RES26-188
Testimony

MISC. COMM. 352

*ZONING & PLANNING (ZON)

***ZONING & PLANNING (ZON) Meeting**

Meeting Date: Aug 27, 2026 @ 09:00 AM

Support: 8

Oppose: 0

I wish to comment: 3

Name:	Email:	Zip:
Judith Mick	ppchawaii@yahoo.com	96734
Representing:	Position:	Submitted:
Self	Support	Aug 20, 2026 @ 03:09 PM

Testimony:

I am very pleased to hear that Resolution 26-188 if passed will allow the City's parcel on Kalaheo Hillside to be zoned P-2. I applaud our councilperson for the effort it took to investigate the condition of the soil in this area and agree it was not suitable for future construction. I believe it would be best not to have any type of activity on this parcel. A majority of the hillside residents' have experienced costly repairs to their homes due to the clay soil slippage. Having this parcel join the rest of the hill in open space with no activity is very welcoming news.. Mahalo, Judith Mick

Name:	Email:	Zip:
David Pound	david.scott.pound@gmail.com	96734
Representing:	Position:	Submitted:
Self	Support	Aug 22, 2026 @ 05:38 PM

Name:	Email:	Zip:
Christopher Evans	cwevans727@gmail.com	96744
Representing:	Position:	Submitted:
Self	Support	Aug 23, 2026 @ 02:45 AM

Testimony:

I want to support the 26-188 proposal to re-zone the Kalaheo Hillside parcel from R-7.5 Residential to P-2 General Preservation.

As a long time home owner of a house on Ilimano Street on Kalaheo hillside I have long known that the expansive clay soil there is problematic for any kind of structure and has cost me more than $200,000 in foundation work and home repairs over the last 2 years alone.

We in the neighborhood have been saying for a number of years now that any further development in the neighborhood should not occur because the infrastructure cannot support more housing or development and any disturbance to the hillside will cause more problems with the shifting soils and our neighboring properties.

Thank you, Chris Evans

Name:	Email:	Zip:
Linda Howe	lindamhowe@gmail.com	96744
Representing:	Position:	Submitted:
Self	Support	Aug 23, 2026 @ 06:50 PM

Testimony:

Thank you for 'closing the loop' on this proposed DHHL homestead location by down zoning the site, as disappointing as it is, citing the unsuitability of the terrain. (I hope not a lot of property taxes were used to determine the outcome.)

Name:	Email:	Zip:
Patrick Caldwell	caldwell@hawaii.edu	96734
Representing:	Position:	Submitted:
Self	Support	Aug 24, 2026 @ 09:57 AM

Testimony:

My name is Patrick Caldwell. I own a home and have lived since 1991 at 601 Iliaina Street. I SUPPORT Resolution 26-188 for Kalaheo Hillside rezoning. However, I would like to have removed from the P-2 zoning allowances: 1) Public facilities, Park with infrastructure, Waste processing and composting, and Institutional uses. I would not like to see any activity that poses grading and paving, since the soil situation would lead to adverse results. A city official needs to maintain the firebreak and flood ditches for the safety of homes.

Name:	Email:	Zip:
Bryan Mick	bkmick@gmail.com	96744
Representing:	Position:	Submitted:
Self	Support	Aug 24, 2026 @ 11:07 AM

Testimony:

I grew up just down the hill from this area, and our house has suffered structural issues due to the unstable soil. Please pass this bill and foreclose any possibility that someone will try and build on the land. Not only would any new buildings be at risk, but the construction could also increase the instability of neighboring houses.

Name:	Email:	Zip:
Karen Hanson	tekhanson@gmail.com	96734-1813
Representing:	Position:	Submitted:
Self	I wish to comment	Aug 24, 2026 @ 12:38 PM

Testimony:

I support this amendment with specific exclusions for future use. This land is not suitable for building homes or any other structure, including parking lots, state/public facilities, utilities, cell towers, antennas, cemeteries, waste processing, public parks, landfills, schools, hospitals, clinics, or any other man-made structure. Any use allowable under this zoning should be specifically excluded in the rezoning.

