



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

WRITTEN SUMMARY FOR VIDEO RECORD

REGULAR MEETING
THURSDAY, APRIL 3, 2025

CITY COUNCIL CHAMBER
3RD 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/_xASWokxwQw.

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 9:03 a.m. Councilmembers Cordero (voting member), Dos Santos-Tam (voting member), and Okimoto (voting member) were present at the meeting.

[9:04 a.m.]

Councilmember Weyer entered the Council Chamber.

ORDER OF BUSINESS

FOR EXTENSION OF TIME ONLY

[9:05 a.m.]

1. RESOLUTION 25-78 – COMMITTEE REPORT 128

KA'IWA RIDGE TRAIL – LANIKAI (2024/SMA-128). Granting a Special Management Area Major Permit to the State of Hawai'i Department of Land and Natural Resources, Division of Forestry and Wildlife to allow for the construction of physical improvements to the Ka'iwa Ridge Trail, as well as, the implementation of a strategic management plan on approximately 4.6 acres of land covering portions of five lots zoned R-5 Residential District, R-10 Residential District, and P-1 Restricted Preservation District, located at Ka'elepulu Drive in Lanikai, and identified as Tax Map Keys 4-2-002: 016 (portion), 017, 048 (portion) and 4-3-007: 018 (portion), and 077 (portion).

[9:09 a.m.]

There were no public testimony.

[9:10 a.m.]

Resolution 25-78 granted 90-day extension of time pursuant to the written request from the Applicant's agent in Communication M-187.

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

Related communications:

D-155 Department of Planning and Permitting
M-187 PBR Hawaii & Associates, Inc.

FOR ACTION

[9:11 a.m.]

2. RESOLUTION 25-81 – COMMITTEE REPORT 130

REVISION TO THE PUBLIC INFRASTRUCTURE MAP (NORTH SHORE). Adopting a revision to the Public Infrastructure Map for the North Shore Sustainable Communities Plan Area to add a symbol for a government building located at or around parcels Tax Map Key 5-9-011: 068, 069, and 070.

[9:12 a.m.]

There was no public testimony.

[9:12 a.m.]

Resolution 25-81 reported out for adoption.

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

Related communication:

CC-65 Office of the City Clerk

[9:13 a.m.]

3. RESOLUTION 25-82 – COMMITTEE REPORT 131

REVISION TO THE PUBLIC INFRASTRUCTURE MAP (KO'OLAU POKO). Adopting a revision to the Public Infrastructure Map for the Ko'olau Poko Sustainable Communities Plan Area to add a symbol for a government building located at Tax Map Key 4-9-001: 017.

[9:14 a.m.]

The following individual testified:

Angela Melody Young, CARES (Support)

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[9:16 a.m.]

Resolution 25-82 reported out for adoption.

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

Related communication:

CC-66 Office of the City Clerk

[9:17 a.m.]

4. RESOLUTION 25-88

REVISION TO THE PUBLIC INFRASTRUCTURE MAP (CENTRAL O'AHU).
Adopting a revision to the Public Infrastructure Map for the Central O'ahu Sustainable Communities Plan Area to add a symbol for a park located at Tax Map Key 9-4-002: 064.

[9:17 a.m.]

There was no public testimony.

[9:18 a.m.]

Action on Resolution 25-88 postponed to a date and time to be determined by the Committee Chair.

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

Related communication:

CC-72 Office of the City Clerk

[9:19 a.m.]

5. RESOLUTION 25-86

CHARTER AMENDMENT PURSUANT TO THE MAYOR'S EXECUTIVE REORGANIZATION AUTHORITY. Initiating amendments to the Revised Charter of the City and County of Honolulu 1973, (Amended 2017 Edition), as amended, pursuant to the Mayor's executive reorganization authority, relating to the Office of Housing, Department of Community Services, Department of Planning and Permitting, Department of Land Management, and Department of Budget and Fiscal Services.

[9:20 a.m.]

There was no public testimony.

[9:22 a.m.]

The Committee Chair moved to the next agenda item to allow the City Administration to respond to Councilmembers' questions and concerns relating to Resolution 25-86. (See Page 13)

[9:23 a.m.]

6. CC-90 (2025) – COMMITTEE REPORT 125

DRAFT COMMITTEE REPORT ON THE REVIEW AND EVALUATION OF O'AHU HISTORIC PRESERVATION COMMISSION PURSUANT TO CHAPTER 3, ARTICLE 15, REVISED ORDINANCES OF HONOLULU 2021. The Committee will take action on a draft committee report making recommendations to the Council on whether the Ordinance establishing the O'ahu Historic Preservation Commission should be retained, amended, or repealed.

