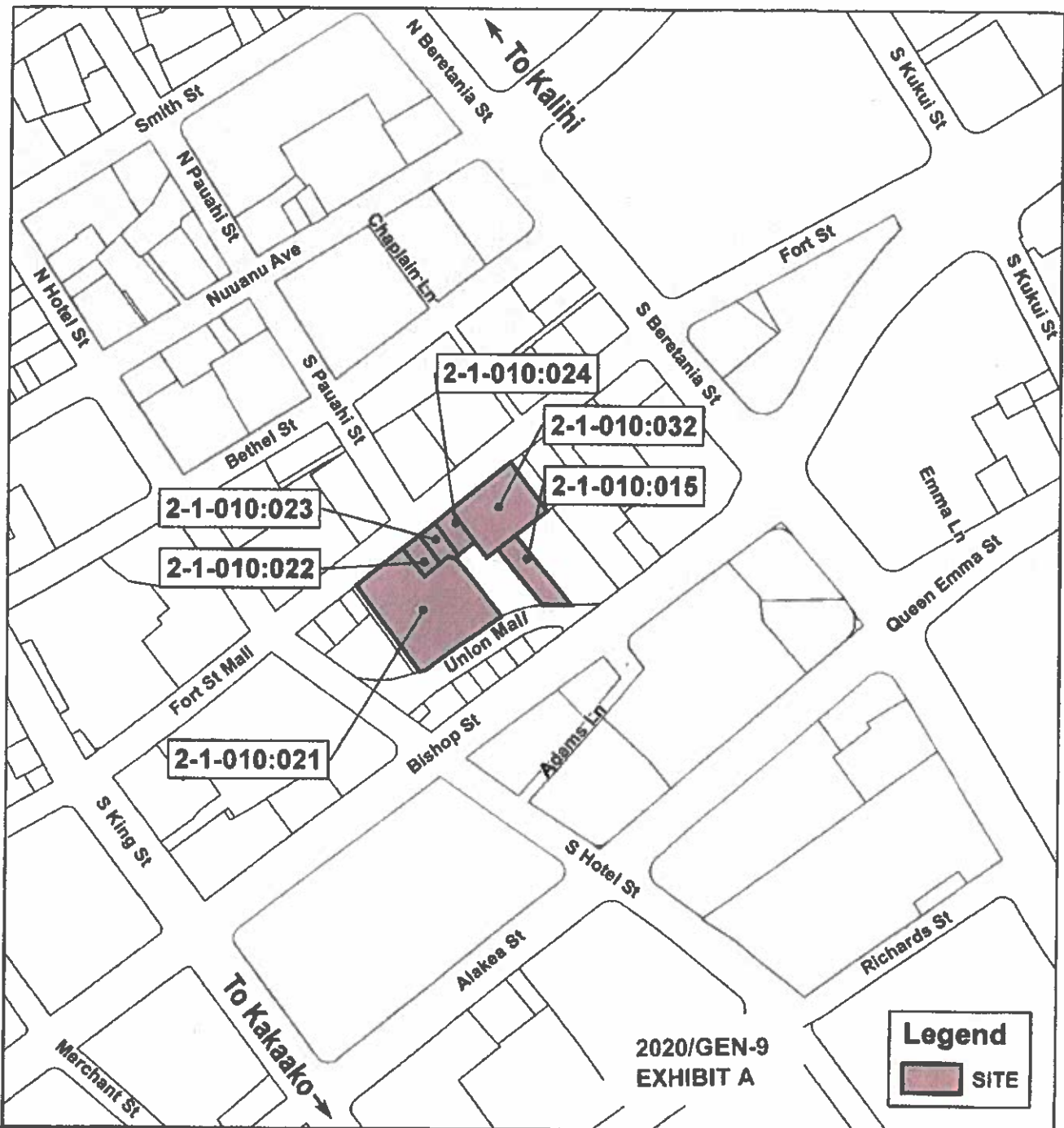
INTRODUCED BY:

Ann Kobayashi (br)

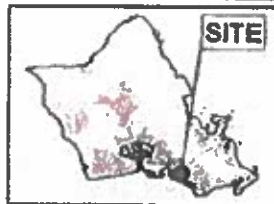
DATE OF INTRODUCTION:

October 19, 2020
Honolulu, Hawaii

Councilmembers



2020/GEN-9
EXHIBIT A



VICINITY MAP

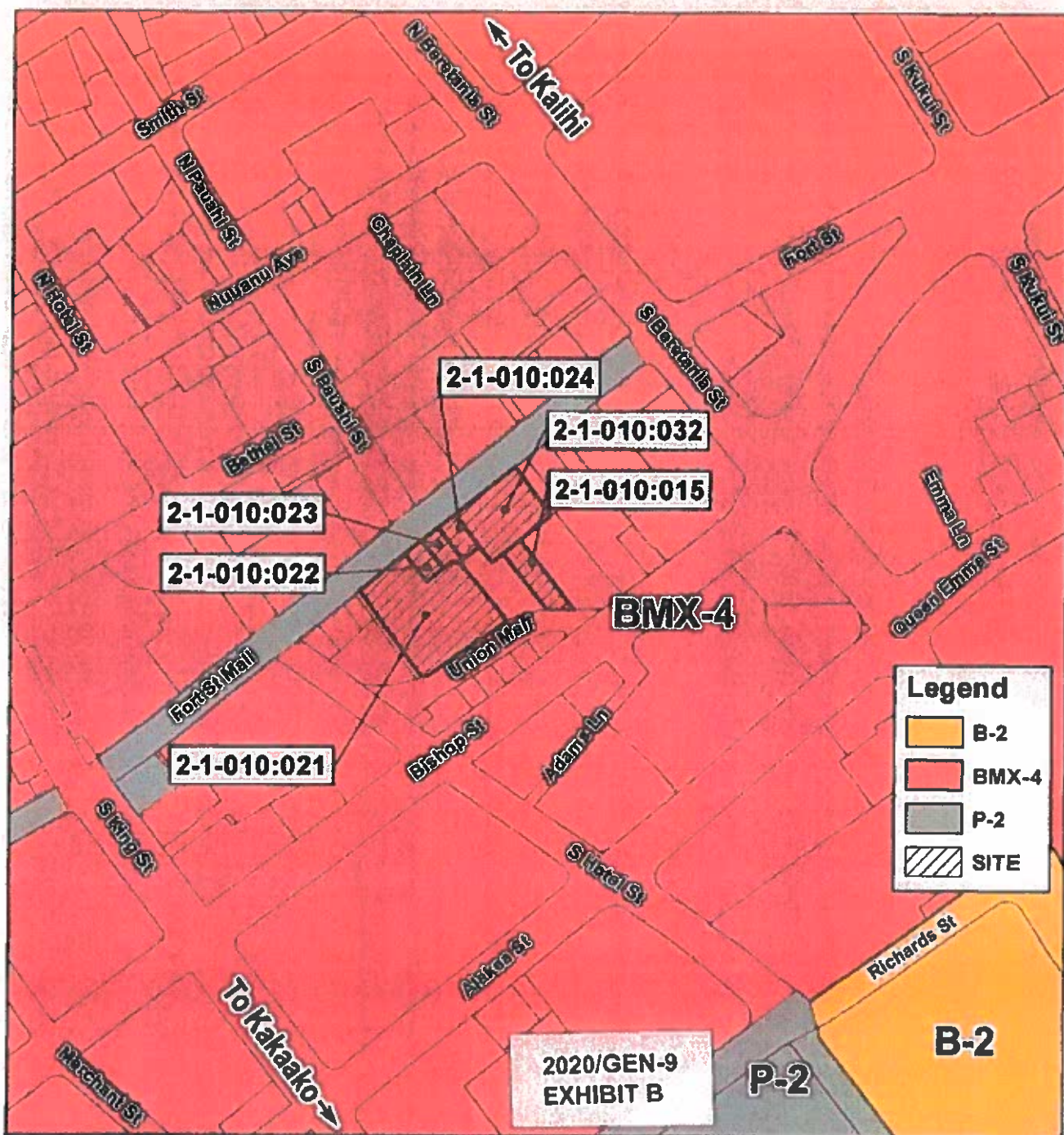
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1 in = 250 ft



