



CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING AND HOUSING

Voting Members:

Kymberly Marcos Pine, Chair
Ikaika Anderson, Vice Chair
Brandon Elefante
Ann H. Kobayashi
Joey Manahan

AGENDA

REGULAR MEETING
COMMITTEE MEETING ROOM
THURSDAY, APRIL 6, 2017
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 768-3817.

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 768-3817 or send an email to ltam@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.honolulucitycouncil.tv/>. 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 MARCH 9, 2017 MEETING

FOR EXTENSION OF TIME ONLY

1. **[BILL 15 \(2017\)](#) – LAND USE ORDINANCE AMENDMENT RELATING TO INTERIM PLANNED DEVELOPMENT (IPD-T) PERMITS FOR TRANSIT-ORIENTED DEVELOPMENT (TOD).** Amending the provisions of the Land Use Ordinance pertaining to the IPD-T Permit in the future TOD Special District areas and clarifying the standards for community benefits. (Transmitted by Communication [D-70](#); Bill 15 passed first reading 2/22/17) (Current deadline for Council action: 5/1/17)

FOR ACTION

2. **[RESOLUTION 17-64](#) – NOMINATION OF SANDRA S. PFUND TO SERVE AS THE DIRECTOR OF THE DEPARTMENT OF LAND MANAGEMENT OF THE CITY AND COUNTY OF HONOLULU.** Confirming the appointment of Sandra S. Pfund to serve as the Director of the Department of Land Management of the City and County of Honolulu. (Transmitted by Communication MM-23; Public Hearing held 3/22/17)
3. **[BILL 4 \(2017\)](#) – KANEOHE ZONE CHANGE (2016/Z-5).** Rezoning land situated at 45-505 Pahia Road, Kaneohe, Oahu, Hawaii, hereinafter described, is hereby rezoned from the B-2 Community Business District, and R-7.5 Residential District to the B-1 Neighborhood Business District. TMK: 4-5-019:027. (Applicant: Ohana Pacific Management Company) Bill 4 (2017) passed second reading and public hearing held 3/22/17) (Current deadline for Council action: 7/3/17)
4. **[BILL 5 \(2017\)](#) – MOANALUA ZONE CHANGE (2016/Z-6).** Rezoning land situated at 3375 Salt Lake Boulevard, Honolulu, Oahu, Hawaii, hereinafter described, is hereby rezoned from the F-1 Military and Federal Preservation District to the R-5 Residential District. TMK: 1-1-010:050. (Applicant: Island Family Christian Church) Bill 5 (2017) passed second reading and public hearing held 3/22/17) (Current deadline for Council action: 7/3/17)

[PROPOSED UNILATERAL AGREEMENT](#)– The Proposed U/A (draft dated March 6, 2017) to be attached as “Exhibit B” to the Bill after execution and recordation.

5. **RESOLUTION 17-60** – **SMP USE PERMIT AND SSV FOR THE REDEVELOPMENT OF THE OUTRIGGER REEF WAIKIKI BEACH RESORT (2016/SMA-66 and 2016/SV-2)** Granting a Special Management Area (SMA) Use Permit and Shoreline Setback Variance (SSV) for the redevelopment of the Outrigger Reef Waikiki Beach Resort, located at 2169 Kalia Road, Honolulu, Oahu, and identified as Tax Map Key 2-6-004:010. (Applicant: Outrigger Hotels Hawaii) (Transmitted by Communication D-102) (Current deadline for Council action: 8/23/17)

PROPOSED CD1 TO RESOLUTION 17-60 (Submitted by Councilmember Pine)
The CD1 (OCS2017-0351/3/31/2017 1:54 PM) makes the following amendments:

