OFFICE OF THE CITY CLERK

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BERNICE K.N. MAU
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C & C OF HONOLULU
2014 MAY 16 AM 9:30

May 16, 2014

VIA E-MAIL AND CITY MESSENGER

TO: GEORGE ATTA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: BERNICE K.N. MAU, CITY CLERK

SUBJECT: **NOTICE OF INTRODUCTION OF A RESOLUTION FOR A COUNCIL PROPOSAL TO AMEND THE GENERAL PLAN, THE DEVELOPMENT PLANS, THE ZONING ORDINANCES, OR THE SUBDIVISION ORDINANCE.**

RESOLUTION 14-117, entitled:

> "RESOLUTION PROPOSING AMENDMENTS TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990 (THE LAND USE ORDINANCE) AND ORDINANCE 86-106 ("ZONING MAP NO. 3"), AS AMENDED, RELATING TO THE WAIKIKI SPECIAL DISTRICT,"

was introduced on May 15, 2014 and was referred to the Committee on Zoning and Planning. Pursuant to Ordinance 08-8, a copy of the Resolution is transmitted herewith.

Ordinance 08-8 further requires you to promptly stamp the date and time of receipt of this document on this transmittal letter and to notify the Council in writing of the date of receipt.

dc

Attachment: Resolution 14-117

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 14-117

RESOLUTION

PROPOSING AMENDMENTS TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990 (THE LAND USE ORDINANCE) AND ORDINANCE 86-106 ("ZONING MAP NO. 3"), AS AMENDED, RELATING TO THE WAIKIKI SPECIAL DISTRICT.

WHEREAS, the Waikiki Special District provisions of the Land Use Ordinance (LUO) begin with the following findings:

"(a) To the world, Waikiki is a recognized symbol of Hawaii; and the allure of Waikiki continues, serving as the anchor for the state's tourist industry. In addition to its function as a major world tourist destination, Waikiki serves as a vital employment center and as a home for thousands of full-time residents.

(b) The creation of the Waikiki special district was largely a response to the rapid development of the 1960s and 1970s, and the changes produced by that development. Now, Waikiki can be described as a mature resort plant and residential locale. Waikiki needs to maintain its place as one of the world's premier resorts in an international market; yet, the sense of place that makes Waikiki unique needs to be retained and enhanced.

(c) Because of the city's commitment to the economic, social and physical well-being of Waikiki, it is necessary to guide carefully Waikiki's future and protect its unique Hawaiian identity."

Section 21-9.80, Revised Ordinances of Honolulu 1990, as amended (ROH); and

WHEREAS, the last major revisions to the Waikiki Special District provisions of the LUO were in 2011; and

WHEREAS the Council feels the Waikiki Special District provisions should be frequently reviewed and evaluated in order to ensure that they are accomplishing the objectives of the Waikiki Special District, which are stated in ROH Section 21-9.80-1 to be as follows:

"(a) Promote a Hawaiian sense of place at every opportunity.

(b) Guide development and redevelopment in Waikiki with due consideration to optimum community benefits. These shall include the preservation, restoration, maintenance, enhancement and creation of natural,

recreational, educational, historic, cultural, community and scenic resources.

(c) Support the retention of a residential sector in order to provide stability to the neighborhoods of Waikiki.

(d) Provide for a variety of compatible land uses which promote the unique character of Waikiki, emphasizing mixed uses.

(e) Support efficient use of multimodal transportation in Waikiki, reflecting the needs of Waikiki workers, businesses, residents, and tourists. Encourage the use of public transit rather than the private automobile, and assist in the efficient flow of traffic.

(f) Provide for the ability to renovate and redevelop existing structures which otherwise might experience deterioration. Waikiki is a mature, concentrated urban area with a large number of nonconforming uses and structures. The zoning requirements of this special district should not, therefore, function as barriers to desirable restoration and redevelopment lest the physical decline of structures in Waikiki jeopardize the desire to have a healthy, vibrant, attractive and well-designed visitor destination.

(g) Enable the city to address concerns that development maintain Waikiki's capacity to support adequately, accommodate comfortably, and enhance the variety of worker, resident and visitor needs.

(h) Provide opportunities for creative development capable of substantially contributing to rejuvenation and revitalization in the special district, and able to facilitate the desired character of Waikiki for areas susceptible to change.

(i) Encourage architectural features in building design which complement Hawaii's tropical climate and ambience, while respecting Waikiki's urbanized setting. The provision of building elements such as open lobbies, lanais, and sunshade devices is encouraged.

(j) Maintain, and improve where possible: mauka views from public viewing areas in Waikiki, especially from public streets; and a visual relationship with the ocean, as experienced from Kalakaua Avenue, Kalia Road and Ala Moana Boulevard. In addition, improve pedestrian access, both perpendicular and lateral, to the beach and the Ala Wai Canal.

(k) Maintain a substantial view of Diamond Head from the Punchbowl lookouts by controlling building heights in Waikiki that would impinge on this view corridor.

(l) Emphasize a pedestrian-orientation in Waikiki. Acknowledge, enhance and promote the pedestrian experience to benefit both commercial establishments and the community as a whole. Walkway systems shall be complemented by adjacent landscaping, open spaces, entryways, inviting uses at the ground level, street furniture, and human-scaled architectural details. Where appropriate, open spaces should be actively utilized to promote the pedestrian experience.

