'26JUN04 PM 3:15 CITY CLERK

PLANNING COMMISSION
KOMIKINA HOʻOLĀLĀ

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAIʻI 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA

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

June 2, 2026

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: Change in Zoning from the Country District to the R-5 Residential District, 66-009 Waialua Beach Road – Waialua, Oʻahu

The Planning Commission (PC) held a public hearing on May 27, 2026, on the above subject matter. No public or written testimonies were received. The public hearing was closed on May 27, 2026.

The PC voted 8:1 [Commissioner Mark Clemente recused] to approve the recommendations and conditions of the Director of the Department of Planning and Permitting (DPP) regarding Applicants, Jason C. Hagan and Elisa A. Hagan, zone change from the Country District to the R-5 Residential District (R-5 District) for a 1.431-acre lot in Paʻalaʻa Kai, Waialua, Oʻahu.

Attached is the Director of the DPP's report regarding the zone change.

DEPT. COM. 388(26)

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

Sincerely,

Pane Meatoga III
Chair

Attachments

ACKNOWLEDGED:

Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

ACKNOWLEDGED:

Krishna F. Jayaram, Managing Director Designate
Office of the Managing Director

ACKNOWLEDGED:

Rick Blangiardi, Mayor

Report of the Director of the DPP

Authorization Dawn Takeuchi Apuna, Director
Advertisement May 15, 2026
Public Hearing May 27, 2026

RECEIVED
April 13, 2026
3:50 PM
DEPT. OF PLANNING AND PERMITTING

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

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

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

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

April 13, 2026

2025-ZCH-1(ay)

MEMORANDUM

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

FROM: Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

SUBJECT: Request for a Change in Zoning from the Country District to the R-5 Residential District
66-009 Waialua Beach Road - Waialua, O'ahu
Tax Map Key 6-6-018: 024

Transmitted for appropriate action is our report and recommendation of approval, subject to conditions, for a proposed zone change from the Country District to the R-5 Residential District (R-5 District) for a 1.431-acre lot in Pa'ala'a Kai, Waialua, O'ahu.

The Applicants, Jason C. Hagan and Elisa A. Hagan, propose to rezone the lot to bring its zoning into conformance with its longstanding use as a site for six single-unit dwellings and one two-unit dwelling. The R-5 District would allow the Applicants to qualify for loans to maintain the aging buildings, and secure the right to rebuild should the structures suffer catastrophic damage. The Applicants state that there are no plans to increase the number of dwellings or change the use of the site. The lot adjoins Country-zoned lots on its east, north, and west boundaries, and R-5 lots on its south boundary.

The proposed zone change is generally consistent with the O'ahu General Plan, the North Shore Sustainable Communities Plan, the Hale'iwa Special District objectives and guidelines, and the purpose and intent of the R-5 District. The North Shore Neighborhood Board No. 27 (NB27) voted 11-0-1 (11 ayes, one abstention, and one member's vote inadvertently not called for) to support the zone change proposal on January 28, 2025. However, they did state concerns about additional development on the site.

Other than concerns noted by NB27, reviewing agencies did not object to or identify any concerns with the proposal. To date, the Department of Planning and Permitting has not received any comments from the public.

Please review the report and recommendation and forward them, together with the commission's recommendation through the Mayor, to the City Council.

Enclosures

cc: Jason and Elisa Hagan
Jim Hayes, Planning Solutions, Inc.

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION

OF

JASON AND ELISA HAGAN
FOR A ZONE CHANGE FROM
THE COUNTRY DISTRICT
TO THE R-5 RESIDENTIAL DISTRICT

FILE NO. 2025-ZCH-1

FINDINGS OF FACT, ANALYSIS, CONCLUSIONS OF LAW AND RECOMMENDATION

I. APPLICATION

A. Basic Information.

PROJECT:	Hagan Family Zone Change
APPLICANTS and/or LANDOWNERS:	Jason C. and Elisa A. Hagan
AGENT:	Planning Solutions Inc. (Jim Hayes)
LOCATION:	66-009 Waialua Beach Road - Waialua
TAX MAP KEY (TMK):	6-6-018: 024
LAND AREA TO BE REZONED:	1.431 acres
STATE LAND USE DISTRICT:	Urban District (Attachment 1)
EXISTING ZONING:	Country District and R-5 Residential District (R-5 District) (Attachment 1)
PROPOSED ZONING:	R-5 District
DEVELOPMENT PLAN:	North Shore Sustainable Communities Plan (NS SCP) (Attachment 1)
SPECIAL MANAGEMENT AREA (SMA):	Partially in the SMA
SPECIAL DISTRICT:	Hale'iwa Special District (HSD)
PUBLIC INFRASTRUCTURE MAP (PIM):	No PIM symbol on Project site

FLOOD ZONE:	Zone X (outside the 0.2 percent annual chance Floodplain) (Attachment 1)
EXISTING USE:	Single-unit dwellings and a two-unit dwelling
SURROUNDING LAND USES:	Residential uses and a Hawaiian Electric Company (HECO) substation

B. Proposal. The Applicants seek to rezone a 1.431-acre or 62,334-square (sq.) -foot (ft.) lot from the Country District to the R-5 District. The purpose of the proposed zone change is to bring the parcel's zoning into conformance with its longstanding use as a site for six single-unit dwellings and one two-unit dwelling. The Applicants state they do not intend to construct additional structures, change the use of the site, or displace any of the existing occupants of the dwellings.

C. Background. The Applicants have owned the site since May 28, 2020. According to the application, the parcel has been used for residential uses consistent with the R-5 District since 1965. According to available records, the site contains eight dwelling units and six carports (Attachment 1). City records indicate that building permits (BPs) were issued for four single-unit dwellings and a duplex (two-unit dwelling) on July 20, 1965. On July 21, 1971, and March 19, 1975, BPs were issued to allow two additional single-unit dwellings to be relocated to the site. Additionally, between 1965 and 1972, BPs were approved for the establishment of six carports associated with the dwellings.

Available records indicate the parcel was within the R-6 Residential District in 1965 and remained in the R-6 Residential District following adoption of the Comprehensive Zoning Code in 1969. In 1984, the parcel was zoned to the AG-1 Restricted Agricultural District through the adoption of Ordinance 84-13 and Zoning Map No. 17, Mokulē'ia -Waialua-Hale'iwa. It was later rezoned to its current designation of Country District, except for a small sliver in the R-5 District.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Description of Site and/or Surrounding Land Uses.

1. Location and Current Use. The Project site is located at 66-009 Waialua Beach Road, about 400 ft. north of Weed Circle, in an area identified as Pa'ala'a Kai, Waialua, O'ahu. The parcel is in a transition area between Hale'iwa Town and Waialua just beyond the southern end of the Hale'iwa commercial district that flanks Kamehameha Highway. The 1.431-acre Project site is split-zoned. The majority of the site is within the Country

District and an approximately 50-sq.-ft. sliver of the lot's southern tip is within the R-5 District. The site is shaped like a flag lot, but is considered landlocked as the "flag stem" driveway stops approximately 200 ft. short of Waialua Beach Road. As a result, the site is accessed from Waialua Beach Road via an access easement across an adjacent parcel to the south identified as TMK 6-6-018: 039.

The main section (flag lot body) of the site is developed with eight dwellings consisting of six single-unit dwellings, a two-unit dwelling, and accessory residential structures. Table 1 below lists the dwellings and their characteristics:

Table 1

Building No.	Address	Type	Bed/Bath	Sq. Ft.	BP No.	Date Issued
1	66-009-C	Single unit	3/1	892	13323	7/20/1965
2	66-009-D	Single unit	2/1	668	13325	7/20/1965
3	66-009-E	Single unit	2/1	668	13324	7/20/1965
4	66-009-B	Single unit	4/2	1,456	13326	7/20/1965
5	66-009	Two unit	2/1, 2/1	1,456	13327	7/20/1965
6	66-009-F	Single unit	3/1	864	1038	7/21/1971
7	66-009-A	Single unit	2/1	880	1867	3/19/1975
	Buildings 1, 2, 3, 5, and 6 also have carports under separate permits.					

The seven buildings are single-story wood structures on post-and-pier foundation. There is a worn asphalt driveway that runs along the parcel's flag stem section and extends across the middle of the flag lot body, which provides direct access to the eight dwellings. Each dwelling is served by its own septic system.

2. Topography and Soils. The parcel is primarily flat with a slight downhill slope to the north along its northern boundary and a slight rise in its eastern portion. The site has an average elevation of roughly 30 ft. above mean sea level.

According to the U.S. Department of Agriculture Natural Resources Conservation Service, roughly 90 percent of the parcel consists of Waialua silty clay, which is considered to be moderately well drained with low run off. The remaining 10 percent of the parcel, along the parcel's eastern border, consists of 'Ewa silty clay loam, which is considered well drained with medium runoff.

The parcel is designated as "unclassified land" in Agricultural Lands of Importance to the State of Hawai'i by the Hawai'i Department of Agriculture and Biosecurity. The University of Hawai'i Land Study Bureau did not provide a productivity classification for the parcel. Additionally, the parcel has not been designated as Important Agricultural Lands.

3. Surrounding Uses. The parcel is predominantly bordered by residential dwellings, with a notable exception being a HECO substation immediately to the southeast of the site. Neighboring lots to the north, east, and west are in the Country District. The parcel's southern border is contiguous to lots within the R-5 District. Other nearby lots along Kamehameha Highway's makai shoulder are within the R-5 District. To the south, across Waialua Beach Road, is the Pa'ala'a Kai Unit II residential subdivision consisting of 209 lots within the R-5 District.

B. Other Permits and/or Approvals Required. As no development is proposed for the parcel, no additional permits or approvals are required.

