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PLANNING COMMISSION
KOMIKINA HOʻOLĀLĀ
CITY AND COUNTY OF HONOLULU

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MEIA

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JOY KIMURA, Vice Chair *HOPE LĀLĀ*
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HILARIE ALOMAR
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ELENA BRYANT
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MARK CLEMENTE

August 7, 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 AMX-3 High Density Apartment Mixed Use District to the A-2 Medium Density Apartment District, 401 Atkinson Drive - Waikīkī, Honolulu, Oʻahu

The Planning Commission (PC) held a public hearing on August 5, 2026, on the above subject matter. One public and one written testimonies were received. The public hearing was closed on August 7, 2026.

The PC voted unanimously 6:0 to approve the recommendations of the Director of the Department of Planning and Permitting (DPP) regarding Applicant, YMCA of Honolulu, zone change from the AMX-3 High Density Apartment Mixed Use District to the A-2 Medium Density Apartment District for a 1.77 acres (77,101 square feet) lot in Waikīkī, Oʻahu.

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

DEPT. COM. 526(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

Written Testimony/Comments

From: Jonathan Huynh <jhweather123@yahoo.com>
Sent: Tuesday, August 4, 2026 4:32 PM
To: Department of Planning and Permitting <dpp@honolulu.gov>
Cc: Streitz, Timothy <tstreitz@honolulu.gov>; Chang, Anthony <achang@honolulu.gov>; Eduardo Hernandez <eduardo@hbl.org>; Hawaiiyimby Info <info@hawaiiyimby.org>; Complete Streets <completestreets@honolulu.gov>; Betterblockhawaii Info <info@betterblockhawaii.org>
Subject: Public Input on Project 2026-ZCH-1 (Central YMCA Zone Change Application)

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

Aloha Honolulu DPP,

Thank you for the opportunity to provide input for this project. I urge Honolulu DPP to deny the application, retain AMX-3, and direct the applicant to amend the Unilateral Agreement (UA) rather than abandon it.

Introduction:
The YMCA is asking the county to eliminate binding public benefits: 30% affordable rentals at 60% AMI locked in for 60 years, a public pedestrian easement, bike infrastructure, and streetscape standards because those obligations make the property harder to sell.

If the application goes through, nothing replaces them: No substitute affordability mechanism, no replacement mobility commitment, and no compensating public amenity. The applicant gets a clean path to selling the property, while the public loses decades of negotiated safeguards.

That imbalance is the core problem with this application.

The Numbers:
Moving from AMX-3 to A-2 reduces height from 350 ft to 150 ft (−57%) and FAR from 2.8 to 1.9 (−32%). Less usable building volume means fewer homes near transit.
Equally significant: The affordable housing guarantee vanishes. So do the mobility commitments.

Why This Parcel Matters:
The site is 1.77 acres. That's modest. But what happens here reaches well beyond this lot.

The government invested roughly $12 billion in Skyline on the understanding that density would concentrate around stations. Ordinance 13-34 gave the YMCA generous density in exchange for binding public returns. That was the arrangement.

If DPP allows an owner to undo their end of the bargain whenever selling becomes inconvenient, every landholder near every future station receives the same message: buyers can ignore the rules while profiting from them. Over the next decade, the pattern set here will matter far more than this one parcel.

Cities set expectations through enforcement patterns. Lax enforcement produces lax compliance.

Losing Affordable Housing During A Housing Crisis:
Thirty percent of units at 60% AMI for 60 years is strong. Terminating the UA leaves weaker rules in place of what was negotiated. During a housing emergency, that's gambling with the housing security of families.

Disappearing Mobility Commitments:

The UA functions as a complete-streets agreement:
- Permanent bicycle storage accessible from site entries
- Five-foot paved pedestrian easement connecting Atkinson Drive to the Ala Wai Promenade network
- Ground-floor activation requirements: storefront windows, lobbies, meeting rooms facing the street
- Vehicle access aligned with Mahukona Street, separating cars from pedestrian flow
- Parking screening to protect the sidewalk experience

Standard A-2 guarantees none of this. The 2013 negotiations produced specific, enforceable outcomes. Replacing them with whatever a future permitting process might produce trades certainty for hope.

Amend Instead Of Abandoning The UA:
Some UA clauses do tie back to the dissolved Aloha Kai partnership. The 128-unit limit was tied to that project's finances. The old parking lease agreements deserve removal too.

But affordability depth, duration, and percentage were never Aloha Kai-specific. Bike facilities, pedestrian easements, and streetscape standards aren't specific to that one deal because they're basic expectations for getting extra density. Whoever builds should uphold them.

Remove the stale provisions. Keep the framework intact. Removing the unit cap while keeping the 30% ratio actually strengthens financial feasibility, since affordability costs spread across more market-rate units. That approach serves both the applicant and the public.

Conclusion:
The question for DPP is whether Honolulu honors the deals it makes with developers, or lets them fall apart whenever selling gets inconvenient.

The guiding principle should be straightforward: When the county grants extra density in exchange for public benefits, those benefits can evolve over time. They should not eliminate entire categories of public benefit without substituting something comparable.

I urge DPP to (1) reject this application and (2) direct the YMCA to return with amended UA terms: retain AMX-3, preserve affordability and mobility commitments, and shed only the genuinely obsolete clauses.

The original package compensated the public for density the county granted. That exchange deserves to be honored.

Mahalo for your time and consideration.

Jonathan Huynh
Advocate for housing and safe streets

Authorization Dawn Takeuchi Apuna, Director
Advertisement July 24, 2026
Public Hearing Aug. 5, 2026

RECEIVED
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RICK BLANGIARDI
MAYOR
MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
POʻO

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE POʻO KUALUA

July 15, 2026 2026-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 AMX-3 High Density Apartment Mixed Use District to the A-2 Medium Density Apartment District
401 Atkinson Drive - Waikīkī, Honolulu, Oʻahu
Tax Map Key 2-3-036: 005

Transmitted for appropriate action is our report and recommendation of approval for a proposed zone change from the AMX-3 High Density Apartment Mixed Use District (AMX-3 District) to the A-2 Medium Density Apartment District (A-2 District) for a 1.77-acre parcel in Waikīkī, Honolulu, Oʻahu.

The Applicant, YMCA of Honolulu, is seeking to revert the property back to its previous A-2 District zoning with a 150-foot (ft.) height limit, as it existed prior to the approval of Ordinance 13-34. On October 9, 2013, Ordinance 13-34 was adopted to rezone the parcel from the A-2 District with a 150-ft. height limit to the AMX-3 District with a 350-ft. height limit. The Applicant also seeks to terminate the Unilateral Agreement (UA) implemented with Ordinance 13-34. The UA conditions were tailored to a since-abandoned redevelopment project. The Applicant states that the UA conditions, crafted for a specific development concept, now constrain development options and have made it difficult to sell the parcel or find a development partner for the property.

The proposed zone change is generally consistent with the O'ahu General Plan, the Primary Urban Center Development Plan, the Ala Moana Neighborhood Transit-Oriented Development Plan, and the purpose and intent of the A-2 District. The Applicant made two presentations to the Ala Moana-Kaka'ako Neighborhood Board No. 11, which has not taken a position in support or opposition to the proposal. 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: Isaiah Sato, R.M. Towill Corporation

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

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION

OF

YMCA OF HONOLULU
FOR A ZONE CHANGE FROM
THE AMX-3 HIGH DENSITY APARTMENT
MIXED USE DISTRICT
TO THE A-2 MEDIUM DENSITY
APARTMENT DISTRICT

FILE NO. 2026-ZCH-1

FINDINGS OF FACT, ANALYSIS, CONCLUSIONS OF LAW AND RECOMMENDATION

I. APPLICATION

A. Basic Information.

PROJECT:	Central YMCA Zone Change
APPLICANT and/or LANDOWNER:	YMCA of Honolulu
AGENT:	R.M. Towill Corporation
LOCATION:	401 Atkinson Drive, Waikīkī, Honolulu
TAX MAP KEY:	2-3-036: 005
LAND AREA TO BE REZONED:	1.77 acres
STATE LAND USE DISTRICT:	Urban District (Attachment 1)
EXISTING ZONING:	AMX-3 High Density Apartment Mixed Use District (AMX-3 District) (Attachment 1)
PROPOSED ZONING:	A-2 Medium Density Apartment District (A-2 District)
DEVELOPMENT PLAN:	Primary Urban Center (PUC) Development Plan (DP) (Attachment 1)
SPECIAL MANAGEMENT AREA (SMA):	Not in the SMA

PUBLIC INFRASTRUCTURE MAP (PIM):	No PIM symbol on Project site (Attachment 1)
FLOOD ZONES:	Zones X and AE (Attachment 1)
EXISTING USE:	Central YMCA recreational facilities, residential units, offices, and storage
SURROUNDING LAND USES:	Low-rise to high-rise residential buildings, a shopping mall, convention center, and a regional beach park

B. Proposal. The Applicant is seeking to rezone a 1.77-acre or 77,101-square (sq.) -foot (ft.) property from the AMX-3 District to the A-2 District, reduce the height limit from 350 ft. to 150 ft., and remove an existing unilateral agreement (UA) required by Ordinance 13-34.

The purpose of the proposed zone change is to revert the property's zoning designation back to the previous designation as it existed prior to the approval of Ordinance 13-34. The Applicant states that the existing UA conditions, which were crafted for a specific development concept, constrain development options and have made it difficult to sell the parcel or find a development partner.