LOCATION MAP HONOLULU - DOWNTOWN

TAX MAP KEY(S): 2-1-010:015/021/022/023/024/032

FOLDER NO.: 2020/GEN-9



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ZONING MAP HONOLULU - DOWNTOWN

TAX MAP KEY(S): 2-1-010:015/021/022/023/024/032

FOLDER NO.: 2020/GEN-9

Budget Notes

Abstract

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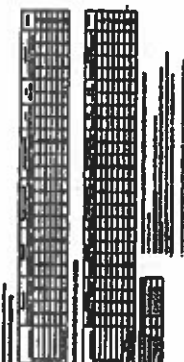
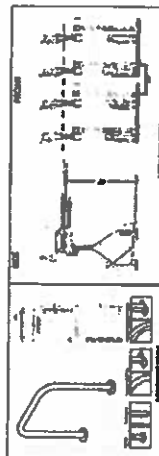
FOR MORE INFORMATION,
CONTACT: J. A. HARRIS, (404) 521-1111

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2020/GEN-9
EXHIBIT C

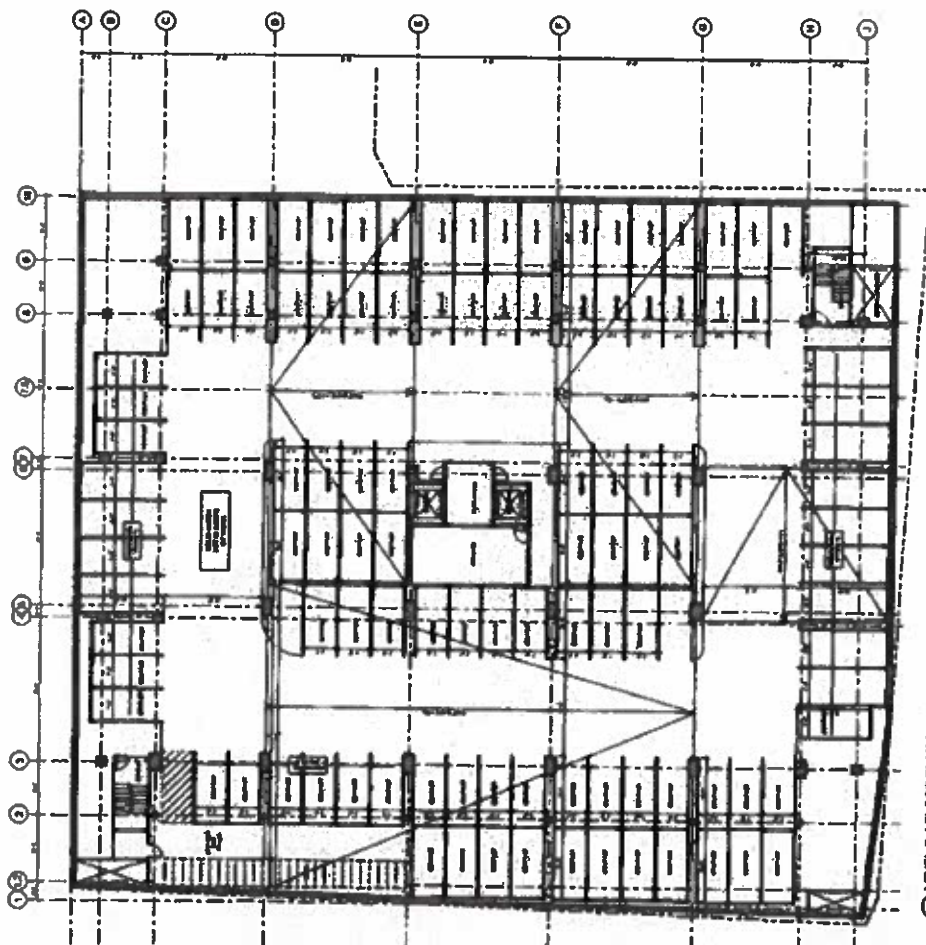
1 LEVEL P-6 FLOOR PLAN PHASE 2)



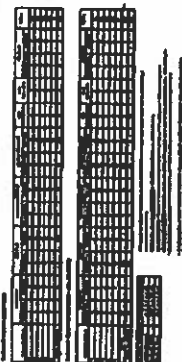
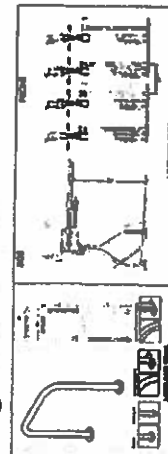
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Conclusion

Abstract

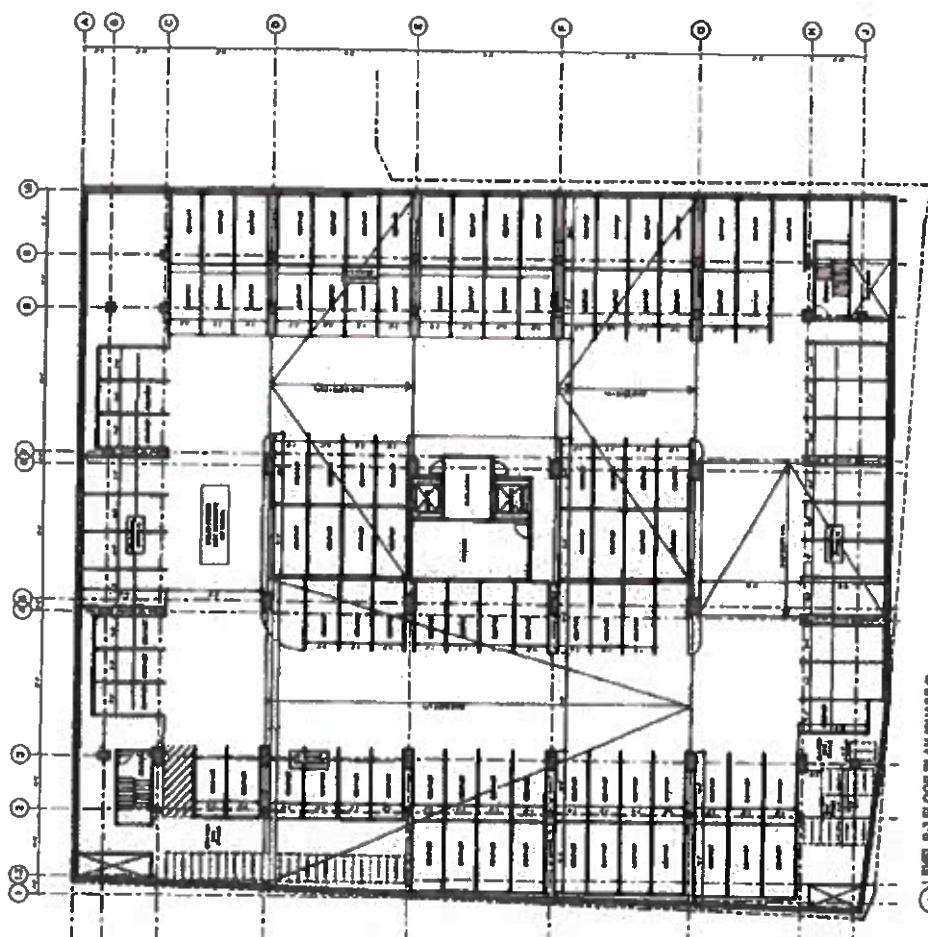
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EXHIBIT D

