'26JAN07 AM 9:19 CITY CLERK

PLANNING COMMISSION
KOMIKINA HOʻOLĀLĀ

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STEET, 7TH FLOOR • HONOLULU, HAWAIʻI 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
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RICK BLANGIARDI
MAYOR
MEIA

PANE MEATOGA, Chair *LĀLĀ*
RYAN J. K. KAMO, Vice Chair *HOPE LĀLĀ*
HILARIE ALOMAR
MELISSA MAY
KAI NANI KRAUT
JOY KIMURA
ELENA BRYANT
JASON WOO
MARK CLEMENTE

December 30, 2025

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaiʻi 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Transmittal of Proposed Amendment to Chapter 21, Revised Ordinances of Honolulu, ("ROH") 2021 the Land Use Ordinance ("LUO"), Resolution No. 25-105, Relating to Development Standards for the Apartment and Apartment Mixed-Use Districts

The Planning Commission held a public hearing on December 10, 2025, on Resolution No. 25-105 ("Resolution No. 25-105"), Relating to Development Standards for the Apartment and Apartment Mixed-Use Districts. Three public and ten written testimonies were received. The public hearing was closed on December 10, 2025.

The Planning Commission voted 7:0 to recommend approval of Resolution No. 25-105, as amended by the Department of Planning and Permitting (DPP). Commissioner Clemente voted aye with reservations. DPP's amendments to the resolution are attached as "Bill B" of the enclosed DPP report and recommendation dated November 28, 2025.

DEPT. COM. 10(26)

Should you have any questions, please contact me at (808) 768-8007.

Sincerely,

Ryan Kamo, Vice Chair
Planning Commission

Enclosures

ACKNOWLEDGED:

Rick Blangiardi, Mayor
Office of the Mayor

ACKNOWLEDGED:

Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

Michael D. Formby, Managing Director
Office of the Managing Director

Written Testimonies to Planning Commission

From: Ross Isokane <isokane@gmail.com>
Sent: Tuesday, December 2, 2025 1:16 PM
To: dpppcmailbox@honolulu.gov
Subject: Testimony in Support of Affordable Housing: Resolution 25-105 for Dec 10 Housing Planning Commission Meeting

CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

Testimony in Support of Affordable Housing: Resolution 25-105 for Dec 10 Housing Planning Commission Meeting:

I support Resolution 25-105 that urges the removal of outdated and unnecessarily restrictive Land Use ordinances that act as barriers to construction of much-needed housing (especially in the urban core).

However, to complement any deregulation efforts that will benefit the construction industry, I also strongly urge the City Council/Administration to take further action to discourage demand-side drivers from outside investors who bid up the prices of housing units and keep them vacant for speculative purposes or for vacation/unpermitted short term rentals in residential areas. Only taking action on the former without doing anything to address the latter is not enough. I know the latter isn't easy and there is opposition to any efforts that will curb speculative demand (especially from construction or real estate interests), but I would like my elected officials (e.g., Councilmembers and Mayor) to be vocal leaders in the public and take a much more active stance on demand-side drivers that are worsening our longstanding affordable housing crisis.

--
Ross Isokane
isokane@gmail.com
(808) 476-3466
Housing Now! Coalition (https://www.hihousing.org/)

RECEIVED
Dec. 3, 2025
1:31 PM
Via Email
DEPT. OF PLANNING AND PERMITTING

STATE OF HAWAI'I
KA MOKU'ĀINA O HAWAI'I
STATE COUNCIL ON DEVELOPMENTAL DISABILITIES
'A'UNIKE MOKU'ĀPUNI NO KA NĀ KĀWAI KULA
PRINCESS VICTORIA KAMĀMALU BUILDING
1010 RICHARDS STREET, Room 122
HONOLULU, HAWAI'I 96813
TELEPHONE: (808) 586-8100 FAX: (808) 586-7543

December 3, 2025

Aloha Chair and Members of the City and County of Honolulu Planning Commission:

SUBJECT: RESOLUTION NO. 25-105 ("RESOLUTION"), REQUEST FOR AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU ("ROH") 2021 THE LAND USE ORDINANCE ("LUO"), RELATING TO THE DEVELOPMENT STANDARDS FOR THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS

On behalf of the Hawai'i State Council on Developmental Disabilities, I am writing in strong support of Resolution 25-105.

Resolution 25-105 advances smart, infill housing production in the urban core by modernizing standards in the Apartment (A) and Apartment Mixed-Use (AMX) districts, specifically by reducing minimum lot area and lot dimensions and simplifying and increasing the maximum floor area ratio (FAR), along with technical updates. These changes enable more small- and mid-scale projects, unlock underutilized parcels, and make it financially feasible to add homes near jobs, services, and frequent transit, locations where many people with disabilities most need to live to maintain independence.

For people with intellectual and developmental disabilities (I/DD) and other disabilities, the greatest barriers to housing are availability, affordability, location, and accessibility. Right-sizing lot standards and allowing a bit more FAR will help produce more modest, elevator-served and ground-floor units that can be designed with universal design and ADA accessible features, reducing isolation and transportation burdens. These reforms complement the City's ongoing LUO modernization work and are consistent with recommendations to adjust A/AMX standards to spur housing production.

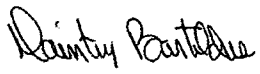
We respectfully ask the Commission to recommend approval of Resolution 25-105 and, in implementation, encourage:

1. Tracking and public reporting of accessible units delivered in A/AMX districts;
2. Clear, early guidance for universal design and reasonable-accommodation pathways during permitting; and
3. Interagency coordination to align housing delivery with fixed-route transit and paratransit service.

More abundant, well-located housing directly supports disability inclusion and community living.

Mahalo for your consideration.

Sincerely,



Daintry Bartoldus
Executive Administrator
Hawaii State Council on Developmental Disabilities
Princess Victoria Kamamalu Building
1010 Richards Street, Room 122
Honolulu, HI 96813
Office Ph.: (808) 586-8100 Fax: (808) 586-7543
https://hiddcouncil.org/

GRASSROOT
INSTITUTE OF HAWAII

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Dec. 5, 2025
10:15 AM
Via Email
DEPT. OF PLANNING AND PERMITTING

1050 Bishop St. #508
Honolulu, HI 96813
808-864-1776
info@grassrootinstitute.org

Removing barriers to Hawaii's prosperity

Dec. 10, 2025, 1:30 p.m.
Fasi Municipal Building, 6th Floor Conference Room

To: Honolulu Planning Commission
Pane Meatoga III, Chair
Ryan Kamo, Vice-Chair

From: Grassroot Institute of Hawaii
Ted Kefalas, Director of Strategic Campaigns

RE: Resolution 25-105 — RELATING TO THE DEVELOPMENT STANDARDS FOR THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS

Aloha Chair Meatoga, Vice-Chair Kamo and other commissioners,

The Grassroot Institute of Hawaii **supports** Resolution 25-105, which would amend development standards for the apartment and apartment mixed-use zoning districts.

Grassroot believes this bill could unlock a range of new housing opportunities for Honolulu residents and would result in more plentiful, affordable housing.

In particular, the draft bill would reduce the minimum lot sizes for these districts and increase floor-area ratios. The floor-area ratio for a property is currently calculated using a complicated formula tied to the size of the lot and the zoning district. Table 1 below shows the current maximum FARs by zoning district compared to the new ratios proposed in the bill.

Table 1: Current and proposed maximum floor-area ratios

Zone	Maximum current FAR	Proposed residential FAR
A-1, AMX-1	0.9	2.0
A-2, AMX-2	1.9	3.0
A-3, AMX-3	2.8	4.0

A greater floor-area ratio means more building square footage can be built on a parcel. Increasing these ratios is critical because Honolulu needs more housing units. According to the 2019 Hawaii Housing Planning study, Honolulu needed 22,168 new units between 2020 and 2025.[1] A 2024 update to the Hawaii housing planning study estimated that Honolulu needs 27,710 new units built between 2023 and 2027 to meet demand.[2]

Grassroot analyzed the potential impact of this bill by identifying apartment and apartment mixed-use parcels that have buildings 50 years old or older, none of which is designated as a condominium unit.[3] We identified 1,230 such parcels in the A-1, A-2, A-3 and AMX-2 zones, and the results are shown in Table 2.

Table 2: Current actual and legal average floor-area ratios

Zone	Count of parcels	Average actual FAR	Average max. FAR	Proposed FAR
A-1	185	0.28	0.46	2.0
A-2	994	0.26	1.31	3.0
A-3	27	0.23	1.31	4.0
AMX-2	24	0.28	0.92	3.0

Clearly, the floor-area ratio figures proposed in this draft would legalize many more housing units than are currently built on those lots or that could be built on them under current standards.

For homebuilders to justify buying a property and replacing aging buildings, they must be sure the project can be profitable.

Increasing the allowable floor-area ratios could move some projects from questionably to realistically profitable. Consider a 10,000-square-foot A-2 lot where a 1,500-square-foot, 70-year-old single-family home now sits. The land value of that property could easily be $1 million.

If a homebuilder acquired that property, current FAR limits would allow them to construct up to 13,000 square feet of building area,[4] with a land cost per square foot of $79.

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[1] "Hawai'i Housing Planning Study, 2019," prepared for the Hawai'i Housing Finance and Development Corporation by SMS Research and Marketing Services, Inc., December 2019, p. 56.

[2] "Hawaii Housing Planning Study 2024," prepared by SMS Research and Marketing Services, Inc., FSR Consulting LLC and Ward Research, Inc. for the Hawai'i Housing Finance and Development Corporation, Table 39A, p. 124.

[3] Data from Hawaii Information Service's Multiple Listing Service, which requires a subscription to access. Reviewed tax year 2024 parcels with condominiums and properties without year built information excluded.

[4] Calculated by multiplying the lot size (10,000 square feet) by the current A-2 FAR calculation (FAR = 0.00002 x lot area + 1.1).

On the other hand, increasing the allowable FAR to 3.0 would increase the amount of building area to 30,000, which would lower the land cost per square foot to $33 — a more than 50% reduction that could help the project pencil out.

A-2 parcels with older, non-condominium dwellings make up 80% of the properties Grassroot reviewed. Allowing more density in those areas would help ensure that new housing comes on line at a quicker rate.

