



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING AND HOUSING

Voting Members:

Kymerly Marcos Pine, Chair
Carol Fukunaga, Vice Chair
Ikaika Anderson
Ron Menor
Heidi Tsuneyoshi

AGENDA

REGULAR MEETING
COMMITTEE MEETING ROOM
THURSDAY, JANUARY 24, 2019
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 768-3825.

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.

* * * * *

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 768-3825 or send an email to potto1@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 NOVEMBER 29, 2018 REGULAR MEETING

FOR ACTION

1. **BILL 79 (2018), CD1 – RELATING TO DETACHED DWELLINGS.** Addressing the problem of the illegal use of large residential structures in residential districts. (Bill passed second reading and public hearing held 12/5/18)

PROPOSED CD2 TO BILL 79 (2018), CD1 (Submitted by Councilmember Pine) – The proposed CD2 (OCS2019-0020/1/18/2019 7:58 AM) makes the following amendments:

- A. In Section 21-3.70-1(c)(3)(A), increases the proposed maximum density (FAR) from 0.6 to 0.7.
- B. In Section 21-3.70-1(c)(3)(D), relating to the number of bathrooms allowed:
 1. Removes the lot size category of “up to 4,999” square feet; and
 2. Clarifies the number of bathrooms to make clear that two 0.5 bathrooms cannot be substituted for one bathroom.
- C. Adds a new Section 21-3.70-1(c)(3)(E), which provides that the conversion or alteration of a wet bar, laundry room, or bathroom is prohibited unless it is specifically allowed under a valid building permit.
- D. Adds a new Section 21-3.70-1(c)(3)(F), which provides that the conversion of a portion of a structure that is excluded from the floor area calculation to a portion of a structure that is included in the floor area calculation is prohibited unless it is specifically allowed under a valid building permit and complies with the applicable standards of Section 21-3.70(c)(3).
- E. Adds a new Section 21-3.70-1(c)(3)(H), which provides that when the FAR exceeds 0.6, the following additional standards apply:
 1. Eight-foot side and rear yards;
 2. Each dwelling unit must be owner-occupied;
 3. Issuance of a temporary certificate of occupancy, effective for a period of one year after issuance, during which period additional inspections may be conducted by the department.

- F. In Table 21-6.1 relating to off-street parking, requires 2 off-street parking stalls per unit plus 1 per 750 (instead of 500) square feet over 2,500 square feet (excluding carport or garage).
- G. In Section 21-6.40(b), removes the last sentence requiring an adequate turn-around area for residential zoning lots with four or more parking spaces using the same driveway.
- H. Makes miscellaneous technical and nonsubstantive amendments.

2. **RESOLUTION 18-288 – SMP FOR THE MALAEKAHANA STATE RECREATIONAL AREA, KAHUKU SECTION PARK IMPROVEMENTS. (2018/SMA-49)** Granting a Special Management Area Use Permit for improvements and upgrades to the existing park and campground, including reconstruction of the existing interior roads and parking lot, and construction of a new parking lot, administrative offices, comfort stations, cabins, and other support infrastructure on land zoned R-5 Residential District, located in Malaekahana, Koolauloa, and identified by Tax Map Keys 5-6-001: 024, 025, 045-47, 049, 051, 053-065. (Applicant: Department of Land and Natural Resources, Division of State Parks, State of Hawaii) (Transmitted by Communication D-776 [2018]; Current deadline for Council action: 6/4/19)

PROPOSED CD1 TO RESOLUTION 18-288 (Submitted by Councilmember Pine)
– The proposed CD1 (OCS2019-0033/1/18/2019 8:20 AM) makes the following amendments:

- A. Clarifies the description of the Project by revising the first WHEREAS clause and adding a second WHEREAS clause.
- B. Adds November 29, 2018 as the date the DPP completed its report and transmitted its findings and recommendation to the Council.
- C. Adds December 6, 2018 as the date the Council received the DPP's findings and recommendation by Departmental Communication 776 (2018).
- D. Makes miscellaneous technical and nonsubstantive amendments.

3. **RESOLUTION 18-285 – SMP FOR THE DEVELOPMENT OF A TWO-STORY SINGLE-FAMILY DWELLING AT 46-107 LILIPUNA ROAD (2018/SMA-45).** Granting a Special Management Area Use Permit to allow the development of a two-story single-family dwelling that exceeds 7,500 square feet in floor area, and appurtenant and accessory structures and improvements at 46-107 Lilipuna Road, Kaneohe, Oahu, and identified as Tax Map Key 4-6-001: 007. (Applicant: Charles T.Y. Wong) (Transmitted by Communication D-760 [2018]; Current deadline for Council action: 5/28/19)

PROPOSED CD1 TO RESOLUTION 18-285 (Submitted by Councilmember Pine)
– The proposed CD1 (OCS2019-0032/1/18/2019 8:32 AM) makes the following amendments:

- A. Simplifies the resolution title and provides that the single family dwelling is located in Kaneohe.
- B. Clarifies the description of the Project by revising the first WHEREAS clause and adding second and third WHEREAS clauses.
- C. Provides that one member of the public testified at the October 23, 2018 public hearing.
- D. Adds November 29, 2018 as the date the Council received the DPP's findings and recommendation by Departmental Communication 760 (2018).
- E. Conforms Condition A to the standard form used in SMA Use Permit resolutions.
- F. Separates Condition B into two conditions. In Condition B, clarifies that prior to the issuance of a building permit for the Project, the Applicant shall obtain a shoreline setback variance (“SSV”) for all unauthorized improvements within the shoreline setback area, and shall remove all improvements within the shoreline setback area for which an SSV is not granted.

In new Condition C, clarifies that prior to the issuance of a building permit for the Project, the Applicant shall comply with all requirements imposed for the seawall by the State Department of Land and Natural Resources Office of Conservation and Coastal Lands relating to the use of submerged State lands in the State Conservation District.

Re-alphabetizes subsequent conditions.

- G. Makes miscellaneous technical and nonsubstantive amendments.

Committee on Zoning and Housing Agenda
Thursday, January 24, 2019

4. **BILL 78 (2018) – RELATING TO SHORELINE SETBACKS.** Addressing the repair of shoreline protection structures that are located within the shoreline setback. (Bill passed first reading 11/14/18)

KYMBERLY MARCOS PINE, Chair
Committee on Zoning and Housing