



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, MARCH 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=-ZQT89s06hk>.

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), and Tupola (voting member) were present at the meeting.

ORDER OF BUSINESS

FOR ACTION

[9:03 a.m.]

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to the Council on whether the Charter provision(s) establishing the commission should be retained, amended, or repealed.

[9:05 a.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

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[9:14 a.m.]

There was no public testimony.

[9:14 a.m.]

Action on the matter postponed to the next Committee on Zoning & Planning meeting scheduled on April 2, 2026.

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

Related communication:

D-57(26) Planning Commission

[9:14 a.m.]

2. RESOLUTION 26-27 – COMMITTEE REPORT 64(26)

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.

[9:16 a.m.]

Council Chair Waters entered the Council Chamber.

[9:19 a.m.]

The Committee Chair called upon Jim Hayes from Planning Solutions, Inc., the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-87[26])

[9:23 a.m.]

There was no public testimony.

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[9:24 a.m.]

Resolution 26-27 amended to CD1 (OCS2026-0133/3/3/2026 11:28 AM) and reported out for adoption.

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

Related communication:

D-59(26) Department of Planning and Permitting

[9:25 a.m.]

3. RESOLUTION 26-29 – COMMITTEE REPORT 65(26)

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.

[9:31 a.m.]

The Committee Chair called upon David Slessor from BW Digital, the Applicant's Agent, to provide a brief presentation of the Project to the Committee. (M-86[26])

[9:33 a.m.]

Councilmembers Cordero and Dos Santos-Tam exited the Council Chamber.

[9:34 a.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

[9:35 a.m.]

Councilmember Cordero entered the Council Chamber.

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[9:38 a.m.]

The following individuals testified:

1. Jennifer Cruz, Frank V. Coluccio Construction Co. (General comment)
2. Fred Rodi, DRFortress (Support)

[9:41 a.m.]

Resolution 26-29 amended to CD1 (OCS2026-0134/3/3/2026 11:59 AM) and reported out for adoption.

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

Related communications:

D-66(26) Department of Planning and Permitting
M-90 (26) Testimony on Resolution 26-29
M-93(26) Testimony on Resolution 26-29

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.

This item was cancelled.

[9:42 a.m.]

5. BILL 6 (2026), CD1 – COMMITTEE REPORT 62(26)

LUO AMENDMENT RELATING TO APARTMENT AND APARTMENT MIXED-USE ZONING DISTRICTS. Amending the development standards for the apartment and apartment mixed-use zoning districts.

[9:45 a.m.]

The following individuals testified:

1. Wilfred Motosue (M-94[26]) (Support)
2. Jonathan Helton, Grassroot Institute of Hawaii (Support)

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[9:53 a.m.]

Bill 6 (2026), CD1 reported out for passage on third reading.

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

Related communications:

M-89(26) Testimony on Bill 6 (2026)
M-94(26) Testimony on Bill 6 (2026)

[9:53 a.m.]

6. BILL 7 (2026), CD1 – COMMITTEE REPORT 63(26)

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.

[9:55 a.m.]

The following individuals testified:

1. Lee Tokuhara, D.R. Horton Hawaii (M-92[26]) (Support)
2. Kiran Polk, Kapolei Chamber of Commerce (M-92[26]) (Support)

[9:59 a.m.]

Bill 7 (2026), CD1 reported out for passage on third reading.

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

Related communication:

M-92(26) Testimony on Bill 7 (2026)

INFORMATIONAL BRIEFING

[9:59 a.m.]

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.

[10:00 a.m.]

The Committee Chair called upon Dawn Takeuchi Apuna, Director of the Department of Planning and Permitting, to provide a brief update on its permit process backlog and the status of applications, for ROH Chapter 32 projects to the Committee. (D-136[26])

[10:05 a.m.]

Councilmember Cordero exited the Council Chamber.

[10:11 a.m.]

Councilmember Cordero entered the Council Chamber.

[10:44 a.m.]

Councilmember Okimoto exited the Council Chamber.

[10:45 a.m.]

There was no public testimony.

[10:45 a.m.]

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

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[10:45 a.m.]

The Committee Chair called upon Dina Wong, Planning Division Chief and Tim Streitz, Acting Transit-Oriented Development Administrator from the Department of Planning and Permitting, to provide a brief presentation on the Development and Sustainable Communities Plan Schedule and the Transit-Oriented Development Plans and zoning status to the Committee. (D-137[26])

[10:51 a.m.]

Councilmember Okimoto entered the Council Chamber.

[10:53 a.m.]

Councilmember Cordero exited the Council Chamber.

[10:54 a.m.]

Councilmember Tupola exited the Council Chamber.

[10:56 a.m.]

Councilmember Cordero entered the Council Chamber.

[11:11 a.m.]

There was no public testimony.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:12 a.m.