



# 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

**Item No. 3  
Resolution 17-333 has  
been cancelled**

## AGENDA

SPECIAL MEETING  
COMMITTEE MEETING ROOM  
DECEMBER 5, 2017  
TUESDAY, 10:00 A.M.

### SPEAKER REGISTRATION

Persons wishing to testify are requested to register to speak by 10:00 a.m. as follows:

- On-Line at <http://www.honolulu.gov/ccl-testimony-form.html>;
- By faxing to 768-3827 your name, phone number and the agenda item;
- By filling out the registration form in person; or
- 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 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 768-3815 or send an email to [cnakazaki@honolulu.gov](mailto: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](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 ACTION**

1. **RESOLUTION 17-329** – **PRU PERMIT FOR HAWAII STATE HOSPITAL (2017/PRU-3)**. Approving an application for a Plan Review Use (PRU) Permit for the Hawaii State Hospital to establish existing uses and facilities at the Hawaii State Hospital, and to allow improvements and development of the Hospital Campus in accordance with the 2015 Master Plan Update; located at 45-691 and 45-710 Keaahala Road in the AG-2 General Agricultural District in Kaneohe, and identified by Tax Map Keys 4-5-023: 002 (por.) 016, and 17. (Transmitted by Communication D-788) (Current deadline for Council action: 1/12/18)

**PROPOSED CD1 TO RESOLUTION 17-329** (Submitted by Councilmember Pine)  
– The CD1 (OCS2017-1246/11/28/2017 8:49 AM) makes the following amendments:

- A. In the first WHEREAS clause, clarifies the description of the Project.
- B. Adds a second WHEREAS clause describing the Hospital's 2015 Master Plan.
- C. Specifies that the Council received the findings and recommendation of the DPP Director by Departmental Communication 788 on November 13, 2017, and held a public hearing on the PRU permit application on December 6, 2017.
- D. In Condition 4, clarifies that prior to submitting a building permit application for patient facilities proposed in the long-term plan, the Applicant shall obtain a new Certificate of Need from the State Health Planning and Development Agency and demonstrate compliance with HRS Chapter 343.
- E. In Condition 5, requires the Applicant to submit a self-determination request to the State Historic Preservation Division ("SHPD") for concurrence that Project development in the short-term plan will not have an impact on historic or archaeological sites. Also clarifies that prior to the issuance of any development permit, the Applicant shall submit to the DPP a copy of a letter from the SHPD concurring with the Applicant's self-determination request.
- F. Adds a new Condition 7, which provides that the maximum lot coverage allowed for the Project site is 15 percent of the zoning lot area. Renumbers subsequent conditions.

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- G. In renumbered Condition 8, adds that the maximum building height allowed for the short-term plan's new patient facility ("NPF") and the long-term plan's patient care facilities ("PCFs") is 85 feet.
- H. In renumbered Condition 9(a), adds that the Applicant's building permit applications for major structures must include an estimate of the number of staff members on site during the 3:00 p.m. shift change, and that final off-street parking requirements may be adjusted based on this information.
- I. In renumbered Condition 11(a), adds that the time line must also identify when the Construction Management Plan ("CMP"), updates to the Traffic Impact Analysis Report dated October 2016 ("TIAR"), and updates to the Traffic Management Plan dated June 2017 ("TMP"), will be submitted to the DPP for review and approval.
- J. In renumbered Condition 11(b), clarifies that the TIAR and the TMP must be updated to address whether additional traffic mitigation measures are necessary to support development in the long-term plan.
- K. In renumbered Condition 11(d), clarifies that the Applicant shall implement the Transportation Demand Management ("TDM") strategies identified in the TIAR and the TMP, and all pedestrian and bicycle accessibility improvements, must be implemented in the short term (prior to December 31, 2030). Also clarifies that a post TMP will be required approximately one year after the issuance of the certificate of occupancy for the new patient facility (under the short-term plan) to evaluate and validate the relative effectiveness of the various TDM strategies identified in the TIAR and TMP.
- L. In renumbered Condition 11(e), adds that the Applicant shall establish bicycle parking areas in the short term (prior to December 31, 2030).
- M. Conforms renumbered Condition 14 to the standard PRU language relating to compliance with LUO and other governmental requirements.
- N. Makes miscellaneous technical and nonsubstantive amendments.

