HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

COMMITTEE ON ZONING & PLANNING

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

AGENDA

REGULAR MEETING
CITY COUNCIL CHAMBER
THURSDAY, APRIL 30, 2026
9:00 A.M.

Remote and in-person oral testimony will be permitted on all items on the agenda when each agenda item is taken up. Each speaker may not have anyone else read their statement and is limited to a one-minute presentation.

As both English and Hawaiian are official languages of the State of Hawai'i, pursuant to Article XV, Section 4 of the Hawai'i State Constitution and Section 1-13 of the Hawai'i Revised Statutes (HRS), members of the public may testify in either language. For oral testimonies offered in 'Ōlelo Hawai'i, additional time as may be necessary will be allowed for the testifier to provide an English translation of their testimony.

Remote Testimony

1. For direct access to submit oral testimony call: +1-253-215-8782, enter ID: **82890072015** and Passcode **154542**.

2. To testify by videoconference, visit the Honolulu Records Collection website, type the following into the address bar of the browser: https://hnldoc.ehawaii.gov/hnldoc/testimony. Videoconference access information will be provided upon registration. Testifiers are encouraged to register/submit testimony at least 24 hours prior to the meeting.

Although remote oral testimony is being permitted, this is a regular meeting and not a remote meeting by interactive conference technology under HRS Section 92-3.7. Therefore, the meeting will continue notwithstanding loss of audiovisual communication with remote testifiers or loss of the public broadcast of the meeting.

Persons wishing to testify in the Council Chamber are requested to register by 9:00 a.m. by filling out the registration form in person. Persons who have not registered will be given an opportunity to speak following the oral testimonies of the registered speakers.

Written testimony may be uploaded through the Honolulu Records Collection website, type the following into the address bar of the browser: https://hnldoc.ehawaii.gov/hnldoc/testimony, or mailed to Office of the City Clerk, Attention: Information Section, 530 South King Street, Room 100, Honolulu, HI 96813. If submitted, written testimonies, including the testifier's address, e-mail address, and phone number, will be available to the public on the Honolulu Records Collection website, type the following into the address bar of the browser: https://hnldoc.ehawaii.gov.

Should you have any questions, please call (808) 768-9230 or send an email to sherry.arca@honolulu.gov.

Meeting materials are accessible on the Honolulu Records Collection website, type the following into the address bar of the browser: https://hnldoc.ehawaii.gov/hnldoc/browse/agendas by clicking on the appropriate Committee meeting.

The meeting will be viewable: (1) by internet live streaming on the Honolulu City Council YouTube Channel, type the following into the address bar of the browser: https://www.youtube.com/@HonoluluCityCouncil; (2) by televised live broadcast on ʻŌlelo TV Channel 54; and (3) on the monitor situated outside the Council Chamber. Viewers who experience a loss of viewing signal should try switching to another viewing option.

After the meeting, the meeting will be viewable on demand on the Honolulu City Council YouTube Channel, type the following into the address bar of the browser: https://www.youtube.com/@HonoluluCityCouncil. Copies of older meeting videos may be requested by calling the City Clerk's Office at (808) 768-5822, charges may apply.

If you need auxiliary aid/service or other accomodation due to a disability or an interpreter for a language other than English, please call the Office of the City Clerk Information Section at (808) 768-5822, Monday through Friday, between 7:45 a.m. and 4:30 p.m., excluding State holidays, or send an email to sherry.arca@honolulu.gov as soon as possible or at least three (3) business days before the scheduled meeting. Requests made as early as possible have a greater likelihood of being fulfilled.

Committee on Zoning & Planning Agenda
Thursday, April 30, 2026

FOR ACTION

1. **RESOLUTION 26-39 – LAND USE ORDINANCE AMENDMENT RELATING TO DEVELOPMENT STANDARDS.** Proposing an amendment to Chapter 21, Revised Ordinances of Honolulu 2021 (The Land Use Ordinance), relating to development standards.

   PROPOSED CD1 TO RESOLUTION 26-39 (Submitted by Councilmember Kiaʻāina) – The CD1 (OCS2026-0247/4/24/2026 11:25 AM) makes the following amendments:

   A. In the resolution:

      1. Adds first and second WHEREAS clauses providing background on the City's Land Use Ordinance ("LUO").

      2. Amends the 10th WHEREAS clause to clarify that the BMX-4 zoning district is located within the Downtown Neighborhood Transit-Oriented Development ("TOD") Plan area, which allows for certain height and density bonuses if projects provide commensurate community benefits.

