



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3077

## COMMITTEE ON ZONING, PLANNING AND HOUSING

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### Voting Members:

Ron Menor, Chair  
Tommy Waters, Vice Chair  
Brandon Elefante  
Ann Kobayashi  
Joey Manahan

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## AGENDA

SPECIAL MEETING  
COMMITTEE MEETING ROOM  
WEDNESDAY, JUNE 26, 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 will be 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, will be available to the public on the City Council's pilot website: [www.honolulucitycouncil.com](http://www.honolulucitycouncil.com) as well as the City's legacy 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 768-3825 or send an email to [potto1@honolulu.gov](mailto:potto1@honolulu.gov) at least three working days prior to the meeting.

The meeting is viewable by: (1) internet live streaming through [www.honolulucitycouncil.com](http://www.honolulucitycouncil.com) and [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 EXTENSION OF TIME ONLY**

1. **BILL 2 (2019) – LUO AMENDMENT RELATING TO IPD-T PERMITS FOR TOD WITHIN CLOSE PROXIMITY TO FUTURE RAIL STATIONS.** Amending the provisions of the Land Use Ordinance (“LUO”) pertaining to Interim Planned Development-Transit (“IPD-T”) permits in future Transit-Oriented Development (“TOD”) Special District areas to streamline and strengthen the existing permit procedures and development standards. (Bill passed First Reading 1/30/19) (Current deadline for Council Action 8/7/19)
  
2. **BILL 27 (2019) – KANEOHE ZONE CHANGE (2018/Z-4).** Rezoning land situated at the ends of Waiawi Street and Puohala Street in Kaneohe, Oahu from the P-2 General Preservation District to the R-7.5 Residential District, identified as Tax Map Key: 4-5-030: portion of 049. (Applicant: Horseshoe Land Company LLC) (Agent: R.M. Towill Corporation) (Bill passed First Reading 6/5/19) (Transmitted by Communication D-327) (Current deadline for Council action 8/7/19)

Related communication:

M-355 Keith Kurahashi, R.M. Towill Corporation, submitting a 180-day extension of time letter on behalf of the applicant.

3. **RESOLUTION 19-136 – PRU PERMIT FOR RELOCATION OF OCCC (2019/PRU-2).** Approving an application for a Plan Review Use (“PRU”) Permit for the relocation of Oahu Community Correctional Center (“OCCC”) to Halawa and terminating the PRU permit in Kalihi. (Applicant: State of Hawaii, Department of Accounting and General Services, and Department of Land and Natural Resources) (Agent: PBR Hawaii & Associates, Inc.) (Transmitted by Communication D-345) (Current deadline for Council action 7/3/19)

Related communication:

M-354 Vincent Shigekuni, PBR Hawaii & Associates, Inc., submitting a 120-day extension of time letter on behalf of the applicant.

4. **RESOLUTION 19-139 – PRU PERMIT FOR THE WCCC EXPANSION (2019/PRU-1)**. Approving an application for a Plan Review Use (“PRU”) permit for the Women’s Community Correctional Center expansion on land zoned R-5 Residential, AG-2 General Agricultural, and P-1 Restricted Preservation Districts, located in Kailua, Koolaupoko, identified as Tax Map Keys 4-2-003: 004, and 024 through 026. (Applicant: State of Hawaii, Department of Accounting and General Services) (Agent: CGL Companies) (Transmitted by Communication D-367) (Current deadline for Council action 7/3/19)

#### **FOR ACTION**

5. **RESOLUTION 19-138 – SMP FOR CONSTRUCTION OF A MANIFOLD SYSTEM IN KAPOLEI (2019/SMA-8)**. Granting a Special Management Area Use Permit (“SMP”) for construction of a manifold system to interconnect two existing oil pipeline systems, including the manifold, extended pipelines and tie-in connections at 91-039 Hanua Street and 91-008 Hanua Street in Kapolei, identified as Tax Map Keys 9-1-031: 002 and 91-026: 026. (Applicant: Par Hawaii Refining, LLC) (Agent: Environmental Science International) (Transmitted by Communication D-350) (Current deadline for Council action 7/3/19)

PROPOSED CD1 TO RESOLUTION 19-138 (Submitted by Councilmember Menor) – The CD1 (OCS2019-0672/6/19/2019 2:36 PM) makes the following amendments:

- A. Revises the resolution title and first WHEREAS clause, and adds a second WHEREAS clause, to clarify the description of the Project.
- B. In the third WHEREAS clause, clarifies that no members of the public testified, and no written testimony was received at the May 21, 2019 public hearing.
- C. In the fourth WHEREAS clause, adds reference to the objectives, policies, and guidelines in HRS Sections 205A-2 and 205A-26.
- D. Adds June 4, 2019 as the date the Council received the DPP's findings and recommendation, and adds the Departmental Communication number (350 (2019)).
- E. Conforms Condition A (relating to general conformity of the Project) to the standard language used in SMA Use Permit resolutions.

