



**HONOLULU CITY COUNCIL**  
**KE KANIHELA O KE KALANA O HONOLULU**  
CITY AND COUNTY OF HONOLULU

**COMMITTEE ON ZONING**

**Voting Members:**

Esther Kia'āina, Chair  
Tyler Dos Santos-Tam, Vice Chair  
Radiant Cordero  
Val A. Okimoto  
Matt Weyer

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**WRITTEN SUMMARY FOR VIDEO RECORD**

REGULAR MEETING  
THURSDAY, JANUARY 16, 2025

CITY COUNCIL CHAMBER  
3<sup>RD</sup> FLOOR, HONOLULU HALE  
HONOLULU, HAWAII 96813

*Note: A copy of the DVD of the full proceedings of this meeting may be requested by calling the City Clerk's Office at (808)768-5822 or the video may be viewed at <https://www.youtube.com/live/1LmVMUopSDw>.*

The time references below indicate the point in the video recording when the stated actions began.

**CALL TO ORDER**

The regular meeting of the Committee on Zoning was called to order by Committee Chair Esther Kia'āina at 9:04 a.m. Councilmembers Cordero (voting member), Dos Santos-Tam (voting member), and Okimoto (voting member) were present at the meeting.

**ORDER OF BUSINESS**

**FOR ACTION**

[9:06 a.m.]

1. **RESOLUTION 24-297 – COMMITTEE REPORT 11**

1142 KĪNA'U STREET AFFORDABLE RENTAL HOUSING 201H PROJECT. Authorizing, pursuant to HRS Section 201H-38, exemptions from certain City application fees, infrastructure, or public works fees and charges, and development standards for the development of the 1142 Kīna'u Street affordable rental housing project on approximately 18,750 square feet of land zoned A-2 Medium Density Apartment District, located at 1142 Kīna'u Street in Downtown, O'ahu, and identified as Tax Map Key 2-4-012: 029.

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[9:07 a.m.]

Council Chair Waters entered the Council Chamber.

[9:09 a.m.]

The Committee Chair called upon Makani Maeva, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-15)

[9:11 a.m.]

Councilmember Weyer entered the Council Chamber.

[9:19 a.m.]

There was no public testimony.

[9:21 a.m.]

Resolution 24-297 amended to CD1 (OCS2025-0040/1/10/2025 3:12 PM) and reported out for adoption.

AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, WEYER – 5.

NOES: None.

Related communications:

D-856(24) Department of Planning and Permitting  
D-26 Board of Water Supply

[9:21 a.m.]

2. RESOLUTION 24-256 – COMMITTEE REPORT 10

6973 KALANIANA‘OLE HIGHWAY – HAWAI‘I KAI (2024/SMA-66 AND 2024/SV-2). Granting a Special Management Area (“SMA”) Major Permit to NMG HI Properties LLC (“Applicant”) to allow the construction of a new single-family dwelling with an attached two-car garage and swimming pool, and a Shoreline Setback Variance (“SSV”) to allow structures and activities in the shoreline setback area on approximately 10,007 square feet of land zoned R-10 Residential District, located at 6973 Kalaniana‘ole Highway, and identified as Tax Map Key 3-9-002: 031.

[9:31 a.m.]

The Committee Chair called upon Roy Irei, the Applicant’s Agent, to provide a brief presentation of the Project to the Committee. (M-16)

[9:43 a.m.]

The following individual testified:

James K. Manaku Sr. (General comment)

[9:55 a.m.]

Resolution 24-256 amended to CD1 (OCS2025-0053/1/15/2025 9:08 AM) and reported out for adoption.

AYES: CORDERO, DOS SANTOS-TAM, KIA‘ĀINA, OKIMOTO, WEYER – 5.  
NOES: None.

Related communications:

D-736(24) Department of Planning and Permitting  
M-14 Testimony on Resolution 24-256

[9:57 a.m.]

3. RESOLUTION 25-23 – COMMITTEE REPORT 12

98-150 LĪPOA PLACE – ‘AIEA (2024/SMA-86). Granting a Special Management Area (“SMA”) Major Permit to Līpoa Development LLC (the “Applicant”) to allow for the demolition of six existing two-story apartment buildings and construction of the Hale O Līpoa Affordable Rental Housing Project on approximately 42,000 square feet of land zoned BMX-3 Community Business Mixed Use District in the ‘Aiea-Pearl City Transit-Oriented Development Special District located at 98-150 Līpoa Place and identified as Tax Map Key 9-8-014: 021.

[10:00 a.m.]

The Committee Chair called upon Keegan Flaherty, the Applicant’s Agent, to provide a brief presentation of the Project to the Committee. (M-19)

[10:18 a.m.]

The following individuals testified:

1. Pane Meatoga III, Operating Engineers Local Union 3 (Support)
2. Kim Moa (M-5) (Oppose)

[10:27 a.m.]

Resolution 25-23 amended to a CD1 (OCS2025-0042/1/13/2025 1:48 PM).

AYES: CORDERO, DOS SANTOS-TAM, KIA‘ĀINA, OKIMOTO, WEYER – 5.  
NOES: None.

Resolution 25-23, CD1 reported out for adoption.