[9:24 a.m.]

There was no public testimony.

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[9:25 a.m.]

Committee Report 125 reported out for scheduling of a public hearing and adoption.

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

Related communications:

D-85 O'ahu Historic Preservation Commission

[9:25 a.m.]

7. RESOLUTION 25-93 – COMMITTEE REPORT 134

EXTENDING DEADLINE TO OBTAIN DEVELOPMENT PERMIT FOR A PROJECT AT 4439 KĀHALA AVENUE. Amending Resolution 22-61, CD1, to extend the deadline to obtain a development permit for a project on approximately 35,428 square feet of land zoned R-7.5 Residential, located at 4439 Kāhala Avenue in Kāhala, and identified as Tax Map Key 3-5-003: 007.

[9:28 a.m.]

The Committee Chair called upon Barbara Natale, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-210)

[9:36 a.m.]

There was no public testimony.

[9:38 a.m.]

Resolution 25-93 amended to CD1 (OCS2025-0260/3/27/2025 1:51 PM) and reported out for adoption.

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

Related communication:

D-221 Department of Planning and Permitting

[9:38 a.m.]

8. RESOLUTION 25-80 – COMMITTEE REPORT 129

275 KA'ELEPULU DRIVE – LANIKAI (2024/SMA-117). Granting an after-the-fact Special Management Area Major Permit to Kimberly M. and Timothy D. Smythe to allow for the construction (retention) of a new two-story, single-family detached dwelling with an attached garage, pool and pool house on approximately 39,857 square feet of land zoned R-10 Residential District, located at 275 Ka'elepulu Drive in Lanikai, and identified as Tax Map Key 4-3-007: 077.

[9:42 a.m.]

The Committee Chair called upon Karl Mench, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-202)

[9:47 a.m.]

There was no public testimony.

[9:48 a.m.]

Resolution 25-80 amended to CD1 (OCS2025-0290/4/7/2025 10:04 AM) and reported out for adoption.

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

Related communication:

D-166 Department of Planning and Permitting

[9:49 a.m.]

9. RESOLUTION 25-68 – COMMITTEE REPORT 127

59-205 KE NUI ROAD – PŪPŪKEA-PAUMALŪ (2024/SMA-108). Granting a Special Management Area Major Permit to Donna and Jude Baker to allow for the construction of two new single-family detached dwellings with an individual wastewater system and perimeter fencing on approximately 31,385 square feet of land zoned R-5 Residential District, located at 59-205 Ke Nui Road in Pūpūkea-Paumalū, and identified as Tax Map Key 5-9-002: 059.

[9:51 a.m.]

There was no public testimony.

[9:51 a.m.]

Action on Resolution 25-68 postponed to a date and time to be determined by the Committee Chair.

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

[9:51 a.m.]

Resolution 25-68 granted a 90-day extension of time pursuant to the written request from the Applicant's agent in Communication M-213.

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

Related communications:

D-128 Department of Planning and Permitting
M-204 Testimony on Resolution 25-68
M-213 South Sea Holdings, LLC

[9:52 a.m.]

10. RESOLUTION 25-95 – COMMITTEE REPORT 135

12 KAILUA ROAD – KAILUA (2024/SMA-131). Granting a Special Management Area Major Permit to Highmark Capital LLC to allow the construction of a new two-story single-family dwelling, garage, swimming pool, pool lounge, pool cabana, pool equipment pad, concrete masonry unit walls, and rolling gate on an approximately 26,085-square-foot shoreline lot in the R-10 Residential District, located at 12 Kailua Road, and identified as Tax Map Key 4-3-012: 001.

[9:52 a.m.]

Council Chair Waters enter the Council Chamber.

[9:54 a.m.]

The Committee Chair called upon Karl Mench, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-203)

[9:56 a.m.]

There was no public testimony.

[9:57 a.m.]

Resolution 25-95 amended to CD1 (OCS2025-0291/4/7/2025 2:17 PM) and reported out for adoption.

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

Related communication:

D-225 Department of Planning and Permitting

[10:00 a.m.]

11. RESOLUTION 25-24 – COMMITTEE REPORT 126

55-337 KAMEHAMEHA HIGHWAY – LĀ'IE (2024/SMA-81). Granting a Special Management Area Use Permit to Western Community Crossroads, LC to allow for the demolition of three existing single-family dwellings, and the construction of two new single-family dwellings with attached two-car garages, on an approximately 26,462 square foot shoreline lot in the R-5 Residential District, located at 55-337 Kamehameha Highway, and identified as Tax Map Key 5-5-002: 032.

