HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-93, CD1**

RESOLUTION

AMENDING RESOLUTION 22-61, CD1, AS AMENDED BY MINOR MODIFICATION 2024/MOD-50, TO EXTEND THE DEADLINE TO OBTAIN A DEVELOPMENT PERMIT FOR A SINGLE-FAMILY DWELLING, DETACHED GARAGE, GYM, SWIMMING POOL, AND OTHER IMPROVEMENTS IN KĀHALA, O'AHU.

WHEREAS, on May 4, 2022, the City Council ("Council"), by adoption of Resolution 22-61, CD1, approved a Special Management Area ("SMA") Major Permit proposed by 4439 Kahala, LLC, to allow for the development of two single-family dwellings and a detached garage on an approximately 35,428 square-foot shoreline lot zoned R-7.5 Residential District, located at 4439 Kāhala Avenue in Kāhala, and identified as Tax Map Key 3-5-003:007 (the "Project"); and

WHEREAS, Condition G of Resolution 22-61, CD1, required that a development permit for the Project be obtained within two years after the effective date of the SMA Major Permit, resulting in a deadline of May 3, 2024; Condition G further provided that the Director of Planning and Permitting ("DPP Director") may extend this period if the applicant demonstrates good cause, but the period may not be extended beyond one year from the initial deadline without the approval of the Council; and

WHEREAS, On April 30, 2024, pursuant to Condition G, the DPP Director approved a one-year extension of the deadline, resulting in a new deadline of May 3, 2025; and

WHEREAS, the current owner (as detailed below) has requested a further two-year extension of the May 3, 2025, deadline to obtain a development permit for the Project, as described in Departmental Communication 221 (2025), which if approved would result in a new deadline of May 3, 2027; and

WHEREAS, on March 9, 2023, the Mayor of the City and County of Honolulu signed into law Ordinances 23-3 and 23-4, which amended Chapters 25 and 26, Revised Ordinances of Honolulu 2021 ("ROH") relating to the Special Management Area and Shoreline Setbacks, respectively; and

WHEREAS, on August 15, 2023, after approval of Resolution 22-61, CD1, with no development activity having occurred, 4439 Kahala, LLC sold the Project site to the current owner, ALJ Kahala, LLC ("Applicant"), and the Applicant sought to revise the Project plans; and

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WHEREAS, on October 29, 2024, the DPP Director approved Minor Modification 2024/MOD-50, which amended the Project and conditions of approval as set forth in Resolution 22-61, CD1, to:

1. Account for plan revisions to remove one single-family dwelling; change the orientation of the detached garage; and add a recreation room (gym), package delivery kiosk, covered meditation pavilion, and in-ground swimming pool with expansive deck and lanai;

2. Address the 2023 regulatory changes under Ordinances 23-3 and 23-4 by moving the dwelling farther mauka to 81 feet (instead of 61 feet) from the certified shoreline, and including resiliency and adaptation elements into the Project design (elevating the building pad by an additional 1.5 feet above existing grade, and installing deep foundation elements to support the makai portion of the residence); and

3. Retain the conditions in Resolution 22-61, which remained in full force and effect, and impose additional conditions of approval relating to landowner acknowledgements of coastal hazards and minimizing the spread of invasive pathogens, pests, or plants; and

WHEREAS, on March 28, 2024, the State Historic Preservation Division ("SHPD") accepted an Archaeological Assessment for the Project site, which was based on a previously prepared Archaeological Inventory Survey; upon review of the Archaeological Assessment, SHPD issued a letter requiring that the Applicant prepare and submit to SHPD an Archaeological Monitoring Plan ("AMP"); on January 16, 2025, the Applicant submitted the AMP to SHPD, and SHPD concurrence of the AMP is currently pending; and

WHEREAS, on March 14, 2025, the DPP completed its report and transmitted to the Council by Departmental Communication 221 (2025) the DPP's findings and recommendation of approval to extend the deadline to obtain a development permit for the Project for a two-year period; and

WHEREAS, the DPP's report indicates a two-year extension of the deadline to obtain a development permit for the Project is reasonable due to the change in ownership of the Project site and resulting Project revisions to address the needs of the current owner, Project revisions to increase the resiliency of the dwelling to coastal hazards, and archaeological requirements to prepare an AMP; the DPP's report also

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indicates that the Applicant has demonstrated progress in moving forward with the Project, and has informed the DPP of changes in the status of the Project; and

WHEREAS, the Council, having received the findings and recommendation of the DPP on March 18, 2025, and having duly considered the matter, desires to approve the requested two-year extension of the deadline; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 22-61, CD1, as amended by Minor Modification 2024/MOD-50, is further amended to extend the deadline to obtain a development permit for the Project from May 3, 2025 to May 3, 2027; and

BE IT FURTHER RESOLVED that all other provisions of Resolution 22-61, CD1, as modified by Minor Modification 2024/MOD-50, are ratified and confirmed, and remain in full force and effect; and

BE IT FURTHER RESOLVED that any further extensions of this deadline will require the approval of the Council pursuant to the procedures set forth in Condition G of Resolution 22-61, CD1; and

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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; Jeff Overton, G70, 111 South King Street, Suite 170, Honolulu, Hawai'i 96813; and ALJ Kahala, LLC, 610 Harland Street, Milton, Massachusetts 02186.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

March 24, 2025
Honolulu, Hawai'i

Councilmembers

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 25-93, CD1

Introduced: 03/24/25 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

Title: AMENDING RESOLUTION 22-61, CD1, AS AMENDED BY MINOR MODIFICATION 2024/MOD-50, TO EXTEND THE DEADLINE TO OBTAIN A DEVELOPMENT PERMIT FOR A SINGLE-FAMILY DWELLING, DETACHED GARAGE, GYM, SWIMMING POOL, AND OTHER IMPROVEMENTS IN KĀHALA, O'AHU.

Voting Legend: * = Aye w/Reservations

03/24/25	INTRO	Introduced.
04/03/25	ZON	Reported out for adoption as amended in CD1 form. CR-134 5 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, WEYER
04/16/25	CCL	Committee report and Resolution as amended were adopted. 8 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, WATERS, WEYER 1 ABSENT: TUPOLA

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

GLEN I. TAKAHASHI, CITY CLERK

TOMMY WATERS, CHAIR AND PRESIDING OFFICER