



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING AND HOUSING

Voting Members:

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

AGENDA ADDENDUM

SPECIAL MEETING
COMMITTEE MEETING ROOM
THURSDAY, AUGUST 31, 2017
1:00 P.M.

SPEAKER REGISTRATION:

Persons wishing to testify are requested to register by 1:00 p.m. as follows:

- a. On-Line at <http://www1.honolulu.gov/council/attnspkbud.htm>;
- 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 768-3815.

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 is limited to a **one-minute** presentation.

WRITTEN TESTIMONY:

Written testimony may be faxed to 768-3827 or transmitted via internet at <http://www1.honolulu.gov/council/emailbud.htm> 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 768-3815 or send an email to cnakazaki@honolulu.gov at least three working days prior to the meeting.

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-citycouncil.tv/>. Copies of older meeting videos may be requested by calling the City Clerk's Office at 768-5822, charges may apply.

The following provides a description of a proposed CD1 amendment to Resolution 17-221 posted on August 25, 2017 for the Committee on Zoning and Housing Special Meeting agenda:

1. **[RESOLUTION 17-221](#) – IPD-T FOR THE 1500 KAPIOLANI CONDO-HOTEL AND RESIDENTIAL DEVELOPMENT PROJECT.** Approving a conceptual plan for an interim planned development-transit project (IPD-T) for the development of the 1500 Kapiolani Condo-Hotel and Residential Development Project. (Applicant: Manaolana AREP III Holdings, LLC) (Transmitted by Communication [D 602](#)) (Current deadline for Council action: 10/13/17)

[PROPOSED CD1 TO RESOLUTION 17-221](#) (Submitted by Councilmember Pine) – The proposed CD1 (OCS2017-0926/8/29/2017 4:28 PM) makes the following amendments:

- A. In the first WHEREAS clause, adds reference to Exhibits A-1 through A-3, and adds Exhibits A-1 through A-3 as exhibits.
- B. In the second WHEREAS clause, clarifies the Project description.
- C. Adds that the DPP's Findings and Recommendations on the Project, dated August 11, 2017, was received by the Council as Departmental Communication 602 (2017) on August 14, 2017.
- D. In Condition D, increases the maximum number of off-street parking spaces for the Project from 487 to 537 spaces. Adds a requirement that the loading stalls identified in the porte-cochere that are not full sized must be adequately screened from public view.
- E. In Condition G, revises the affordable housing requirement to provide that the Applicant shall provide a minimum of 78 affordable units, consisting of studio, one-bedroom, and two-bedroom units, to be available for rental to households with incomes not exceeding 80 percent of the area median income for a minimum period of 60 years.
- F. In Condition H, clarifies that the current pedestrian pathway running from Kapiolani Boulevard to Makaloa Street through the loading zone must be relocated.

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- G. In Condition I, adds a provision requiring the Applicant to execute an agreement with the DTS relating to the design, delivery timeline, and implementation details (including responsibility for associated costs) of sharrows on Makaloa Street.
- H. In Condition J.1, adds provisions requiring the bikeshare station to be relocated to a publicly-accessible private property portion of the Project site that does not encroach on the location of the bus stop; and requires the Applicant to provide a flat surface in an acceptable location, approximately 550 square feet in size (50 feet by 11 feet), located in an area that receives at least four hours of sunlight per day (for the bike share station photovoltaic panels).
- I. In Condition J.2, clarifies that the updated wind study must include a wind tunnel test.
- J. In Condition J.3.b, clarifies that the exit only loading driveway on Makaloa Street must be removed, service vehicles must exit from another location, and all maneuvering and loading activities must be contained on the Project site.
- K. In Condition J, adds provisions relating to the Diamond Head tower separation from tall buildings, at-grade expansion of sidewalks, and monkeypod trees along Kapiolani Boulevard.
- L. In Condition K.1, clarifies that the updated TIS must evaluate: (1) two all-pedestrian (or "Barnes") crosswalks at the intersections of Kapiolani Boulevard and Keeaumoku Street, and Makaloa and Keeaumoku Streets; (2) the installation of a leading pedestrian interval intersection; (3) bulb-outs along Makaloa Street where street parking is to be retained, and (4) realignment of lanes along Kapiolani Boulevard and Keeaumoku Street to include bicycle lanes.

Adds a provision requiring the Applicant to execute an agreement with DTS relating to the design, delivery timeline, and implementation details (including responsibility for associated costs) relating to installation of the above-mentioned signal phases, right-of-way improvements, and lane use changes.

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- M. In Condition K.2, adds a provision requiring the Applicant to prepare a post TIS approximately one year after a certificate of occupancy is issued to validate the traffic projections, distribution and assignment contained in the initial TIS; and to implement all additional traffic mitigation measures identified in the post TIS.
- N. In Condition L, clarifies that the Applicant shall coordinate with DTS to realign signals and consider future lane alignments on Kapiolani Boulevard and Keeaumoku Street to incorporate bicycle lanes; and add bulb-outs along Makaloa Street where street parking is to be retained.
- O. Conforms Conditions R, S, and T to the standard provisions used in IPD-T resolutions.
- P. Adds a BE IT FURTHER RESOLVED clause to include standard Council findings used in IPD-T resolutions.
- Q. Makes miscellaneous technical and nonsubstantive amendments.

KYMBERLY MARCOS PINE, Chair
Committee on Zoning and Housing