C. Background. The YMCA of Honolulu established its Central YMCA branch at 401 Atkinson Drive in 1951. Years later, the YMCA board of directors concluded it was necessary to explore development options on the site to generate revenue. In 2013, the YMCA partnered with MB Property Acquisitions (renamed Aloha Kai Development, LLC) with a plan to change the zoning of the site and redevelop it with an approximately 350-ft.-tall, 128-unit apartment building and new three-story YMCA facility.

On October 9, 2013, the City Council adopted Ordinance 13-34, which approved the request to rezone the site from the A-2 District with a 150-ft. height limit to the AMX-3 District with a 350-ft. height limit and allow for the proposed redevelopment. However, after several years of discussions and negotiations, the agreement between the YMCA and Aloha Kai Development was terminated, and the contemplated project did not proceed. Other parties have since inquired to the YMCA about possibly purchasing the site or partnering on a project there, but ultimately expressed concern about constraints posed by the existing UA conditions. Ordinance 13-34 contains a total of 10 UA conditions, which include:

- Limiting the maximum number of dwelling or lodging units to 128.
- Providing at least 30 percent of the dwelling units as affordable rentals for the 60 percent Area Median Income group, for 60 years.
- Designing sidewalks, street frontages, and parking facilities to enhance the pedestrian experience.

- Managing traffic demand during and after construction.
- Providing bicycle facilities.

The applicability of all UA conditions are discussed later in this report.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the Department of Planning and Permitting (DPP) has found:

A. Description of Site and Surrounding Land Uses.

1. Location and Current Use. The Project site is located at 401 Atkinson Drive. The primary activity at the Central YMCA is the provision of transitional housing in a 113-room, five-story dormitory. Two agencies, Oahu Group Therapy and Chaplain Ministries of Maui, provide on-site counseling and case management to help people transition to permanent housing. Dormitory accommodations range from one-person rooms with shared bathrooms to two-person rooms with private bath and kitchenette. According to the application, the dormitory houses about 90 guests on any given day.

   The Central YMCA has discontinued its recreational, fitness, and community programs and has closed several of its facilities, including the swimming pool, locker rooms, racquetball courts, and cardiovascular training room. The YMCA leases space to Hawai'i Sports Nexus, which conducts baseball and basketball skills training for about 100 youth athletes. Hawai'i Sports Nexus also provides weight training, physical therapy, and personal trainer services.

   The YMCA has a 24-stall surface parking lot accessed from Atkinson Drive. There is a 316-ft.-long driveway easement along the YMCA's eastern border that is leased by the neighboring Yacht Harbor Towers for access to its garage.

2. Topography and Soils. The Project site is about 10 ft. above mean sea level and generally flat. The soil is rated "FL—Fill land, mixed" by the U.S. Department of Agriculture Soil Conservation classification and is typically well-drained. A typical profile is gravelly sandy loam from zero to six inches; fine sandy loam from six to 60 inches, and bedrock from 60 to 70 inches.

3. Surrounding Uses. The Project site is in a high-density urban area consisting primarily of commercial and residential uses. Properties to the north of the Project site, across Atkinson Drive, are within the BMX-3 Community Business Mixed Use District (BMX-3 District) and developed with the Ala Moana Center and the Ala Moana Hotel. Immediately to the east of the Project site are the Sunset Towers and Atkinson Towers residential buildings located within the A-2 District. Properties immediately to the south and west are the also within the A-2 District and developed with the Yacht Harbor Towers residential buildings. To the west, beyond Ala Moana Boulevard, is Ala Moana Regional Park.

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 April 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
      Environmental Health Administration
   Department of Land and Natural Resources
      State Historic Preservation Division (SHPD)
      Division of Boating and Ocean Recreation *
      Engineering Division *
      Commission on Water Resource Management +
   Department of Transportation +

D. Community and Adjoining Property Owners Notification and/or Comments. Pursuant to the Revised Ordinances of Honolulu (ROH), Chapter 21, The Land Use Ordinance (LUO) § 21-2.40-2(b)(2), the Applicant mailed or hand-delivered notices to adjoining landowners on May 22, 2025, informing them of a scheduled presentation to the Ala Moana-Kaka'ako Neighborhood Board No. 11 (NB11). On May 27, 2025, the Applicant presented the zone change proposal to the NB11. The Applicant later mailed notices to adjoining landowners on August 6, 2025, informing them of a second presentation to NB11 on August 26, 2025. NB11 minutes of both meetings indicate that board members and members of the public voiced comments and questions about the Project, which are summarized below. The meeting minutes do not indicate that the board took a vote on the proposal at either meeting.

Minutes of the May 27, 2025, NB11 meeting state that questions, comments, and concerns followed the Applicant's presentation, but the minutes offered no specifics. The Applicant's zone change application, 2026-ZCH-1, described points of discussion at the NB11 meeting. Comments revolved around the future of the Central YMCA, the loss of the dormitory housing, opposition to high-rise development, and the adequacy of community notification.

Minutes of the August 26, 2025, NB11 meeting describe questions, comments, and concerns raised by board members and residents. Discussion topics included those brought up at the May 27 NB11 meeting, plus other topics, such as: opposition to closing the YMCA and replacing it with a high-rise; whether the City could buy the site for housing; removing the UA conditions implemented by Ordinance 13-34; the building height limits under AMX-3 zoning and A-2 zoning; and future opportunities for public input in the zone change process.

Pursuant to ROH § 21-2.40-2(c)(3), the Applicant 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 NB11, the Ala Moana Satellite City Hall, the Hawai'i State Library, the McCully-Mō'ili'ili public library, Waikīkī-Kapahulu public library, and the Hawaiian Electric Company. 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 B: "To establish a pattern of population distribution that will allow the people of O'ahu to live, work and play in harmony."

Policy 1: "Facilitate the full development of the primary urban center through higher-density redevelopment and the provision of adequate infrastructure."

The Project would support the PUC's role as a region for medium- to high-density housing. Although the proposed downzoning to the A-2 District would, on its face, result in lower-density development than under the current AMX-3 District, opportunities for higher-density housing could be explored via development frameworks such as transit-oriented development (TOD) or interim planned development-transit (IPD-T).

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

Policy 9: "Encourage the replacement of low-and moderate-income housing in areas which are being redeveloped at higher densities."

Policy 12: "Promote higher-density, mixed-use development where appropriate, including rail transit-oriented development, to increase the supply of affordable and market housing in convenient proximity to jobs, schools, shops, and public transit."

The parcel is home to a 113-room dormitory consisting largely of single-occupancy rooms. The proposed termination of the UA conditions of Ordinance 13-34 would remove some development constraints, such as a 128-unit limit on dwelling units, and, the Applicant anticipates, revive interest from developers to purchase the lot or become a redevelopment partner with the YMCA. The site is near robust employment opportunities in Waikīkī and within walking distance of one of O'ahu's busiest public transit hubs.

VII. Physical Development and Urban Design, Objective C: "To develop the urban corridor stretching from Wai'alae-Kāhala to Pearl City as the island's primary urban center."

Policy 1: "Provide downtown Honolulu and other major business centers with a well-balanced mixture of uses."

Policy 2: "Encourage the development of attractive residential communities in downtown and other business centers."

The proposed A-2 District zoning allows medium-density, multi-unit dwellings in a region with a mix of commercial, residential, and recreational uses.

2. ROH Chapter 24, Development Plans. Pursuant to ROH § 24-2.5(c), all proposed developments in the PUC DP area shall be reviewed for their consistency with the vision, goals, policies, and guidelines of the PUC DP, as discussed below:

Growth and Development

Goal GD-1: "Direct higher density growth to mixed-use TOD areas."

Policy GD-1.1: "Focus higher intensity mixed-use development and supporting public infrastructure around rail stations."

Policy GD-1.2: "Create mixed-use TOD neighborhoods with meaningful character and a sense of place."

The Project site is a short walk from the Ala Moana Center bus hub and the planned Kālia Skyline station. The proposed A-2 zoning would support infill residential development at the Project site and does not restrict the potential for high-density growth and development within the PUC DP area.

Housing

Goal H-1: "Encourage development of a wide range of housing types in proximity to transit."

> Policy H-1-1: "Enable and incentivize residential infill development in transit-accessible planned growth areas."

Goal H-2: "Expand the availability of quality affordable housing for PUC residents."

> Policy H-2.1: "Expand the supply of income-restricted affordable housing through requirements, incentives and public-private partnerships."

The A-2 District supports single-unit, two-unit, and multi-unit housing types, and as mentioned previously, would facilitate infill residential development in an area with robust bus service and a planned Skyline transit station. Sites within the A-2 District may be eligible for specific affordable housing programs, which could support many more residential units than the current 113 dormitory rooms at the Central YMCA. Therefore, the proposed Project is generally consistent with the goals of the PUC DP.

PUC DP Land Use/Place Types Map: The Project site is designated as an Urban Neighborhood in the PUC DP Land Use/Place Types Map. Characteristics of an Urban Neighborhood are mid-rise to high-rise development (10 to 30 stories) with minimal required on-site open space, and residential uses as the primary use for any development. The proposed A-2 District with 150-ft. height limit allows for structures and uses that are generally consistent with the PUC DP Land Use/Place Types maps.

3. Ala Moana Neighborhood TOD Plan. The Project site is within the Ala Moana Neighborhood TOD Plan area. The Ala Moana Neighborhood TOD Plan recommends rezoning the Project site to the BMX-3 District with a 350-ft. height limit, and a 7.0 floor area ratio (FAR) limit. The TOD Special District and zoning are not yet established in the Ala Moana TOD Neighborhood. However, ROH § 21-9.100-5 indicates the site could be eligible for an IPD-T Permit, which can allow for uses permissible in the BMX-3 District up to the density and height recommended in the TOD Plan.

