



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING AND PLANNING

Voting Members:

Trevor Ozawa, Chair
Ron Menor, Vice Chair
Carol Fukunaga
Ann H. Kobayashi
Joey Manahan

NOTICE OF CONTINUANCE OF MEETING

ORIGINALLY CONVENED ON SEPTEMBER 22, 2016 AT 9:30 A.M.
See attached agenda for original meeting

TO BE CONTINUED TO:

DATE: WEDNESDAY, SEPTEMBER 28, 2016
TIME: 9:00 A.M.
PLACE: COMMITTEE MEETING ROOM

The continuance of the meeting is necessary to conclude consideration of Agenda Item No. 3:

Resolution 16-172 – IPD-T for the Manaolana Place Hotel and Residential Condominium Development Project.

Public testimony has concluded and no further testimony on this agenda item will be allowed at the continued meeting.

The Committee has concluded public testimony and action on the other item(s) described in the attached agenda. However, pursuant to Council Rule No. 18, which allows for reconsideration of a vote taken on any agenda item at the same meeting, the Committee may take such action if necessary.

This notice has been physically posted at the following location(s):

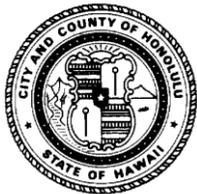
Office of the City Clerk

Meeting Site

This notice has also been electronically posted at <http://www4.honolulu.gov/docushare/dsweb/View/Collection-2460>

For more information relating to the continuance, you may call 768-3818.

(This notice is not subject to the filing requirements of HRS Sec. 92-7.)



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AGENDA

REGULAR MEETING
COMMITTEE MEETING ROOM
THURSDAY, SEPTEMBER 22, 2016
9:30 AM

SPEAKER REGISTRATION

Persons wishing to testify are requested to register by 9:30 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 AUGUST 25, 2016 COMMITTEE ON ZONING AND PLANNING MEETING.

FOR ACTION

1. **BILL 45 (2016) – AMENDING THE OAHU WATER MANAGEMENT PLAN.** Amending a portion of the Oahu Water Management Plan (OWMP) by adopting the North Shore Watershed Management Plan. (Bill 45 passed second reading and public hearing held 9/7/16)
2. **BILL 44 (2016), CD1 – FLOOD HAZARD AREAS.** Amending the Flood Hazard Area Ordinance, Chapter 21A, Revised Ordinances of Honolulu 1990, to adopt language and construction standards required by the Federal Emergency Management Agency, establish fees for the processing and administering of Flood Hazard Area related permits, and for housekeeping purposes. (Bill 44, CD1 passed second reading and public hearing held 9/7/16)
3. **RESOLUTION 16-172 – IPD-T FOR THE MANAOLANA PLACE HOTEL AND RESIDENTIAL CONDOMINIUM DEVELOPMENT PROJECT.** Approving a conceptual plan for an interim planned development-transit (IPD-T) project for the development of the Manaolana Place hotel and residential condominium development project. (Applicant: Manaolana Partners, LLC) (Recommitted 9/7/16) (Current deadline for Council action: 12/3/16)

PROPOSED CD1 TO RESOLUTION 16-172 (Submitted by Councilmember Ozawa) – The CD1 (OCS2016-0902/9/15/2016 3:39 PM) makes the following amendments:

- A. Splits the first WHEREAS clause into two separate clauses.
- B. In the second and fifth WHEREAS clauses, consistently refers to Exhibits A-2 through A-4, B-1 through B-16, C-1 through C-10, and D-1 through D-11.
- C. In the fourth and fifth WHEREAS clauses, refers to Departmental Communication 477 (2016).
- D. Adds July 6, 2016, as the date the Council received the DPP's report of findings and recommendations.
- E. In Condition B, adds that the Applicant shall modify the Project plans to reflect a maximum height of 400 feet.

- F. In Condition C regarding the height setback, provides that any portion of a structure over 60 feet in height must have additional height setbacks of 20 feet, and the additional setback must be a continuous plane from the top of the structure to the height of 60 feet above grade.
- G. In Condition G, provides that the pull-out driveway and residential drop-off area on Atkinson Drive must be designed to limit the diversion and avoid safety concerns with pedestrian mobility near those areas.
- H. In Condition J.4, requires that the Applicant submit a revised site plan showing a pull-out driveway and residential drop-off area that limit the diversion and avoids safety concerns with pedestrian mobility.
- I. Deletes Condition J.6 and renumbers subsequent subsections of Condition J.
- J. In Condition J.6, requires that the sidewalk and pedestrian circulation plan include proposals to remove utility poles within the pedestrian path along Kona Street, preferably relocate the utilities underground, and comply with Americans with Disabilities Act guidelines. Also requires that the Applicant prioritize pedestrian mobility at the rear of the Project site, and work with the developers of the Kapiolani Residences, which is under construction 225 feet ewa of the Project site, to at a minimum create a continuous sidewalk between those two sites.
- K. Corrects a duplicate reference to Condition J, and re-alphabetizes subsequent conditions.
- L. Replaces Condition K.3 with a new Condition L that reads as follows:

“Prior to the issuance of a Certificate of Occupancy (CO) for the Project:

 - 1. The Applicant shall contribute \$2.4 million to a fund or account designated by the Council, to be used for affordable housing within one-half mile of the Ala Moana transit station; or
 - 2. The Applicant shall provide within one-half mile of the Ala Moana transit station or the Kakaako transit station at least 16 affordable rental housing units that comply with the requirements of ROH Section 21-9.100.5(b)(1)(D), as the same may be amended from time to time.

