



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

**COMMITTEE ON ZONING &
PLANNING**

Voting Members:

Esther Kia'aina, Chair
Tommy Waters, Vice Chair
Radiant Cordero
Val A. Okimoto
Andria Tupola

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
THURSDAY, NOVEMBER 20, 2025
9:00 A.M.

Pursuant to Section 92-3.7, Hawai'i Revised Statutes, this meeting will be conducted as a remote meeting by interactive conference technology, with the following procedures in effect for the meeting:

The meeting will be viewable: (1) by internet live streaming on the Honolulu City Council YouTube Channel, type the following into the address bar of the browser: <https://www.honolulucitycouncil.org/meetings>; (2) by televised live broadcast on 'Ōlelo TV Channel 54; and (3) on the monitor situated outside the Council Chamber. Viewers who experience a loss of viewing signal should try switching to another viewing option.

After the meeting, the meeting will be viewable on demand on the Honolulu City Council YouTube Channel, type the following into the address bar of the browser: <https://www.honolulucitycouncil.org/meetings>. Copies of older meeting videos may be requested by calling the City Clerk's Office at (808) 768-5822, charges may apply.

Some Councilmembers and presenters may be participating in the meeting by interactive conference technology from remote locations.

Remote and in-person oral testimony will be permitted on all items on the agenda when each agenda item is taken up. Each speaker may not have anyone else read their statement and is limited to a one-minute presentation.

As both English and Hawaiian are official languages of the State of Hawai'i, pursuant to Article XV, Section 4 of the Hawai'i State Constitution and Section 1-13 of the Hawai'i Revised Statutes, members of the public may testify in either language. For oral testimonies offered in 'Ōlelo Hawai'i, additional time as may be necessary will be allowed for the testifier to provide an English translation of their testimony.

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Remote Testimony

1. For direct access to submit oral testimony call: +1-253-215-8782, enter ID: **81201517679** and Passcode **275880**.
2. To testify by videoconference visit the Honolulu Records Collection, type the following into the address bar of the browser: <https://hnlodoc.ehawaii.gov/hnlodoc/testimony>. Videoconference access information will be provided upon registration. Testifiers are encouraged to register/submit testimony at least 24 hours prior to the meeting.

Persons wishing to testify in-person in the Council Chamber are requested to register by 9:00 a.m. by filling out the registration form in person outside the Council Chamber. Persons who have not registered will be given an opportunity to speak following the oral testimonies of the registered speakers.

Written testimony may be uploaded through the Honolulu Records Collection, type the following into the address bar of the browser: <https://hnlodoc.ehawaii.gov/hnlodoc/testimony> or mailed to Office of the City Clerk, Attention: Information Section, 530 South King Street, Room 100, Honolulu, HI 96813. If submitted, written testimonies, including the testifier's address, email address, and phone number, will be available to the public on the Honolulu Records Collection, type the following into the address bar of the browser: <https://hnlodoc.ehawaii.gov>.

Should you have any questions, please call (808) 768-9230 or send an email to sherry.arca@honolulu.gov.

Meeting materials are accessible at <https://hnlodoc.ehawaii.gov/hnlodoc/browse/agendas> by clicking on the appropriate Committee meeting.

If you need an auxiliary aid/service or other accommodation due to a disability or an interpreter for a language other than English, please call the Office of the City Clerk Information Section at (808) 768-5822 between 7:45 a.m. and 4:30 p.m. or send an email to sherry.arca@honolulu.gov as soon as possible or at least three (3) business days before the scheduled meeting. Requests made as early as possible have a greater likelihood of being fulfilled.

FOR ACTION

1. **RESOLUTION 25-294 – APPOINTMENT OF MARK ANTHONY CLEMENTE TO SERVE ON THE PLANNING COMMISSION.** Confirming the appointment of Mark Anthony Clemente to serve on the Planning Commission of the City and County of Honolulu for a term to expire on June 30, 2030. (Transmitted by Communication [MM-158](#); public hearing held 11/5/25)

2. **RESOLUTION 25-299 – 430-D NORTH KALĀHEO AVENUE – KAILUA (2025/SMA-54).** Granting a Special Management Area Major Permit to Margaret Taylor to allow for the construction of a new single-unit dwelling with an attached eight-car garage and an internal above-grade swimming pool on an approximately 23,256-square-foot lot with an existing single-unit dwelling in the R-10 Residential District, located at 430-D North Kalāheo Avenue and identified as Tax Map Key 4-3-017:019. (Applicant: Margaret Taylor) (Transmitted by Communication [D-778](#)) (Current Deadline: 12/16/25)

PROPOSED CD1 TO RESOLUTION 25-299 (Submitted by Councilmember Kia‘āina) – The CD1 (OCS2025-0879/11/13/2025 12:30 PM) makes the following amendments:

- A. Amends the title of the resolution to read:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-UNIT DWELLING WITH ATTACHED EIGHT-CAR GARAGE AND INTERNAL ABOVE-GRADE SWIMMING POOL IN KAILUA, O‘AHU."

- B. Amends the first WHEREAS clause to clarify the description of the Project.

- C. Amends Condition B to clarify that prior to the issuance of any construction permit or building permit for the Project, the Applicant is required to submit to the DPP revised Project plans that comply with Land Use Ordinance development standards and requirements for the residential zoning district, and show that the new single-unit dwelling includes only one kitchen, only one laundry room, and a maximum of four bathrooms.