① LEVEL P-4 FLOOR PLAN (PHASE 2)

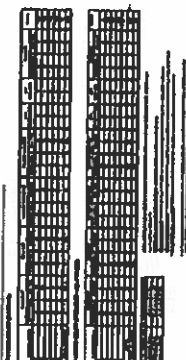
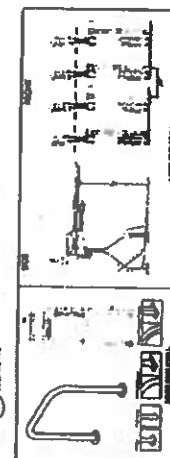


OTHER NOTES

Obituary

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EXHIBIT E

① LEVEL P-3 FLOOR PLAN (PHASE 2)



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LEVEL P-3 FLOOR
PLAN (PHASE 2)

A2-P2

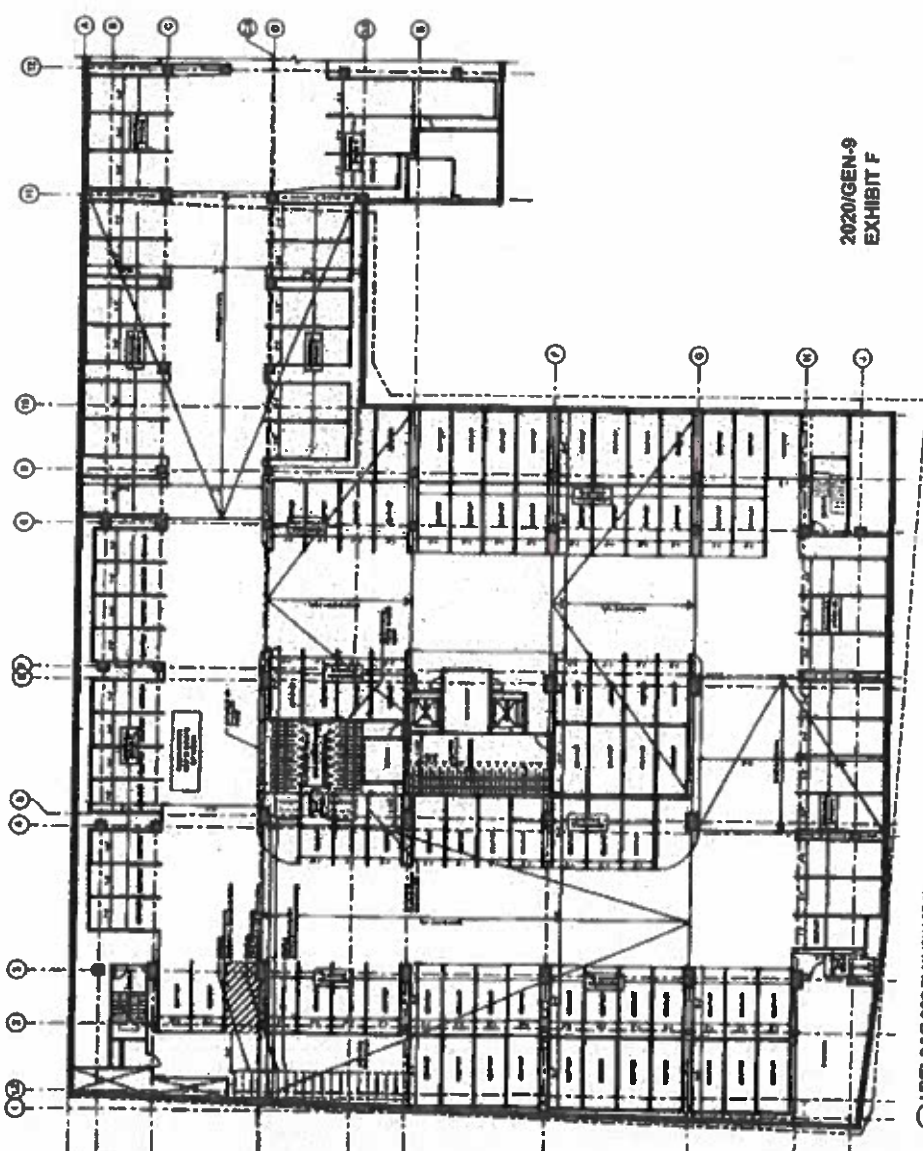
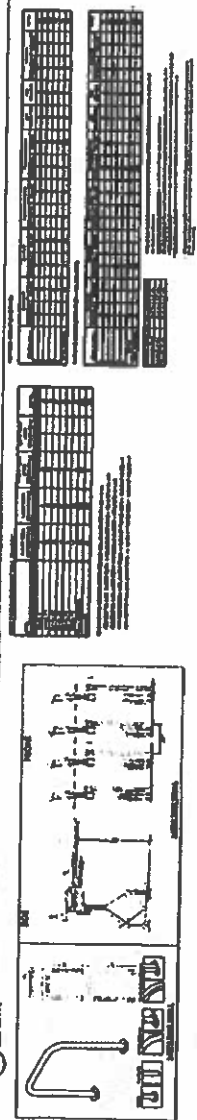


EXHIBIT F
2020 GEN-9

① LEVEL P-1 FLOOR PLAN (PHASE 2)



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SHREY NOTES

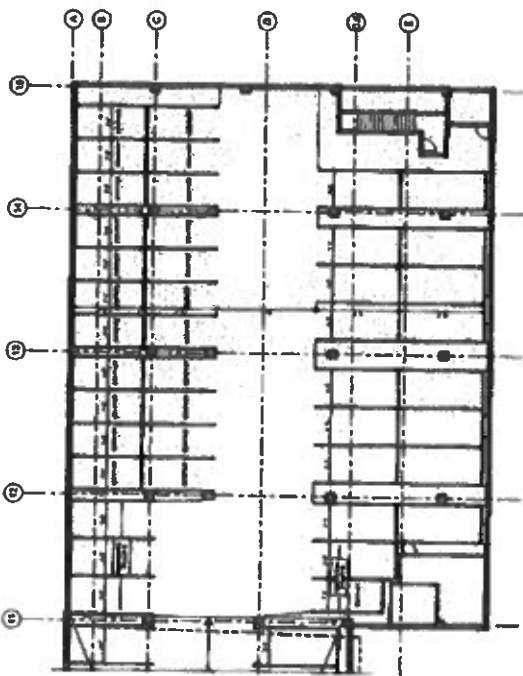
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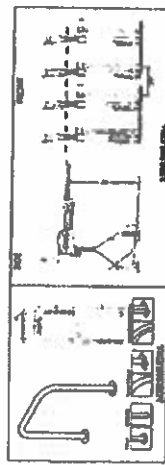
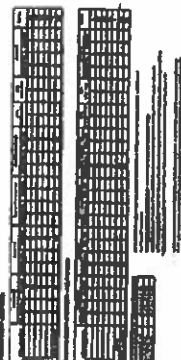
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LEVEL P-2 FLOOR
PLAN (PHASE 2) -
EAST AREA

