HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

COMMITTEE ON ZONING & PLANNING

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

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
WEDNESDAY, NOVEMBER 18, 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 Hawaiʻi, pursuant to Article XV, Section 4 of the Hawaiʻi State Constitution and Section 1-13 of the Hawaiʻi Revised Statutes (HRS), members of the public may testify in either language. For oral testimonies offered in ʻŌlelo Hawaiʻi, 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: **85632419588** and Passcode **347292**.

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
Wednesday, November 18, 2026

FOR ACTION

1. **RESOLUTION 26-231 – 84-909 MOUA STREET - WAIʻANAE (2026/SMA-41).** Granting a Special Management Area Major Permit to James and Stacey Chang, Reid and Stephanie Shigemasa, Randall Yuen, and Allison Shinn-Yuen to allow for the construction of a new single-unit dwelling on approximately 9,503 square feet of land on a shoreline lot zoned R-10 Residential District, located at 84-909 Moua Street, and identified as Tax Map Key 8-4-005: 008. (Applicants: James and Stacey Chang, Reid and Stephanie Shigemasa, Randall Yuen, and Allison Shinn-Yuen) (Transmitted by Communication D-634[26]) (Current Deadline: 12/8/26)

   PROPOSED CD1 TO RESOLUTION 26-231 (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 CONSTRUCTION OF A NEW SINGLE-UNIT DWELLING AND CONCRETE DRIVEWAY IN WAIʻANAE, OʻAHU."

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

   C. Amends Condition B to clarify that since approximately 90 percent of the Project site is anticipated to be impacted by 3.2 feet of sea level rise by the year 2100, to address potential adverse impacts due to coastal hazards, for all Project structures proposed within the 3.2-foot sea level rise exposure area ("SLR-XA"), the Applicant is required to incorporate a foundation or other adaptation or design measures into the Project's construction permit plans and building permit plans, and all plans must be stamped by a civil or structural engineer licensed by the State of Hawaiʻi.

   D. Amends Condition G to include reference to iwi kūpuna (Native Hawaiian ancestral remains).

   E. Amends Condition J.6, relating to the coconut rhinoceros beetle ("CRB") to require the Applicant to remove from the Project site the five existing coconut palm trees that have been infested by the CRB, and require that any replacement trees be of an appropriate species not susceptible to damage by the CRB.

   F. Makes miscellaneous technical and nonsubstantive amendments.

2. **RESOLUTION 26-232 – 235 KULAMANU PLACE - KA‘ALĀWAI (2026/SMA-38).** Granting a Special Management Area Major Permit to Hideyasu Kizaki to allow for the construction of a new, two-story single-unit dwelling with a detached garage, jacuzzi, Individual Wastewater System, and terrace improvements on approximately 13,664 square feet of land on a shoreline lot zoned R-7.5 Residential District, located at 235 Kulamanu Place, and identified as Tax Map Key 3-1-040: 002. (Applicant: Hideyasu Kizaki) (Transmitted by Communication D-635[26]) (Current Deadline: 12/11/26)

PROPOSED CD1 TO RESOLUTION 26-232 (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 NEW SINGLE-UNIT DWELLING, DETACHED GARAGE, AND EXTERIOR IMPROVEMENTS; AND INSTALLATION OF AN INDIVIDUAL WASTEWATER SYSTEM IN KĀHALA, O‘AHU."

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

C. Amends Condition B.2, relating to landowner acknowledgements of coastal hazards, to:

1. Clarify that the Project site is a shoreline lot and may be adversely impacted by coastal hazards; and

2. To remove the last sentence.

D. Amends Condition H.1 to add that no importation of structural fill material is proposed.

E. Makes miscellaneous technical and nonsubstantive amendments.

3. **RESOLUTION 26-246 – LAND USE ORDINANCE AMENDMENT RELATING TO LARGE DWELLING UNITS.** Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 2021 (the Land Use Ordinance), relating to large dwelling units.

   Related communication:

   CC-180(26) Office of the City Clerk, notifying the Department of Planning and Permitting of the introduction of the Resolution.

4. **RESOLUTION 26-237 – AFFORDABLE RENTAL HOUSING PROJECT AT 1615 ALA WAI BOULEVARD, HONOLULU, O‘AHU.** Authorizing the Mayor or the Mayor's designee to enter into a Pre-Development Agreement between the City and County of Honolulu and Centre Urban Real Estate Hawai‘i, LLC and enter into a ground lease between the City and County of Honolulu and Cardinal Ala Wai LLC to develop an Affordable Rental Housing project at 1615 Ala Wai Boulevard, Honolulu, Hawai‘i 96815, and identified as Tax Map Keys (1) 2-6-011:033 and 036 (por.). (Transmitted by Communication D-647[26])

   PROPOSED CD1 TO RESOLUTION 26-237 (Submitted by Councilmember Kia‘āina) – The CD1 makes the following amendments:

   A. Amends the sixth WHEREAS clause to provide that Centre Urban intends to establish (instead of already established) a single-purpose entity, Cardinal Ala Wai LLC, to serve as the Lessee.

   B. Amends the seventh WHEREAS clause to provide that the City and Centre Urban have negotiated and agreed to the terms of the Pre-Development Agreement and the Ground Lease (instead of the City and the Lessee negotiating and agreeing to the terms of the Ground Lease).

   C. Amends the ninth WHEREAS clause to provide that the Project's affordable rental units will remain affordable for a minimum of 75 years, and to clarify the affordability of the Project's rental units as follows:

      1. For the first 15 years following Project completion, 16 dwelling units will be rented to households earning 60 percent or below of the AMI, and 24 dwelling units will be rented to households earning between 61 percent and 100 percent of the AMI; and

2. For years 16 to 75 following Project completion, 16 dwelling units will be rented to households earning 60 percent or below of the AMI, and 24 dwelling units will be rented to households earning between 61 percent and 120 percent of AMI.