The Honolulu Department of Planning and Permitting has proposed amendments to this measure that would create a 5,000-square-foot minimum lot size for all apartment districts; require a minimum lot width and depth of 60 feet; and standardize the maximum building area for apartment zones at 60% of the lot area.

Grassroot agrees with DPP's suggestion relating to the maximum building area, but we would recommend the commission retain the current draft of the bill as it relates to lot sizes and lot width and depth. This would avoid limiting the ability of homebuilders to respond to the specific geographic realities of each lot.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

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Dec. 5, 2025
11:58 PM
Via Email
DEPT. OF PLANNING AND PERMITTING

WRITTEN TESTIMONY
HONOLULU PLANNING COMMISSION
Resolution No. 25-105 (LUO Amendments - Apartment & Apartment Mixed-Use Districts)

Submitted by:
Nicholas Zehr
Honolulu resident

Date: December 5, 2025

Aloha Chair and Members of the Planning Commission,

Thank you for the opportunity to submit written testimony on Resolution No. 25-105, which proposes amendments to Chapter 21, Revised Ordinances of Honolulu 2021, relating to development standards for the Apartment and Apartment Mixed-Use Districts.

I submit this testimony in qualified support of Resolution No. 25-105.

The proposed amendments, particularly the reduction of minimum lot area and lot dimensions, the simplification and adjustment of floor area ratio (FAR) standards, and related technical changes, reflect a flexibility-oriented approach to land-use regulation that expands development potential in districts already designated for higher density. If implemented carefully, these changes can meaningfully contribute to addressing Honolulu's housing shortage while respecting the City's long-standing planning framework.

I understand that the proposal before the Commission includes two versions, Bill A and Bill B, with the Department of Planning and Permitting generally supporting the proposal subject to refinements reflected in Bill B. My testimony is intended to apply equally to either version, as the considerations I raise relate to how development-standard amendments are evaluated and memorialized in the administrative record, rather than to the precise numerical thresholds ultimately selected.

Resolution No. 25-105 is a Council-initiated directive that instructs the Planning Commission and the Department of Planning and Permitting to process a proposed Land Use Ordinance amendment in the same manner as if initiated by the Director, pursuant to Charter Section 6-1513 and ROH Chapter 2, Article 24, Part A.

The resolution also responds directly to Act 39, Session Laws of Hawai'i 2024, which requires the City to define reasonable standards that add development potential within existing apartment and apartment mixed-use districts to meet projected housing demand. Importantly, the Council emphasizes that this growth should occur in districts that have already been identified through community planning as appropriate for additional density, consistent with the O'ahu General Plan, Development Plans, and Sustainable Communities Plans.

This distinction matters. The resolution expressly contrasts this targeted, plan-consistent approach with earlier State proposals that raised concerns about indiscriminate density increases in single-family neighborhoods. Resolution No. 25-105 therefore represents a deliberate effort to meet housing obligations without abandoning Honolulu's planning process or neighborhood distinctions.

Honolulu's housing challenges are real, and the public objectives underlying Resolution No. 25-105 are legitimate. At the same time, experience has shown that how land-use policies are implemented is as important as the policies themselves.

Honolulu and the State of Hawai'i have, in recent years, faced adverse judicial outcomes where land-use or housing regulations, often motivated by affordability or supply concerns, were found to conflict with statutory or constitutional boundaries. Courts have repeatedly examined whether decision-makers:

- Made clear findings demonstrating awareness of legal limits;
- Preserved lawful nonconforming and vested rights;
- Applied regulatory burdens even-handedly; and
- Avoided eliminating economically viable use without sufficient justification.

These cases do not suggest that housing policy is impermissible. They do, however, underscore the importance of building a disciplined administrative record whenever development standards are revised.

Resolution No. 25-105 presents an opportunity for Honolulu to model how LUO amendments can advance housing goals while remaining legally durable.

I respectfully encourage the Commission to ensure that the record accompanying any recommendation under Resolution No. 25-105 clearly reflects the following principles. These considerations are relevant whether the Commission recommends Bill A, Bill B, or a

hybrid approach, and would strengthen the defensibility of any version ultimately transmitted to the City Council:

1. Expansion, Not Elimination, of Use:
The Commission should make explicit that the purpose and effect of this amendment is to expand development flexibility within designated apartment and apartment mixed-use districts, and not to eliminate lawful or economically viable uses of property. Clear articulation of this point assists future decision-makers and reviewing courts in understanding the amendment's function within constitutional limits.

2. Preservation of Lawful Nonconforming and Vested Rights:
The record should acknowledge that lawful nonconforming uses and vested rights remain protected under Hawai'i law, including HRS § 46-4 and related precedent. This recognition does not undermine housing production. Rather, it ensures consistency with state law and reduces future disputes regarding amortization or retroactive application.

3. Awareness of Constitutional Constraints:
Without rendering legal conclusions, the Commission may appropriately recognize that implementation of General Plan policies through LUO amendments must remain consistent with established principles of:

- Due process,
- Even-handed application of land-use regulations, and
- Avoidance of regulatory takings.

Courts regularly consider whether decision-makers demonstrated awareness of these constraints in the record, particularly when regulations are later applied.

4. Uniform Application of Benefits and Burdens:
Finally, the record should reflect that increased density and development incentives are intended to be applied broadly and consistently within the affected districts, rather than imposed selectively in a manner that could create inequitable or arbitrary outcomes.

Resolution No. 25-105 directs the Planning Commission to process and evaluate the proposed amendment in an advisory capacity, with the results transmitted to the City Council. While the Commission does not adjudicate constitutional issues, its findings and discussions are routinely relied upon by:

- The City Council during adoption,
- The Department of Planning and Permitting during implementation, and

- Courts reviewing subsequent challenges.

I offer these comments to assist the Commission in strengthening the administrative record, recognizing the Commission's advisory role under Charter Section 6-1513. Clear findings today reduce uncertainty, delay, and legal exposure tomorrow.

For the reasons stated above, I support Resolution No. 25-105 and respectfully urge the Planning Commission to:

1. Recommend approval of the proposed LUO amendments; and
2. Ensure that the record clearly reflects consideration of constitutional limits, statutory protections, and uniform, plan-consistent implementation.

Doing so will strengthen this amendment, support compliance with Act 39, and help ensure that Honolulu's efforts to address its housing crisis are both effective and legally durable. Mahalo for your time, service, and consideration.

Respectfully submitted,
Nicholas Zehr



RECEIVED
Dec. 8, 2025
3:36 PM
Via Email
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ĀHĒ GROUP

December 8, 2025

Mr. Pane Meatoga III, Chair, and Members
Honolulu Planning Commission
c/o Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Chair Meatoga and Members:

Subject: Resolution 25-105, Proposing and Amendment to Chapter 21 Revised Ordinances of Honolulu (ROH).

The Ahe Group is pleased to provide this testimony in support of Resolution 25-105. By way of background, the Ahe Group is based in Kailua, Oahu and we are engaged in the planning, development, rehabilitation and management of affordable rental housing on Oahu, Kauai, and Hawaii Island.

We understand that Resolution 25-105 will promote the development of additional affordable and market rate housing by amending the development standards for the Apartment and Apartment Mixed-Use zoning districts of Honolulu's Land Use Ordinance. Specifically, the amendments will reduce minimum lot sizes and minimum lot width and depth requirements and replace the current Floor Area Ratio (FAR) calculations with fixed maximum FAR standards for these zoning district. It is our perspective that the amendments will have the effect of encouraging the development of new multifamily housing, particularly on smaller infill lots, and provide for additional density across all of the Apartment and Apartment Mixed-Use zoning districts which will allow for the development of more housing units and assist with the financial viability of new projects by allowing the development of more income-producing uses on a given zoning lot. Although the amendments to Chapter 21 ROH do not apply specifically to new affordable housing projects, any additions to Honolulu's housing inventory will be welcome to accommodate new households as well as existing households seeking to "move up" from their existing housing to new housing opportunities.

Thank you for the opportunity to provide these comments on the subject Resolution. Please contact me at mm@ahegroup.com should you have any further questions.

Sincerely,

Makani Maeva, President

P.O. Box 758, Kailua, HI 96734 | info@ahegroup.com | www.ahegroup.com

LANAKILA PACIFIC
BUILDING INDEPENDENCE

1809 Bachelot Street
Honolulu, Hawaii 96817

RECEIVED
Dec. 8, 2025
4:27 PM
Via Email
DEPT. OF PLANNING AND PERMITTING

December 8, 2025

Honolulu City Council
Planning Commission
530 South King Street
Honolulu, HI 96813

Subject: Testimony in Support of RESOLUTION NO. 25-105

Aloha Chair and Members of the Honolulu City Council,

On behalf of Lanakila Pacific, I am writing to express our strong support for Resolution 25-105, which directs the Department of Planning and Permitting to amend the Land Use Ordinance to adjust development standards for Apartment and Apartment Mixed-Use zoning districts.

As an organization committed to building independence and improving quality of life for individuals with disabilities and our broader community, we know that access to affordable housing is essential. By reducing minimum lot sizes and increasing allowable density and floor-area ratios, this resolution will make apartment development more financially feasible and encourage smaller-scale projects that fit within our neighborhoods.

O'ahu faces a significant housing shortage, with an estimated need for nearly 18,737 new units between 2025 and 2035 according to the Hawai'i Housing Demand report by the Department of Business, Economic Development & Tourism (DBEDT).[1] Resolution 25-105 is a proactive step toward addressing this challenge by creating opportunities for diverse housing options, including those that can accommodate individuals with disabilities and working families.

Housing stability strengthens our workforce, supports economic growth, and fosters a more inclusive community. Lanakila Pacific stands ready to collaborate with partners to ensure these developments serve all residents equitably.

Mahalo for your leadership and commitment to addressing our housing needs. We urge you to adopt Resolution 25-105.

Respectfully submitted,

Rona Yagi Fukumoto
President & CEO
Lanakila Pacific

[1] *Hawai'i Housing Demand: 2025–2035*, Department of Business, Economic Development & Tourism (DBEDT), State of Hawai'i.

HAWAI'I HEALTH &
HARM REDUCTION
CENTER

677 Ala Moana Blvd, Ste 226
Honolulu, HI 96813

(808) 521-2437
www.hhhrc.org

"Reducing harm, promoting health, creating wellness, and fighting stigma in Hawai'i and the Pacific."