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| Inventory Number | Part Number |
| 00716839 | A2-P2A |



1 LEVEL P-2 FLOOR PLAN (PHASE 2) - EAST AREA
March 1987 - 1988

2020/GEN-8
EXHIBIT G

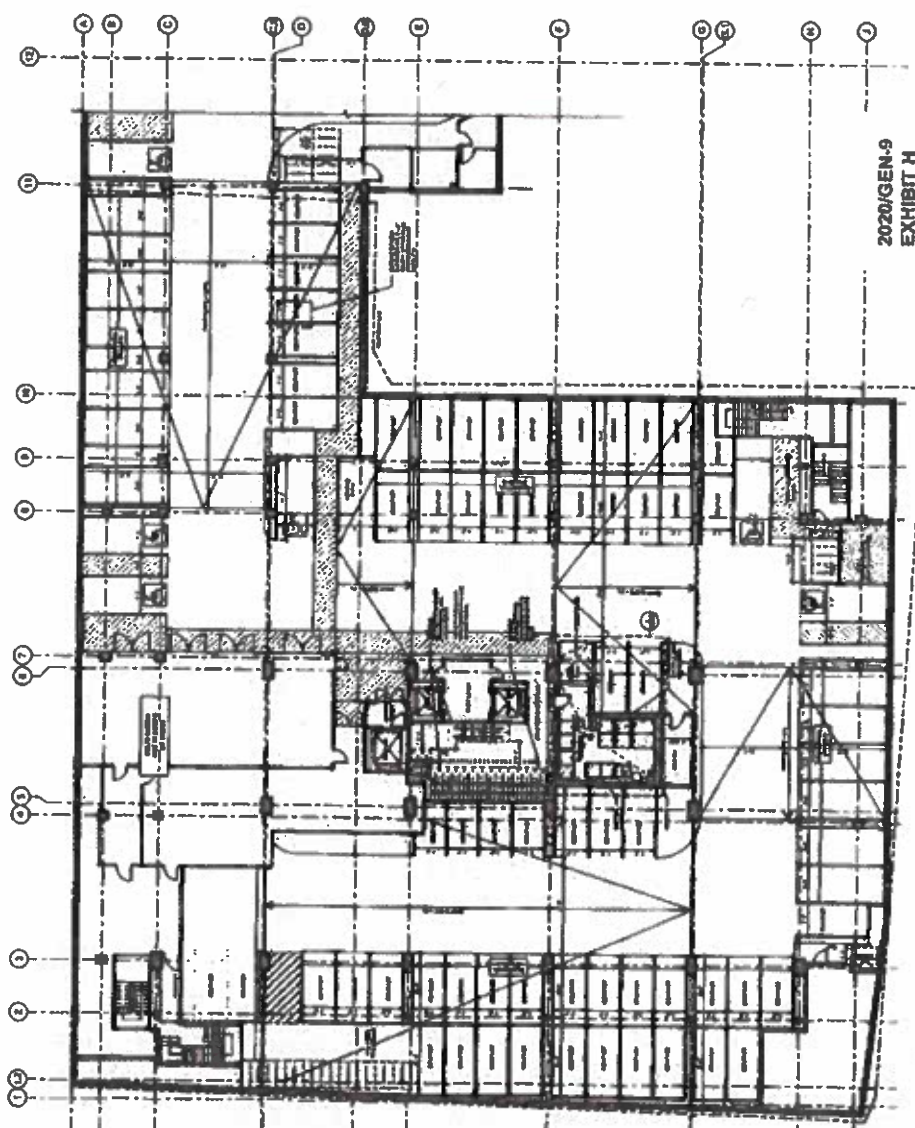
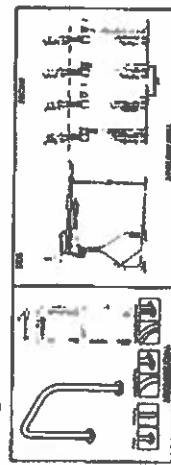
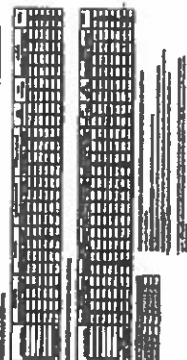


EXHIBIT H
2020/GEN-9

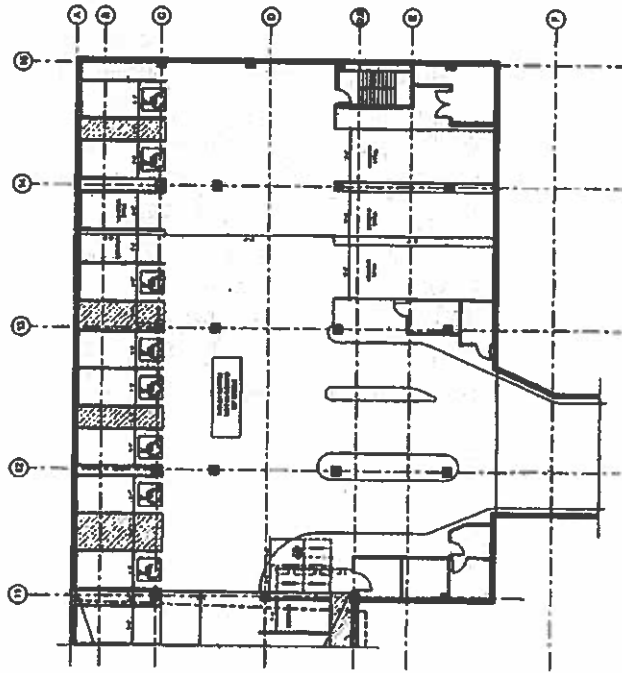


- 1. GENERAL NOTES
- 2. MATERIALS
- 3. FINISHES
- 4. MECHANICAL
- 5. ELECTRICAL
- 6. PLUMBING
- 7. ROOFING
- 8. EXTERIOR
- 9. INTERIOR
- 10. ELEVATIONS
- 11. SECTIONS
- 12. DETAILS
- 13. SCHEDULES
- 14. LEGEND
- 15. INDEX

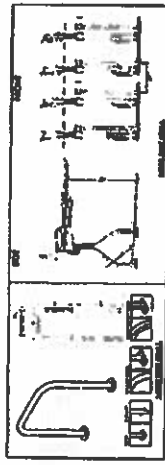
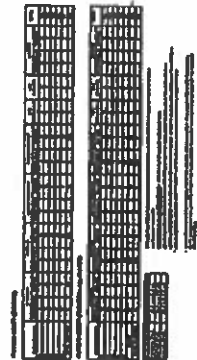
SHEET NOTES

LEGEND

2020/GEN-9
 EXHIBIT I



1 LEVEL D-1 FLOOR PLAN (PHASE 2 - EAST AREA)



11000 Building Street

LEVEL D-1 FLOOR
 PLAN (PHASE 2 -
 EAST AREA)

A2-P1A
 2018000

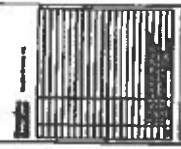
GENERAL NOTES

1. SEE ARCHITECT'S GENERAL NOTES FOR A COMPLETE LIST OF MATERIALS AND FINISHES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND WARNING SIGNS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DURING THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DURING THE CONSTRUCTION.

