



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3077

## COMMITTEE ON ZONING, PLANNING AND HOUSING

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### Voting Members:

Ron Menor, Chair  
Tommy Waters, Vice Chair  
Brandon J.C. Elefante  
Joey Manahan  
Alan Kekoa Texeira

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## AGENDA ADDENDUM

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](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 **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](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.

**This addendum item is a proposed CD1 amendment to Agenda Item No. 5 – Resolution 20-315, approving a conceptual plan for an Interim Planned Development-Transit (IPD-T) project for the Ala Moana Plaza Development Project.**

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)

PROPOSED CD1 TO RESOLUTION 20-315 (Submitted by Councilmember Waters) – The CD1 (OCS2020-1222/12/1/2020 10:27 AM) makes the following amendments:

- A. Revises the resolution title to read as follows:  
  
"APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE ALA MOANA PLAZA DEVELOPMENT."
- B. Adds a second WHEREAS clause to provide that the Project site is a part of the joint development of 11 parcels that encompass the Ala Moana Center ("AMC"), an office building, multifamily dwellings, and associated private roadways.
- C. In the third WHEREAS clause, clarifies the description of the Project.
- D. In the fifth and seventh WHEREAS clauses, provides that the DPP's findings and recommendations on the Project, dated November 13, 2020, were received by the Council as Departmental Communication 752 (2020) on November 13, 2020.
- E. Deletes Condition B (relating to maximum density) because, after including the Project's density, the density for the 11-parcel joint development zoning lot is a floor area ratio ("FAR") of 1.8, which is less than the maximum FAR of 2.5 for the joint development lot. Realphabetizes subsequent conditions.

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- F. In realphabetized Condition D, provides that the minimum number of off-street vehicle parking spaces for the Project is 619 (rather than the 843 parking spaces required under the LUO), and clarifies that 220 new spaces will be located in the Project's parking podium, and 399 spaces will be located elsewhere on the AMC joint development lot, or leased offsite.
- G. In realphabetized Condition E.1, clarifies the Project's affordable housing requirements, and requires the Applicant to execute and record an affordable housing agreement with the State Bureau of Conveyances or the State Land Court, or both as appropriate.
- H. In realphabetized Condition E.3, separates the bicycle sharing station requirements into separate paragraphs, and adds paragraph E.3.b to require the Applicant to provide a flat surface (approximately 550 square feet) in an area that receives sunlight.
- I. Revises realphabetized Condition E.5 to require the Applicant to grant easements on, over, and across the following streets in favor of the City for public right-of-way ("ROW") access:
  - 1. Kona Street between Piikoi Street and Atkinson Drive;
  - 2. Kona Iki Street between Kapiolani Boulevard and Kona Street;
  - 3. Keeaumoku Street between Kapiolani Boulevard and Kona Street; and
  - 4. Mahukona Street between Kapiolani Boulevard and Atkinson Drive.

Requires the Applicant to execute and record with the State Bureau of Conveyances, or the State Land Court, or both as appropriate, easements, restrictive covenants, or similar instruments, in favor of the City, to require the specified streets to remain accessible to the public on an ongoing and uninterrupted basis in perpetuity, and require the owner of those streets to maintain the streets on an ongoing basis.
- J. In realphabetized Condition E6, separates the intersection and ROW improvements into separate paragraphs, and:
  - 1. References the transportation impact assessment ("TIA") required under Condition J.2;

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2. Requires an implementation schedule; and
  3. Provides that the Applicant is required to coordinate demolition and construction work on the Project's ROW improvements with HART to reduce the period of time the ROW is under construction, and ensure that new ROW infrastructure improvements do not create obstructions or conflicts with rail transit construction (instead of referencing a deferred agreement between the Applicant and HART to coordinate Project and rail transit construction).
- K. In realphabetized Condition E.7, relating to improved connectivity for pedestrian and bicycle paths, references the improved connectivity plan required under Condition F.10.
- L. In realphabetized Condition F.8, relating to updated Project floor plans, references the affordable housing requirements in Condition E.1.
- M. Combines Condition I and former Condition L (and all subdivisions thereunder), relating to transportation and traffic considerations, and clarifies the conditions. Realphabetizes subsequent conditions.
- N. In realphabetized Condition I.2.b, relating to multimodal intersection improvements, references the easement requirements in Condition E.5.
- O. Deletes former Condition J, relating to a monetary contribution to be used toward Honolulu Fire Department facilities in the Ala Moana and Kakaako neighborhoods. Realphabetizes subsequent conditions.
- P. Moves former Condition N, relating to a post traffic management plan ("TMP") and post traffic impact analysis report ("TIAR"), to realphabetized Conditions J.3 and J.4, respectively. Realphabetizes subsequent conditions.
- Q. Conforms realphabetized Condition O to the standard condition used in IPD-T resolutions relating to conformity with the conceptual plan approved in the resolution.
- R. Adds a BE IT FURTHER RESOLVED clause to include standard Council findings for IPD-T projects.

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- S. Makes miscellaneous technical and nonsubstantive amendments.

RON MENOR, Chair  
Committee on Zoning, Planning  
and Housing