



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. 4 – Bill 70 (2025), CD1 on page 5 has been cancelled.

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
THURSDAY, MARCH 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: **89260856767** and Passcode **796308**.
2. To testify by videoconference, visit the Honolulu Records Collection website, type the following into the address bar of the browser: <https://hnlldoc.ehawaii.gov/hnlldoc/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.

Committee on Zoning & Planning Agenda
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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) 768-3119 or send an email to doris.lam@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 doris.lam@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. **REVIEW AND EVALUATION OF THE PLANNING COMMISSION PURSUANT TO CHAPTER 3, ARTICLE 15, REVISED ORDINANCES OF HONOLULU 2021.**
The Committee will review and evaluate the Planning Commission and make recommendations to the Council on whether the Charter provision(s) establishing the commission should be retained, amended, or repealed.

Related communication:

[D-57\(26\)](#) Report submitted by the Planning Commission pursuant to Chapter 3, Article 15, Revised Ordinances of Honolulu 2021.

2. **RESOLUTION 26-27 – 4669 AND 4671 KĀHALA AVENUE – WAI’ALAE-KĀHALA (2025/SMA-91).** Granting a Special Management Area Major Permit to Kinoshita Group Co. LTD to allow for the construction of a new one-story, single-unit dwelling, detached covered cabana, two-car open parking area, in-ground swimming pool and water feature, and at-grade spa on two jointly developed zoning lots in Wai’alae-Kāhala. (Applicant: Kinoshita Group Co. LTD) (Transmitted by Communication [D-59\[26\]](#)) (Current Deadline: 4/4/26)

PROPOSED CD1 TO RESOLUTION 26-27 (Submitted by Councilmember Kia’āina) – The CD1 (OCS2026-0108/2/27/2026 10:46 AM) 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 ONE-STORY, SINGLE-UNIT DWELLING, DETACHED COVERED CABANA, TWO-CAR OPEN PARKING AREA, IN-GROUND SWIMMING POOL AND WATER FEATURE, AND AT-GRADE SPA, IN KĀHALA, O’AHU."
- B. Amends the first WHEREAS clause to clarify the description of the Project.
- C. Amends the second WHEREAS clause to clarify that several members of the public were present at the DPP's public hearing.
- D. Amends the fourth WHEREAS clause to add the year of the referenced Departmental Communication.

- E. In Condition F, relating to minimizing impacts to archaeological, historical, and cultural resources that may be present on the Project site, adds that all mitigation protocols approved or otherwise required by SHPD must be clearly stated on the construction permit plans and building permit plans.
- F. In Condition I, relating to minimizing the spread of invasive species, amends Condition I.1 to clarify that the Applicant proposes to import approximately 22 cubic yards of structural fill material.
- G. Makes miscellaneous technical and nonsubstantive amendments.

Related communication:

[M-87\(26\)](#) Presentation submitted by Planning Solutions, Inc.

- 3. **RESOLUTION 26-29 – 92-384 FARRINGTON HIGHWAY – HONOULIULI (2025/SMA-79)**. Granting a Special Management Area Major Permit to Hawaiki Submarine Cable USA LLC to allow for the expansion of the existing cable landing station ("CLS") via horizontal directional drilling, and installation of three new trans-Pacific subsea fiber-optic telecommunication cables traversing under the shoreline at Kahe Point Beach Park, continuing under the former O'ahu Railway & Land Company right-of-way and train tracks and Farrington Highway, to the existing CLS facility, on portions of six zoning lots in Honouliuli. (Applicant: Hawaiki Submarine Cable USA LLC) (Transmitted by Communication [D-66\[26\]](#)) (Current Deadline: 4/7/26)

PROPOSED CD1 TO RESOLUTION 26-29 (Submitted by Councilmember Kia'āina) – The CD1 (OCS2026-0109/2/27/2026 11:07 AM) makes the following amendments:

- A. Amends the first WHEREAS clause to clarify the description of the Project.
- B. Amends the second WHEREAS clause to delete reference to public testimony at the public hearing for the SMA Major Permit and change the reference to the number of members of the public who attended the public hearing to "several" instead of "three."
- C. Amends Condition B, relating to archaeological, historic, and cultural resources, by adding a new Condition B.2 to require the Applicant to consult with SHPD to implement all mitigation protocols approved by SHPD under the AIS or otherwise required by SHPD and, prior to the commencement of ground-disturbing activity and Project construction, to require a coordination meeting to be conducted among the Project's

archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by SHPD. Renumbers the subsequent condition in Condition B.

- D. For readability, rotates Exhibit E-3 attached to the resolution 180 degrees.
- E. Makes miscellaneous technical and nonsubstantive amendments.

Related communication:

[M-86\(26\)](#) Presentation submitted by BW Digital.

Item No. 4 has been cancelled.

4. **BILL 70 (2025), CD1 – RELATING TO PARKS AND PLAYGROUNDS.**

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 (OCS2026-0088/2/25/2026 12:20 PM) 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 proposed 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 within the master planned community; provided that prior to or at the same time the dog park was dedicated or provided in perpetuity, the corresponding larger privately or publicly owned park and playground area must also have been dedicated or provided in perpetuity; 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.
- 5. **BILL 6 (2026), CD1 – LUO AMENDMENT RELATING TO APARTMENT AND APARTMENT MIXED-USE ZONING DISTRICTS.** Amending the development standards for the apartment and apartment mixed-use zoning districts. (Bill passed second reading and public hearing held 2/18/26) (Current Deadline: 4/7/26)
- 6. **BILL 7 (2026), CD1 – LUO AMENDMENT RELATING TO SIGN STANDARDS FOR APARTMENT AND APARTMENT MIXED-USE ZONING DISTRICTS.** Amending the Land Use Ordinance relating to the regulation of signs in the apartment and apartment mixed-use zoning districts. (Bill passed second reading and public hearing held 2/18/26)

INFORMATIONAL BRIEFING

- 7. **UPDATE BY THE DEPARTMENT OF PLANNING AND PERMITTING ON ITS BUILDING PERMIT PROCESS BACKLOG, INCLUDING THE STATUS OF BUILDING PERMIT APPLICATIONS FOR ROH CHAPTER 32 (AFFORDABLE RENTAL HOUSING) PROJECTS.**

8. **UPDATE BY THE DEPARTMENT OF PLANNING AND PERMITTING ON DEVELOPMENT AND SUSTAINABLE COMMUNITIES PLAN SCHEDULE AND TRANSIT-ORIENTED DEVELOPMENT PLANS AND ZONING STATUS.**

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