REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:
Esther Kia'āina, Chair; Tommy Waters, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Andria Tupola

Committee Meeting Held
March 5, 2026

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

Mr. Chair:

Your Committee on Zoning & Planning, which considered Bill 6 (2026), CD1, entitled:

"A BILL FOR AN ORDINANCE RELATING TO RELATING TO DEVELOPMENT STANDARDS IN THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS,"

which passed Second Reading and was the subject of a public hearing held at the Council meeting on February 18, 2026, reports as follows:

The purpose of Bill 6 (2026), CD1, is to amend the Land Use Ordinance ("LUO"), Chapter 21, Revised Ordinances of Honolulu 2021 ("ROH"), relating to development standards for the Apartment and Apartment Mixed Use ("AMX") zoning districts ("Districts").

The Bill reduces the minimum zoning lot size to 5,000 square-foot for all Apartment and AMX Districts, which the DPP considers to be the minimum size needed to develop the lots efficiently.

The Bill also provides for a standard 60-foot minimum lot dimension for all Apartment and AMX Districts, which the DPP believes will accommodate adequate infrastructure within the street frontage.

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Regarding density, or floor area ratio ("FAR"), the Bill increases the maximum residential FAR to 2.0 in the A-1 and AMX-1 Districts, 3.0 in the A-2 and AMX-2 Districts, and 4.0 in the A-3 and AMX-3 Districts. The maximum commercial FAR remains at 0.3 in the AMX-1 District, 0.4 in the AMX-2 District, and 0.6 in the AMX-3 District, but the maximum commercial FAR is listed as an additional allowance, not as part of the overall maximum FAR. This approach is intended to eliminate competition between residential and commercial uses in the AMX Districts.

Regarding maximum building area, which is the maximum percentage of a zoning lot that can be covered by a structure over 30 inches in height, the Bill sets a single and scalable standard of 60 percent of the zoning lot, which would scale linearly as the lot size increases.

The Bill does not adjust the required yards, height setbacks, and maximum building height, which provide adequate checks against inappropriate development that may be possible with the additional allowed density.

Your Committee finds that at a public hearing held on February 18, 2026, by the City Council, public testimony was received on the proposed LUO amendment.

In Committee Report No. 33 (2026), which the Council adopted at its meeting on February 18, 2026, your Committee set forth background information on the Bill.

At your Committee's meeting on March 5, 2026, a DPP representative testified in support of the Bill and responded to questions from Councilmembers. The DPP representative indicated that narrower zoning lots would be inefficient to develop because of the challenge to incorporate pedestrian friendly street frontage on narrow zoning lots. A minimum 60-foot-wide street frontage would allow for necessary infrastructure to support the density envisioned.

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Grassroot Institute of Hawaii testified in support of the Bill. One individual offered comments on the Bill.

Your Committee received written testimony in support of the Bill from Grassroot Institute of Hawai'i, Housing Hawai'i's Future, Holomua Collaborative, Centre Urban Real Estate, and Building Industry Association of Hawai'i. One individual submitted testimony in opposition to the Bill. Aloha Independent Living Hawai'i and one individual submitted comments on the Bill.

Your Committee finds that the Bill carries out the purpose of the General Plan and Development Plans of the City and is in the best interests of the people of the City and County of Honolulu.

Your Committee on Zoning & Planning is in accord with the intent and purpose of Bill 6 (2026), CD1 and recommends that it pass Third Reading. (Ayes: Cordero, Kia'āina, Okimoto, Tupola, Waters – 5; Noes: None.)

Respectfully submitted,

Esther Kia'aina

Committee Chair

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