



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, SEPTEMBER 24, 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=KJ4u3lle6Ew>.

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 9:04 a.m.
Councilmembers Dos Santos-Tam (non-voting member), Tupola (voting member), and Council Chair Waters (voting member) were present at the meeting.
Councilmember Okimoto (voting member) was excused from the meeting.

[9:04 a.m.]

Councilmember Cordero entered the Council Chamber.

[9:06 a.m.]

At this juncture, with no objections, Committee Chair Kia'aina announced that she would take up Agenda Item No. 3, Resolution 26-171, at the end of the agenda. (See Page 8)

ORDER OF BUSINESS

FOR ACTION

[9:07 a.m.]

1. RESOLUTION 26-183 – COMMITTEE REPORT 268(26)

57-329 PAHIPAHI'ĀLUA 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 Pahipahi'ālua Street, and identified as Tax Map Key 5-7-003: 057.

[9:08 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-397[26])

[9:11 a.m.]

There was no public testimony.

[9:12 a.m.]

Resolution 26-183 amended to CD1 (No OCS number) and reported out for adoption.

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

Related communication:

D-522(26) Department of Planning and Permitting

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[9:12 a.m.]

2. RESOLUTION 26-207 – COMMITTEE REPORT 269(26)

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.

[9:18 a.m.]

The Committee Chair called upon Chris Deuchar from Form Partners, the Applicant's Agent to provide a brief presentation of the Project to the Committee. (M-399[26])

[9:25 a.m.]

There was no public testimony.

[9:25 a.m.]

Resolution 26-207 amended to CD1 (No OCS number) and reported out for adoption.

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

Related communications:

M-386(26)	State of Hawaii Housing Finance and Development Corporation
M-404(26)	Testimony on Resolution 26-207

Agenda Item No. 3 was taken up later in the meeting. (See Page 8)

[9:26 a.m.]

4. BILL 37 (2026) – COMMITTEE REPORT 262(26)

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.

[9:28 a.m.]

Councilmember Dos Santos-Tam exited the Council Chamber.

[9:28 a.m.]

There was no public testimony.

[9:29 a.m.]

Bill 37 (2026) reported out for passage on third reading.

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

Related communication:

D-586(26) Department of Planning and Permitting

[9:29 a.m.]

5. BILL 38 (2026) – COMMITTEE REPORT 263(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.

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[9:41 a.m.]

The following individual testified:

Dalan Kam, O'ahu Transit Riders (Support)

[9:45 a.m.]

Bill 38 (2026) reported out for passage on third reading.

AYES: CORDERO, KIA'ĀINA, TUPOLA, WATERS – 4.

NOES: None.

ABSENT: OKIMOTO – 1.

Related communications:

D-586(26)	Department of Planning and Permitting
M-394(26)	Testimony on Bill 38 (2026)

[9:45 a.m.]

6. BILL 39 (2026), CD1 – COMMITTEE REPORT 264(26)

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.

[9:47 a.m.]

There was no public testimony.

[9:50 a.m.]

Bill 39 (2026), CD1 reported out for passage on third reading.

AYES: CORDERO, KIA'ĀINA, TUPOLA, WATERS – 4.

NOES: None.

ABSENT: OKIMOTO – 1.

Related communication:

D-586(26)	Department of Planning and Permitting
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[9:51 a.m.]

7. BILL 42 (2026), CD1 – COMMITTEE REPORT 265(26)

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.

[9:52 a.m.]

Councilmember Tupola exited the Council Chamber.

[9:53 a.m.]

There was no public testimony.

[9:54 a.m.]

Bill 42 (2026), CD1 reported out for passage on third reading.

AYES: CORDERO, KIA'ĀINA, WATERS – 3.
NOES: None.
ABSENT: OKIMOTO, TUPOLA – 2.

Related communications:

D-579(26)	Department of Design and Construction
M-401(26)	PBR Hawaii & Associates, Inc.

[9:54 a.m.]

8. BILL 43 (2026), CD1 – COMMITTEE REPORT 266(26)

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.

[9:54 a.m.]

Councilmember Dos Santos-Tam entered the Council Chamber.

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[9:55 a.m.]

Councilmember Tupola entered the Council Chamber.

[9:57 a.m.]

There was no public testimony.

[10:00 a.m.]

Bill 43 (2026), CD1 reported out for passage on third reading.

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

Related communication:

M-396(26) Planning Solutions, Inc.

[10:00 a.m.]

9. BILL 48 (2025) – COMMITTEE REPORT 261(26)

PEDESTRIAN MALLS. Addressing pedestrian malls in the downtown Honolulu area.

[10:02 a.m.]

The following individual testified:

Dylan Armstrong (M-393[26]) General comment)

[10:04 a.m.]

Bill 48 (2025) amended to CD1 (OCS2026-0576/9/18/2026 9:55 AM) and reported out for passage on third reading.

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

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Related communication:

M-393(26) Testimony on Bill 48 (2025)

[10:05 a.m.]

At this juncture, Committee Chair Kia‘āina took up Agenda Item No. 3, Resolution 26-171.

[10:05 a.m.]

3. RESOLUTION 26-171 – COMMITTEE REPORT 267(26)

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.

[10:12 a.m.]

