



**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, MARCH 6, 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/RRE3DzU\\_rFY](https://www.youtube.com/live/RRE3DzU_rFY).*

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 9:02 a.m. Councilmembers Cordero (voting member) (via videoconference), and Okimoto (voting member) were present at the meeting.

**ORDER OF BUSINESS**

FOR ACTION

[9:05 a.m.]

1. RESOLUTION 25-49 – COMMITTEE REPORT 88

46-029 LILIPUNA ROAD - HE'EIA (2024/SMA-102). Granting a Special Management Area Major Permit to Lukasz J. Maj and Mary L. Lan to allow for the construction of two new single-unit dwellings with attached garages, retaining wall, and septic system, on an approximately 20,645-square foot shoreline lot zoned R-10 Residential District, located at 46-029 Lilipuna Road in He'eia, and identified as Tax Map Key 4-6-001: 011.

[9:06 a.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

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[9:10 a.m.]

The Committee Chair called upon Mark Howland, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-142)

[9:16 a.m.]

There was no public testimony.

[9:17 a.m.]

Resolution 25-49 amended to CD1 (OCS2025-0165/2/27/2025 2:40 PM) and reported out for adoption.

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

Related communication:

D-90 Department of Planning and Permitting

[9:18 a.m.]

2. RESOLUTION 25-69 – COMMITTEE REPORT 89

WAIAKOA AFFORDABLE AND MARKET RATE HOUSING 201H PROJECT. Authorizing, pursuant to HRS Section 201H-38, exemptions from certain City application fees and infrastructure, or public works fees and charges for the development of Waiakoa Affordable Housing Project, a mixed-use project consisting of two 33-story, residential towers on a nine-story parking podium, with a parking podium residential liner, central community plaza, commercial space, and recreational areas on 4.18 acres of land located at 756 Auahi Street in Honolulu, identified as Tax Map Key (1) 2-3-053: 032.

[9:20 a.m.]

Council Chair Waters entered the Council Chamber.

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[9:23 a.m.]

Councilmembers Weyer and Tupola entered the Council Chamber.

[9:25 a.m.]

The Committee Chair called upon Harry Lake, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-140)

[9:35 a.m.]

The following individual testified:

Dean Minakami, Hawaii Housing Finance and Development Corporation  
(M-132) (Support)

[9:44 a.m.]

Resolution 25-69 amended to CD1 (OCS2025-0207/3/11/2025 7:42 AM) and reported out for adoption.

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

Related communications:

M-92 State of Hawaii Housing Finance and Development Corporation  
M-132 Testimony on Resolution 25-69  
M-139 Castle & Cooke Waiakoa, LLC and KP Waiakoa GP, LLC

[9:45 a.m.]

3. REVIEW AND EVALUATION OF O'AHU HISTORIC PRESERVATION COMMISSION PURSUANT TO ORDINANCE 17-44, CODIFIED AS CHAPTER 3, ARTICLE 15, REVISED ORDINANCES OF HONOLULU 2021. The Committee will review and evaluate the O'ahu Historic Preservation Commission and make recommendations to the Council on whether the Ordinance establishing the O'ahu Historic Preservation Commission should be retained, amended, or repealed.

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[9:47 a.m.]

The Committee Chair called upon Michael Kat, Acting Historic Planner of the Department of Planning and Permitting, to provide a brief presentation on the review and evaluation of the O'ahu Historic Preservation Commission to the Committee. (D-159)

[9:47 a.m.]

Committee Chair Kia'aina exited the Council Chamber.

[9:48 a.m.]

Committee Chair Kia'aina entered the Council Chamber.

[10:08 a.m.]

The following individuals testified:

1. Mahealani Cypher, O'ahu Historic Preservation Commission (General comment)
2. Angela Melody Young, CARES (M-145) (Support)

[10:17 a.m.]

Action on the matter postponed to the next Committee on Zoning meeting on April 3, 2025.

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

Related communications:

D-85 O'ahu Historic Preservation Commission  
M-145 Testimony on Review and Evaluation of O'ahu Historic Preservation Commission

FOR DISCUSSION

[10:17 a.m.]

4. BILL 19 (2025)

RELATING TO THE BUILDING CODE. Amending the Building Code of the City and County of Honolulu to define the criteria for “substantial changes” during construction that necessitate resubmission of construction documents for approval.

[10:47 a.m.]

The following individuals testified:

1. Geena Thielen (M-131) (Support)
2. Lee Tokuhara, D.R. Horton Hawaii (M-131) (Support)
3. Roseann Freitas, BIA Hawaii (M-131) (Support)
4. Kika Bukoski (M-131) (Support)
5. Angela Melody Young, CARES (Support)

Related communication:

M-131      Testimony on Bill 19 (2025)

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:01 a.m.