



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

Item No. 6 – Res. 26-6 on page 10 & Item No. 7 – Bill 70 (2025), CD1 on page 11 have been cancelled.

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
THURSDAY, FEBRUARY 5, 2026
9:00 A.M.

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 (HRS), 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.

Remote Testimony

1. For direct access to submit oral testimony call: +1-253-215-8782, enter ID: **82636569150** and Passcode **515291**.
2. To testify by videoconference visit the Honolulu Records Collection website, type the following into the address bar of the browser: <https://hnlidoc.ehawaii.gov/hnlidoc/testimony>. Videoconference access information will be provided upon registration. Testifiers are encouraged to register/submit testimony at least 24 hours prior to the meeting.

Although remote oral testimony is being permitted, this is a regular meeting and not a remote meeting by interactive conference technology under HRS Section 92-3.7. Therefore, the meeting will continue notwithstanding loss of audiovisual communication with remote testifiers or loss of the public broadcast of the meeting.

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

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Written testimony may be uploaded through the Honolulu Records Collection website, type the following into the address bar of the browser: <https://hnlldoc.ehawaii.gov/hnlldoc/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, e-mail address, and phone number, will be available to the public on the Honolulu Records Collection website, type the following into the address bar of the browser: <https://hnlldoc.ehawaii.gov>.

Should you have any questions, please call (808) 768-3825 or send an email to pearlene.sotelo@honolulu.gov.

Meeting materials are accessible on the Honolulu Records Collection website, type the following into the address bar of the browser: <https://hnlldoc.ehawaii.gov/hnlldoc/browse/agendas> by clicking on the appropriate Committee 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.youtube.com/@HonoluluCityCouncil>; (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.youtube.com/@HonoluluCityCouncil>. Copies of older meeting videos may be requested by calling the City Clerk's Office at (808) 768-5822, charges may apply.

If you need 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, Monday through Friday, between 7:45 a.m. and 4:30 p.m., excluding State holidays, or send an email to pearlene.sotelo@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 26-13 – REAPPOINTMENT OF RYAN KAMO TO SERVE ON THE PLANNING COMMISSION.** Confirming the reappointment of Ryan Kamo 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-7\[26\]](#); public hearing held 1/28/26)

PROPOSED CD1 TO RESOLUTION 26-13 (Submitted by Councilmember Kia'āina) – The CD1 (OCS2026-0065/1/29/2026 7:39 AM) makes the following amendments:

- A. In the first WHEREAS clause, corrects the designation for the City Charter and adds that Planning Commission members are appointed by the Mayor and appointed by the City Council to staggered five-year terms.
 - B. In the fourth WHEREAS clause, adds a reference to Mayor's Message 7 (2026).
 - C. In the BE IT RESOLVED clause, changes "appointment" to "reappointment."
 - D. In the BE IT FINALLY RESOLVED clause, provides that copies be transmitted to the Director of Planning and Permitting and the Chair of the Planning Commission (rather than the Department of Planning and Permitting and the Planning Commission).
 - E. Makes miscellaneous technical and nonsubstantive amendments.
2. **RESOLUTION 25-333 – 68-309 CROZIER DRIVE – WAIALUA (2025/SMA-81).** Granting a Special Management Area Major Permit to Robert Vavul to allow for the demolition of an existing single-story, single-unit dwelling and detached two-car garage; construction of a new two-story, single-unit dwelling, pool and spa, and detached two-car garage with a recreation room on the second floor above the garage; decommission of an existing cesspool; and installation of a new individual wastewater system on an approximately 13,230-square-foot shoreline lot zoned R-7.5 Residential District, located at 68-309 Crozier Drive in Waialua, and identified as Tax Map Key 6-8-005: 015. (Applicant: Robert Vavul) (Transmitted by Communication [D-869\[25\]](#)) (Current Deadline: 5/18/26)

PROPOSED CD1 TO RESOLUTION 25-333 (Submitted by Councilmember Kia'āina) – The CD1 (OCS2026-0034/1/29/2026 8:07 AM) makes the following amendments:

- A. Amends the resolution title to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE DEMOLITION OF AN EXISTING SINGLE-UNIT DWELLING AND ATTACHED GARAGE; CONSTRUCTION OF A NEW SINGLE-UNIT DWELLING, POOL, SPA, AND DETACHED GARAGE WITH RECREATION ROOM ABOVE THE GARAGE; AND INSTALLATION OF AN INDIVIDUAL WASTEWATER SYSTEM IN WAIALUA, O'AHU."
- B. Amends the first WHEREAS clause to clarify the description of the Project.
- C. Amends the second WHEREAS clause to delete reference to public testimony at the public hearing for the SMA Major Permit.
- D. Amends Condition A to clarify that development of the Project must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-14, and D through L, except as modified (by Condition B).
- E. Amends Condition B to clarify that prior to the issuance of a building permit or any construction permit for the Project, the Applicant shall submit to the DPP revised Project plans that show the location of the Project's new individual wastewater system, which must be outside of the portion of the Project site that is within Flood Zone AE.
- F. Amends Condition G.1 to remove the reference to a State Historic Preservation Division ("SHPD") written determination, and require the Applicant to submit to the DPP a copy of SHPD's written acceptance of the Project's Archaeological Inventory Survey that meets the requirements of § 13-276-5, Hawaii Administrative Rules, and includes subsurface testing conducted by a qualified archaeologist.
- G. Amends Condition H.8 as follows:
 - 1. Amends Condition H.8.b by adding a reference to downed seabirds.
 - 2. Amends Condition H.8.c by:
 - a. Adding a reference to downed seabirds; and

- b. Providing in Condition H.8.c that if any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed and a 100-foot buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area.
 - 3. Amends Condition H.8.d by removing the provision that stated that preconstruction nesting surveys are not required for construction activities occurring in January or February (outside of the breeding and nesting period of March through December).
- H. Makes miscellaneous technical and nonsubstantive amendments.

3. **RESOLUTION 26-4 – 91-1024 KAPAPAPUHI STREET – HONOULIULI (2025/SMA-75).** Granting a Special Management Area Major Permit to the Department of Environmental Services to allow for the expansion and rehabilitation of the existing wastewater pump station ("WWPS"), including the construction of a new generator room attached to the WWPS building by a breezeway; relocation of various equipment and systems to the new generator room; removal and replacement of an above-ground diesel fuel storage tank; relocation of the north and east concrete rubble masonry perimeter walls; replacement of submersible pumps, pump bypass system, force main piping and valves, ventilation systems, restroom facilities, windows, doors, and gates; installation of a new air relief valve; expansion and rehabilitation of the wet well; construction of a new trash enclosure; and restriping of the surface parking area, on an approximately 2,300-square-foot portion of an 80.269 acre zoning lot that is split-zoned AG-1 Restricted Agricultural District and P-2 General Preservation District (the 2,300-square foot site is within the AG-1 District), located at 91-1024 Kapapahuhi Street, and identified as a portion of Tax Map Key 9-1-181:001. (Applicant: Department of Environmental Services) (Transmitted by Communication [D-6\[26\]](#)) (Current Deadline: 3/7/26)

PROPOSED CD1 TO RESOLUTION 26-4 (Submitted by Councilmember Kia'āina) – The CD1 (OCS2026-0033/1/29/2026 11:16 AM) makes the following amendments:

- A. Amends the resolution title to read as follows:
- "GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE EXPANSION AND REHABILITATION OF THE WEST LOCH WASTEWATER PUMP STATION IN HONOULIULI, O'AHU."

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- B. Amends the first WHEREAS clause to clarify the description of the Project and Project site.
- C. Amends the third WHEREAS clause to provide that the DPP transmitted its findings and recommendation of approval to the City Council on January 5, 2026.
- D. Amends the fourth WHEREAS clause to add the year of the referenced Departmental Communication.
- E. In Condition B, relating to minimizing impacts to archaeological, historical, and cultural resources that may be present on the Project site:
 - 1. Adds a new Condition B.2, requiring the Applicant to implement all mitigation protocols approved or otherwise required by SHPD, and conduct a coordination meeting with the Project's archaeological consultants and construction contractors prior to the start of construction to ensure that all appropriate persons have been informed of the mitigation protocols required by SHPD.
 - 2. Adds that all mitigation protocols approved or otherwise required by SHPD must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.
- F. Amends Condition C.7, relating to conducting pre-construction nesting surveys to minimize impacts to avian fauna that may frequent or traverse the vicinity of the Project site, as follows:
 - 1. Redesignates Condition C.7.d (relating to protocols for nests, eggs, fledglings, or downed seabirds that are discovered during Project construction) as Condition C.8;
 - 2. Adds a new Condition C.7.d to provide that if there is a delay of three or more workdays during the active construction period, a new nest survey must be conducted before work may resume; and
 - 3. Adds a new Condition C.7.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 their designated representative, must instruct all onsite Project workers to review seabird protection information provided by the DLNR DOFAW.
- G. Amends Condition D.6 to delete the last sentence regarding existing palm trees becoming damaged by the coconut rhinoceros beetle.