   When the TOD Special District is established, the Project site will likely be rezoned to the BMX-3 District, which would occur whether the site is within the AMX-3 District or the A-2 District. As part of the TOD rezoning process, UA conditions that are repetitive, conflict with TOD, or are outdated are recommended for removal.

4. ROH Chapter 4, PIM. The PUC PIM does not show a PIM symbol on the Project site. Rapid transit corridors are planned in the vicinity along Ala Moana Boulevard (Symbol No. 112) and Kona Street (Symbol Nos. 26 and 148). A rapid transit station planned near Kona Street and Kona Iki Street would be approximately a half mile from the Project site. Development of the Project would not adversely affect the development of these PIM projects.

5. ROH Chapter 21, The LUO. The proposed zone change is in compliance with the purpose and intent, as well as permitted uses and development standards of the A-2 District.

   Apartment Districts – Purpose and Intent. The LUO § 21-3.80(a) and (c) states:

   "The purpose of the apartment zoning districts is to allow for a range of apartment densities and a variety of living environments. The predominant uses include multi-unit dwellings, such as common wall housing, walkup apartments and high-rise apartments. Uses and activities that complement apartment use are permitted, including limited social services."

   "The intent of the A-2 medium density apartment zoning district is to provide areas for medium density, multi-unit dwellings. It is intended primarily for concentrated urban areas where public services are centrally located and infrastructure capabilities are adequate."

The proposed zone change is generally consistent with the purpose and intent of the A-2 District, as the site is adjacent to multi-unit residential towers ranging from 15 stories to 40 stories. It is in a dense urban area with many commercial, employment, recreational, and public transit resources.

A-2 District Development Standards. The existing use and scale of the parcel are consistent with A-2 District development standards. The buildings existed when the site was zoned A-2 and there have been no building permits to change the existing structures since the 2013 zone change to the AMX-3 District.

6. UA Conditions. A UA is a recorded document, which encumbers the property, regardless of ownership change. As mentioned previously, the property is subject to the UA of Ordinance 13-34. Based on the review of the Applicant's proposal and current site conditions, the DPP finds that all of the UA conditions of this ordinance are no longer necessary, as discussed below.

    1. Transportation. Establish a timeline for major building permits and submit a construction management plan, traffic management plan, and traffic impact analysis report for DPP review and approval. In addition, provide permanent bicycle facilities on the Project site.

        There is no development associated with the proposed zone change. Therefore, a timeline for major building permits, construction management plan, traffic management plan, and traffic impact analysis report are not necessary at this time. The need for these items will be determined if the site is redeveloped in the future. Additionally, a condition to require permanent bicycle facilities is obsolete as ROH § 21-6.40 requires short-term and long-term bicycle parking within the Apartment District. As such, Condition 1 of the UA is recommended for removal.

    2. Parking Structure Design. Submit for DPP review and approval a parking structure design plan that is supportive of the pedestrian experience and is compatible with surrounding buildings.

This UA condition was established for a specific proposal that included a parking structure to meet off-street parking requirements at the time. The current zone change application does not include development. Additionally, the off-street parking requirements have changed. Pursuant to ROH § 21.6-20, no parking is required in apartment districts within the PUC DP. Therefore, Condition 2 of the UA is recommended for removal.

3. Affordable Housing. Provide no less than 30 percent of the Project's total dwelling units as affordable rental units for households with incomes not exceeding 60 percent of the Area Median Income, for a period of 60 years. The affordable units may be provided off-site but no farther than two miles from the Project site.

   The proposed zone change will significantly reduce the site's development potential. Under the current AMX-3 District development standards, the site is allowed a maximum FAR of 4.6 with a 350-ft. height limit. The A-2 District standards will limit the site to a maximum FAR of 3.0 with a 150-ft. height limit. Additionally, if residential development is proposed in the future, the site will be subject to ROH Chapter 29, Affordable Housing Requirement. Additionally, if the site's development potential is increased through the IPD-T process or the 201H program, new dwelling units associated with these projects will be subject to affordable housing provisions and require the approval of the City Council.

   Since the proposed zone change will result in a reduction in development potential and new dwelling units will be subject to affordable housing requirements, Condition 3 of the UA is recommended for removal.

4. Limit on Residential Units. No more than 128 dwelling or lodging units shall be developed on the Land.

   This UA condition was established when a specific developer and development concept were being considered during passage of Ordinance 13-34. The Applicant states that this development concept has been abandoned and there is no current development proposal. Therefore, Condition 4 of the UA is recommended for removal.

5. Street Frontage Treatment. Submit for DPP review and approval site plans showing that primary egress and ingress for the site is aligned with Mahūkona Street, and that each building fronting Atkinson Drive creates visual interest, activates the streetscape, and supports pedestrian activity.

   This condition was intended to help support future TOD initiatives and policies prior to the adoption of TOD. The site is within the Ala Moana TOD Neighborhood Plan area. The DPP will eventually propose to rezone the area and establish the TOD Special District. The Ala Moana TOD Plan and TOD Special District regulations focus on similar, if not more robust design outcomes. Therefore, Condition 5 of the UA is recommended for removal.

6. Pedestrian Easement. Establish a paved, public pedestrian easement connecting Atkinson Drive to an existing pedestrian easement on the Yacht Harbor Towers property on the southeast corner of the Project site.

   Similar to Condition 5 above, this condition was intended to support TOD initiatives like large scale pedestrian access and circulation. The Ala Moana TOD Plan and TOD Special District regulations focuses on similar design objectives. Therefore, Condition 6 of the UA is recommended for removal.

7. Archaeological Monitoring plan. Submit an archaeological monitoring plan and monitor ground-disturbing activities.

   The Applicant is not proposing any changes to the uses or structures on site. Since all permit applications for the Project site will require the SHPD's review, the removal of this UA condition will not exempt future projects from having to submit plans for review by the SHPD. As such, Condition 7 of the UA is recommended for removal.

8. Compliance with Other Governmental Requirements. This is a standard UA condition. As the DPP is not recommending any Project-specific conditions, removal of this standard conditions is recommended.

9. Annual Reports. This is a standard UA condition. As the DPP is not recommending any Project-specific conditions, removal of this standard condition is recommended.

10. Noncompliance or Failure to Fulfill Any Conditions. This is a standard UA condition. As the DPP is not recommending any Project-specific conditions, removal of this standard condition is recommended.

Based on the review of the Applicant's proposal and the current site conditions, the DPP recommends that all of the UA conditions of Ordinance 13-34 be removed.

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 Environmental Assessment (EA), per HRS Chapter 343-5, and ROH § 24-2.1 relating to significant zone change within the PUC DP area, as stated in a DPP determination letter dated August 6, 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. There are no proposed redevelopment plans for the site. Any future redevelopment of the site will be assessed at that time for compliance with HRS Chapter 6E-42. As such, a condition of approval regarding historic preservation is not recommended.

The DPP assessed the extent to which Native Hawaiian rights are customarily and traditionally exercised within the Project site and the extent to which these rights may be affected or impaired by Project implementation. The Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would the proposal preclude the practice of Hawaiian cultural activities. Given this, no adverse impacts to Native Hawaiian rights are anticipated, and therefore, no conditions are recommended in regard to preserving access or opportunities for Hawaiian cultural activities.

3. ROH Chapter 25, SMA and ROH Chapter 26, Shoreline Setbacks. The site is not within the SMA or shoreline setback area. Therefore, the Project site is not subject to these requirements.

4. ROH Chapter 21A, Flood Hazard Areas. According to the Federal Emergency Management Agency's Flood Insurance Rate Map for the area, most of the project site is in Flood Zone AE, with a base flood elevation of seven ft. above mean sea level. Flood Zone AE is comprised of high-risk flooding areas within the 100-year flood level (one percent annual chance of flood), and the Project must comply with flood hazard district regulations. An estimated one-fourth of the site is in Flood Zone X, which is determined to be an area outside the 0.2 percent annual chance floodplain (Attachment 1). As no new development is proposed, no near-term flood-related impacts are anticipated. Therefore, a condition of approval regarding flood hazards is not recommended. Any future development will need to comply with ROH Chapter 21A.

5. Sea Level Rise (SLR). According to the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, a small area near the middle of the Project site is projected to be affected by 3.2 ft. of sea level rise. However, as no new development is proposed, a condition of approval regarding SLR is not recommended. Any future development should take into account the potential of SLR on the property.

6. Visual Impacts. The Project site does not contain any known landmarks. The site is surrounded by existing high-rise buildings ranging from 122 ft. to 342 ft. The proposed A-2 District will have a height limit of 150 ft. As no construction or development is proposed at this time, 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. Vehicular access to the site is from Atkinson Drive and is connected to five driveways. Two driveways are for YMCA's 24-stall parking garage and two are for a pickup and/or drop-off loop. The other is an access driveway on the eastern border of the site that includes a road and utility easement in favor of the Yacht Harbor Towers property. Pedestrians are served by a 10-ft.-wide concrete sidewalk. As no improvements to roadways, sidewalks, or other public right-of-ways are proposed, a condition of approval regarding traffic or transportation is not recommended.

2. Water. The Project site is served by an eight-inch water lateral that connects to a 12-inch BWS water main along Atkinson Drive. As no physical improvements are proposed, no changes to water usage are anticipated. Therefore, a condition of approval regarding water availability is not recommended.