(m) Provide people-oriented, interactive, landscaped open spaces to offset the high-density urban ambience. Open spaces are intended to serve a variety of objectives including visual relief, pedestrian orientation, social interaction, and fundamentally to promote a sense of "Hawaiianness" within the district. Open spaces, pedestrian pathways and other ground level features should be generously supplemented with landscaping and water features to enhance their value, contribute to a lush, tropical setting and promote a Hawaiian sense of place.

(n) Support a complementary relationship between Waikiki and the convention center."

and

WHEREAS, the zoning precincts of the Waikiki Special District are established by Zoning Map No. 3 (Moiliili-Kaimuki), Ordinance 86-106, as amended; and

WHEREAS, the Council therefore desires to propose amendments to the Waikiki Special District provisions of the LUO and Ordinance 86-106 which are designed to accomplish the objectives of the District and maintain Waikiki as a premier resort destination and the engine of the tourist industry in the city and the state; and

WHEREAS, Section 6-1513 of the Revised Charter of the City and County of Honolulu 1973, as amended, provides that "[a]ny revision of or amendment to the zoning ordinances may be proposed by the council and shall be processed in the same manner as if proposed by the director [of planning and permitting]"; and

WHEREAS, ROH Chapter 2, Article 24, establishes procedures and deadlines for the processing of Council proposals to revise or amend the general plan, the

RESOLUTION

development plans, the zoning ordinances, and the subdivision ordinance, and clarifies the responsibility of the Director of Planning and Permitting to assist the Council in adequately preparing its proposals for processing; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the Director of Planning and Permitting and the Planning Commission are directed, pursuant to Section 6-1513 of the Revised Charter of the City and County of Honolulu 1973, as amended, and Revised Ordinances of Honolulu 1990, Chapter 2, Article 24, to process the proposed zoning ordinance amendments, attached hereto as Exhibit "A," in the same manner as if the proposal had been proposed by the Director; and

BE IT FURTHER RESOLVED that the Director of Planning and Permitting is directed to inform the Council upon the transmittal of the Director's report and the proposed zoning ordinance amendments to the Planning Commission; and

BE IT FINALLY RESOLVED that, pursuant to ROH Chapter 2, Article 24, the Clerk transmit copies of this Resolution and the Exhibit "A" attached hereto to the Director of Planning and Permitting and the Planning Commission of the City and County of Honolulu, and advise them in writing of the date by which the Director's report and accompanying proposed ordinance are required to be submitted to the Planning Commission.

INTRODUCED BY:

DATE OF INTRODUCTION:

MAY 1 5 2014
Honolulu, Hawaii

Councilmembers

EXHIBIT A

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

RELATING TO THE WAIKIKI SPECIAL DISTRICT.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose. The purpose of this ordinance is to amend the provisions in the Land Use Ordinance and Ordinance 86-106 ("Zoning Map No. 3"), as amended, relating to the Waikiki Special District.

SECTION 2. Sections 21-9.80 through 21-9.80-9, Revised Ordinances of Honolulu 1990, as amended, are amended to read as follows:

" "

SECTION 3. Figure 21-9.1 ("Front Yard - Waikiki"), Revised Ordinances of Honolulu 1990, as amended, is amended by deleting the existing figure and replacing it with the following:

" "

SECTION 4. Figure 21-9.2 ("Transitional Height Setback - Waikiki"), Revised Ordinances of Honolulu 1990, as amended, is amended by deleting the existing figure and replacing it with the following:

" "

SECTION 5. Table 21-9.6(A) ("Waikiki Special District Precinct Permitted Uses and Structures"), Revised Ordinances of Honolulu 1990, as amended, is amended to read as follows:

" "

SECTION . Table 21-9.6(B) ("Waikiki Special District Precinct Development Standards"), Revised Ordinances of Honolulu 1990, as amended, is amended to read as follows:

" "

SECTION . Table 21-9.6(C) ("Waikiki Special District Project Classification"), Revised Ordinances of Honolulu 1990, as amended, is amended to read as follows:

" "

A BILL FOR AN ORDINANCE

SECTION 7. Exhibit 21-9.13, Revised Ordinances of Honolulu 1990, as amended ("Waikiki Special District Zoning Precincts"), is amended by deleting the existing exhibit and replacing it with the following:

" "

SECTION 8. Exhibit 21-9.15, Revised Ordinances of Honolulu 1990, as amended ("Waikiki Special District Urban Design Controls"), is amended by deleting the existing exhibit and replacing it with the following:

" "

SECTION 9. Zoning Map No. 3 (Moiliili-Kaimuki), Ordinance 86-106, as amended, is hereby amended as follows: " "

SECTION 10. Ordinance material to be repealed is bracketed. New material is underscored. When revising, compiling, or printing applicable provisions of this ordinance for inclusion in the Revised Ordinances of Honolulu, the revisor of ordinances need not include the brackets, the bracketed material, or the underscoring.

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

SECTION 11. This ordinance takes effect upon its approval.

INTRODUCED BY:

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_____

_____

_____

_____

DATE OF INTRODUCTION:

_____
Honolulu, Hawaii

_____
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

_____
Deputy Corporation Counsel

APPROVED this _____ day of _____, 20___.

_____
KIRK CALDWELL, Mayor
City and County of Honolulu