TESTIMONY IN SUPPORT OF RESO 25-105

RECEIVED
Dec. 9, 2025
5:31 PM
Via Email
DEPT. OF PLANNING AND PERMITTING

TO: Honolulu Planning Commission

FROM: Nikos Leverenz, Policy & Advancement Manager

DATE: December 10, 2025 (1:30 PM)

Hawai'i Health & Harm Reduction Center (HHHRC) *strongly supports* Reso 25-105, which will help the city increase its stock of affordable housing available to local residents in Honolulu's urban core. Additional affordable higher density housing that can be readily accessed via public transportation is desperately needed to ensure that residents are able to live, work, and play in the city.

The resolution amends the Land Use Ordinance relating to Apartment and Apartment Mixed-use Districts by reducing the minimum lot area and dimension and increasing the maximum floor area ratio, among other amendments. This kind of development is also accessible to public transportation, including TheBus, may foreseeably reduce the financial burden on families who currently dedicate resources to maintaining private vehicles, including the purchase of fossil fuels that are costly and harm our shared natural environment.

Neighborhood and built environment are a key social determinant of health. The creation of a vibrant urban core where O'ahu residents can live, work, and play, will benefit those living within it. It will also benefit those who avail themselves of the core's dining and entertainment venues, open spaces, coastal areas, and other recreational opportunities.

HHHRC's mission is to reduce harm, promote health, create wellness, and fight stigma in Hawai'i and the Pacific. We work with many individuals impacted by poverty, housing instability, and other social determinants of health. Many have behavioral health problems, including those related to substance use and mental health conditions, and have also been deeply impacted by trauma related to histories of physical, sexual, and psychological abuse.

Mahalo for the opportunity to provide testimony.

CENTRE URBAN
REAL ESTATE

Martin M. Q. Nguyen, MRED
Managing Principal
CA DRE #02074177
HI RB-24080

RECEIVED
Dec. 10, 2025
8:54 AM
Via Email
DEPT. OF PLANNING AND PERMITTING

December 10, 2025

Chair Pane Meatoga III and Members of the Planning Commission
c/o Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

RE: TESTIMONY IN SUPPORT OF RESOLUTION 25-105 – LAND USE ORDINANCE AMENDMENT RELATING TO THE DEVELOPMENT STANDARDS FOR THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS - WITH AMENDMENT TO MINIMUM LOT WIDTH IN "BILL B"

Aloha Chair Meatoga and Members of the Commission,

I am submitting testimony in my capacity as principal of Centre Urban Real Estate in **SUPPORT** of Resolution 25-105 regarding Land Use Ordinance amendment relating to the development standards for the Apartment and Apartment Mixed-use districts and the Department of Planning and Permitting's recommended "Bill B" amendments to the Land Use Ordinance relating to the development standards, with one requested refinement to the proposed minimum lot width standard. Centre Urban is a commercial real estate investment, development, and advisory firm active in Honolulu and Southern California, with a specific focus on impactful multifamily and mixed-use projects.

We are currently working on creating housing under ROH Chapter 32, otherwise known as "Bill 7", which is a preeminent example of common-sense collaboration between the public and private sectors to solve one of the most pressing issues of our generation: creating more housing. Our current pipeline include two projects in Waikīkī, totaling 72 kamaʻāina housing units. However, it is important to note that the primary reason why development programs like 201H and Bill 7 exist is because the LUO does not allow for the by-right construction of moderate-sized housing that would be most impactful in keeping kamaʻāina home. Every day that potential housing is delayed is another day where more and more of our neighbors are moving away, some who will never return to Hawaiʻi.

Resolution 25-105, and particularly DPP's Bill B, represent a thoughtful and data-driven effort to "right-size" the development standards in the Apartment and Apartment Mixed-Use districts. It would simplify development standards so that one can meet in the middle with **moderate** FAR between 2.0 and 4.0 to encourage **modest** development of 50-75'/ 4 to 7 stories in areas where it fits the existing built environment. This would create the opportunity to make the biggest dent in the natural development of more housing. The key objective is to allow the **by-right** development of housing in the areas of Honolulu that have existing structures with similar densities, such as the Apartment and Apartment Mixed-Use districts. This will naturally allow the development of more moderate, human-scaled housing projects and limit the instances of "monster homes" in residential zoned areas.

In my earlier testimony to the City Council, I highlighted the disconnect in the current LUO standards: if one were to seek to develop a >40,000 square foot A-2 lot in town – effectively accomplishing the near-impossible task of assembling eight contiguous urban Honolulu lots - the maximum FAR allowed

would be 1.9, which is for all intents and purposes an approximately 2 or 3-story building. Practically speaking, most individual A-2 lots are 5,000 square feet – 50 by 100 feet - which would result in a maximum FAR of 0.85, which is effectively a 1-story building. However, in either instance that same lot would at the same time have a height limit of 150'. This is a comically large disconnect between the key guiding metrics of the current LUO development standards. As such, anyone seeking to do any meaningful housing project would be required to seek variances, zoning change, or seek approval as a Planned Development or 201H project – all extensive, expensive, and complicated processes. Natural, by-right housing development at the scale needed for our community will simply not occur under the current LUO. As a rough illustration of the lopsidedness in the current LUO development standards for Apartment and Apartment Mixed-use districts we've prepared the table below with our high-level approximations:

Honolulu Land Use Ordinance (LUO) Housing Element

	Lot Size	FAR	Potential Floors per FAR	Height Limits	Height per ZM	Potential Floors per Height
A-1 & AMX-1	5,000	0.45	1 Story	30	N/A	2-3 Stories
	10,000	0.60	1 Story	30	N/A	2-3 Stories
	40,000	0.90	1 Story	30	N/A	2-3 Stories
A-2 & AMX-2	5,000	0.85	1 Story	Zoning Map	40-150	4 to >10 Stories
	10,000	1.30	2 Stories	Zoning Map	40-150	4 to >10 Stories
	40,000	1.90	2-3 Stories	Zoning Map	40-150	4 to >10 Stories
A-3 & AMX-3	5,000	1.30	2 Stories	Zoning Map	100-350	10 to >30 Stories
	10,000	2.00	3 Stories	Zoning Map	100-350	10 to >30 Stories
	20,000	2.40	3-4 Stories	Zoning Map	100-350	10 to >30 Stories
	40,000	2.80	4-6 Stories	Zoning Map	100-350	10 to >30 Stories
B-1	N/A	1.00	1-2 Stories	40	N/A	3-4 Stories
B-2	N/A	3.50	5-8 Stories	Zoning Map	60-150	6 to >10 Stories
BMX-3	N/A	3.50	5-8 Stories	Zoning Map	60-350	6 to >30 Stories
BMX-4	N/A	7.50	>15 Stories	Zoning Map	~450	>40 Stories

I want to commend DPP and the Planning Commission for tackling this issue head-on. Bill B's approach - standardizing minimum lot area at 5,000 square feet in A and AMX districts, simplifying FAR, and separating residential and commercial FAR in AMX to encourage true mixed-use - is both measured and impactful. It keeps growth within the framework of the General Plan, Development Plans, and TOD plans, and focuses capacity where infrastructure and services already exist.

My one requested refinement concerns the **minimum lot width / dimension** standard in Bill B. As proposed, Bill B would set a uniform 60-foot minimum lot dimension in the Apartment and Apartment Mixed-Use districts. While I appreciate the intent - to ensure enough frontage for driveways, utilities, landscaping, and multimodal improvements - this threshold is slightly out of alignment with the historic urban fabric of Honolulu, where the predominant lot pattern in many A and AMX areas is **50 feet by 100 feet.**

In practice, retaining a 60-foot minimum lot width will mean that many existing 50-foot lots in urban Honolulu will remain nonconforming and, more importantly, that owners of those lots will be discouraged or prevented from reinvesting and intensifying housing in a way that the LUO now otherwise encourages. Reducing the minimum lot dimension in Bill B from 60 feet to 50 feet would:

- Align the LUO's dimensional standards with the reality of existing parcelization in older urban neighborhoods;
- Put the new FAR entitlements within reach of the many small and mid-sized local property owners who hold 50-foot lots, rather than limiting opportunities to larger land assemblages; and,
- Maintain the ability for the City and County to achieve its "complete streets" and green infrastructure goals, while still allowing reasonable driveway and frontage design on typical urban lots - through driveway width controls, shared access, or alley/frontage road solutions where available.

In other words, a 50-foot minimum width standard would preserve nearly all of the policy benefits of Bill B, while materially expanding the number of realistic, by-right housing opportunities in the very neighborhoods the City is seeking to strengthen. For these reasons, I respectfully urge the Planning Commission to:

1. **Recommend approval of Resolution 25-105 with DPP's Bill B as the preferred LUO amendment; and,**
2. **Amend Bill B to reduce the proposed uniform minimum lot dimension from 60 feet to 50 feet in the Apartment and Apartment Mixed-Use districts.**

I personally believe updating the LUO will be most consequential pieces of local legislation in our lifetimes. Resolution 25-105 and DPP's Bill B are critical steps in that direction, and a 50-foot minimum width would ensure that the benefits of this reform are accessible to the many small and mid-sized property owners whose 50-foot lots define much of urban Honolulu. Holistically, this would impactfully address the current LUO lopsidedness by implementing simple FAR standards and doing away with a complicated calculation system that rewarded only those well off enough to accumulate and assemble large amounts of land.

Mahalo for the opportunity to provide testimony and for your ongoing work to modernize our land use framework. If there are any questions or concerns, please reach me at martin@centre-urban.com to discuss.

Sincerely,

Martin M. Q. Nguyen, MRED
Managing Principal
Centre Urban Real Estate Hawaii, LLC

HOUSING HAWAI'I'S FUTURE

Housing Hawaii's Future
PO Box 3043
Honolulu, HI 96802-3043

RECEIVED
Dec. 10, 2025
8:59 AM
Via Email
DEPT. OF PLANNING AND PERMITTING

December 10, 2025

TO: Chair Meatoga and members of the Honolulu Planning Commission
RE: Resolution 25-105

Dear Chair Meatoga and Members of the Commission:

Housing Hawai'i's Future is a movement led by young locals who will create opportunities for Hawai'i's next generation by ending the workforce housing shortage.

