HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

COMMITTEE ON ZONING & PLANNING

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

WRITTEN SUMMARY FOR VIDEO RECORD

REGULAR MEETING
THURSDAY, AUGUST 27, 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=B3bjp1Hpt3M.*

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'āina at 9:02 a.m. Councilmembers Cordero (voting member), Okimoto (voting member), and Tupola (voting member) were present at the meeting.

[9:04 a.m.]

Council Chair Waters entered the Council Chamber.

Committee on Zoning & Planning Meeting
Written Summary for Video Record
Thursday, August 27, 2026

ORDER OF BUSINESS

FOR EXTENSION OF TIME ONLY

[9:04 a.m.]

1. RESOLUTION 26-171 – COMMITTEE REPORT 254(26)

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.

[9:06 a.m.]

The following individual testified:

Ben Sadoski, Unite Here Local 5 (Support)

[9:07 a.m.]

Resolution 26-171 granted a 90-day extension of time pursuant to the written request from the Applicant in Communication M-344(26).

AYES: CORDERO, KIAʻĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communications:

D-504(26)	Department of Planning and Permitting
M-344(26)	R.M. Towill Corporation
M-349(26)	Testimony on Resolution 26-171

FOR ACTION

[9:08 a.m.]

2. RESOLUTION 26-150 – COMMITTEE REPORT 252(26)

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.

[9:10 a.m.]

There was no public testimony.

[9:11 a.m.]

Resolution 26-150 reported out for adoption.

AYES: CORDERO, KIAʻĀINA, OKIMOTO*, TUPOLA, WATERS – 5.
NOES: None.

*Councilmember Okimoto voted aye with reservations.

Related communication:

D-496(26) Department of Planning and Permitting

[9:11 a.m.]

3. RESOLUTION 26-188 – COMMITTEE REPORT 255(26)

REZONE LAND SITUATED AT KAILUA, OʻAHU. Proposing an amendment to Zoning Map No. 23 (Kailua-Lanikai-Keolu), Ordinance 86-124, to rezone land situated at Kailua, Oʻahu.

[9:15 a.m.]

The following individual testified:

David Pound (M-352[26]) (Support)

[9:17 a.m.]

Council Chair Waters exited and entered the Council Chamber.

[9:24 a.m.]

Resolution 26-188 reported out for adoption.

AYES: CORDERO, KIAʻĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communications:

CC-149(26)	Office of the City Clerk
M-318(26)	State of Hawaiʻi Department of Hawaiian Home Lands
M-352(26)	Testimony on Resolution 26-188

[9:24 a.m.]

4. RESOLUTION 26-168 – COMMITTEE REPORT 253(26)

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.

[9:28 a.m.]

The Committee Chair called upon Jim Hayes from Planning Solutions, Inc. to provide a brief presentation of the project to the Committee. (M-363[26])

[9:35 a.m.]

There was no public testimony.

[9:36 a.m.]

1. Resolution 26-168 amended to CD1 (OCS2026-0542/8/28/2026 1:08 PM) and reported out for adoption.

   AYES: CORDERO, KIAʻĀINA, OKIMOTO, TUPOLA, WATERS – 5.
   NOES: None.

   Related communication:

   D-494(26) Department of Planning and Permitting

[9:37 a.m.]

At this juncture, Committee Chair Kiaʻāina announced that she would take up Items 5, 6, and 7 together.

[9:37 a.m.]

5. BILL 37 (2026) – COMMITTEE REPORT 247(26)

   AMENDING THE STATE LAND USE DISTRICT BOUNDARY MAPS (SCHOFIELD QUADRANGLE AND ʻEWA QUADRANGLE). Amending portions (approximately 14.837 acres) of the State Land Use District Boundary Maps (Schofield Quadrangle and ʻEwa Quadrangle) from the Agricultural District to the Urban District for certain lands situated at Kapolei and Honouliuli in ʻEwa, Oʻahu, Hawaiʻi.

6. BILL 38 (2026) – COMMITTEE REPORT 248(26)

   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.

