REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:
Esther Kia'āina, Chair; Tommy Waters, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Andria Tupola

Committee Meeting Held
August 27, 2026

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning & Planning, which considered Resolution 26-171, entitled:

"RESOLUTION APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE 1588 ALA MOANA DEVELOPMENT PROJECT,"

transmitted by Departmental Communication 504 (2026), dated July 24, 2026, from the Department of Planning and Permitting ("DPP"), reports as follows:

The purpose of Resolution 26-171 is to approve the conceptual plan for the 1588 Ala Moana Interim Planned Development-Transit project, which is mixed-use development proposed by BSC Acquisitions II, LLC that includes hotel, residential, and commercial uses on a 187,174-square-foot portion of 2,713,046 square feet of land consisting of 11 jointly developed zoning lots that comprise Ala Moana Center and its associated private roads, zoned BMX-3 Community Business Mixed Use District, within the Ala Moana Neighborhood Transit-Oriented Development Plan area, located at 1450 Ala Moana Boulevard, identified as a portion of Tax Map Key 2-3-038:041.

Your committee notes that the current deadline for Council action on Resolution 26-171 is September 25, 2026. Your Committee considered a 90-day extension of this deadline requested by the Applicant's Agent by Miscellaneous Communication 344(26).

The DPP Land Use Permitting Division Chief testified in support of the extension of time.

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON SEP 9 2026

COMMITTEE REPORT NO. 254(26)

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Unite Here Local 5 testified in support of the extension of time.

Your Committee received no written testimony on the extension of time.

Your Committee on Zoning & Planning finds that the time needed for further consideration of Resolution 26-171 could exceed the time limit provided for that consideration. Your Committee therefore recommends that Resolution 26-171 be granted a 90-day extension of time pursuant to the written request from the Applicant's agent as detailed in Miscellaneous Communication 344 (2026). (Ayes: Cordero, Kia'āina, Okimoto, Tupola, Waters – 5; Noes: None.)

Respectfully submitted,

Esther Kia'āina

Committee Chair

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