We support Resolution 25-105, with comments.

Resolution 25-105 proposes amendments to the Land Use Ordinance to grant greater flexibility to the Apartment and Apartment Mixed-Use districts of our community.

As part of this process, the Department of Planning and Permitting (DPP) has furnished recommendations. These recommendations provide two major options for Resolution 25-105.

We support the lower minimum lot areas and lot dimensions entertained under Bill A, in part because such parameters grant homebuilders greater flexibility. Greater flexibility lends to fewer technical barriers, resulting in more housing.

We further support parts of Bill B, such as the amended commercial FAR maximum and the simplified maximum building area standard. We strongly support mixed-use projects that emphasize greater accessibility in existing urban communities.

Taken together, we support simpler and more flexible housing options for the residents of O'ahu. We know we have a chronic housing shortage. We know we need more housing options.

Both Bill A and Bill B carry great language. Flexibility and simplicity are needed to address our chronic housing shortage and provide residents with more housing options.

We humbly urge the Planning Commission to advance Bill 25-105.

Aloha,

Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiisfuture.org

Perry Arrasmith
Director of Policy
Housing Hawai'i's Future
perry@hawaiisfuture.org

hawaiisfuture.org

RECEIVED
Dec. 10, 2025
1:30 PM
DEPT. OF PLANNING AND PERMITTING

Dec. 10, 2025, 1:30 PM

Fasi Municipal Building, 6th Floor Conference Room

To: Honolulu Planning Commission

Pane Meatoga III, Chair

Ryan Kamo, Vice-Chair

From: Wilfred Motosue, Developer and Owner of Realty Trade Center, Inc.

RE: Resolution 25-105 – Relating To The Development Standards For the Apartment And Apartment Mixed-Use Districts

Good morning, Chair Meatoga, Vice-Chair Kamo and other commissioners. Thank you for giving me the opportunity to present my testimony this morning in favor of Resolution 25-105. This proposal to amend the Land Use Ordinance by increasing the FAR densities for all apartment and apartment mixed-use districts is the best way for Honolulu to develop new projects of condominiums on Oahu. This will reduce or keep housing prices from increasing too fast by increasing our housing stock. For example, let's say you have a 5,000 square foot A-2 zone lot, and let's say you wanted to build 600 square foot apartments. Right now, with the A-2 FAR of only .85, you could only build about 6 of these 600-square-foot apartments on your 5,000 square foot lot. However, if the City & County changes the FAR density on A-2 apartment zoned land to **4,** which I am encouraging the Planning Commission to do instead of the presently proposed FAR of 3 in A-2 zoned lots, you would be able to build about 20, 600square-foot apartments on it! What a vast improvement in our effort to increase the housing stock here on Oahu and the property taxes due for this increased density would be about 3.33 times greater than what the City would be collecting with the present FAR. There are hundreds of A-2 zoned properties with very old, ready-to-be-torn-down houses on them just in Moiliili, McCully, Kapahulu, Makiki, and Punchbowl areas alone. The good part is that these areas are already zoned for apartments, with most lots already having adequate infrastructure already in, and there're already other existing apartment buildings built there, so you're not touching, increasing or creating new densities in our residential, non-apartment areas like Manoa and Kaimuki. So, I am asking this Planning Commission to please increase the presently proposed A-2 FAR from 3 to **4**.

Being a small developer, I think that in order to start rejuvenating the Moiliili, McCully, Kapahulu, Makiki areas and to encourage small developers to develop projects in these areas , the City Council and DPP would need to **1) exempt small projects of for-sale**

dwelling units with less than 100 units and 2) exempt developments of 100 or less subdivided home lots, from Ordinance 18-10, Chapter 29: Affordable Housing Requirements, which presently requires new residential projects that have 10 or more for-sale dwelling units to provide affordable housing as part of their project. **Exemptions should also be given to projects with 100 or less dwelling units for (A) Cluster housing permits; (B)Planned development housing permits and (C) Multi-unit dwellings**. The City & County, State and big developers are developing huge numbers of units in their projects and they have the financial resources, office personnel size and financial cushion just by the huge number of units being developed in their projects to be able to provide these affordable housing along with their market units, but small developers with their small developments and tight financial means don't have those means and so small developers have an extremely difficult time to produce these affordable units and this affordable housing requirement would create too much risk for them to do even a small project. We don't have the benefits that come with the large projects. But what we small developers will be able to possibly do is to provide 4 times more available apartment units and land to build homes on, for the people of our state, if the Planning Commission and City & County increase the FAR for the apartment zoned lots. Especially the A-2 zoned lots, because there are so many more A-2 zoned lots than the other zoned lots. I'm hearing that even the big developers can't sell or are having a hard time selling these affordable units in their projects because of the high interest rate, selling restrictions and the buyers not able to pass the qualifications, etc.

Another big restriction to building more apartment units is parking. If the parking side and rear yard setbacks can be like Ordinance 191-8, where parking can encroach into the side and rear yards. In addition, if two (2) levels of parking is provided, the upper level can also encroach into the side and rear yards, provided the solid portion of the along the property line can only be 6 ft. high, like a fence. However, open railings should be allowed to extend beyond the 6 ft. height limit.

By providing adequate parking on site, there will be less need for street parking and will reduce neighbor complaints. In addition, the units will become more desirable and easier to sell or rent.

Finally, we should provide all our locals with the opportunity to BUY AND OWN the unit they are living in so they can build equity so that when their family start to grow and they need a bigger unit, they could sell their unit and upgrade to a bigger unit. If they were renting, they wouldn't have built any equity in their apartment to move up because they don't own the unit. Only their landlord, whether it's the City, State, an entity or an individual, would have built equity in the property on the backs of their renters. So please

pass Resolution 25-105 so we may increase the stock of condos on Oahu which will help to possibly keep prices down and keep our people from moving to the mainland. Thank you. Wilfred Motosue, Small Developer and Principal Broker for Realty Trade Center, Inc. 808-351-1553

Authorization Dawn Takeuchi Apuna, Director
Advertisement Nov. 28, 2025
Public Hearing Dec. 10, 2025

RECEIVED
Nov. 26, 2025
4:37 PM
Via Email
DEPT. OF PLANNING AND PERMITTING

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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RICK BLANGIARDI
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BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

November 28, 2025

MEMORANDUM

TO: Pane Meatoga III, Chair
and Members of the Planning Commission
Planning Commission

FROM: Dawn Takeuchi Apuna, Director
Department of Planning and Permitting ("DPP")

SUBJECT: Resolution No. 25-105 ("Resolution")
Proposing an Amendment to Chapter 21, Revised Ordinances of Honolulu ("ROH") 2021 the Land Use Ordinance ("LUO")
Relating to Development Standards for the Apartment and Apartment Mixed-Use Districts

Transmitted for action is the DPP's report and recommendation for the proposed amendments to the LUO. On March 14, 2025, the City Council adopted the Resolution and draft Bill (attached as Bill A), which proposes to amend the LUO by changing Table 2-3.3 relating to the Development Standards for the Apartment and Apartment Mixed-use Districts. Bill A would reduce the minimum lot area, reduce the minimum lot dimensions, simplify and increase the maximum floor area ratio ("FAR") regulations, and make other technical and minor changes to the Apartment and Apartment Mixed-use District Development Standards, Table 21-3.3.

The DPP generally supports the proposal ("Bill A"), with slight adjustments and additions, as identified in DPP's proposed Bill B (attached). Bill B also reduces the minimum lot area and lot dimensions of the Districts in Table 21-3.3, as intended by Bill A, but to a lesser extent than is proposed in Bill A. Bill B further amends the commercial FAR maximum to incentivize mixed-use development, and simplifies the maximum building area standard to encourage efficient development.

The DPP recommends the Planning Commission support Bill B, as discussed in the attached Report.

Attachment: Report, Resolution, Bill A, and Bill B

LAND USE ORDINANCE AMENDMENT – A COUNCIL-INITIATED PROPOSAL RELATING TO DEVELOPMENT STANDARDS IN THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS

Staff Report

November 26, 2025

I. BACKGROUND

On May 14, 2025, the City Council adopted Resolution No. 25-105, relating to Development Standards for the Apartment and Apartment Mixed-Use Districts (Districts), initiating amendments to Revised Ordinances of Honolulu (ROH) Chapter 21, also known as the Land Use Ordinance (LUO).

The proposed amendment would modify Table 21-3.3 of the LUO, as shown in the attached draft Bill (Bill A). In summary, Bill A would reduce the minimum lot area, reduce the minimum lot dimensions, simplify the regulations relating to maximum floor area ratio (FAR), increase the maximum FAR, and make other technical and minor changes to the District Development Standards, Table 21-3.3.

The Department of Planning and Permitting (DPP) generally supports the proposal (Bill A), with slight adjustments and additions, as identified in Bill B. Bill B also reduces the minimum lot area and lot dimensions of the Districts in Table 21-3.3, as intended by the Bill A, but to a lesser extent than is proposed in Bill A. Bill B further amends the commercial FAR maximum to incentivize mixed-use development, and simplifies the maximum building area standard to encourage efficient development.

Summary Table of Existing, Proposed, and DPP Recommendation			
Development Standard **Feet (ft.)**	Existing A/AMX (1/2/3)	Council Bill (Bill A)	DPP Bill (Bill B)
Min. Lot Dimension	**70 ft. /70 ft./70 ft.**	**45 ft. /50 ft./50 ft.**	**60 ft. /60 ft./ 60 ft.**
Min. Lot Size	**7.5k/10k/20k**	**5k/5k/None**	**5k/5k/5k**
Max FAR	**0.3-0.9 / 0.4-1.9 /0.6-2.9**	**2/3/4**	**2/3/4**
Others: Commercial FAR	**0.3/0.4/0.6**	**No Change**	**Commercial FAR Separate (i.e., bonus to AMX)**
Other: Building area	**40-60 percent, based lot size**	**No Change**	**60 percent Standard**

II. BRIEF REGULATORY HISTORY

Prior to 1969, zoning regulations were spread throughout several sections of the ROH, including an early "zoning" section that established districts and allowable uses, building code, fire code, subdivision code, and others. There was not a single table regulating development in the Apartment Districts like Table 21-3.3; rather, there was a web of overlapping standards found in different codes. In 1969, the Comprehensive Zoning Code (CZC) was adopted, and included a complex Land Use Intensity (LUI) scale for development in the Apartment Districts. The LUI was based on lot area, and involved a series of ratings that addressed floor area, open space, living space, and recreation space for all dwellings. The highest LUI allowance for an Apartment District equated to a FAR of 4.0. In 1978, the CZC was significantly amended to update and simplify the development standards related to density. In general, the maximum allowable density was reduced compared to the previous standards up to that point. Then, in 1986, the LUO was adopted. The LUO introduced a modest increase in FAR compared to the 1978 CZC, and simplified the other development standards for the districts. Although the LUO has continuously been updated since 1978, Table 21-3.3 has remained largely unchanged.