- M. In Condition N.4, revises the first sentence to provide that the proposed pedestrian traffic island at the intersection of Kapiolani Boulevard and Atkinson Drive must be large enough, as deemed reasonable, to contain the projected amount of pedestrians expected to cross at this location at any one time.
 - N. Deletes Condition N.6 and renumbers subsequent subsections of Condition N.
 - O. In Condition S, in addition to building permits, lists yards, setbacks, street façades, building placement, building orientation and entrances, building transparency, and pedestrian walkways as governmental agency requirements that are subject to separate review and approval.
 - P. In Conditions S, T, and U, makes revisions to conform to the standard language and format in previous Council resolutions adopting conceptual plans, and with the governing ordinance.
 - Q. In Condition T, decreases the period in which a building permit must be obtained, from five to two years after the effective date of the resolution.
 - R. In the BE IT FURTHER RESOLVED clause, revises the Council's findings to reflect the development standards flexibility requested by the Applicant, and adds finding D.
 - S. In the BE IT FINALLY RESOLVED clause, corrects the address for Manaolana Partners LLC.
 - T. Makes miscellaneous technical and non-substantive amendments.
4. **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. (Bill 74 passed first reading 11/4/15; deferred in Committee 3/3/16) (Current deadline for Council action: 1/11/17)

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.
5. **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. (Bill 75 passed first reading 11/4/15; deferred in Committee 3/3/16) (Current deadline for Council action: 1/11/17)

PROPOSED CD1 TO BILL 75 (2015) (Submitted by Councilmember Ozawa) – The CD1 (OCS2016-0888/9/13/2016 9:25 AM) makes the following amendments:

- A. Adds a new Bill Section 7 to revise Figure 21-3.5, which depicts transitional heights in the business, BMX, IMX and all industrial districts, to add references to the resort district, where applicable; and renumbers subsequent bill section accordingly.

- B. In renumbered Bill Section 12:
1. Moves the definitions of long-term bicycle parking” and “short-term bicycle parking” from proposed new ROH Section 21-6.150(a) to LUO Article 10 (“Definitions”) (see renumbered Bill Section 13). A substantive provision in the definition of “short-term bicycle parking” is removed from the definition and inserted in the proposed new ROH Section 21-6.150(b.). Re-designates the subsequent subsection in Section 21-6.150 accordingly.
 2. In re-designated Section 21-6.150(a), revises the short-term bicycle parking requirements for non-residential uses to one space for every 2,000 square feet of floor area or portion thereof, or one space for every ten vehicle spaces or portion thereof, whichever is greater; and revises the long-term bicycle parking requirement for non-residential uses to one space for every 12,000 square feet of floor area or portion thereof, or one space for every 30 vehicle spaces or portion thereof, whichever is greater.
 3. In re-designated Section 21-6.150(a), revises the short-term bicycle parking requirements for residential uses to one space for up to 10 units, and thereafter one space for every 10 units or portion thereof. Also provides an exception from bicycle parking requirements for detached single-family and two-family dwellings and for duplex dwellings.
 4. In re-designated Section 21-6.150(b), adds a provision that Section 21-4.110(e) regarding nonconforming parking and loading does not apply to short- and long-term bicycle parking.
- C. Corrects drafting and format errors, and makes various technical amendments for purposes of grammar, clarity, and style.
6. **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. (Bill 76 passed first reading 11/4/15; deferred in Committee 3/3/16) (Current deadline for Council action: 1/11/2017)

PROPOSED CD1 TO BILL 76 (2015) (Submitted by Councilmember Anderson) –
The CD1 (OCS2016-0470/5/10/2016 2:23 PM) makes the following amendments:

- A. Adds a new SECTION 2 to the Bill, which provides that existing unilateral agreements applicable to areas within the zone change districts as shown on the maps attached to the Bill as Exhibit A and Exhibit B, remain in full force and effect.
- B. Amends the Exhibit B Zoning Map No. 8 (West Loch Station) to reflect that the parcels identified as TMK Nos. 9-4-039: 094 and 095, located at 94-141 and 94-145 Pupupuhi Street, are being rezoned from A-2 with a 60' height limit, to BMX-3 with a 60' height limit (instead of AMX-2 with a 60' height limit).
- C. Makes miscellaneous technical and non-substantive amendments.

Related communication:

D-606 Department of Planning and Permitting, transmitting proposed amendments to Bill 76 (2015).

INFORMATIONAL BRIEFING

- 7. **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.**

TREVOR OZAWA, Chair
Committee on Zoning and Planning