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**A BILL FOR AN ORDINANCE**

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TO AMEND CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990, AS AMENDED (THE LAND USE ORDINANCE), RELATING TO THE HAWAII CAPITAL SPECIAL DISTRICT.

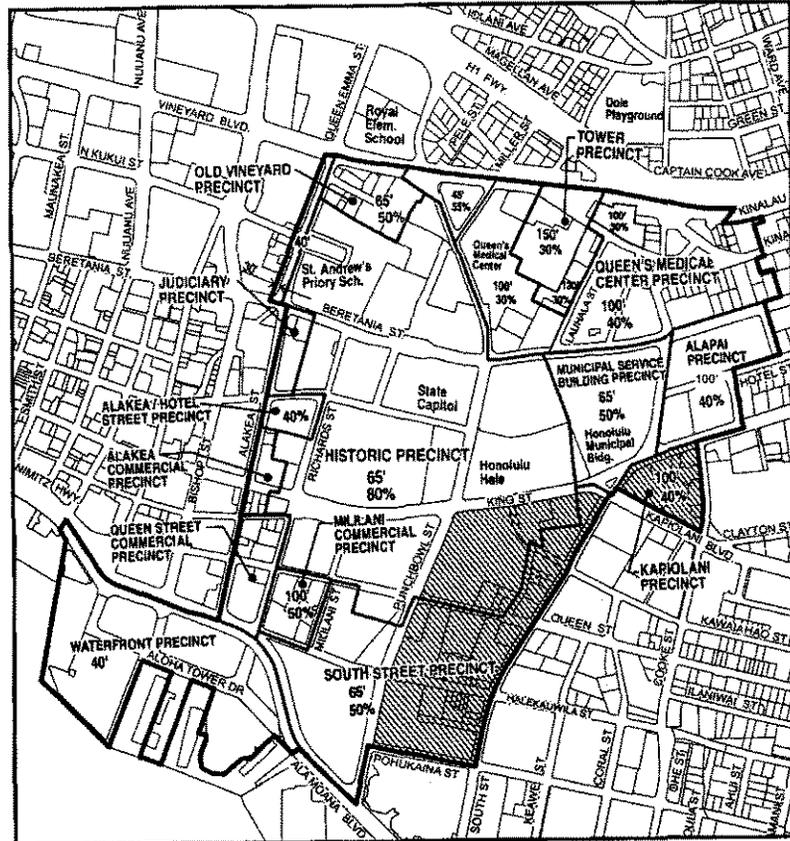
BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. The purpose of this ordinance is to amend Chapter 21, Revised Ordinances of Honolulu 1990, as amended (the Land Use Ordinance), relating to certain provisions of the Hawaii Capital Special District.

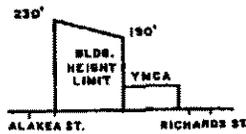


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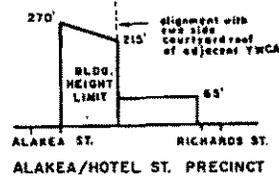
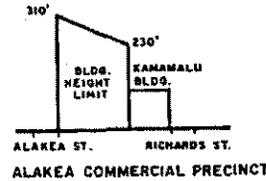
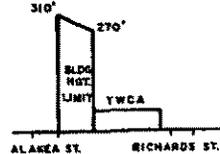
SECTION 2. Exhibit 21-9.1, Revised Ordinances of Honolulu 1990, as amended, is repealed in its entirety and replaced as follows:



**HAWAII CAPITAL SPECIAL DISTRICT  
HEIGHT AND OPEN SPACE PRECINCTS**



JUDICIARY PRECINCT



**LEGEND**

SUPERCEDED BY HCDA

NORTH

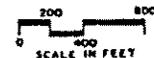


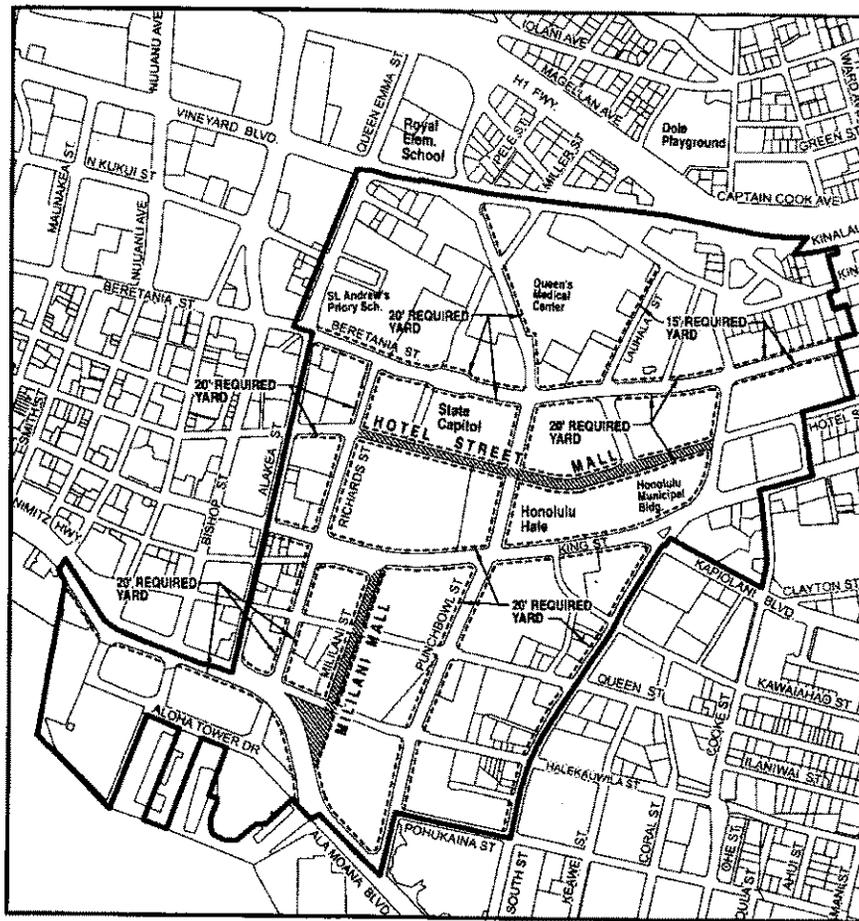
EXHIBIT 21-9.1



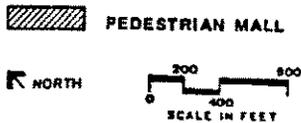
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SECTION 3. Exhibit 21-9.2, Revised Ordinances of Honolulu 1990, as amended, is repealed in its entirety and replaced as follows:

**EXHIBIT 21-9.2**



**LEGEND**



**HAWAII CAPITAL SPECIAL DISTRICT  
REQUIRED YARDS AND PEDESTRIAN  
MALLS**



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SECTION 4. Section 21-9.30-4, Revised Ordinances of Honolulu 1990, as amended ("Design Controls"), is amended by amending subsection (a) to read as follows:

"(a) Landscaping.

- (1) Open space and yard requirements for each precinct shown on Exhibits 21-9.1 and 21-9.2, respectively, set out at the end of this article, shall be landscaped in accordance with landscape guidelines and regulations contained in this subsection. If no yard or open space requirement is shown, underlying zoning district regulations shall prevail.
- (2) All required yards shall be landscaped and maintained with a minimum of 75 percent of the area devoted exclusively to plant material rooted directly in the ground or permanently fixed plant containers.
- (3) Vertical form trees shall be planted and maintained along the front yard perimeter of parking structures to reduce the visual impact of blank walls and parked vehicles. A tree shall be planted for every 20 feet of linear building length. Acceptable tree species include coconut palms, paperbark and eucalyptus. If there is sufficient space, canopy form trees may be substituted. Alternatively, planter boxes with vines may be provided on the facades of every parking level.
- (4) Rooftop parking and mechanical equipment shall be substantially screened and/or painted to soften their appearance from the Capitol building and the Punchbowl lookouts.
- (5) All required trees shall be provided in conformance with subdivision [(7)](8), and shall be a minimum two-inch caliper, except palms which shall have a minimum trunk height of 15 feet. All tree planting shall be in conformance with the requirements and standards shown on Exhibit 21-9.4, except that alternative species, especially native Hawaiian or species long present and common to the Hawaiian Islands, including flowering varieties, shall be encouraged and may be substituted in all instances upon approval by the director. Other exceptions to accommodate special conditions may be approved by the director.
- (6) Landscaping for the Iolani Palace grounds shall be in conformance with the master plan as approved by the department, the National Council on