C. Public Agency Notification and/or Comments. On January 15, 2026, the following public agencies were requested to evaluate the impact of the proposed zone change on their facilities and services. Agencies stating they had "no comments," "no objections", or "no impacts on services provided" are identified with an asterisk (*). Agencies that submitted written comments providing information or identifying concerns are identified with a plus sign (+). Significant comments received are addressed in Section III of this report.

All written agency comments received prior to the signing of this report are included in their entirety in Attachment 2. Comments received after the signing of this report will be transmitted separately to the Planning Commission or to the City Council for their consideration.

1. City Agencies:
   Board of Water Supply (BWS) +
   Department of Environmental Services (ENV) *
   Honolulu Emergency Services Department
   Honolulu Fire Department (HFD) *
   Honolulu Police Department (HPD) *

2. State Agencies:
   Department of Health (DOH)
      Environmental Health Administration
   Department of Land and Natural Resources
      State Historic Preservation Division
      Aquatic Resources Division +
   Department of Transportation *

D. Community and Adjoining Property Owners Notification and/or Comments. Pursuant to Revised Ordinances of Honolulu (ROH) § 21-2.40-2(b)(2), the Applicants mailed or hand-delivered notices to adjoining landowners on February 10, 2025, informing them of a scheduled presentation to the North Shore Neighborhood Board No. 27 (NB27). On February 25, 2025, the Applicant presented the zone change proposal to the NB27. According to the approved minutes, the NB27 voted 11-0-1 (11 ayes, one abstention, and one member's vote inadvertently not called) to support the proposed zone change. However, in a letter dated March 11, 2025, to the Department of Planning and Permitting (DPP) Director Dawn Takeuchi Apuna, the NB27 Chair Kathleen M. Pahinui stated that they would monitor the Project as board members expressed concerns that current tenants may be displaced; the site may be used for vacation rentals; and the owners may seek to construct additional buildings.

Pursuant to ROH § 21-2.40-2(c)(3), the Applicants provided written notice of the zone change application to all property owners within 300 ft. of the Project site. Additionally, informational notices were provided to elected officials of the area, community organizations, the NB27, the Wahiawā Satellite City Hall, the Waialua and Wahiawā public libraries, the Waialua Community Association, and HECO. The application materials were also made available online on the DPP's website.

No comments were received from property owners within 300 ft. of the Project site or from the groups listed. Any written community comments received prior to the signing of this report, and the Applicants' responses to the comments received, are to be included in their entirety in Attachment 2.

III. ANALYSIS

A. Compliance with State Land Use Legislation.

Hawai'i Revised Statutes (HRS) Chapter 205, Land Use Commission. The Project site is in the State Land Use Urban District. According to HRS § 205-2(a)(1), the Urban District includes lands that are now in urban use and sufficient reserve area for foreseeable urban growth. Additionally, HRS § 205-2(b), states that Urban districts shall include activities or uses as provided by ordinances or regulations of the county within which the urban district is situated. The proposed zone change is consistent with the purpose of the Urban District.

B. Compliance with City Land Use Legislation.

1. O'ahu General Plan (GP), as amended by Resolution 21-023, CD1. The proposed zone change supports the following GP objectives and policies:

I. Population

Objective A: "To plan for anticipated population in a manner that acknowledges the limits of O'ahu's natural resources, protects the environment, and minimizes social, cultural and economic disruptions."

Policy 4: "Establish geographic boundaries to accommodate future population growth while at the same time protecting valuable agricultural lands, environmental resources, and open space."

Objective B: "To establish a pattern of population distribution that will allow the people of O'ahu to live, work and play in harmony."

Policy 3: "Manage land use and development in the urban-fringe and rural areas so that: a. Development is contained within growth boundaries; and b. Population densities in all areas remain consistent with the character, culture, and environmental qualities desired for each community."

The Project would help maintain housing for North Shore residents in a low-density, culturally compatible setting within the Community Growth Boundary of the NS SCP. The single-story wooden homes on the parcel are consistent with the character of the community. The eight dwelling units on the 62,334-sq.-ft. parcel are consistent with R-5 Residential zoning density.

II. Housing and Communities

Objective A: "To ensure a balanced mix of housing opportunities and choices for all residents at prices they can afford."

Policy 4: "Support and encourage programs to maintain and improve the condition of existing housing."

Policy 13: "Encourage the production and maintenance of affordable rental housing."

The homes on the parcel are providing affordable housing for the owners' families, and for five tenant households. All are long-term tenants, with some reportedly having lived there for six decades. The Applicants state that rents are below the 100 percent Area Median Income (AMI) level, with rents for longtime tenants at roughly 50 percent AMI. The proposed zone change would bring the parcel into compliance with the ROH Chapter 21, the Land Use Ordinance (LUO).

III. Physical Development and Urban Design

Objective E: "To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live."

Policy 5: "Encourage the development of a variety of housing choices including affordable housing in rural communities, to give people the choice to continue to live in the community that they were raised in."

Objective G: "To promote and enhance the social and physical character of O'ahu's older towns and neighborhoods."

Policy 6: "Support and encourage cohesive neighborhoods

which foster interactions among neighbors, promote vibrant community life, and enhance livability."

The seven residential structures have no fences or walls separating them, creating a cohesive residential compound that promotes interactions among neighbors. Vehicle traffic is limited to residents, providing a safe and inviting neighborhood in which children play.

2. ROH Chapter 24, Development Plans. Pursuant to ROH § 24-8.5(c), all proposed developments in the North Shore planning area shall be reviewed for their consistency with the vision, policies, and guidelines of the NS SCP, as discussed below:

3. North Shore's Role in O'ahu's Development Pattern. The NS SCP states that the North Shore's role in the City and County of Honolulu is as a rural region characterized by agricultural lands and scenic open spaces. The NS SCP lists policies for future land use including:

- Maintain the region's rural character by promoting diversified agriculture, preserving scenic open space, and retaining the small-town, country atmosphere of the region's typically low-rise, low-density communities.

- Provide sufficient lands adjacent to built areas of Hale'iwa and Waialua for housing that is compatible with the region's rural character and affordable to area residents, without exceeding the GP's population guidelines for the region and remaining in line with GP policies to maintain the North Shore as a rural area.

The Applicants state they intend to maintain the low-rise, low-density nature of their eight-dwelling residential compound, and to continue to provide housing for North Shore residents.

The Vision for the North Shore's Future. Section 2 of the NS SCP states a vision of a North Shore that will experience very little growth and which "will remain 'country', with wide open spaces, agricultural lands and rural communities defining the regional landscape, and growth limited to Hale'iwa and Waialua Towns." This element of the Vision applies to the proposed zone change:

- 2.2.6 Direct new housing to areas contiguous to Hale'iwa and Waialua Towns and use rural design guidelines for rural residential development.

While the subject parcel is not proposed for new housing, it is contiguous to Hale'iwa Town and the Applicants intend to maintain the nature and levels of residential use. The dwellings are modest single-story wood structures that have housed residents since 1965.

Land Use Policies and Guidelines. Section 3.5 of the NS SCP provides land use policies and guidelines for residential communities. These elements of Land Use Policies and Guidelines apply to the proposed zone change:

- Direct future residential development to Hale'iwa and Waialua within the Community Growth Boundary.

- Provide a mix of housing types and prices to meet the needs of existing residents, including accommodations which are affordable to low-income and moderate-income, gap group, and elderly households, and other special needs populations.

While the subject parcel is not proposed for new housing, it is contiguous to Hale'iwa Town and is within the Community Growth Boundary. The Applicants said they intend to maintain the nature and levels of residential use.

About 25 percent of the subject site along the eastern portion is designated as Country Town in the NS SCP. Otherwise, the subject parcel is largely designated as Rural in the NS SCP Land Use Map (Attachment 1). The parcel is contiguous with five parcels that have the Rural designation but are within the R-5 District.

The NS SCP suggests a density of one dwelling unit per acre for Rural parcels and there is no residential density guideline for Country Town. While the site contains eight dwelling units and exceeds the existing density guideline of the NS SCP, the proposed zone change from the Country District to the R-5 District is consistent with the vision of the NS SCP. Allowing for the ability for homeowners to replace longstanding housing stock will maintain the current level of housing units and may mitigate the need for additional housing units in more environmentally sensitive areas within the region. However, the NB27 did have concerns about the potential of additional structures being developed on the site. To address the concerns of the NB27 and to ensure continued consistency with the NS SCP, the Applicant may not subdivide the lot to create additional residential lots. This is recommended as a condition of approval.

The subject parcel is consistent with other guidelines of NS SCP Rural lands, such as low site coverage (16 percent lot coverage) and a predominance of landscaped open space.

Significant Zone Change. On October 1, 2025, the DPP determined that the proposed zone change would not constitute a "significant zone change" and therefore would not require the preparation of an environmental assessment (EA). The 1.431-acre parcel is below the five-acre threshold for an EA. In addition, the proposed zone change was determined to pose no major social, environmental, policy, or cumulative impacts.

4. ROH Chapter 4, PIM. The North Shore PIM does not show any PIM symbol on the Project site or in close proximity to the Project. The PIM symbols shown in the vicinity of the Project site include Road Widening and Sidewalk Improvements through Waialua Beach Road (Symbol No. 9) and Hale'iwa Fire Station Relocation (Symbol No. 20). The proposed zone change is not anticipated to have any significant impact on these PIM projects.

5. ROH Chapter 21, LUO. The proposed zone change is in compliance with the purpose and intent, as well as permitted uses and development standards of the R-5 District.

Residential Districts – Purpose and Intent. The LUO § 21-3.70(a) and (c) states:

"The purpose of the residential zoning districts is to allow for a range of residential densities. The primary use is for dwellings. Other types of dwellings may also be allowed, including zero lot line and cluster arrangements. Non-dwelling uses that support and complement residential neighborhood activities are also permitted."

"The intent of the R-7.5, R-5, and R-3.5 zoning districts is to provide areas for urban residential development. These districts would be applied extensively throughout the island."