III. ANALYSIS OF REGULATIONS, AND POLICIES

Applicable Areas: To arrive at a realistic picture of the geographic effect of Bills A and B, we first found all lots in the impacted zoning districts (7,729), and eliminated lots that are not likely to be subdivided or redeveloped. The lots eliminated from the analysis were: Roadway lots, public utilities, federal lands, lots smaller than 10,000 square feet (sq. ft.), lots narrower than 45 sq. ft., land valued at less than $10,000 (likely roadway or utility lots), and lands with a tax code of "preservation" or "public use." The remaining "underutilized" lots with low building-to-land values were then evaluated because lots with higher building values are not likely to be subdivided or redeveloped. The result was 308 lots that we considered "developable lots," with a reasonable chance of subdivision and redevelopment in the relatively near future. These 308 lots are mostly in the A-2 District, and mostly in the Primary Urban Center, as shown below:

Zoning Lots with High Development Potential in the Apartment and Apartment Mixed Use Districts									
Zoning	Total	Primary Urban Center	'Ewa	Central O'ahu	East Honolulu	Ko'olau Poko	Ko'olau Loa	North Shore	Wai'anae
A-1	**59**	20	23	11	0	1	1	3	0
A-2	**207**	81	53	58	4	9	0	0	2
A-3	**6**	6	0	0	0	0	0	0	0
AMX-1	**3**	0	3	0	0	0	0	0	0
AMX-2	**33**	7	24	2	0	0	0	0	0
AMX-3	**n/a**	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Total	***308***	***114***	***103***	***71***	***4***	***10***	***1***	***3***	***2***

The effect of Bills A and B will be geographically limited, with the Primary Urban Center and 'Ewa Development Plan (EDP) Areas containing over two-thirds of the "developable lots." When including Central O'ahu, which includes Wahiawā, Mililani, Koa Ridge, Waipi'o and areas around the Skyline in Transit Oriented Development (TOD) Plan areas, nearly 95 percent of all "developable lots" are contained in these areas. The remaining five percent of the "developable lots" are then within the urban growth boundaries of the more rural Sustainable Communities Plan areas. These are areas already zoned for multi-unit dwellings and in areas that were previously deemed appropriate for more urban development. In these areas, the site-specific height standards, along with the unchanged yard and height setback standards, will control building massing and limit inappropriate development in these areas. Considering these limitations, the more rural plan areas are not expected to be impacted in a meaningful way by this proposal.

We found that Bills A and B could result in an approximate doubling of the number of "developable lots" resulting from future subdivisions when compared to the existing standards, as shown on the table below. Coupled with the adjustments to the maximum FAR, the Bills will contribute significantly to opportunities to develop housing in these Districts.

Potential increase in the number of Subdivided Lots in the Apartment and Apartment Mixed Use Districts, Bill A and Bill B						
Zoning	Number of Lots Existing	Possible Number of Lots No Change	Possible Number of Lots Bill A	Difference Bill A	Possible Number of Lots Bill B	Difference Bill B
A-1	59	2,343	3,528	+1,185	3,528	+1,185
A-2	207	3,007	6,058	+3,051	6,054	+3,047
A-3	6	68	426	+358	211	+143
AMX-1	3	131	196	+65	196	+65
AMX-2	33	894	1,798	+904	1,798	+904
AMX-3	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Total	**308**	**6,443**	**12,006**	**+5,563**	**11,787**	**+5,344**

ROH Chapter 21, the LUO: The LUO is the zoning code for the City and County of Honolulu, as required by Section 6-1514 of the City Charter. Each zoning district is specified on adopted zoning maps. The individual district development standards, like Table 21-3.3, are found in the LUO. The LUO encourages development in accordance with the Council-adopted land use policies, including the City's General Plan, the Development Plans, the Sustainable Communities Plans, and, where applicable, other adopted plans. The plans are developed by the community through an ongoing outreach process facilitated, typically, by the DPP and other City and County agencies. The plans are then adopted by the City Council.

As noted in the Resolution, the Districts are mapped and located in areas that have been identified through extensive community planning and engagement as appropriate for construction of additional housing. A vast majority of these zoning districts are located in the Primary Urban Center Development Plan (PUCDP) Area, the EDP Area, and along the Skyline route within TOD Neighborhood Plan areas. Considering the targeted zoning districts for this amendment, and the general alignment with the land use policies of the City, discussed below, the proposed Bills support the purpose and intent of the LUO.

Apartment and Apartment Mixed-Use Zoning Districts: The purpose and intent of the Districts is to allow for a range of densities and a variety of living environments, ranging from common-wall housing (i.e., duplex and row-houses) to high-rise apartments. In the Apartment Mixed-Use Districts, complementary uses and certain

commercial uses are allowed with limitations on FAR. These mixed-use Districts are meant to support daily or weekly commercial services and needs of a neighborhood within the neighborhood. In effect, the Apartment Districts are single-use districts providing housing, and the Apartment Mixed-use Districts are more complete neighborhoods that can conserve transportation energy, lessen automobile dependency, create diverse neighborhoods, and optimize the use of land, urban services, and infrastructure. Both are meant to be primarily neighborhoods of residential uses. The proposed Bills do not change the permitted uses in each district, and will support additional, primarily residential, development. Therefore, the proposed Bills support the purpose and intent of the Districts.

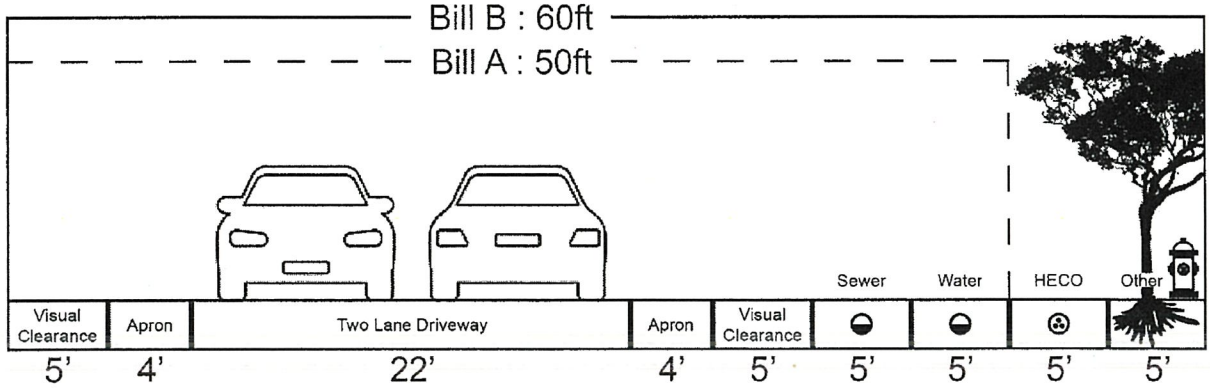
Table 21-3.3 District Development Standards: Table 21-3.3, the subject of the Bills, should support the purpose and intent of the Districts by setting development standards to allow types of living environments listed in the LUO (i.e., duplex to high-rise) and supported by the land use policies of the City. Bill A is specifically proposing modifications to the minimum lot area, minimum lot dimensions, and maximum FAR of these Districts. In addition to these standards in Table 21-3.3, Bill B is also proposing changes to maximum building area and maximum commercial use density.

Minimum lot area is a function of subdivision lot density, and is meant to ensure that each lot is large enough to be minimally developed with all the necessary features to support land use policies of the City (e.g., safe, affordable, efficient). Buildings that meet the building code, housing code, and fire code all take up lot area. On-site open space provisions, or parking spaces and maneuvering areas, also take up lot area. The minimum lot area assures that at least a base amount of space will be provided on each lot without creating inefficient development patterns or development that does not support the adopted land use policies. Generally, on a larger lot, the space can be used more efficiently with less area dedicated to duplicate provisions across multiple smaller lots. In short, there is an efficiency of scale that allows larger lots to be built at higher densities. On the other end of the spectrum, smaller lot sizes can allow more lots that are then available to more people to develop at more modest intensities and with more unique or site-specific features and flavors. There is a middle ground to be found so that inefficient development patterns do not take hold, while also creating opportunities for greater participation in land ownership and development. Considering the minimum needs to develop lots efficiently, we believe 5,000 sq. ft. of lot area should be the minimum across each of the Districts in Table 21-3.3. Bill A does not propose a minimum lot size for the A-3 High-density Apartments and AMX-3 High-density Apartment Mixed-use Districts. Smaller lots will result in very low densities or difficult to develop lots. Bill B proposes a standard 5,000 sq. ft. lot minimum for each of the subject Districts.

Lot dimension standards preserve orderly subdivision of land, which in turn assures that each lot is able to access adequate infrastructure through its frontage and be developed in a way that is supportive of the Council-adopted land use policies. Adequate infrastructure within the subdivision lot means transportation networks (walkways, driveways, vehicle maneuvering areas for deliveries and private vehicles) and utility

connections (water [and often backflow preventer], sewer, stormwater, electricity [and often ground-mounted transformer]). On the public side in the right-of-way, infrastructure includes bus stops, street trees, pedestrian lighting and streetlights, sidewalks, stormwater catchments, fire hydrants, street signs, sidewalk ramps, driveway aprons, street parking, bike lanes, vehicle travel lanes, and more. All these elements of a development plan have spatial needs, and many of those spatial needs are mapped along the frontage of a subdivision lot, which is usually the lot's minimum dimension. Competition for space can result in undesirable or undevelopable lots if insufficient frontage is provided. Often, the features that support multi-modal transportation and green infrastructure lose out to driveways, which is inconsistent with many vital Council-adopted land use policies. The minimum dimensions should comfortably accommodate these features necessary not only to develop individual lots, but also blocks and neighborhoods that support the community's vision. Because this dimension can have an outsized impact on the features made available to our communities, the minimum lot size and dimensions are thus a critical factor in ensuring our neighborhoods are developed appropriately. Bill A, which suggests 45- and 50-foot minimum dimensions for the Districts, would not provide enough space to accommodate development that supports the land use policies of the City. Bill B recommends a standard 60-ft. minimum dimension, which is a reduction from the current standard (70 ft.), but is not so narrow as to result in undesirable development.

