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, OCTOBER 16, 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/Jx8NUnaOFG0*.

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 9:05 a.m. Councilmembers Dos Santos-Tam (non-voting member), Okimoto (voting member), and Tupola (voting member) were present at the meeting.

ORDER OF BUSINESS

FOR ACTION

[9:07 a.m.]

1. BILL 62 (2025), CD1 – COMMITTEE REPORT 348

   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.

[9:09 a.m.]

The following individual testified:

Kelly Lee, OSTRA (M-534) (Support)

[9:15 a.m.]

Bill 62 (2025), CD1 reported out for passage on third reading.

AYES: KIA‘ĀINA, OKIMOTO, TUPOLA – 3.
NOES: None.
ABSENT: CORDERO, WATERS – 2.

Related communication:

M-534 Testimony on Bill 62 (2025)

[9:15 a.m.]

2. BILL 48 (2025) – COMMITTEE REPORT 347

PEDESTRIAN MALLS. Addressing pedestrian malls in the downtown Honolulu area.

[9:16 a.m.]

There was no public testimony.

[9:17 a.m.]

Bill 48 (2025) reported out for passage on second reading and scheduling of a public hearing.

AYES: KIA‘ĀINA, OKIMOTO, TUPOLA – 3.
NOES: None.
ABSENT: CORDERO, WATERS – 2.

Related communication:

M-546 Testimony on Bill 48 (2025)

[9:17 a.m.]

3. RESOLUTION 25-253 – COMMITTEE REPORT 349

66-163 WALIKANAHELE ROAD – HALEʻIWA (2025/SMA-46). Granting a Special Management Area Major Permit to Kai Kraut to allow for the construction of a new single-family dwelling with new swimming pool and individual wastewater system on an approximately 7,364-square-foot lot in the R-5 Residential District, located at 66-163 Walikanahele Road, and identified as Tax Map Key 6-6-005: 035.

[9:19 a.m.]

Councilmember Cordero and Council Chair Waters entered the Council Chamber.

[9:25 a.m.]

The Committee Chair called upon Mark Howland, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-541)

[9:29 a.m.]

The following individual testified:

Racquel Achiu (M-550) (General comment)

[9:34 a.m.]

Councilmember Weyer entered the Council Chamber.

[9:36 a.m.]

Councilmember Weyer exited the Council Chamber.

[9:38 a.m.]

Resolution 25-253 amended to CD1 (OCS2025-0825/10/9/2025 2:28 PM) and reported out for adoption.

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

Related communications:

D-689 Department of Planning and Permitting
M-550 Testimony on Resolution 25-253

[9:39 a.m.]

4. RESOLUTION 25-254 – COMMITTEE REPORT 350

66-348 HALE‘IWA ROAD – HALE‘IWA (2025/SMA-48). Granting a Special Management Area Major Permit to Jonathan Heraux to allow for the construction of a new single-unit dwelling with ground level parking, a boundary wall, and an individual wastewater system on an approximately 8,335-square-foot non-shoreline lot in the R-5 Residential District, located at 66-348 Hale‘iwa Road, and identified as Tax Map Key 6-6-008: 019.

[9:43 a.m.]

The Committee Chair called upon Mark Howland, the Applicant’s Agent, to provide a brief presentation of the Project to the Committee. (M-542)

[9:47 a.m.]

There was no public testimony.

[9:48 a.m.]

Resolution 25-254 amended to CD1 (OCS2025-0793/10/9/2025 7:46 AM) and reported out for adoption.

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

Related communication:

D-692 Department of Planning and Permitting

[9:49 a.m.]

5. RESOLUTION 25-260 – COMMITTEE REPORT 351

4705 KĀHALA AVENUE – WAIʻALAE-KĀHALA (2025/SMA-45). Granting a Special Management Area Major Permit to Jennifer Y.S. Kim Trust to allow for the construction of a new single-family dwelling on a 23,195-square-foot non-shoreline lot zoned R-5 Residential District, located at 4705 Kāhala Avenue, and identified as Tax Map Key 3-5-005: 004.