504

INSET NOTES

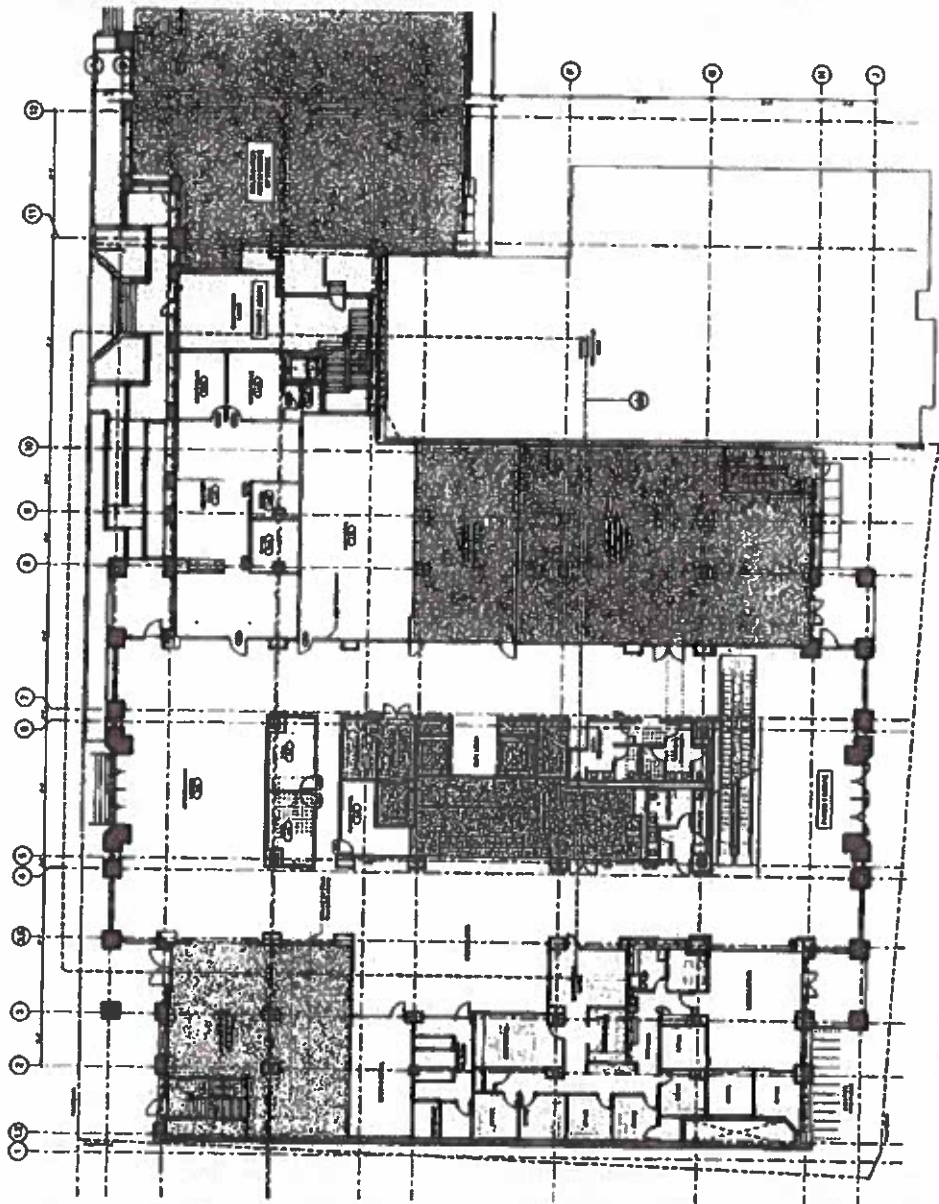
LEGEND



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1000 00000 0000
LEVEL 1 FLOOR
PLAN

2020/GEN-9
EXHIBIT J



1 LEVEL 1 FLOOR PLAN (PHASE 1A)

2020/GEN-9
EXHIBIT J

SCP

1. All dimensions are in feet and inches.

2. All dimensions are to the center of the wall unless otherwise noted.

3. All dimensions are to the center of the column unless otherwise noted.

4. All dimensions are to the center of the beam unless otherwise noted.

5. All dimensions are to the center of the slab unless otherwise noted.

6. All dimensions are to the center of the floor unless otherwise noted.

7. All dimensions are to the center of the ceiling unless otherwise noted.

8. All dimensions are to the center of the roof unless otherwise noted.

9. All dimensions are to the center of the foundation unless otherwise noted.

10. All dimensions are to the center of the structure unless otherwise noted.

11. All dimensions are to the center of the building unless otherwise noted.

12. All dimensions are to the center of the site unless otherwise noted.

13. All dimensions are to the center of the project unless otherwise noted.

14. All dimensions are to the center of the world unless otherwise noted.

LEGEND

1. All dimensions are in feet and inches.

2. All dimensions are to the center of the wall unless otherwise noted.

3. All dimensions are to the center of the column unless otherwise noted.

4. All dimensions are to the center of the beam unless otherwise noted.

5. All dimensions are to the center of the slab unless otherwise noted.

6. All dimensions are to the center of the floor unless otherwise noted.

7. All dimensions are to the center of the ceiling unless otherwise noted.

8. All dimensions are to the center of the roof unless otherwise noted.

9. All dimensions are to the center of the foundation unless otherwise noted.

10. All dimensions are to the center of the structure unless otherwise noted.

11. All dimensions are to the center of the building unless otherwise noted.

12. All dimensions are to the center of the site unless otherwise noted.

13. All dimensions are to the center of the project unless otherwise noted.

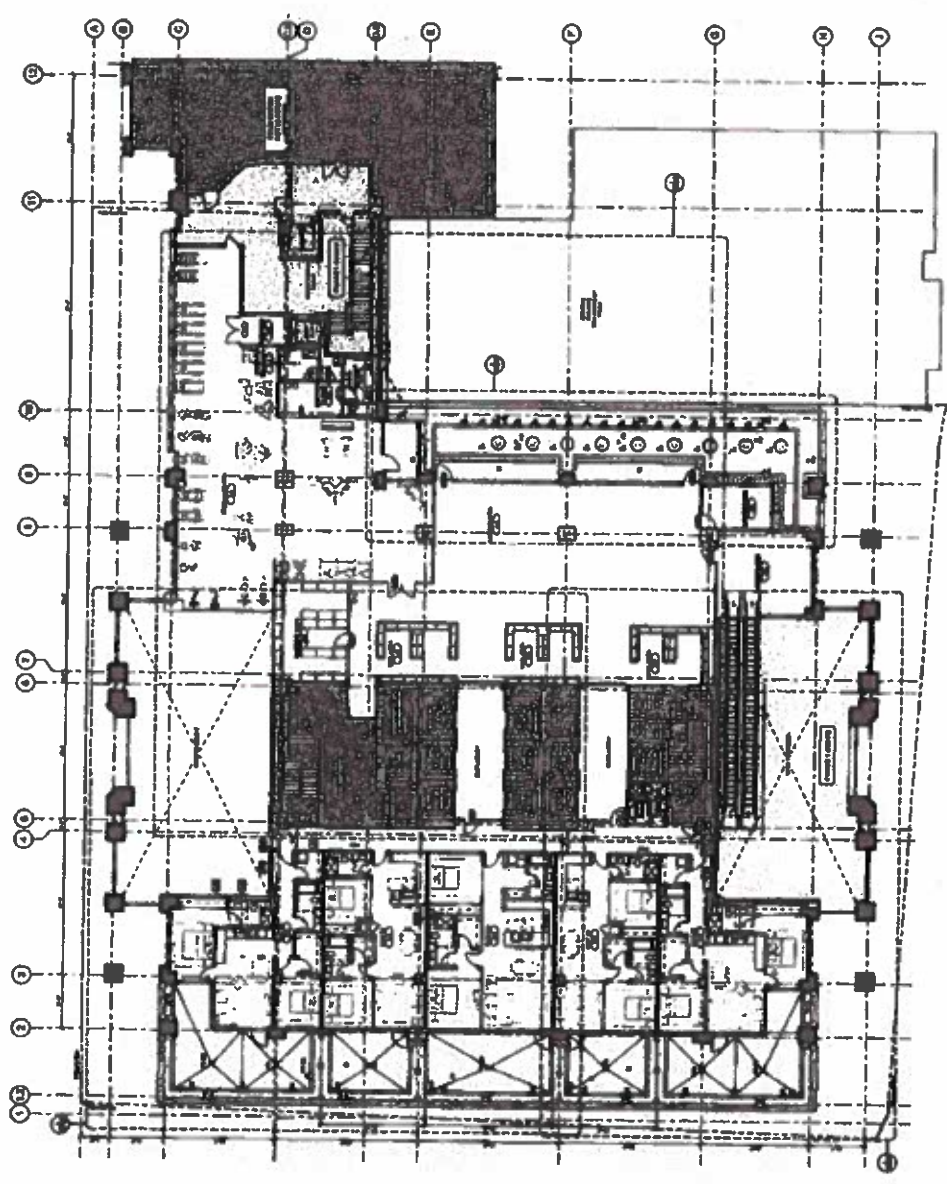
14. All dimensions are to the center of the world unless otherwise noted.

