HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

COMMITTEE ON ZONING & PLANNING

Voting Members:
Esther Kia'āina, Chair
Tommy Waters, Vice Chair
Radiant Cordero
Val A. Okimoto
Andria Tupola

WRITTEN SUMMARY FOR VIDEO RECORD

REGULAR MEETING
THURSDAY, JUNE 26, 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/0mD98iUJL_4.*

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 & Planning was called to order by Committee Chair Esther Kia'āina at 9:03 a.m. Councilmembers Tupola (voting member), and Waters (voting member) were present at the meeting.

ORDER OF BUSINESS

[9:03 a.m.]

Councilmember Okimoto entered the Council Chamber.

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FOR ACTION

[9:05 a.m.]

1. RESOLUTION 25-155 – COMMITTEE REPORT 245

53-424, 53-428, 53-432, 53-437, 53-438, 53-440, 53-450, 53-452, AND 53-458 KAMEHAMEHA HIGHWAY – HAUʻULA (2024/SMA-138). Granting a Special Management Area Major Permit to Robert W Harding; Cary J Belluomini Trustee; Carol A Haines; Nishal Brahmbhatt; Shawn Nicholson; Janet L Clark Trustee; Alec/Johnny Wang Trustee; Shannon A Oba; Jonathan Nguyen; and Kahena Wai Estates LLC to allow for the construction of four new single-family dwellings, individual wastewater systems, additions to existing dwellings, and accessory agricultural structures on an approximately 207,457-square-foot lot in the R-5 Residential District and AG-2 General Agricultural District, located at 53-424, 53-428, 53-432, 53-437, 53-438, 53-440, 53-450, 53-452, and 53-458 Kamehameha Highway, and identified as Tax Map Key 5-3-005: 070.

[9:07 a.m.]

Councilmember Cordero entered the Council Chamber.

[9:10 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-351)

[9:19 a.m.]

There was no public testimony.

[9:20 a.m.]

Resolution 25-155 amended to CD1 (OCS2025-0514/6/19/2025 12:44 PM) and reported out for adoption.

AYES: CORDERO, KIAʻĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communication:

D-360 Department of Planning and Permitting

[9:20 a.m.]

2. RESOLUTION 25-168 – COMMITTEE REPORT 246

146 SOUTH KALĀHEO AVENUE – KAILUA (2025/SMA-12). Granting a Special Management Area Major Permit to Shinichi and Yasuko Fujimoto to allow for the addition of a second story to an existing single-family dwelling and the installation of an in-ground hot tub on an approximately 25,115-square-foot shoreline lot zoned R-10 Residential District, located at 146 South Kalāheo Avenue, and identified as Tax Map Key 4-3-012: 026.

[9:23 a.m.]

The Committee Chair called upon Janine Shinoki Evans, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-348)

[9:27 a.m.]

There was no public testimony.

[9:29 a.m.]

Resolution 25-168 amended to CD1 (OCS2025-0513/6/19/2025 2:22 PM) and reported out for adoption.

AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communication:

D-396 Department of Planning and Permitting

[9:30 a.m.]

3. RESOLUTION 25-78 – COMMITTEE REPORT 244

KAʻIWA RIDGE TRAIL – LANIKAI (2024/SMA-128). Granting a Special Management Area Major Permit to the State of Hawaiʻi Department of Land and Natural Resources, Division of Forestry and Wildlife to allow for the construction of physical improvements to the Kaʻiwa 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 Kaʻelepulu 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).

[9:39 a.m.]

The Committee Chair called upon Marigold Zoll, Oʻahu Branch Manager of the State of Hawaiʻi Department of Land and Natural Resources, Division of Forestry and Wildlife, to provide a brief presentation of the Project to the Committee. (M-350)

[10:00 a.m.]

Committee Chair Kiaʻāina exited the Council Chamber.

[10:02 a.m.]

Committee Chair Kiaʻāina entered the Council Chamber.

[10:07 a.m.]

There was no public testimony.

[10:11 a.m.]

Resolution 25-78 amended to CD1 (OCS2025-0531/6/20/2025 11:25 AM) and reported out for adoption.

AYES: CORDERO, KIAʻĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communications:

D-155	Department of Planning and Permitting
M-346	Testimony on Resolution 25-78
M-353	Testimony on Resolution 25-78

RECESS/RECONVENE

The Committee Chair called for a recess at 10:12 a.m. and reconvened the meeting at 10:19 a.m.

[10:19 a.m.]