The proposed zone change is generally consistent with the purpose and intent of the R-5 District as the site is primarily adjacent to residential uses. Additionally, the existing development on the site is more compliant with the R-5 District standards. The proposed zone change from the Country District to the R-5 District will also remove the nonconformities on the site as discussed further below.

R-5 District Development Standards. The existing use and scale of the parcel is consistent with R-5 District development standards. Table 2 lists the site's compliance with the R-5 District development standards:

Table 2

Development Standard	R-5 District	Project Site
Minimum lot area	5,000 sq. ft.	62,334 sq. ft.
Minimum lot width & depth	50 ft.	250 ft. wide 160 ft. deep (40 feet in "flag stem" driveway)
Front yard	10 ft.	N/A (site is landlocked)
Side and rear yards	Five ft.	Eight ft.
Maximum building area	50 percent of zoning lot (31,167 sq. ft.)	14.9 percent of zoning lot (9,273 sq. ft.)
Maximum floor area ratio (FAR)	0.6 FAR (37,400 sq. ft)	0.115 FAR (7,143 sq. ft.)
Maximum impervious surface	75 percent of lot (46,751 sq. ft.)	38 percent of lot (23,680 sq. ft.)
Maximum height	25-30 ft.	Approximately 18 ft.
Maximum wet bars/dwelling	One	Zero
Maximum laundry rooms/dwelling	One	One
Maximum bathrooms/dwelling	Two	Two

LUO § 21-4.110(d), Nonconforming Dwelling Units. The Country District allows a maximum of one dwelling unit per acre. Since the site consists of eight legally established dwelling units, the dwelling units are considered nonconforming dwelling units. Pursuant to LUO § 21-4.110(d)(2), if a nonconforming dwelling unit is destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it may not be reconstructed. The proposed R-5 District would remove the nonconforming dwelling unit status. This will allow the Applicants to secure the right to rebuild should the structures suffer catastrophic damage from fire, natural disaster, or other causes. This also reduces the likelihood that existing occupants on the site would be permanently displaced if any of the existing dwellings were to be destroyed.

LUO § 21-6.20, Off-Street Parking Requirements. The LUO requires one off-street parking space for each 1,000 sq. ft. of floor area, rounded up if the result has a fraction of 0.5 or greater. The largest dwelling unit on the subject parcel is 1,456 sq. ft.; therefore, one parking space is required per dwelling. Six of the eight dwellings on the parcel have an open carport. The other two have uncovered parking.

LUO § 21-9.90, HSD: The subject parcel is within the HSD, which guides aesthetic and architectural aspects of project development. The following HSD objective relates to the proposed zone change:

A. Preserve and enhance Hale'iwa's existing rural low-rise, human-scaled form and character, especially along Kamehameha Highway and Hale'iwa Road.

The parcel will continue to be occupied by seven single-story wood residential buildings on post-and-pier foundations. The structures are 50 to 60 years old. The dwellings are not visible from Kamehameha Highway and Hale'iwa Road.

Pursuant to LUO § 21-9.90-5, single-unit and two-unit dwellings constructed prior to December 21, 2018 are exempt from the requirements of the HSD, except for § 21-9.90-4, subsection (d)(3), (4), and (5), relating to landscaping; subsection (f)(1), relating to general architectural appearance and character; subsection (f)(2), relating to roofs; subsection (f)(4), relating to railings, fences, and walls; and subsection (f)(7) relating to colors. The Applicant does not propose any new work at this time. However, if improvements are proposed at a later date, then the dwellings will be subject to the HSD standards enumerated in the above subsections.

C. Compliance with Environmental Legislation.

1. HRS Chapter 343 and Hawai'i Administrative Rules Chapter 200, Title 11, Environmental Impact Statements. The proposed zone change does not trigger the requirements for an EA, per HRS Chapter 343, and ROH § 24-8.1 relating to significant zone change within the NS SCP area, as stated in a DPP determination letter dated October 1, 2025. Therefore, an EA is not required prior to the proposed zone change.

2. HRS Chapter 6E-42, Historic Preservation. The Project site is not listed on the Hawai'i or National Register of Historic Places. DPP records and application materials indicate no historic properties or burial sites have been identified on the Project site. Additionally, the Applicant does not propose any development or ground disturbance as part of the proposed zone change. Therefore, pursuant to HRS Chapter 6E-42, historic preservation review is not required. As such a condition of approval regarding historic preservation is not recommended.

3. ROH Chapter 25, SMA. A small portion of the site along the parcel's west and north boundaries is within the SMA. However, the majority of the site and all existing structures are outside the SMA. As no development is being proposed for the parcel an SMA permit is not required.

4. ROH Chapter 21A, Flood Hazard Areas. According to the Federal Emergency Management Agency's Flood Insurance Rate Map for the area, the Project site is in Flood Zone X, which is determined to be an area outside the 0.2 percent annual chance floodplain (Attachment 1). As there will be no new development, no near-term flood-related impacts are anticipated. Therefore, a condition of approval regarding flood hazards is not recommended.

   The Project site is in the Extreme Tsunami Evacuation Zone (EXTEZ), which is further inland than the Tsunami Evacuation Zone, according to the Hawai'i Department of Emergency Management (DEM). The EXTEZ is the area that may be affected by a tsunami that exceeds the historic impact zones of distant tsunami events. During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the DEM.

5. Sea Level Rise (SLR). Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawaii SLR Viewer, the Project site is not projected to be impacted by 3.2 feet of SLR. The site is also outside the projected six-foot sea level rise inundation area as depicted by the National Oceanic and Atmospheric Administration's SLR viewer. The Project site is roughly 4,000 feet from the nearest shoreline and the site has an average elevation of 30 feet above mean sea level. Potential Hazard to SLR is not expected to increase at the Project site. Therefore, a condition of approval regarding SLR is not recommended.

6. Visual Impacts. The Project site does not contain any known landmarks and is not within any public view corridors identified in the NS SCP. The proposed R-5 District will have a height limit of 25 ft., which is the same height limit of adjacent properties in the R-5 District. As no construction or development is proposed, the proposed zone change is not anticipated to have any adverse impact on existing visual resources. Therefore, a condition of approval regarding visual resources is not recommended.

D. Public Facilities and Services.

1. Transportation. The site is accessed from Waialua Beach Road via an access easement over a property to the south identified as TMK 6-6-018: 039. The intensity of residential activity is expected to remain unchanged; therefore, no additional traffic or impacts to area roadways are anticipated. As such, a condition of approval regarding transportation is not recommended.

2. Water. The Project site is served by the BWS. The BWS stated that it has no objections to the proposed zone change and that the existing water system is adequate to serve the parcel. Therefore, a condition of approval regarding water is not recommended.

3. Wastewater. The Project site is not connected to the City wastewater system. Each structure is served by its own septic system, which is under the jurisdiction of the State DOH. The Applicant does not propose any new development. Therefore, a condition of approval regarding wastewater is not recommended.

4. Solid Waste. The Project site is serviced by the City for weekly collection of solid waste, recycling, and green waste. The City ENV stated that the proposed zone change would not affect its services for the parcel. As no increase in density is proposed, the proposed zone change is not anticipated to affect the volume of waste generated. Therefore, a condition of approval regarding solid waste is not recommended.

5. Drainage. The site has no drainage infrastructure, and has a slight downward slope to the north. The site is in Flood Zone X, which is an area that has been determined to be outside the 0.2 percent annual change floodplain and outside the 500-year floodplain. The Applicants state that onsite stormwater is primarily absorbed into the ground, and there is no erosion or evidence of concentrated stormwater flow. As no development is proposed, the Project is not anticipated to have any impacts to drainage beyond the current conditions. Therefore, no condition of approval related to drainage is recommended.

6. Police Services. The Project site is in HPD District 2 (Wahiawā-North Shore). The HPD reviewed the proposal and had no concerns regarding the proposed zone change.

7. Fire Services. Waialua Fire Station No. 14 is located approximately 1.4 miles north of the Project site. The HFD reviewed the proposal and had no concerns regarding the proposed zone change. As there is no proposed increase in density, no impacts to fire services are anticipated.

E. Social and Economic Impacts.

The existing use and structures on the site have existed on the site for approximately 60 years. The Applicant does not propose to increase to change the use or increase the density on the site.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following conclusions:

Based on the foregoing Findings of Facts and Analysis, the proposed zone change from the Country District to the R-5 District is consistent with State and City land use plans and policies, including the GP and the NS SCP. The Applicants plan no change in use on the parcel. Therefore, existing services and infrastructure systems are adequate for the current uses. The proposed zone change is not anticipated to have any significant or adverse social, economic, or environmental impacts on surrounding land uses.

V. RECOMMENDATION

Pursuant to the foregoing Findings of Fact, Analysis, and Conclusions of Law, the Director of the DPP recommends that a change in zoning from the Country District to the R-5 District be APPROVED as shown on the map marked Exhibit A in the attached draft Ordinance and subject to the Applicant's execution of a Unilateral Agreement for the Project site under the provisions of § 21-2.80 of the LUO to be recorded with the Bureau of Conveyances of the State of Hawai'i. The recommended conditions of approval include the following:

1. Subdivision. Except for the creation of necessary easements for access or utility purposes, the lot may not be further subdivided.

2. Compliance with Other Government Requirements. The Declarant acknowledges that approval of the zone change does not constitute compliance with other LUO or other governmental requirements. They are subject to separate review and approval.

