



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

REGULAR MEETING
COMMITTEE MEETING ROOM
THURSDAY, MARCH 22, 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 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 FEBRUARY 15, 2018

FOR ACTION

1. **RESOLUTION 17-175** – **IPD-T FOR THE HAWAII OCEAN PLAZA MIXED USE DEVELOPMENT PROJECT**. Approving a conceptual plan for an interim planned development-transit project (IPD-T) for the development of the Hawaii Ocean Plaza Mixed Use Development Project. (Applicant: Hawaii Ocean Plaza LP) (Transmitted by Communication D-434) (Current deadline for Council action: 4/15/18)

PROPOSED CD1 TO RESOLUTION 17-175 (Submitted by Councilmember Pine)
– The CD1 (OCS2018-0265/3/14/2018 9:27 AM) makes the following amendments:

- A. In the second WHEREAS clause, clarifies the Project description.
- B. In the fourth WHEREAS, adds that the DPP's findings and recommendations on the Project, dated May 18, 2017, was received by the Council as Departmental Communication 434 (2017) on June 19, 2017.
- C. In Condition A, requires that the major special district permit application must include detailed plans relating to front yard design and community room design.
- D. In Condition B, provides that the maximum permitted floor area for the site is 447,040 square feet (floor area ratio of approximately 9.93).
- E. In Condition D, clarifies that the Project may encroach into the street centerline and height setbacks as shown on the approved conceptual plans and drawings.
- F. In Condition F, requires the Applicant to provide 15 percent of the total residential units in the Project, or 33 dwelling units, whichever is greater, as rental units affordable to households earning 80 percent and below of the area median income ("AMI") for Honolulu. The units must be located on the Project site, and remain affordable for a minimum of 30 years from the date

a certificate of occupancy ("CO") is issued for the Project. Requires the Applicant to 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.

In addition, requires the Applicant to procure the services of a third party administrator approved by the DPP to manage the affordable rental dwelling units, and ensure compliance with affordability requirements and periods.

- G. In Condition H, requires the Applicant to grant the City an easement to allow the central driveway to remain accessible to the public at all hours for the life of the structure, and to require that the Applicant maintain the driveway for the life of the structure. Also consolidates the provisions of Condition J, which requires the Applicant to: (1) provide painted sharrows along the center driveway; (2) construct appropriate curb radii at the access points for the center driveway to accommodate the turning radii for transit buses; and (3) design the center driveway to be consistent with City street standards.
- H. In Condition J, provides that the Applicant shall coordinate with the Department of Transportation Services ("DTS") to design, implement, and fund, painted sharrows or other similar striping on Makaloa Street in both directions from Sheridan Street to Keeaumoku Street.
- I. Replaces Condition K with a new Condition K providing that the Applicant shall coordinate with the DTS to design, implement, and fund the realignment of lanes along Kapiolani Boulevard to include bicycle lanes.
- J. Adds a new Condition L.1 requiring the Applicant to provide an updated TIS or separate analysis, evaluating a roundabout or other mitigative strategy to address traffic and circulation impacts at the Sheridan Street and Makaloa Street intersection; and requiring the Applicant to coordinate with the DTS to design, implement, and fund the recommended mitigative strategy.
- K. In Condition N.1, clarifies that the Applicant shall submit a bicycle parking plan that shows: (1) the relocation of some of the 28 public short-term bicycle parking stalls near the entrances of the commercial spaces along Makaloa Street and destinations along Kapiolani Boulevard; and (2) the location of the bicycle sharing station.

Committee on Zoning and Housing Agenda
Thursday, March 22, 2018

- L. In Condition N.2, clarifies that the Applicant shall: (1) submit a signage plan that includes wayfinding signage, and community room signage identifying the location, hours of operation, and public availability of the community room, and (2) install the approved signage prior to the issuance of a CO.
- M. Replaces Condition O with a new Condition O providing that the Applicant is responsible for litter removal and cleaning of the existing bus stop shelter adjacent to the Project site on Kapiolani Boulevard at no cost to the City.
- N. In Condition P.1, clarifies that the Applicant shall execute an agreement with Bikeshare Hawaii or current City bicycle sharing partner to implement, fund, construct, and maintain an on-site bicycle sharing station in an acceptable location. The station must include photovoltaic panels and a minimum of 15 docking stations, or as deemed appropriate by Bikeshare Hawaii (or other City bicycle sharing partner).
- O. In Condition P.2, clarifies that the Applicant shall record with the State of Hawaii Bureau of Conveyances, or the State of Hawaii Land Court, or both as appropriate, an easement in favor of the City providing that the central driveway remain accessible to the public at all hours for the life of the structure, and requiring that the Applicant maintain the driveway for the life of the structure.
- P. In Condition S, clarifies that the Applicant shall conduct a wind tunnel test to qualify the wind conditions and evaluate the effectiveness of the wind mitigation strategies contained in the initial wind study, and requires that the Applicant conduct and implement the recommendations of the updated wind study.
- Q. Conforms Conditions T, U, and V to the standard provisions used in IPD-T resolutions.
- R. Conforms the Council's findings to the standard findings used in IPD-T resolutions.
- S. Makes miscellaneous technical and nonsubstantive amendments.

2. **BILL 76 (2017) – WAIALUA ZONE CHANGE (2017/Z-3)**. Rezoning land situated at 66-920 Paahihi Street, Waialua, Oahu, Hawaii from the AG-1 Restricted Agricultural District to R-5 Residential District. Tax Map Key: 6-6-019: 013. (Bill passed second reading and public hearing held on 2/28/18; current deadline for Council action: 6/10/18)

PROPOSED UNILATERAL AGREEMENT – The proposed U/A (draft dated 03/05/18) to be attached as “Exhibit B” to the Bill after execution and recordation.

3. **BILL 92 (2017), CD1 – MAUNAWILI ZONE CHANGE (2017/Z-2)**. Rezoning lands situated at 1064 and 1066 Maunawili Road, Maunawili, Oahu, Hawaii, from the AG-2 General Agricultural District and the R-7.5 Residential District to the Country District and the R-7.5 Residential District. Tax Map Keys: 4-2-007: 002 and 4-2-007: portion of 019. (Bill 92, CD1 passed second reading and public hearing held on 2/28/18) (Current deadline for Council action: 6/13/18)

PROPOSED UNILATERAL AGREEMENT – The proposed U/A (draft dated 03/14/18) to be attached as “Exhibit B” to the Bill after execution and recordation.

DISCUSSION ITEM

4. **UPDATE FROM THE DEPARTMENT OF PLANNING AND PERMITTING ON PROJECT AT 5203 KEIKILANI CIRCLE.**

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