[10:05 a.m.]

The Committee Chair called upon Steve Turley, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-211)

[10:09 a.m.]

Committee Chair Kia'aina exited the Council Chamber.

[10:10 a.m.]

Committee Chair Kia'aina entered the Council Chamber.

[10:11 a.m.]

There was no public testimony.

[10:13 a.m.]

Resolution 25-24 amended to CD1 (OCS2025-0292/4/7/2025 10:37 AM) and reported out for adoption.

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

Related communication:

D-3 Department of Planning and Permitting

[10:15 a.m.]

12. RESOLUTION 25-91 – COMMITTEE REPORT 132

THE HILTON HAWAIIAN VILLAGE MASTER PLAN (2024/SMA-104). Granting a Special Management Area Major Permit to HHV Beach Resort & Spa and Park Ala Moana LLC to allow for the construction of a new 36-story hotel tower with 515 hotel units and 6,051 square feet of retail space, on approximately 0.64 acres of land zoned Resort Mixed-Use Precinct, located at 1831, 1835, and 1841 Ala Moana Boulevards, and identified as Tax Map Keys 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013.

[10:25 a.m.]

The Committee Chair called upon Jeff Overton, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-206)

[10:27 a.m.]

The following individuals testified:

1. Rick Egged, Waikiki Improvements Association (M-194) (Support)
2. Angela Melody Young, CARES (Support)

[10:30 a.m.]

Resolution 25-91 amended to CD1 (OCS2025-0304/4/9/2025 8:34 AM) and reported out for adoption.

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

Related communications:

D-213 Department of Planning and Permitting
M-194 Testimony on Resolution 25-91

[10:32 a.m.]

13. RESOLUTION 25-92 – COMMITTEE REPORT 133

PD-R FOR THE REDEVELOPMENT OF HILTON HAWAIIAN VILLAGE (2024/PDP-2). Approving a conceptual plan for a Planned Development-Resort to redevelop the Hilton Hawaiian Village Resort complex on approximately 0.64 acres of land zones Resort Mixed-Use Precinct, located at 1831, 1835, and 1841 Ala Moana Boulevard in Waikīkī, and identified as Tax Map Keys 2-6-005: 001 (portion); 2-6-008: 001, 002, 003, 005, 007, 012, 019, 020, 021, 023, 024, 027, 031, 034, 037, 038, 039; 2-6-009: 001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, and 013.

[10:40 a.m.]

The Committee Chair called upon Norman Hong along with Jeff Overton, the Applicant's Agents, to provide a brief presentation of the Project to the Committee. (M-207)

[10:47 a.m.]

Councilmember Cordero exited the Council Chamber.

[10:51 a.m.]

Councilmember Cordero entered the Council Chamber.

[10:52 a.m.]

The following individuals testified:

1. Rick Egged, Waikiki Improvements Association (Support)
2. Paul Kosasa, ABC Stores (Support)

[10:58 a.m.]

Resolution 25-92 amended to CD1 (OCS2025-0305/4/9/2025 9:45 AM) and reported out for adoption.

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

Related communications:

D-214 Department of Planning and Permitting
M-193 Testimony on Resolution 25-92

[11:00 a.m.]

Council Chair Waters exited the Council Chamber.

The Committee Chair returned to Agenda Item No. 5, Resolution 25-86 for further discussion.

[11:01 a.m.]

5. RESOLUTION 25-86

CHARTER AMENDMENT PURSUANT TO THE MAYOR'S EXECUTIVE REORGANIZATION AUTHORITY. Initiating amendments to the Revised Charter of the City and County of Honolulu 1973, (Amended 2017 Edition), as amended, pursuant to the Mayor's executive reorganization authority, relating to the Office of Housing, Department of Community Services, Department of Planning and Permitting, Department of Land Management, and Department of Budget and Fiscal Services.

[11:05 a.m.]

Council Chair Waters entered the Council Chamber.

[11:21 a.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

[11:24 a.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

[11:28 a.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

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[11:34 a.m.]

Resolution 25-86 amended to CD1 (Transmitted by MM-44) and further action postponed to a date and time to be determined by the Committee Chair.

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

Related communications:

MM-37 Office of the Mayor
MM-44 Office of Housing

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:38 a.m.