



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

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
THURSDAY, AUGUST 27, 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 **84042352047** and Passcode **046971**.
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.

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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) 768-9230 or send an email to sherry.arca@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 sherry.arca@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 EXTENSION OF TIME ONLY

1. **RESOLUTION 26-171 – IPD-T PROJECT FOR 1588 ALA MOANA DEVELOPMENT (2026-PDP-1).** Approving a conceptual plan for an Interim Planned Development-Transit (IPD-T) permit to redevelop 187,174 square feet of land zoned BMX-3 Community Business Mixed-Use District within the Ala Moana Neighborhood Transit-Oriented Development Plan area with a mixed-use development project, located at 1450 Ala Moana Boulevard, and identified as Tax Map Key 2-3-038: 041. (Applicant: BSC Acquisitions II, LLC) (Transmitted by Communication [D-504\[26\]](#)) (Current Deadline: 9/25/26)

Related communication:

[M-344\(26\)](#) R.M. Towill Corporation, requesting 90-day extension of time.

FOR ACTION

2. **RESOLUTION 26-150 – LAND USE ORDINANCE RELATING TO LARGE DETACHED DWELLINGS.** Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 2021 (The Land Use Ordinance), relating to large detached dwellings. (Committee postponed action 6/25/26)

Related communication:

[D-496\(26\)](#) Department of Planning and Permitting, confirming receipt of Resolution 26-150.

3. **RESOLUTION 26-188 – REZONE LAND SITUATED AT KAILUA, O’AHU.** Proposing an amendment to Zoning Map No. 23 (Kailua-Lanikai-Keolu), Ordinance 86-124, to rezone land situated at Kailua, O’ahu.

Related communications:

[M-318\(26\)](#) State of Hawai’i Department of Hawaiian Home Lands, Former Kalaheo Elementary School Site TMK 4-4-033:018.

[CC-149\(26\)](#) Office of the City Clerk, notifying the Department of Planning and Permitting of the introduction of the Resolution.

4. **RESOLUTION 26-168 – 87-1818 FARRINGTON HIGHWAY, NĀNĀKULI (2026/SMA-20).** Granting a Special Management Area Major Permit to Kyung Chul Shin and Soon Ae Shin to allow for the construction of a new two-story commercial building with a parking lot, caretaker dwelling, and associated improvements on a 19,737-square-foot non-shoreline lot zoned B-1 Neighborhood Business District, located at 87-1818 Farrington Highway, and identified as Tax Map Key 8-7-035: 005. (Applicants: Kyung Chul Shin and Soon Ae Shin) (Transmitted by Communication [D-494\[26\]](#)) (Current Deadline: 9/15/26)

PROPOSED CD1 TO RESOLUTION 26-168 (Submitted by Councilmember Kia'āina) – The CD1 (OCS2026-0486/8/18/2026 2:55 PM) makes the following amendments:

- A. Amends the title of the resolution to read as follows:
- "GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING THAT INCLUDES A CARETAKER UNIT, A PARKING LOT, AND ASSOCIATED IMPROVEMENTS IN NĀNĀKULI, O'AHU."
- B. Amends the first WHEREAS clause to clarify the description of the Project.
- C. Amends the third WHEREAS clause to change the date the Department of Planning and Permitting completed its report and transmitted its findings and recommendation of approval to the City Council from July 20, 2026, to July 15, 2026.
- D. Amends Condition B, relating to the Project's traffic impacts, to:
1. Add a Condition B.1 to require the Applicant to implement the traffic impact avoidance and minimization measures that the Applicant prepared in response to a request from the State of Hawai'i Department of Transportation, which were incorporated into the Project's Final Environmental Assessment; and
 2. Add a Condition B.2 to provide that prior to the issuance of any construction permits or building permits for major construction work, the Applicant is required to submit to the DPP Traffic Review Branch for its review and approval a construction management plan that addresses potential impacts on the surrounding neighborhood during Project construction, including impacts from construction vehicles and construction-related activities.

- E. Amends the BE IT FINALLY RESOLVED clause to add the names and street address for the Applicant.
- F. Makes miscellaneous technical and nonsubstantive amendments.