- D. Amends Condition H, relating to minimizing impacts to endangered, threatened, or protected avian fauna that may frequent or traverse the vicinity of the Project site, by:

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1. Adding a new Condition H.8.d to provide that if there is a delay of three or more workdays during the active Project construction period, a subsequent survey must be conducted by the qualified biologist before work may resume;
 2. Adding a new Condition H.8.e to provide that prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant (or the Applicant's designated representative) is required to instruct all onsite Project workers to review seabird protection information provided by the State of Hawai'i Department of Land and Natural Resources Division of Forestry and Wildlife; and
 3. Redesignating former Condition H.8.d as Condition H.9.
- E. Amends Condition J.6, relating to the coconut rhinoceros beetle ("CRB"), to delete the last sentence (which would have required existing palm trees that become damaged or killed by the CRB to be replaced with an appropriate species that is not susceptible to the CRB).
- F. For clarity and readability, replaces Exhibits C-1 through C-11 attached to the resolution with higher resolution versions of the original exhibits.
- G. Makes miscellaneous technical and nonsubstantive amendments.

Related communication:

[M-590](#) Presentation submitted by Whale Environmental Services, LLC.

3. **RESOLUTION 25-314 – EXTENDING THE DEADLINE TO COMMENCE CONSTRUCTION OF THE KAHOAPILI AFFORDABLE RENTAL APARTMENT PROJECT OR AFFORDABLE AND MARKET-RATE FOR-SALE CONDOMINIUM PROJECT.** Amending Resolution 22-297, CD1, to extend the deadline to commence construction of Kahoapili, a high-rise residential project on 0.49 acres of land zoned A-2 Medium Density Apartment District, located at 2965 Ala Napuaa Place in Salt Lake, O'ahu, and identified as Tax Map Key 1-1-061:003. (Applicant: Salt Lake Housing, LP)

Related communication:

[M-591](#) Presentation submitted by Highridge Costa Development Company, LLC.

4. **RESOLUTION 25-316 – SPECIFIC COMMUNITY BENEFITS FOR THE PLANNED DEVELOPMENT-RESORT PROJECT AT 133 KAIULANI AVENUE.**
Approving specific community benefits to be provided by the applicant for the planned development-resort project at 133 Kaiulani Avenue in Waikīkī, as required by Condition 9 of Resolution 16-52, CD1, FD1, as amended by Resolution 19-67, CD1.

5. **BILL 70 (2025) – RELATING TO PARKS AND PLAYGROUNDS (COUNCIL'S VERSION).** Allowing dog parks to be credited toward satisfying the requirements for the provision or dedication of land for park and playground purposes. (Transmitted by Communication [D-790](#)) (Bill passed first reading on 11/5/25)

PROPOSED CD1 TO BILL 70 (2025) (Submitted by Councilmember Tupola) – The CD1 (OCS2025-0897/11/13/2025 9:29 AM) makes the following amendments:

A. In SECTION 2 of the bill:

1. Updates the underlying language in ROH § 22-7.8 to reflect the current language set forth in the ROH for that section.
2. Amends proposed new ROH § 22-7.8(d) to read as follows:

"(d) *Credit for dog parks.* When land is provided in perpetuity or dedicated for use as a dog park, such land may be credited toward the park and playground lands that would otherwise be required under § 22-7.5; provided that:

- (1) The dog park is part of a larger contiguous privately or publicly owned park and playground area; and
- (2) Any credit for the land area provided in perpetuity or dedicated for use as a dog park may not exceed 10 percent of the total park and playground lands required under § 22-7.5."

B. Makes miscellaneous technical and nonsubstantive amendments.

INFORMATIONAL BRIEFING

6. **PRESENTATION ON A PROPOSED INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR AN AFFORDABLE RENTAL HOUSING, RESIDENTIAL, HOTEL, AND RETAIL MIXED-USE DEVELOPMENT AT 1588 ALA MOANA BOULEVARD.**

Related communication:

[M-592](#) Presentation submitted by BSC Acquisitions II, LLC.

7. **UPDATE BY THE DEPARTMENT OF PLANNING AND PERMITTING ON ORDINANCE 25-2, REGARDING NEW LAND USE REGULATIONS THAT ALLOW FOR RESIDENTIAL USES IN THE BUSINESS ZONING DISTRICTS.**
8. **UPDATE BY THE DEPARTMENT OF PLANNING AND PERMITTING ON ORDINANCE 25-2, REGARDING NEW LAND USE REGULATIONS THAT AMEND ACCESSORY DWELLING UNIT AND OHANA UNIT STANDARDS, INCLUDING ALLOWING FOR ONE ACCESSORY DWELLING UNIT AND ONE OHANA UNIT ON THE SAME ZONING LOT IF ALL STANDARDS OF THE UNDERLYING ZONING DISTRICT ARE SATISFIED.**

EXECUTIVE SESSION

If the need arises with respect to any item on this agenda, then pursuant to Hawai'i Revised Statutes Sections 92-4 and 92-5(a)(4), the Committee may consult in a closed meeting with its attorneys in executive session on questions and issues pertaining to the Council's powers, duties, privileges, immunities and/or liabilities relating to that item.

ESTHER KIA'ĀINA, Chair
Committee on Zoning & Planning