



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING, PLANNING AND HOUSING

Voting Members:

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

AGENDA

REGULAR MEETING
COMMITTEE MEETING ROOM
THURSDAY, JULY 25, 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 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 at least three working days prior to the meeting.

The meeting is viewable by: (1) internet live streaming through www.honolulucitycouncil.com and 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 ACTION

1. **RESOLUTION 19-116 – APPOINTMENT OF KEITH “KIKI” BUKOSKI.**
Confirming the appointment of “Kika” Bukoski to serve on the Building Board of Appeals of the City and County of Honolulu. (Transmitted by Communication MM-53 [2019]) (Public hearing held 6/5/19)

2. **RESOLUTION 19-87 – PLAN REVIEW USE (PRU) PERMIT FOR THE BRIGHAM YOUNG UNIVERSITY HAWAII (BYU-H) CAMPUS EXPANSION (2018/PRU-1).**
Approving an application for a PRU permit for the BYU-H campus expansion, which is on land zoned R-5 Residential and AG-1 Restricted Agriculture District, located in Laie, Koolauloa, and identified as Tax Map Keys 5-5-006: 005, 032, and 035. (Public hearing held on the Resolution and proposed CD1 6/5/19, and both referred back to Committee) (Current deadline for Council action 10/5/19)

CD1 TO RESOLUTION 19-87 (Approved by the Committee at its 5/23/19 meeting)
– The CD1 (OCS2019-0541/5/16/2019 3:47 PM) makes the following amendments:

- A. Revises the first and second WHEREAS clauses, and adds a third WHEREAS clause to clarify the description of the Project.

- B. In the last WHEREAS clause, specifies that the Council received the findings and recommendation of the DPP Director by Departmental Communication 235 on April 8, 2019.

- C. Adds a new Condition 5.b to provide for TIAR update requirements, and moves the post TIAR requirements from Condition 5.e to Condition 5.b. Re-alphabetizes subsequent Condition 5 subsections accordingly.

- D. In re-alphabetized Condition 5.c, requires the CMP to be submitted prior to the issuance of demolition or building permits for major construction work.

- E. In re-alphabetized Condition 5.d, requires the TMP and any subsequent updates to be submitted to and approved by the DPP prior to the issuance of the temporary certificate of occupancy.

- F. In Condition 7, provides that except for the intramural field lighting, any new or replacement exterior lighting that visually impacts the surrounding area must be a color temperature of 3,000K or less, and if it is determined that the exterior lighting significantly impacts the visual resources, the Applicant shall reduce the color temperature of its exterior lighting.

- G. Conforms Condition 8 to the standard PRU language relating to compliance with LUO and other governmental requirements.
 - H. Makes miscellaneous technical and nonsubstantive amendments.
3. **RESOLUTION 19-139 – PLAN REVIEW USE (PRU) PERMIT FOR THE WOMEN’S COMMUNITY CORRECTIONAL CENTER (WCCC) EXPANSION (2019/PRU-1)**. Approving an application for a PRU permit for the WCCC expansion on land zoned R-5 Residential, AG-2 General Agricultural, and P-1 Restricted Preservation Districts, located at 42-477 Kalanianaʻole Highway in Kailua, Koolau-poko, and identified by Tax Map Keys 4-2-003: 004, and 024 through 026. (Transmitted by Communication D-367 [2019]) (Applicant: State of Hawaii, Department of Accounting and General Services) (Agent: CGL Companies) (Current deadline for Council action 12/3/19)

PROPOSED CD1 TO RESOLUTION 19-139 (Submitted by Councilmember Menor) – The CD1 (OCS2019-0769/7/18/2019 3:06 PM) makes the following amendments:

- A. Revises the Resolution title, first and second WHEREAS clauses, and adds a third WHEREAS clause to clarify the description of the Project.
- B. In the last WHEREAS clause, adds June 6, 2019 as the date the Council received the DPP’s findings and recommendation, and adds the Departmental Communication number (367 [2019]).
- C. Adds a new Condition 1, to provide that the PRU permit pertains to the 122-acre land area depicted on the maps attached to the Resolution as Exhibits A through C. Renumbers subsequent conditions.
- D. Conforms renumbered Condition 2 to the standard PRU language relating to general conformance with the Project’s Five-Year Master Plan.
- E. Combines former Conditions 3, 4, 5, and 6 under renumbered Condition 4, and labels them as Conditions 4.a (maximum building area), 4.b (minimum yards), 4.c (maximum building height), and 4.d (minimum off-street parking spaces). Renumbers subsequent conditions accordingly.
- F. Adds a new Condition 4.e to prohibit loading in the required yards.
- G. Clarifies renumbered Conditions 5.a (detailed landscape plan), 5.b (updated parking lot plan), and 5.c (tree protection plan).