I ask that all future uses be excluded. This hillside is not suitable and not safe for public or private use. Any structure not intended to preserve the natural state and provide safety measures to the existing homes downslope from the parcel should be excluded.

It would be appropriate for the city to assign maintenance of this parcel to a particular department to ensure the land is safely maintained on a regular schedule. Specifically, firebreaks, storm-water swales and ditches should be maintained on a set schedule, rather than relying on calls from the residents after the situation has become untenable.

Thank you for allowing the residents to have a voice on this matter. Safety on this hillside is a constant concern.

Karen Hanson

Iliaina Resident

I would also support public release of the geotechnical report recently conducted on the parcel. The full report should be published and placed permanently in the record so this finding is available in the future when someone unfamiliar with the area makes another suggestion for development of any sort.

Name:	Email:	Zip:
Ryan Agee	r_agee@hotmail.com	96734
Representing:	**Position:**	**Submitted:**
Self	Support	Aug 24, 2026 @ 01:03 PM

Testimony:

I am Ryan Agee, I own and live at 649 Iliaina Street, and I SUPPORT Res 26-188. I want to limit the parcel to passive open space with binding conditions:

-landfills, transfer stations, corporation yards, base yards, or utility plants should be excluded.

-Cemeteries, Utility and Cell Towers be excluded.

- A park is permitted but without facilities, lighting, or parking improvements. Any park should be limited to passive open space.

- No grading or paving. Ground that will not hold a house will not hold a parking lot. Ask that grading be limited to what slope stabilization and drainage work require.

-Assign someone to maintain the land. The City is keeping is responsible for this land, firebreaks and the storm-water swells and ditches will be maintained on a set schedule.

- Please Release the geotechnical report. We have a one-sentence summary, not the study. The full report should be published and placed permanently in the record so this finding cannot be forgotten by a future Council.

I thank the council and my community for their focused efforts to protect the current and future neighbors from unsound development of this parcel!

Name:	Email:	Zip:
Barbara Germann	4beege@gmail.com	96734
Representing:	**Position:**	**Submitted:**
Self	Support	Aug 24, 2026 @ 01:56 PM

Testimony:

My name is Barbara Germann. We have owned and lived at 311 ILIAINA St on the Kalaheo Hillside for 35 years. I SUPPORT RES 26-188 "PROPOSING AN AMENDMENT TO ZONING MAP NO. 23 (KAILUA-LANIKAI-KEOLU), ORDINANCE 86-124, TO REZONE LAND SITUATED AT KAILUA, O'AHU, HAWAI'I" to begin rezoning our hillside from R-7.5 Residential to P-2

General Preservation. I am hoping that P2 General Preservation will secure that the parcel will be limited to passive open space with no parking or actual structures. Recent soil sample surveys have shown that the land is unstable, and therefore would not be conducive to grading or paving. Structures on the parcel, even if in relation to a formal "park", should be avoided. Formal provision for maintenance and preservation of firebreaks and storm water ditches/channels will need to be assured.

Please SUPPORT RES26-188 to rezone this land to PRESERVATION

Name:	Email:	Zip:
Sharon Sawdey	olona@mac.com	96734
Representing:	Position:	Submitted:
Self	I wish to comment	Aug 26, 2026 @ 09:08 AM

Testimony:

My name is Sharon Sawdey. My husband and I own and have lived in the home at 657 Iliaina Street since 2010. I SUPPORT Resolution 26-188 for Kalaheo Hillside rezoning. However, I would like the parcel zoning to add binding conditions to limit the land use to passive open space and exclude development of any public facility or utility, for the reason that any substantial grading or paving is incompatible with the extremely expansive soil conditions. I also request that the geotechnical report developed under the due diligence of the Department of Hawaiian Homelands be released to the public, to make this data readily available to all future land stewardship considerations. Thank you.