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- F. In Condition C, clarifies that the protection plan required to be submitted to the Department of Health Hazard Evaluation and Emergency Response Office for its review and approval is intended to address potential contaminated materials that may be encountered on the Project site, including the management and handling of waste, soil, groundwater, storm water, non-storm water, and spills.
  - G. In Condition D, relating to the protection of fauna within or transiting through the Project site, and the preservation of flora on the Project site and nearby ocean and beach habitats:
    - 1. Separates Condition D.1 into Conditions D.1 and D.2, and renumbers subsequent items in Condition D; and
    - 2. Clarifies Conditions D.1 through D.7.
  - H. Conforms Condition G (relating to the discovery previously unidentified archaeological sites or remains) to the standard language used in SMA Use Permit resolutions.
  - I. Adds a new Condition H, which requires the Applicant to comply with certain traffic mitigation measures during construction of the Project, as recommended by the DTS and included in the DPP's report. Re-alphabetizes subsequent conditions accordingly.
  - J. Adds a new Condition J, which is a standard condition requiring that the Applicant obtain a development permit for the Project within two years after the effective date of the SMA Use Permit.
  - K. Makes miscellaneous technical and nonsubstantive amendments.
6. **RESOLUTION 19-111 – SMP FOR IMPROVEMENTS TO EXISTING WASTEWATER PUMP STATION AT 265 PAIKO DRIVE (2019/SMA-4).** Granting a Special Management Area Use Permit (“SMP”) for improvements to the existing wastewater pump station, repair/replacement of existing systems and other structural improvements at 265 Paiko Drive in Kuliouou, identified as Tax Map Key: 3-8-001: 034. (Applicant: Department of Environmental Services, City and County of Honolulu) (Agent: Environet, Inc.) (Transmitted by Communication D-315) (Current deadline for Council Action 7/3/19)

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PROPOSED CD1 TO RESOLUTION 19-111 (Submitted by Councilmember Menor) – The CD1 (OCS2019-0660/6/17/2019 8:59 AM) makes the following amendments:

- A. Revises the resolution title and first WHEREAS clause to clarify the description of the Project.
- B. In the second WHEREAS clause, adds that no public written testimony was received at the April 2, 2019 public hearing.
- C. In the third WHEREAS clause, adds reference to the objectives, policies, and guidelines in HRS Sections 205A-2 and 205A-26.
- D. Adds May 13, 2019 as the date the Council received the DPP's findings and recommendation, and adds the Departmental Communication number (315 (2019)).
- E. Conforms Condition A (relating to general conformity of the Project) to the standard language used in SMA Use Permit resolutions.
- F. In Condition B, clarifies that the Applicant is required to implement any mitigation measures recommended by the SHPD.
- G. In Condition D.1, adds a standard condition prohibiting artificial light from exterior light fixtures from projecting across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b).
- H. In Condition D.3, clarifies the circumstances under which tree trimming must be delayed in order to mitigate impacts to the white tern.
- I. In Condition D.6, clarifies that the Applicant shall notify the DPP and all private contractors if any threatened, endangered, or protected fauna are observed on the Project site during preparation and construction, and requires the Applicant to implement applicable mitigative measures.
- J. In Condition E, clarifies that a tree must be planted on the Project site to replace the tree being removed to construct the new generator room.
- K. Makes miscellaneous technical and nonsubstantive amendments.

7. **RESOLUTION 19-43 – SMP FOR THE RENOVATION OF TWO EXISTING SINGLE-FAMILY DWELLING UNITS AND VARIOUS IMPROVEMENTS IN MAUNALUA (2018/SMA-58)**. Granting a Special Management Area Use Permit (“SMP”) for the renovation of two existing single-family dwellings, construction of a new single-family dwelling, and to repair existing structures within the shoreline setback area within the R-10 Residential District, identified as Tax Map Keys 3-9-026: 044 through 048. (Applicant: Evershine II L.P.) (Committee on Zoning and Housing postponed action 3/28/19) (Current deadline for Council action 8/7/19)

PROPOSED CD1 TO RESOLUTION 19-43 (Submitted by Councilmember Menor)  
– The CD1 (OCS2019-0514/5/13/2019 2:34 PM) makes the following amendments:

- A. Revises the resolution title and first WHEREAS clause to clarify the description of the Project.
- B. Adds February 14, 2019 as the date the DPP completed its report and transmitted its findings and recommendation of approval to the Council.
- C. Adds February 21, 2019 as the date the Council received the DPP's findings and recommendation by Departmental Communication 112 (2019).
- D. Conforms Condition A (relating to general conformity of the Project) and Condition E (relating to the Hawaiian hoary bat habitat) to the standard language used in SMA Use Permit resolutions.
- E. In Condition B.2, clarifies that the ILS is intended to expedite future reviews by the SHPD Architecture Branch, and assist in determining whether buildings on the Project site may qualify for dedication as a historic residential property for purposes of a real property tax exemption pursuant to ROH Section 8-10.22.
- F. In Condition C.1, clarifies that the lowest livable floor at the Harbor Villa residence must be above the base flood elevation, as determined on the submission date of the building permit application.
- G. In Condition C.2, clarifies that all walls, fences and gates within the required yards, particularly with respect to the Harbor Villa residence and Portlock residence, must not exceed six feet in height.

- H. In Condition G, adds that all outdoor light fixtures must be fully shielded with the light directed downward so that the light bulb is only visible from below the light fixture.
- I. Makes miscellaneous technical and nonsubstantive amendments.

#### **INFORMATIONAL BRIEFING**

- 8. **UPDATE BY THE ACTING DIRECTOR OF THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE (LUO) AMENDMENTS, DEVELOPMENT PLANS AND SUSTAINABLE COMMUNITIES PLAN REVISION BILLS.**

RON MENOR, Chair  
Committee on Zoning, Planning  
and Housing