1522 Bridge Street

LEVEL 2 FLOOR PLAN

A2-02

27/06/20



1 LEVEL 2 FLOOR PLAN (IMAGE 1A)

2020/GEN-9
EXHIBIT K

1. What is the purpose of the study?
2. What are the research questions?
3. What is the significance of the study?
4. What are the limitations of the study?
5. What are the conclusions of the study?
6. What are the implications of the study?
7. What are the future research directions?
8. What are the ethical considerations?
9. What are the funding sources?
10. What are the acknowledgments?

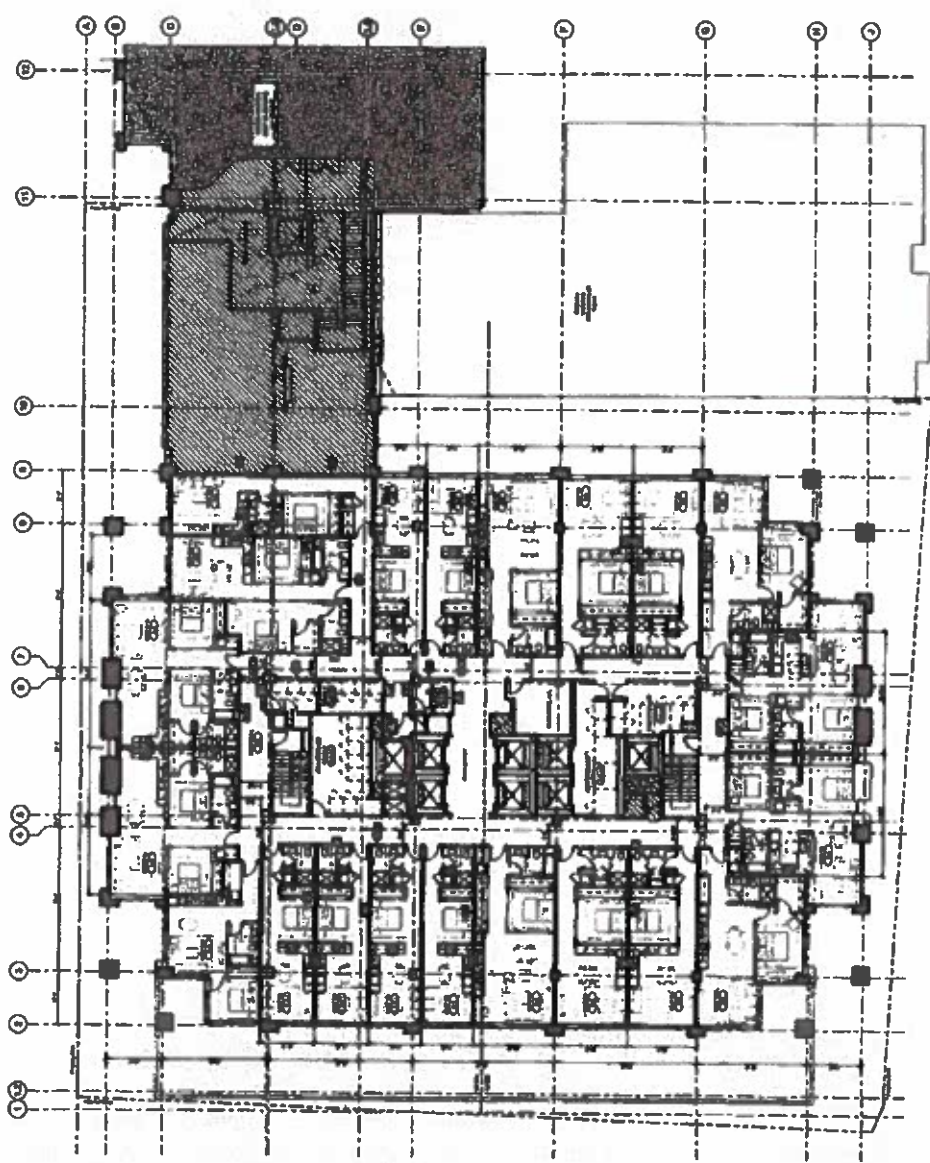
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| 100% Cotton | 100% Cotton |
| 100% Cotton | 100% Cotton |
| 100% Cotton | 100% Cotton |
| 100% Cotton | 100% Cotton |



