



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, OCTOBER 22, 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 **82743022437** and Passcode **077541**.
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 ACTION

1. **RESOLUTION 26-236 – UNITED STATES AIR FORCE STATION AT BELLOWS, WAIMĀNALO.** Urging the United States of America to return the lands utilized by the United States Air Force Station at Bellows, Waimānalo, Hawai‘i, to the people of Hawai‘i.

2. **RESOLUTION 26-218 – 47-347 LULANI STREET – KĀNE‘OHE (2026/SMA-36).** Granting a Special Management Area Major Permit to The Smith Trust to allow development including the construction of a three-story single-unit dwelling, a gazebo, and garage, on a 14,269-square-foot shoreline lot zoned R-10 Residential District, located at 47-347 Lulani Street, and identified as Tax Map Key 4-7-020: 029. (Applicant: The Smith Trust) (Transmitted by Communication [D-604\[26\]](#)) (Current Deadline: 11/28/26)

PROPOSED CD1 TO RESOLUTION 26-218 (Submitted by Councilmember Kia‘āina) – The CD1 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 DEMOLITION OF EXISTING STRUCTURES; AND THE CONSTRUCTION OF A NEW THREE-STORY SINGLE-UNIT DWELLING, ATTACHED TWO-CAR GARAGE, AND ACCESSORY IMPROVEMENTS IN KANE‘OHE, O‘AHU."

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

- C. Moves Condition B, which requires the Applicant to obtain an after-the-fact building permit for the existing gazebo on the Project site, to re-lettered Condition I.1. Re-letters subsequent conditions.

- D. Amends re-lettered Condition B.2 to add that the landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot, and further agrees to accept all responsibility for the cost and physical removal of materials or structures lost or damage as a result of coastal hazards.

- E. Deletes re-lettered Condition G.7, relating to cessation of Project activities if a Hawaiian monk seal, green sea turtle, or hawksbill sea turtle is present on land within 150 feet of the work area (the Project site is technically a shoreline lot but is not adjacent to the ocean and does not have a sandy beachfront). Renumbers subsequent conditions in Condition G.

- F. Deletes former Condition I, relating to landscaping requirements for shoreline lots (the Project site is technically a shoreline lot but is not adjacent to the ocean and does not have a sandy beachfront). Re-letters subsequent conditions.
 - G. Amends re-lettered Condition H.1 to provide that the Applicant proposes to import approximately 65 cubic yards of structural (instead of soil) fill material, and no importation of soil (instead of structural) fill material is proposed.
 - H. Amends re-lettered Condition I by:
 - 1. Adding the title "Permits"; and
 - 2. Adding a Condition I.1 to provide that prior to or concurrent with the issuance of any building permit for the Project dwelling, the Applicant is required to obtain a building permit for the existing gazebo located on the Project site, or the Applicant is required to remove the gazebo. Renumbers the subsequent condition in Condition I.
 - I. Makes miscellaneous technical and nonsubstantive amendments.
3. **RESOLUTION 26-220 – 60 KA‘APUNI DRIVE – KAILUA (2026/SMA-34).**
Granting a Special Management Area Major Permit to Nicholas and Krista Baum to allow the construction of two new single-unit dwellings, an attached garage, and an in-ground swimming pool, on a 28,392 square foot shoreline lot zoned R-10 Residential District, located at 60 Ka‘apuni Drive in Kailua, and identified as Tax Map Key 4-3-013: 033. (Applicants: Nicholas and Krista Baum) (Transmitted by Communication [D-606\[26\]](#)) (Current Deadline: 11/29/26)
- PROPOSED CD1 TO RESOLUTION 26-220** (Submitted by Councilmember Kia‘āina) – The CD1 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 DEMOLITION OF EXISTING STRUCTURES; AND THE CONSTRUCTION OF TWO NEW SINGLE-UNIT DWELLINGS, ATTACHED GARAGE, IN-GROUND SWIMMING POOL, AND ACCESSORY IMPROVEMENTS IN KAILUA, O‘AHU."
 - B. Amends the first WHEREAS clause to clarify the description of the Project.

