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

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
THURSDAY, SEPTEMBER 24, 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: **81737190987** and Passcode **409495**.

2. To testify by videoconference, visit the Honolulu Records Collection website, type the following into the address bar of the browser: https://hnldoc.ehawaii.gov/hnldoc/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.

Written testimony may be uploaded through the Honolulu Records Collection website, type the following into the address bar of the browser: https://hnldoc.ehawaii.gov/hnldoc/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://hnldoc.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://hnldoc.ehawaii.gov/hnldoc/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 ʻŌlelo 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 accomodation 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.

Committee on Zoning & Planning Agenda
Thursday, September 24, 2026

FOR ACTION

1. **RESOLUTION 26-183 – 57-329 PAHIPAHIʻĀLUA STREET - KAHUKU (2026/SMA-25).** Granting a Special Management Area Major Permit to Barbara L. Paullin to allow for the construction of a new two-story single-unit dwelling with ground floor parking and a second story living space, a rock garden, an in-ground swimming pool, and an individual wastewater system, on a 18,992-square-foot shoreline lot zoned R-5 Residential District, located at 57-329 Pahipahiʻālua Street, and identified as Tax Map Key 5-7-003: 057. (Applicant: Barbara L. Paullin) (Transmitted by Communication D-522[26]) (Current Deadline: 10/10/26)

   PROPOSED CD1 TO RESOLUTION 26-183 (Submitted by Councilmember Kiaʻāina) – The CD1 makes the following amendments:

   A. Amends the title of the resolution to read:

      "GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE DEMOLITION OF AN EXISTING SINGLE-UNIT DWELLING AND DECOMMISSION OF AN EXISTING CESSPOOL; AND THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-UNIT DWELLING WITH LANAIS, TWO-CAR CARPORT, OPEN ONE-CAR PARKING AREA, ROCK GARDEN, IN-GROUND SWIMMING POOL, AND INDIVIDUAL WASTEWATER SYSTEM IN KAHUKU, OʻAHU. "

   B. Amends the first WHEREAS clause to clarify the description of the Project.

   C. Amends Condition B.2 to clarify that the entire Project site is anticipated to be impacted by 3.2 feet of sea level rise by the year 2100, and the proposed Project dwelling is located within the 3.2-foot sea level rise exposure area.

   D. Amends Condition I.1 to provide that the Applicant proposes to import approximately 46 (as opposed to 45) cubic yards of structural fill material.

   E. Adds a new Condition J to require the Applicant to use pervious surface materials for the driveway and areas under the elevated structure, except for the carport, pool, and storage area. Re-letters subsequent Conditions.

F. Amends re-lettered Condition K.1 to provide that prior to the issuance of any construction permit or building permit for the Project, the Applicant is required to obtain a minor shoreline structure permit for the Project dwelling roof overhang located within the shoreline setback area.

G. For readability, replaces the resolution exhibits with clearer exhibits.

H. Makes miscellaneous technical and nonsubstantive amendments.

2. **RESOLUTION 26-207 – AMENDING RESOLUTION 23-83, CD1.** Amending Resolution 23-83, CD1, to update the project description, incorporate by reference an updated list of exemptions from the Hawai‘i Community Development Authority's Mauka Area Rules, and extend the deadline for the commencement of construction for the Pohukaina Commons Affordable Rental and mixed-use Project in Kaka‘ako, O‘ahu.

Related communication:

M-386(26) State of Hawaii Housing Finance and Development Corporation, requesting to amend Resolution 23-83, CD1.

3. **RESOLUTION 26-171 – IPD-T PROJECT / 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 Keys 2-3-038: 041. (Applicant: BSC Acquisitions II, LLC) (Transmitted by Communication D-504[26]) (Current Deadline: 12/24/26)

PROPOSED CD1 TO RESOLUTION 26-171 (Submitted by Councilmember Kia‘āina) – The CD1 makes the following amendments:

A. Amends the resolution title to read as follows:

"APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE 1588 ALA MOANA MIXED-USE DEVELOPMENT."

B. Amends the first and second WHEREAS clauses to clarify the description of the Project.

C. Adds a new third WHEREAS clause to describe the Project's affordable rental units, provided pursuant to the affordable housing requirements of ROH Chapter 29, and as a community benefit to justify the Project's height and density bonuses and development standard flexibility.

D. Amends Condition A to clarify that the Council is approving the Project's conceptual plan (instead of the Project's IPD-T permit).

E. In Condition B, relating to height and density bonuses and flexibility from development standards and requirements:

1. Amends Condition B.1 to provide that the maximum floor area ratio ("FAR") for the Project is 6.2 for the 187,174-square-foot Project site, and additional floor area, up to a maximum FAR of 7.0 for the project site is allowed, but only to accommodate additional or larger affordable rental units.

2. Amends Condition B.8 to provide that appropriate and enhanced landscape screening and pedestrian-oriented design and improvements are required to address the Project hotel's back-of-house activities and equipment rooms that will be located along Atkinson Drive.

