

CHADD KADOTA  
ACTING CITY CLERK

## OFFICE OF THE CITY CLERK

Ke Ke'ena o ke Kākau 'Ōlelo o ke Kūlanakauhale  
CITY AND COUNTY OF HONOLULU  
530 SOUTH KING STREET, ROOM 100  
HONOLULU, HAWAII 96813-3077  
TELEPHONE: (808) 768-3810 • FAX: (808) 768-3835

September 10, 2026

### VIA E-MAIL AND CITY MESSENGER

TO: DAWN TAKEUCHI APUNA, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

PANE MEATOOGA, III, CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION

FROM: CHADD KADOTA, ACTING CITY CLERK 

SUBJECT: NOTICE OF INITIATION OF A RESOLUTION FOR A COUNCIL  
PROPOSAL TO AMEND THE GENERAL PLAN, THE DEVELOPMENT  
PLANS, THE ZONING ORDINANCES, OR THE SUBDIVISION  
ORDINANCE.

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, HAWAII,"

was adopted by the Council on September 9, 2026. A copy of the Resolution is  
transmitted herewith.

Pursuant to Section 2-24.4, Revised Ordinances of Honolulu 2021 ("ROH") the Director  
of Planning and Permitting is required to submit the Director's report and accompanying  
proposed ordinance or resolution on the attached proposal to the Planning Commission  
by June 6, 2027 (270 days after adoption of Resolution).

Further, ROH Section 2-24.7(b) requires the Director to promptly stamp the date and time  
of receipt of this document on this transmittal letter and to notify the Council in writing of  
the date of receipt.

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Attachment: Resolution 26-188

COUNCIL COM. 166(26)

ZON

26SEP10 PM 9:28 CITY CLERK



**HONOLULU CITY COUNCIL**  
**KE KANIHELA O KE KALANA O HONOLULU**  
CITY AND COUNTY OF HONOLULU

No. 26 - 188

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**RESOLUTION**

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

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



**HONOLULU CITY COUNCIL**  
**KE KANIHELA O KE KALANA O HONOLULU**  
CITY AND COUNTY OF HONOLULU

No. 26 - 188

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**RESOLUTION**

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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,



**HONOLULU CITY COUNCIL**  
**KE KANIHELA O KE KALANA O HONOLULU**  
CITY AND COUNTY OF HONOLULU

No. 26 - 188

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**RESOLUTION**

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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



**HONOLULU CITY COUNCIL**  
**KE KANIHELA O KE KALANA O HONOLULU**  
CITY AND COUNTY OF HONOLULU

No. 26 - 188

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**RESOLUTION**

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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:

Githin Hiaaina

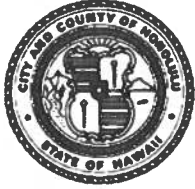
DATE OF INTRODUCTION:

AUG 14 2026

Honolulu, Hawai'i

Councilmembers

## **EXHIBIT 1**



**HONOLULU CITY COUNCIL**  
**KE KANIHELA O KE KALANA O HONOLULU**  
CITY AND COUNTY OF HONOLULU

ORDINANCE \_\_\_\_\_

BILL \_\_\_\_\_

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**A BILL FOR AN ORDINANCE**

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TO REZONE LAND SITUATED AT KAILUA, O'AHU, HAWAII.

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.



**HONOLULU CITY COUNCIL**  
**KE KANIHELA O KE KALANA O HONOLULU**  
CITY AND COUNTY OF HONOLULU

ORDINANCE \_\_\_\_\_

BILL \_\_\_\_\_

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**A BILL FOR AN ORDINANCE**

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SECTION 2. This ordinance takes effect upon its approval.

INTRODUCED BY:

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE OF INTRODUCTION:

\_\_\_\_\_  
Honolulu, Hawai'i

\_\_\_\_\_  
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

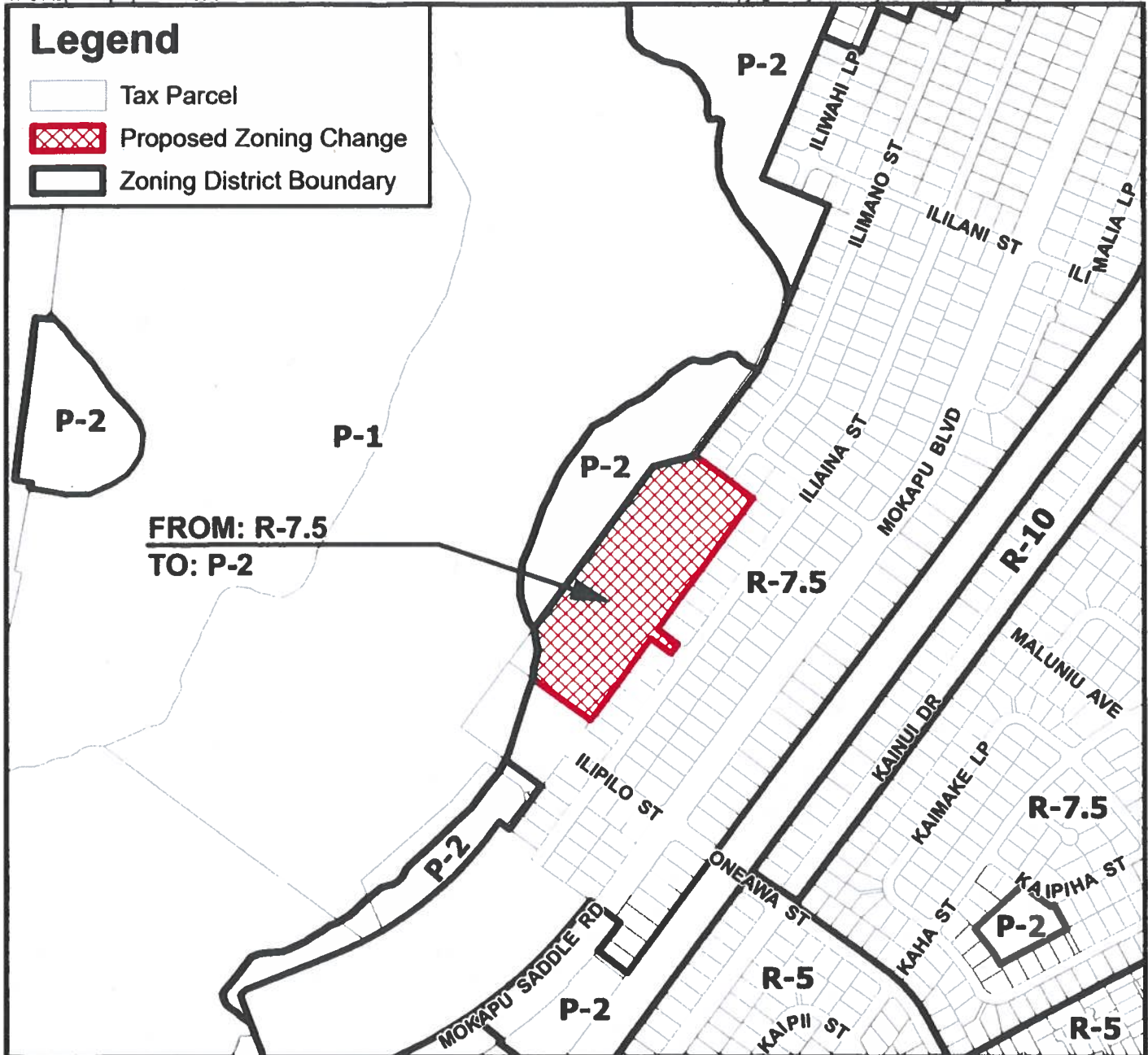
\_\_\_\_\_  
Deputy Corporation Counsel

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
RICK BLANGIARDI, Mayor  
City and County of Honolulu

# Legend

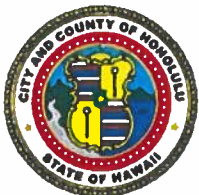
-  Tax Parcel
-  Proposed Zoning Change
-  Zoning District Boundary



## 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 COMMISSION**

**CITY COUNCIL**

**ORD. NO.**  
**EFF. DATE:**

**EXHIBIT A**

**Report Title:**

Council-Initiated Amendment to Zoning Map No. 23 (Kailua-Lanikai-Keolu); R-7.5 Residential Zoning District to P-2 General Preservation District; Department of Planning and Permitting ("DPP"); Planning Commission; Kailua, O'ahu, Hawai'i, Kailua, Oahu, Hawaii

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*