Name:	Email:	Zip:
Linda Simao	simaobl@hawaiiantel.net	96734
Representing:	Position:	Submitted:
Self	I wish to comment	Aug 26, 2026 @ 11:39 AM

WRITTEN TESTIMONY

Honolulu City Council – Committee on Zoning & Planning Meeting for August 27, 2026

DATE:	August 22, 2026
TO:	The Honorable Esther Kiaʻāina, Chair The Honorable Tommy Waters, Vice Chair Councilmembers Radiant Cordero, Val Okimoto, and Andria Tupola Committee on Zoning & Planning
FROM:	David S. Pound 605 Ilimano Street, Kailua, Hawaiʻi 96734 Kalaheo Hillside Neighborhood Association (KHNA)
RE:	Agenda Item 3 – RESOLUTION 26-188, Proposing an Amendment to Zoning Map No. 23 (Kailua-Lanikai-Keolu), Ordinance 86-124, to Rezone Land Situated at Kailua, Oʻahu (TMK 4-4-033:018)
HEARING:	Thursday, August 27, 2026, 9:00 a.m., City Council Chamber
POSITION:	**SUPPORT, WITH RESPECTFULLY REQUESTED CONDITIONS**

PRIORITIZED SUMMARY OF REQUESTS.

I support Resolution 26-188 and respectfully request that the Committee:

1. Pass Resolution 26-188 out of Committee without delay.
2. Direct that the geotechnical investigation by Geolabs, Incorporated, and R.M. Towill Corporation's (RMTC) Preliminary Engineering Report (PER) – both funded by the public and prepared as part of the Hawaiʻi Department of Hawaiian Home Lands (DHHL) due diligence effort – be released and placed in the permanent record of this proceeding.
3. Attach binding conditions to the ordinance under ROH Section 21-2.80 – as this Committee is doing on the same agenda for Bills 42 and 43 – limiting the parcel to passive open space by applying the use conditions in *Attachment 1*.
4. Assign a named City agency, by condition, to maintain firebreaks and drainage infrastructure on a documented schedule, and to restore the areas cleared without permits (*See Attachment 2*).
5. Hold the parcel steady in the interim – no disposal listing, right of entry, lease, or site disturbance pending enactment.
6. Carry the Resolution's finding of residential unsuitability forward, unchanged, into the DPP report, the Planning Commission record, and the final ordinance; note on the record that the same constraint applies to commercial or institutional construction; and expressly recite in

the ordinance findings that the parcel cannot meet minimum requirements of health and safety for residential development.

7. Decline any exemption under HRS Section 201H-38, or any comparable statute, ordinance, or emergency proclamation, that would permit residential development on the parcel notwithstanding its zoning.
8. Establish a processing schedule and report progress to the Kailua Neighborhood Board.
9. Direct the Department of Planning and Permitting (DPP) to provide a written acreage accounting reconciling the 9.709 acres in the proposed map with the 10.038-acre parcel.
10. Confirm in writing the State land use classification of each portion of the parcel; and separately, without delaying this measure, evaluate a future petition of the parcel into the State Land Use Conservation District.

I. INTRODUCTION AND SUPPORT.

Chair Kiaʻāina and Members of the Committee, thank you for the opportunity to testify.

My name is David S. Pound. I live at 605 Ilimano Street, immediately adjacent to and downslope of the Former Kalaheo Elementary School Site. I submit this testimony individually and as authorized representative of the Kalaheo Hillside Neighborhood Association (KHNA), an informal association of homeowners, residents, and neighbors whose properties abut and lie below the parcel and who live nearby.

I support Resolution 26-188, and I want to begin by thanking Chair Kiaʻāina for introducing it. This measure addresses a problem our neighborhood has lived with for decades and that prior efforts left unresolved. Development of this parcel has been pursued multiple times over the past two decades, including efforts in 2006 and 2015. Each attempt ended quietly, with no finding published, no zoning changed, and nothing recorded. That silence is precisely why the proposal returned in 2024. Resolution 26-188 is the first measure in twenty years that would settle the question rather than defer it, and I am grateful for it.