**FOR ACTION AND EXTENSION OF TIME**

2. **[RESOLUTION 17-332](#) – PRU PERMIT FOR THE ST. FRANCIS HEALTHCARE SYSTEM OF HAWAII AT LILIHA CAMPUS (2017/PRU-2).** Granting a Planned Review Use (PRU) Permit for the St. Francis Healthcare System of Hawaii at Liliha Campus to allow improvements and development of the Hospital Campus in accordance with the proposed 2017 Five-Year Master Plan; located at 2230 Liliha Street in the R-5 Residential District in Liliha, and identified by Tax Map Keys: 1-8-018: 003, 004, 008, 024, 025, and 026. (Transmitted by Communication [D-796](#)) (Current deadline for Council action: 1/14/18)

**[PROPOSED CD1 TO RESOLUTION 17-332](#)** (Submitted by Councilmember Pine) – The proposed CD1 (OCS2017-1247/11/28/2017 9:32 AM) makes the following amendments:

- A. In the first WHEREAS clause, clarifies the description of the Project.
- B. Specifies that the Council received the findings and recommendation of the DPP Director by Departmental Communication 796 on November 15, 2017.
- C. In Condition C, clarifies that the PRU permit supersedes PRU Permit No. 78/PRU-4, approved by the Council On December 12, 1978 by Resolution 78-450, and a major modification to PRU Permit No. 78/PRU-4, approved by the Council on August 11, 2013 by Resolution 93-212, CD1, as subsequently amended with minor modifications approved by the DPP Director.
- D. In Condition D.1, clarifies that prior to the issuance of any building permit to allow a change of use for the structure located on Parcel 4 from a single family dwelling to administrative offices, the Applicant shall submit to the DPP a conditional use permit (major) ("CUP-major") for joint development, and a joint development agreement recorded with the State of Hawaii Bureau of Conveyances or the State of Hawaii Land Court, or both, as appropriate.
- E. Moves Condition D.3 to a separate Condition E, which provides that: (1) the proposed administrative office building on Parcel 4 may encroach into the 15-foot side yard by 9.25 feet, and may encroach into the height setback (but no further than the encroachment of the existing structure); and (2) the hours of operation for the new administrative offices located on Parcel 4 are restricted to 8:00 a.m. to 5:00 p.m. Monday through Friday.

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- F. Adds a new Condition F providing that the maximum building height allowed for the three-story addition to the Mother Marianne building is 34.6 feet, and the maximum building height allowed for the mansard roof atop the Mother Marianne building is 64.6 feet. Realphabetizes subsequent conditions.
- G. In realphabetized Condition H, clarifies that prior to the issuance of any building permit for signs, the Applicant shall submit to the DPP for review and approval a master signage plan, and request a minor modification to the PRU permit regarding any new signs identified in the master signage plan that were not proposed in the Applicant's PRU permit application.
- H. In realphabetized Condition I.3, clarifies requirements for the Traffic Management Plan ("TMP"); adds that the Applicant shall bear all costs to implement the mitigative measures proposed in the TMP; and moves Condition 1.3.d to a separate Condition K, which provides that the Applicant shall be responsible for litter removal, cleaning, and maintenance of the bus stop shelter, benches, and floor area at the bus stop on Liliha Street adjacent to the Project site, at no cost to the City. Realphabetizes subsequent conditions.
- I. Moves the post TMP language in realphabetized Condition I.3 to realphabetized Condition I.4, which provides that a post TMP will be required approximately one year after the issuance of the certificate of occupancy for new facilities to validate the relative effectiveness of the various Transportation Demand Management ("TDM") strategies identified in the initial TMP.
- J. In realphabetized Condition J, clarifies the items that must be submitted to the DTS for review and approval prior to the issuance of any development permit for the addition to the Mother Marianne Building, and deletes Condition J.6 because it is duplicative of provisions in renumbered Condition I.2 relating to the Construction Management Plan ("CMP").
- K. In realphabetized Condition M, relating to mitigation of potential impacts to the Hawaiian hoary bat or white fairy tern habitats, provides that:
  - 1. The Applicant shall take special care when trimming or clearing woody plants greater than 15 feet tall, and woody plants greater than 15 feet in height cannot be disturbed, removed or trimmed during the bat birthing and pup rearing season (June 1 through September 15). If Hawaiian hoary bats are encountered on the Project site, the Applicant shall notify the Department of Land and Natural Resources ("DLNR"), Division of Forestry and Wildlife

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2. The Applicant shall examine all trees prior to trimming, and structures prior to demolition, to determine whether nesting white fairy terns are present. If white fairy tern nesting sites are discovered, the Applicant shall notify the DLNR Division of Forestry and Wildlife.
- L. In realphabetized Condition N, clarifies that the reconnaissance level survey applies to all structures that are more than 50 years old.
- M. Conforms realphabetized Condition Q to the standard PRU language relating to compliance with LUO and other governmental requirements.
- N. Makes miscellaneous technical and nonsubstantive amendments.

