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
TUESDAY, SEPTEMBER 23, 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 to view the video on the Honolulu City Council Youtube Channel, type the following into the address bar of the browser:* https://www.youtube.com/live/HxR8m-Kru9U.

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 1:03 p.m. Councilmembers Cordero (voting member), Okimoto (voting member), and Tupola (voting member) were present at the meeting.

[1:04 p.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

[1:06 p.m.]

At this juncture, Committee Chair Kia'āina announced that she would take up Agenda Item No. 3, Bill 51 (2025), CD1 at the end of the agenda. (See Page 8)

Committee on Zoning & Planning Meeting
Written Summary for Video Record
Tuesday, September 23, 2025

ORDER OF BUSINESS

FOR ACTION

[1:07 p.m.]

1. RESOLUTION 25-238 – COMMITTEE REPORT 314

   REAPPOINTMENT OF MAHEALANI CYPHER TO SERVE ON THE O‘AHU HISTORIC PRESERVATION COMMISSION. Confirming the reappointment of Mahealani Cypher to serve on the O‘ahu Historic Preservation Commission of the City and County of Honolulu for a term to expire on June 16, 2030.

[1:09 p.m.]

Council Chair Waters entered the Council Chamber.

[1:10 p.m.]

There was no public testimony.

[1:11 p.m.]

Resolution 25-238 amended to CD1 (OCS2025-0701/9/11/2025 2:06 PM) and reported out for adoption.

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

Related communication:

MM-126 Office of the Mayor

[1:11 p.m.]

2. RESOLUTION 25-237 – COMMITTEE REPORT 313

   APPOINTMENT OF KATHARINE STEPHENS TO SERVE ON THE O‘AHU HISTORIC PRESERVATION COMMISSION. Confirming the appointment of Katharine Stephens to serve on the O‘ahu Historic Preservation Commission of the City and County of Honolulu for a term to expire on June 16, 2030.

[1:14 p.m.]

There was no public testimony.

[1:14 p.m.]

Resolution 25-237 amended to CD1 (OCS2025-0700/9/10/2025 3:10 PM) and reported out for adoption.

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

Related communication:

MM-125 Office of the Mayor

Agenda Item No. 3 was taken up later in the meeting. (See Page 8)

[1:15 p.m.]

4. BILL 62 (2025) – COMMITTEE REPORT 310

BED AND BREAKFAST HOME AND TRANSIENT VACATION UNIT STANDARDS AND REQUIREMENTS. Relating to amendments to bed and breakfast home and transient vacation unit standards and requirements initially made under Ordinance 24-14, but inadvertently omitted under Ordinance 25-2.

[1:17 p.m.]

The following individuals testified:

1. Edward Jones, KOSTRO (M-480) (General comment)
2. Margaret Aurand, KOSTRO (M-480) (Support)
3. Kekoa McClellan, American Hotel and Lodging Association (Support)
4. Angela Melody Young, CARES (General comment)
5. Kelly Lee, OSTRA (M-480) (Support)
6. Bradley Ramos, Captain Hook Resorts/OSTRA (M-480) (Support)

[1:23 p.m.]

Councilmembers Dos Santos-Tam and Cordero exited the Council Chamber.

[1:31 p.m.]

Councilmember Cordero entered the Council Chamber.

[1:32 p.m.]

Bill 62 (2025) amend to a CD1 (OCS2025-0770/9/24/2025 2:05 PM) and reported out for passage on second reading and scheduling of a public hearing.

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

Related communications:

D-658 Planning Commission
M-480 Testimony on Bill 62 (2025)

[1:33 p.m.]

5. RESOLUTION 25-229 – COMMITTEE REPORT 311

56-157 KAMEHAMEHA HIGHWAY – MĀLAEKAHANA (2025/SMA-32). Granting a Special Management Area Major Permit to Sea Turtle Estates, LLC to allow for the construction of a two-story single-family dwelling with a detached garage and recreation room, on an approximately 1.36-acre shoreline lot zoned R-5 Residential District, located at 56-157 Kamehameha Highway, and identified as Tax Map Key 5-6-001: 089.

[1:34 p.m.]

Councilmember Okimoto exited the Council Chamber.

[1:36 p.m.]

Councilmember Okimoto entered the Council Chamber.

[1:37 p.m.]

The Committee Chair called upon Mark Howland, the Applicant, to provide a brief presentation of the Project to the Committee. (M-491)

[1:38 p.m.]

Councilmember Cordero exited the Council Chamber.

[1:42 p.m.]

There was no public testimony.

[1:45 p.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

[1:45 p.m.]

Resolution 25-229 amended to CD1 (OCS2025-0768/9/24/2025 8:37 AM) and reported out for adoption.

AYES: KIA‘ĀINA, OKIMOTO, TUPOLA, WATERS – 4.
NOES: None.
ABSENT: CORDERO – 1.

Related communication:

D-619 Department of Planning and Permitting

[1:45 p.m.]

6. RESOLUTION 25-230 – COMMITTEE REPORT 312

47-711A KAMEHAMEHA HIGHWAY – KAHALU‘U (2025/SMA-36). Granting a Special Management Area Major Permit to James M. and Mary E. Sipin to allow for the construction of a new single-family dwelling, and the installation of a new individual wastewater system on an approximately 29,976-square-foot shoreline lot zoned R-5 Residential District, located at 47-711A Kamehameha Highway, and identified as Tax Map Key 4-7-014: 010.

