



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 J.C. Elefante
Ann H. Kobayashi
Joey Manahan

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
THURSDAY, NOVEMBER 14, 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 EXTENSION OF TIME ONLY

1. **BILL 58 (2019) – HALEIWA ZONE CHANGE (2019/Z-3)**. Rezoning lands situated at 66-540D Kamehameha Highway, Haleiwa, Oahu from the R-5 Residential District to the B-1 Neighborhood Business District, and identified as Tax Map Key 6-2-007: portion of 016. (Transmitted by Communication D-729) (Applicant: Haleiwa KEM 7309, LLC) (Bill passed First Reading 11/6/19) (Current deadline for Council action 1/27/20)

Related communication:

M-737 PBR Hawaii & Associates, Inc., requesting a 120-day extension of time to allow for appropriate processing of Bill 58 (2019).

FOR ACTION

2. **RESOLUTION 19-161 – SMP FOR THE DEVELOPMENT OF EIGHT DWELLING UNITS AT 85-029 LUALUALEI HOMESTEAD ROAD-WAIANAE (2019/SMA-9)**. Granting a Special Management Area Use Permit (“SMP”) to allow the development of eight dwelling units at 85-029 Lualualei Homestead Road, Waianae to be constructed outside of the VE Flood Zone, and identified as Tax Map Key 8-6-015: 053. (Applicant: CJ Group, LLC) (Transmitted by Communication D-465) (Current deadline for Council action 12/9/19)

PROPOSED CD1 TO RESOLUTION 19-161 (Submitted by Councilmember Menor) – The CD1 (OCS2019-0761/9/18/2019 8:37 AM) makes the following amendments:

- A. Revises the Resolution title to reference Waianae.
- B. Divides the first WHEREAS clause into three separate WHEREAS clauses and clarifies the difference between the Applicant's proposed development and the DPP's recommended development, the latter of which is defined as the “Project” to be approved under the Resolution.
- C. Adds July 12, 2019 as the date the Council received the DPP's findings and recommendation report by Departmental Communication 465 (2019), which was within 30 working days after the close of the public hearing.
- D. In Condition A, clarifies that the Project, as approved, is restricted to a maximum of eight dwelling units, and no dwelling units may be constructed within the VE Flood Zone.

- E. In Condition B, adds a condition that requires construction of the dwelling units to be in conformity with the Project as recommended by the DPP in its findings and recommendation, and as depicted in Exhibits A, B, C-1 through C-6, D, and E. Attaches the Exhibits (taken from the DPP report) to the Resolution.
- F. In Condition D, requires the Applicant, prior to the issuance of any development permit for the Project, to submit a landscape plan showing landscaping of the undeveloped portion of the Project site located within the VE Flood Zone.
- G. Makes miscellaneous technical and nonsubstantive amendments.

3. **RESOLUTION 19-159 – REVISION TO THE PUBLIC INFRASTRUCTURE MAP (PIM) FOR EWA DEVELOPMENT PLAN AREA (2019/PIM-1)**. Adopting a revision to the PIM for the Ewa Development Plan area to include a symbol for a corporation yard for the Leeward Refuse Collection Baseyard Project. (Resolution 19-159 and the proposed CD1 were recommitted back to Committee 11/6/19)

CD1 TO RESOLUTION 19-159 (Submitted by Councilmember Menor) (Approved by the Committee at its October 24, 2019 meeting) – The CD1 (OCS2019-1122/10/18/2019 1:09 PM) makes the following amendments:

- A. In the third WHEREAS clause, clarifies that the Project site is located on the southeastern portion of TMK 9-1-069:003.
- B. Adds a new fourth WHEREAS clause to provide that the Project site is an approximately 5.5-acre portion of an approximately 48-acre parcel that is owned by the City and is split-zoned AG-1 General Agricultural District and I-2 Intensive Industrial District, and that the Project site is located on the portion of the parcel zoned I-2 District.
- C. Separates the fifth WHEREAS clause into two separate WHEREAS clauses. In the sixth WHEREAS clause, clarifies that the Pearl City Corporation Yard houses three baseyards, and does not have enough space to accommodate the growth and future needs of all three baseyard operations.
- D. In the seventh WHEREAS clause, provides that the Project includes an administrative office and locker room, employee and refuse truck parking, cart storage, and other associated improvements.

- E. Moves the last WHEREAS clause (relating to consistency with the General Plan and Ewa Development Plan) to the eighth WHEREAS clause.
 - F. In the last WHEREAS clause, clarifies that the proposed Project will provide a public benefit, and the addition of a corporation yard symbol on the PIM for the Ewa DP area is warranted and appropriate.
 - G. Makes miscellaneous technical and nonsubstantive amendments.
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- 4. **RESOLUTION 19-252 – LUO AMENDMENT RELATING TO DETACHED DWELLINGS.** Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 1990 (the Land Use Ordinance [“LUO”]), relating to detached dwellings.
 - 5. **BILL 28 (2019), CD1 – AFFORDABLE HOUSING INCENTIVES.** Amending the affordable housing incentives enacted by Ordinance 18-1, as amended by Ordinance 19-8. (Bill passed Second Reading and Public Hearing held 11/6/19)
 - 6. **BILL 60 (2019) – AFFORDABLE RENTAL HOUSING.** Addressing affordable rental housing enacted by Ordinance 18-1, as amended by Ordinance 19-8. (Bill passed First Reading 11/6/19)
 - 7. **BILL 2 (2019), CD1 – LUO AMENDMENT RELATING TO IPD-T PERMITS.** Amending Chapter 21, Revised Ordinances of Honolulu 1990, as amended (the Land Use Ordinance [“LUO”]) relating to Interim Planned Development-Transit (“IPD-T”) Permits for future Transit-Oriented Development (“TOD”) within close proximity to future rail stations. (Bill passed Second Reading and Public Hearing held 11/6/19) (Current deadline for Council Action 12/5/19)
 - 8. **BILL 41 (2019), CD1 – CENTRAL O‘AHU SUSTAINABLE COMMUNITIES PLAN (SCP).** Repealing the existing SCP for Central O‘ahu, Article 5, Chapter 24, Revised Ordinances of Honolulu 1990, and adopting a new Article 5 incorporating the revised Central O‘ahu SCP. (Bill passed Second Reading and Public Hearing held 9/4/19)

INFORMATIONAL BRIEFING

9. **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