[9:53 a.m.]

The Committee Chair called upon Jim Hayes, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-543)

[9:55 a.m.]

There was no public testimony.

[9:55 a.m.]

Resolution 25-260 amended to CD1 (OCS2025-0794/10/9/2025 8:45 AM) and reported out for adoption.

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

Related communication:

D-700 Department of Planning and Permitting

[9:56 a.m.]

6. RESOLUTION 25-269 – COMMITTEE REPORT 353

6650 KALANIANAʻOLE HIGHWAY – HAWAIʻI KAI (2025/SMA-42). Granting a Special Management Area Major Permit to Bank of Hawaiʻi to allow the demolition of an existing commercial building and the construction of a new bank branch facility that includes commercial office space on an approximately 10,920-square-foot-lot zoned B-2 Community Business District, located at 6650 Kalanianaʻole Highway, and identified as Tax Map Key 3-9-017: 040.

[10:00 a.m.]

The Committee Chair called upon Greg Nakai, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-544)

[10:01 a.m.]

Committee Chair Kia'āina exited the Council Chamber.

[10:02 a.m.]

Committee Chair Kia'āina entered the Council Chamber.

[10:04 a.m.]

There was no public testimony.

[10:04 a.m.]

Councilmember Weyer entered the Council Chamber.

[10:05 a.m.]

Resolution 25-269 amended to CD1 (OCS2025-0841/10/21/2025 8:25 AM) and reported out for adoption.

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

Related communications:

D-713 Department of Planning and Permitting
M-547 Testimony on Resolution 25-269

[10:06 a.m.]

7. RESOLUTION 25-261 – COMMITTEE REPORT 352

EXTENDING THE DEADLINE TO OBTAIN A DEVELOPMENT PERMIT FOR A RURAL COMMUNITY COMMERCIAL CENTER AT 59-706, 59-712, AND 59-720 KAMEHAMEHA HIGHWAY IN PŪPŪKEA. Amending Resolution 18-245, CD1, FD1, as amended by Resolution 21-115, CD1 and Resolution 23-253, CD1, to further extend the deadline to obtain a development permit for a rural community commercial center, outdoor gathering and eating areas, two parking lots, a new individual wastewater system, low-impact development controls (to manage drainage), and associated improvements on approximately 4.58 acres of land zoned B-1 Neighborhood Business District, located at 59-706, 59-712, and 59-720 Kamehameha Highway in Pūpūkea, O‘ahu, and identified as Tax Map Keys 5-9-011: 016, 068, 069, and 070.

[10:11 a.m.]

The following individual testified:

Denise Antolini, Save Sharks Cove Alliance (M-538) (General comment)

[10:27 a.m.]

Resolution 25-261 amended to CD1 (OCS2025-0814/10/7/2025 3:12 PM) and reported out for adoption.

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

Related communications:

D-701 Department of Planning and Permitting
D-776 Department of Housing and Land Management
M-538 Testimony on Resolution 25-261

[10:27 a.m.]

Councilmember Weyer exited the Council Chamber.

[10:27 a.m.]

8. RESOLUTION 25-288 – COMMITTEE REPORT 354

SKY ALA MOANA INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT. Amending Resolution 18-248, CD1, FD1, to modify the affordable housing requirements for the Sky Ala Moana Interim Planned Development-Transit (IPD-T) Project, located at 1388, 1400, and 1418 Kapiʻolani Boulevard, and identified as Tax Map Keys 2-3-016: 003, 004 and 008.

[10:31 a.m.]

The Committee Chair called upon Spencer Lee from JL Capital, to provide a brief presentation of the Project to the Committee. (M-549)

[10:51 a.m.]

The following individual testified:

Angela Melody Young, CARES (M-551) (Support)

[10:56 a.m.]

Resolution 25-288 reported out for adoption.

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

Related communication:

M-551 Testimony on Resolution 25-288

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:57 a.m.