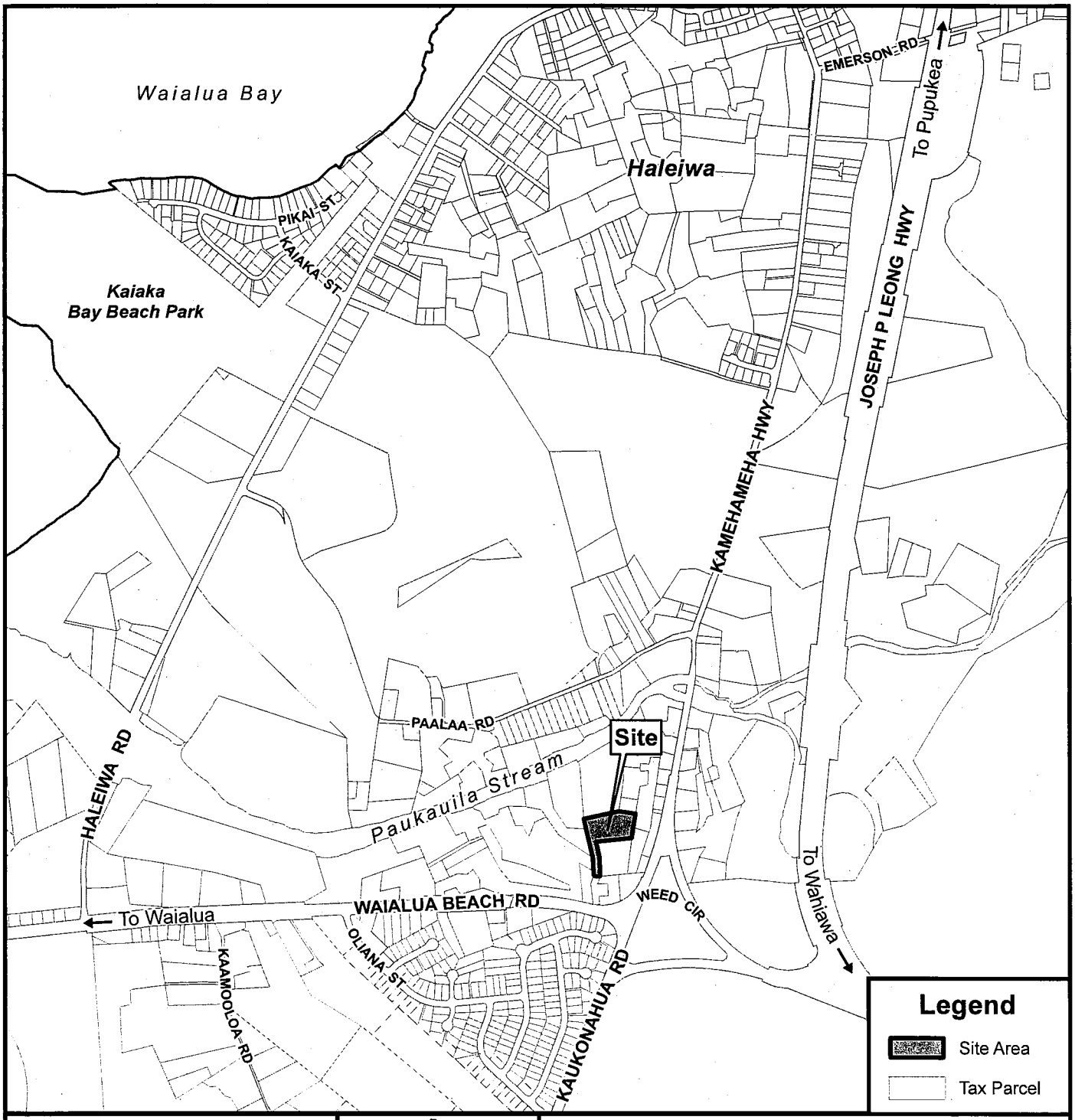
3. Noncompliance with Conditions. In the event of noncompliance with any of the conditions set forth herein, the Director of the DPP shall inform the City Council and may seek civil enforcement or take appropriate action until applicable conditions are met, including but not limited to revoking any permits issued under this zoning and withholding issuance of other permits related to the Project. Noncompliance may also be grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised Charter of the City and County of Honolulu (1973, amended 2017).

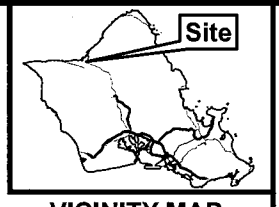
Dated at Honolulu, Hawai'i, this 13th day of April, 2026.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director

ATTACHMENT 1
(LOCATION MAP,
EXISTING ZONING MAP NO. 17,
STATE LAND USE MAP,
SUSTAINABLE COMMUNITIES PLAN
LAND USE MAP,
FLOOD HAZARD MAP,
PUBLIC INFRASTRUCTURE MAP,
SITE PLAN)





VICINITY MAP

0 500 1,000 2,000

Distance in Feet

LOCATION MAP

WAIALUA

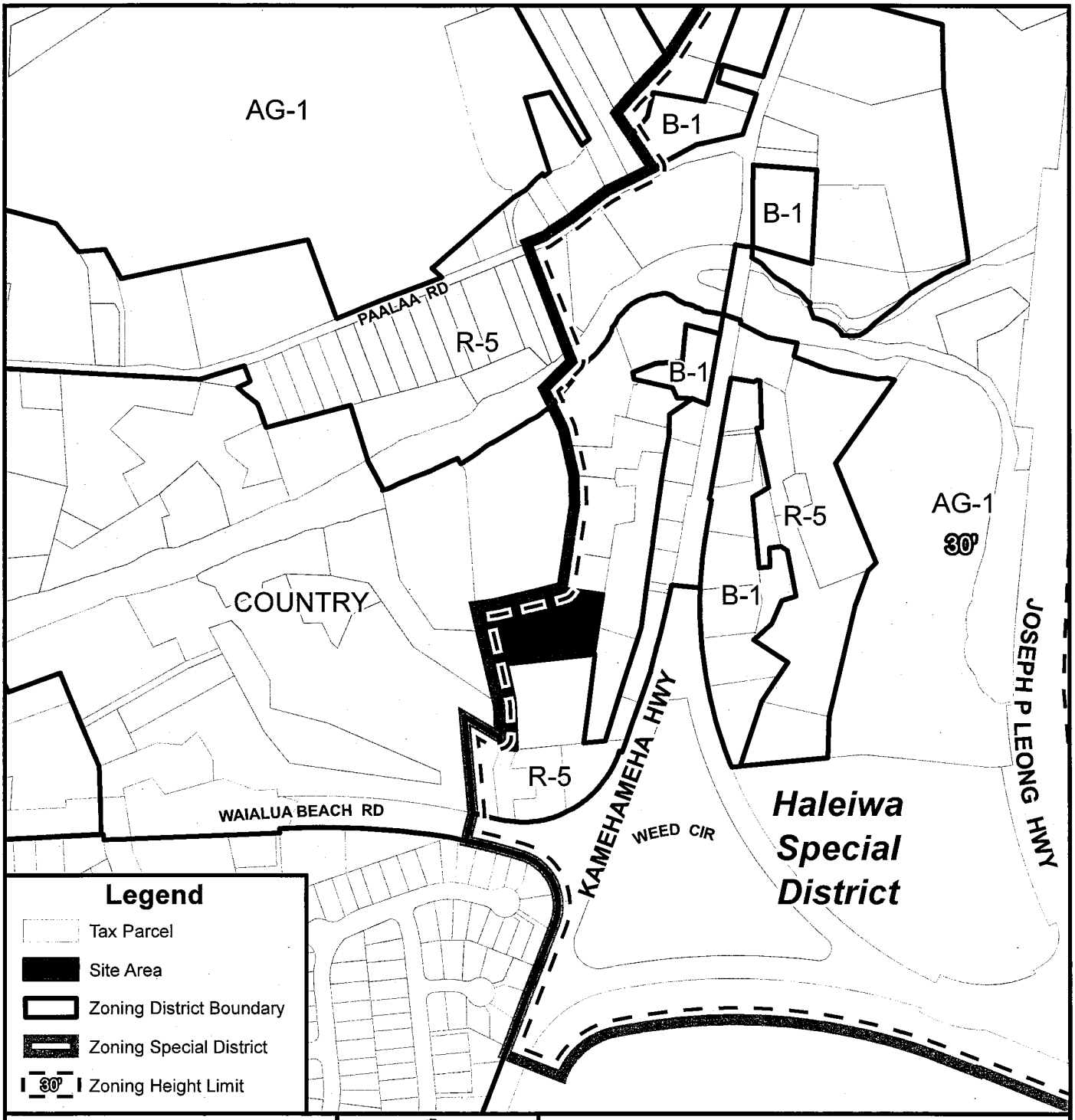
TAX MAP KEY: 6-6-018:024

FOLDER NO.: 2025-ZCH-1

Prepared by: Honolulu Land Information System (HoLIS) - CS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 01/2026