3. Wastewater. The proposed zone change does not anticipate an increase to existing wastewater volumes. Therefore, a condition of approval regarding wastewater is not recommended.

4. Solid Waste. The YMCA has a contract with a private disposal service to collect its solid waste. The ENV stated the proposed zone change would not affect its services. Therefore, a condition of approval regarding solid waste is not recommended.

5. Drainage. A 24-inch municipal storm drain runs along Atkinson Drive fronting the site. Onsite runoff generally sheet flows toward Atkinson Drive, where it is collected in catch basins and discharges into the Ala Wai Canal. As no development is proposed, the Project is not anticipated to have any impacts to drainage beyond current conditions. Therefore, a condition of approval regarding drainage is not recommended.

6. Police Services. The Project site is in HPD District 1 (Downtown-Ala Moana). The HPD reviewed the proposal and had no concerns regarding the proposed zone change.

7. Fire Services. The Project site is within one mile of two HFD stations, the Pāwa'a Fire Station No. 2 and the McCully-Mō'ili'ili Fire Station No. 29. As no development is proposed, no impacts to existing fire services are anticipated.

E. Social and Economic Impacts.

The Applicant's proposal to change the zoning from the AMX-3 District to the A-2 District will not have any social or economic impacts to the surrounding area. The YMCA has operated recreational and community programs, and provided dormitory living accommodations, for the past 75 years at its Central YMCA facility. The zone change does not require the YMCA to change any of its current uses or alter existing structures.

IV. CONCLUSIONS OF LAW

The Director of the DPP hereby makes the following conclusions:

Based on the foregoing Findings of Facts and Analysis, the proposed zone change from the AMX-3 District to the A-2 District is consistent with State and City land use plans and policies, including the O'ahu GP and the PUC DP. The proposal does not involve new development or a change in use on the parcel. Therefore, existing services and infrastructure systems are adequate for the current uses. The proposed zone change, and termination of UA conditions established in Ordinance 13-34, are not anticipated to have any significant or adverse social, economic, or environmental impacts on surrounding land uses.

V. RECOMMENDATION

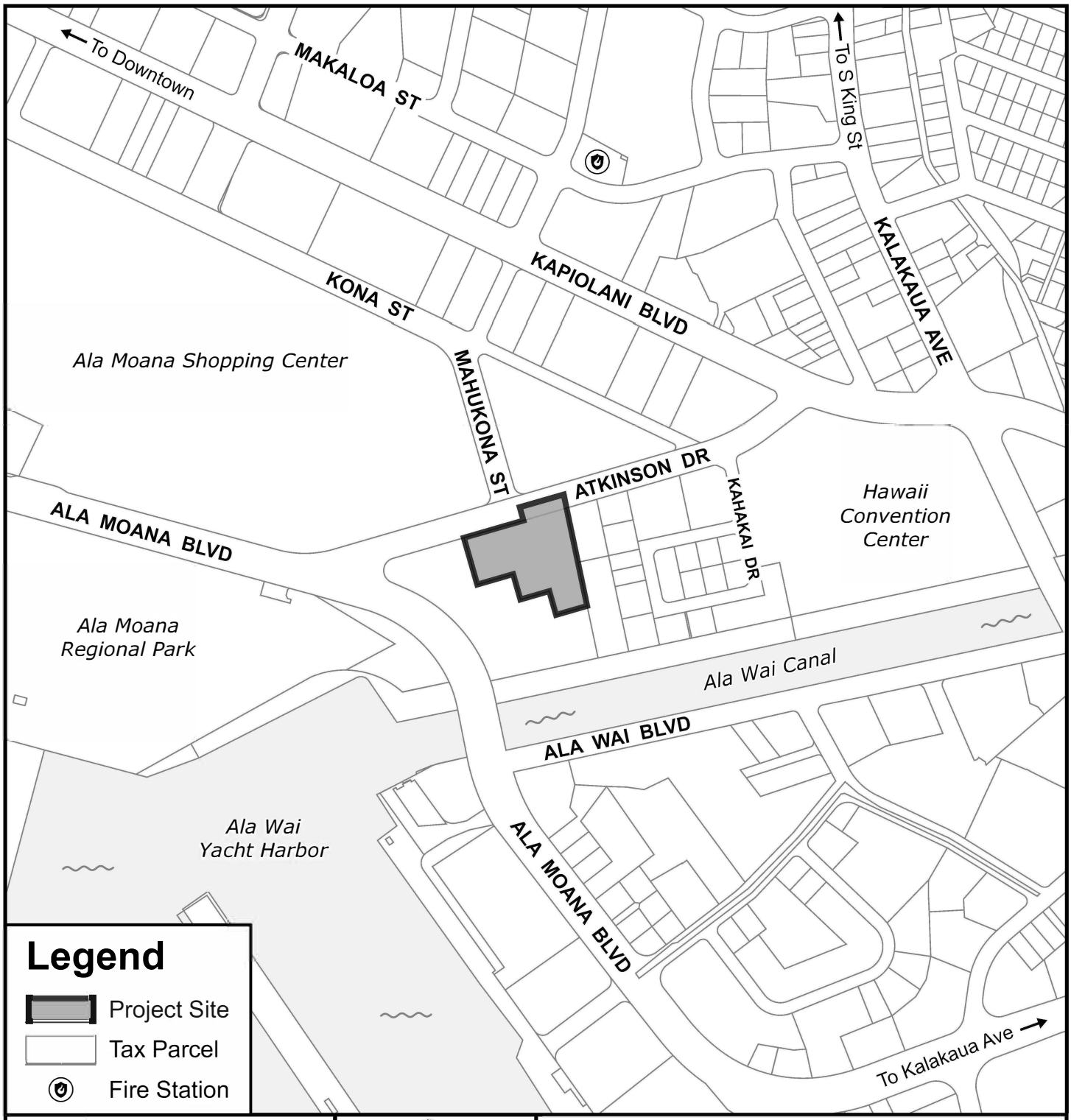
Pursuant to the foregoing Findings of Fact, Analysis, and Conclusions of Law, the Director of the DPP recommends that a change in zoning from the AMX-3 District to the A-2 District be APPROVED as shown on the map marked Exhibit A in the attached draft Ordinance. The Director of the DPP also recommends the UA established by Ordinance 13-34 be rendered null and void.

Dated at Honolulu, Hawai'i, this 15th day of July, 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,
STATE LAND USE MAP,
DEVELOPMENT PLAN LAND USE MAP,
FLOOD HAZARD MAP,
PUBLIC INFRASTRUCTURE MAP)



LOCATION MAP

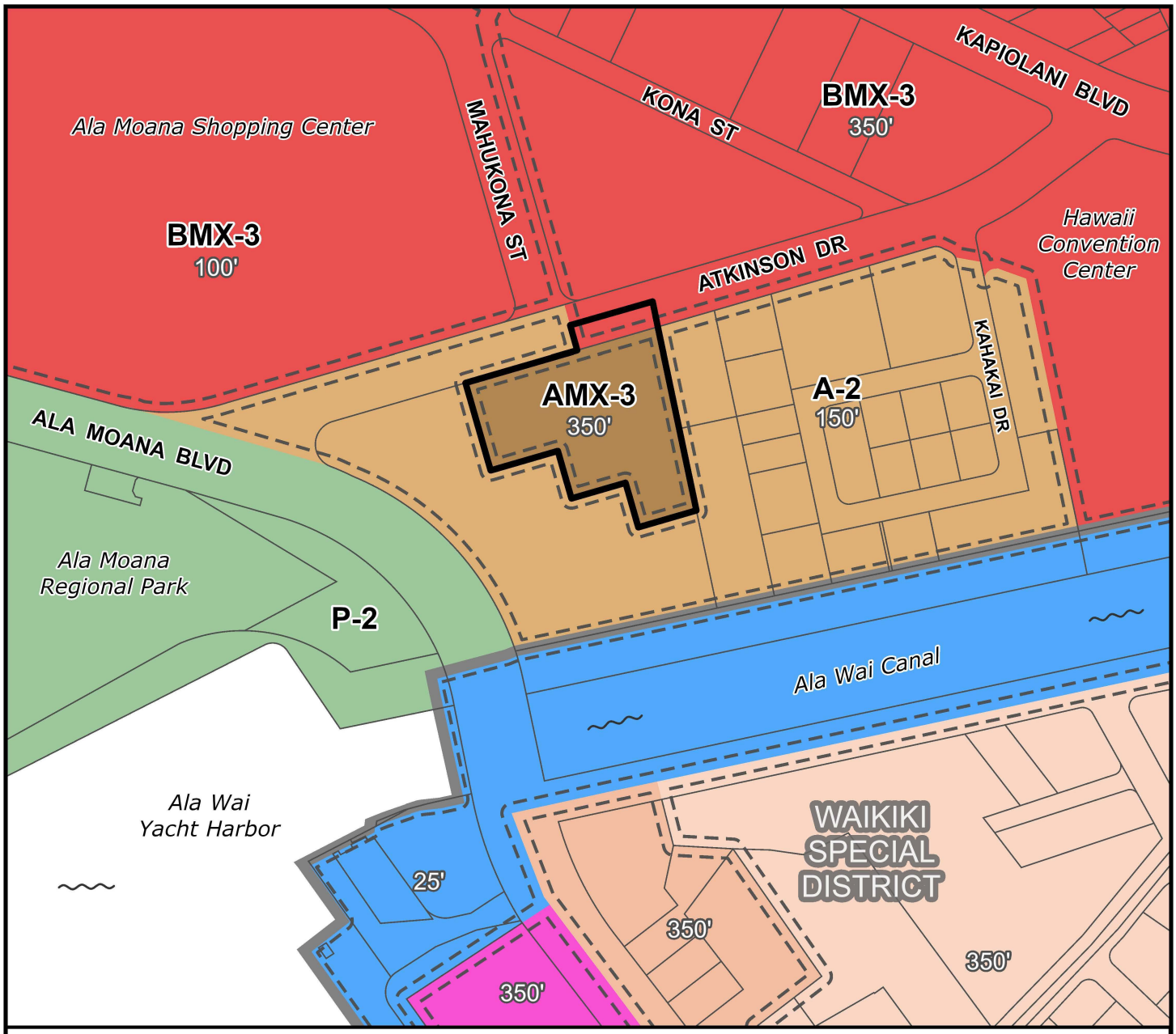
WAIKĪKĪ

TAX MAP KEY: 2-3-036:005
FOLDER NO.: 2026-ZCH-1

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

Date Prepared: 04/2026

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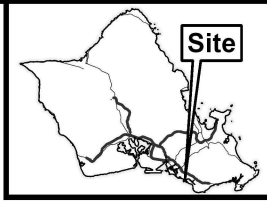


