REPORT OF THE COMMITTEE ON ZONING & PLANNING

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

Committee Meeting Held
August 27, 2026

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

Mr. Chair:

Your Committee on Zoning & Planning which considered Resolution 26-150 entitled:

"RESOLUTION PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 2021 (THE LAND USE ORDINANCE), RELATING TO LARGE DETACHED DWELLINGS,"

introduced on June 17, 2026, reports as follows:

The purpose of Resolution 26-150 is to direct the Director of the Department of Planning and Permitting ("DPP") and the Planning Commission to process a Council-initiated amendment to the Land Use Ordinance ("LUO"), Chapter 21, Revised Ordinances of Honolulu 2021 ("ROH"), relating to large detached dwellings, in the same manner as if that amendment had been proposed by the DPP Director.

Amendments to the LUO proposed by the Council are processed by the DPP and reviewed by the Planning Commission. The Department's report and Commission's recommendations are then transmitted to the Council for action on the proposal.

The proposed LUO amendment, attached as Exhibit A to the Resolution, would amend LUO provisions that apply to large detached dwellings, which are dwellings with a floor area ratio ("FAR") of more than 0.6, but are capped at an FAR of 0.7, to provide that parking areas up to a maximum of 400 square feet for each dwelling unit may be excluded from the floor area, and the remaining parking areas are included as floor area.

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These amendments to the calculation of floor area would only apply to the density calculation for large detached dwellings. All other floor area calculations remain the same, including the floor area calculation to determine parking requirements under LUO Article 6.

At your Committee's meeting on August 27, 2026, the DPP Land Use Permits Division Chief testified that if the Resolution is approved, the DPP will review the proposal and send a report to the Planning Commission, which will then transmit its recommendation to the Council.

Your Committee received no verbal or written public testimony on the Resolution.

Your Committee notes that by Departmental Communication 496 (2026), the DPP confirmed receipt of the Resolution and indicated that while the DPP understands the proposal's objective, there is a concern about possible unintended consequences, which the DPP will address in its report.

Your Committee finds that the LUO amendment proposed in this resolution appears to be consistent with the General Plan and Development Plans of the City and it appears that, if enacted, it would be in the best interests of the people of the City and County of Honolulu.

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Your Committee on Zoning & Planning is in accord with the intent and purpose of Resolution 26-150 and recommends its adoption. (Ayes: Cordero, Kia'āina, Tupola, Waters – 4; Ayes with reservations: Okimoto – 1; Noes: None.)

Respectfully submitted,

Esther Kia'āina
Committee Chair

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

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