D. Amends the 10th WHEREAS clause to provide that under the Ground Lease, the base rent varies during the lease term as follows:

1. Prior to the rent commencement date (as defined in the Ground Lease), the annual rent is $1.00;

2. After the rent commencement date, the annual rent is $195,000; and

3. Beginning on the 15th anniversary of the rent commencement date, the current base rent amount will increase by five percent every five years.

E. Amends the 11th WHEREAS clause to provide that after the rent commencement date, the Lessee may be eligible for an annual affordable rent credit that reduces the base rent to a nominal amount if the Lessee maintains an average annual occupancy of at least 85 percent of the Project's affordable rental units, and remains in full compliance with applicable affordable housing program requirements of its funding sources.

F. Moves the former last WHEREAS clause to be the 12th WHEREAS clause.

G. Adds a new 13th WHEREAS clause to provide that the Director of Housing and Land Management determined that the Project serves the public interest, as defined in Charter Section 6-1803.2.

H. Adds a new last WHEREAS clause to provide that the Council desires to accept and approve the Pre-Development Agreement and the Ground Lease.

I. Amends the BE IF FINALLY RESOLVED clause to add Martin M.Q. Nguyen as the contact at Centre Uran Real Estate Hawai‘i, LLC.

J. Replaces Attachment 1 with a new Pre-Development Agreement that incorporates indemnification provisions and makes miscellaneous technical and nonsubstantive amendments.

K. Replaces the Attachment 2 with a new Ground Lease that amends the base rent and rent commencement date provisions, clarifies the affordable rent credit provisions, includes the formation of the lessee entity a condition of execution of the Ground Lease, includes hold harmless provisions, and makes miscellaneous technical and nonsubstantive amendments.

L. Makes miscellaneous technical and nonsubstantive amendments.

5. **RESOLUTION 26-273 – EXTENDING DEADLINE TO COMMENCE CONSTRUCTION OF HALE MOENA AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI.** Amending Resolution 16-11, CD1, as amended by Resolution 17-320, as further amended by Resolution 24-273, CD1, to extend the deadline to commence construction of the Hale Moena Affordable Rental Housing Project, to be developed on approximately 3.036 acres of land, zoned B-2 Community Business District, located at 1020 Wakea Street in Kapolei, and identified as Tax Map Key 9-1-088:021. (Applicant: Highridge Costa Development Company, LLC and Form Partners, LLC)

6. **RESOLUTION 26-272 – EXTENDING DEADLINE TO COMMENCE CONSTRUCTION OF KEAWALAU AFFORDABLE RENTAL HOUSING PROJECT IN WAIPAHU.** Amending Resolution 22-291, CD1, FD1, to extend the deadline to commence construction of the Keawalau Affordable Rental Housing Project, to be developed on approximately 3.84 acres of land owned by the Bernice Pauahi Bishop Estate, zoned BMX-3 Community Business Mixed Use zoning district, located on Hikimoe Street at the intersections with Waipahu Depot Road and Kahuailani Street in Waipahu, and identified as Tax Map Keys 9-4-013:046 and 9-4-014:005, 014, 058 through 067, and 075. (Applicant: Highridge Costa Development Company, LLC)

7. **RESOLUTION 26-271 – EXTENDING DEADLINE TO OBTAIN SUBDIVISION APPROVAL FOR NANAIKEOLA SELF-HELP HOUSING PROJECT IN WAIʻANAE.** Amending Resolution 22-260, CD1, as amended by Resolution 24-236, CD1, to extend the deadline to obtain subdivision approval for the Nanaikeola Self-Help Housing project on approximately 12.38 acres of undeveloped land zoned R-5 Residential District, located at the mauka end of Nanaikeola Street in Waiʻanae, and identified as Tax Map Key 8-7-008:076. (Applicant: Self-Help Housing Corporation of Hawaiʻi)

8. **RESOLUTION 26-270 – KŪMELEWAI HALE AFFORDABLE RENTAL HOUSING 201H PROJECT IN MILILANI.** 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 Kūmelewai Hale, an affordable rental housing project consisting of two four-story residential wings above an at-grade parking loop connected by a bridge (total of five stories), with one freestanding single-story amenity structure in the central courtyard on 1.975 acres of land zoned R-5 Residential District, located at 95-1200 Meheula Parkway in Mililani, and identified as Tax Map Key (1) 9-5-001:017 and 054. (Applicant: Pacific Housing Assistance Corporation) (Transmitted by Communication M-471[26]) (Current Deadline: 12/27/26)

9. **RESOLUTION 26-268 – 2027 HAWAIʻI STATE ASSOCIATION OF COUNTIES' LEGISLATIVE PACKAGE.** Approving the 2027 Hawaiʻi State Association of Counties' legislative package.

10. **BILL 55 (2026), CD1 – REZONE LAND SITUATED AT WAIKĪKĪ, HONOLULU, OʻAHU.** To rezone land situated at 401 Atkinson Drive, Waikīkī, Honolulu 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 and identified as Tax Map Key 2-3-036:005. (Applicant: YMCA of Honolulu) (Bill passed second reading and public hearing held 11/5/26) (Current Deadline: 2/7/27)

INFORMATIONAL BRIEFING

11. **UPDATE BY THE DEPARTMENT OF PLANNING & PERMITTING IN RESPONSE TO THE UHERO REPORT ASSESSING HONOLULU'S "BILL 7" HOUSING PROGRAM, DATED NOVEMBER 9, 2026.**

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