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Historic Preservation and the state department of land and natural resources.

(7) Landscaping for the Queen's Medical Center shall include retention of its existing large front lawn along Punchbowl Street, except for the Queen Emma Tower Expansion and the HML Parking Garage authorized by Resolution 04-224, CD1, FD1; necessary driveways providing vehicular access through the campus; and pedestrian accessways. Main entrances that exit to ground level shall include a view of landscaping, including trees wherever possible.

[(7)](8) Street trees shall be provided along major streets as delineated below, and shown on Exhibit 21-9.4.

(A) Beretania Street, except fronting the State Capitol.

- (i) Species: Monkeypod (*Samanea saman*).
- (ii) Maximum spacing: 60 feet on center.
- (iii) Location: Within the required front yard.

(B) King Street, except fronting the Iolani Palace grounds and Aliiolani Hale.

- (i) Species: Rainbow Shower (*Cassia hybrida*) or Monkeypod (*Samanea saman*).
- (ii) Maximum spacing: 50 feet on center.
- (iii) Location: First five feet of required front yard.

(C) Richards Street, except fronting Iolani Palace grounds.

- (i) Species: Royal Poinciana (*Delonix regia*).
- (ii) Maximum spacing: 60 feet on center.
- (iii) Location: First five feet of required front yard.



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- (D) Punchbowl Street.
  - (i) Species: Monkeypod (*Samanea saman*).
  - (ii) Maximum spacing: 60 feet on center.
  - (iii) Location: Within the required front yard.
- (E) Alapai Street.
  - (i) Species: Monkeypod (*Samanea saman*).
  - (ii) Maximum spacing: 60 feet on center.
  - (iii) Location: Within the required front yard.
- (F) Ala Moana/Nimitz Highway.
  - (i) Species: Coconut Palm (*Cocos nucifera*).
  - (ii) Maximum spacing: Three palm trees shall be provided per 50 feet of street frontage.
  - (iii) Location: First five feet of required front yard.
- (G) South Street.
  - (i) Species: Autograph (*Clusea rosea*).
  - (ii) Maximum spacing: 40 feet on center.
  - (iii) Location: Within the required front yard.
- (H) Alakea Street and Queen Emma Street.
  - (i) Species: False Olive.
  - (ii) Maximum spacing: 20 feet on center.
  - (iii) Location: Within the sidewalk area.



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- (I) Vineyard Boulevard.
  - (i) Species: Monkeypod (*Samanea saman*).
  - (ii) Maximum spacing: 60 feet on center.
  - (iii) Location: Within the required front yard.

~~[(8)]~~[(9)] For all other streets, except those along the State Capitol and Iolani Palace grounds, street trees shall be provided at a minimum two-inch caliper. Species and spacing shall be chosen from an approved tree list on file with the department and the department of parks and recreation.

~~[(9)]~~[(10)] If location of street trees in the sidewalk area is infeasible, the tree(s) shall be located in the required front yard.

~~[(10)]~~[(11)] In the event there are no feasible locations for street trees, substitute landscaping may be permitted upon approval by the director.

~~[(11)]~~[(12)] Credit shall be given, at a ratio of one to one, for existing trees that are to be preserved.

~~[(12)]~~[(13)] Any tree six inches or greater in trunk diameter shall not be removed or destroyed except as follows:

- (A) The tree is not visible from any street, park or other public viewing area.
- (B) Appropriate development of the site cannot be achieved without removal of the tree.
- (C) The tree is a hazard to the public safety or welfare.
- (D) The tree is dead, diseased or otherwise irretrievably damaged.
- (E) The applicant can demonstrate the tree is unnecessary due to overcrowding of vegetation.

