# HONOLULU CITY COUNCIL

***KE KANIHELA O KE KALANA O HONOLULU***

CITY AND COUNTY OF HONOLULU

No. 26-188

## RESOLUTION

PROPOSING AN AMENDMENT TO ZONING MAP NO. 23 (KAILUA-LANIKAI-KEOLU), ORDINANCE 86-124, TO REZONE LAND SITUATED AT KAILUA, O'AHU, HAWAI'I.

WHEREAS, the zoning maps and the Land Use Ordinance ("LUO") of the City and County of Honolulu ("City") establish zoning districts and zoning district regulations for the utilization of land in the City pursuant to Section 6-1514, Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition), as amended ("Charter"); and

WHEREAS, each zoning district is designated for certain uses and restricted for other uses to encourage orderly development in accordance with adopted land use policies, including the O'ahu General Plan, and the applicable development plans or sustainable community plans, and to promote and protect the public health, safety, and welfare; and

WHEREAS, the City owns in fee simple the former Kalaheo Elementary School property, which is a 10.038-acre vacant parcel located on Iliaina Street in Kailua, O'ahu, zoned R-7.5 Residential District and P-1 Restricted Preservation District, and identified as Tax Map Key 4-4-033:018 (the "Property"); and

WHEREAS, by adoption of Resolution 24-151, CD1, the City Council ("Council") authorized conveyance of the Property (except for portions of the Property to be designated as roadways, over which the City would retain its ownership) to the State of Hawai'i Department of Hawaiian Home Lands ("DHHL") to provide native Hawaiians with homesteads; and

WHEREAS, the conveyance of the Property by the City to the DHHL was considered a gift of City real property that serves a public purpose by putting the currently vacant Property to productive use; and

WHEREAS, the DHHL was required to conduct due diligence prior to conveyance of the Property to determine the suitability of the site for proposed development, including the preparation of a Preliminary Engineering Report detailing topography, soil conditions, and other pertinent information; and

# RESOLUTION

WHEREAS, by Miscellaneous Communication 318 (2026), the DHHL indicated that while the DHHL sincerely appreciates the City's efforts to assist the DHHL in providing homesteads for its native Hawaiian beneficiaries, it was determined, after careful consideration and due diligence, that the extremely expansive soil conditions at the Property make it unsuitable for homestead development; and

WHEREAS, since a determination has been made that the soil conditions at the Property are problematic for the DHHL to develop the Property with homesteads for its native Hawaiian beneficiaries, it would be problematic for the City and any developer to develop the Property with residential housing; and

WHEREAS, for this reason, it is reasonable and prudent to downzone the portion of the Property that is zoned R-7.5 Residential District to the P-2 General Preservation District and retain the zoning of the small portion of the Property that is zoned P-1 Restricted Preservation District (a portion of which is located within the State Land Use Conservation District, and a portion of which is located within the State Land Use Urban District); and

WHEREAS, the types of land uses permitted in the P-2 General Preservation District include aquaculture, crop raising, forestry, minor animal raising, minor composting, public facility, park, utilities, and nature-based recreation; and

WHEREAS, Charter Section 6-1513 provides that "[a]ny revision of or amendment to the zoning ordinances may be proposed by the council and shall be processed in the same manner as if proposed by the director [of planning and permitting]"; and

WHEREAS, the term "zoning ordinances," as used in Charter Section 6-1513, includes both amendments to the LUO and to ordinances designating particular parcels of property in terms of the LUO; and

WHEREAS, Chapter 2, Article 24, Part A, Revised Ordinances of Honolulu 2021 ("ROH"), establishes procedures and deadlines for the processing of Council proposals to revise or amend the general plan, the development plans, the zoning ordinances, and the subdivision ordinance, and clarifies the responsibility of the Director of Planning and Permitting to assist the Council in adequately preparing its proposals for processing; now, therefore,

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## RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that the Director of Planning and Permitting and the Planning Commission are directed, pursuant to Charter Section 6-1513 and ROH Chapter 2, Article 24, Part A, to process the proposed amendment to Zoning Map No. 23 (Kailua-Lanikai-Keolu), Ordinance 86-124, attached hereto as Exhibit 1, in the same manner as if the proposal had been proposed by the Director; and

BE IT FURTHER RESOLVED that the Director of Planning and Permitting is directed to inform the Council upon the transmittal of the Director's report and the proposed amendment to Zoning Map No. 23 (Kailua-Lanikai-Keolu) to the Planning Commission; and

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BE IT FINALLY RESOLVED that, pursuant to ROH Chapter 2, Article 24, Part A, the Clerk shall transmit copies of this resolution and the Exhibit 1 attached hereto to the Director of Planning and Permitting and the Planning Commission of the City and County of Honolulu, and shall advise them in writing of the date by which the Director's report and accompanying proposed ordinance are required to be submitted to the Planning Commission.

INTRODUCED BY:

Councilmembers

DATE OF INTRODUCTION:

AUG 14 2026

Honolulu, Hawai'i

# EXHIBIT 1

# 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 KAILUA, O'AHU, HAWAI'I.

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

SECTION 1. Zoning Map No. 23 (Kailua-Lanikai-Keolu), Ordinance 86-124, is hereby amended as follows: Land situated at Iliaina Street in Kailua, O'ahu, Hawai'i, hereinafter described, is hereby rezoned from the R-7.5 Residential District to the P-2 General Preservation District. The boundaries of said District shall be described as shown on the map attached hereto as Exhibit A and made a part hereof, and as further identified as a portion of Tax Map Key 4-4-033:018.

