



CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING AND HOUSING

Voting Members:

Kymerly Marcos Pine, Chair
Trevor Ozawa, Vice Chair
Carol Fukunaga
Ann H. Kobayashi
Joey Manahan

AGENDA

REGULAR MEETING
COMMITTEE MEETING ROOM
THURSDAY, NOVEMBER 29, 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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MATERIALS AVAILABLE FOR INSPECTION

Meeting materials ("*board packet*" §92-7.5, HRS) are available for public inspection at the Council Information and Records Section's service window at Room 202 in Honolulu Hale (530 S. King St.).

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 OCTOBER 18, 2018 REGULAR MEETING
MINUTES OF NOVEMBER 7, 2018 SPECIAL MEETING

FOR ACTION

1. **RESOLUTION 18-236 – PD-A AND SPECIAL DISTRICT PERMIT APPLICATION FOR OM KUHIO AT WAIKIKI DEVELOPMENT IN WAIKIKI (2018/SDD-40.** Approving a conceptual plan for a Planned Development-Apartment (PD-A) project for the redevelopment of 2.52 acres with mixed use commercial and residential project in Waikiki, Oahu, identified as Tax Map Key(s) 2-6-021: 075, 076, 100, 101, 108, 109, and 114. (Applicant: OliverMcMillan Kuhio, LLC) (Transmitted by Communication [D-676](#)) (Current deadline for Council action 12/17/18)

PROPOSED CD1 TO RESOLUTION 18-236 (Submitted by Councilmember Pine)
– The CD1 (OCS2018-1109/11/21/2018 11:00 AM) makes the following amendments:

- A. In the first WHEREAS clause, clarifies the description of the Project.
- B. Adds a new second WHEREAS clause, which provides that the proposed Project qualifies for and the Applicant intends to claim a low-income rental housing real property tax exemption for the Project's affordable rental units pursuant to the incentives provided under ROH Section 8-10.20.
- C. In the third WHEREAS clause, clarifies that representatives of the Applicant and the Applicant's agent, DPP staff members, and 30 members of the public attended the public hearing.
- D. In the fourth WHEREAS clause, provides that the DPP transmitted its findings and recommendation of approval to the Council by Departmental Communication 676 (2018).
- E. Adds a fifth WHEREAS clause to provide that the conceptual plan for the Project is set forth in Exhibits A-1 to A-36 attached to the resolution, and is further described in Departmental Communication 676 (2018), all of which are incorporated by reference in the resolution.
- F. In the last WHEREAS clause, clarifies that the Council received the findings and recommendation of the DPP on October 18, 2018, and having duly considered the matter, desires to approve the conceptual plan for the Project, subject to certain conditions.

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- G. In the BE IT RESOLVED clause, provides that the Council approves the conceptual plan for the Project, subject to the enumerated conditions.
- H. In Condition C, revises the maximum permitted encroachment into the transitional height setback at the parking structure on the corner of Kuhio Avenue and Walina Street, and along Walina Street from four feet to five feet.
- I. Adds a new Condition E, which provides that the surfboard and bicycle storage areas may fully encroach into the side yard. Realphabetizes subsequent conditions.
- J. Clarifies the language in realphabetized Conditions F and G.
- K. Revises realphabetized Conditions I and J to conform to the standard language and format for PD-A resolutions adopted by the Council.
- L. Adds a BE IT FURTHER RESOLVED clause, to provide that Council approval of the conceptual plan for the Project does not preclude the Applicant from applying for certain waivers of fees, charges, and park dedication requirements if City laws are amended in the future to allow the Project to qualify for such waivers and the Applicant to apply therefor.
- M. Adds a BE IT FURTHER RESOLVED clause, to provide for the following Council findings with respect to the conceptual plan for the Project, as conditioned in the resolution:
 - 1. The project concept, as a unified plan, is in the general interest of the public;
 - 2. Requested project boundaries and design flexibility with respect to standards relating to height, density, precinct transitional height setbacks, yards, and open space are consistent with the Waikiki Special District objectives set forth in ROH Section 21-9.80-1 and provisions of ROH Section 21-9.80-4(d);
 - 3. Requested flexibility with respect to standards relating to height, density, precinct transitional height setbacks, yards, and open space is commensurate with the public amenities proposed; and
 - 4. The public amenities proposed will produce timely, demonstrable benefits to the community and the stability, function, and overall ambience and appearance of Waikiki.

- N. Makes miscellaneous technical and non-substantive amendments for purposes of clarity and style.
2. **[RESOLUTION 18-272](#) – ALLEVIATING BUILDING PERMIT DELAYS.** Urging the Administration to implement emergency procedures to alleviate the processing backlog causing delays in the issuance of building permits.
3. **[BILL 79 \(2018\)](#) – RELATING TO DETACHED DWELLINGS.** Addressing the problem of the illegal use of large residential structures in residential districts. (Bill passed first reading 11/14/18)

EXTENSION OF TIME ONLY

4. **[RESOLUTION 18-238](#) – SMP FOR THE DEVELOPMENT OF THREE SINGLE-FAMILY DWELLING UNITS AT 144 KAAPUNI DRIVE. (2018/SMA-38)** Granting a Special Management Area (SMA) Use Permit for the construction of three, two-story single-family dwellings, two water features, an above ground pool, the addition of two feet of fill, and other support infrastructure on the site located at 144 Kaapuni Drive, identified as Tax Map Key 4-3-013: 039. (Applicant: SL Development, LLC) (Transmitted by Communication [D-683](#)) (Current deadline for Council action: 12/21/18)
5. **[BILL 46 \(2018\), CD1](#) – LUO AMENDMENT RELATING TO HALEIWA SPECIAL DISTRICT.** Amending Chapter 21, Revised Ordinances of Honolulu 1990, as amended (The Land Use Ordinance), relating to the Haleiwa Special District, to ensure the District regulations continue to fulfill their purpose of guiding development and protecting and enhancing the physical and visual aspects of the District. (Bill 46, CD1 passed second reading and public hearing held 9/12/18) (Current deadline for Council action 1/25/19)
6. **[BILL 47 \(2018\), CD1](#) – LUO AMENDMENT RELATING TO MOBILE COMMERCIAL ESTABLISHMENTS.** Amending Chapter 21, Revised Ordinances of Honolulu 1990, as amended (The Land Use Ordinance), to establish mobile commercial establishments as a permitted use. (Bill 47, CD1 passed second reading and public hearing held 9/12/18) (Current deadline for Council action 1/25/19)
7. **[BILL 80 \(2018\)](#) – LUO AMENDMENT RELATING TO DETACHED DWELLINGS.** Amending Chapter 21, Revised Ordinances of Honolulu, 1990, (Land Use Ordinance) as amended, to address the adverse impacts of large detached dwellings in residential districts. (Bill passed first reading 11/14/18) (Transmitted by Communication [D-713](#))(Current deadline for Council action 1/31/19)

INFORMATIONAL BRIEFING

8. **PRESENTATION BY R.M. TOWILL CORPORATION AND DESIGN PARTNERS, INC. ON A PROPOSED INTERIM PLANNED DEVELOPMENT-TRANSIT (IPD-T) PROJECT LOCATED AT 805, 815, 819, 835, 903, 905, 915, AND 919 KEEAUMOKU STREET AND 1519 LIONA STREET, ALA MOANA, O'AHU, HAWAII IDENTIFIED AS TAX MAP KEYS: (1) 2-3-18: 52-60, 74, 75, AND 77.**
9. **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