~~[(13)]~~[(14)] Any tree removed which is visible from any street, park or other public viewing area shall be replaced by an approved tree of a minimum two-inch



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caliper or by alternative approved landscaping material, unless the replacement results in overcrowded vegetation.

[(14)](15) Where possible, trees proposed for removal shall be relocated to another area of the project site."

SECTION 5. Ordinance material to be repealed is bracketed. New material is underscored. When revising, compiling or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the revisor of ordinances need not include the brackets, the bracketed material or the underscoring.



CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ORDINANCE 07-8

BILL 019 (2007), CD1

A BILL FOR AN ORDINANCE

SECTION 6. This ordinance shall take effect upon its approval.

INTRODUCED BY:

Charles Djou (BR)

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DATE OF INTRODUCTION:

February 07, 2007  
Honolulu, Hawaii

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Councilmembers

APPROVED AS TO FORM AND LEGALITY:

*Don S. Kutscha*  
Deputy Corporation Counsel

APPROVED this 26<sup>th</sup> day of April, 2007.

*Mufi Hanemann*  
MUFU HANNE MANN, Mayor  
City and County of Honolulu

CITY COUNCIL  
 CITY AND COUNTY OF HONOLULU  
 HONOLULU, HAWAII  
 CERTIFICATE

ORDINANCE **07-8**

**BILL 19 (2007), CD1**

Introduced: 02/07/07 By: CHARLES DJOU (BR)

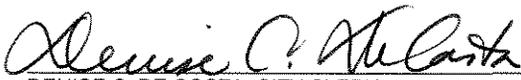
Committee: ZONING

Title: A BILL FOR AN ORDINANCE TO AMEND CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990, AS AMENDED (THE LAND USE ORDINANCE), RELATING TO THE HAWAII CAPITAL SPECIAL DISTRICT.

Links: [BILL 19 \(2007\)](#)  
[BILL 19 \(2007\), CD1](#)  
[CR-69](#)

COUNCIL	02/21/07	BILL PASSED FIRST READING AND REFERRED TO COMMITTEE ON ZONING.				
	APO Y	CACHOLA Y	DELA CRUZ Y	DJOU Y	GARCIA Y	
	KOBAYASHI Y	MARSHALL Y	OKINO Y	TAM Y		
ZONING	02/27/07	CR-69 – BILL REPORTED OUT OF COMMITTEE FOR PASSAGE ON SECOND READING AND SCHEDULING OF A PUBLIC HEARING AS AMENDED IN CD1 FORM.				
PUBLISH	03/03/07	PUBLIC HEARING NOTICE PUBLISHED IN THE HONOLULU STAR BULLETIN.				
COUNCIL/PUBLIC HEARING	03/14/07	BILL PASSED SECOND READING AS AMENDED (CD1), CR-69 ADOPTED, PUBLIC HEARING CLOSED AND REFERRED TO ZONING COMMITTEE.				
	APO Y	CACHOLA Y	DELA CRUZ Y	DJOU Y	GARCIA Y	
	KOBAYASHI Y	MARSHALL Y	OKINO Y	TAM Y		
PUBLISH	03/17/07	SECOND READING NOTICE PUBLISHED IN THE HONOLULU STAR BULLETIN.				
ZONING	03/27/07	CR-85 – BILL REPORTED OUT OF COMMITTEE FOR PASSAGE ON THIRD READING.				
COUNCIL	04/11/07	BILL 19 (2007), CD1 PASSED THIRD READING AND CR-85 ADOPTED.				
	APO Y	CACHOLA Y	DELA CRUZ Y	DJOU Y	GARCIA Y	
	KOBAYASHI Y	MARSHALL Y	OKINO Y	TAM Y		

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this BILL.

  
 DENISE C. DE COSTA, CITY CLERK

  
 BARBARA MARSHALL, CHAIR AND PRESIDING OFFICER