REPORT OF THE COMMITTEE ON ZONING

Voting Members:
Esther Kia'āina, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Matt Weyer

Committee Meeting Held
May 1, 2025

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning to which was referred Resolution 25-105 entitled:

"RESOLUTION PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 2021 (THE LAND USE ORDINANCE), RELATING TO THE DEVELOPMENT STANDARDS FOR THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS,"

introduced on April 2, 2025, reports as follows:

The purpose of Resolution 25-105 is to require the Director of Planning and Permitting ("DPP Director") to process an amendment to the Land Use Ordinance ("LUO"), Chapter 21, Revised Ordinances of Honolulu 2021 ("ROH"), relating to development standards for the Apartment and Apartment Mixed Use zoning districts, in the same manner as if that amendment had been proposed by the DPP Director.

The proposed LUO amendment, attached as Exhibit "A" to the Resolution, would amend ROH Table 21-3.3, which sets forth the development standards for the Apartment and Apartment Mixed Use zoning districts, to among other things decrease the minimum zoning lot area, width, and depth; and increase the maximum zoning lot density.

Resolution 25-105 is a reintroduction of Resolution 24-148, and proposes revised minimum zoning lot sizes and floor area ratios, based on information and data from stakeholders, including those constructing affordable rental housing projects, and the University of Hawaii Economic Research Organization ("UHERO"). The intent is to increase housing availability without negatively impacting the surrounding community.

ADOPTED ON MAY 14 2025 COMMITTEE REPORT NO. 179

REPORT OF THE COMMITTEE ON ZONING

Voting Members:
Esther Kia'āina, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Matt Weyer

At your Committee's meeting on May 1, 2025, the DPP Director testified in support of the Resolution.

Community Advocacy Research Education Services (CARES) and one individual testified in support of the Resolution.

Your Committee received written testimony in support of the Resolution from Grassroot Institute of Hawai'i, Hawaii Laborers & Employers Cooperation and Education Trust (Hawai'i LECET); Centre Urban Real Estate; Hawai'i Appleseed; Hawai'i Regional Council of Carpenters; CARES; and two individuals. Comments on the Resolution were submitted by one individual.

Your Committee finds that the LUO amendment proposed in this Resolution appears to be consistent with the General Plan and Development Plans of the City, and it appears that, if enacted, it would be in the best interests of the people of the City and County of Honolulu.

Your Committee on Zoning is in accord with the intent and purpose of Resolution 25-105, and recommends its adoption. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Okimoto, Weyer – 5; Noes: None.)

Respectfully submitted,

Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON MAY 14 2025

COMMITTEE REPORT NO. 179