Legend

- Project Site
- Tax Parcel
- 25' Zoning Map Height Limit
- Zoning Special District
- A-2
- AMX-3
- APT. MIXED USE SUBPRECINCT
- APT. PRECINCT
- BMX-3
- P-2
- PUBLIC PRECINCT
- RESORT MIXED USE PRECINCT

0 200 400

Distance in Feet



VICINITY MAP

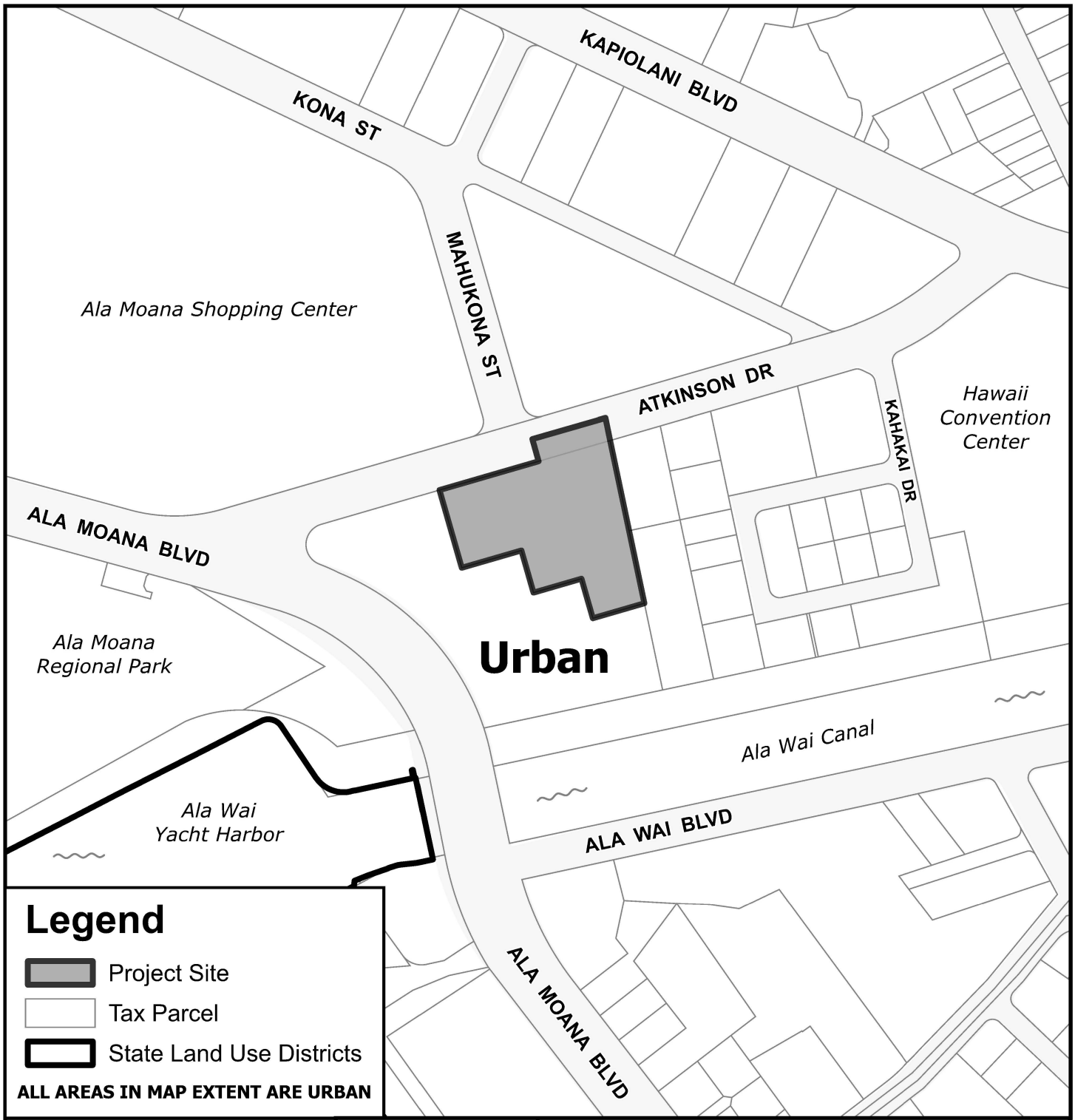
PORTION OF
ZONING MAP
NUUANU - MCCULLY

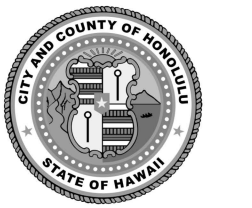
TAX MAP KEY: 2-3-036:005
FOLDER NO.: 2026-ZCH-1

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

Date Prepared: 04/2026

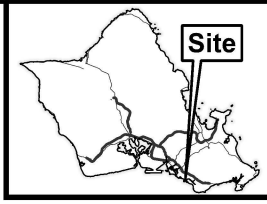
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0 200 400

Distance in Feet



VICINITY MAP

PORTION OF

STATE LAND USE MAP

HONOLULU QUADRANGLE

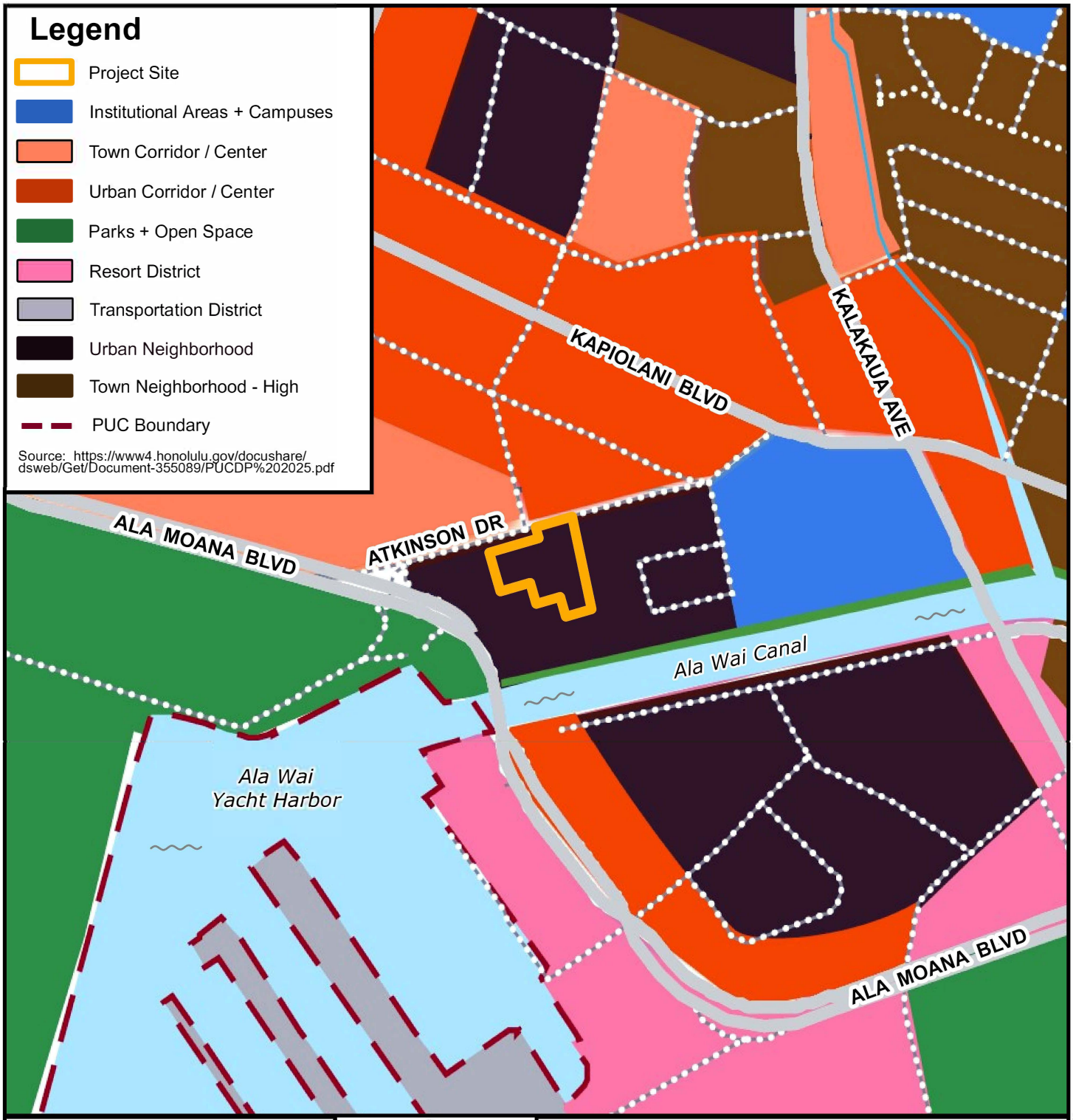
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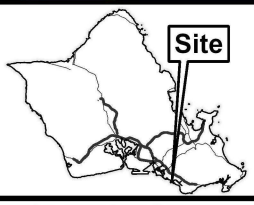
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City and County of Honolulu