Figure 1. Simplified Property Frontage and Typical Features



As shown above in Figure 1, a two-way driveway that supports a higher-density development is about 20 to 22 ft. in width, depending on the type of vehicle and turning radius needing to safely enter and exit the roadway. Each flair of the driveway apron is four ft., from which there is a five-foot visual clearance so vehicles can see pedestrians, bicyclists, and other vehicles. Thus, about 40 ft. of a frontage is likely to be developed with a driveway and clearances. In the remaining area, sewer, water, and electrical lines all need to cross into the property, each requiring their own space. On a 50-ft. frontage, that would leave no room for on-street parking (18-ft.) fronting this newly subdivided lot. In the sidewalk area, there would be no street trees (five ft., plus clearances), stormwater catchment, bus stop, or any other public features. This has been our experience in other Districts with narrower 50-ft. frontages, including lower density developments like those in the Residential and certain Apartment Districts that

are building lower densities and single-family homes. This is also our experience in higher density developments, like Chapter 32 Projects or those in the BMX-3 Community Business Mixed-use and BMX-4 Industrial Business Mixed-use Districts. For these reasons, the DPP recommends a 60-ft. minimum lot dimension, as specified in Bill B.

FAR is a tool that can serve multiple purposes. On the individual lot level, FAR helps to address building bulk, size, and density. It can impact how big or small buildings feel to the public, how much light and wind makes it down to the street, and how many neighbors a person might have. If the FAR is set too low, the population density needed to support the visions of the Council-adopted land use policies will not materialize. After all, efficient bus routes and neighborhoods with a suite of services need people living in close proximity to support those services. Set the FAR too high, and access to light and air, or community-defining views of our natural environment, like Lē'ahi, would be compromised. If the FAR is too low, not enough housing opportunities exist, and low-density development could shift pressures to develop inefficient green-field development in more rural areas. Beyond the scale of the individual lot, FAR allowances inform other City and State agencies when they develop functional plans for larger island-wide infrastructure systems, like transit, sewer, water, solid waste, parks, or even schools. By anticipating the maximum floor area of a neighborhood, a functional plan prepared by an infrastructure agency can plot regional population growth to anticipate capacity needs of the future. The DPP sought input from various infrastructure agencies regarding the draft Bill. The infrastructure agencies did not identify any inconsistencies between this Bill and their functional plans. Although alterations to the FAR may have down-stream impacts on the planning efforts of these agencies in the long run, in the near-term, individual development projects will be reviewed to confirm adequate infrastructure exists for the project at the time the permit is issued. We feel that the additional FAR is appropriate, and the complementary standards of yards, heights, and height setbacks, which are not being adjusted, provide adequate checks against inappropriate development that may become possible with the additional FAR.

Furthermore, we find support in the Council-adopted land use policies and in the text of the LUO for additional allowances in the AMX Districts to incentivize efficient mixed-use development. We therefore also recommend that the maximum commercial FAR be applied as an additional allowance, not as part of the overall FAR maximum, as shown in Bill B. This relatively minor addition of FAR (0.3 – 0.6) will eliminate competition between residential and potential neighborhood-centric commercial uses, and support the type of mixed-use neighborhoods that optimize the use of land, urban services, and infrastructure.

Maximum building area is the maximum percentage of a lot that can be covered by a structure over 30-inches in height. A limitation on building area is meant to keep places visually open and free from structures to provide a break from the built environment and, create opportunities for green space; however, it is important to distinguish landscaped open space, like those in required yards, from places that do not count as

building area but are also not landscaped. Parking lots are not building area and tend to make up a large proportion of the area outside of the required yards that is not building area. The proposed Bill A is not suggesting any changes to building area in Table 21-3.3.

The present building area maximum is a range, from 60 percent to 40 percent, depending on lot size. Smaller lots have higher building area maximums, and larger lots have lower building area maximums. In our experience, this fine-grained approach is unnecessary and can be simplified. The public is not benefitting from lower-maximum building area required of larger lots as they are usually far away from a public space, and are usually parking lots. Therefore, we recommend that the standard maximum building area for all of the Districts in Table 21-3.3 be set at 60 percent, as shown in Bill B. This will simplify the regulations and create a single and scalable standard that follows the lot size linearly. We also feel that by setting the standard at the higher end of the existing spectrum, the relaxed regulations may result in more creative or efficient development patterns that meet our growing needs on limited land. For example, we may achieve more landscaped open space if Projects opt for efficient structured parking (building area) instead of open parking lots (not building area) because of this new allowance.

Other standards that are not being changed in the Bills are also contained in Table 21-3.3, and are complementary regulations that impact building location, bulk, size, and density. Required yards, height setbacks, and maximum building height are not being adjusted by the Bills. As a suite of standards, Table 21-3.3 has a coordinated effect on the urban design of our community. Like a belt and suspenders, these complementary regulations are redundant in some situations, but vital in others to limit inappropriate development. We do not recommend changing any of these other standards at this time.

Adopted Plans and Policies: A summary and analysis of relevant plans and policies is provided below. Modifications to the LUO should be supported by the O'ahu General Plan, the Development Plans, the Sustainable Communities Plans, and, as applicable, adopted neighborhood plans and other official plans and policies of the City (e.g., TOD Neighborhood Plans, Climate Ready O'ahu). Generally, the DPP finds strong support among these plans and policies for the Bills.

O'ahu General Plan (OGP): The OGP sets forth the City's objectives and broad policies for the long-range development of the island. The following sections of the OGP are relevant to the proposal:

- Section IV, Objective A: To ensure a balanced mix of housing opportunities and choices for all residents at prices they can afford.
- Section IV, Objective C: To provide residents with a choice of living environments that are reasonably close to employment, schools, recreation, and commercial centers, and that are adequately served by transportation networks and public utilities.

- Section VII, Objective A: To coordinate changes in the physical environment of O'ahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.
- Section VII, Objectives C and D: To develop an urban corridor from Wai'alae-Kahala to Pearl City, and a secondary urban center in 'Ewa.
- Section VII, Objective F: To create and maintain attractive, meaningful, and stimulating environments throughout O'ahu.
- Section VII, Objective G: To promote and enhance the social and physical character of O'ahu's older towns and neighborhoods.

Policies in the OGP repeatedly emphasized that desirable housing must be supported by adequate infrastructure, well-integrated with transportation systems, surrounding land uses, and the natural environment while also ensuring access to schools, services, amenities, and job opportunities. The proposed changes only impact existing Apartment and Apartment Mixed-use Districts, which are intentionally already well-integrated into urban districts. The proposal will increase opportunities for development that supports the above objectives; however, the lack of a minimum lot size in the high density Districts and the reduced minimum lot dimensions of Bill A may result in undesirable outcomes counter to the above objectives. Bill B addresses this by setting a 60-ft minimum lot dimension and a standard 5,000 sq. ft. lot size.

Development Plans (DPs) and Sustainable Communities Plans (SCPs): The DPs, consisting of the Primary Urban Center and EDPs, conceptualize schemes for implementing the objectives and policies of the OGP, with the explicit intent of focusing a majority of the development into these primary and secondary urban areas of O'ahu. The SCPs, consisting of East Honolulu, Ko'olau Poko, Ko'olau Loa, North Shore, Waianae, and Central O'ahu, generally create a vision that focuses modest development into identified urban growth boundaries while preserving regional character. With over two-thirds of "developable lots" located in the development plan areas, we find strong support for the Bill in the DPs.

The PUCDP calls for directing higher density growth to mixed-use neighborhoods and bus-transit corridors, as well as increasing opportunities for middle-density multi-unit housing in appropriate areas. The existing zoning district maps already follow these corridors. As such, additional development potential will reinforce this desirable pattern of development.

Although the EDP area is identified as the secondary urban center where growth should be directed, the area is generally constrained by relatively low heights in the Apartment and Apartment Mixed-Use District areas. The changes proposed in the bills are not likely to alter the envisioned development patterns expressed by the communities in 'Ewa. Furthermore, many of the "developable lots" identified in this region are likely in areas that have Urban Design Plans, that are being developed as part of a "master planned" community, or are located in TOD areas where the vision of the adopted TOD neighborhood plans includes higher densities than the EDP area considers. Additional private association restrictions enforce a more granular vision for each community, and

may further restrict density. The Bills do not alter the maximum heights, yards, or height setbacks in these Districts in the EDP Area, and will not alter that local associations' abilities to enforce private design restrictions.

Other than areas within the Central O'ahu SCP area (which includes large areas in Mililani and Koa Ridge, TOD areas, as well as historically more urban areas in Wahiawā, Waipi'o, Waikele, and Waipahu), only five percent of "developable lots" are located in the more rural SCP Areas. No impact is expected on rural areas, since Apartment and Apartment Mixed-use districts are limited to existing urban growth boundaries and towns. Impacts on these town center areas are expected to be limited by other factors, like height limits and infrastructure access, which will continue to control development and retain desirable character.

TOD: Eight TOD Neighborhood Plans have been developed by the City (and one by the State) to provide a vision and direction for communities along the Skyline route. Each neighborhood TOD Plan serves as the basis for the creation of the TOD special district and the TOD development regulations. TOD development regulations are meant to focus development energy in mixed-use and newly transit rich communities around Skyline and reoriented Bus services. In the TOD neighborhood areas, the primary residential districts are or will be the AMX-2 Medium and AMX-3 High-density Apartment Mixed-Use Districts. The height, along with any bonus height available, are closely studied in each plan. The modest increase in density is generally supported by the TOD Plans. Additionally, the TOD Plans imagine a vibrant multi-modal supportive streetscape, including a well-designed streetscape and frontage area. As previously indicated, the minimum lot dimension of 50 ft. may preclude development of such pedestrian-oriented areas. The minimum lot sizes and dimensions proposed in Bill B are more capable of accommodating a suite of streetscape amenities to support TOD.