NOTES ON CONTRIBUTORS

**LEVEL 3 FLOOR
PLAN (PAGE 2)**

A2-03



1 LEVEL 3 FLOOR PLAN PHASE 2

2020-GEN-9
EXHIBIT L

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 7. All dimensions are to the center of the ceiling unless otherwise noted.
 8. All dimensions are to the center of the roof unless otherwise noted.
 9. All dimensions are to the center of the foundation unless otherwise noted.
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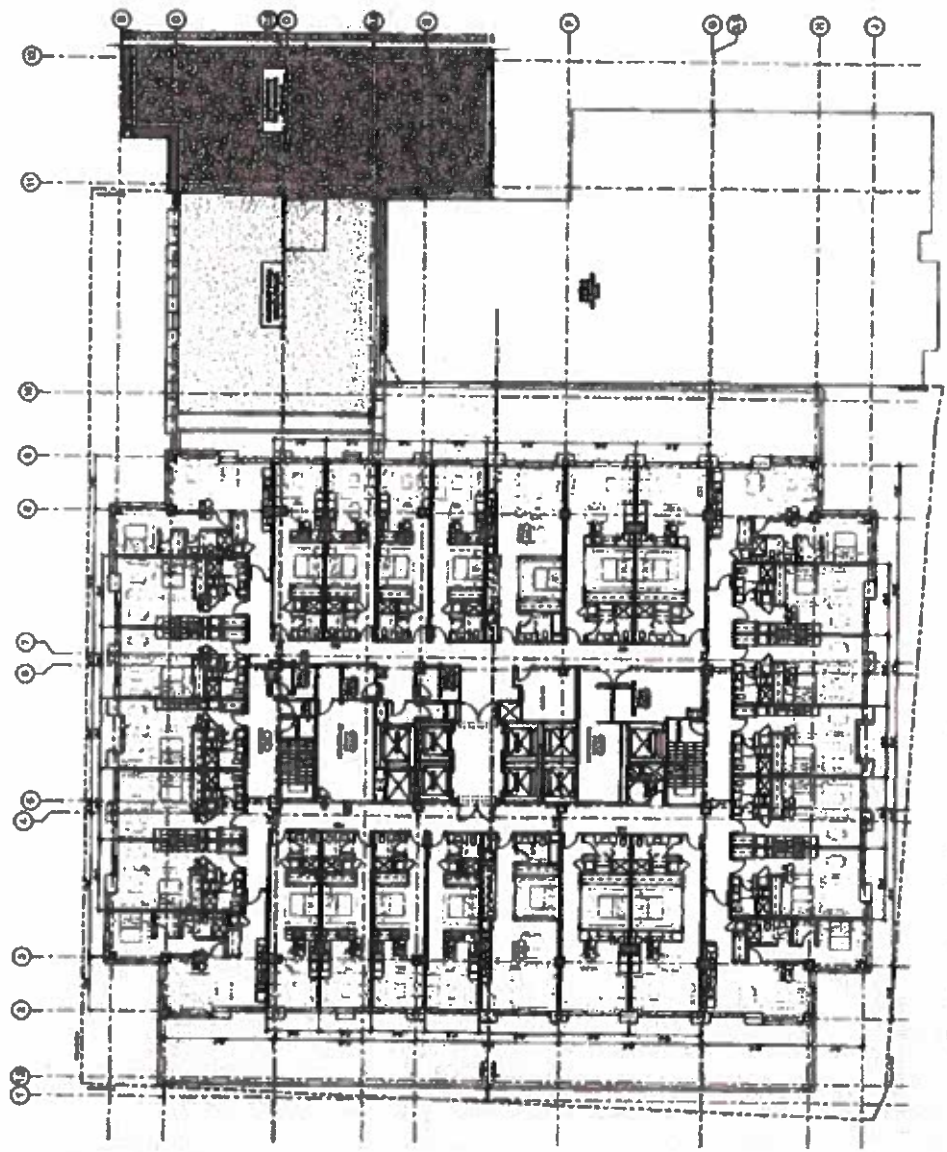
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 8. All dimensions are to the center of the roof unless otherwise noted.
 9. All dimensions are to the center of the foundation unless otherwise noted.
 10. All dimensions are to the center of the structure unless otherwise noted.



1-100 Building Section

1. All dimensions are in feet and inches.
 2. All dimensions are to the center of the wall unless otherwise noted.
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1 LEVEL 4 FLOOR PLAN (PHASE II)