5. **BILL 37 (2026) – AMENDING THE STATE LAND USE DISTRICT BOUNDARY MAPS (SCHOFIELD QUADRANGLE AND ‘EWA QUADRANGLE).** Amending portions (approximately 14.837 acres) of the State Land Use District Boundary Maps (Schofield Quadrangle and ‘Ewa Quadrangle) from the Agricultural District to the Urban District for certain lands situated at Kapolei and Honouliuli in ‘Ewa, O‘ahu, Hawai‘i. (Transmitted by Communication [D-320\[26\]](#); Bill passed first reading 6/3/26)

Related communication:

[D-542\(26\)](#) Department of Planning and Permitting, presentation for Bills 37 (2026), 38 (2026), and 39 (2026).

6. **BILL 38 (2026) – RELATING TO THE TRANSIT-ORIENTED DEVELOPMENT SPECIAL DISTRICT.** Expanding the transit-oriented development (“TOD”) special district to include three additional Skyline rail transit station areas and to incorporate land use standards and guidelines for those areas based on the recommendations in the East Kapolei Neighborhood TOD Plan. (Transmitted by Communication [D-318\[26\]](#); Bill passed first reading 6/3/26)
(Current Deadline: 12/7/26)

Related communication:

[D-542\(26\)](#) Department of Planning and Permitting, presentation for Bills 37 (2026), 38 (2026), and 39 (2026).

7. **BILL 39 (2026) – REZONE LAND SITUATED AT KAPOLEI AND HONOULIULI IN ‘EWA, O‘AHU.** To rezone land situated near the Kualaka‘i Parkway and Keahumoa Parkway intersection (Kualaka‘i/East Kapolei rail station area), the Kualaka‘i Parkway and Ho‘omohala Avenue intersection (Keone‘ae/University of Hawai‘i West-O‘ahu rail station area), and the Lalahiwa Street and Kamāile Mua Street intersection (Honouliuli/Ho‘opili rail station area) in ‘Ewa, from A-2 Medium-density Apartment, AG-1 Restricted Agricultural, AMX-2 Medium-density Apartment Mixed-Use, B-1 Neighborhood Business, B-2 Community Business, BMX-3 Community Business Mixed-Use, IMX-1 Industrial-Commercial Mixed-Use, P-2 General Preservation, R-3.5 Residential, and R-5 Residential Districts to the A-2 Medium-density Apartment, AG-1 Restricted Agricultural, AMX-2 Medium-density Apartment Mixed-Use, B-1 Neighborhood Business, B-2 Community Business, BMX-3 Community Business Mixed-Use, IMX-1 Industrial-Commercial Mixed-Use, P-2 General Preservation, and R-3.5 Residential Districts. (Transmitted by Communication [D-319\[26\]](#); Bill passed first reading 6/3/26) (Current deadline: 12/7/26)

PROPOSED CD1 TO Bill 39 (2026) (Submitted by Councilmember Kia‘āina) – The CD1 (OCS2026-0487/8/13/2026 1:32 PM) makes the following amendments:

- A. Amends SECTION 1 of the bill to accurately refer to a zone change of approximately 1,374.4 acres (instead of 1,380.5 acres) of land. (This amendment does not change the original purpose of the bill, which is to rezone land in ‘Ewa, O‘ahu.)
- B. Replaces Exhibits A through C with new Exhibits A through C, to:
 - 1. Remove the P-2 General Preservation District designation in certain areas, the zoning district designation of which was intended to facilitate the expansion of park areas, primarily along the rail guideway, to instead match adjacent zoning districts (other regulatory mechanisms will ensure that these parcels are used for park and recreation purposes, including community master plans, the East Kapolei Neighborhood Transit-Oriented Development ("TOD") Plan, and the TOD special district regulations in the Land Use Ordinance); and
 - 2. Realign zoning district boundaries to update the location of certain street centerlines for future roadways on University of Hawai‘i West O‘ahu non-campus lands (this would minimize inadvertent split zoning on adjacent zoning lots.)

- C. Replaces Exhibit D with an updated Exhibit D that lists the Tax Map Key ("TMK") numbers and streets as of July 24, 2026 (instead of April 8, 2026). (There are no changes to the TMK numbers and streets listed.)
- D. Makes miscellaneous technical and nonsubstantive amendments.