Date Prepared: 04/2026

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VICINITY MAP

0 200 400

Distance in Feet

DEVELOPMENT PLAN LAND USE/PLACE TYPES MAP PRIMARY URBAN CENTER

FOLDER NO.: 2026-ZCH-1

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Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 04/2026

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Flood Hazard Zones:

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

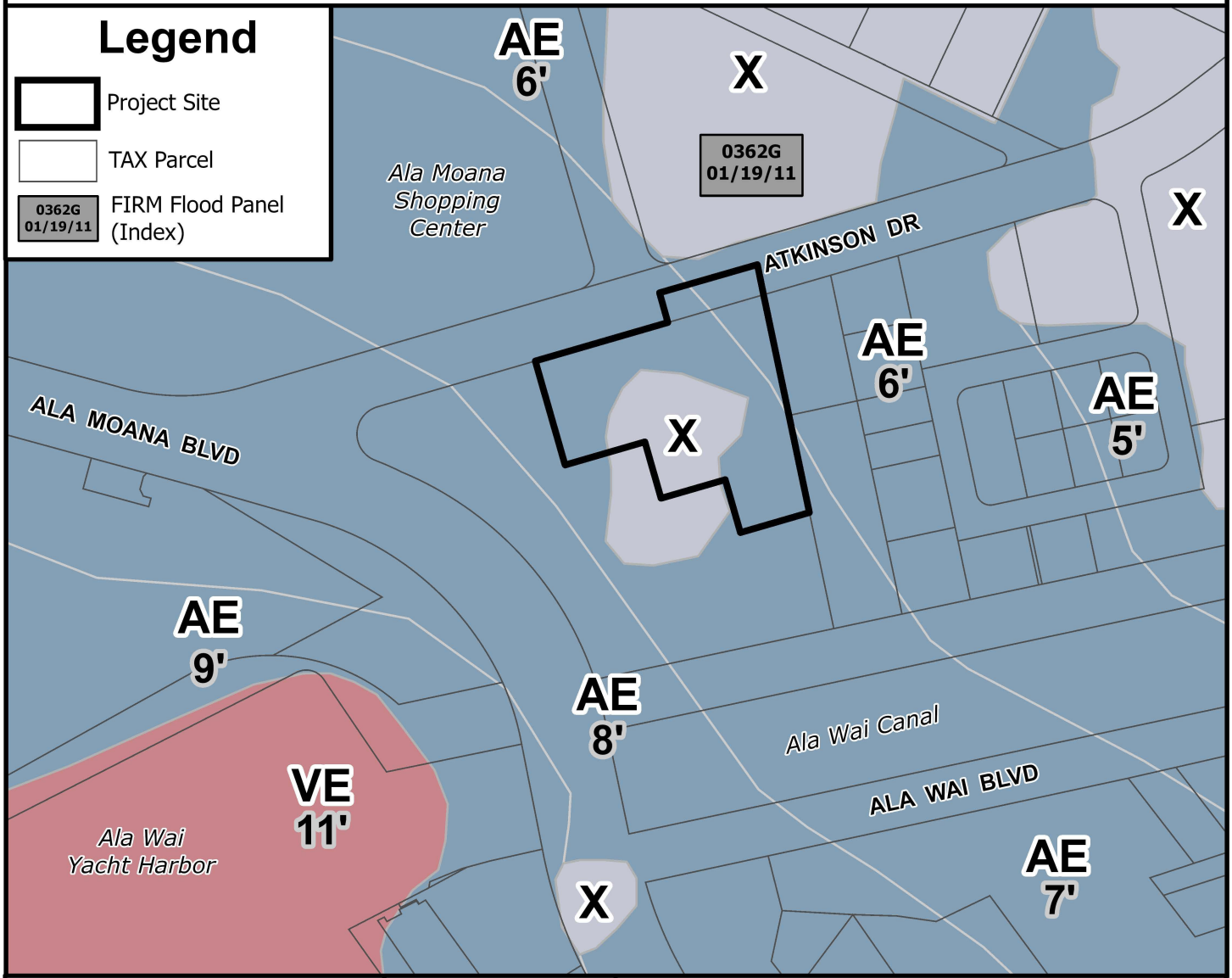
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation (BFE) is the water-surface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

Zone AE = BFE determined

Zone VE = Costal flood zone with velocity hazard (wave action); BFE determined

Other Areas

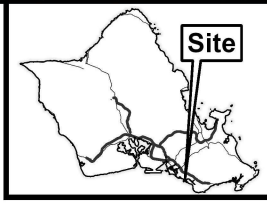
Zone X = Areas determined to be outside the 0.2% annual chance floodplain.



CITY AND COUNTY OF HONOLULU STATE OF HAWAII

0 200 400

Distance in Feet



VICINITY MAP

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0362G

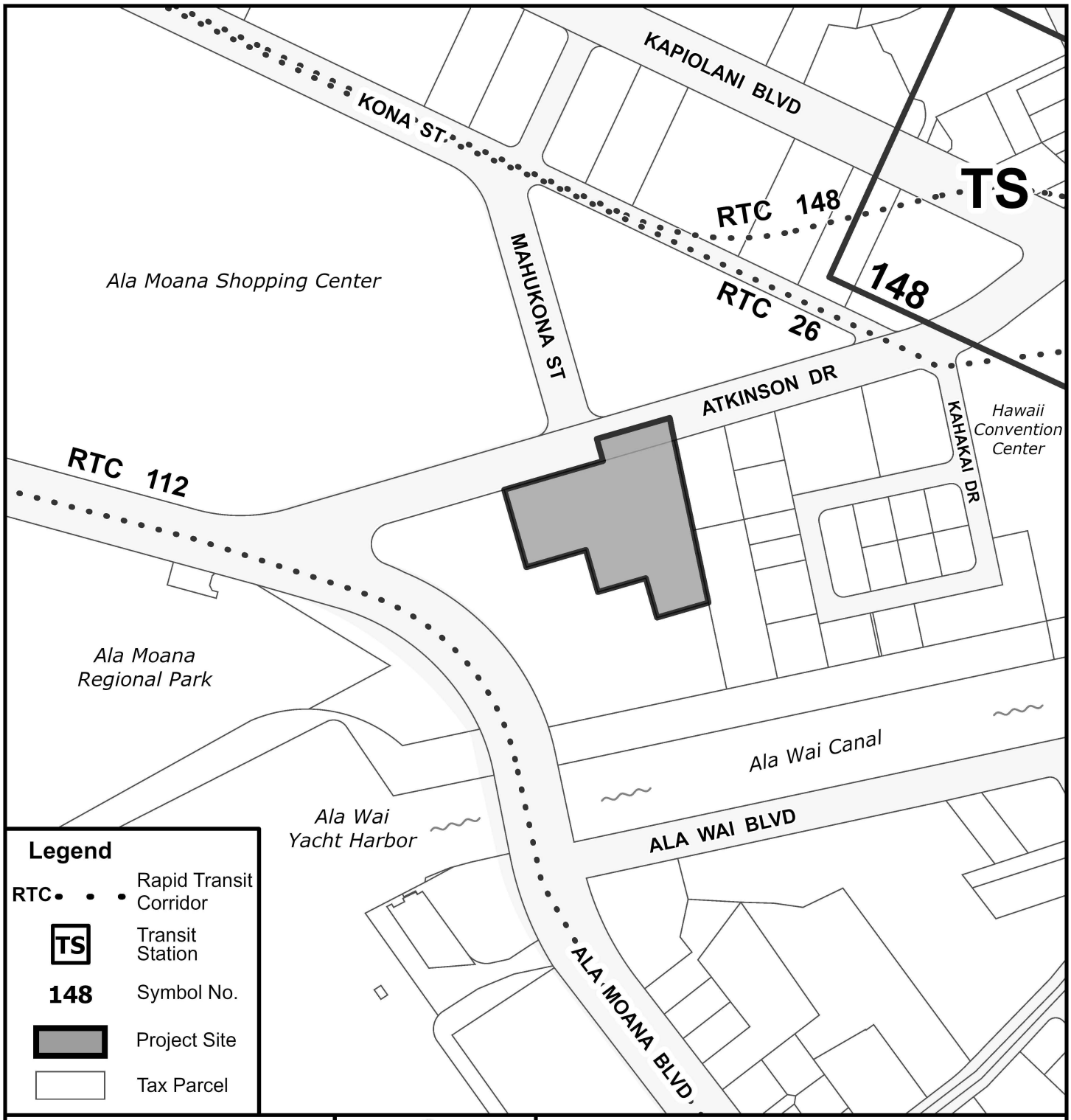
TAX MAP KEY: 2-3-036:005

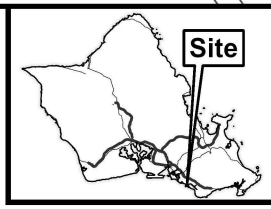
FOLDER NO.: 2026-ZCH-1

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Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 04/2026

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VICINITY MAP

0 200 400

Distance in Feet

PORTION OF

PUBLIC INFRASTRUCTURE MAP PRIMARY URBAN CENTER (PUC)

TAX MAP KEY: 2-3-036:005

FOLDER NO.: 2026-ZCH-1

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Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 04/2026

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ATTACHMENT 2
(AGENCY & COMMUNITY COMMENTS)

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

RECEIVED
26 APR 20 P4:15
DEPT OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU

RICK BLANGIARDI
MAYOR
MEIA

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

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

HENRY D. GABRIEL, JR.
ACTING SECOND DEPUTY DIRECTOR
KA LUA O KA HOPE PO'O

IN REPLY REFER TO:
PRO 26-023

April 20, 2026

MEMORANDUM

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

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

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

SUBJECT: Request for Comments
Zone Change Application No. 2026-ZCH-1
Tax Map Key 2-3-036:005

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. 2026-ZCH-1 does not impact ENV services for this parcel.

