



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

AGENDA

REGULAR MEETING
COMMITTEE MEETING ROOM
THURSDAY, MARCH 3, 2016
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.

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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
FEBRUARY 11, 2016 MEETING

INFORMATIONAL BRIEFING

1. **BRIEFING BY THE DEPARTMENT OF PLANNING AND PERMITTING ON TRANSIT-ORIENTED DEVELOPMENT INFRASTRUCTURE.**

FOR ACTION

2. **RESOLUTION 16-2 – INFRASTRUCTURE PROJECTS IN TRANSIT-ORIENTED DEVELOPMENT ZONES.** Urging the City Administration to give high priority to infrastructure projects in transit-oriented development zones.
3. **BILL 74 (2015) – LUO AMENDMENT RELATING TO THE TRANSIT-ORIENTED DEVELOPMENT SPECIAL DISTRICT.** Establishing a special district with appropriate land use standards and guidelines for those areas around the Honolulu Rail Transit Project stations. (Transmitted by Communication D-706/15; Bill 74 passed first reading 11/4/15) (Current deadline for Council action: 5/16/16)

PROPOSED CD1 TO BILL 74 (2015) (Submitted by Councilmember Anderson) – The CD1 (OCS2016-0208/2/26/2016 12:44 PM) makes the following amendments:

- A. Corrects proposed new Figure 21-1 "Permit Application Processing Time" by showing that the Council has 60 days to review Plan Review Use proposals.
- B. Amends the proposed new language in subsection 21-9.20-2(c) to clarify that projects less than one acre in size or that meet the development standards found in Section 21-9.100-8 are Exempt Projects.
- C. Amends the definition of "Active ground floor activities" in subsection 21-9.100(c) to include "offices" and "financial institutions".
- D. Amends the definition of "TOD special district" in subsection 21-9.10(c) and adds a new Bill Section 11 that designates the TOD special district boundaries.

- E. Amends proposed new subsection 21-9.100-7(a) to specify that the corner lot requirements apply to key-street facing façades.
 - F. Amends proposed new subsection 21-9.100-8(a)(1)(A) to clarify that the maximum FAR shall be as prescribed by the underlying zoning district, unless modified through a special district permit or PD-T permit.
 - G. Deletes proposed new sections 21-9.100-8(a)(3)(E)(iii) and 21-9.100-8(a)(6)(E).
 - H. Amends proposed new Table 21-9.8 by correcting the reference to height and density limits for "Modifications to height and/or FAR", and specifying that a Major permit or PD-T permit is required for projects seeking densities or heights beyond base limits.
 - I. Makes miscellaneous technical and nonsubstantive amendments.
4. **BILL 75 (2015) – LUO AMENDMENT RELATING TO MISCELLANEOUS LAND USE ORDINANCE AMENDMENTS.** Clarifying development standards for structures with integrated commercial and dwelling uses; to revise development standards for height and street setbacks in the business, business mixed use, and industrial mixed use districts; and to establish appropriate standards for bicycle parking. (Transmitted by Communication D-706/15; Bill 75 passed first reading 11/4/15) (Current deadline for Council action: 5/16/16)

PROPOSED CD1 TO BILL 75 (2015) (Submitted by Councilmember Anderson) – The CD1 (OCS2016-0105/2/2/2016 3:59 PM) makes the following amendments:

- A. Revises Figure 21-3.5, which depicts transitional heights in the business, BMX, IMX and all industrial districts, to add reference to the resort district, where applicable.
- B. Adds new definitions of “long-term bicycle parking” and “short-term bicycle parking” to LUO Article 10.
- C. Corrects drafting and format errors, and makes various technical amendments for purposes of grammar, clarity and style.

5. **BILL 76 (2015) – WAIPAHU ZONE CHANGE (2014/GEN-5)**. Amending Zoning Map No. 8 (Waipahu), Ordinance 86-110, by rezoning land situated near the Farrington Highway and Mokuola Street intersection (Waipahu Transit Center rail station area) and Farrington Highway and Leoku Street intersection (West Loch rail station area in Waipahu, Oahu, Hawaii, from R-5 Residential, R-7.5 Residential, A-2 Medium-density Apartment, B-1 Neighborhood Business, B-2 Community Business, and I-2 Intensive Industrial districts to the AMX-2 Medium-density apartment Mixed Use, BMX-3 Community Business Mixed Use, IMS1 Industrial-commercial Mixed Use, and P-2 General Preservation Districts. (Transmitted by Communication D-706/15; Bill 76 passed first reading 11/4/15) (Current deadline for Council action: 5/16/16)
6. **BILL 3 (2016) – BUILDING CODE**. Amended Chapter 16 (“Building Code”) of the Revised Ordinances of Honolulu 1990, with respect to construction barriers. (Bill 3 passed second reading and public hearing held 2/17/16)
7. **BILL 6 (2016) – NONCONFORMING USE CERTIFICATES**. Providing one-time relief to those owners of bed and breakfast homes and transient vacation units who lost their NUCs after September 30, 2014, solely for failing to apply for renewal through the newly automated system. (Bill 6 passed second reading and public hearing held 2/17/16)
8. **RESOLUTION 16-54 – LUO AMENDMENT RELATING TO JOINT DEVELOPMENT**. Amending the Land Use Ordinance by amending certain provisions relating to the joint development of two or more subdivision lots.

Related communication:

CC-34 City Clerk, notifying DPP of the introduction of the Council proposal.

9. **BILL 11 (2016) – ESTABLISHING AN INTERIM DEVELOPMENT CONTROL (IDC) AREA FOR AIEA, RED HILL, MOANALUA, AND SALT LAKE**. Providing the City Administration and the City Council sufficient time to fully explore and evaluate comprehensive transportation improvements that will address traffic congestion by establishing an Aiea-Red Hill-Moanalua-Salt Lake IDC Area. (Bill 11 passed first reading 2/17/16)

PROPOSED CD1 TO BILL 11 (2016) (Submitted by Councilmember Fukunaga) –
The CD1 (OCS2016-0173/2/24/2016 12:48 PM) makes the following amendments:

- A. Amends the boundary of the Aiea-Red Hill-Moanalua-Salt Lake Interim Development Control Area as set forth on Exhibit A.
- B. Makes miscellaneous technical and nonsubstantive amendments.

INFORMATIONAL BRIEFING

- 10. **UPDATE BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND PERMITTING ON THE STATUS OF BUILDING PERMIT PROCESSING.**
- 11. **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