



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

SPECIAL MEETING
CITY COUNCIL CHAMBER
WEDNESDAY, DECEMBER 2, 2020
9:00 A.M.

PUBLIC PARTICIPATION AND TESTIMONY

Pursuant to the Sixteenth Proclamation issued by Governor David Ige on November 23, 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 **1461666016**, 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.

FOR ACTION

1. **RESOLUTION 20-308 – SMP FOR 47-409 KAMEHAMEHA HIGHWAY, KAHALUU (2020/SMA-27)**. Granting a Special Management Area Use Permit to allow the development of a new single-story, single-family dwelling unit at 47-409 Kamehameha Highway, Kahaluu, located in the R-5 Residential District; identified as Tax Map Key 4-7-009: 011. (Applicant: Takami Holdings Corporation) (Transmitted by Communication D-741 [2020]) (Current deadline for Council action: 1/9/21)

PROPOSED CD1 TO RESOLUTION 20-308 (Submitted by Councilmember Menor) – The CD1 (OCS2020-1181/11/13/2020 1:33 PM) makes the following amendments:

- A. Revises the resolution title to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT TO ALLOW THE DEVELOPMENT OF A NEW SINGLE-STORY, SINGLE-FAMILY DETACHED DWELLING IN KAHALUU, OAHU."
- B. Revises the first WHEREAS clause, and adds a second WHEREAS clause to clarify the description of the Project.
- C. Revises the fourth WHEREAS clause to provide that the DPP finalized its report and recommendation on November 5, 2020 (instead of October 15, 2020), which is within 45 working days after the close of the public hearing (the Applicant having agreed to an extension of the 20-working day administrative deadline).
- D. Adds November 10, 2020 as the date the Council received the DPP's findings and recommendation by Departmental Communication 741 (2020).
- E. In Condition A, adds that construction of the Project must be in general conformity with the Project as recommended by the DPP in the DPP's findings and recommendation in Departmental Communication 683 (2018), and as depicted in Exhibits A through L, attached to the resolution and incorporated by reference.

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- F. In Condition C, clarifies that prior to the issuance of any development permit for the Project, the Applicant is required to submit to the DPP for review and approval revised Project plans, based on the analyses and recommendations of the detailed coastal hazards assessment. Lists the requirements for the revised Project plans as Conditions C.1, C.2, and C.3.
 - G. In Condition D, lists the prohibitions against shoreline hardening as Conditions D.1, D.2, and D.3.
 - H. In Condition E, clarifies that prior to the issuance of any development permit for the Project, the Applicant is required to submit to the DPP and the ENV for review and approval a trash management plan.
 - I. In Condition F, clarifies that the Applicant is required to implement a proactive archeological monitoring program that includes detailed documentation and protocols for managing inadvertently discovered archeological resources.
 - J. In Condition G, clarifies the conditions relating to outdoor lighting, lists the requirements as Conditions G.1 and G.2, and moves former Condition I to Condition G.3. Realphabetizes subsequent conditions.
 - K. In realphabetized Condition I, lists the requirements for the revised Project plans to reflect correct square footage as Conditions I.1, I.2, and I.3.
 - L. In realphabetized Condition J, clarifies that existing trees on the Project site include monkeypod trees and coconut palms.
 - M. Makes miscellaneous technical and nonsubstantive amendments.
2. **RESOLUTION 20-322 – KOMOHALE WEST LOCH LLC DEVELOPMENT AGREEMENT.** Approving and authorizing the Mayor or the Mayor’s designee to enter into a development agreement between the City and County of Honolulu and Komohale West Loch LLC, for the development of an affordable rental project at 91-1666 Renton Road, Ewa Beach, Oahu, Hawaii 96706, bounded by Fort Weaver Road to the west and Renton Road to the south and east side of the property and the City’s West Loch Elderly Village to the north. (Transmitted by Communication D-770 [2020])

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3. **RESOLUTION 20-289 – NOTIFICATION AND PUBLIC HEARING PRIOR TO CREATION OF CONDOMINIUM PROPERTY REGIME ON AGRICULTURAL LAND.** Urging the State of Hawaii to adopt laws and policies regarding neighboring property owner notification and a public hearing prior to the creation of a condominium property regime located on agricultural land.
4. **RESOLUTION 20-313 – DPP EFFORTS RELATING TO AGRICULTURAL ZONING DISTRICTS.** Requesting the Department of Planning and Permitting to report to the City Council on its efforts from 2015 until the present to monitor and enforce compliance with certain laws relating to the agricultural zoning districts.
5. **RESOLUTION 20-315 – IPD-T PROJECT / ALA MOANA PLAZA DEVELOPMENT (2020/SDD-45).** Approving a conceptual plan for an Interim Planned Development-Transit (IPD-T) permit to redevelop 78,976 square feet of land with a mixed-use development project in the Ala Moana neighborhood on land zoned BMX-3 Community Business Mixed-Use District, located at 451 Piikoi Street; identified as Tax Map Key(s) 2-3-038: 003 and portion of 014. (Applicant: Brookfield Properties) (Transmitted by Communication D-752 [2020]) (Current deadline for Council action: 1/12/21)
6. **BILL 90 (2020) – BUILDING PERMIT APPLICATIONS.** Addressing the processing of building permit applications. (Bill passed First Reading 11/5/20)

RON MENOR, Chair
Committee on Zoning, Planning
and Housing