Copyright City & County of Honolulu
All Rights Reserved 2026



PORTION OF

ZONING MAP

MOKULEIA - WAIALUA - HALEIWA

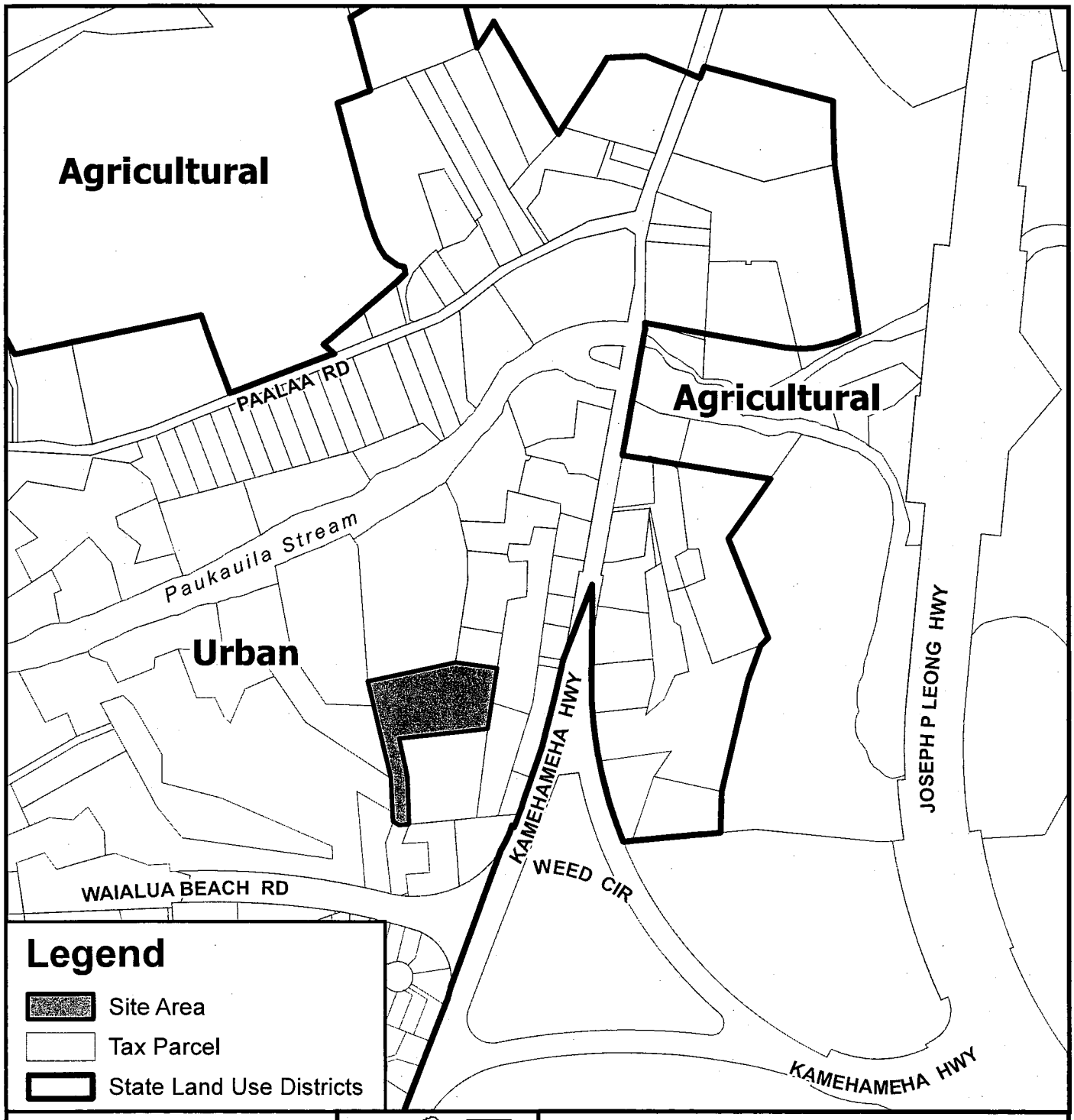
TAX MAP KEY: 6-6-018:024

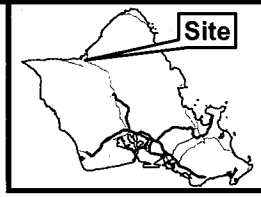
FOLDER NO.: 2025-ZCH-1

Prepared by: Honolulu Land Information System (HoLIS) - CS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 01/2026

Copyright City & County of Honolulu
All Rights Reserved 2026





VICINITY MAP

0 400 800

Distance in Feet

PORTION OF

STATE LAND USE MAP

HALEIWA QUADRANGLE

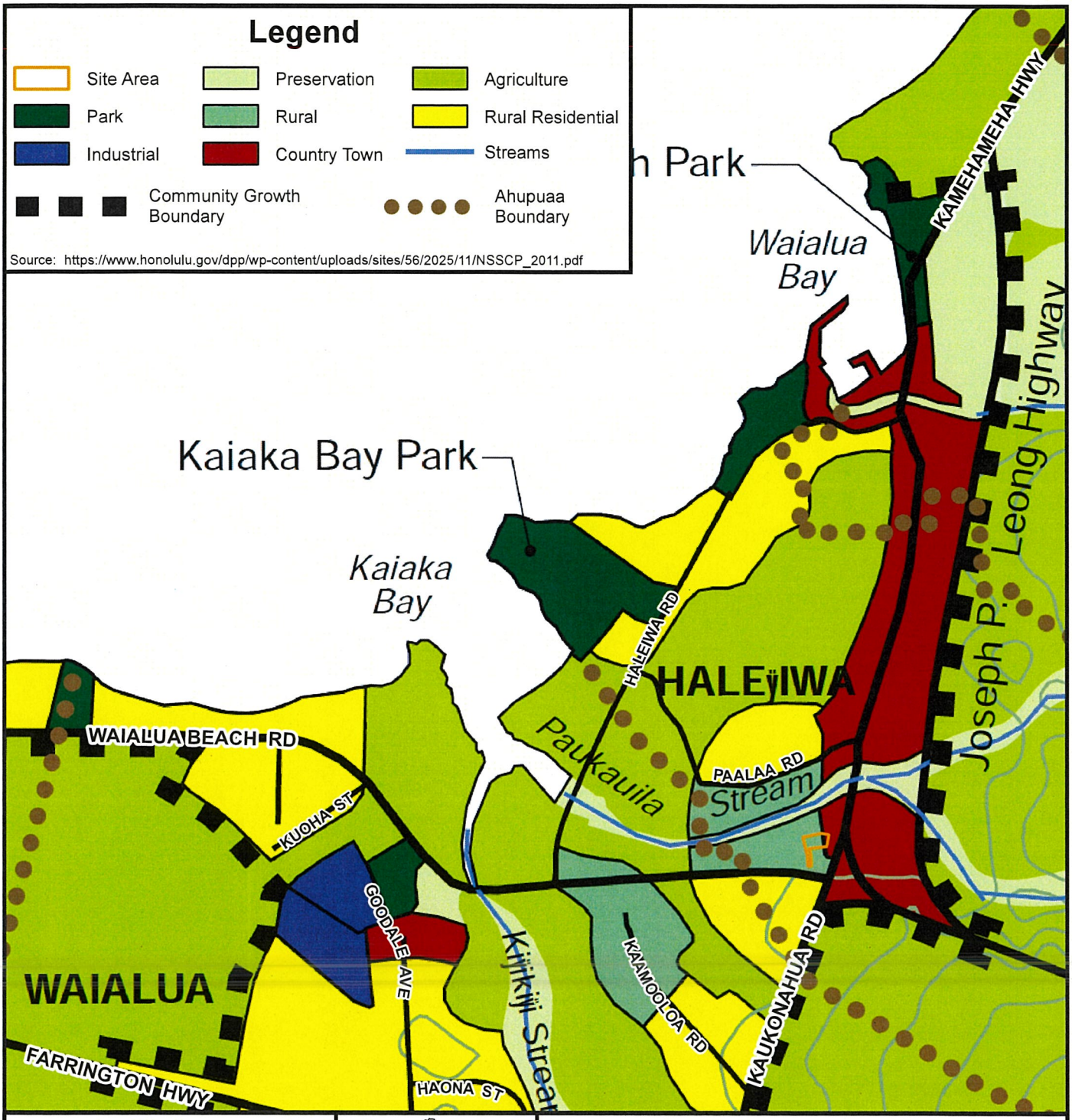
TAX MAP KEY(S): 6-6-018:024

FOLDER NO.: 2025-ZCH-1

Prepared by: Honolulu Land Information System (HoLIS) - CS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 03/2026