3. Amends Condition B.9 to provide that the Project's loading space requirements may be reduced to 10 shared loading spaces (instead of the required seven hotel loading spaces, three commercial loading spaces, and two residential loading spaces).

F. In Condition C, relating to the Project's community benefits:

1. Amends Condition C.1 to delete the provision requiring the Applicant to implement improvements to the Ala Moana Boulevard and Atkinson Drive intersection if the Hawai‘i Department of Transportation ("HDOT") supports the improvements. Retains the alternative option that the Applicant provide a monetary contribution to the City of $5 million to be used for Complete Streets improvements within the Ala Moana Neighborhood TOD Plan area.

2. Amends Condition C.3 to clarify that in addition to the affordable dwelling units required under ROH Chapter 29, the Applicant is required to provide a minimum of 38 affordable rental dwelling units provided as a community benefit, and rented to households earning up to 80 percent or below of the AMI for a minimum period of 30 years, or alternatively, the Applicant may provide a minimum of 38 affordable rental units rented to households earning 120 percent or below of the AMI for a minimum period of 60 years.

3. Deletes Condition C.4, which would have required incorporation of a recycled gray water reuse system. Renumbers subsequent conditions in Condition C.

4. Amends renumbered Condition C.4, which requires the Applicant to provide a new City bus stop located along the Project's street frontage, to provide that if the Department of Transportation Services ("DTS") does not identify a location for a new City bus stop, the Applicant is required to adopt an existing City bus stop in the vicinity of the Project site, and be responsible for implementing bus stop improvements, such as seating, shelters, and lighting, and maintaining the bus stop, at no cost to the City.

5. Amends renumbered Condition C.5, which requires the Applicant to establish a bikeshare station near the Project site or near a City bus stop, to provide that if a location is not identified by DTS, the Applicant is required to provide a bikeshare station on the Project site.

G. In Condition D, relating to Project plans that must be submitted to the DPP prior to the issuance of the Project's Major Special District Permit:

1. Adds a new Condition D.2 to require plans showing vehicular access on Atkinson Drive limited to right-in and right-out only, and vehicular access on Ala Moana Boulevard limited to right-in only driveways. Also requires driveways to be designed to prevent the overflow of vehicles into the right-of-way, and wide enough to allow a moving vehicle to safely pass a stationary vehicle. Renumbers subsequent conditions in Condition D.

2. Amends renumbered Condition D.5 to require design details for the internal pedestrian corridor connecting Ala Moana Shopping Center to the Ala Moana Boulevard and Atkinson Drive intersection, including pedestrian safety measures, and showing consistency in design language and safety with City Complete Streets concepts and the existing or proposed pedestrian design scheme across Ala Moana Shopping Center.

3. Adds a new Condition D.8 to require updated floor plans with preliminary dwelling unit calculations pursuant to the DPP's Affordable Housing Rules, indicating how the number and type of affordable rental units provided pursuant to ROH Chapter 29 and as a community benefit pursuant to Condition C.3 were calculated to comply with room factor and unit mix requirements.

H. In Condition G, relating to traffic and transportation requirements:

1. Amends G.1, relating to a timeline for submitting major building permits, to provide that the construction management plan ("CMP") and updated traffic impact report ("TIR") must be submitted to the DPP for review and approval prior to the issuance of any major building permits.

2. Amends Condition G.2 to conform with the standard CMP requirements for interim planned development-transit ("IPD-T") projects.

3. Amends Condition G.3 to conform with the standard traffic management plan ("TMP") requirements for IPD-T projects.

4. Amends Condition G.4 to move the post TMP requirement to new Condition H, and require the Applicant to implement the recommendations in the Projects initial TIR, update the initial TIR prior to the issuance of any major building permits, and implement the recommendations in the updated TIR.

I. Adds a new Condition H to require the Applicant to submit a post TMP and post TIR approximately one year after the issuance of the Project's certificate of occupancy, and implement the recommendations in the post TIR.

J. Deletes former Condition H, which would have required all residential and hotel parking spaces to be unbundled.

K. Moves former Condition I, relating to vehicular access on Atkinson Drive, to Condition D.2.

L. Moves former Condition J, relating to loading and trash pickup operations, to Condition D.3.b.

M. Moves former Condition K, relating to adequate onsite turnaround areas, to Condition D.3.b.

N. Adds a new Condition J to require the Applicant to coordinate Project construction with applicable governmental agencies, and ensure that Project development complies with all applicable laws and regulations. Re-letters subsequent conditions.

O. Amends re-lettered Condition K to clarify that approval of the Project's conceptual plan (instead of the Project's IPD-T permit) does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals and building, grading, and grubbing permit approvals, which are subject to separate review and approval.

P. Amends re-lettered Condition N, relating to conformance with the Project's conceptual plan and conditions approved by the Council, to clarify that any increase in the height or density of the Project will be considered a significant alternation and change to the conceptual plan.

Q. In the BE IT FURTHER RESOLVED clause, relating to Council findings, amends findings 2 and 3 to provide that the Project's development standard flexibility relates to maximum building height, maximum density, height setbacks, front yards, mauka-makai building orientation, tower separation, maximum tower width, and active ground floor uses.

