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
January 15, 2026

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

Mr. Chair:

Your Committee on Zoning & Planning, which considered Resolution 25-320 entitled:

"RESOLUTION CONFIRMING THE REAPPOINTMENT OF GEENA THIELEN TO SERVE ON THE BUILDING BOARD OF APPEALS OF THE CITY AND COUNTY OF HONOLULU,"

introduced on November 19, 2025, reports as follows:

The purpose of Resolution 25-320 is to confirm the reappointment of Geena Thielen to serve on the Building Board of Appeals of the City and County of Honolulu. The Mayor has requested Council confirmation of Ms. Thielen's reappointment through Mayor's Message 172 (2025), for a term to expire on December 31, 2030. Ms. Thielen is the Construction Manager at Complete Construction Services Corp., and will continue to provide representation on the Board as the General Contractor member.

A public hearing on Geena Thielen's reappointment was held at the Council meeting on December 3, 2025.

ADOPTED ON JAN 28 2026

COMMITTEE REPORT NO. 16(26)

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At your Committee's meeting on January 15, 2026, Ms. Thielen introduced herself and expressed her willingness to serve on the Building Board of Appeals. She expressed concerns that the Board's limited authority impedes the Board from taking action in favor of appealing parties. She explained that under Section 113 of the Building Code, an appeal can only be sustained if the record shows that the building official's decision is based on an erroneous finding of material fact, arbitrary or capricious decision making, or a manifest abuse of discretion. The Committee Chair stated that the Committee will take Ms. Thielen's concerns under consideration.

The Director of Planning and Permitting testified in support of Geena Thielen's reappointment to the Building Board of Appeals.

Your Committee received no verbal or written public testimony on the Resolution.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

A. In the fourth WHEREAS clause, changes the Charter reference from "Section 13- 103(a)" to "Section 13-103.1(a)."

B. In the fifth WHEREAS clause, adds a reference to Mayor's Message 172 (2025), dated November 18, 2025.

C. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds that Geena Thielen meets all qualifications required to serve as a member on the Building Board of Appeals.

ADOPTED ON JAN 28 2026

COMMITTEE REPORT NO. 16(26)

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Your Committee on Zoning & Planning is in accord with the intent and purpose of Resolution 25-320, as amended herein, and recommends its adoption in the form attached hereto as Resolution 25-320, CD1. (Ayes: Cordero, Kia'āina, Okimoto, Waters – 4; Noes: None; Absent: Tupola – 1.)

Respectfully submitted,

Esther Kia'āina
Committee Chair

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

ADOPTED ON JAN 28 2026

COMMITTEE REPORT NO. 16(26)

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-320, CD1**

RESOLUTION

CONFIRMING THE REAPPOINTMENT OF GEENA THIELEN TO SERVE ON THE BUILDING BOARD OF APPEALS OF THE CITY AND COUNTY OF HONOLULU.

WHEREAS, Section 16-1.1(18), Revised Ordinances of Honolulu 2021 ("ROH"), establishes the Building Board of Appeals ("Board") consisting of nine members who are appointed by the Mayor and confirmed by the City Council ("Council") to five-year terms; and

WHEREAS, ROH Section 16-1.1(18) provides that the Board has the duties of hearing and determining the following:

(1) Appeals of decisions regarding the administration of the Building Code, Electrical Code, Plumbing Code, Housing Code, Fire Code, Building Energy Conservation Code, and building permit ordinance;

(2) Petitions for variances from the Building Code, Electrical Code, Plumbing Code, Fire Code, and Building Energy Conservation Code;

(3) Appeals of decisions regarding the administrative enforcement of the litter control ordinance; and

(4) Appeals concerning the summary removal of unlawful signs from street rights-of-way and public malls; and

WHEREAS, ROH Section 16-1.1(18) establishes a general qualification requiring that one member of the Board shall be a general contractor licensed under Chapter 444, Hawaii Revised Statutes; and

WHEREAS, Section 13-103.1(a), Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition), as amended, which applies to the Board, requires a member to be a registered voter of the City and County of Honolulu; and

WHEREAS, by Mayor's Message 172 (2025), dated November 18, 2025, the Mayor has reappointed Geena Thielen to the Board; and

WHEREAS, if confirmed by the Council, Geena Thielen will be reappointed as the general contractor member on the Board and serve for a term to expire on December 31, 2030; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-320, CD1**

RESOLUTION

WHEREAS, the Council has reviewed Geena Thielen's qualifications and finds that Geena Thielen qualifies to continue to serve on the Board and deserves confirmation; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that this body confirms the reappointment of Geena Thielen to the Building Board of Appeals for a term to expire on December 31, 2030; and

BE IT FURTHER RESOLVED that the Council expresses its gratitude and appreciation to Geena Thielen for her willingness to be considered for public service and actively participate in City government; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Mayor, the Chair of the Building Board of Appeals, the Director of Planning and Permitting, and Geena Thielen.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

November 19, 2025
Honolulu, Hawai'i

Councilmembers

Report Title:
Appointment; Confirmation; Boards and Commissions; Building Board of Appeals

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.