Should you have any questions, please contact Lisa Kimura, CIP Program & Planning Branch Chief, at (808) 768-3455 or email lkimura1@honolulu.gov.

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

RECEIVED
26 MAY -5 P3:26
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

RICK BLANGIARDI
MAYOR
MEIA

RADE K. VANIC
INTERIM CHIEF
KAHU MĀKA'I KŪIKAWĀ

BRANDON NAKASATO
RAYNOR M. IKEHARA
INTERIM DEPUTY CHIEFS
NĀ HOPE LUNA NUI MĀKA'I KŪIKAWĀ

OUR REFERENCE EO-THS

April 29, 2026

MEMORANDUM

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

VIA: Dina Wong, Chief, Planning Division

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

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

SUBJECT: Zone Change Application No. 2026-ZCH-1
Central YMCA of Honolulu
401 Atkinson Drive, Waikīkī, Tax Map Key: 2-3-036: 005

This is in response to your agency's memorandum of April 15, 2026, requesting comments on the subject application.

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

If you have any questions, please call Major Paul Okamoto of District 1 (Central Honolulu) at (808) 723-3327.

Sincerely,

Carlene Lau
Acting Assistant Chief of Police

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA

EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
CURT T. OTAGURO
ROBIN K. SHISHIDO

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

DIR0003687
STP 8.4085

May 7, 2026

VIA EMAIL: andrew.yamaguchi@honolulu.gov

Ms. Dawn Takeuchi Apuna, Director
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Takeuchi Apuna:

Subject: Central YMCA Zone Change
Zone Change Application No. 2026-ZCH-1
Honolulu, Oahu, Hawaii
Tax Map Key: (1) 2-3-036: 005

Thank you for your letter, dated April 15, 2026, requesting the Hawaii Department of Transportation's (HDOT) review and comments on the subject zone change application. The HDOT understands that the YMCA of Honolulu is seeking to revert its property from an AMX-3 High-Density Apartment Mixed-Use District to an A-2 Medium Density Apartment District, as well as terminating a Unilateral Agreement that was part of Ordinance 13-34, which was for an abandoned redevelopment project.

The HDOT has the following comments:

1. The proposed project area is approximately 2.95 miles from the property boundary of Daniel K. Inouye International Airport (HNL). All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at this link: http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf.

2. Due to the proximity to HNL, the applicant and future residents should be aware of potential single-event noise from aircraft operations. There is also potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project location. These impacts may increase or decrease over time and are dependent on airport operations.

Please submit any land use entitlement-related requests for review or correspondence to the HDOT Land Use Intake email address at DOT.LandUse@hawaii.gov.

If there are any questions, please contact Mr. Blayne Nikaido, Planner, Land Use Section of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

Sincerely,

EDWIN H. SNIFFEN
Director of Transportation

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA

RECEIVED
26 MAY 12 A9:15

KEITH A. REGAN
COMPTROLLER
KA LUNA HO'OMALU HANA LAULĀ

MEOH-LENG SILLIMAN
DEPUTY COMPTROLLER
KA HOPE LUNA HO'OMALU HANA LAULĀ

DEPT OF PLANNING & PERMITTING
CITY & COUNTY OF HONOLULU

STATE OF HAWAI'I | KA MOKU'ĀINA O HAWAI'I
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES | KA 'OIHANA LOIHELU A LAWELAWE LAULĀ
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)26.085

MAY - 8 2026

Andrew Yamaguchi
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Andrew Yamaguchi:

Subject: Application for Zone Change
For YMCA of Honolulu
401 Atkinson Drive, Waikiki, Honolulu
TMK: 2-3-036: 005

Thank you for the opportunity to comment on the subject project. We have no comments to offer at this time as the proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities.

If you have any questions, your staff may call Lawrence Benavente of the Planning Branch at (808) 586-0499.

Sincerely,

GORDON S. WOOD
Public Works Administrator

LB:vca
c: James Kurata, DAGS CSD

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

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

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

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

June 2, 2026

Department of Planning and Permitting
Development Plans and Zone Change Branch
Jordan Dildy, Acting Chief
c/o Andrew Yamaguchi
650 South King Street 7th Floor
Honolulu, Hawai'i 96813

via email: Andrew.yamaguchi@honolulu.gov

SUBJECT: Zone Change Application No. 2026-ZCH-1 Central YMCA Zone Change, 401 Atkinson Drive, Waikīkī, Honolulu, Island of O'ahu; TMK: (1) 2-3-036: 005; Rezone from AMX-3 High Density Apartment Mixed Use District (AMX-3 District) to the A-2 Medium Density Apartment District (A-2 District)

Mr. Dildy,

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request pertaining to the subject matter to DLNR's Divisions for their review and comments.

Enclosed are comments from the Engineering Division, the Division of Boating and Ocean Recreation, and the Commission on Water Resource Management on the subject matter. Should you have any questions, please feel free to contact Dayna Vierra at dayna.k.vierra@hawaii.gov.

Sincerely,

Seiji Ogawa
Land Administrator

Enclosure(s)

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

KEITH A. REGAN
ACTING LIEUTENANT GOVERNOR
KA HOPE KIA'ĀINA KŪ WĀ

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

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

April 29, 2026

MEMORANDUM

FROM: ~~TO~~:

DLNR Agencies:

X Div. of Aquatic Resources (kendall.l.tucker@hawaii.gov)
X Div. of Boating & Ocean Recreation (richard.t.howard@hawaii.gov)
X Engineering Division (DLNR.ENGR@hawaii.gov)
X Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
X Div. of State Parks (alan.b.carpenter@hawaii.gov)
X Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
X Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
X Land Division – O'ahu District (barry.w.cheung@hawaii.gov)
X State Historic Preservation Division (SHPD) (jordan.v.calpito@hawaii.gov), (noah.gomes@hawaii.gov)
__Aha Moku Advisory Committee

TO: ~~FROM~~: Seiji Ogawa, Land Administrator

SUBJECT: **Zone Change Application No. 2026-ZCH-1 Central YMCA Zone Change**
LOCATION: 401 Atkinson Drive, Waikīkī, Honolulu, Island of O'ahu; TMK: (1) 2-3-036: 005
APPLICANT: Department of Planning and Permitting (DPP)

Transmitted for your review and comment is information on the above-referenced subject matter. The application materials may be found via the following link (use the navigation tools):

https://www.honolulu.gov/dpp/public-input/

Please submit comments by **May 29, 2026.** If no response is received by this date, we will assume your agency has no comments. Should you have any questions about this request, please contact Dayna Vierra at dayna.k.vierra@hawaii.gov. Thank you.

BRIEF COMMENTS:

( ) We have no objections.
(✓) We have no comments.
( ) We have no additional comments.
( ) Comments are included/attached.

Signed:
Print Name: Dina U. Lau, Acting Chief Engineer
Division: Engineering Division
Date: May 26, 2026

Attachment(s)

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

DAWN N.S. CHANG
CHAIRPERSON

KENNETH S. FINK, M.D., MGA, MPH
MOSES K.N. HAIA, III, J.D.
WAYNE K. KATAYAMA
LAWRENCE H. MIIKE, M.D., J.D.
JUANITA N. REYHER-COLON
HANNAH KIHALANI SPRINGER

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES | KA 'OIHANA KUMUWAIWAI 'ĀINA
COMMISSION ON WATER RESOURCE MANAGEMENT | KE KAHUWAI PONO
P.O. BOX 621
HONOLULU, HAWAII 96809

May 20, 2026

REF: RFD.6696.3

TO: Mr. Seiji Ogawa, Land Administrator
Land Division

FROM: Ciara W.K. Kahahane, Deputy Director
Commission on Water Resource Management

SUBJECT: Zone Change Application No. 2026-ZCH-1 Central YMCA Zone Change

FILE NO.: RFD.6696.3
TMK NO.: (1) 2-3-036:005

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://dlnr.hawaii.gov/cwrm.

Our comments related to water resources are checked off below.

- [X] 1. We recommend coordination with the county to incorporate this project into the next update of the county's Water Use and Development Plan (WUDP). Please contact the respective Planning Department and/or Department of Water Supply for further information.
- [ ] 2. We recommend coordination with the Engineering Division of the State of Hawai'i, Department of Land and Natural Resources (DLNR) to incorporate this project into the next update of the State Water Projects Plan (SWPP).
- [ ] 3. We recommend coordination with the State of Hawai'i, Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the associated agricultural water demands into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information at https://hdoa.hawaii.gov/contact/.
- [ ] 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the project to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EAP as having high water efficiency can be found at http://www.epa.gov/watersense.
- [X] 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project on the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://planning.hawaii.gov/czm/initiatives/low-impact-development/.
- [X] 6. We recommend the use of alternative water sources, wherever practicable.
- [X] 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program.
- [X] 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawai'i. These practices can be found online at

https://hawaiiscape.com/index.php. Additional information can be found at https://dlnr.hawaii.gov/cwrm/planning/conservation/.

