REPORT OF THE COMMITTEE ON ZONING & PLANNING

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

Committee Meeting Held
November 20, 2025

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

Mr. Chair:

Your Committee on Zoning & Planning, to which was referred Resolution 25-299, entitled:

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

transmitted by Departmental Communication 778 (2025), dated October 16, 2025, from the Department of Planning and Permitting ("DPP"), reports as follows:

The purpose of Resolution 25-299 is to grant a Special Management Area Major Permit to Margaret Taylor (the "Applicant") to allow for the construction of a new two-story single-unit dwelling with two covered decks, attached eight-car garage, and internal above-grade swimming pool, and the installation of a gate and fence on an approximately 23,256-square-foot shoreline lot zoned R-10 Residential District with an existing single-unit dwelling on the mauka portion of the property, located at 430-D North Kalāheo Avenue in Kailua, and identified as Tax Map Key 4-3-017:019.

Your Committee notes that neither the Applicant nor the Applicant's agent attended the Committee meeting on November 20, 2025, and the Resolution was therefore postponed to a date and time to be determined by the Committee Chair.

Your Committee notes that the current deadline for Council action on Resolution 25-299 is December 16, 2025. Your Committee considered a 90-day extension of this deadline, subject to receipt of a written request from the Applicant.

ADOPTED ON DEC 3 2025

COMMITTEE REPORT NO. 385

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At your Committee's meeting on November 20, 2025, a DPP representative testified in support of an extension of the deadline for Council action.

Your Committee received no verbal public testimony on the Resolution or the extension of time.

Your Committee received written testimony in support of the Resolution from the Kailua Neighborhood Board.

Your Committee on Zoning & Planning finds that the time needed for further consideration of Resolution 25-299 could exceed the time limit provided for that consideration. Your Committee therefore recommends that Resolution 25-299 be granted a 90-day extension of time, subject to receipt of a written request from the Applicant. (Ayes: Cordero, Kia'āina, Tupola, Waters – 4; Noes: None; Absent: Okimoto – 1.)

Respectfully submitted,

Esther Kia'āina
Committee Chair

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

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