I also want to acknowledge the Department of Hawaiian Home Lands. Chairperson Watson's letter of July 16, 2026 was certainly a difficult, but honest, conclusion to reach after a substantial investment of time and public funds, and our community respects the Department for reaching it.

My requests below are offered in support of this measure, not in opposition to it. Their purpose is to ensure that the protection this Resolution begins is complete and durable when it is finished.

II. BACKGROUND: WHY BINDING CONDITIONS ARE NECESSARY.

A. P-2 is a permissive district, not a null classification.

P-2 General Preservation is not a null classification. It is a permissive open space district, and the Resolution itself identifies the uses it allows: aquaculture, crop raising, forestry, minor animal raising, minor composting, public facility, park, utilities, and nature-based recreation.

Two of those merit the Committee's attention. Under the Land Use Ordinance, a public facility is permitted in P-2 as of right – without conditional use permit, plan review, or public hearing – and the public and quasi-public land use category encompasses landfill sites, corporation yards, maintenance and base yards, bus and vehicle terminals, and utility plants and substations. Utility installations and communication facilities are likewise available.

The result is that the reclassification, standing alone, would foreclose residential development while leaving the parcel open to institutional and utility uses that would generate substantial traffic and parking demand on Iliaina and Ilimano Streets, require grading on an unstable slope, and arrive without notice to the abutting owners. I do not suggest any such use is presently contemplated. I ask only that the ordinance foreclose it, so that a future administration need not revisit the question.

B. The Committee is already attaching conditions on this same agenda.

Section 21-2.80 of the Revised Ordinances authorizes the Council, before enacting a zone change ordinance, to impose conditions on the use of property, enforceable by the City. This Committee is exercising that authority elsewhere on today's agenda. The proposed CD1 to Bill 42 adds six conditions addressing archaeological survey, protected species, sea level rise elevation, and relocation of a fuel dispensing station. Bill 43 is accompanied by a proposed Unilateral Agreement to be recorded as an exhibit to the bill.

The proposed bill attached to Resolution 26-188 contains no conditions. Section 1 amends the zoning map and Section 2 sets the effective date. I respectfully ask that this parcel receive the same treatment the Committee is affording Lā‘ie and Waialua on the same morning.

III. THE REQUESTS, IN ORDER OF PRIORITY.

The ten requests below are numbered to match the Prioritized Summary of Requests above and are presented in order of priority.

1. **Pass the Resolution without delay.** The parcel remains zoned R-7.5 Residential today. Until the ordinance is enacted, the property is residentially zoned, carries an assessed value above ten million dollars, and has already drawn at least one commercial developer inquiry seeking right of entry. Every month of delay is a month in which that exposure continues.
2. **Place the engineering record in this proceeding.** Resolution 26-188 rests on a determination made after due diligence that included, in the Resolution's own words, a Preliminary Engineering Report detailing topography, soil conditions, and other pertinent information, prepared by RMTC. That due diligence effort also included a geotechnical investigation performed by Geolabs. Neither the PER nor the underlying Geolabs

investigation has been released to the affected homeowners, despite repeated requests and previous assurances that it would be provided. I ask the Committee to direct that both be released in complete form and included in the DPP report transmitted to the Planning Commission. The evidentiary basis for this rezoning should be in the public record supporting it, not held privately by the State of Hawai‘i parties who commissioned it. The published record is also the most durable protection this process can produce: zoning can be amended by a future Council, but an engineering record establishing the ground's unsuitability, once public, informs every future review of this parcel of any kind.