[1:48 p.m.]

Councilmember Cordero entered the Council Chamber.

[1:52 p.m.]

The Committee Chair called upon Mark Howland, the Applicant, to provide a brief presentation of the Project to the Committee. (M-493)

[1:55 p.m.]

There was no public testimony.

[1:55 p.m.]

Resolution 25-230 amended to CD1 (OCS2025-0721/9/17/2025 9:54 AM) and reported out for adoption.

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

Related communication:

D-622 Department of Planning and Permitting

[1:56 p.m.]

7. RESOLUTION 25-245 – COMMITTEE REPORT 315

56-225 KAMEHAMEHA HIGHWAY – MĀLAEKAHANA (2025/SMA-43). Granting a Special Management Area Major Permit to Noelle E. Remington to allow for the construction of an addition to an existing single-unit dwelling and the construction of a new single-unit dwelling with a new individual wastewater system on an approximately 31,480-square-foot shoreline lot zoned R-5 Residential District, located at 56-225 Kamehameha Highway, and identified as Tax Map Key 5-6-001: 078.

[1:59 p.m.]

The Committee Chair called upon Mark Howland, the Applicant, to provide a brief presentation of the Project to the Committee. (M-492)

[2:02 p.m.]

There was no public testimony.

[2:03 p.m.]

Resolution 25-245 amended to CD1 (OCS2025-0719/9/17/2025 10:51 AM) and reported out for adoption.

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

Related communication:

D-645 Department of Planning and Permitting

[2:04 p.m.]

8. RESOLUTION 25-246 – COMMITTEE REPORT 316

914 C PUNAHELE PLACE – WAILUPE (2025/SMA-29). Granting a Special Management Area Major Permit to AJ Beach LLC and JB Beachside LLC to allow for the construction of a new single-unit dwelling on an approximately 13,724 square feet shoreline lot zoned R-10 Residential District, located at 914 C Punahele Place, in Wailupe, and identified as Tax Map Key 3-6-002: 009.

[2:05 p.m.]

Councilmember Tupola exited the Council Chamber.

[2:07 p.m.]

Councilmember Weyer entered the Council Chamber.

[2:08 p.m.]

Councilmember Tupola entered, and Councilmember Dos Santos-Tam exited the Council Chamber.

[2:09 p.m.]

The Committee Chair called upon Jim Hayes, the Applicant, to provide a brief presentation of the Project to the Committee. (M-481)

[2:09 p.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

[2:12 p.m.]

There was no public testimony.

[2:13 p.m.]

Resolution 25-246 amended to CD1 (OCS2025-0718/9/17/2025 10:25 AM) and reported out for adoption.

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

Related communication:

D-664 Department of Planning and Permitting

[2:13 p.m.]

At this juncture, Committee Chair Kiaʻāina took up Agenda Item No. 3, Bill 51 (2025), CD1.

[2:13 p.m.]

3. BILL 51 (2025), CD1 – COMMITTEE REPORT 309

SPECIAL IMPROVEMENT DISTRICT NO. 2. Amending Special Improvement District No. 2 and superseding any conflicting provisions.

[2:16 p.m.]

The Committee Chair called upon Chris Fong, the Applicant, to provide a brief presentation of the Project to the Committee. (M-489)

[2:18 p.m.]

The following individuals testified:

1. Kekoa McClellan, Roman Catholic Church Diocese of Honolulu (M-483) (Support)
2. Angela Melody Young, CARES (M-483) (Support)

[2:25 p.m.]

Bill 51 (2025), CD1 amended to CD2 (OCS2025-0776/9/23/2025 1:31 PM) and reported out for passage on third reading.

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

Related communications:

CC-224 Office of the City Clerk
M-483 Testimony on Bill 51 (2025)

The Committee Chair Kiaʻāina returned to agenda order.

FOR DISCUSSION ONLY

[2:26 p.m.]

9. BILL 56 (2025)

SPECIAL MANAGEMENT AREAS. Amending the provisions relating to special management area permits.

[2:35 p.m.]

Committee Chair Kiaʻāina exited the Council Chamber.

[2:36 p.m.]

Committee Chair Kiaʻāina entered the Council Chamber.

[2:39 p.m.]

Council Chair Waters exited the Council Chamber.

[2:40 p.m.]

Councilmember Tupola exited the Council Chamber.

[2:44 p.m.]

The following individuals testified:

1. Racquel Achiu (General comment)
2. Kathleen Pahinui, North Shore Neighborhood Board (General comment)
3. Jim Hayes (General comment)

Related communications:

D-688	Department of Planning and Permitting
M-494	Testimony on Bill 56 (2025)

[2:53 p.m.]

10. RESOLUTION 25-228

LAND USE ORDINANCE AMENDMENT RELATING TO CONDITIONAL USE PERMITS. Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 2021 (the Land Use Ordinance), relating to conditional use permits.

[3:04 p.m.]

The following individuals testified:

1. Racquel Achiu (General comment)
2. Kathleen Pahinui (General comment)
3. Jim Hayes (General comment)

Related communications:

CC-208	Office of the City Clerk
D-686	Department of Planning and Permitting
M-496	Testimony on Resolution 25-228

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:12 p.m.