Copyright City & County of Honolulu
All Rights Reserved 2026



NORTH SHORE DEVELOPMENT PLAN URBAN LAND USE MAP

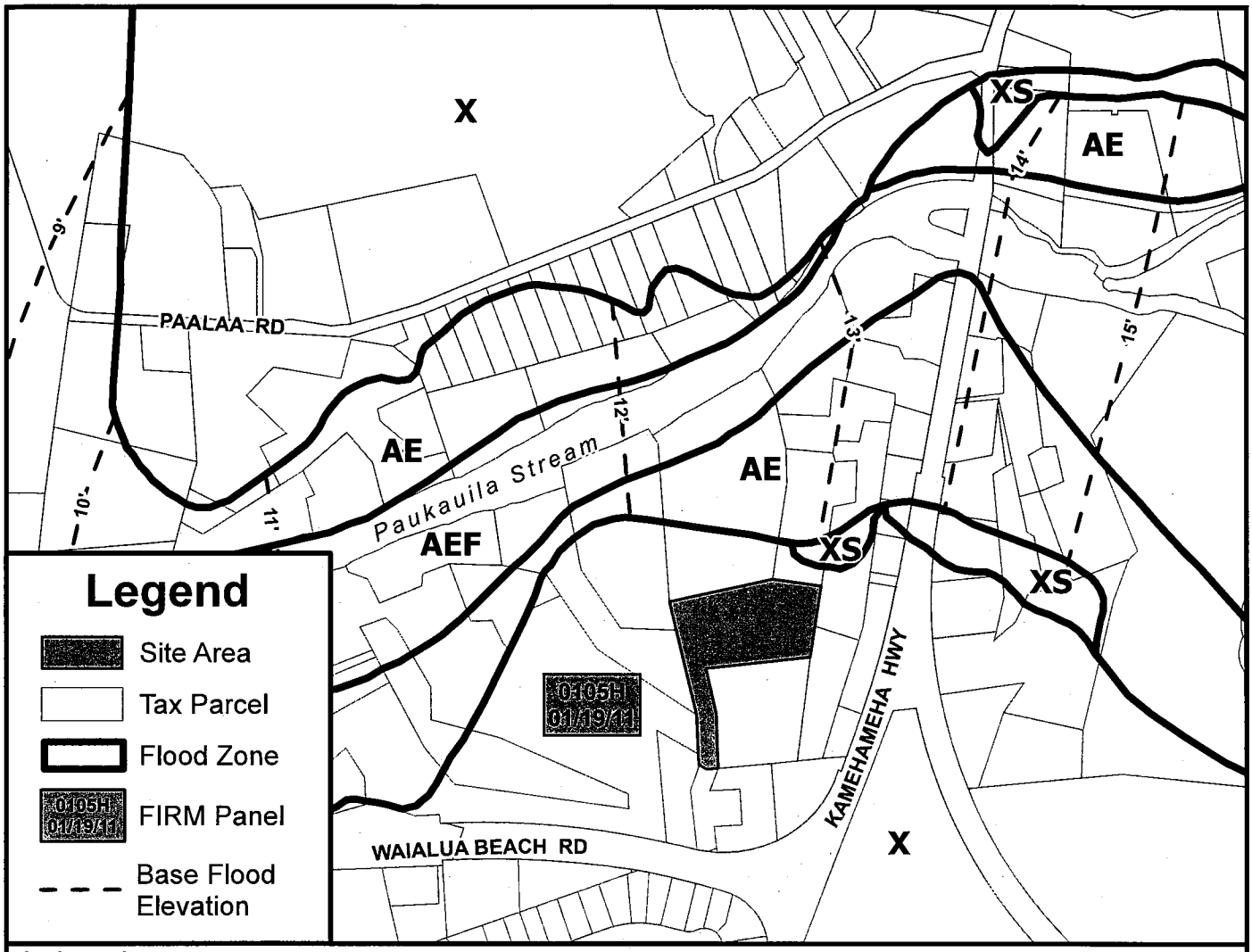
WAIALUA - HALEIWA

FOLDER NO.: 2025-ZCH-1

Prepared by: Honolulu Land Information System (HoLIS) - CS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 01/2026

Copyright City & County of Honolulu
All Rights Reserved 2026



Flood Hazard Zones:

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

Zone **AE** = BFE determined

Floodway Areas in Zone AE

Zone **AEF** = The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

Floodway Areas in Zone AE

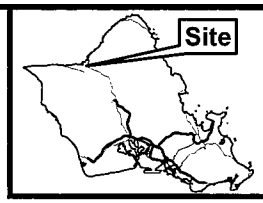
Zone **AEF** = The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

Other Flood Areas

Zone **XS** (X shaded) = Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Other Areas

Zone **X** = Areas determined to be outside the 0.2% annual chance floodplain.



VICINITY MAP

0 200 400 800

Distance in Feet

PORTION OF FLOOD HAZARD MAP

FIRM PANEL 15003C0105H

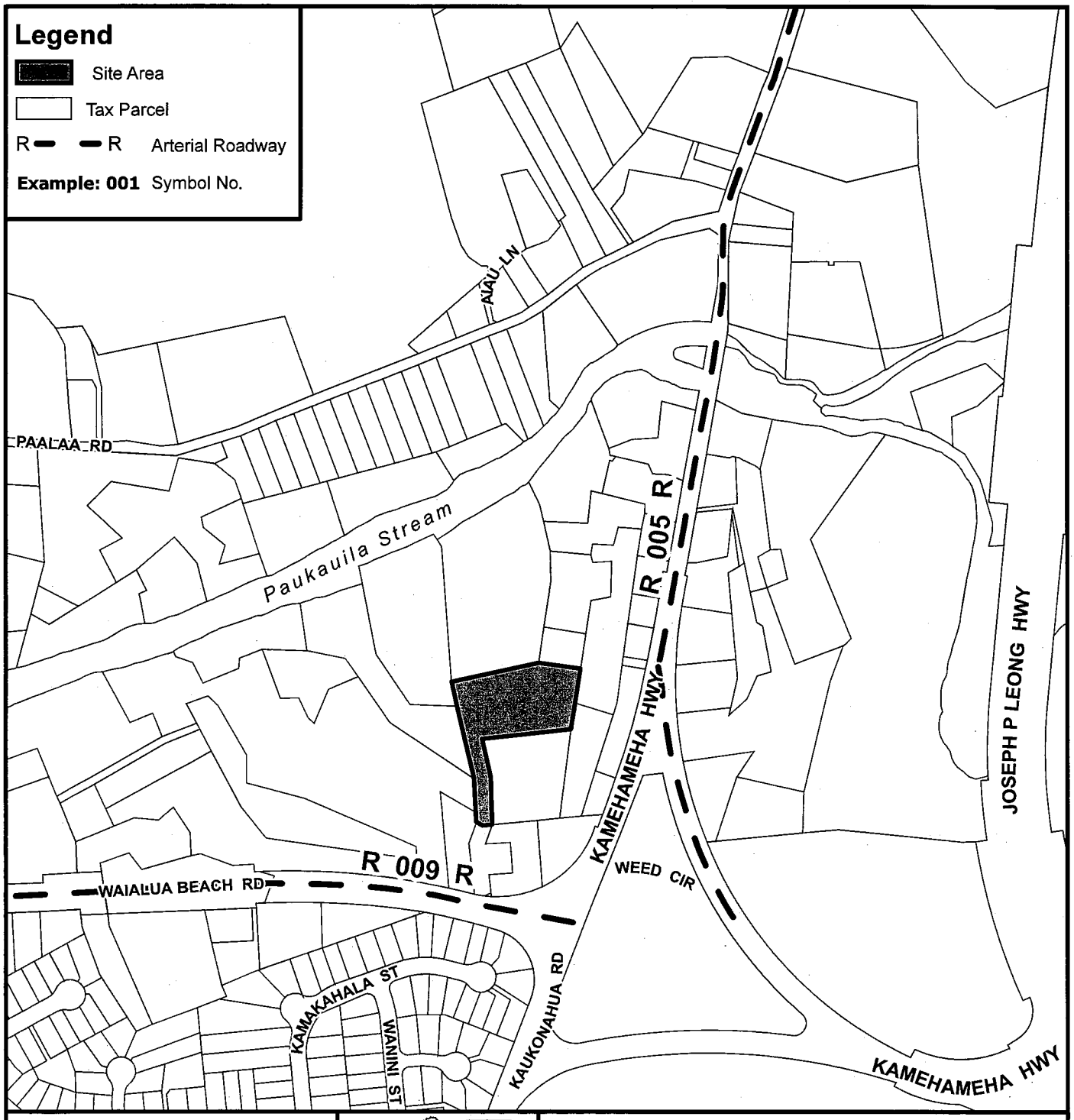
TAX MAP KEY(S): 6-6-018:024

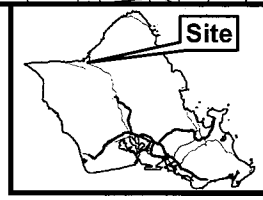
FOLDER NO.: 2025-ZCH-1

Prepared by: Honolulu Land Information System (HoLIS) - CS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 03/2026

Copyright City & County of Honolulu
All Rights Reserved 2026





VICINITY MAP

0 200 400 800

Distance in Feet

PORTION OF

PUBLIC INFRASTRUCTURE MAP NORTH SHORE

TAX MAP KEY: 6-6-018:024

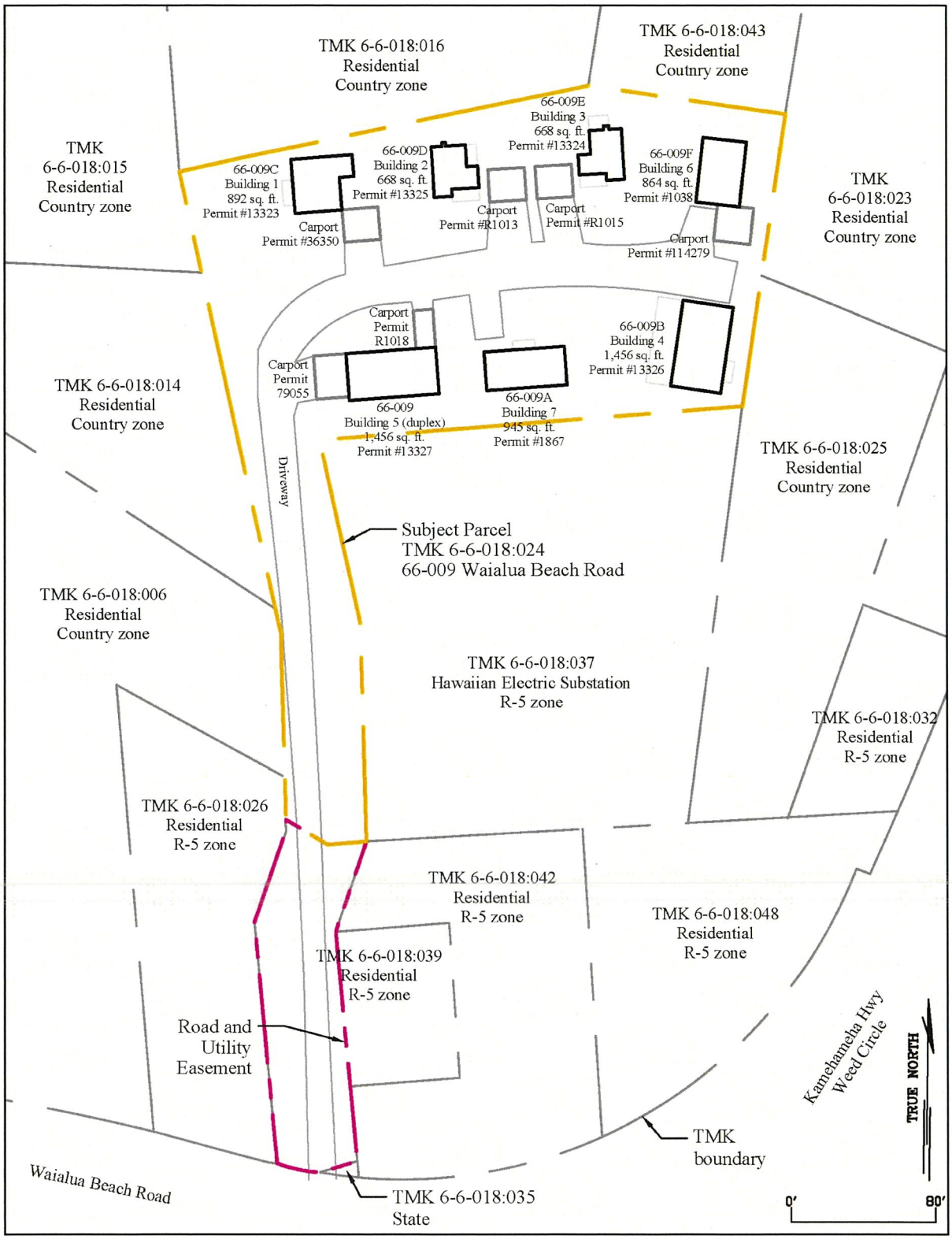
FOLDER NO.: 2025-ZCH-1

Prepared by: Honolulu Land Information System (HoLIS) - CS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 01/2026