- H. Amends the BE IT FINALLY RESOLVED clause to add the Director of Parks and Recreation as a recipient of the resolution.
- I. Makes miscellaneous technical and nonsubstantive amendments.

- 4. **RESOLUTION 25-228 – LAND USE ORDINANCE AMENDMENT RELATING TO CONDITIONAL USE PERMITS.** Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 2021 (The Land Use Ordinance), relating to conditional use permits.

PROPOSED CD1 TO RESOLUTION 25-228 (Submitted by Councilmember Weyer) – The CD1 (OCS2025-0786/10/6/2025 12:32 PM) makes the following amendments:

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

"PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 2021 (THE LAND USE ORDINANCE), RELATING TO MINOR PERMITS."
- B. Amends the first WHEREAS clause to specify that pursuant to ROH Section 21-2.40, ROH Chapter 21 authorizes major and minor permits.
- C. Deletes the second, third, and fourth WHEREAS clauses.
- D. Amends the now-second WHEREAS clause to specify that ROH Sections 21-2.40-1 and 21-2.40-2 sets forth the general provisions relating to the review and processing of applications for permits and approvals for minor and major permits.
- E. Amends the now-third WHEREAS clause to set forth the neighborhood board or community association presentation requirement for minor permit applications (rather than major permit applications) in ROH Section 21-2.40-1(b).
- F. Amends the now-fourth WHEREAS clause by updating the list of uses listed to reflect the amendments made to ROH Section 21-2.40-1(b) by Ordinance 25-2.

- G. Adds a new fifth WHEREAS clause that states that both ROH Sections 21-2.40-1(c) and 21-2.90-1(c)(1) provide that the Director of Planning and Permitting has the discretion to hold a public hearing on conditional use permit (minor) ("CUP-minor") applications for proposed projects involving the above-mentioned uses if there is sufficient justification to hold the public hearing.
- H. Amends the now-sixth WHEREAS clause to state that the Council believes that minor permit applications for proposed projects involving agritourism should also be subject to the above-mentioned neighborhood board or community association presentation requirement and that the Director of Planning and Permitting should also have the discretion to hold a public hearing on such CUP-minor applications for such proposed projects.
- I. Amends attached Exhibit A (the bill attached to the resolution) as follows:
 - 1. Amends SECTION 1 of the bill to clarify that the purpose of the ordinance is to amend the provisions relating to the processing of and procedures for applications for minor permits.
 - 2. Adds a new SECTION 2 of the bill that:
 - a. Amends footnote 1 of ROH Figure 21-2.1 with respect to the list of uses that are subject to the neighborhood board or community association presentation requirement (since the terminology for the uses listed were amended by Ordinance 25-2).
 - b. Amends footnote 2 of ROH Figure 21-2.1 to update the lists of uses in which the deadline for the action on a permit for such use by the Director of Planning and Permitting may be extended (since the terminology used for the uses listed were amended by Ordinance 25-2), and changes the reference to Section ROH 21-2.40-1 to ROH Section 21-2.90-1 (the correct ROH Section where such language regarding an extension is set forth).
 - c. Renumbers subsequent SECTIONS of the bill accordingly.