7. BILL 39 (2026) – COMMITTEE REPORT 249(26)

REZONE LAND SITUATED AT KAPOLEI AND HONOULIULI IN ʻEWA, OʻAHU. To rezone land situated near the Kualakaʻi Parkway and Keahumoa Parkway intersection (Kualakaʻi/East Kapolei rail station area), the Kualakaʻi Parkway and Hoʻomohala Avenue intersection (Keoneʻae/University of Hawaiʻi West-Oʻahu rail station area), and the Lalahiwa Street and Kamāile Mua Street intersection (Honouliuli/Hoʻopili rail station area) in ʻEwa, 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.

[9:49 a.m.]

The Committee Chair called upon Elizabeth Krueger from the Department of Planning and Permitting to provide a brief presentation of the TOD Special District Regulations, Zoning, and State Land Use District Boundary Amendment to the Committee. (D-542[26])

[10:20 a.m.]

The following individuals testified:

1. Jesse Souki, Hawaii State Department of Education (General comment Bill 38 [2026])
2. Leslie Keating (Support Bill 38 [2026] and Bill 39 [2026])
3. Sam Kim, Hawaii Regional Council of Carpenters (M-366[26], M-347[26], M-348[26]) (Support)

[10:33 a.m.]

Bill 37 (2026) reported out for passage on second reading and scheduling of a public hearing.

AYES: CORDERO, KIAʻĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

[10:33 a.m.]

Bill 38 (2026) reported out for passage on second reading and scheduling of a public hearing.

AYES: CORDERO, KIAʻĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

[10:33 a.m.]

Bill 39 (2026) amended to CD1 (OCS2026-0487/8/13/2026 1:32 PM) and reported out for passage on second reading and scheduling of a public hearing.

AYES: CORDERO, KIAʻĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communications:

D-318(26)	Planning Commission
D-319(26)	Planning Commission
D-320(26)	Planning Commission
D-512(26)	Department of Planning and Permitting
M-347(26)	Testimony on Bill 38 (2026)
M-348(26)	Testimony on Bill 39 (2026)
M-366(26)	Testimony on Bill 37 (2026)

[10:34 a.m.]

8. BILL 42 (2026) – COMMITTEE REPORT 250(26)

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 Koʻolau Loa Development Plan Area, Lāʻie, Oʻahu, Hawaiʻi.

[10:34 a.m.]

Committee Chair Kiaʻāina exited the Council Chamber.

[10:38 a.m.]

Committee Chair Kiaʻāina entered the Council Chamber.

[10:39 a.m.]

The Committee Chair called upon Greg Nakai from PBR Hawaii and Associates, Inc. to provide a brief presentation of the project to the Committee. (M-368[26])

[10:44 a.m.]

There was no public testimony.

[10:45 a.m.]

Bill 42 (2026) amended to CD1 (OCS2026-0497/8/18/2026 2:21 PM) and reported out for passage on second reading and scheduling of a public hearing.

AYES: CORDERO, KIAʻĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communications:

D-370(26) Planning Commission
D-555(26) Department of Design and Construction

[10:45 a.m.]

9. BILL 43 (2026) – COMMITTEE REPORT 251(26)

REZONE LAND SITUATED AT PAʻALAʻA KAI, WAIALUA, OʻAHU. To rezone land situated at Paʻalaʻa Kai, Waialua from the Country District to the R-5 Residential District and identified as Tax Map Key 6-6-018: 024.

[10:45 a.m.]

Councilmember Cordero exited the Council Chamber.

[10:46 a.m.]

Councilmember Cordero entered the Council Chamber.

[10:50 a.m.]

The Committee Chair called upon Jim Hayes from Planning Solutions, Inc. to provide a brief presentation of the project to the Committee. (M-364[26])

[10:56 a.m.]

There was no public testimony.

[10:59 a.m.]

Bill 43 (2026) amended to CD1 (OCS2026-0498/8/18/2026 3:32 PM) and reported out for passage on second reading and scheduling of a public hearing.

AYES: CORDERO, KIAʻĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communication:

D-388(26) Planning Commission

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:00 a.m.