



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, OCTOBER 22, 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=GkyE-yRcpEg>.

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 9:05 a.m. Councilmembers Cordero (voting member), Okimoto (voting member), and Tupola (voting member) were present at the meeting.

ORDER OF BUSINESS

[9:07 a.m.]

At this juncture, Committee Chair Kia'aina announced that Item No. 5, Resolution 26-233 on page 7 of the agenda was cancelled and would not be considered.

FOR ACTION

[9:07 a.m.]

1. RESOLUTION 26-236 – COMMITTEE REPORT 299(26)

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.

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[9:12 a.m.]

Council Chair Waters entered the Council Chamber.

[9:16 a.m.]

The following individuals testified:

1. Kuikeokalani Kamakea-Ohelo (M-429[26]) (General comment)
2. Keoni DeFranco (M-429[26]) (Support)
3. Pu'uhonua Dennis Kanahele (M-429[26]) (Support)
4. Leinaala Ley, Office of Hawaiian Affairs (M-429[26]) (Support)
5. Brandon Makaawaawa, Nation of Hawai'i (M-429[26]) (Support)
6. Leslie Keating (Support)
7. Pahonu Coleman (M-429[26]) (Support)
8. Karin OMahony (M-429[26]) (Support)
9. Isis Usborne, Hawai'i Alliance for Progressive Action (M-429[26]) (General comment)
10. Kimeona Kane (M-429[26]) (Support)
11. Jodi Maukele (General comment)

[9:25 a.m.]

Councilmember Cordero exited the Council Chamber.

[9:29 a.m.]

Councilmember Cordero entered the Council Chamber.

[9:53 a.m.]

Resolution 26-236 amended to CD1 (No OCS number).

AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

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[9:53 a.m.]

Resolution 26-236, CD1 reported out for adoption.

AYES: CORDERO, KIA'ĀINA, OKIMOTO*, TUPOLA, WATERS – 5.
NOES: None.

*Councilmember Okimoto voted aye with reservations.

Related communication:

M-429(26) Testimony on Resolution 26-236

[9:54 a.m.]

2. RESOLUTION 26-218 – COMMITTEE REPORT 295(26)

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.

[9:54 a.m.]

Council Chair Waters exited the Council Chamber.

[9:55 a.m.]

The Committee Chair called upon Laura Ayers from WhiteSpace Architects, the Applicant's Agent to provide a brief presentation of the Project to the Committee. (M-446[26])

[9:57 a.m.]

Council Chair Waters entered the Council Chamber.

[10:00 a.m.]

There was no public testimony.

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[10:00 a.m.]

Resolution 26-218 amended to CD1 (No OCS number) and reported out for adoption.

AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communication:

D-604(26) Department of Planning and Permitting

[10:01 a.m.]

3. RESOLUTION 26-220 – COMMITTEE REPORT 296(26)

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.

[10:02 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-442[26])

[10:06 a.m.]

Council Chair Waters exited the Council Chamber.

[10:08 a.m.]

Council Chair Waters entered the Council Chamber.

[10:08 a.m.]

There was no public testimony.

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[10:08 a.m.]

Resolution 26-220 amended to CD1 (No OCS number) and reported out for adoption.

AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communication:

D-606(26) Department of Planning and Permitting

[10:09 a.m.]

4. RESOLUTION 26-221 – COMMITTEE REPORT 297(26)

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.

[10:10 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-443[26])

[10:10 a.m.]

Councilmember Cordero exited the Council Chamber.

[10:12 a.m.]

There was no public testimony.

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[10:13 a.m.]

Resolution 26-221 amended to CD1 (No OCS number) and reported out for adoption.

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

Related communication:

D-607(26) Department of Planning and Permitting

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.

This item was cancelled.

[10:13 a.m.]

6. RESOLUTION 26-230 – COMMITTEE REPORT 298(26)

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.

[10:14 a.m.]

Councilmember Cordero entered the Council Chamber.

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[10:18 a.m.]

The Committee Chair called upon Alana Kobayashi Pakkala from the 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-439[26])

[10:39 a.m.]

The following individuals testified:

1. Sam Kim, Hawaii Regional Council of Carpenters (M-433[26]) (Support)
2. Mark Anthony Clemente, Hawaii Regional Council of Carpenters (Support)
3. Leslie Keating (Oppose)

[10:45 a.m.]

Resolution 26-230 amended to CD1 (No OCS number) and reported out for adoption.

AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communications:

D-633(26)	Department of Planning and Permitting
D-646(26)	Department of Planning and Permitting
M-433(26)	Testimony on Resolution 26-230

[10:48 a.m.]

7. BILL 55 (2026) – COMMITTEE REPORT 294(26)

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.

[10:50 a.m.]

Committee Chair Kia'āina exited the Council Chamber.

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[10:53 a.m.]

Committee Chair Kia'āina entered the Council Chamber.

[10:53 a.m.]

The Vice Chair of the Committee called upon Walter Theommes III from YMCS and Alec Harrison from R.M. Towill Corporation, the Applicant's Agent to provide a brief presentation of the Project to the Committee. (M-440[26])

[11:12 a.m.]

There was no public testimony.

[11:14 a.m.]

Bill 55 (2026) amended to CD1 (No OCS number) and reported out for passage on second reading and scheduling of a public hearing.

AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

[11:15 a.m.]

Bill 55 (2026) granted a 90-day extension of time pursuant to the written request from the Applicant's Agent in Communication M-447(26).

AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS – 5.
NOES: None.

Related communications:

D-526(26)	Department of Planning and Permitting
M-430(26)	Testimony on Bill 55 (2026)
M-447(26)	R.M. Towill Corporation

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:15 a.m.