



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING AND PLANNING

Voting Members:

Ikaika Anderson, Chair
Trevor Ozawa, Vice Chair
Carol Fukunaga
Ann H. Kobayashi
Joey Manahan

Item No. 7 - Resolution
15-83 - Affordable Housing
Requirements in Unilateral
Agreements has been
cancelled.

AGENDA

REGULAR MEETING

COMMITTEE MEETING ROOM

THURSDAY, APRIL 2, 2015

9:00 AM

SPEAKER REGISTRATION

Persons wishing to testify are requested to register by 9:00 a.m. as follows:

- a. On-Line at <http://www.honolulu.gov/ccl-testimony-form.html>;
- b. By faxing to 768-3827 your name, phone number and the agenda item;
- c. By filling out the registration form in person; or
- d. By calling 768-3818.

Persons who have not registered to testify will be given an opportunity to speak on an item following oral testimonies of the registered speakers.

Each speaker limited to a **one-minute** presentation.

WRITTEN TESTIMONY

Written testimony may be faxed to 768-3827 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, may be posted by the City Clerk and available to the public on the City's DocuShare Website.

The Committee will recess from 12:00 p.m. to 1:30 p.m.

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Accommodations are available upon request to persons with disabilities, please call 768-3818 or send an email to gmurayama@honolulu.gov at least three days prior to the meeting date.

The meeting is viewable by: (1) internet live streaming through http://olelo.granicus.com/MediaPlayer.php?publish_id=92; (2) televised live broadcast on Olelo TV Channel 54; or (3) after the meeting, viewable at <http://www.honolulu.gov/council/cclmeetings/ccl-archived-meetings-agendas.html>. Copies of older meeting videos may be requested by calling the City Clerk's Office at 768-5822, charges may apply.

FOR APPROVAL

MINUTES OF THE COMMITTEE ON ZONING AND PLANNING MARCH 2, 2015
SPECIAL MEETING AND THE MARCH 5, 2015 REGULAR MEETING

FOR ACTION

1. **COMMUNICATION D-174 – EWA BY GENTRY AREA 50 CHILD CARE CENTER.** From the Department of Design and Construction, requesting consideration of dedication document conveying Lot 19583-A for a future child care center in Ewa.
2. **BILL 4 (2015), CD1 – WAIALUA ZONE CHANGE.** Rezoning land situated at Waialua, Oahu, Hawaii from AG-1 Restricted Agricultural District to AG-2 General Agricultural district with a 25-foot height limit. TMK: 6-6-019:043 and 044. (Applicant: Galapia/Nitahara Waialua Properties) (Bill 4, CD1 passed second reading and public hearing held 3/11/15) (Current deadline for Council action: 4/30/15)
3. **BILL 6 (2015) – PUBLIC SIDEWALKS.** Amending the law relating to sitting or lying on public sidewalks in areas zoned for commercial and business activities. (Bill 6 passed first reading 2/18/15)

PROPOSED CD1 TO BILL 6 (2015) (Submitted by Councilmember Fukunaga) –
The CD1 (OCS2015-0126/2/24/2015 3:31 PM) makes the following amendments:

- A. Adds a new “Aala” zone described as that area of the city bounded by Aala Street, North Kukui Street, River Street, and North Beretania Street, and attaches a map of the zone.
 - B. Amends Section 3 of the Bill to clarify that Exhibits that are part of Ordinances 14-35 which were not amended are a part of this Bill.
 - C. Other technical non-substantive changes.
4. **BILL 81 (2014) – SPECIAL IMPROVEMENT DISTRICTS.** Allowing shoreline improvement, restoration, and protection projects to be provided and financed by a special improvement district. (Bill 81 passed second reading and public hearing held 2/18/15)

5. **BILL 82 (2014), CD1 – ESTABLISHMENT OF THE WAIKIKI BEACH SPECIAL IMPROVEMENT DISTRICT NO. 3.** Establishing a Waikiki special improvement district to provide for and finance supplemental services and improvements in and to Waikiki Beach. (Bill 82, CD1 passed second reading and public hearing held 2/18/15)

PROPOSED CD2 TO BILL 82 (2014), CD1 (Submitted by Councilmember Ozawa)
– The CD2 (OCS2015-0257/3/27/2015 1:21 PM) makes the following amendments:

- A. Amends section 3. of the Waikiki Beach Special Improvement District Plan ("Plan") to change the boundaries of the district by removing all properties on Kalakaua Avenue east of the Kapahulu groin.
- B. Amends section 5.(c) of the Plan to add the City's director of parks and recreation as a member of the District Board.
- C. Amends section 8.(a) of the Plan by changing the term of the special improvement district's fiscal year from January 1 to December 31 to July 1 to June 30 in order to coincide with the City fiscal year. Also amends this section to state that the first Fiscal Year shall be from July 1, 2015 to July 30, 2016.
- D. Amends section 10. of the Plan to specify that the City may charge the District Association for: (i) the actual expense for initial set-up of the special improvement district up to \$10,000; (ii) up to 5% of funds collected for on-going City processing on an annual basis; and (iii) the City and the District Association shall agree on a case by case basis the respective financial responsibility for enforcement and foreclosure of liens. Adds that this section shall be reviewed every five years and a report is to be submitted to the Council.
- E. Amends Exhibit 1, Waikiki Beach Special Improvement District map, to reflect the change to the district boundaries.
- F. Amends Exhibit 2, Waikiki Beach Special Improvement District Parcels, to reflect the change to the district boundaries.
- G. Makes other technical and nonsubstantive changes.

Related communication:

CC-75 Office of the City Clerk, submitting Bill 82, CD1 Waikiki Special Improvement District No. 3 protest total.

6. **BILL 3 (2015) – HONOULIULI ZONE CHANGE.** Rezoning land situated at Ewa, Oahu, Hawaii from AG-1 Restricted Agricultural District to the R-3.5 Residential District, A-2 Medium-Density Apartment District (with 40- and 65-foot height limits), AMX-2 Medium-Density Mixed Use Apartment District (with 40- and 65-foot height limits), B-1 Neighborhood Business District, B-2 Community Business District (with a 60-foot height limit), BMX-3 Community Business Mixed Use District (with a 90-foot height limit), IMX-1 Industrial-Commercial Mixed Use District (with a 60-foot height limit, and P-2 General Preservation District. TMK: 9-1-017:004 (por.), 059 (por.), and 072 (por.); 9-1-018:001 (por.) and 004 (por.) (Applicant: D.R. Horton-Schuler Homes, LLC) (Bill 3 passed second reading and public hearing held 3/11/15) (Current deadline for Council action: 6/28/15)

PROPOSED UNILATERAL AGREEMENT – The proposed U/A (draft dated 2/25/15) to be attached as “Exhibit B” to the Bill after execution and recordation.

Related communications:

CC-119 Councilmember Ron Menor, submitting proposed amendments to the Unilateral Agreement for Bill 3 (2015).

CC-120 Councilmember Ikaika Anderson, submitting proposed amendments to the Unilateral Agreement for Bill 3 (2015).

- CANCELLED** 7. **RESOLUTION 15-83 – AFFORDABLE HOUSING REQUIREMENTS IN UNILATERAL AGREEMENTS.** Amending the City’s policy with respect to affordable housing requirements in Unilateral Agreements.

FOR DISCUSSION ONLY

8. **RESOLUTION 15-72 – LUO AMENDMENT RELATING TO BED AND BREAKFAST HOMES.** Amending the Land Use Ordinance to permit a limited number of new Bed and Breakfast homes, and to strengthen the regulation of those homes to mitigate the impact of Bed and Breakfast homes on surrounding neighborhoods.
9. **RESOLUTION 15-86 – LUO AMENDMENT RELATING TO CERTAIN VISITOR ACCOMMODATIONS.** Amending the Land Use Ordinance to allow transient vacation units in certain residential areas where they are currently prohibited, subject to certain permitting processes and operating standards.

Committee on Zoning and Planning Agenda
Thursday, April 2, 2015

INFORMATIONAL BRIEFING

10. **UPDATE BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE (LUO) AMENDMENTS AND DEVELOPMENT PLAN AND SUSTAINABLE COMMUNITIES PLAN REVISION BILLS.**

IKAIKA ANDERSON, Chair
Committee on Zoning and Planning