CANCELLED

3.

~~**RESOLUTION 17-333** – **IPD-T PERMIT FOR THE PROSPAC TOWER – RESIDENTIAL CONDOMINIUM AND COMMERCIAL DEVELOPMENT PROJECT (2017/SDD-40)**. Approving a conceptual plan for an Interim Planned Development – Transit Project for the development of The Prospac Tower – Residential Condominium and Commercial Development Project to redevelop 49,290 square feet of land with a mixed use, residential, and commercial project in the Pawaa neighborhood on land zoned BMX-3 Community Business Mixed Use District, located at 627, 629, 631, 641, and 651 Keeaumoku Street and 1518 Makaloa Street, and identified as Tax Map Key 2-3-021: 037 and 039. (Transmitted by Communication [D-797](#)) (Current deadline for Council action: 1/14/18)~~

~~**PROPOSED CD1 TO RESOLUTION 17-333** (Submitted by Councilmember Pine) – The CD1 (OCS2017-1248 11 28 2017 3:43 PM) makes the following amendments:~~

- A. In the first WHEREAS clause, adds reference to Exhibits A-1 and A-2, and B-1 through B-15.
- B. In the second WHEREAS clause, clarifies the Project description.
- C. Adds that the DPP's findings and recommendations on the Project, dated November 8, 2017, was received by the Council as Departmental Communication 797 on November 15, 2017.
- D. In Condition C (maximum height), adds that rooftop structures must conform to LUO Section 21-4.60(c).
- E. In Condition D (maximum number of off-street parking spaces), adds that the six loading spaces must be adequately screen from public view, including views from neighboring properties.

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- F. In Condition F (affordable housing requirements), as recommended in the DPP Director's findings and recommendations, in addition to the requirement that the Applicant construct 78 affordable rental units (a minimum of 38,048 square feet), includes a requirement that the Applicant provide 19 affordable dwelling units (a minimum of 9,240 square feet) that must be made available for sale to households earning 120 percent or below of the AMI.
- G. Moves Condition G (pathways to the loading area) to Condition I.2.g. Realphabetizes subsequent conditions.
- H. In realphabetized Condition H, clarifies that prior to the submittal of a building permit application, the Applicant shall execute an agreement with Bikeshare Hawaii to implement, fund, construct, and maintain an on-site bike share station. The bike share station must be located on the publicly-accessible private property portion of the Project site, and must not interfere with pedestrian circulation. The Applicant shall 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. Moves as-introduced Conditions K.4 (porte cochere), K.5 (Keeaumoku Street driveway exit), K.6 (vehicular access points), and K.7 (loading and trash pick-up areas) to realphabetized Conditions I.2.h, I.2.i, I.2.j, and I.2.k, respectively
- J. Moves realphabetized Condition I.3 (park dedication in-lieu fee) to new Condition J.
- K. Adds a new Condition K providing that to signal pedestrian priority, materials used for the sidewalks within the property should be consistent across the entire frontage, including across any driveways. To avoid incongruous patchwork effects along Kapiolani Boulevard and Makaloa Street, and to allow for easy repairs, the paver colors should match the City's concrete sidewalk. Realphabetizes subsequent conditions.
- L. In Condition L.3 (TMP requirements), enumerates certain items that must be addressed in the TMP.
- M. Adds a new Condition L.4 to enumerate certain items that must be addressed in the updated TIS.
- N. Moves realphabetized Condition M (post TMP requirements) to new Condition L.5. Realphabetizes subsequent conditons.

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- O. Conforms realphabetized Conditions S, T, and U 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.

**FOR ACTION**

- 4. **RESOLUTION 17-305** – **IPD-T FOR THE HAWAII CITY PLAZA CONDOMINIUM DEVELOPMENT PROJECT (2016/SDD-40)**. Approving a conceptual plan for an Interim Planned Development-Transit project for the development of the Hawaii City Plaza Condominium Development Project. (Applicant: Hawaii City Plaza LP) (Current deadline for Council action: 3/23/18)

**PROPOSED CD1 TO RESOLUTION 17-305** (Submitted by Councilmember Pine)  
– The CD1 (OCS2017-1245/11/29/2017 4:13 PM) makes the following amendments:

- A. In the first and second WHEREAS clauses, clarifies the description of the Project and conforms to the standard form of Tax Map Key Nos.
- B. In the first and fifth WHEREAS clauses, consistently refers to Exhibits B-1 through B-21, C-1, D-1 through D-2, E-1 through E-4, and F-1 through F-4.
- C. In the third WHEREAS clause, corrects the number of members of the public that attended the September 1, 2016 public hearing, from 22 to seven individuals.
- D. In the fourth and fifth WHEREAS clauses, refers to Departmental Communication 714 (2016).
- E. In the sixth WHEREAS clause, adds October 24, 2016, as the date the Council received the DPP's report of findings and recommendations.
- F. Adds a new Condition A to provide that within 10 days after City Council approval of the conceptual plan for the Project, the Applicant shall submit to the DPP an application for a major special district permit, including detailed plans and drawings of the Project. Realphabetizes subsequent conditions.

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- G. In realphabetized Condition B, clarifies that the maximum permitted floor area for the Project is 197,600 square feet (floor area ratio ("FAR") of 5.0).
- H. In realphabetized Condition D, provides that no more than 351 off-street parking stalls may be provided on the site; and in accordance with the DPP Director's report, adds that the Applicant should consider unbundling off-street parking stalls from the sale of the condominium units.
- I. In realphabetized Condition G, revises the affordable housing requirement language to read as follows:  
  
"The Applicant shall provide 20 percent of the total residential units in the Project, or 33 dwelling units, whichever is greater, as rental units affordable to households with incomes not exceeding 80 percent of the area median income ("AMI") for Honolulu. The units shall remain affordable for a minimum of 30 years after the date a certificate of occupancy ("CO") is issued for the Project. The Applicant shall execute an agreement to participate in an affordable housing plan for the affordable rental units that is acceptable to the DPP, and in accordance with adopted rules."
- J. In realphabetized Condition H, clarifies that no landscaping is required in the five-foot front yard on Sheridan Street.
- K. In realphabetized Condition L, clarifies that the archaeological inventory survey must be submitted to the State Historic Preservation Division prior to the issuance of any demolition or building permit.
- L. Moves as-introduced Condition N (post TIAR requirement) to a new Condition N.4. Realphabetizes subsequent conditions.
- M. In Condition O, in accordance with the DPP Director's report, adds language that painted bicycle sharrows on Sheridan Street should run in both directions from King Street to Kapiolani Boulevard.
- N. In Condition Q1, in accordance with the DPP Director's report, adds language that requires the bicycle station to be capable of using solar energy.
- O. In Condition Q.5, in accordance with the DPP Director's report, revises the bicycle parking language to read as follows:  
  
"5. Submit a bicycle parking plan to the DPP's LUPD for review and approval that:

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- a. Identifies the new location of the bicycle stalls on the ground level and Levels 2 through 5, and designates a direct marked walking route between the residential elevators and the residential bicycle parking;
  - b. Identifies the short- and long-term parking spaces, and relocates short-term spaces near entrances to the restaurants and community room; and
  - c. Identifies the new location of a bikeshare station along Sheridan Street that is easily accessible, safe, does not impede pedestrians."
- P. In Condition Q.6, revises the private driveway restrictive covenant language to read as follows:
- "Submit to the DPP Director for review and approval a draft declaration of restrictive covenant ensuring the private driveway will be accessible by the public 24 hours of the day, 7 days of the week for the life of the structure, and requiring the Applicant to maintain the driveway. Upon approval of the draft document, the Applicant shall submit the executed and duly recorded restrictive covenant to the DPP's LUPD."
- Q. In Condition S, adds language that requires the Applicant to design and submit a wayfinding signage plan to the DPP Director for review and approval prior to the issuance of a building permit.
- R. In Conditions W and X, makes revisions to conform to the standard language and format in previous Council resolutions adopting conceptual plans, and with the governing ordinance.
- S. In Condition W, decreases the period in which a building permit must be obtained, from five to two years after the effective date of the resolution.
- T. In Condition X, adds that any change of the Project developer from Hawaii City Plaza, LP to another entity or person will be considered a significant change to the Project, and will require a new application and approval by the Council.
- U. In the BE IT FURTHER RESOLVED clause, revises the Council's findings to reflect the development standards flexibility requested by the Applicant; to conform to the governing ordinance and standard language in previous Council resolutions adopting conceptual plans; and to add finding D.

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- V. In the BE IT FINALLY RESOLVED clause, adds the Director of Transportation Services to the list of recipients of copies of the Resolution.
- W. Makes miscellaneous technical and non-substantive amendments.

KYMBERLY MARCOS PINE, Chair  
Committee on Zoning and Housing