



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

WRITTEN SUMMARY FOR VIDEO RECORD

REGULAR MEETING
THURSDAY, NOVEMBER 20, 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/cyHBNYYPDL4>.

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'aina at 9:06 a.m. Councilmembers Cordero (voting member) and Tupola (voting member) (via videoconference) were present at the meeting. Councilmember Okimoto (voting member) was excused from the meeting.

[9:06 a.m.]

Council Chair Waters entered the Council Chamber.

[9:07 a.m.]

Council Chair Waters exited and entered the Council Chamber.

ORDER OF BUSINESS

FOR ACTION

[9:08 a.m.]

1. RESOLUTION 25-294 – COMMITTEE REPORT 384

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.

[9:13 a.m.]

There was no public testimony.

[9:13 a.m.]

Resolution 25-294 reported out for adoption.

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

Related communications:

MM-158 Office of the Mayor
M-600 Testimony on Resolution 25-294

[9:14 a.m.]

2. RESOLUTION 25-299 – COMMITTEE REPORT 385

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.

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[9:19 a.m.]

There was no public testimony.

[9:23 a.m.]

Action on Resolution 25-299 postponed to a date and time to be determined by the Committee Chair.

[9:24 a.m.]

Resolution 25-299 granted a 90-day extension of time pursuant to the written request from the Applicant.

AYES: CORDERO, KIA'ĀINA, TUPOLA, WATERS – 4.

NOES: None.

ABSENT: OKIMOTO – 1.

Related communications:

D-778 Department of Planning and Permitting

M-590 Whale Environmental Services, LLC

M-595 Testimony on Resolution 25-299

[9:25 a.m.]

3. RESOLUTION 25-314 – COMMITTEE REPORT 386

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.

[9:27 a.m.]

The Committee Chair called upon Monte Heaton from Highridge Costa, to provide a brief presentation of the Project to the Committee. (M-591)

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[9:33 a.m.]

There was no public testimony.

[9:35 a.m.]

Resolution 25-314 reported out for adoption.

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

[9:35 a.m.]

4. RESOLUTION 25-316 – COMMITTEE REPORT 387

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.

[9:39 a.m.]

The following individuals testified:

1. Benjamin Sadoski, Unite Here Local 5 (M-610) (Oppose)
2. Trevor Abarzua, Waikiki Business Improvement District
(General comment)

[9:48 a.m.]

Resolution 25-316 amended to CD1 (OCS2025-0923/11/19/2025 4:09 PM) and
reported out for adoption.

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

Related communication:

M-610 Testimony on Resolution 25-316

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[9:49 a.m.]

5. BILL 70 (2025) – COMMITTEE REPORT 383

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.

[9:51 a.m.]

There was no public testimony.

[9:52 a.m.]

Bill 70 (2025) amended to CD1 (OCS2025-0897/11/13/2025 9:29 AM) and reported out for passage on second reading and scheduling of a public hearing.

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

Related communications:

D-790 Department of Planning and Permitting
M-614 Testimony on Bill 70 (2025)

INFORMATIONAL BRIEFING

[9:53 a.m.]

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.

[9:54 a.m.]

The Committee Chair called upon Alana Kobayashi Pakkala from BSC Acquisitions II, LLC and Isaiah Sato from R.M. Towill Corporation, to provide a brief presentation of the Project to the Committee. (M-592)

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[9:54 a.m.]

Councilmember Tupola exited the meeting.

[10:08 a.m.]

The following individuals testified:

1. William Albritton (M-609) (Oppose)
2. Angela Young, CARES (M-609) (Support)
3. Trisha Taketa, Hawai'i Regional Council of Carpenters (Support)
4. Sean Newcamp (Support)
5. Andrew Pereira, Pacific Resource Partnership (Support)

Related communication:

M-609 Testimony on the 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.

[10:17 a.m.]

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.

[10:18 a.m.]

The Committee Chair called upon Chief Planner Elizabeth Krueger from the Department of Planning and Permitting, to provide a brief presentation on Residential Uses in the Business Zoning District Ordinance 25-2 to the Committee. (D-827)

[10:29 a.m.]

There was no public testimony.

Related communication:

M-611 Testimony on the 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

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[10:30 a.m.]

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.

[10:30 a.m.]

The Committee Chair called upon Chief Planner Elizabeth Krueger from the Department of Planning and Permitting, to provide a brief presentation on Accessory Dwelling Units and Ohana Dwelling Units Ordinance 25-2 to the Committee. (D-827)

[10:48 a.m.]

The following individual testified:

Angela Melody Young, CARES (General comment)

Related communication:

M-612	Testimony on the 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
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ADJOURNMENT

There being no further business, the meeting was adjourned at 10:50 a.m.