      3. Adds a new 11th WHEREAS clause to provide that the Downtown Neighborhood TOD Plan has not yet been included in the TOD special district, and therefore the TOD general requirements and development standards in ROH § 21-9.100-8 do not yet apply to the Downtown Neighborhood TOD Plan area.

      4. Adds a new 12th WHEREAS clause to provide that when the Downtown Neighborhood TOD Plan area is added to the TOD special district, the TOD general requirements and development standards in ROH § 21-9.100-8 will be amended to incorporate provisions specific to the Downtown Neighborhood TOD Plan area, including development standards for the BMX-4 District.

      5. Adds a new 13th WHEREAS clause to provide that the provisions in ROH § 21-9.100-5, relating to interim planned development-transit ("IPD-T") projects, apply to TOD projects prior to the addition of the applicable TOD plan area to the TOD special district.

6. Amends the 14th WHEREAS clause to read:

   WHEREAS, the City Council ("Council") finds that amending the development standards of the LUO to increase the maximum density in the underlying BMX-4 zoning district and increase the maximum density for IPD-T projects would facilitate the development of needed housing units and further the goals and vision of the General Plan, the PUC DP, and the Downtown Neighborhood TOD Plan; and

B. In the Exhibit A bill:

1. In SECTION 1 of the bill, broadens the purpose of the ordinance to amend the LUO development standards relating to maximum density (floor area ratio), instead of providing increased density in the BMX-4 zoning district.

2. In SECTION 2 of the bill, reformats Table 21-3.4, and amends the maximum floor area ratio ("FAR") with an open space bonus in the BMX-4 District from an FAR of 12 to an FAR of 10.

3. Replaces SECTION 3 of the bill with a new SECTION 3 that amends ROH § 21-9.100-5(e), relating to IPD-T projects, to provide that the maximum FAR may be up to twice that allowed by the underlying zoning district or 12 (instead of 7.5), whichever is lower; provided that where a draft or approved neighborhood TOD plan identifies greater density for the site, a project on that site may seek the specified density contained in the plan.

C. Makes miscellaneous technical and nonsubstantive amendments.

Related communications:

CC-24(26) Office of the City Clerk, notifying the Department of Planning and Permitting of the introduction of the Resolution.

D-217(26) Department of Planning and Permitting, confirming receipt of Resolution 26-39

2. **RESOLUTION 26-95 – REVISION TO THE PUBLIC INFRASTRUCTURE MAP ('EWA DEVELOPMENT PLAN AREA).** Adopting a revision to the Public Infrastructure Map for the 'Ewa Development Plan Area to revise the existing PIM symbol 036 from solid waste facility (SW) to modified solid waste facility (SW/M) for the acquisition of land to support and expand the ENV's current solid waste facility. (Transmitted by Communication D-277[26])

3. **BILL 34 (2026) – RELATING TO FLOOD HAZARD AREAS.** Amending the Flood Hazard Area Ordinance, Chapter 21A, Revised Ordinances of Honolulu 2021, to adopt language and construction standards consistent with the requirements of the Federal Emergency Management Agency to maintain participation in the National Flood Insurance Program and the Community Rating System, and for housekeeping purposes. (Transmitted by Communication D-253[26]; Bill passed first reading 4/15/26)

   PROPOSED CD1 TO BILL 34 (2026) (Submitted by Councilmember Kia'āina) – The CD1 (OCS2026-0235/4/23/2026 1:48 PM) makes the following amendments:

   A. Adds new a definition of "Department" and uses this defined term in the text of the ordinance.

   B. Amends ROH § 21A-1.3(h), relating to severability, to clarify that if any provision in ROH Chapter 21A is determined to be invalid or unenforceable by any court of competent jurisdiction, the remaining provisions of the chapter remain in full force and effect, and the provisions of the chapter are therefore declared to be severable.

   C. Makes miscellaneous technical and nonsubstantive amendments for purposes of formatting, grammar, style, and clarity.

INFORMATIONAL BRIEFING

4. **PRESENTATION BY THE CITY'S DEPARTMENT OF PLANNING AND PERMITTING ON ITS REBUILD O'AHU PROGRAM FOR RESIDENTS AND BUSINESSES AFFECTED BY THE KONA-LOW STORMS TO HELP THEM NAVIGATE THE REBUILDING AND RECOVERY PROCESS.**

EXECUTIVE SESSION

If the need arises with respect to any item on this agenda, then pursuant to Hawai‘i Revised Statutes Sections 92-4 and 92-5(a)(4), the Committee may consult in a closed meeting with its attorneys in executive session on questions and issues pertaining to the City's and the Council’s powers, duties, privileges, immunities and/or liabilities relating to that item.

ESTHER KIA‘ĀINA, Chair
Committee on Zoning & Planning