



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON PLANNING

Voting Members:

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

AGENDA

REGULAR MEETING
COMMITTEE MEETING ROOM
TUESDAY, JANUARY 23, 2018
9:00 A.M.

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 a 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 is 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 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.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 NOVEMBER 29, 2017 AND DECEMBER 5, 2017
COMMITTEE ON PLANNING SPECIAL MEETINGS

FOR ACTION

1. **BILL 110 (2017) – LARGE RESIDENTIAL STRUCTURES.** Regulating for an interim period the issuance of building permits for the planning and development of large residential structures in residential districts. (Bill passed first reading 12/6/17)

PROPOSED CD1 TO BILL 110 (2017) (Submitted by Councilmember Anderson)
– The CD1 (OCS2018-0012/1/16/2018 4:17 PM) makes the following amendments:

- A. Amends the 8th and 9th paragraphs of the Purpose and Findings section to reflect the Council's adoption of resolution 17-276, CD1, on December 6, 2017.
 - B. Amends the definition of "Large detached dwelling" to read as follows:

"Large detached dwelling" means a one-family or two-family detached dwelling with a floor area ratio that exceeds ___ or has a number of wet bars in each dwelling unit that exceeds ____.
 - C. Amends Section 3.A. to provided that the interim regulations on the acceptance and issuance of building permits for large detached dwellings apply to a new accessory dwelling unit located on the same lot as an existing large detached dwelling.
 - D. Amends Section 3.B.3 to provide that the exemption set forth therein does not apply to a new accessory dwelling unit located on the same lot as an existing large detached dwelling.
 - E. Makes miscellaneous technical and non-substantive amendments.
2. **RESOLUTION 17-314 – ALA MOANA NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT PLAN.** Approving the Ala Moana Neighborhood TOD Plan (June 2016). (Committee amended to CD1 and deferred action – 12/5/17)

[CD1 TO RESOLUTION 17-314](#) (Submitted by Councilmember Anderson) (Approved by the Committee at its December 5, 2017 meeting) – The CD1 (OCS2018-0043/1/17/2018 1:55 PM) makes the following amendments:

- A. In the BE IT RESOLVED clause of the Resolution, changes the date of the Exhibit A plan from June 2016 to January 2018.

THE PROPOSED CD1 also makes amendments to the Exhibit A plan listed in Council Communication 171 (2017), Council Communication 177 (2017) and Council Communication 179 (2017), and makes verbal amendments adopted by the Planning Committee at its December 5, 2017 meeting, summarized as follows:

- B. Adds language relating to the preservation of existing healthcare services.
- C. Adds language relating to the establishment of school impact districts to fund new or expanded primary and secondary schools necessitated by new development.
- D. Clarifies that some new hotel development is anticipated, and should be limited to the Convention Center subdistrict.
- E. Deletes provisions allowing communal open spaces, private open spaces, balconies, and amenity decks and terraces to qualify as community benefits for purposes of entitlement bonuses.
- F. Provides that the current street centerline setback for the BMX-3 district will be replaced with the height setback that currently applies to properties in the apartment mixed use zoning districts.
- G. Deletes the paragraph on lot coverage minimum, and amends height setback requirements.
- H. Provides that projects seeking entitlement bonuses must limit their parking provision to the current LUO requirements for commercial uses and a maximum of 1.25 spaces per residential unit.
- I. Provides that liner commercial or residential units should be incorporated into the façade of large parking garages fronting key streets like Kapiolani Boulevard and Keeaumoku Street.

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- J. With regard to tall buildings and wind effects, provides that for properties sharing a property line with an adjacent private property, each property should be required to set back its tower at least 50' from this common boundary.
- K. Eliminates the option for developers to pay fees in-lieu of providing the required affordable housing units, requires the affordable housing units to be located within the Ala Moana TOD Special District, and deletes provisions relating to deposit of in-lieu fees into an affordable housing fund.
- L. Amends Figures 3-5, 3-18, 5-2, 5-3, and 5-4 to designate certain parcels in the Keeaumoku Street area as being in the BMX-3B zoning district with a floor area ratio of up to 10 and a 400-foot height limit.
- M. Adds a historical and cultural account of Kalia, which is the original name for the place now known as Ala Moana.
- N. In Chapter 2, Policy 7, refers to Native Hawaiian and other Pacific Islanders (instead of Polynesians).
- O. Makes miscellaneous technical and nonsubstantive amendments.

INFORMATIONAL BRIEFING

- 3. **UPDATE BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING DEVELOPMENT PLAN AND SUSTAINABLE COMMUNITIES PLAN REVISION BILLS.**

IKAIKA ANDERSON, Chair
Committee on Planning