4. BILL 37 (2025) – COMMITTEE REPORT 243

AMENDING THE STATE LAND USE DISTRICT BOUNDARY MAP (HALEʻIWA QUADRANGLE). Amending portions (7.292 Acres) of the State Land Use District Boundary Map (Haleʻiwa Quadrangle) from the Agricultural District to the Urban District for certain lands situated in the Haleʻiwa Special District, Haleʻiwa, Oʻahu, Hawaii.

[10:29 a.m.]

The Committee Chair called upon Makena White, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-347)

[10:49 a.m.]

The following individuals testified:

1. Natalie Mihana McKinney, Kōkua Hawaii Foundation (Oppose)
2. Racquel Achiu (General comment)
3. Mark Anthony Clemente, Hawaii Regional Council of Carpenters (M-344) (Support)
4. Zaz Dahlin (M-344) (Oppose)
5. Denise Antolini (M-344) (General comment)
6. Larry McElheny (M-344) (General comment)
7. Kawai Bloom (Oppose)

[11:15 a.m.]

Bill 37 (2025) amended to CD1 (OCS2025-0534/6/24/2025 9:06 AM).

AYES: CORDERO, KIAʻĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Bill 37 (2025), CD1 reported out for passage on second reading and scheduling of a public hearing.

AYES: CORDERO, KIAʻĀINA, OKIMOTO*, TUPOLA, WATERS – 5.
NOES: None.

*Councilmember Okimoto voted aye with reservations.

Related communications:

D-242 Planning Commission
D-481 North Shore Neighborhood Board No. 27 Testimony
M-344 Testimony on Bill 37 (2025)

INFORMATIONAL BRIEFING

[11:16 a.m.]

5. SHORT-TERM RENTAL UPDATE BY THE DEPARTMENT OF PLANNING AND PERMITTING, INCLUDING ENFORCEMENT EFFORTS INVOLVING RENTALS OF LESS THAN 30 DAYS VERSUS LESS THAN 90 DAYS; HOSTING PLATFORM COMPLIANCE WITH THE REGISTRATION AND REPORTING REQUIREMENTS OF ROH CHAPTER 21, ARTICLE 2A; AND THE DEPARTMENT'S SHORT-TERM RENTAL AWARENESS CAMPAIGN TO IDENTIFY LEGAL VERSUS ILLEGAL SHORT-TERM RENTALS.

[11:17 a.m.]

The following individuals testified:

1. Edward Jones (M-345) (General comment)
2. Margaret L.h. Aurand, Kamaʻaina Occupied Short-term Rentals Oʻahu (M-345) (General comment)
3. State Representative Lisa Marten (General comment)

4. Kekoa McClellan, American Hotel & Lodging Association (M-345) (General comment)
5. Kelly Lee, OSTRA (M-345) (Support)
6. Virginia Dudden (M-345) (Support)
7. Angela Melody Young, CARES (General comment)

[11:43 a.m.]

The Committee Chair called upon Director Dawn Takeuchi Apuna, Department of Planning and Permitting, to provide a brief presentation on Short-Term Rental Update to the Committee. (D-487)

[11:57 a.m.]

Committee Chair Kiaʻāina exited the Council Chamber.

[12:01 p.m.]

Committee Chair Kiaʻāina entered the Council Chamber.

Related communication:

M-345 Testimony on Short-Term Rental Update By The Department Of Planning and Permitting, including enforcement efforts involving rentals of less than 30 days versus less than 90 days; Hosting platform compliance with the registration and reporting requirements of ROH Chapter 21, Article 2a; and the Department's short-term rental awareness campaign to identify legal versus Illegal short-term rentals.

[12:16 p.m.]

6. UPDATE BY THE DEPARTMENT OF PLANNING AND PERMITTING ON ITS BUILDING PERMIT PROCESS BACKLOG, INCLUDING THE STATUS OF BUILDING PERMIT APPLICATIONS FOR BILL 7 (AFFORDABLE RENTAL HOUSING) PROJECTS.

[12:16 p.m.]

There was no public testimony.

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[12:16 p.m.]

The Committee Chair called upon Director Dawn Takeuchi Apuna, Department of Planning and Permitting, to provide a brief presentation on Building Permit Process Backlog Update to the Committee. (D-487 and D-486)

Related communication:

M-354 Testimony on Update by the Department of Planning and Permitting on its building permit process backlog, including the status of building permit applications for Bill 7 (Affordable Rental Housing) Projects.

ADJOURNMENT

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