REPORT OF THE COMMITTEE ON ZONING & PLANNING

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

Committee Meeting Held
October 16, 2025

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning & Planning, to which was referred Bill 62 (2025), CD1, entitled:

"A BILL FOR AN ORDINANCE 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,"

which passed Second Reading and was the subject of a public hearing held at the Council meeting on October 1, 2025, reports as follows:

The purpose of Bill 62 (2025), CD1, is to amend the Land Use Ordinance, Chapter 21, Revised Ordinances of Honolulu 2021 ("ROH"), to make certain amendments to ROH § 21-5.70-3, as enacted by Ordinance 25-2, relating to bed and breakfast home ("B&B") and transient vacation unit ("TVU") standards and requirements, which were initially made under Ordinance 24-14, but inadvertently omitted under Ordinance 25-2 (Ordinance 25-2 repealed and replaced Land Use Ordinance Article 5, relating to land use regulations).

Your Committee finds that the Planning Commission, after a public hearing held on August 20, 2025, at which one member of the public testified regarding the proposed LUO amendment, voted to recommend approval of the proposal in concurrence with the recommendation of the Department of Planning and Permitting ("DPP") in the attachment to Departmental Communication 658 (2025).

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Your Committee notes that the title and purpose clause of the Bill are very narrow. Therefore, the only amendments that can be made in the Bill are the amendments made in Ordinance 24-14. Proposed amendments to the B&B and TVU provisions that were not included in Ordinance 24-14 would need to be initiated in a separate bill.

Your Committee further notes that Bill 62 (2025), CD1, replaces black and white Figures 21-5.1, 21-5.2, 21-5.3, and 21-5.4 with higher resolution color versions that appear in Ordinance 25-2.

Your Committee finds that at a public hearing held on October 1, 2025, by the City Council, testimony was received in support of, in opposition to, and with comments on the proposed amendment to the Land Use Ordinance.

In Committee Report No. 310 (2025), which the Council adopted at its meeting on October 1, 2025, your Committee set forth background information on the subject Bill.

At your Committee's meeting on October 16, 2025, the DPP Director testified in support of the CD1 version of the Bill and responded to questions from Councilmembers.

Oahu Short-Term Rental Alliance (OSTRA) testified in support of the Bill.

Your Committee received written testimony in opposition to the Bill from Captain Cook Resorts, Hawai'i Life Real Estate Brokers, and nine individuals. OSTRA submitted comments on the Bill.

Your Committee finds that Bill 62 (2025), CD1, carries out the purpose of the General Plan and Development Plans of the City and is in the best interests of the people of the City and County of Honolulu.

REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:
Esther Kia'āina, Chair; Tommy Waters, Vice-Chair;
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Your Committee on Zoning & Planning is in accord with the intent and purpose of Bill 62 (2025), CD1, and recommends that it pass Third Reading. (Ayes: Kia'āina, Okimoto, Tupola – 3; Noes: None; Absent: Cordero, Waters – 2.)

Respectfully submitted,

Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

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