R. Makes miscellaneous technical and nonsubstantive amendments.

4. **BILL 37 (2026) – AMENDING PORTIONS OF THE STATE LAND USE DISTRICT BOUNDARY MAPS (SCHOFIELD QUADRANGLE AND ‘EWA QUADRANGLE).** Reclassifying approximately 14.837 acres of land in ‘Ewa, O‘ahu, from the State Land Use Agricultural District to the State Land Use Urban District. (Bill passed second reading and public hearing held 9/9/26)

   Related communication:

   D-586(26) Department of Planning and Permitting, presentation for Bills 37 (2026), 38 (2026), and 39 (2026).

5. **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. (Bill passed second reading and public hearing held 9/9/26) (Current Deadline: 12/7/26)

   Related communication:

   D-586(26) Department of Planning and Permitting, presentation for Bills 37 (2026), 38 (2026), and 39 (2026).

6. **BILL 39 (2026), CD1 – REZONE LAND SITUATED AT KAPOLEI AND HONOULIULI IN ‘EWA, O‘AHU.** Changing the zoning of approximately 1,374.4 acres of land in ‘Ewa, O‘ahu. (Bill passed second reading and public hearing held 9/9/26) (Current deadline: 12/7/26)

   Related communication:

   D-586(26) Department of Planning and Permitting, presentation for Bills 37 (2026), 38 (2026), and 39 (2026).

7. **BILL 42 (2026), CD1 – AMENDING THE STATE LAND USE DISTRICT BOUNDARY MAP (KAHUKU QUADRANGLE).** Re-classifying approximately 8.188 acres of land in Lā‘ie, O‘ahu, from the State Land Use Agricultural District to the State Land Use Urban District. (Bill passed second reading and public hearing held 9/9/26)

8. **BILL 43 (2026), CD1 – REZONE LAND SITUATED AT PA‘ALA‘A KAI, WAIALUA, O‘AHU.** Rezoning land situated at 66-9A Waialua Beach Road, Pa‘ala‘a Kai, Waialua, O‘ahu 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) (Bill passed second reading and public hearing held 9/9/26) (Current Deadline: 12/31/26)

   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.

9. **BILL 48 (2025) – PEDESTRIAN MALLS.** Addressing pedestrian malls in the downtown Honolulu area. (Bill passed second reading and public hearing held 11/5/25; Committee postponed action 4/2/26)

   PROPOSED CD1 TO BILL 48 (2026) (Submitted by Councilmember Dos Santos-Tam) – The CD1 (OCS2026-0576/9/18/2026 9:55 AM) makes the following amendments:

   A. Revises SECTION 2 of the bill, which formerly amended ROH Section 13-10.2, relating to definitions, to instead amend ROH Section 13-10.5(a), relating to penalties, to reference "imprisonment" instead of "the city jail."

   B. In SECTION 3 of the bill, which amends ROH Section 15-25.1, relating to the establishment of pedestrian malls:

      1. Deletes proposed new subsection (d) of the bill, which established a portion of Chaplain Lane as a pedestrian mall, and instead amends subsection (b) to expand Fort Street Mall to include the segment of South Pauahi Street beginning from the intersection of Fort Street and South Pauahi Street and ending at the northwestern property line of the lot identified as tax map key 2-1-003:009, which abuts the lot identified as tax map key 2-1-003:010; and that segment of Chaplain Lane beginning from the intersection of Fort Street and Chaplain Lane and ending at the northwestern property line of the lot identified as tax map key 2-1-003:008, which abuts the lot identified as tax map key 2-1-003:010;

2. Amends subsection (b) by:

    a. Consolidating related provisions under the paragraphs within subdivision (2) and redesignating paragraphs in accord with the consolidation;

    b. Clarifying (specifically in redesignated subdivision (C)(ii), relating to vehicles serving business, cleaning, and providing emergency services on the mall) that:

        i. Persons who deliver property to stores, shops, offices, or other establishments between Beretania Street and Chaplain Lane between 2:00 p.m. and 10:00 a.m. of the following day must enter and exit the mall at Beretania Street and Pauahi Street, respectively; and

        ii. Persons who deliver property to stores, shops, offices, or other establishments between Chaplain Lane and Pauahi Street between 2:00 p.m. and 10:00 a.m. of the following day must enter and exit the mall at Chaplain Lane and Pauahi Street, respectively

    c. Amending redesignated subdivision (2)(E)(i) by allowing the use of a bicycle in any direction on Fort Street Mall at a speed no greater than 10 miles per hour and prohibiting engaging in dangerous behavior while on a bicycle on Fort Street Mall; and

3. Adds a new subsection (c)(6) that allows the use of a bicycle at a speed no greater than 10 miles per hour and prohibits engaging in dangerous behavior while on a bicycle on College Walk and River Street Malls.

C. In SECTION 5 of the bill, amends the effective date to be January 1, 2027.

D. Makes miscellaneous technical and nonsubstantive amendments.

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