- H. Adds a new Condition 7, to provide that outdoor lighting fixtures must be fully shielded so no light is emitted above the horizontal plane of the light fixture, and the lighting is only directed onto areas meant to be illuminated (as proposed by the Applicant and recommended by the DPP). Renumbers subsequent conditions.
 - I. Conforms renumbered Condition 8 to the standard PRU language relating to compliance with LUO or other governmental requirements.
 - J. Makes miscellaneous technical and nonsubstantive amendments.
4. **RESOLUTION 19-163 – EXEMPTIONS FROM DEVELOPMENT REGULATIONS PURSUANT TO CHAPTER 201H-38, HAWAII REVISED STATUTES (2019/GEN-14)**. Authorizing exemptions from certain requirements relating to the adaptive reuse for affordable housing – the Queen Emma Building Project located at 1254 and 1270 Queen Emma Street, and identified as Tax Map Keys 2-1-009: 008 and 009. (Transmitted by Communication D-490 [2019]) (Applicant: Queen Emma Partners, LP) (Agent: Dudek) (Current deadline for Council action 8/29/19)

Related communication:

D-502 Supplemental Preliminary Plans and Project Specifications for Departmental Communication D-490 (2019) relating to the Adaptive Reuse for Affordable Housing – The Queen Emma Building Project.

5. **BILL 20 (2019), CD1 – RELATING TO THE ADOPTION OF THE STATE ELECTRICAL CODE**. Adopting the State Electrical Code as adopted by the State of Hawaii on August 21, 2018, subject to certain amendments that apply to the City. (Bill passed Second Reading and Public Hearing held 5/8/19)

PROPOSED CD2 TO BILL 20 (2019) (Submitted by Councilmember Menor) – The CD2 (OCS2019-0744/7/10/2019 8:42 AM) makes the following amendments:

- A. Amends new ROH Section 17-1.1 to amend proposed new Electrical Code Section 90.2(B)(6), to provide for an exception from application of the Code for electrical work performed by an electric utility on electrical installations and equipment owned by or under the direct control of the electric utility, and located on real property provided by the electric utility's customers pursuant to rules established by the State Public Utilities Commission.
- B. Makes miscellaneous technical and nonsubstantive amendments.

6. **BILL 24 (2019) – RELATING TO CONSTRUCTION INSPECTIONS.** Expediting the construction of buildings and other structures by allowing for special assignment inspections (“courtesy inspections”); i.e., the inspection of projects for codes compliance, in advance of the issuance of a building permit, for certain qualifying types of projects. (Transmitted by Communication D-281 [2019]) (Bill passed First Reading 5/8/19)

PROPOSED CD1 TO BILL 24 (2019) (Submitted by Councilmember Menor) – The CD1 (OCS2019-0743/7/11/2019 10:09 AM) makes the following amendments:

- A. Clarifies the purpose of the Bill in SECTION 1.
- B. Makes miscellaneous technical and nonsubstantive amendments for purposes of formatting, grammar, clarity, and style.

7. **BILL 25 (2019) – RELATING TO THE ADOPTION OF THE STATE ENERGY CONSERVATION CODE.** Regulating the design and construction of residential and commercial buildings for the effective use of energy through the adoption of the State Energy Conservation Code (2017), subject to the local amendments herein. (Transmitted by Communication D-303 [2019]) (Bill passed First Reading 7/3/19)

PROPOSED CD1 TO BILL 25 (2019) (Submitted by Councilmember Menor) – The CD1 (OCS2019-0565/6/6/2019 2:46 PM) makes the following amendments:

- A. Makes miscellaneous technical and nonsubstantive amendments, including formatting changes and amendments to conform the Bill to recommended drafting style.

INFORMATIONAL BRIEFING

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

RON MENOR, Chair
Committee on Zoning, Planning
and Housing