REPORT OF THE COMMITTEE ON ZONING & PLANNING

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

Committee Meeting Held
May 21, 2026

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

Mr. Chair:

Your Committee on Zoning & Planning, which considered Resolution 26-127 entitled:

"RESOLUTION ADOPTING A REVISION TO THE PUBLIC INFRASTRUCTURE MAP FOR THE PRIMARY URBAN CENTER DEVELOPMENT PLAN AREA,"

introduced on May 14, 2026 reports as follows:

The purpose of Resolution 26-127 is to revise the Public Infrastructure Map ("PIM") for the Primary Urban Center Development Plan area by adding a government building symbol to allow for the appropriation of funds to acquire the Queen Theater property, which is a 10,396 square-foot zoning lot located at 3588 Waiʻalae Avenue in Kaimuki.

Two years ago, the Council adopted Resolution 24-176, CD1, which requested the Administration to take the steps necessary to acquire the Queen Theater property for public use as a City-owned multipurpose venue for theatrical, musical, and community performances, and if necessary, to prepare a resolution for the Council to initiate proceedings in eminent domain.

The PIM amendment will allow for the appropriation of funds in the City's Capital Budget for land acquisition of the Queen Theater property, which is owned by Narciso Yu, Jr., and Adoree Yu. The Fiscal Year 2027 Capital Budget currently appropriates $4,000,000 for this purpose.

ADOPTED ON JUN 3 2026

COMMITTEE REPORT NO. 152(26)

At your Committee's meeting on May 21, 2026, the Deputy Director of the Department of Planning and Permitting ("DPP") testified that due to current and competing budget restraints, the Administration prefers not to purchase the Queen Theater property at this time, however, there is always potential for future consideration.

The Councilmember of the District stated that the Kaimukī community has been fighting for the acquisition of the Queen Theater property for years, and there is strong community support for the acquisition, which will benefit the entire community. Contrary to the DPP's written testimony, the property owners are willing to sell the property to the City.

Another Councilmember commented that there is ample parking near the Queen Theater property, and this area of Kaimukī, including Kaimukī Community Park, is a popular gathering place.

EnVision Kaimukī and four individuals testified in support of the Resolution.

Your Committee received written testimony in support of the Resolution from Hawaiʻi International Film Festival, Friends of Queen Theater, EnVision Kaimukī, Tree Moss, and 30 individuals.

Your Committee finds that the proposed Project is of a type enumerated in ROH § 4-8.3, meets the criteria set forth in ROH § 4-8.4, and is consistent with the Oʻahu General Plan and applicable Development Plan.

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Your Committee on Zoning & Planning is in accord with the intent and purpose of Resolution 26-127 and recommends its adoption. (Ayes: Cordero, Kia'āina, Okimoto, Tupola, Waters – 5; Noes: None.)

Respectfully submitted,

Committee Chair

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

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