3. Amends renumbered SECTION 3 of the bill as follows:
 - a. Instead of specifying that all conditional use permit (minor) applications be subject to the neighborhood board or community association presentation requirement (prior to submission of the minor permit application to the Department of Planning and Permitting), adds agritourism uses to the list of uses that require a neighborhood board or community association presentation prior to submitting an application for a minor permit involving such uses.
 - b. Updates ROH Section 21-2.40-1(b) and (c) to reflect the amendments made by Ordinance 25-2 and remove references to "minor hotel with up to 180 dwelling or lodging units, or both, in the BMX-3 zoning district" since Ordinance 25-2 updated the hotel use to require a conditional use permit (major), rather than a conditional use permit (minor);
 4. Adds a new SECTION 4 of the bill that amends ROH Section 21-2.90-1(c)(1) to specify that the Director of Planning and Permitting has the discretion to hold a public hearing on a conditional use permit (minor) permit application for, among other things, agritourism; and
 5. Renumbers SECTION 4 and 5 of the bill as SECTIONS 5 and 6, respectively.
- J. Makes miscellaneous technical and nonsubstantive amendments.

Related communications:

- CC-208** Office of the City Clerk, notifying the Department of Planning and Permitting of the introduction of the Resolution.
- D-686(25)** Department of Planning and Permitting, confirming receipt of Resolution 25-228

5. **RESOLUTION 26-17 – LAND USE ORDINANCE AMENDMENT RELATING TO CONDITIONAL USE PERMITS.** Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 2021 (The Land Use Ordinance), relating to conditional use permits.

Related communication:

CC-11(26) Office of the City Clerk, notifying the Department of Planning and Permitting of the introduction of the Resolution.

Item No. 6 has been cancelled.

6. **RESOLUTION 26-6 – EXECUTION OF AN AMENDMENT RELATING TO THE SENIOR AFFORDABLE RENTAL PROJECT AT THE FORMER 'AIEA SUGAR MILL SITE.** Authorizing the execution of an amendment to ground lease, and second amendment to development agreement for the senior affordable rental housing project at the former 'Aiea Sugar Mill site, located at 99-385 Pohai Place in 'Aiea, and identified as Tax Map Key (1) 9-9-078:006. (Committee postponed action on 1/15/26)

PROPOSED CD1 TO RESOLUTION 26-6 (Submitted by Councilmember Kia'āina) – The CD1 (OCS2026-0084/1/30/2026 3:14 PM) makes the following amendments:

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

"AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE GROUND LEASE, AND A SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT, FOR THE SENIOR AFFORDABLE RENTAL HOUSING PROJECT AT THE FORMER 'AIEA SUGAR MILL SITE LOCATED AT 99-385 POHAI PLACE IN 'AIEA, O'AHU, HAWAI'I 96701 (TAX MAP KEY: 9-9-078:006)."

- B. Adds a new second to the last WHEREAS clause to provide that the Council believes that the age requirement set forth in the Ground Lease should be maintained at 62 years of age or older; provided that subject to the City's approval, Project units may be rented to persons 55 years of age or older if reasonable marketing and leasing efforts are unsuccessful.

- C. Amends the Exhibit A amendment to the Ground Lease to:

1. Delete amendments to the definition of "Residential Rental Units;" and

2. Amend Section 6.1.1 of the Lease to maintain the age requirement at persons 62 years of age or older; but provide that subject to the Lessor's approval, Residential Rental Units may be rented to persons 55 years of age or older if reasonable marketing and leasing efforts are unsuccessful.

D. Makes miscellaneous technical and nonsubstantive amendments.

Item No. 7 has been cancelled.

7. **BILL 70 (2025), CD1 – 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. (Bill passed second reading and public hearing held 12/3/25)

PROPOSED CD2 TO BILL 70 (2025), CD1 (Submitted by Councilmember Tupola) – The CD2 (OCS2026-0057/1/29/2026 8:45 AM) makes the following amendments:

- A. Adds a new SECTION 2 to the bill that amends the definitions of "City" and "Privately Owned Parks and Playgrounds." Renumbers subsequent SECTIONS of the bill accordingly.
- B. In renumbered SECTION 3 of the bill, amends new § 22-7.8(d) to add a provision for dedicating or providing in perpetuity land for a dog park that is part of a master planned community and to read as follows:
 - "(d) *Credit for dog parks.* When land is dedicated or provided in perpetuity to the city for use as a dog park, or when land is dedicated or provided in perpetuity for a private dog park in a subdivision, 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:
 - (A) Is part of a larger contiguous privately or publicly owned park and playground area; or
 - (B) Is part of a master planned community and is contiguous or noncontiguous to a larger privately or publicly owned park and playground area that is dedicated or provided in perpetuity during the same development phase of the master planned community as the dog park; and

- (2) Any credit for the land area dedicated or provided in perpetuity to the city for use as a dog park, or dedicated or provided in perpetuity for a private dog park in a subdivision may not exceed 10 percent of the total park and playground lands required under § 22-7.5."

