



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING AND PLANNING

Voting Members:

Brandon J.C Elefante, Chair
Esther Kia'aina, Vice Chair
Radiant Cordero
Calvin K.Y. Say

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
THURSDAY, JANUARY 14, 2021
9:00 A.M.

PUBLIC PARTICIPATION AND TESTIMONY

Pursuant to the Seventeenth Proclamation issued by Governor David Ige on December 16, 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?publish_id=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 video conferencing platform. To participate, persons should visit www.webex.com, click "Join," enter meeting number **146 330 7426**, 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. Remote testimony will be taken at the start of the agenda and then closed.
2. Each speaker may not have anyone else read their statement and is limited to a **one-minute** presentation.

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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, e-mail address and phone number, will be available to the public on both the City 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 768-3801 or send an email to quehara@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 768-3801 or send an email to quehara@honolulu.gov at least three working days prior to the meeting.

FOR EXTENSION OF TIME ONLY

1. **[BILL 94 \(2020\)](#) – REZONE LAND SITUATED AT MOILIILI, OAHU (2020/Z-3).**
To rezone land situated at 2835 and 2829 Dole Street, Moiliili, Oahu from the P-2 General Preservation District to the R-5 Residential District; identified as Tax Map Key 2-8-030: 038 and 058. (Bill passed First Reading on 12/9/20) (Current deadline for Council action: 2/7/21)

Related communication:

[M-1](#) Hawaii Planning LLC, submitting a 120-day extension of time request for Bill 94 (2020).

FOR ACTION

2. **[RESOLUTION 20-333](#) – EXTEND DEADLINE TO OBTAIN BUILDING PERMIT FOR AN IPD-T PROJECT.** Amending Resolution No. 17-175, CD1, to extend the deadline to obtain a building permit for an Interim Planned Development-Transit (IPD-T) Project for the Hawaii Ocean Plaza Project. (Applicant: Hawaii Ocean Plaza LP) (Transmitted by Communication [D-801 \[2020\]](#))
3. **[BILL 95 \(2020\)](#) – REZONE LAND SITUATED AT WAILUPE, OAHU (2020/Z-1).**
To rezone land situated at 1055 Hao Street, Wailupe, Oahu from the R-7.5 Residential District to the P-2 General Preservation District for a 9.532-acre property in the back of Wailupe Valley; identified as Tax Map Key 3-6-024: 001. (Transmitted by Communication [D-743 \[2020\]](#); Bill passed First Reading on 12/9/20)
4. **[BILL 90 \(2020\)](#) – BUILDING PERMIT APPLICATIONS.** Addressing the processing of building permit applications. (Bill passed Second Reading and public hearing held on 12/9/20)
5. **[BILL 79 \(2020\), CD1](#) – KO’OLAU LOA SUSTAINABLE COMMUNITIES PLAN.**
Repealing the existing Sustainable Communities Plan for Koolau Loa, Article 7, Chapter 24, Revised Ordinances of Honolulu 1990, and adopting a new Article 7 incorporating the revised Koolau Loa Sustainable Communities Plan. (Bill passed Second Reading and public hearing held on 12/9/20)

Related communication:

[CC-357 \(2020\)](#) Councilmember Elefante, filing a Disclosure of Interest Statement.

6. **RESOLUTION 20-226** – **SMP / REPLACE HANOHANO HALE WASTEWATER TREATMENT SYSTEM (2020/SMA-19)**. Granting a Special Management Area Use Permit (SMP) to replace the Hanohano Hale Apartment Building's existing wastewater treatment system on approximately 0.5 acres of land zoned A-2 Medium Density Apartment District, located at 53-549 Kamehameha Highway, Hauula, Oahu, Hawaii and identified as a portion of Tax Map Key 5-3-008: 001. (Applicant: Hanohano Hale Association of Apartment Owners [AOAO]) (Transmitted by Communication [D-594 \[2020\]](#); Committee postponed action on 9/24/20) (Current deadline for Council action: 2/28/21)