- C. Amends the third WHEREAS clause to provide that the Department of Planning and Permitting completed its report and transmitted its findings and recommendation of approval to the City Council on September 23, 2026 (instead of September 28, 2026).
 - D. Amends Condition B.2, relating to landowner acknowledgements, to add that the landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot, and further agrees to accept all responsibility for the cost and physical removal of materials or structures lost or damage as a result of coastal hazards.
 - E. Amends Condition F.1 to provide that prior to the issuance of any construction permit or building permit for the Project, the Applicant is required to submit to the DPP a copy of the State Historic Preservation Division's ("SHPD") written acceptance of:
 - 1. The Project's Archaeological Inventory Survey that includes subsurface testing conducted by a qualified archaeologist; and
 - 2. Any other mitigation commitments for the Project that may be required by SHPD, such as archaeological monitoring.
 - F. Makes miscellaneous technical and nonsubstantive amendments.
4. **RESOLUTION 26-221 – 84-253 FARRINGTON HIGHWAY – WAI‘ANAE (2026/SMA-37).** Granting a Special Management Area Major Permit to Randall and Irene Wong to allow development including the construction of a one-story single-unit dwelling with a detached three-car garage, accessory dwelling unit, and installation of a new individual wastewater system on an approximately 12,754 square foot shoreline in the lot R-10 Residential District, located at 84-253 Farrington Highway and identified as Tax Map Key 8-4-001: 016. (Applicants: Randall and Irene Wong) (Transmitted by Communication [D-607\[26\]](#)) (Current Deadline: 11/29/26)

PROPOSED CD1 TO RESOLUTION 26-221 (Submitted by
Councilmember Kia'āina) – 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 CONSTRUCTION OF A ONE-STORY SINGLE-UNIT DWELLING, DETACHED THREE-CAR GARAGE, ACCESSORY DWELLING UNIT, AND ONE SURFACE PARKING SPACE; AND THE INSTALLATION OF AN INDIVIDUAL WASTEWATER SYSTEM IN WAI'ANAE, O'AHU."
- B. Amends the first WHEREAS clause to clarify the description of the Project.
- C. Amends the second WHEREAS clause to delete the reference to public testimony at the public hearing for the SMA Major Permit.
- D. Amends Condition B to clarify that prior to the issuance of any Project building permit, the Applicant is required to provide to the DPP written confirmation that the Hawaii Department of Transportation has reviewed the plans and design of the Project's driveway along Farrington Highway.
- E. Amends Condition C.2 to add that the landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot, and further agrees to accept all responsibility for the cost and physical removal of materials or structures lost or damage as a result of coastal hazards.
- F. Amends Condition G.1 to provide that prior to the issuance of any construction permit or building permit for the Project, the Applicant is required to submit to the DPP a copy of the State Historic Preservation Division's ("SHPD") written acceptance of the Project's archaeological inventory survey ("AIS") that includes subsurface testing conducted by a qualified archaeologist.
- G. In Condition H, relating to minimizing impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna:
 - 1. Amends Condition H.8.c.i to provide that if any nests, eggs, fledglings, or downed seabirds are discovered during the pre-construction nesting survey process, a 100-foot buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area; and

2. Deletes the last sentence of Condition H.8.d, which would have provided that pre-construction nesting surveys are not required for construction activities occurring in January or February (seabird nesting periods vary widely depending on the species).
 - H. Makes miscellaneous technical and nonsubstantive amendments.
5. **RESOLUTION 26-233 – REZONE LAND SITUATED AT WAIKĪKĪ.** Proposing an amendment to Zoning Map No. 3 (Mo‘ili‘ili - Kaimuki), Ordinance 86-106, to rezone land situated at Waikīkī, O‘ahu.

