



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, MARCH 4, 2021
9:00 A.M.

PUBLIC PARTICIPATION AND TESTIMONY

Pursuant to the Eighteenth Proclamation issued by Governor David Ige on February 12, 2021, 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 **187 622 6333** 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.

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 ACTION

1. **RESOLUTION 21-40 – SMP / NEW HOPE OAHU (2020/SMA-47)**. Granting a Special Management Area Use Permit to New Hope Oahu to allow renovations and additions, and the construction of a new three level parking structure to an existing meeting facility located on approximately 52,941 square feet of land zoned I-2 Intensive Industrial District, located at 290 Sand Island Access Road and identified as Tax Map Key 1-2-021: 026. (Applicant: New Hope International Ministries) (Transmitted by Communication [D-95](#)) (Current deadline for Council action: 4/17/21)

PROPOSED CD1 TO RESOLUTION 21-40 (Submitted by Councilmember Elefante) – The Proposed CD1 (OCS2021-0165/2/23/2021 8:01 AM) makes the following amendments:

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

"GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT TO ALLOW FOR NEW CONSTRUCTION AND IMPROVEMENTS TO THE NEW HOPE CHURCH."
- B. In the first WHEREAS clause, clarifies the description of the Project.
- C. In the third WHEREAS clause, adds that the Applicant agreed to an extension of the 20-working day administrative deadline for the DPP to submit its findings and recommendation to the Council.
- D. In Condition B, clarifies that prior to submitting any building permit application for the Project, the Applicant is required to submit to the DPP for review and approval revised Project plans showing that there is adequate space and maneuverability for private onsite trash pickup, including an onsite turnaround area for the refuse truck.
- E. Conforms Condition D (relating to artificial light from exterior light fixtures) and Condition G (relating to protection of the Hawaiian hoary bat habitat) to the standard form of condition for SMA Use Permit resolutions.
- F. Makes miscellaneous technical and nonsubstantive amendments.

2. **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 \[2020\]](#); Public hearing held and re-referred back to Committee on 12/9/20) (Current deadline for Council action: 5/12/21)

[CD1 TO RESOLUTION 20-315](#) (Approved by the Committee at its December 2, 2020 meeting) – The CD1 (OCS2020-1275/12/3/2020 1:19 PM) 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. In Condition B (relating to maximum density), clarifies that the maximum floor area ratio ("FAR") for the two zoning lots that comprise the Project site (TMKs 2-3-038:003 and 2-3-038:014) is 7.0 (552,832 square feet). Also clarifies that the FAR of 7.0 does NOT apply to the 11-parcel joint development zoning lot that the Project site is a part of. When computed based on the 11-parcel joint development lot, the maximum FAR is 1.8.

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- F. In Condition E, 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 Condition F.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 Condition F.3, separates the bicycle sharing station requirements into separate paragraphs, and adds paragraph F.3.b to require the Applicant to provide a flat surface (approximately 550 square feet) in an area that receives sunlight.
- I. Revises Condition F.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 Condition F.6, separates the intersection and ROW improvements into separate paragraphs, and:
 - 1. References the transportation impact assessment ("TIA") required under Condition K.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 Condition F.7, relating to improved connectivity for pedestrian and bicycle paths, references the improved connectivity plan required under Condition G.10.
- L. In Condition G.8, relating to updated Project floor plans, references the affordable housing requirements in Condition F.1.
- M. In Condition J, clarifies that prior to the issuance of any building permits for the Project, the Applicant is required to make a cash contribution to the City in an amount to be confirmed by the Honolulu Fire Department, and not to exceed \$1,500 per residential unit and \$5 per square foot of commercial development in the Project, to be used toward HFD facilities in the area, such as land acquisition and construction of a new fire station in the vicinity of the Ala Moana and Kakaako neighborhoods.
- N. Merges Condition L (and all subdivisions thereunder) and Condition N into Condition K, relating to transportation and traffic considerations, and clarifies the conditions. Realphabetizes subsequent conditions.
- O. In Condition K.2.b, relating to multimodal intersection improvements, references the easement requirements in Condition F.5.
- P. Conforms realphabetized Condition Q to the standard condition used in IPD-T resolutions relating to conformity with the conceptual plan approved in the resolution.
- Q. Adds a BE IT FURTHER RESOLVED clause to include standard Council findings for IPD-T projects.
- R. Makes miscellaneous technical and nonsubstantive amendments.