PROPOSED CD1 TO RESOLUTION 20-226 (Submitted by Councilmember Elefante) – The CD1 (OCS2021-0005/1/6/2021 1:17 PM) makes the following amendments:

- A. Revises the first WHEREAS clause and adds a second WHEREAS clause to clarify the description of the proposed Project.
- B. In the fifth WHEREAS clause, adds September 1, 2020, as the date the Council received the DPP's findings and recommendation by Departmental Communication 594 (2020).
- C. In Condition A, deletes the requirement that the Project consist of an underground wastewater system (instead of an aboveground system), and provides that construction must be in general conformity with the Project, as recommended by the DPP in the DPP's findings and recommendation, and as depicted in Exhibits A through F, except to comply with Condition B.
- D. Adds a new Condition B to require relocation of the Project to an alternative site between the Hanohano Hale apartment building and Kamehameha Highway. Realphabetizes subsequent conditions.
- E. In realphabetized Condition E, requires the Applicant to implement any remedial measures recommended by the State Division of Aquatic Resources (in response to any leaks or spills of wastewater during Project construction).
- F. Adds a new realphabetized Condition F.4 to include a standard condition regarding protection of the Hawaiian hoary bat's habitat.

- G. Adds a new Condition G to provide that prior to submittal of any development permit application for the Project, the Applicant is required to submit to the DPP for review and approval a landscape plan that mitigates visual impacts of the aboveground components of the Project. Realphabetizes subsequent conditions.
- H. Adds a new Condition I to include a standard condition requiring that the Applicant obtain a development permit within two years after SMP approval, and the process for extending this deadline.
- I. Makes miscellaneous technical and nonsubstantive amendments.

Related communications:

[D-17](#) Department of Planning and Permitting, submitting a letter to Ms. Stephanie Davis regarding Special Management Area (SMA) Use Permit (Major) Hanohano Hale Replacement Wastewater Treatment System.

[M-2](#) Environmental Science International, submitting a letter to the Department of Planning and Permitting regarding Recommendations for Special Management Area (SMA) Use Permit (Major) to Replace Hanohano Hale's Existing Wastewater Treatment System.

- 7. **[RESOLUTION 21-15 – HALEWAIOLU SENIOR RESIDENCES 201H PROJECT \(2020/GEN-16\)](#)**. Authorizing exemptions from certain requirements relating to the Halewaiolu Senior Residences, Affordable Housing Project on about 25,925 square feet of BMX-4 Central Business Mixed Use District-zone land located at 1331 River Street in Honolulu and identified as Tax Map Key 1-7-006: 012. (Applicant: Halewaiolu Senior Development, LLC) (Transmitted by Communication [D-001](#)) (Current deadline for Council action: 2/18/21)

Related communication:

[D-16](#) Department of Planning and Permitting, submitting Preliminary Plans and Project Specifications for Departmental Communication D-001 (21), the Halewaiolu Senior Residences.

8. [RESOLUTION 21-17](#) – **RELATING TO DETACHED DWELLINGS.** Repealing Resolution 20-265, which initiated a proposal to amend Chapter 21, Revised Ordinances of Honolulu 1990 (the Land Use Ordinance), relating to detached dwellings.
9. [CC-215 \(2020\)](#) – **DRAFT COMMITTEE REPORT ON THE REVIEW AND EVALUATION OF THE OAHU HISTORIC PRESERVATION COMMISSION.** The Committee will take action on a draft committee report making recommendations to the Council on whether the ordinance provisions establishing the Oahu Historic Preservation Commission should be retained, as amended, or repealed. (Committee postponed action 8/27/20)

Related communication:

[D-160 \(2020\)](#) Report submitted by the Department of Planning and Permitting pursuant to ordinance 17-44, attached as Departmental Communication 160 (2020).

INFORMATIONAL BRIEFING

10. **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.**

BRANDON J.C. ELEFANTE, Chair
Committee on Zoning and Planning