C. Makes miscellaneous technical and nonsubstantive amendments.

8. **BILL 5 (2026) – LUO AMENDMENT RELATING TO APARTMENT AND APARTMENT MIXED-USE DISTRICTS (COUNCIL'S VERSION).** Amending the development standards for the apartment and apartment mixed-use districts. (Transmitted by Communication [D-15\[26\]](#); Bill passed first reading on 1/28/26)

Related communication:

[D-10\(26\)](#) Planning Commission

9. **BILL 6 (2026) – LUO AMENDMENT RELATING TO APARTMENT AND APARTMENT MIXED-USE DISTRICTS (ADMINISTRATION'S VERSION).** Amending the development standards for the apartment and apartment mixed-use zoning districts. (Transmitted by Communication [D-15\[26\]](#); Bill passed first reading on 1/28/26) (Current Deadline: 4/7/26)

PROPOSED CD1 TO BILL 6 (2026) (Submitted by Councilmember Kia'āina) – The CD1 (OCS2026-0067/1/30/2026 8:19 AM) makes the following amendments:

- A. In SECTION 2 of the bill, which amends ROH Table 21-3.3:
 1. Incorporates amendments made in SECTION 21 of Ordinance 25-2; and
 2. In renumbered footnote 4, requires heights for duplexes to comply with residential height and height setback requirements.
- B. Makes miscellaneous technical and nonsubstantive amendments.

Related communication:

[D-10\(26\)](#) Planning Commission

10. **BILL 7 (2026) – LUO AMENDMENT RELATING TO SIGN STANDARDS FOR APARTMENT AND APARTMENT MIXED-USE ZONING DISTRICTS (COUNCIL'S VERSION).** Amending the Land Use Ordinance relating to the regulation of signs in the apartment and apartment mixed-use zoning districts. (Transmitted by Communication [D-11\[26\]](#); Bill passed first reading on 1/28/26)

PROPOSED CD1 TO BILL 7 (2026) (Submitted by Councilmember Tupola) – The CD1 (OCS2026-0056/1/29/2026 2:53 PM) makes the following amendments:

- A. Decreases the maximum size of the sign for ground floor establishments with building frontage from 12 square feet to 9 square feet (as recommended by the Planning Commission) and makes further amendments to ROH § 21-7.40(d) as follows:

"(d) *Apartment and apartment mixed-use districts.*

- (1) In connection with any ~~[use permitted other than single-unit, two-unit, or duplex-unit dwelling use,]~~ permitted use, except for single-unit dwelling, two-unit dwelling, or duplex-unit dwelling uses, only one wall or marquee fascia identification or directory sign, not directly illuminated and not exceeding ~~[42]~~ 9 square feet in area, ~~[will be]~~ is permitted for each ~~[street front having a principal pedestrian or vehicular entrance to the building.]~~ ground floor establishment with building frontage.
- (2) If all buildings on the street frontage of the zoning lot are set back a minimum of 50 feet from the property line on their entry sides, one ground identification or directory sign, not directly illuminated and not exceeding 8 square feet in area, will also be permitted for each ~~[such]~~ building entry side. The ground sign may not be located in any required yard. Instead of ~~[these signs,]~~ one ground sign, one garden sign for each building entry side may be permitted;"

- B. Makes miscellaneous technical and nonsubstantive amendments.

11. **BILL 15 (2026) – RELATING TO AFFORDABLE HOUSING REQUIREMENTS.** Amending the affordable housing requirements in Chapter 29, Revised Ordinances of Honolulu 2021. (Bill passed first reading on 1/28/26)

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 City's and the Council's powers, duties, privileges, immunities and/or liabilities relating to that item.

ESTHER KIA'ĀINA, Chair
Committee on Zoning & Planning