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 26-188 entitled:

"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,"

introduced on August 14, 2026, reports as follows:

The purpose of Resolution 26-188 is to direct the Director of the Department of Planning and Permitting ("DPP") and the Planning Commission to process a Council-initiated zone change for a portion of the former Kalaheo Elementary School property, which is a City-owned approximately 10.038-acre vacant zoning lot on Iliaina Street in Kailua, O'ahu (the "Property"), and identified as a portion of Tax Map Key 4-4-033:018, from the R-7.5 Residential District to the P-2 General Preservation District, in the same manner as if that amendment had been proposed by the Director.

By way of background, by adoption of Resolution 24-151, CD1, the Council authorized conveyance of the Property, except for portions 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 single-unit homesteads.

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.

ADOPTED ON SEP 9 2026

COMMITTEE REPORT NO. 255(26)

By Miscellaneous Communication 318 (2026), the DHHL indicated that after careful consideration and due diligence, it was determined that the extremely expansive soil conditions at the Property make it unsuitable for homestead development.

If the soil conditions at the Property are problematic for the DHHL to develop the Property with homesteads for its native Hawaiian beneficiaries, it is logical that it would be problematic for the City and any developer to develop the Property with residential housing.

The Resolution therefore directs the DPP Director and the Planning Commission to process a zone change bill, which is attached to the Resolution as Exhibit A, to downzone the portion of the Property that is zoned R-7.5 Residential District to the P-2 General Preservation District (the "Zone Change Area"). The small portion of the Property that is zoned P-1 Restricted Preservation District will remain in the P-1 District.

After the rezone of the Zone Change Area, 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.

At your Committee's meeting on August 27, 2026, the DPP Planning Division Chief testified that the DPP is in receipt of Resolution and will be transmitting the DPP's letter acknowledging receipt and indicating whether there are any questions on the proposal.

REPORT OF THE COMMITTEE ON ZONING & PLANNING

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

In response to a question from the Committee Chair, the DPP Planning Division Chief stated that there will be ample time for governmental agencies and the public to provide input on possible unilateral agreement conditions for the proposed downzone. The DPP Land Use Permits Division Chief stated that in the event that the Zone Change Area is downzoned to the P-2 General Preservation District, if a proposed use requires a conditional use permit ("CUP"), the DPP would review any unilateral agreement conditions, and also evaluate the proposed use and whether criteria for CUP approval were satisfied, such as impacts to the surrounding community, and benefits to the immediate neighborhood and the broader community.

One individual testified in support of the Resolution.

Your Committee received written testimony in support of the Resolution from eight individuals. Three individuals submitted comments on the Resolution.

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.

Your Committee on Zoning & Planning is in accord with the intent and purpose of Resolution 26-188 and recommends its adoption. (Ayes: Cordero, Kia'āina, Okimoto, Tupola, Waters – 5; Noes: None.)

Respectfully submitted,

Esther Kia'āina

Committee Chair

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

ADOPTED ON SEP 9 2026

COMMITTEE REPORT NO. 255(26)