



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, FEBRUARY 5, 2026

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/watch?v=yxuRWwtyvPs>.

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 9:01 a.m. Councilmembers Cordero (voting member), Okimoto (voting member), Tupola (voting member), and Weyer (non-voting member) were present at the meeting.

ORDER OF BUSINESS

[9:03 a.m.]

At this juncture, Committee Chair Kia'aina announced that Item 6, Resolution 26-6 on page 10 and Item 7, Bill 70 (2025), CD1 on page 11 of the agenda were cancelled and would not be considered.

FOR ACTION

[9:04 a.m.]

1. RESOLUTION 26-13 – COMMITTEE REPORT 37(26)

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.

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[9:05 a.m.]

Council Chair Waters entered the Council Chamber.

[9:07 a.m.]

There was no public testimony.

[9:07 a.m.]

Resolution 26-13 amended to CD1 (OCS2026-0065/1/29/2026 7:39 AM) and reported out for adoption.

AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communications:

CC-10(26) Disclosure of Interest Statement submitted by
Councilmember Okimoto
MM-7(26) Office of the Mayor

[9:08 a.m.]

2. RESOLUTION 25-333 – COMMITTEE REPORT 35(26)

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.

[9:12 a.m.]

The Committee Chair called upon Mark Howland of Whale Environmental Services, LLC (via videoconference), to provide a brief presentation of the Project to the Committee. (M-61[26])

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[9:17 a.m.]

There was no public testimony.

[9:18 a.m.]

Resolution 25-333 amended to CD1 (OCS2026-0034/1/29/2026 8:07 AM) and reported out for adoption.

AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communication:

D-869(25) Department of Planning and Permitting

[9:19 a.m.]

3. RESOLUTION 26-4 – COMMITTEE REPORT 36(26)

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.

[9:21 a.m.]

Council Chair Waters exited the Council Chamber.

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[9:24 a.m.]

Council Chair Waters entered the Council Chamber.

[9:25 a.m.]

The Committee Chair called upon Colette Sakoda of Environmental Planning Solutions, LLC to provide a brief presentation of the Project to the Committee. (D-62[26])

[9:33 a.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

[9:34 a.m.]

There was no public testimony.

[9:34 a.m.]

Resolution 26-4 amended to CD1 (OCS2026-0033/1/29/2026 11:16 AM) and reported out for adoption.

AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communication:

D-6(26) Department of Planning and Permitting

[9:35 a.m.]

At this juncture, Committee Chair Kia'āina announced that she would take up Agenda Items 4 and 5 together.

[9:35 a.m.]

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.

5. RESOLUTION 26-17 – COMMITTEE REPORT 38(26)

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.

[9:42 a.m.]

The following individual testified:

Racquel Achiu (M-51[26]); (M-52[26]) (Support)

[10:09 a.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

[10:09 a.m.]

Resolution 25-228 amended to CD1 (OCS2025-0786/10/6/2025 12:32 PM).

AYES: CORDERO, KIA'ĀINA, OKIMOTO*, TUPOLA*, WATERS* – 5.
NOES: None.

*Councilmembers Okimoto, Tupola, and Waters voted aye with reservations.

[10:11 a.m.]

Resolution 25-228, CD1 failed to receive a majority vote to be reported out for adoption.

AYES: CORDERO, KIA'ĀINA – 2.
NOES: OKIMOTO, TUPOLA, WATERS – 3.

[10:12 a.m.]

Resolution 26-17 amended to CD1 (OCS2026-0085/2/3/2026 1:07 PM) and reported out for adoption.

AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

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Related communications:

CC-208(25) Office of the City Clerk
D-686(25) Department of Planning and Permitting
CC-11(26) Office of the City Clerk
M-51(26) Testimony on Resolution 26-17
M-52(26) Testimony on Resolution 25-228

[10:12 a.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

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.

This item was 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.

This item was cancelled.

[10:12 a.m.]

At this juncture, Committee Chair Kia'aina announced that she would take up Agenda Items 8 and 9 together.

[10:12 a.m.]

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.

9. BILL 6 (2026) – COMMITTEE REPORT 33(26)

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.

[10:19 a.m.]

The Committee Chair called upon Alex Beatty from the Department of Planning and Permitting to provide a brief presentation on Apartment and Apartment Mixed-Use Development Standard Amendments to the Committee. (D-63[26])

[10:29 a.m.]

There was no public testimony.

[10:31 a.m.]

Action on Bill 5 (2026) postponed to a date and time to be determined by the Committee Chair.

AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

[10:31 a.m.]

Bill 6 (2026) amended to CD1 (OCS2026-0067/1/30/2026 8:19 AM) and reported out for passage on second reading and scheduling of a public hearing.

AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communications:

D-10(26) Planning Commission
D-15(26) Department of Planning and Permitting
M-57(26) Testimony on Bill 6 (2026)
M-59(26) Testimony on Bill 5 (2026)

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[10:31 a.m.]

10. BILL 7 (2026) – COMMITTEE REPORT 34(26)

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.

[10:35 a.m.]

The Committee Chair called upon Lena Phomsouvanh from the Department of Planning and Permitting to provide a brief presentation of LUO Sign Amendment Apartment Mixed Use Districts to the Committee. (D-64[26])

[10:37 a.m.]

Councilmember Weyer exited the Council Chamber.

[10:42 a.m.]

There was no public testimony.

[10:42 a.m.]

Bill 7 (2026) amended to CD1 (OCS2026-0056/1/29/2026 2:53 PM) and reported out for passage on second reading and scheduling of a public hearing.

AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS – 5.

NOES: None.

Related communication:

D-11(26) Planning Commission

[10:43 a.m.]

Councilmember Weyer entered the Council Chamber.

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[10:43 a.m.]

11. BILL 15 (2026)

RELATING TO AFFORDABLE HOUSING REQUIREMENTS. Amending the affordable housing requirements in Chapter 29, Revised Ordinances of Honolulu 2021.

[10:50 a.m.]

The following individual testified:

McKinley Eads, Avalon Development Group (General comment)

[11:00 a.m.]

Councilmember Tupola exited the Council Chamber.

[11:05 a.m.]

Councilmember Weyer exited the Council Chamber.

[11:06 a.m.]

Councilmember Okimoto exited the Council Chamber.

[11:07 a.m.]

Action on Bill 15 (2026) postponed to a date and time to be determined by the Committee Chair.

AYES: CORDERO, KIA'ĀINA, WATERS – 3.

NOES: None.

ABSENT: OKIMOTO, TUPOLA – 2.

Related communication:

M-60(26) Testimony on Bill 15 (2026)

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:07 a.m.