3. **Attach binding conditions limiting the parcel to passive open space.** Pursuant to Section 21-2.80, I ask that the ordinance restrict the property to passive, unprogrammed open space by applying the use conditions set out in Attachment 1 to this testimony. This is the same authority the Committee is exercising on today's agenda through the conditions in the proposed CD1 to Bill 42 and the Unilateral Agreement accompanying Bill 43, as discussed in Section II.B above – I ask only that this parcel receive the same treatment. *Attachment 1* has three parts:

   a. Part A excludes the intensive uses otherwise available in the P-2 district – principally public facility in all its forms, utility and communication installations, cemetery, waste disposal and processing, major composting, group living, and the institutional plan review uses.

   b. Part B retains the park use, but conditions it, so that the parcel may remain open and vegetated without becoming a developed facility with parking, restrooms, athletic fields, and night lighting on residential streets that cannot absorb them.

   c. Part C adds general restrictions that apply to the parcel regardless of use – no commercial or revenue-generating activity, and no grading or clearing beyond what slope stabilization, drainage, and fire prevention require. Conditions of this kind can be incorporated readily while the bill is in draft; after enactment, closing the same gaps would require a new ordinance through the full process.

4. **Assign and fund stewardship of the parcel – and restore the unpermitted clearing.** The City will retain this parcel. At present no department is assigned to it and no maintenance is budgeted for it. Two consequences fall directly on the homes below. First, ten acres of unmanaged vegetation immediately uphill of occupied residences is a wildfire exposure. Second, the swales, ditches, and culverts on and serving the parcel determine whether surface water is conveyed away from or discharged onto downslope properties – and on expansive clay, water movement is what moves the ground. The need is compounded by damage already done: site disturbance occurred on this parcel in advance of authorization, including an episode in 2024 in which contractors were directed to cease activity, and a later clearing of wide corridors and removal of vegetation without the grading and grubbing permits required under ROH Chapter 23. On a clay hillside, root systems provide the mechanical anchoring that resists shallow slope failure, and that cleared ground remains unrepaired. I ask that the conditions name the responsible agency and require the

maintenance schedule set out in Attachment 2, and that DPP investigate the unpermitted work and require erosion control, drainage restoration, and revegetation with deep-rooted species before this proceeding concludes.

5. **Hold the parcel steady in the interim.** Pending completion of this proceeding, I ask that the parcel be removed from any real property disposal inventory or marketing list; that no right of entry, lease, license, easement, or concession be granted; and that no grading or vegetation removal be authorized. This is the only request that protects the parcel during the months this process will run.

6. **Preserve the Resolution's central finding – and extend its reach on the record.** Resolution 26-188 contains a finding that because the soil conditions are problematic for DHHL to develop homesteads, it would be problematic for the City and any developer to develop the Property with residential housing. That finding is the most important sentence in this measure. It establishes that the constraint is a property of the land itself and not of any particular developer or program. I ask that it be carried forward without modification into the DPP report, the Planning Commission record, and the final ordinance. I further ask that the record note that a slope that cannot support residential foundations cannot support commercial or institutional construction either. Finally, I ask that the findings of the implementing ordinance expressly recite that the parcel cannot meet minimum requirements of health and safety for residential development – the standard set by Section 201H-38, Hawai‘i Revised Statutes, itself – so that the recital is available to any future Council evaluating an exemption request.

7. **Address exemptions from zoning.** Section 201H-38, Hawai‘i Revised Statutes, permits a qualifying housing project to be exempted from planning and zoning requirements, subject to approval by the county legislative body. Reclassification to P-2 would not, standing alone, prevent such a proposal on this parcel, and neither would conditions attached to the ordinance, because an exemption sweeps away the ordinance the conditions live in. What would prevent it is the engineering record. I therefore renew my request (Request 2) that the geotechnical and engineering reports be published and placed permanently in the record, and respectfully ask that the Council decline any exemption request for this parcel – under Section 201H-38 or any comparable statute, ordinance, or emergency proclamation – on the ground that the parcel cannot satisfy that statute's minimum requirements of health and safety.