Copyright City & County of Honolulu
All Rights Reserved 2026

Site Plan


TMK 6-6-018:016
Residential
Country zone
TMK 6-6-018:043
Residential
Coutnry zone
66-009E
Building 3
668 sq. ft.
Permit #13324
TMK
6-6-018:015
Residential
Country zone
66-009C
Building 1
892 sq. ft.
Permit #13323
66-009D
Building 2
668 sq. ft.
Permit #13325
66-009F
Building 6
864 sq. ft.
Permit #1038
TMK
6-6-018:023
Residential
Country zone
Carport
Permit #36350
Carport
Permit #R1013
Carport
Permit #R1015
Carport
Permit #114279
Carport
Permit
R1018
Carport
Permit
79055
66-009B
Building 4
1,456 sq. ft.
Permit #13326
TMK 6-6-018:014
Residential
Country zone
66-009
Building 5 (duplex)
1,456 sq. ft.
Permit #13327
66-009A
Building 7
945 sq. ft.
Permit #1867
TMK 6-6-018:025
Residential
Country zone
Driveway
Subject Parcel
TMK 6-6-018:024
66-009 Waialua Beach Road
TMK 6-6-018:006
Residential
Country zone
TMK 6-6-018:037
Hawaiian Electric Substation
R-5 zone
TMK 6-6-018:032
Residential
R-5 zone
TMK 6-6-018:026
Residential
R-5 zone
TMK 6-6-018:042
Residential
R-5 zone
TMK 6-6-018:048
Residential
R-5 zone
TMK 6-6-018:039
Residential
R-5 zone
Road and
Utility
Easement
Kamehameha Hwy
Weed Circle
TRUE NORTH
TMK
boundary
Waialua Beach Road
TMK 6-6-018:035
State
0'
80'

ATTACHMENT 2
(AGENCY & COMMUNITY COMMENTS)

BOARD OF WATER SUPPLY
KA 'OIHANA WAI
CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET • HONOLULU, HAWAI'I 96843
Phone: (808) 748-5000 • www.boardofwatersupply.com

RICK BLANGIARDI
MAYOR
MEIA

ERNEST Y. W. LAU, P.E.
MANAGER AND CHIEF ENGINEER
MANAKIA A ME KAHU WILIKĪ

ERWIN KAWATA
DEPUTY MANAGER
HOPE MANAKIA

NĀ'ĀLEHU ANTHONY, Chair
JONATHAN KANESHIRO, Vice Chair
LANCE WILHELM
JEFFREY LAUPOLA
EDWIN H. SNIFFEN, Ex-Officio
GENE C. ALBANO, P.E., Ex-Officio

25 FEB 27 A11:25

February 26, 2026

TO: DAWN TAKEUCHI APUNA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

ATTN: ANDREW YAMAGUCHI

FROM: ERNEST Y. W. LAU, P.E. MANAGER AND CHIEF ENGINEER

SUBJECT: MEMORANDUM DATED JANUARY 15, 2026, REQUESTING COMMENTS ON ZONE CHANGE APPLICATION 2025-ZCH-1 FOR THE HAGAN FAMILY ZONE CHANGE PROJECT AT 66-009 WAIALUA BEACH ROAD, TAX MAP KEY: 6-6-015: 024

The Board of Water Supply (BWS) has no objections to the proposed residential development zone change from Country to R-5.

The existing water system is adequate to accommodate the residential development. However, please be advised that this information is based upon current data, and therefore, the BWS reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.

Water conservation measures are required for all proposed developments. These measures include utilization of on-site greywater reuse in accordance with Hawai'i State Department of Health guidelines, rain catchment for nonpotable uses, stormwater capture, and the use of Water Sense labeled ultra-low flow water fixtures and toilets.

Landscape elements should incorporate green infrastructure design, drought tolerant plants, xeriscaping, rain catchment, efficient irrigation systems such as a drip system and moisture sensors, and other Water Sense labeled fixtures and devices.

The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

The construction drawings should be submitted for our approval, and the construction schedule should be coordinated to minimize impact to the water system.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Daniel Koge, Project Review Branch of our Water Resources Division, at (808) 748-5444.

DEPARTMENT OF ENVIRONMENTAL SERVICES
KA 'OIHANA LAWELAWE KAIĀPUNI
CITY AND COUNTY OF HONOLULU

1000 ULU'ŌHI'A STREET, SUITE 308 • KAPOLEI, HAWAI'I 96707
PHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA

ROGER BABCOCK, JR., Ph.D., P.E.
DIRECTOR
PO'O

DANIEL BRIECK, P.E.
DEPUTY DIRECTOR
HOPE PO'O

IN REPLY REFER TO:
PRO 26-004

January 27, 2026

MEMORANDUM

TO: Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

FROM: Roger Babcock, Jr., Ph.D., P.E., Director
Department of Environmental Services

SUBJECT: Request for Comments
Zone Change Application No. 2025-ZCH-1
Tax Map Key 6-6-018:024

Thank you for the opportunity to comment on the proposed application for a zone change.

Services provided by the Department of Environmental Services (ENV) include waste disposal, recycling, and wastewater collection and treatment. This Zone Change Application No. 2025-ZCH-1 does not impact ENV services for this parcel.

Should you have any questions, please contact Paul Christiansen, Civil Engineer, at (808) 768-3470 or email p.christiansen@honolulu.gov.

HONOLULU FIRE DEPARTMENT
KA 'OIHANA KINAI AHI O HONOLULU
CITY AND COUNTY OF HONOLULU

636 SOUTH STREET • HONOLULU, HAWAI'I 96813
PHONE: (808) 723-7139 • FAX: (808) 723-7111 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA

SHELDON K. HAO
FIRE CHIEF
LUNA NUI KINAI AHI

JASON SAMALA
DEPUTY FIRE CHIEF
HOPE LUNA NUI KINAI AHI

February 2, 2026

RECEIVED
26 FEB -2 P2:05

TO: JORDAN DILDY, ACTING CHIEF
DEVELOPMENT PLANS AND ZONE CHANGE BRANCH

FROM: REID YOSHIDA, ASSISTANT FIRE CHIEF

SUBJECT: REQUEST FOR COMMENTS
ZONE CHANGE APPLICATION NO. 2025-ZCH-1
HAGAN FAMILY ZONE CHANGE
66-009 WAIALUA BEACH ROAD, WAIALUA
TAX MAP KEY: 6-6-018: 024

In response to your memorandum received on January 16, 2026, regarding the abovementioned subject, the Honolulu Fire Department reviewed the submitted information and has no comment at this time.

Should you have questions, please contact Battalion Chief Pao-Chi Hwang of our Fire Prevention Bureau at 808-723-7151 or hfdfpb1@honolulu.gov.

REID YOSHIDA
Assistant Fire Chief

RY/MN:sk

HONOLULU POLICE DEPARTMENT
KA 'OIHANA MĀKA'I O HONOLULU
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET • HONOLULU, HAWAI'I 96813
TELEPHONE: (808) 529-3111 • WEBSITE: www.honolulupd.org

RICK BLANGIARDI
MAYOR
MEIA

RADE K. VANIC
INTERIM CHIEF
KAHU MĀKA'I KŪIKAWĀ

RYAN T. NISHIBUN
AARON TAKASAKI-YOUNG
INTERIM DEPUTY CHIEFS
NĀ HOPE LUNA NUI MĀKA'I KŪIKAWĀ

OUR REFERENCE EO-SH

January 29, 2026

MEMORANDUM

TO: Dawn Takeuchi Apuna, Director
Department of Planning and Permitting

ATTENTION: Jordan Dildy, Acting Chief, Development Plans and Zone Change Branch

FROM: Carlene Lau, Acting Assistant Chief, Support Services Bureau

SUBJECT: Zone Change Application No. 2025-ZCH-1
Hagan Family Zone Change
66-009 Waialua Beach Road, Waialua
Tax Map Key: 6-6-018: 024

Thank you for the opportunity to review the subject application for the Zone Change on the proposed Hagan Family project in Waialua.

Based on the information provided, the Honolulu Police Department does not have any concerns at this time.

If there are any questions, please call Major Kurt Ng of District 2 (Wahiawā) at (808) 723-8700.

Sincerely,

Carlene Lau
Acting Assistant Chief of Police
Support Services Bureau

NORTH SHORE NEIGHBORHOOD BOARD NO. 27
c/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BOULEVARD SUITE 106 • HONOLULU, HAWAI'I, 96817
TELEPHONE: (808) 768-3710 • FAX: (808) 768-3711 • INTERNET: http://www.honolulu.gov/nco

March 11, 2025

Dawn Takeuchi Apuna
Director
Department of Planning and Permitting
650 S. King St
Honolulu, HI 96813

Aloha Director Apuna –

At the February 25, 2025 North Shore Neighborhood Board #27 meeting, Christopher Hagan and his wife Elisa presented and requested a rezone of their property from Country to R-5. Please see the attachment for the details.