- A. In the first WHEREAS clause: (1) clarifies the description of the Project, and (2) adds that the Project site is within the Waikiki Special District, and is zoned Resort Mixed Use Precinct.
- B. Adds a second WHEREAS clause to clarify that the Diamond Head Tower basement, stairway, landing and drainage system; and the beachside lawn area and recreation deck fall within or encroach into the 40-foot shoreline setback area.
- C. Adds February 24, 2017 as the date the Council received the DPP's findings and recommendations report, references Departmental Communication 102 (2017), and adds reference to a SSV (in addition to a SMA Use Permit).
- D. In Condition A, clarifies the description of the project, and adds reference to Exhibits A-1 to A-3.
- E. In Condition B, consistent with the DPP's recommendation, adds a provision requiring the Applicant to prepare an archaeological inventory survey for the portion of the project site beneath the location of the new porte cochere area.
- F. In Condition D, deletes duplicative language for the Hawaiian hoary bat.
- G. In Condition E, clarifies that "daytime" means during daylight hours.
- H. In Condition G, adds a provision that if white fairy tern nesting sites are discovered, the Applicant shall notify the DLNR.
- I. Consistent with the USFWS's recommendation, adds a new Condition K that requires the Applicant to use native Hawaiian plants in landscaped areas, to the extent reasonable and practicable.

- J. Labels Exhibit A-3, which inadvertently was not marked.
 - K. Makes miscellaneous technical and nonsubstantive amendments.
6. **BILL 79 (2015), CD1 – LUO AMENDMENT RELATING TO THE LAND USE ORDINANCE.** Making miscellaneous amendments to the Land Use Ordinance. (Bill 79 passed second reading and public hearing held 11/2/16) (Current deadline for Council action: 6/9/17)
- PROPOSED CD2 TO BILL 79 (2015), CD1** (Submitted by Councilmember Pine)
The CD2 (OCS2017-0352/3/31/2017 2:14 PM) makes the following changes:
- A. Adds a new SECTION 11 of the bill to correct a citation in Section 21-3.140-1 (in subsection (c), cites Section 21-2.80 instead of Section 21-2.70), and renumbers subsequent bill SECTIONS.
 - B. Revises Section 21-5.160(c) (by adding the B-1 District) to read as follows:

"(c) Floor area [shall] will be limited to 2,500 square feet[.] in the B-1, I-1, I-2 and apartment mixed use districts."
 - C. Deletes renumbered SECTION 21 of the bill, which proposed to amend Section 21-7.40 ("Specific district sign standards"), and renumbers subsequent bill SECTIONS.
 - D. In renumbered SECTION 24 of the bill, reflects the current language of Section 21-9.100-5(d) pursuant to Ordinance 16-26.
 - E. Makes various technical and nonsubstantive amendments.
7. **RESOLUTION 17-92 – AMENDING RESOLUTION 15-89, CD1, OHANA HALE AFFORDABLE HOUSING PROJECT.** Amending Resolution 15-89, CD1, to extend the deadline for commencement of construction of the Ohana Hale Affordable Housing Project at McCully, Honolulu, Oahu, Hawaii, Tax Map Key 2-3-028: 004.
8. **BILL 47 (2016) – HOUSING CODE.** Amending the Housing Code, ROH Chapter 27, to add housing projects developed in other zoning districts pursuant to exemptions authorized by state law to the conditions of "public nuisance." (Bill 47 passed first reading 9/7/16)

9. [BILL 14 \(2017\)](#) – **TRANSIT-ORIENTED DEVELOPMENT**. Amending the provisions of the Land Use Ordinance (LUO) to include the preservation of healthcare service as a priority in neighborhood TOD plans. (Transmitted by Communication [D-69](#); Bill 14 passed first reading 2/22/17)
10. [RESOLUTION 17-79](#) – **LAND USE ORDINANCE AMENDMENT RELATING TO THE HALEIWA SPECIAL DISTRICT**. Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 1990 (The Land Use Ordinance), relating to the Haleiwa Special District.

Related communications:

[CC-84](#) City Clerk, notifying DPP of the introduction of the Council proposal.

[D-203](#) Department of Planning and Permitting, confirming receipt of Resolution 17-79.

11. [RESOLUTION 17-52](#) – **LAND USE ORDINANCE AMENDMENT RELATING TO VACATION RENTALS**. Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 1990 (The Land Use Ordinance), to further regulate vacation rentals.

Related communication:

[CC-60](#) City Clerk, notifying DPP of the introduction of the Council proposal.

INFORMATIONAL BRIEFING

12. **UPDATE BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE (LUO) AMENDMENTS.**

KYMBERLY MARCOS PINE, Chair
Committee on Zoning and Housing