8. **Set and publish a schedule.** I respectfully ask the Committee to establish target dates for transmittal of the DPP report to the Planning Commission and for introduction of the implementing bill, and to request that DPP and the Committee report progress to the Kailua Neighborhood Board No. 31 at each of its regular meetings until the ordinance is enacted. Two prior efforts on this parcel lapsed without a schedule. A schedule is the difference between a process and an intention.

9. **Reconcile the acreage.** Exhibit A to the proposed bill shows approximately 9.709 acres being rezoned. The Resolution describes a 10.038-acre parcel. Some of the difference is the

existing P-1 Restricted Preservation portion, which the Resolution expressly retains. Resolution 24-151, CD1 also excepted portions designated as roadways over which the City retained ownership. I ask that DPP state in writing how the full 10.038 acres is allocated – acreage to P-2, acreage remaining P-1, acreage in retained roadway, and whether any portion remains zoned R-7.5. If any portion would remain R-7.5, I ask that it be included in the rezoning.

10. **Confirm the State land use classifications.** The Resolution notes that a portion of the P-1 area lies within the State Land Use Conservation District and a portion within the State Land Use Urban District. I ask that DPP confirm in writing the classification, acreage, and location of each portion, and confirm that the existing P-1 designation will not be reduced by this action. Separately, and without delaying enactment of this measure, I ask the City to evaluate whether the parcel should ultimately be petitioned into the State Land Use Conservation District, with corresponding P-1 Restricted Preservation zoning – the most protective classification available.

IV. CONCLUSION.

This parcel has been considered for development three times in twenty years. Twice the effort ended without a record, and each time the question returned. Resolution 26-188 is the opportunity to end it properly – with the engineering findings published, the zoning corrected, the permitted uses bounded, and the land assigned to someone responsible for maintaining it.

I support this Resolution and thank the Chair and the Committee for taking up a matter that previous Councils set aside. I respectfully ask that the Committee complete it.

Thank you for the opportunity to testify. I am available to answer any questions.

Respectfully submitted,

David S. Pound
605 Ilimano Street, Kailua, Hawai‘i 96734
Kalaheo Hillside Neighborhood Association

Attachment 1 – Requested Use Conditions Under ROH Section 21-2.80
Attachment 2 – Requested Stewardship Conditions Under ROH Section 21-2.80

ATTACHMENT 1
REQUESTED USE CONDITIONS UNDER ROH SECTION 21-2.80
Resolution 26-188 – TMK 4-4-033:018

Categories below correspond to Table 21-5.1 (Permitted Uses and Structures), Article 5, Chapter 21, Revised Ordinances of Honolulu 2021, as added by Ordinance 25-2, current through Supplement S-10 ("ROH Table 21-5.1"; full citation as noted below).[1]

PART A: USES TO BE EXPLICITLY EXCLUDED. The requested condition would *explicitly exclude* the following activities on, or uses of, the parcel:

A-1. Public facility, including any landfill, transfer station, corporation yard, maintenance or base yard, bus or vehicle yard, terminal, utility plant, or substation; cemetery; small utility; minor animal raising; minor composting; and commercial crop raising or timber harvesting – provided that planting, replanting, and vegetation management for slope stabilization, erosion control, and fire prevention shall be permitted and required. (ROH Table 21-5.1 – *Permitted Uses*)

A-2. Communication tower; communication support structure; broadcasting antenna; dish antenna; medium utility; community-based recreation center; nature-based recreation; historic structure reuse; and joint development. (ROH Table 21-5.1 – *Minor Conditional Uses*)

A-3. Large utility; waste disposal and processing; major composting; and group living, small, not State regulated. (ROH Table 21-5.1 – *Major Conditional Uses*)

A-4. University or college; hospital; prison; airport; golf course; and zoo. (ROH Table 21-5.1 – *Plan Review Uses*)

A-5. Caretaker unit and any other accessory dwelling or habitable structure. (ROH Table 21-5.1 – *Accessory Uses*)