Climate Ready O'ahu: Climate Ready O'ahu is a science-based, community-driven strategy for O'ahu to adapt to the impacts of climate change, and lays out a detailed list of strategies, policies, and actions that the City can take to prepare, protect, and safeguard community members, 'āina, and infrastructure from climate hazards today and for generations to come. Dense development is efficient and offers strategically located opportunities to provide affordable housing while preserving valuable agricultural lands and environmental resources elsewhere. However, urban areas are also first to feel the effects of climate change through heat and flooding at higher rates. In our experience, narrow lots are challenged to site all expected infrastructure across their frontages, usually resulting in loss of green infrastructure and a focus on automobile access. Street trees are critical infrastructure that support stormwater infiltration, recharge aquifers, reduce electricity consumption, combat rising temperatures, and support comfortable outdoor environments for people looking to walk, wheel, or ride transit. The minimum lot dimensions proposed in Bill B support the strategy of providing green infrastructure and shade by preserving space for green infrastructure.

IV. RECOMMENDATION

The DPP supports the intent of the proposed amendment because it encourages reasonably dense development in appropriate areas as a means to alleviate pressures on housing supply. However, we recommend a few adjustments, as discussed above.

Therefore, we recommend adopting the attached revised draft Bill B, which makes the following changes to the Council's proposed Bill A:

1. Standard 5,000 sq. ft. lot area across all Districts.

2. Standard 60-foot minimum lot dimension across all Districts.

3. Distinguish Commercial and Residential FAR maximums, and reorganize the Table 21-3.3 for legibility.

4. Standard maximum building area of 60 percent across all lot sizes and Districts.

Bill B will create significant opportunities for housing and community development in areas envisioned to be developed at these intensities, as supported by the adopted land use policies of the City Council.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-105

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.

WHEREAS, a lack of affordable housing has become one of the most significant and challenging social problems in the City and County of Honolulu ("City"); and

WHEREAS, the disruptive social and economic effects resulting from the lack of affordable housing are becoming more pronounced, including: an alarming increase in the City's homeless population; an increased strain on the resources of social service agencies, relief and support non-profit entities, and churches; and a growing population that struggles to cover basic, cost-of-living expenses; and

WHEREAS, according to the 2019 Hawai'i Housing Planning Study published by the Hawai'i Housing Finance and Development Corporation (the "2019 HHFDC Housing Planning Study"), O'ahu needs an additional 22,168 housing units over a five-year period to meet the projected demand for housing, with 12,046 (54 percent) of those units needed for low-income households earning 80 percent or less of the area median income, as determined by the U.S. Department of Housing and Urban Development; and

WHEREAS, in March of 2024, the City Council ("Council") considered Resolution 24-65, which contemplated the impacts of House Bill 1630, H.D. 1 and Senate Bill 3202, S.D. 2 (hereinafter together "the State bills"), both of which relate to "urban development"; and

WHEREAS, the intention of the State bills appears to be to create opportunities for the provision of additional residential housing on residentially zoned property by requiring the counties to allow, subject to certain exceptions, additional accessory dwelling units on residentially zoned properties and to allow further subdivision of such properties; and

WHEREAS, the State bills, although well-meaning, were met with stark community opposition, driven in part by concerns about the proliferation of undesirable "monster homes" in residential neighborhoods on O'ahu; and

RESOLUTION

WHEREAS, certain versions of the State bills would have allowed significantly more density in neighborhoods that have historically been reserved for single-family dwellings—a potentially catastrophic change that could reduce the availability of on-street parking; increase traffic congestion; and overburden public sewer, water, and other infrastructure—without allowing adequate time or means for the City to mitigate these impacts; and

WHEREAS, recognizing these community concerns, on March 25, 2024, the Council passed Resolution 24-65, CD1, which, among other things:

1. Expressed the Council's opposition to the enactment of the State bills, including, among other things, the substantial impact of the bills on the City's existing zoning districts and corresponding development standards for structures therein, and the character and nature of the neighborhoods and communities throughout the City; and

2. Acknowledged that the Council agrees with the purported intent of the State bills and that it supports some of the policy ideas considered in the State bills, as reflected in the policies recently adopted and actively being considered by the Council, while noting that these policies should be considered in accordance with the City's planning process, which provides City residents and businesses with ample opportunity for engagement and input; and

WHEREAS, the Council believes that, while there may be a need for increased density to address the City's existing housing crisis, increasing density in residential districts must be considered carefully to ensure the higher density is consistent with the O'ahu General Plan and the City's Development Plans and Sustainable Communities Plans (collectively, the "City plans"); and

WHEREAS, the City plans, which incorporate extensive input from affected communities as well as from federal, State, and local officials, further indicate the need for reasonable and sustainable growth; and

WHEREAS, for example, in Section IV, Objective A of the O'ahu General Plan, Policy 12 indicates that the City will seek to "[p]romote higher-density, mixed-use development *where appropriate* . . . to increase the supply of affordable and market housing in convenient proximity to jobs, schools, shops, and public transit" (emphasis added); and

RESOLUTION

WHEREAS, consistent with this objective, the City's Land Use Ordinance ("LUO") presently allows the construction of a one-family detached dwelling unit in addition to an accessory dwelling unit or an 'ohana unit (for a total of two dwelling units on one lot), two-family detached dwellings (for a total of two dwelling units on one lot), or many dwelling units dependent on the size of the lot, in the City's residential zoning districts; and

WHEREAS, Ordinance 25-2, enacted on January 3, 2025, and which takes effect on September 30, 2025, amends the LUO to allow even higher density in those districts by allowing the construction of both an accessory dwelling unit and an 'ohana unit that are accessory to a one-family detached dwelling unit (for a total of three dwelling units on a single lot); and

WHEREAS, Senate Bill 3202, S.D. 2, H.D. 1, C.D. 1, was enacted as Act 39, Session Laws of Hawaii 2024 ("Act 39"), which took effect on May 28, 2024; and

WHEREAS, Act 39 includes a requirement that the City adopt or amend an ordinance that defines reasonable standards that would add development potential in the City's existing apartment districts or apartment mixed-use districts for 22,168 housing units (which is the City's projected five-year demand for housing units for ownership or rental from 2020 through 2025, as stated in the 2019 HHFDC Housing Planning Study); and

WHEREAS, the apartment zoning districts of the City allow for a range of living environments, primarily in the form of multi-family dwellings such as common wall housing, walkup apartments, and high-rise apartments; and

WHEREAS, the City's apartment mixed-use zoning districts allow, in addition to multi-family dwellings, some commercial uses that support the service needs of the neighborhood, lessen automobile dependency, create more diverse neighborhoods, and optimize the use of land and urban services and facilities; and

WHEREAS, the development standards for the City's apartment and apartment mixed-use zoning districts are contained in Table 21-3.3 of the LUO, Chapter 21, Revised Ordinances of Honolulu 2021 ("ROH"); and

WHEREAS, the Council finds that, by reevaluating the development standards of the City's apartment and apartment mixed-use zoning districts, thousands of affordable and market rate housing units could be built, which would be a significant step forward in addressing the City's housing crisis and in meeting the requirements of Act 39; and

RESOLUTION

WHEREAS, the Council further finds that these units would be built in districts that, through extensive community planning and engagement, have been deemed appropriate for the construction of additional housing, as set forth in the City plans—unlike the mandates imposed by the State bills, which are contrary to the objectives of the City plans to direct growth to preserve and protect residential districts from higher-density development; and

WHEREAS, Section 6-1513, Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition), as amended ("Charter"), provides that "[a]ny revision of or amendment to the zoning ordinances may be proposed by the council and shall be processed in the same manner as if proposed by the director [of planning and permitting]"; and

WHEREAS, the term "zoning ordinances," as used in Charter Section 6-1513, includes both amendments to the LUO and to ordinances designating particular parcels of property in terms of the LUO; and

WHEREAS, ROH Chapter 2, Article 24, Part A, establishes procedures and deadlines for the processing of Council proposals to revise or amend the general plan, a development plan, a zoning ordinance, and the subdivision ordinance, and clarifies the responsibility of the Director of Planning and Permitting to assist the Council in adequately preparing its proposals for processing; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the Director of Planning and Permitting and the Planning Commission are directed, pursuant to Section 6-1513, Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition), as amended, and Chapter 2, Article 24, Part A, Revised Ordinances of Honolulu 2021 ("ROH"), to process the proposed amendment to ROH Chapter 21 (the "Land Use Ordinance"), attached hereto as Exhibit A, in the same manner as if the proposal had been proposed by the Director of Planning and Permitting; and

BE IT FURTHER RESOLVED that the Director of Planning and Permitting is directed to inform the Council upon the transmittal of the Director of Planning and Permitting's report and the proposed Land Use Ordinance amendment to the Planning Commission; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-105

RESOLUTION

BE IT FINALLY RESOLVED that, pursuant to ROH Chapter 2, Article 24, Part A, the City Clerk shall transmit copies of this resolution and the exhibit attached hereto to the Director of Planning and Permitting and the Planning Commission of the City and County of Honolulu, and shall advise them in writing of the date by which the Director of Planning and Permitting's report and accompanying proposed ordinance are required to be submitted to the Planning Commission.

INTRODUCED BY:

DATE OF INTRODUCTION:

APR 2 2025

Honolulu, Hawai'i

Councilmembers

Bill A

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

RELATING TO DEVELOPMENT STANDARDS IN THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose. The purpose of this ordinance is to amend the development standards for the apartment and apartment mixed-use districts.