[X] 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health (HDOH) and the acceptance of any resulting requirements related to water quality.

[ ] 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.

[ ] 11. The Hawai'i Water Plan is directed toward the achievement of the utilization of reclaimed water for uses other than drinking and for potable water needs in one hundred per cent of State and County facilities by December 31, 2045 (§174C-31(g)(6), Hawaii Revised Statutes). We strongly recommend that this project consider using reclaimed water for its non-potable water needs, such as irrigation. Reclaimed water may include, but is not limited to, recycled wastewater, gray water, and captured rainwater/stormwater. Please contact the Hawai'i Department of Health, Wastewater Branch, for more information on their reuse guidelines and the availability of reclaimed water in the project area. Contact information can be found at https://health.hawaii.gov/about/contact/.

[ ] 12. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.

[ ] 13. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

[ ] 14. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

[ ] 15. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

[ ] 16. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.

[ ] 17. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.

[ ] 18. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

[ ] 19. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required by CWRM, or whether there are potential impacts to water resources.

[X] 20. The proposed water source(s) and projected water demands for the project, both potable and non-potable, should be identified. If the project will be provided water by a local water system we recommend consultation with them to ensure that system capacity is available to supply water for this project.

[X] OTHER: Planning - If the water will be provided by the Board of Water Supply, coordination is required with the Commission to determine any potential impacts that this project will have on the BWS's allocations.

If you have any questions, please contact Ryan Imata of the Groundwater Regulation Branch at (808) 587-0225 or Katie Roth of the Planning Branch (808) 587-0216.

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

KEITH A. REGAN
ACTING LIEUTENANT GOVERNOR
KA HOPE KIA'ĀINA KŪ WĀ

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

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

RECEIVED
LAND DIVISION
2026 MAY -7 PM 5:06
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

April 29, 2026

MEMORANDUM

TO: **DLNR Agencies:**
X Div. of Aquatic Resources (kendall.l.tucker@hawaii.gov)
X Div. of Boating & Ocean Recreation (richard.t.howard@hawaii.gov)
X Engineering Division (DLNR.ENGR@hawaii.gov)
X Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
X Div. of State Parks (alan.b.carpenter@hawaii.gov)
X Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
X Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
X Land Division – O'ahu District (barry.w.cheung@hawaii.gov)
X State Historic Preservation Division (SHPD) (jordan.v.calpito@hawaii.gov), (noah.gomes@hawaii.gov)
__Aha Moku Advisory Committee

FROM: Seiji Ogawa, Land Administrator
SUBJECT: **Zone Change Application No. 2026-ZCH-1 Central YMCA Zone Change**
LOCATION: 401 Atkinson Drive, Waikīkī, Honolulu, Island of O'ahu; TMK: (1) 2-3-036: 005
APPLICANT: Department of Planning and Permitting (DPP)

Transmitted for your review and comment is information on the above-referenced subject matter. The application materials may be found via the following link (use the navigation tools):

https://www.honolulu.gov/dpp/public-input/

Please submit comments by **May 29, 2026.** If no response is received by this date, we will assume your agency has no comments. Should you have any questions about this request, please contact Dayna Vierra at dayna.k.vierra@hawaii.gov. Thank you.

BRIEF COMMENTS:

( ) We have no objections.
(X) We have no comments.
( ) We have no additional comments.
( ) Comments are included/attached.

Signed: Richard Howard
Print Name: Richard Howard
Division: DOBOR
Date: 5/6/2026

Attachment(s)

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 WAIKĪKĪ, HONOLULU, O‘AHU, HAWAI‘I.

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

SECTION 1. Zoning Map No. 4 (Nu‘uanu - McCully), Ordinance No. 86-107, is hereby amended as follows: Land situated at 401 Atkinson Drive, Waikīkī, Honolulu, O‘ahu, Hawai‘i, hereinafter described, is hereby rezoned from the AMX-3 High Density Apartment Mixed Use District and BMX-3 Community Business Mixed Use District to the A-2 Medium Density Apartment 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 2-3-036: 005.

SECTION 2. Existing Unilateral Agreement and Declaration for Conditional Zoning marked “Exhibit B” in Ordinance 13-34, and recorded as Doc T-8676391A and Doc T-8676391B, applicable to the affected areas within the boundaries of the said districts, as shown on the map attached hereto, marked as Exhibit A, is hereby rendered null and void.

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:

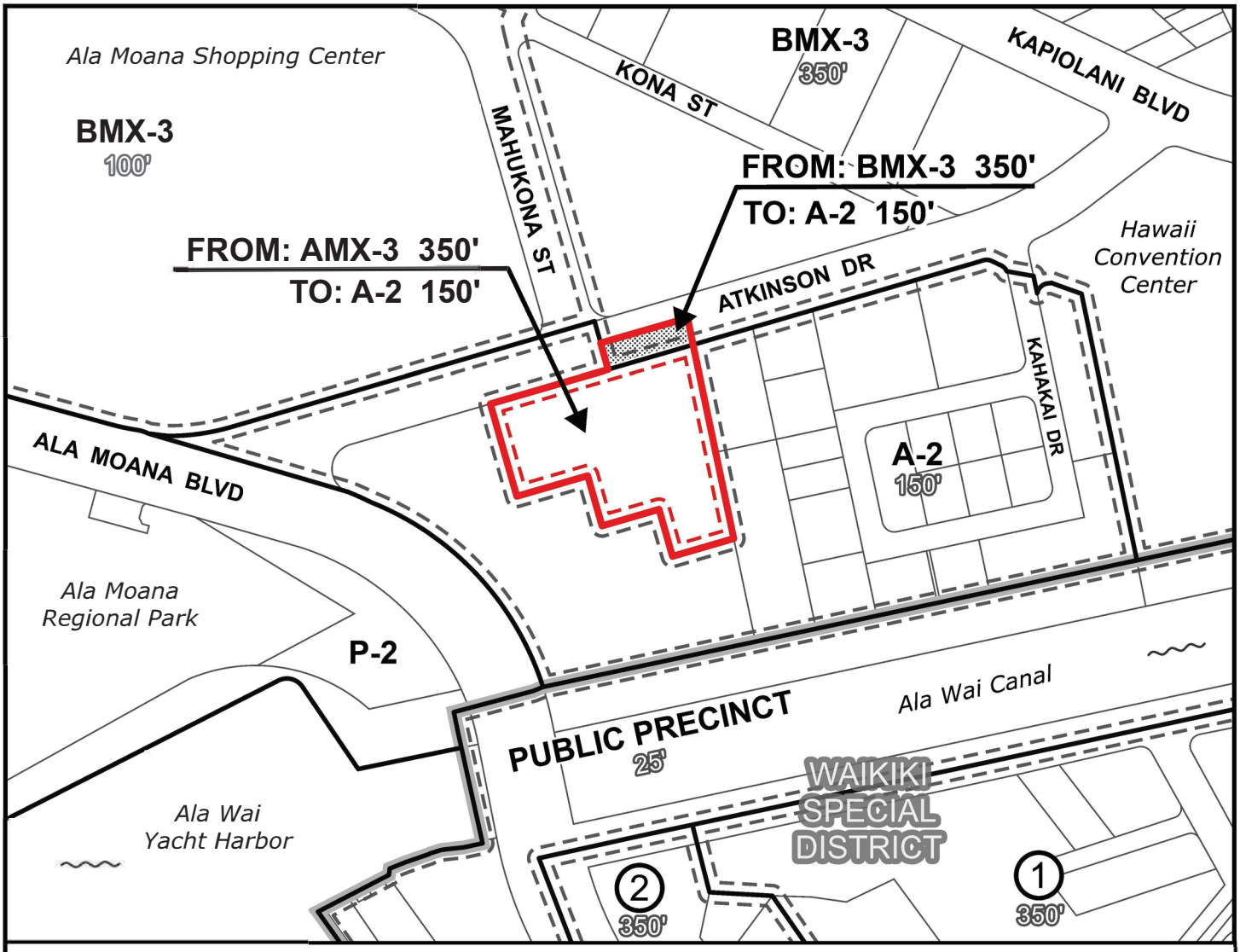
_____

Deputy Corporation Counsel

APPROVED this _____day of _____, 20 ___ .

_____

RICK BLANGIARDI, Mayor
City and County of Honolulu



Legend

- Project Site
- Tax Parcel
- 25' Zoning Map Height Limit
- Zoning Special District
- Zoning District Boundary
- (1) APT. PRECINCT
- (2) APT. MIXED USE SUBPRECINCT

PORTION OF

ZONING MAP NO. 4

(NUUANU - MCCULLY)

Land situated in the proximity of Atkinson Drive and Ala Moana Boulevard in Waikiki

0 200 400

Distance in Feet

APPLICANT: YMCA of Honolulu

TAX MAP KEY: 2-3-036: 005

FOLDER NO.: 2026-ZCH-1

LAND AREA: 1.77 acres

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

PUBLIC HEARING: PLANNING COMMISSION CITY COUNCIL

ORD NO.

EFF. DATE:

EXHIBIT A

BILL

2026-ZCH-1