PART B: USE PERMITTED SUBJECT TO CONDITIONS. The following use would remain permitted for the parcel, subject to the stated conditions:

B-1. Park: limited to passive, unprogrammed open space, and excluding athletic fields, courts, playgrounds, or organized-sport facilities; restroom or comfort station structures; pavilions or permanent shade structures; night lighting; striped, paved, or structured parking, whether principal or accessory; and concession facilities. Passive pedestrian use of the existing trail

[1] Revised Ordinances of Honolulu 2021, Chapter 21 (Land Use Ordinance), Article 5, Table 21-5.1 (Permitted Uses and Structures), as added by Ordinance 25-2 (2024) (enacting Bill 10 (2022)), current through Supplement S-10 (2026)

network remains consistent with this condition (see Attachment 2, item 4). (ROH Table 21-5.1 – *Permitted Uses*)

PART C: GENERAL RESTRICTIONS APPLICABLE TO ALL USES. The following restrictions would apply to the parcel as a whole, regardless of use:

C-1. No commercial or revenue-generating use, lease, license, easement, or concession; and no grading, excavation, or vegetation clearing beyond that required for slope stabilization, drainage maintenance, fire prevention, and erosion control.

Note: the categories and permission levels above are stated as understood by the testifier from the publicly available Land Use Ordinance use table. I respectfully request that the Department of Planning and Permitting confirm this list against ROH Table 21-5.1 as currently in force and identify any permitted, conditional, plan review, or accessory use in the P-2 district that has been omitted.

ATTACHMENT 2

REQUESTED STEWARDSHIP CONDITIONS UNDER ROH SECTION 21-2.80

Resolution 26-188 – TMK 4-4-033:018

The requested condition would identify by name the City agency responsible for the parcel and require that agency to fund and perform, on a documented schedule:

1. Vegetation management and the establishment and maintenance of firebreaks adequate to protect abutting residences, performed not less than twice annually and additionally in advance of each dry season.

2. Routine inspection, clearing, repair, and maintenance of all drainage swales, ditches, culverts, catch basins, and stormwater conveyance structures located on or serving the parcel, performed not less than twice annually, additionally in advance of each wet season, and following any significant storm event.

3. Erosion control, slope stabilization, and revegetation of all areas disturbed by prior contractor activity, using deep-rooted species appropriate to the site.

4. Control and prevention of unauthorized motorized vehicular entry – including motorcycles; electric bicycles and motorbikes of any class (Class 1–3) or style; all-terrain vehicles (ATVs); and any other electrically or gas-powered vehicles – together with illegal dumping and encampment, through fencing, gates, or barriers where appropriate at the Iliaina Street and/or Ilimano Street frontages, designed to exclude motorized vehicles while not impeding the longstanding pedestrian use of the existing trail network.

5. An annual written report to the Kailua Neighborhood Board No. 31 documenting performance of each obligation above.

Resolution 26-188

August 26, 2026

To: City Zoning and Planning Committee

I strongly support Resolution 26-188 requesting that the Kalaheo Hillside Parcel zoning be changed from R-7.5 residential to P-2 General Preservation but I have a few concerns.

1. P-2 zoning still allows for public facility or utility use (among other uses) with no permit review or public hearing. Please add conditions to the resolution to keep the land in its natural state – no development or changes to the land whatsoever.
2. I request that Resolution 26-188 include the most recent findings of the geotechnical report and Preliminary Engineering Report. The reports should be entered into the record of this rezoning and included in the DPP report that is submitted to the Planning Commission. The land has been deemed unsuitable for development. Many homeowners on Kalaheo Hillside can testify that they have experienced significant expense to repair the damage to our home foundations because of the type of soil our homes are built on. The geotechnical report and Preliminary Engineering Report need to be part of Resolution 26-188 so the information is available to look back on if the need arises.
3. I request that DPP state on the record, in writing, exactly how the zoning of the 10.038 acres breaks down. How much is P-1, how much will be P-2.

Mahalo for your consideration,

Linda Simao