Related communications:

- [D-512\(26\)](#) Department of Planning and Permitting proposed revisions.
- [D-542\(26\)](#) Department of Planning and Permitting, presentation for Bills 37 (2026), 38 (2026), and 39 (2026).

- 8. **[BILL 42 \(2026\)](#) – AMENDING THE STATE LAND USE DISTRICT BOUNDARY MAP (KAHUKU QUADRANGLE).** Amending a portion of the State Land Use District Boundary Map (Kahuku Quadrangle) from the Agricultural District to the Urban District for certain lands situated in the Ko'olau Loa Development Plan Area, Lā'ie, O'ahu, Hawai'i. (Transmitted by Communication [D-370\[26\]](#); Bill passed first reading 7/8/26)

[PROPOSED CD1 TO Bill 42 \(2026\)](#) (Submitted by Councilmember Kia'āina) – The CD1 (OCS2026-0497/8/18/2026 2:21 PM) makes the following amendments:

- A. In SECTION 1 of the bill, amends the Council findings to be consistent with the standards and criteria for approval of a petition for a State Land Use District boundary amendment ("SLUDBA") under ROH § 23-1.6.
- B. In renumbered SECTION 3 of the bill:
 - 1. Separates Condition A into two conditions:
 - a. Condition A, which requires the City to satisfy the requirements in HRS § 205-3.5(a)(1); and
 - b. Condition B, which requires the City to satisfy the requirements in HRS § 205-3.5(a)(2).

Re-letters subsequent conditions

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2. Amends re-lettered Condition C to clarify that prior to the issuance of any construction permit or building permit for improvements to the Petition Area, the City is required to submit to the Department of Planning and Permitting a copy of the State Historic Preservation Division's written acceptance of an archaeological survey for the Petition Area that meets the requirements of HAR § 13-276-5, and includes subsurface testing conducted by a qualified archaeologist.
3. Amends re-lettered Condition D to conform with standard language to minimize impacts to endangered, threatened, or protected species.
4. Adds a new Condition E to require that the lowest finished floor elevation be a minimum of 6 feet above mean sea level for all habitable structures located on portions of the Petition Area that are within the sea level rise exposure area for 3.2 feet of sea level rise by the year 2100.
5. Adds a new Condition F to require the relocation of the existing fuel dispensing station (which is within the tsunami evacuation zone) to higher elevation. This could occur when two related above-ground fuel storage tanks are relocated to a higher elevation.

C. Makes miscellaneous technical and nonsubstantive amendments.

9. **BILL 43 (2026) – REZONE LAND SITUATED AT PA‘ALA‘A KAI, WAIALUA, O‘AHU.** To rezone land situated at Pa‘ala‘a Kai, Waialua from the Country District to the R-5 Residential District and identified as Tax Map Key 6-6-018: 024. (Applicants: Jason C. and Elisa A. Hagan) (Transmitted by Communication [D-388\[26\]](#); Bill passed first reading 7/8/26) (Current Deadline: 12/31/26)

PROPOSED CD1 TO Bill 43 (2026) (Submitted by Councilmember Kia‘āina) – The CD1 (OCS2026-0498/8/18/2026 3:32 PM) makes the following amendments:

- A. Amends SECTION 1 of the Bill to provide that:
1. The correct address of the land is 66-9A Waialua Beach Road (instead of 66-009 Wailua Beach Road); and
 2. The land area subject to the zone change is a portion of Tax Map Key 6-6-018:024.

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- B. Amends SECTION 2 of the Bill to provide that the unilateral agreement attached to the bill relates to a portion of Tax Map Key 6-6-018:024.
- C. Amends the Exhibit A map to provide that the land area subject to the zone change is:
 - 1. A portion of Tax Map Key 6-6-018:024; and
 - 2. 1.429 acres (instead of 1.431 acres).
- D. Makes miscellaneous technical and nonsubstantive amendments.

PROPOSED UNILATERAL AGREEMENT – The Proposed U/A (draft dated 8/18/26) to be attached as "Exhibit B" to the Bill after execution and recordation.

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