SECTION 2. Table 21-3.3, Revised Ordinances of Honolulu 2021, is amended to read as follows:

Table 21-3.3

Apartment and Apartment Mixed-Use Districts Development Standards

Development Standard		***District***					
		A-1	***A-2***	***A-3***	***AMX-1***	***AMX-2***	***AMX-3***
Minimum lot area (square [sq.] feet [ft.])[1]		[~~7,500~~] 5,000	[~~10,000~~] 5,000	[~~15,000~~] none	[~~7,500[2]~~] 5,000	[~~10,000[2]~~] 5,000	[~~15,000[2]~~] none
Minimum lot width and depth (feet)[1]		[~~70~~] 45	[~~70~~] 50	[~~70~~] 50	[~~70~~] 45	[~~70~~] 50	[~~70~~] 50
Yards (ft.):	Front	10	10	10	10	10	10
	Side and rear[~~3~~]2	5[~~-4-~~]3 or 10	5[~~-4-~~]3 or 10	5[~~-4-~~]3 or 10	5[~~-4-~~]3 or 10	5[~~-4-~~]3 or 10	5[~~-4-~~]3 or 10
Maximum commercial use density (FAR)		n/a			0.3 see § 21-3.90-1(c)	0.4 see § 21-3.90-1(c)	0.6 see § 21-3.90-1(c)
Maximum building area		***Lot area (sq. ft.)***			***Requirement***		
		Less than 7,500			60% of zoning lot		
		[~~7,500—20,000~~] 7,500-20,000			50% of zoning lot		
		Over 20,000			40% of zoning lot		
Maximum height (ft.)[~~5~~]4		30	per zoning map		30	per zoning map	
Height setbacks		none	per § 21-3.80-1(c)		none	per § 21-3.90-1(c)	
[~~Maximum density (FAR) for A-1 and AMX-1 districts based on zoning lot size~~]		[~~***Lot area (sq. ft.)***~~]			[~~***FAR calculation***~~]		
		[~~Less than 10,000~~]			[~~FAR = (.00003 x lot area) + 0.3~~]		
		[~~10,000—40,000~~]			[~~FAR = (.00001 x lot area) + 0.5~~]		
		[~~Over 40,000~~]			[~~FAR = 0.9~~]		
[~~Maximum density (FAR) for A-2~~		[~~***Lot area (sq. ft.)***~~]			[~~***FAR calculation***~~]		

A BILL FOR AN ORDINANCE

Table 21-3.3						
Apartment and Apartment Mixed-Use Districts Development Standards						
Development Standard	*District*					
	A-1	*A-2*	*A-3*	*AMX-1*	*AMX-2*	*AMX-3*
~~and AMX-2 districts based on zoning lot size~~]	[~~Less than 10,000~~]		[~~FAR = (.00009 x lot area) + 0.4~~]			
	[~~10,000—40,000~~]		[~~FAR = (.00002 x lot area) + 1.1~~]			
	[~~Over 40,000~~]		[~~FAR = 1.9~~]			
[~~Maximum density (FAR) for A-3 and AMX-3 districts based on zoning lot size~~]	[~~*Lot area (sq. ft.)*~~]		[~~*FAR calculation*~~]			
	[~~Less than 10,000~~]		[~~FAR = (.00014 x lot area) + 0.6~~]			
	[~~10,000—20,000~~]		[~~FAR = (.00004 x lot area) + 1.6~~]			
	[~~20,000—40,000~~]		[~~FAR = (.00002 x lot area) + 2.0~~]			
	[~~Over 40,000~~]		[~~FAR = 2.8~~]			
Maximum density (FAR)	2.0	3.0	4.0	2.0	3.0	4.0

[1] There [~~shall be~~] is no minimum lot area, width, or depth for off-site parking facilities.

[~~[2] There shall be no minimum lot area for off-site parking facilities.~~]

[~~[3]~~2] Five ft. for detached dwellings and duplexes and 10 ft. for other uses.

[~~[4]~~3] For duplex lots, five ft. for any portion of any structure not located on the common property line; the required side yard is zero ft. for that portion of the lot containing the common wall.

[~~[5]~~4] Heights for detached dwellings and duplexes [~~shall~~] must comply with residential height and height setback requirements.

n/a = Not applicable

SECTION 3. Ordinance material to be repealed is bracketed and stricken. New material is underscored. When revising, compiling, or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the brackets, the bracketed and stricken material, or the underscoring.

A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

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_____

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_____

_____

_____

DATE OF INTRODUCTION: _____

_____ _____

Honolulu, Hawai'i Councilmembers

APPROVED AS TO FORM AND LEGALITY:

_____

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20____.

_____

RICK BLANGIARDI, Mayor
City and County of Honolulu

Bill B

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

RELATING TO DEVELOPMENT STANDARDS IN THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose. The purpose of this ordinance is to amend the development standards for the apartment and apartment mixed-use districts.

SECTION 2. Table 21-3.3, Revised Ordinances of Honolulu 2021, is amended to read as follows:

Table 21-3.3

Apartment and Apartment Mixed-Use Districts Development Standards

Development Standard		***District***					
		A-1	***A-2***	***A-3***	***AMX-1***	***AMX-2***	***AMX-3***
Minimum lot area (square feet [sq. ft.])[1]		[~~7,500~~] 5,000	[~~10,000~~] 5,000	[~~15,000~~] 5,000	[~~7,500[2]~~] 5,000	[~~10,000[2]~~] 5,000	[~~15,000[2]~~] 5,000
Minimum lot width and depth (ft.)[1]		[~~70~~] 60	[~~70~~] 60	[~~70~~] 60	[~~70~~] 60	[~~70~~] 60	[~~70~~] 60
Yards (ft.):	Front	10	10	10	10	10	10
	Side and rear[~~3~~]2	5[~~-4-~~]3 or 10	5[~~-4-~~]3 or 10	5[~~-4-~~]3 or 10	5[~~-4-~~]3 or 10	5[~~-4-~~]3 or 10	5[~~-4-~~]3 or 10
Maximum non-commercial use density (Floor Area Ratio [FAR])		2.0	3.0	4.0	2.0	3.0	4.0
Maximum commercial use density (FAR)		n/a			0.3 see § 21-3.90-1(c)	0.4 see § 21-3.90-1(c)	0.6 see § 21-3.90-1(c)
Maximum building area		~~*[Lot area (sq. ft.)]*~~			~~*[Requirement]*~~		
		~~[Less than 7,500]~~			60% of zoning lot		
		~~[7,500—20,000]~~			~~[50% of zoning lot]~~		
		~~[Over 20,000]~~			~~[40% of zoning lot]]~~		
Maximum height (ft.)[~~5~~]4		30	per zoning map		30	per zoning map	
Height setbacks		none	per § 21-3.80-1(c)		none	per § 21-3.90-1(c)	
~~[Maximum density (FAR) for A-1 and AMX-1 districts based on zoning lot size]~~		~~[*Lot area (sq. ft.)*]~~		~~[*FAR calculation*]~~			
		~~[Less than 10,000]~~		~~[FAR = (.00003 x lot area) + 0.3]~~			
		~~[10,000—40,000]~~		~~[FAR = (.00001 x lot area) + 0.5]~~			
		~~[Over 40,000]~~		~~[FAR = 0.9]~~			

A BILL FOR AN ORDINANCE

Table 21-3.3						
Apartment and Apartment Mixed-Use Districts Development Standards						
Development Standard	*District*					
	A-1	*A-2*	*A-3*	*AMX-1*	*AMX-2*	*AMX-3*
[Maximum density (FAR) for A-2 and AMX-2 districts based on zoning lot size]	[~~*Lot area (sq. ft.)*~~]		[~~*FAR calculation*~~]			
	[~~Less than 10,000~~]		[~~FAR = (.00009 x lot area) + 0.4~~]			
	[~~10,000—40,000~~]		[~~FAR = (.00002 x lot area) + 1.1~~]			
	[~~Over 40,000~~]		[~~FAR = 1.9~~]			
[Maximum density (FAR) for A-3 and AMX-3 districts based on zoning lot size]	[~~*Lot area (sq. ft.)*~~]		[~~*FAR calculation*~~]			
	[~~Less than 10,000~~]		[~~FAR = (.00014 x lot area) + 0.6~~]			
	[~~10,000—20,000~~]		[~~FAR = (.00004 x lot area) + 1.6~~]			
	[~~20,000—40,000~~]		[~~FAR = (.00002 x lot area) + 2.0~~]			
	[~~Over 40,000~~]		[~~FAR = 2.8~~]			

[1] There [~~shall be~~] is no minimum lot area, width, or depth for off-site parking facilities.

[~~[2] There shall be no minimum lot area for off-site parking facilities.~~]

[~~[3]~~2] Five ft. for detached dwellings and duplexes and 10 ft. for other uses.

[~~[4]~~3] For duplex lots, five ft. for any portion of any structure not located on the common property line; the required side yard is zero ft. for that portion of the lot containing the common wall.

[~~[5]~~4] Heights for detached dwellings and duplexes [~~shall~~] must comply with residential height and height setback requirements.

n/a = Not applicable

SECTION 3. Section 21-3.90-1 Apartment mixed-use district uses and development standards, is amended to read as follows:

§ 21-3.90-1 Apartment mixed-use district uses and development standards.

(a) Within the apartment mixed-use districts, all uses and structures are as set forth in Table 21-5.1.

(b) Within the apartment mixed-use districts, development standards are as set forth in Table 21-3.3.

(c) Additional development standards.

(1) Except for necessary access drives and walkways, all yards must be landscaped.

(2) Height setbacks. In the AMX-2 and AMX-3 districts, for any portion of a structure over 40 ft. in height, additional side and rear setbacks must be provided as follows:
   (A) For each 10 ft. of additional height or portion thereof, an additional 1-ft. setback must be provided; and
   (B) The additional setback must be a continuous plane from the top of the structure to the height of 40 ft. above grade (see Figure 21-3.3).

(3) Commercial use density and location.
   (A) The floor area of any use marked with a superscript1 under Table 21-5.1, either occurring as a single use on a zoning lot or in combination with other uses, must not exceed the FAR as provided under Table 21-3.3, and such floor area will not be counted as part of the [~~total~~] maximum non-commercial use FAR allowed.
   (B) Where commercial uses are integrated with dwelling uses, pedestrian access to the dwellings must be physically, mechanically, or technologically independent from other uses and must be designed to enhance privacy for residents and their guests. No floor above the ground floor may be used for both dwelling and commercial purposes.

SECTION 4. Ordinance material to be repealed is bracketed and stricken. New material is underscored. When revising, compiling, or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the brackets, the bracketed and stricken material, or the underscoring.

A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

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_____

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_____

DATE OF INTRODUCTION: _____

_____ _____

Honolulu, Hawai'i Councilmembers

APPROVED AS TO FORM AND LEGALITY:

_____

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20____.

_____

RICK BLANGIARDI, Mayor
City and County of Honolulu