# A BILL FOR AN ORDINANCE

SECTION 2. This ordinance takes effect upon its approval.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers

APPROVED AS TO FORM AND LEGALITY:

_____

Deputy Corporation Counsel

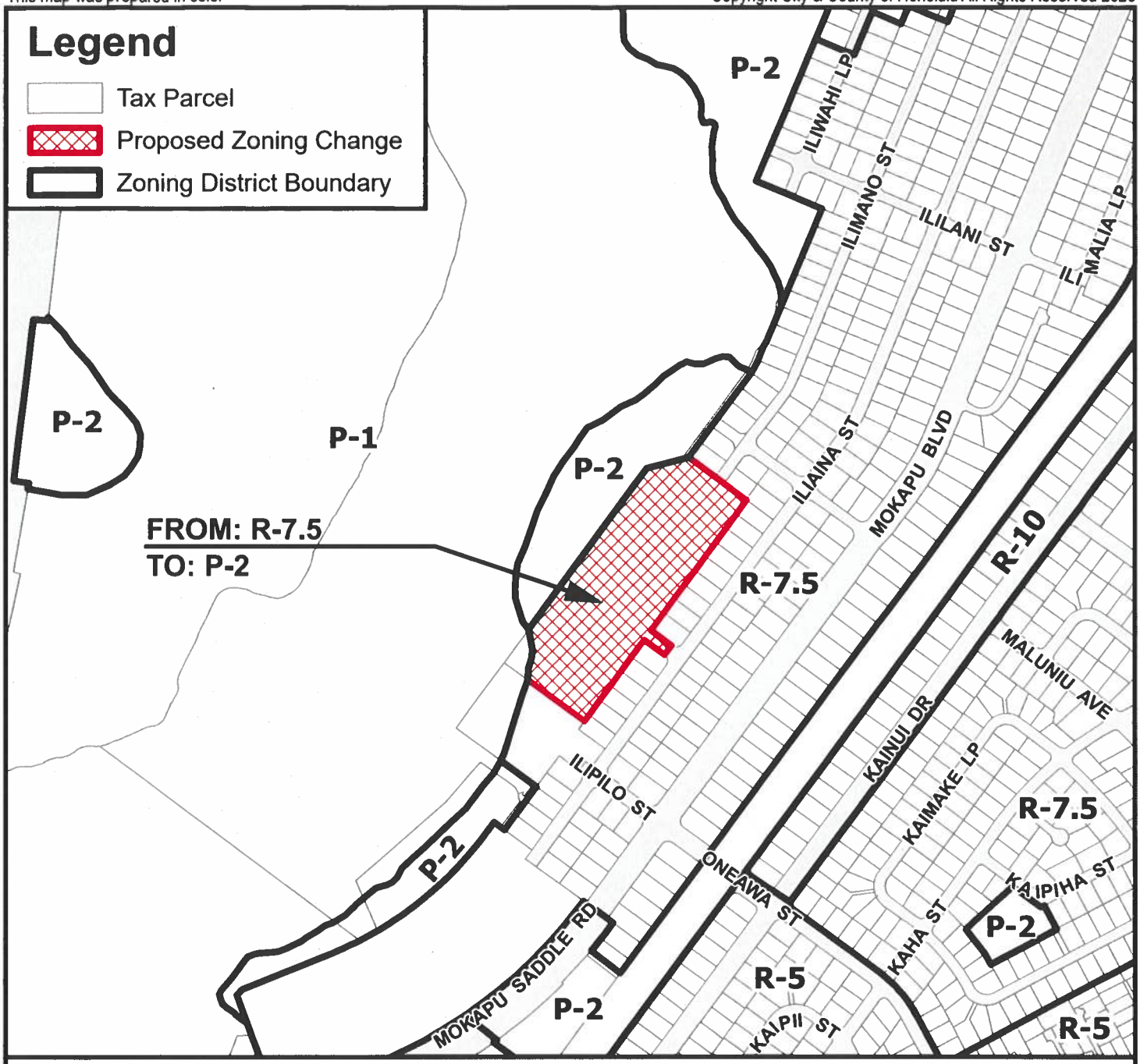
APPROVED this _____day of _____, 20 ____.

_____

RICK BLANGIARDI, Mayor
City and County of Honolulu

This map was prepared in color

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# PORTION OF
# ZONING MAP NO. 23
## (KAILUA - LANIKAI - KEOLU)

0 300 600
Scale in Feet

**APPLICANT:** City and County of Honolulu

**TAX MAP KEY(S):** 4-4-033:018 (por.)

**FOLDER NO.:**

**LAND AREA:** Approx. 9.709 Acres

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

| PUBLIC HEARING | PLANNING COMMISION | CITY COUNCIL |
|---|---|---|

**ORD. NO.**

**EFF. DATE:**

**EXHIBIT A**

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

# CERTIFICATE

**RESOLUTION 26-188**

Introduced: 08/14/26 By: ESTHER KIA'ĀINA Committee: ZONING & PLANNING (ZON)

Title: PROPOSING AN AMENDMENT TO ZONING MAP NO. 23 (KAILUA-LANIKAI-KEOLU), ORDINANCE 86-124, TO REZONE LAND SITUATED AT KAILUA, O'AHU, HAWAI'I.

Voting Legend: * = Aye w/Reservations

| | | |
|---|---|---|
| 08/14/26 | INTRO | Introduced. |
| 08/27/26 | ZON | Reported out for adoption.<br><br>CR-255(26)<br><br>5 AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS |
| 09/09/26 | CCL | Committee report and Resolution were adopted.<br><br>9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER |

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.

CHADD KADOTA, ACTING CITY CLERK

TOMMY WATERS, CHAIR AND PRESIDING OFFICER