The Committee Chair called upon Alana Kobayashi Pakkala from Kobayashi Group and Isaiah Sato from R.M. Towill Corporation, the Applicant's Agent to provide a brief presentation of the Project to the Committee. (M-402[26])

[10:31 a.m.]

The following individuals testified:

1. Lorna Woo, Hawaii Lecet (Support)
2. Michael Young, Albert C. Kobayashi, Inc. (M-392[26]) (Support)
3. Lisa Yamada-Son (M-392[26]) (Support)
4. Chad Morikawa, A-1 A-lectrician, Inc. (M-392[26]) (Support)
5. Kainoa Philpotts, Philpotts Interior (M-392[26]) (Support)
6. Arnell Villanueva (M-392[26]) (Support)
7. Bentley Pai, HC&D (Support)
8. Blair Banker (M-392[26]) (Support)
9. Bryson Baker, Albert C. Kobayashi, Inc. (M-392[26]) (Support)
10. Mike Arellano, Albert C. Kobayashi, Inc. (M-392[26]) (Support)
11. Jonathan Noda, Notkin Hawaii, Inc. (M-392[26]) (Support)
12. Chris Deuchar, Form Partners (Support)

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13. Jon McKenna, Hawaiiana Management Company, Ltd. (M-392[26]) (Support)
14. Melvin Nakaoka, Benjamin Woo Architects (M-392[26]) (Support)
15. Keith Emerson, Island Flooring (M-392[26]) (Support)
16. Benjamin Capalnas, A-American Custom Flooring, Inc. (M-392[26]) (Support)
17. James Ryan Malish (Support)
18. Caeleb Reyes, Hawaii Regional Council of Carpenters (Support)
19. Kyle Kamaiopili, Hawaii Regional Council of Carpenters (Support)
20. Bobby Nicholson, Hawaii Regional Council of Carpenters (Support)
21. Arnold N. Aquino, Hawaii Regional Council of Carpenters (Support)
22. Matthew Mehau-Chung, Hawaii Regional Council of Carpenters (Support)
23. Terry Ikeda, Hawaii Regional Council of Carpenters (Support)
24. Sean Newcamp (Support)
25. Randall K. Aoki, Hawaii Regional Council of Carpenters (Support)
26. Steve Pak, Ferguson Enterprises (M-392[26]) (Support)
27. Hans Koch (M-392[26]) (Support)
28. Fernando Frontera, BASE (M-392[26]) (Support)
29. Jason Yamada, A-1 A-lectrician, Inc. (M-392[26]) (Support)
30. Cassie Sun (M-392[26]) (Oppose)
31. Sam Kim, Hawaii Regional Council of Carpenters (M-392[26]) (Support)
32. Amado Sanchez, Group Builders, Inc. (M-392[26]) (Support)
33. Justin Tanouye, Hawaii Operating Engineers Industry Stabilization Fund (M-392[26]) (Support)
34. Pane Meatoga III, Operating Engineers Local 3 (General comment)
35. Timothy Yee, Ferguson Enterprises (M-392[26]) (General comment)
36. Dylan Armstrong (M-392[26]) (General comment)
37. Erin Kiriara (M-392[26]) (Support)
38. Ana Tuiasosopo, Operating Engineers Local 3 (M-392[26]) (Support)
39. Christopher Aguilera, Title Guaranty of Hawaii (M-392[26]) (Support)
40. Dale Vanderbrink (Oppose)
41. Joli Tokusato (M-392[26]) (General comment)
42. Mitchell M. Tynanes, Hawaii Regional Council of Carpenters (Support)
43. Gracie Esperanza (General comment)
44. Ben Sadoski, Unite Here Local 5 (M-392[26]) (Oppose)
45. Erik Kloninger (M-392[26]) (Support)
46. Jean Teo-Gibney, Unite Here Local 5 (General comment)
47. Angelina Spence, Unite Here Local 5 (Oppose)
48. Randy Hiraki (M-392[26]) (Support)
49. Kepa Resentes, Commercial Plumbing, Inc. (M-392[26]) (Support)
50. Maelia Zablan, Commercial Plumbing, Inc. (M-392[26]) (Support)

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51. Jayson Okazaki (M-392[26]) (Support)
52. Tedorian Gallano, Albert C. Kobayashi, Inc. (M-392[26]) (Support)
53. Casey Obatake (M-392[26]) (Support)
54. Gerald Nakashima, Park Lane Ala Moana (M-392[26]) (Support)
55. Arjuna Heim, Hawaii Appleseed Center for Law and Economic Justice (M-392[26]) (General comment)
56. David Aki (Support)
57. Michael Lam (M-392[26]) (Support)

[10:49 a.m.]

Committee Chair Kia'āina exited the Council Chamber.

[10:51 a.m.]

Committee Chair Kia'āina entered the Council Chamber.

[10:58 a.m.]

Councilmember Dos santos-Tam exited the Council Chamber.

[11:06 a.m.]

Councilmember Cordero exited the Council Chamber.

[11:09 a.m.]

Councilmember Cordero entered the Council Chamber.

[12:29 a.m.]

Resolution 26-171 amended to CD1 (No OCS number) and reported out for adoption.

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

Related communications:

D-504(26) Department of Planning and Permitting
M-392(26) Testimony on Resolution 26-171

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Committee Chair Kia'āina returned to agenda order.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:30 p.m.