2020/GEN-9
 EXHIBIT M

2020/GEN-0
EXHIBIT N

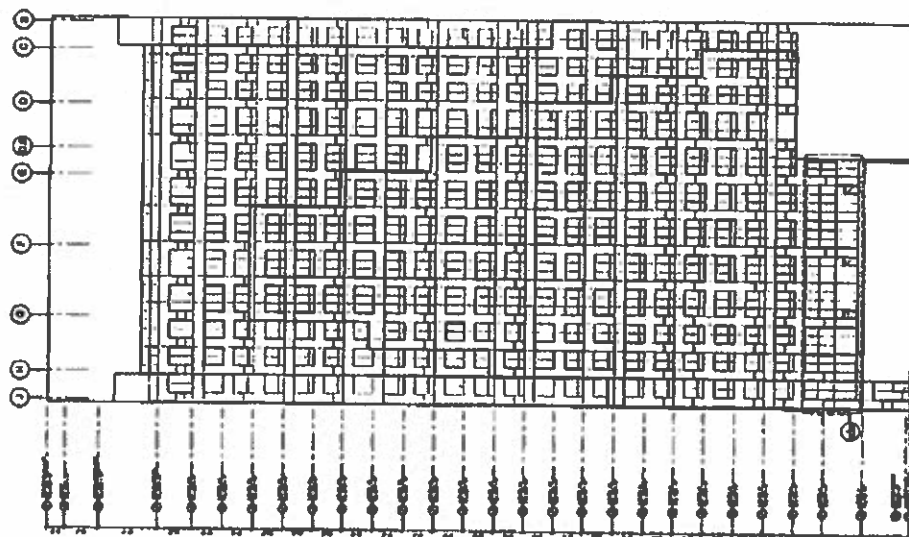
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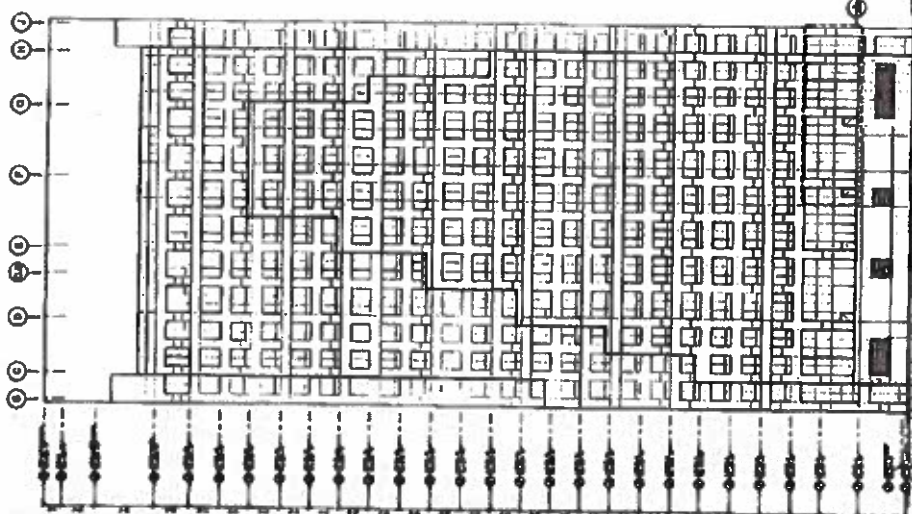
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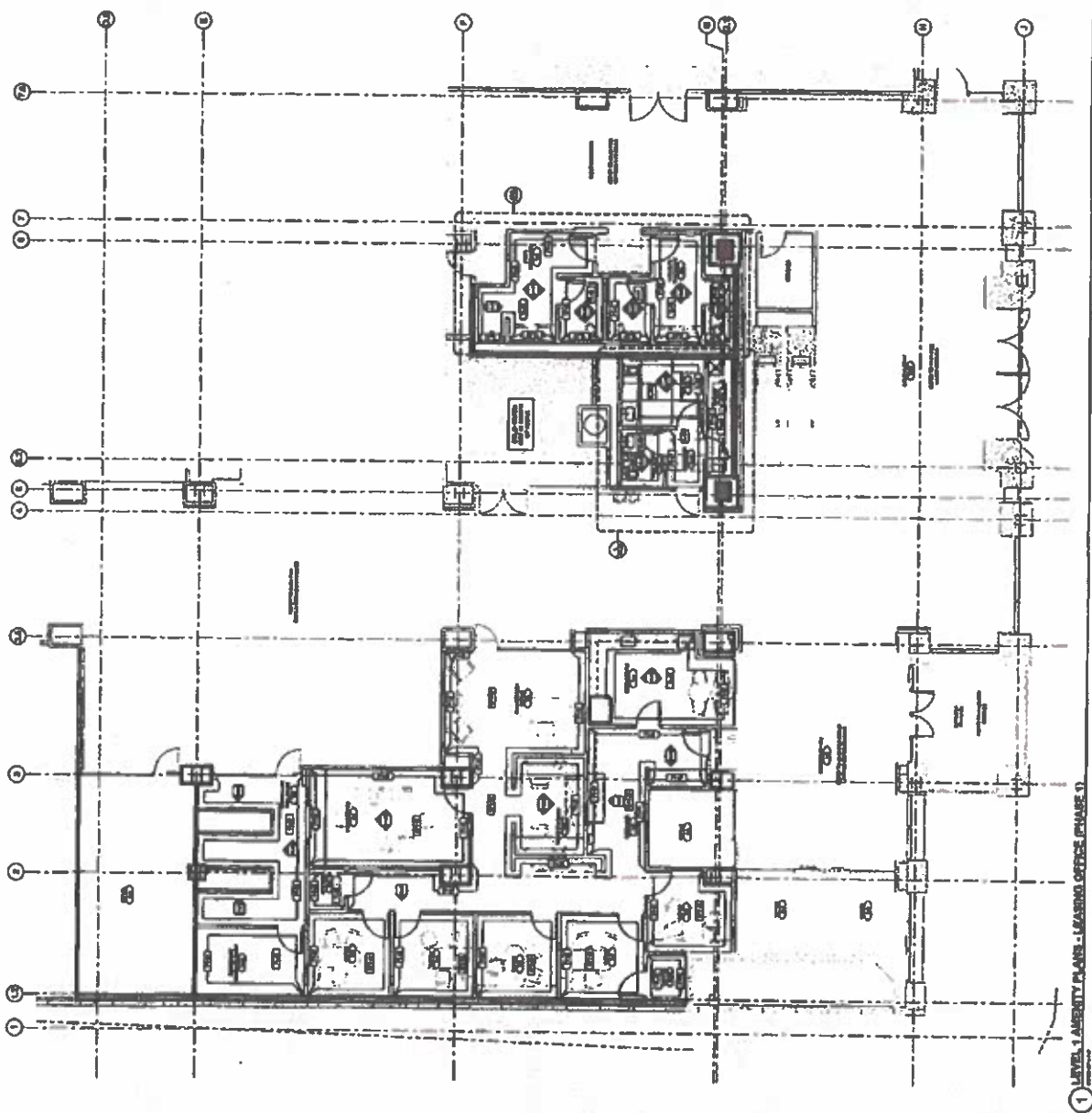
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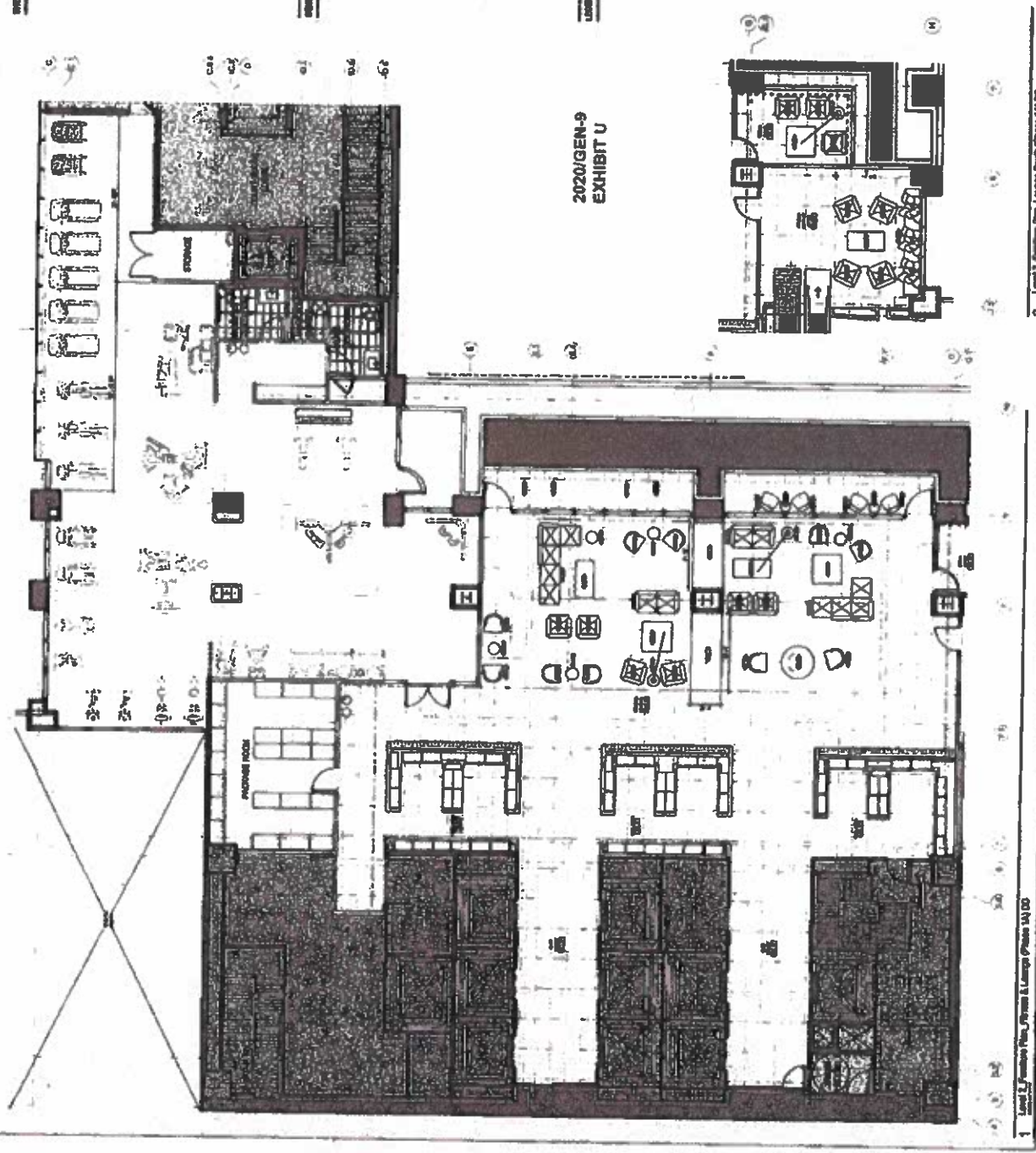
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2020JEN-9
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2020/GEN-9
EXHIBIT S

① LEVEL 1 AMENITY PLANS - LEASING OFFICE (PHASE 1)
REVISED 1-1-02



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
C E R T I F I C A T E

RESOLUTION 20-270, CD1, FD1

Introduced: 10/19/20 By: ANN KOBAYASHI – BY REQUEST Committee: ZONING, PLANNING AND HOUSING

Title: RESOLUTION AUTHORIZING EXEMPTIONS FROM CERTAIN RESIDENCES AT BISHOP PLACE AFFORDABLE HOUSING PROJECT AT HONOLULU, OAHU, HAWAII, TAX MAP KEYS 2-1-010: 015, 021, 022, 023, 024, AND 032.

Voting Legend: * = Aye w/Reservations

| | | |
|----------|------------------------------|---|
| 10/29/20 | ZONING, PLANNING AND HOUSING | CR-270 - RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM. 5 AYES: ELEFANTE, MANAHAN, MENOR, TEXEIRA, WATERS. |
| 11/05/20 | COUNCIL | AMENDED TO HAND-CARRIED FD1 (OCS2020-1132/11/5/2020 12:55 PM) 9 AYES: ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, TEXEIRA, TSUNEYOSHI, WATERS. CR-270 AND RESOLUTION 20-270, CD1, FD1 WERE ADOPTED. 9 AYES: ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, TEXEIRA, TSUNEYOSHI, WATERS. |

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.


GLEN I. TAKAHASHI, CITY CLERK


ANN KOBAYASHI, CHAIR AND PRESIDING OFFICER