PROPOSED CD1 TO RESOLUTION 20-315 (Submitted by Councilmember Elefante) – The CD1 (OCS2021-0187/2/26/2021 11:31 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. In the first WHEREAS clause, lists GGP Ala Moana L.L.C. as the Applicant (instead of Brookfield Properties).
- C. 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.
- D. In the third WHEREAS clause, clarifies the description of the Project.
- E. 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.
- F. In Condition B (relating to maximum density), clarifies that the maximum floor area ratio ("FAR") for the two zoning lots that comprise the Project site (TMKs 2-3-038:003 and 2-3-038:014) is 7.0 (552,832 square feet). Also clarifies that the FAR of 7.0 does NOT apply to the 11-parcel joint development zoning lot that the Project site is a part of. When computed based on the 11-parcel joint development lot, the maximum FAR is 1.8.
- G. In Condition E, deletes reference to the minimum number of off-street vehicle parking spaces for the Project. Clarifies that 220 new vehicle parking spaces will be located in the Project's parking podium, and if renter demand for parking spaces exceeds the available 220 parking spaces, additional parking spaces must be made available elsewhere on the AMC joint development lot.

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- H. In Condition F.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.
- I. In Condition F.3, separates the bicycle sharing station requirements into separate paragraphs, and adds paragraph F.3.b to require the Applicant to provide a flat surface (approximately 550 square feet) in an area that receives sunlight.
- J. Revises Condition F.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.
- K. In Condition F.6, separates the intersection and ROW improvements into separate paragraphs, and:
 - 1. References the transportation impact assessment ("TIA") required under Condition K.2;
 - 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).
- L. In Condition F.7, relating to improved connectivity for pedestrian and bicycle paths, references the improved connectivity plan required under Condition G.10.
- M. In Condition G.8, relating to updated Project floor plans, references the affordable housing requirements in Condition F.1.
- N. In Condition J, clarifies that prior to the issuance of any building permits for the Project, the Applicant is required to make a cash contribution to the City in an amount to be confirmed by the Honolulu Fire Department, and not to exceed \$1,500 per residential unit and \$5 per square foot of commercial development in the Project, to be used toward HFD facilities in the area, such as land acquisition and construction of a new fire station in the vicinity of the Ala Moana and Kakaako neighborhoods.
- O. Merges Condition L (and all subdivisions thereunder) and Condition N into Condition K, relating to transportation and traffic considerations, and clarifies the conditions. Realphabetizes subsequent conditions.
- P. In Condition K.2.b, relating to multimodal intersection improvements, references the easement requirements in Condition F.5.
- Q. Conforms realphabetized Condition Q 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.
- S. Makes miscellaneous technical and nonsubstantive amendments.

3. **REVIEW AND EVALUATION OF THE PLANNING COMMISSION PURSUANT TO ORDINANCE 17-44, CODIFIED AS CHAPTER 3, ARTICLE 15, REVISED ORDINANCES OF HONOLULU 1990, AS AMENDED.** The Committee will review and evaluate the Planning Commission and make recommendations to the Council on whether the Charter provision(s) or ordinance(s) establishing the Commission should be retained, amended, or repealed.

Related communication:

[D-64](#) Report submitted by the Planning Commission pursuant to Ordinance 17-44, codified as Chapter 3, Article 15, Revised Ordinances of Honolulu 1990, as amended.

FOR DISCUSSION:

4. **[RESOLUTION 21-23](#) – OAHU GENERAL PLAN.** Adopting the 2017 edition of the General Plan of the City and County of Honolulu (The Oahu General Plan), which supersedes all previous editions and changes. (Transmitted by Communication [D-235\[2018\]](#))
5. **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