AYES: DOS SANTOS-TAM, KIA‘ĀINA, OKIMOTO, WEYER – 4.  
NOES: CORDERO – 1.

Related communications:

D-1 Department of Planning and Permitting  
M-5 Testimony on Resolution 25-23  
M-13 Testimony on Resolution 25-23

[10:29 a.m.]

4. RESOLUTION 25-26 – COMMITTEE REPORT 13

THE HALE O LĪPOA AFFORDABLE RENTAL HOUSING DEVELOPMENT 201H PROJECT. Authorizing, pursuant to HRS Section 201H-38, exemptions from certain City application fees, infrastructure, or public works fees and charges, and development standards for the development of the Hale O Līpoa Affordable Rental Housing Development Project on approximately 42,000 square feet of land zoned BMX-3 Community Business Mixed Use District in the 'Aiea-Pearl City Transit-Oriented Development Special District located at 98-150 Līpoa Place within the 'Aiea neighborhood of O'ahu, and identified as Tax Map Key 9-8-014: 021.

[10:30 a.m.]

The Committee Chair called upon Nainoa Watson, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-20)

[10:48 a.m.]

The following individuals testified:

1. Pane Meatoga, III, Operating Engineers Local Union 3 (Support)
2. Kim Moa (M-6) (Oppose)

[10:54 a.m.]

Councilmember Weyer exited the Council Chamber.

[10:55 a.m.]

Resolution 25-26 amended to CD1 (OCS2025-0041/1/13/2025 12:46 PM).

AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO – 4.  
NOES: None.  
ABSENT: WEYER – 1.

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Resolution 25-26, CD1 reported out for adoption.

AYES: DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO – 3.  
NOES: CORDERO – 1.  
ABSENT: WEYER – 1.

Related communications:

D-6 Department of Planning and Permitting  
D-27 Board of Water Supply  
M-6 Testimony on Resolution 25-26  
M-23 Testimony on Resolution 25-26

RECESS/RECONVENE

Committee Chair Kia'āina called for a recess at 10:57 a.m. With Councilmembers Dos Santos-Tam (voting member), Okimoto (voting member), Weyer (voting member), and Council Chair Waters (non-voting member) present, the meeting was reconvened at 11:03 a.m.

INFORMATIONAL BRIEFING

[11:03 a.m.]

5. UPDATE BY THE DEPARTMENT OF PLANNING AND PERMITTING ON THE STATUS OF ENFORCEMENT EFFORTS REGARDING TRANSIENT VACATION UNITS AND BED & BREAKFAST HOMES

[11:03 a.m.]

The Committee Chair called upon Director Designate Dawn Takeuchi Apuna (via phone), Department of Planning and permitting, to provide a brief presentation on Short-Term Rental Update to the Committee. (D-28)

[11:05 a.m.]

Councilmember Cordero entered the Council Chamber.

[11:25 a.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

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[11:27 a.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

[11:33 a.m.]

Council Chair Waters exited the Council Chamber.

[11:38 a.m.]

Councilmember Cordero exited the Council Chamber.

[11:39 a.m.]

Councilmember Cordero entered the Council Chamber.

[11:45 a.m.]

Councilmember Weyer exited the Council Chamber.

[11:54 a.m.]

Councilmember Weyer entered the Council Chamber.

[11:55 a.m.]

The following individuals testified:

1. Ivan Lui-Kwan, Hawaii Hotel Alliance (M-11) (General comment)
2. Kekoa McClellan, American Hotel and Lodging Association (M-11) (General comment)
3. Larry Bartley, Save Oahu's Neighborhood (General comment)
4. Stu Simmons (M-11) (General comment)

[11:58 a.m.]

Councilmember Cordero exited the Council Chamber.

[12:01 p.m.]

Councilmember Cordero entered the Council Chamber.

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Related communication:

M-11 Testimony on the Update by the Department of Planning and Permitting on the status of enforcement efforts regarding transient vacation units and Bed & Breakfast Homes

[12:19 p.m.]

6. UPDATE BY THE DEPARTMENT OF LAND MANAGEMENT REGARDING PROPOSED AMENDMENTS TO ROH CHAPTER 38 (LEASE AND RENTAL OF CITY REAL PROPERTY, INCLUDING FEES) TO STREAMLINE AND FACILITATE LEASING PROCESSES AND PROCEDURES FOR CITY OWNED PROPERTY

[12:19 p.m.]

Councilmember Weyer exited the Council Chamber.

[12:20 p.m.]

The Committee Chair called upon Director Designate Catherine Taschner, Department of Land Management, to provide a brief presentation of the Project to the Committee. (D-25)

[12:22 p.m.]

Council Chair Waters entered the Council Chamber.

[12:31 p.m.]

Councilmember Weyer entered the Council Chamber.

[12:37 p.m.]

There was no public testimony.

Related communication:

M-21 Testimony on the Update by the Department of Land Management regarding proposed amendments to ROH Chapter 38 (lease and rental of city real property, including fees) to streamline and facilitate leasing processes and procedures for city owned property



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ADJOURNMENT

There being no further business, the meeting was adjourned at 12:37 p.m.