



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3077

## COMMITTEE ON ZONING AND HOUSING

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### Voting Members:

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

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## AGENDA

REGULAR MEETING  
COMMITTEE MEETING ROOM  
THURSDAY, JANUARY 25, 2018  
9:00 A.M.

### SPEAKER REGISTRATION

Persons wishing to testify are requested to register to speak 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 768-3815.

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 APPROVAL**

MINUTES OF THE OCTOBER 26, 2017 AND NOVEMBER 16, 2017 REGULAR MEETING.  
MINUTES OF THE DECEMBER 5, 2017 SPECIAL MEETING.

**FOR ACTION**

1. [\*\*RESOLUTION 17-359\*\*](#) – **KUNIA VILLAGE AFFORDABLE HOUSING PROJECT.**  
Authorizing exemptions from certain requirements relating to the Kunia Village low-income housing development project at Kunia, Oahu, Hawaii, Tax Map Key 9 2 005: 023. (Transmitted by Communication [D-849 \[2017\]](#)) (Current deadline for Council action: 2/4/18)

[\*\*PROPOSED CD1 TO RESOLUTION 17-359\*\*](#) (Submitted by Councilmember Pine)  
– The CD1 (OCS2018-0059/1/19/2018 10:10 AM) makes the following amendments:

- A. In the first WHEREAS clause, provides that the Applicant is Kunia Village Development Corporation, and the owner of the Project site is Kunia Village Title Holding Corporation.
- B. In the first through seventh WHEREAS clauses, clarifies the description of the Project, and deletes the words "up to" and "approximately" when describing the number of rental dwelling units and new accessory use structures.
- C. Adds a new eighth WHEREAS clause to describe affordability requirements placed on units funded by the United States Department of Agriculture.
- D. Adds a new ninth WHEREAS clause to describe the four phases of the Project.
- E. Adds a new tenth WHEREAS clause to provide that the Project is eligible to receive consideration under the City's rules regulating implementation of Section 201H-38 of the Hawaii Revised Statutes ("HRS").
- F. Adds that the Council received the Project's preliminary plans and outline specifications on December 21, 2017 by Departmental Communication 849 (2017).

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- G. Clarifies that the Project meets the intent of HRS Chapter 201H, and the minimum requirements of health and safety.
- H. Reorganizes the exemptions granted under the resolution into the following categories:
  - Application Fees and Infrastructure and/or Public Works Fees and Charges
  - Fire Department Plan Review Fees
  - Land Use Ordinance
- I. Clarifies the language for the exemptions.
- J. In the second BE IT FURTHER RESOLVED clause, provides that the resolution is null and void unless renovation of the 12 existing units in Phase 2 that are not covered under Zoning Variance No. 2008/VAR-26, commences no later than 24 months after the effective date of this resolution.
- K. In the fourth BE IT FURTHER RESOLVED clause, adds that the final plans and specifications for the Project constitute the zoning, building, construction, and subdivision standards for the Project.
- L. In the sixth BE IT FURTHER RESOLVED CLAUSE, refers to Attachment 1 (instead of Exhibit A-1).
- M. Replaces the Attachment 1 Development Agreement with a revised Development Agreement that, among other things, adds a definition of "area median income" or "AMI"; adds language describing the four Project phases; provides that construction of the 12 new dwelling units in Phase II of the Project must commence within 24 months after the effective date of Resolution 17-359, CD1; revises the indemnification provision; revises the 30-day cure period provision; conforms the signature page and notary pages to the standard form used for development agreements; and makes other technical and nonsubstantive amendments.
- N. Makes miscellaneous technical and nonsubstantive amendments.

2. **RESOLUTION 17-287– LAND USE ORDINANCE AMENDMENT RELATING TO JOINT DEVELOPMENT.** Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 1990 (The Land Use Ordinance), as amended, relating to joint development.

Related communications:

CC-337 (2017) City Clerk, notifying the Department of Planning and Permitting of the introduction of the Council proposal.

D-787 (2017) Department of Planning and Permitting, confirmation of receipt of Resolution 17-287 and request for additional accompanying documentation required for processing the LUO Amendment.

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 [2017]) (Current deadline for Council action: 3/15/18)

**PROPOSED CD1 TO RESOLUTION 17-333** (Submitted by Councilmember Pine) – The CD1 (OCS2018-0060/1/19/2018 3:57 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).

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- E. In Condition D, increases the maximum number of off-street parking spaces from 373 to 586, and adds that the six loading spaces must be adequately screen from public view, including views from neighboring properties.
- F. In Condition E, provides an exception for the portion of the property fronting the porte cochere from the requirement that a minimum of 75 percent of the building façade along Keeaumoku Street must be sited on the buildable area boundary line.
- G. In Condition F (affordable housing requirements), provides that if the Applicant seeks any government tax credits to construct or deliver any of the required 78 affordable rental units (a minimum of 38,048 square feet), the Applicant shall also 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.
- H. Moves Condition G (pathways to the loading area) to Condition I.2.g. realphabetizes subsequent conditions.
- I. In realphabetized Condition H, clarifies that the Applicant shall execute an agreement with Bikeshare Hawaii or current city bicycle sharing partners to fund an on-site station with a minimum of 20 docking stations, or as deemed appropriate by the bicycle sharing entity. 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).
- J. In Condition I.2.c, increases the number of off-street parking spaces from 373 to 586.
- K. In Condition I.2.e, decreases the minimum number of bicycle parking spaces from 282 to 218.
- L. Deletes Condition I.2.g, which required the Applicant to submit revised Project plans showing safe, well-lit, paved, pedestrian, bicyclist, and vehicular pathways to the loading area near Makaloa Street. Realphabetizes subsequent subdivisions accordingly.
- M. Deletes Condition I.3, which provided that prior to the submittal of a building permit application, the Applicant shall submit payment of an in-lieu fee to satisfy park dedication requirements for the residential units.

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- N. 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.g, I.2.h, I.2.i, and I.2.j, respectively.
- O. 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.
- P. In realphabetized Condition L.3 (TMP requirements), enumerates certain items that must be addressed in the TMP.
- Q. Adds a new Condition L.4 to enumerate certain items that must be addressed in the updated TIS.
- R. Moves realphabetized Condition M (post TMP requirements) to new Condition L.5, and realphabetizes subsequent conditions.
- S. Deletes realphabetized Condition M.2, which would require the Applicant to coordinate with the Department of Transportation Services to realign traffic signals at the intersection of Keeaumoku Street and Makaloa Street. Renumbers subsequent subsections accordingly.
- T. Adds a new Condition S, which provides that the Applicant shall provide a corridor between the two residential entrances on Keeaumoku Street and Makaloa Street, and shall allow use of both entrances by residents in the for-sale units and the affordable rental units. Realphabetizes subsequent conditions.
- U. Replaces Exhibit B-2 ("Ground floor plan") with a new Exhibit B-2 that shows the corridor between the two residential entrances on Keeaumoku Street and Makaloa Street.
- V. Conforms realphabetized Conditions T, U, and V to the standard provisions used in IPD-T resolutions.
- W. Adds a BE IT FURTHER RESOLVED clause to include standard Council findings used in IPD-T resolutions.
- X. Makes miscellaneous technical and nonsubstantive amendments.

4. [BILL 105 \(2017\)](#) – **RELATING TO TRANSIT-ORIENTED DEVELOPMENT AREAS.** Including the Council in the pre-application process for planned development projects in the transit-oriented development areas. (Transmitted by Communication [D-809 \[2017\]](#)) (Bill passed first reading 12/6/17)

#### **INFORMATIONAL BRIEFING**

5. **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