The board approved this action at the meeting with the following comments:

- Concerns were raised that the property owner will not live up to the comments and presentation made at the board. He currently has tenants and does not plan on displacing anyone there. This is especially important to the board that no one is displaced.
- Using the homes as vacation rentals. This is a non-starter for our board, and it is illegal. The owner stated he is not interested in vacation rentals.
- Currently the property should be maxed out for buildings. If they ever try to add more buildings, the North Shore NB #27 needs to be alerted.
- Overall, while the board did approve the request, we remain vigilant and appropriately skeptical based on previous presentations where the owners have not abided by their promises to the community. The board will remain in touch with the owner and will track their progress.

Mālama ʻāina,

Kathleen M. Pahinui

Kathleen M. Pahinui
Chair, North Shore Neighborhood Board #27

cc: Council Member Matt Wyer, District II

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES DIVISION OF AQUATIC RESOURCES
1151 PUNCHBOWL STREET, ROOM 330
HONOLULU, HAWAII 96813

Date: 2/27/2026
DAR # AR7055

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION BUREAU
OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

MEMORANDUM

TO: Brian J. Neilson
DAR Administrator

FROM: Bryan Ishida, Aquatic Biologist

SUBJECT: Zone Change Application No. 2025-ZCH-1; Hagan Family Zone Change

Request Submitted by: Lauren Yasaka, Acting Land Administrator

Location of Project: ~~66-009 Waialua Beach Road, Waialua, Island of O'ahu~~
TMK: (1) 6-6-018:024

Brief Description of Project:

The requested action is a change in zoning from Country District to R-5 Residential District for a 1.431 acre parcel currently containing six single-family dwellings and one duplex dwelling. Reasons stated for rezoning need include:

1. Bring parcel's zoning into conformance with its longstanding use as a site for six single-family dwellings and one duplex dwelling.
2. Qualify for loans to finance needed renovations and maintenance to the aging buildings.

Comments:

☐ No Comments ☑ Comments Attached

Thank you for providing DAR the opportunity to review and comment on the proposed project. Should there be any changes to the project plan, DAR requests the opportunity to review and comment on those changes.

Comments Approved: _____ Date: 03/02/2026
Brian J. Neilson
DAR Administrator

DAR# AR7055

Brief Description of Project

3. Secure the right to rebuild should the existing structures suffer catastrophic damage due to fire or natural disaster.

DAR# AR7055

Comments

The Division of Aquatic Resources (DAR) records do not indicate that there are any bodies of water containing aquatic resources on the parcel. The parcel does fall in relatively close (though not adjacent) to Paukauila Stream, which is known to contain aquatic resources including native and endemic species.

The requested action of rezoning does not in itself present concern in terms of direct impact to aquatic resources or existing access to them. However, should the applicant once granted rezoning seek to modify, add to, or demolish existing structures or change the disposition of the property's current usages DAR does request to be notified.

Mahalo for the opportunity to provide comment

Yamaguchi, Andrew E

From: Thirugnanam, Jeyan <jeyan.thirugnanam@hawaii.gov>
Sent: Thursday, January 29, 2026 11:41 AM
To: Yamaguchi, Andrew E
Subject: Re: 2025-zch-1

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

Hi Andrew,

I reviewed the zone change application.

Since there is no physical changes to the site, we have no comments.

Thanks,
Jeyan Thirugnanam
HDOT Highways, Land Use Permits Review

From: Thirugnanam, Jeyan
Sent: Thursday, January 29, 2026 10:50 AM
To: andrew.yamaguchi@honolulu.gov <andrew.yamaguchi@honolulu.gov>
Subject: 2025-zch-1

Hello Andrew,

Can you send to me the application for the subject zoning change?

Thanks,
Jeyan
HDOT

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

TO REZONE LAND SITUATED AT PA'ALA'A KAI, WAIALUA, O'AHU, HAWAI'I.

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

SECTION 1. Zoning Map No. 17 (Mokulē'ia – Waialua – Hale'iwa), Ordinance No. 86-134, is hereby amended as follows: Land situated at 66-009 Waialua Beach Road, Waialua, O'ahu, Hawai'i, hereinafter described, is hereby rezoned from the Country District to the R-5 Residential District. The boundaries of said Districts shall be described as shown on the map attached hereto, marked "Exhibit A" and made a part hereof, and further identified as Tax Map Key 6-6-018: 024.

SECTION 2. A Unilateral Agreement marked "Exhibit B" is by reference incorporated herein and made a part hereof, with regard to Tax Map Key 6-6-018: 024.

A BILL FOR AN ORDINANCE

SECTION 3. This Ordinance shall take effect upon its approval.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers

APPROVED AS TO FORM AND LEGALITY:

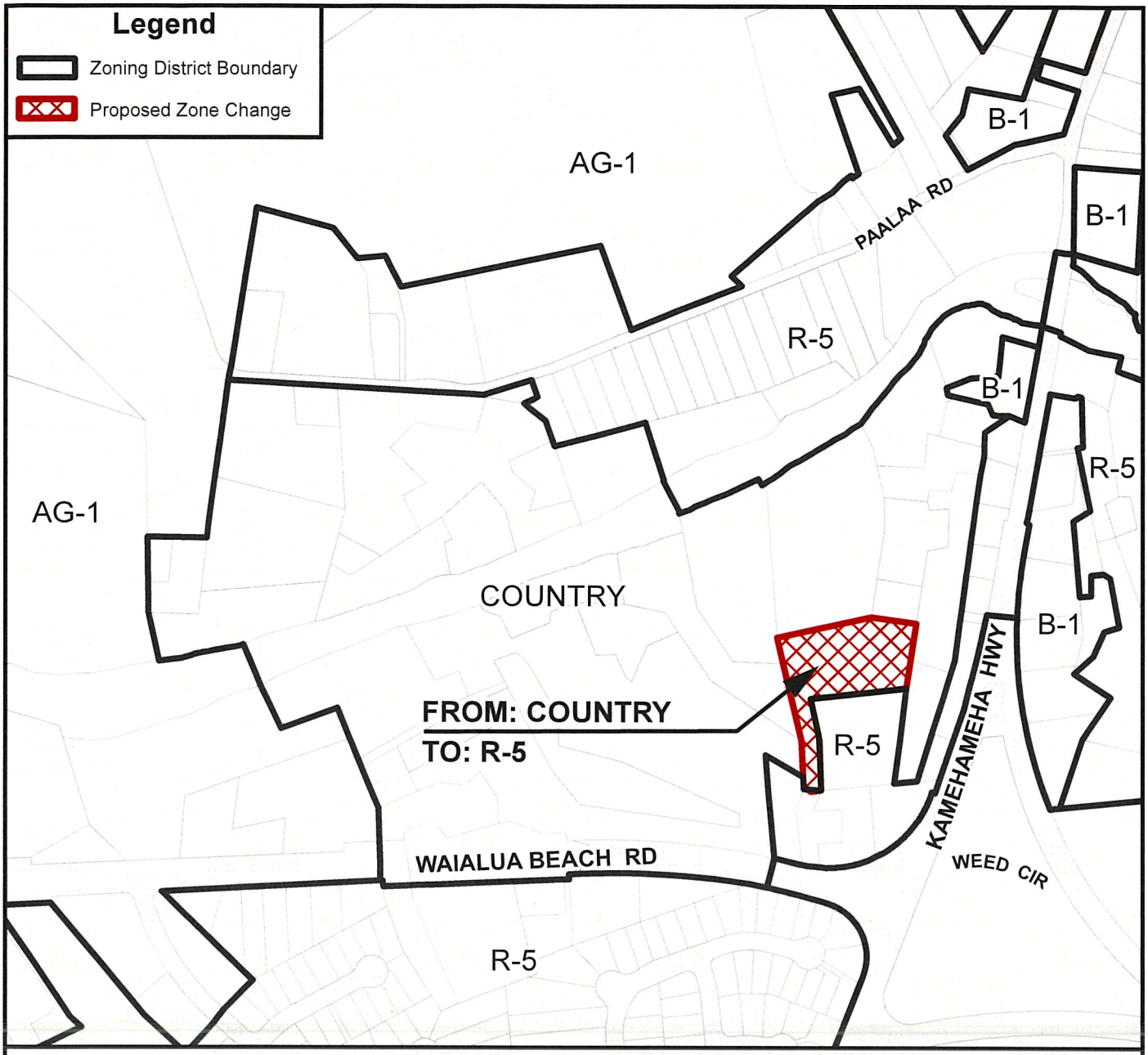
_____

Deputy Corporation Counsel

APPROVED this _____day of _____, 20 ___.

_____

RICK BLANGIARDI, Mayor
City and County of Honolulu



PORTION OF

ZONING MAP NO. 17

(MOKULEIA - WAIALUA - HALEIWA)

Land situated in the proximity of Waialua Beach Road and Kamehameha Highway in Waialua

0 200 400

Distance in Feet

APPLICANT: Jason C. Hagan and Elisa A. Hagan

TAX MAP KEY: 6-6-018:024

FOLDER NO.: 2025-ZCH-1

LAND AREA: 1.431 acres

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING: PLANNING COMMISSION CITY COUNCIL

ORD NO.

EFF. DATE:

2025-ZCH-1

EXHIBIT A

EXHIBIT B

DRAFT UNILATERAL AGREEMENT INCORPORATING THE CONDITIONS RECOMMENDED BY THE DPP IN THE DIRECTOR'S REPORT

To be prepared by the Applicant and submitted to the City Council