Related communication:

[CC-176\(26\)](#) Office of the City Clerk, notifying the Department of Planning and Permitting of the introduction of the Resolution.

6. **RESOLUTION 26-230 – KAPOLEI PARKWAY LOTS 2-5 AFFORDABLE RENTAL HOUSING 201H PROJECT IN KAPOLEI.** Authorizing, pursuant to HRS Section 201H-38, exemptions from certain City application fees, infrastructure, or public works fees and charges, and development standards for the development of the Kapolei Parkway Lots 2-5 affordable rental housing project on an approximately 15.192-acre portion of a 28.054-acre zoning lot owned by the City and County of Honolulu, zoned BMX-3 Community Business Mixed-Use District, located at 91-683 Wakea Street in Kapolei, O‘ahu, and identified as a portion of Tax Map Key 9-1-160: 064.
(Applicant: KP52 Developer, LLC) (Transmitted by Communication [D-633\[26\]](#))
(Current Deadline: 11/23/26)

PROPOSED CD1 TO RESOLUTION 26-230 (Submitted by Councilmember Kia‘āina) – The CD1 makes the following amendments:

- A. Amends the second and third WHEREAS clauses to clarify the description of the project, including providing that the Project consists of approximately 737 (instead of 745) affordable rental units and approximately eight manager units.
- B. Adds a new fourth WHEREAS clause to provide that the Project also includes a total of approximately 998 vehicle parking spaces, 385 long-term and 56 short-term bicycle parking spaces, ground floor laundry facilities and utility rooms, and a flexible ground floor space.

- C. Adds a new fifth WHEREAS clause to provide that all of the Project's approximately 737 affordable rental units will remain affordable for a minimum of 73 years.
- D. Adds a new sixth WHEREAS clause to provide that previously, the zoning lot that included what is now identified as Tax Map Key 9-1-160:064 was a larger zoning lot that was subdivided to establish a separate zoning lot consisting of Lots 6 and 7, which is the site of a separate 201H project, and the Applicant plans to subdivide Tax Map Key 9-1-160:064 to establish Lots 2 to 5 as four separate zoning lots.
- E. Adds a new ninth WHEREAS clause to provide that the DPP submitted the Project's preliminary plans and specifications to the Council on October 15, 2026, by Departmental Communication 646 (2026).
- F. In the BE IT RESOLVED clause:
 - 1. Adds a new Exemption 3, to allow an exemption from the payment of stormwater quality review and erosion control and sediment plan review fees, estimated at \$1,000. Renumbers subsequent exemptions.
 - 2. Adds a new Exemption 6, to allow an exemption from the payment of trenching permit fees, estimated at \$780. Renumbers subsequent exemptions.
 - 3. Amends renumbered Exemption 7 to allow an exemption from the payment of wastewater system facility charges attributed to the approximately 737 (instead of 745) affordable rental units, estimated at \$3,889,370 (instead of \$3,399,301).
 - 4. Adds a new Exemption 8 to allow a deferral of the payment of wastewater system facility charges until the issuance of the Project's certificate of occupancy, attributed to the approximately eight manager units, estimated at \$42,218. Renumbers subsequent exemptions.
 - 5. Amends renumbered Exemption 10, relating to an exemption from the payment of Honolulu Fire Department plan review fees, to change the estimated fee amount to \$41,074 (instead of \$173,947).
 - 6. Amends renumbered Exemption 12 to clarify that the exemption is to allow for the joint development (after subdivision) of the Project's four zoning lots without first obtaining a minor conditional use permit.

7. Amends renumbered Exemption 13 to clarify that the Project will provide 56 short-term bicycle parking spaces (instead of the required 75 short-term parking spaces), and that the Project exceeds its long-term bicycle parking space requirements by providing 385 long-term bicycle parking spaces (instead of the 368 required long-term bicycle parking spaces).
 8. Amends renumbered Exemption 14 to allow an exemption from park dedication requirements attributed to the Project's approximately 737 affordable rental units and eight manager units, estimated at 81,950 square feet of park space, or the payment of an equivalent in-lieu fee estimated at \$1,988,348; provided that the park dedication requirement attributed to the approximately eight manager units are only exempt if federal or State of Hawaii funding for the Project, such as the use of low income housing tax credits, prohibits the use or sale of the manager's dwelling unit as a revenue-generating or profit-generating dwelling unit for the required affordability period.
- G. In the first BE IT FURTHER RESOLVED clause:
1. Amends Condition A to reference the Project's preliminary plans and specifications attached to Departmental Communication 646 (2026).
 2. Adds a new Condition B, which is a standard condition providing that except for certain exemptions authorized in the Resolution, the Project must comply with all other laws and rules relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon. Re-letters subsequent conditions.
 3. Amends Condition D, relating to transportation and traffic, to conform with standard conditions requiring a timeline, construction management plan, traffic management plan ("TMP"), and implementation of the recommendations in the Project's traffic impact report ("TIR").
 4. Combines the next two conditions into a new Condition E, to require a post TMP and post TIR approximately one year after the issuance of the Project's certificate of occupancy.
 5. Adds a new Condition F, relating to standard Project vehicular access point and driveway requirements.

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- H. Amends the fifth BE IT FURTHER RESOLVED clause to provide that major modifications to the Project will require approval by the Honolulu City Council.
- I. Amends the BE IT FINALLY RESOLVED clause to add R.M. Towill Corporation, the Applicant's agent, as a recipient of a copy of the Resolution.
- J. Makes miscellaneous technical and nonsubstantive amendments.

Related communication:

[D-646\(26\)](#) Department of Planning and Permitting, submitting the Preliminary Plans and Project Specifications for Kapolei Parkway Lots 2-5.

- 7. **[BILL 55 \(2026\)](#) – REZONE LAND SITUATED AT WAIKĪKĪ, HONOLULU, O’AHU.** To rezone land situated at 401 Atkinson Drive, Waikīkī, Honolulu from the AMX-3 High Density Apartment Mixed Use District and BMX-3 Community Business Mixed Use District to the A-2 Medium Density Apartment District and identified as Tax Map Key 2-3-036: 005. (Applicant: YMCA of Honolulu) (Transmitted by Communication [D-526\[26\]](#); Bill passed first reading 9/9/26) (Current Deadline: 11/9/26)

[PROPOSED CD1 TO BILL 55 \(2026\)](#) (Submitted by Councilmember Kia’āina) – The CD1 makes the following amendments:

- A. Amends SECTION 1 of the Bill to specify the height limits in the description of the zoning districts involved: Tax Map Key 2-3-036:005 is rezoned **from** the AMX-3 High Density Apartment Mixed Use District with a height limit of 350 feet and BMX-3 Community Business Mixed Use District with a height limit of 350 feet; **to** the A-2 Medium Density Apartment District with a height limit of 150 feet.
- B. Amends SECTION 2 of the Bill to provide that the existing Unilateral Agreement and Declaration for Conditional Zoning attached as Exhibit B to Ordinance 13-34, applicable to Tax Map Key 2-3-036:005, is rendered null and void.

- C. Amends the Exhibit A map to:
1. Add the height limits for the zoning districts involved in the rezone (**from** AMX-3 High Density Apartment Mixed Use District with a height limit of 350 feet **to** the A-2 Medium Density Apartment District with a height limit of 150 feet; and **from** the BMX-3 Community Business Mixed Use District with a height limit of 350 feet **to** the A-2 Medium Density Apartment District with a height limit of 150 feet.
 2. Add a note indicating that zoning district boundaries are interpreted to follow the street centerline of the existing or planned roadways when illustrated on the map. (This notation explains the downzone of a small portion of Atkinson Drive immediately fronting the YMCA property, but is not a part of the YMCA property, from the BMX-3 District to the A-2 District.)
- 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