REPORT OF THE COMMITTEE ON ZONING AND PLANNING

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

Committee Meeting Held
September 24, 2026

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

Mr. Chair:

Your Committee on Zoning & Planning, which considered Bill 39 (2026), CD1, entitled:

"A BILL FOR AN ORDINANCE RELATING TO THE REZONING OF LAND SITUATED AT KAPOLEI AND HONOULIULI IN ʻEWA , OʻAHU, HAWAIʻI,"

which passed Second Reading and was the subject of a public hearing held at the Council meeting on September 24, 2026, reports as follows:

The purpose of Bill 39 (2026) is to rezone approximately 1,381 acres of land within the East Kapolei Neighborhood Transit-Oriented Development Plan (East Kapolei TOD Plan) area, encompassing 128 parcels and 30 streets surrounding the Kualakaʻi (East Kapolei), Keoneʻae (University of Hawaiʻi West Oʻahu), and Honouliuli (Hoʻopili) Skyline stations.

The zone change Bill is one of three bills that would implement the East Kapolei TOD Plan, which was adopted by the Council by Resolution 20-222, CD1. The zone changes are intended to create compact mixed-use neighborhoods, as envisioned in the East Kapolei TOD Plan, by designating Apartment Mixed-Use and Business Mixed-Use on most properties with one-half mile of the Skyline stations.

Generally, existing maximum building heights in each zoning district are carried forward, but increased bonus heights are allowed in exchange for the provision of commensurate community benefits, such as affordable housing, open space, and streetscape improvements.

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The Bill also rezones a linear area along the Skyline guideway to the P-2 General Preservation District, to accommodate a recreational greenway underneath the Skyline guideway that connects the three Skyline station areas.

A few housekeeping zone changes are also included, such as updating street zoning designations to reflect the zoning of adjacent zoning lots that extend out to the street centerline. Many of the zone changes to the Agricultural, Residential, and Business Districts are also housekeeping measures to align with zoning lot boundaries.

Zone changes on certain Department of Hawaiian Home Lands parcels around the Kualaka'i (East Kapolei) station reflect their plans for mixed-use, multi-family housing, even though these parcels are not currently subject to City zoning.

None of the conditions included in four unilateral agreements that were attached to prior zone change ordinances for master-planned developments (the University of Hawai'i West O'ahu, the Kroc Center, Ko'oloa'ula, and Ho'opili) conflict with the zone changes for the East Kapolei TOD Plan area, so none of the conditions are recommended for deletion.

Your Committee finds that the DPP did not recommend any conditions to be included in a unilateral agreement for this rezoning.

Your Committee finds that the Planning Commission, after a public hearing held on April 29, 2026, at which one public and two written testimonies were received in support of the zone change request, voted unanimously to approve the DPP Director's recommendations in the attachment to Departmental Communication 319 (2026).

Your Committee finds that at a public hearing on this Bill held by the City Council on September 9, 2026, public testimony was received in support of the Bill.

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Your Committee set forth detailed background information relating to this Bill in Committee Report No. 249 (2026), which the Council adopted at its meeting on September 9, 2026.

At your Committee's meeting on September 24, 2026, the Department of Planning and Permitting ("DPP") Transit-Oriented Development Administrator testified in support of the current CD1 version of the Bill.

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

Your Committee finds that the DPP and the Planning Commission have found that the rezoning proposed in this Bill is consistent with the vision, policies, principles, and guidelines set forth in the 'Ewa Development Plan established by Chapter 24, Article 3, Revised Ordinances of Honolulu 2021.

Your Committee on Zoning & Planning is in accord with the intent and purpose of Bill 39 (2026), CD1, and recommends that it pass Third Reading. (Ayes: Cordero, Kia'āina, Tupola, Waters – 4; Noes: None; Absent: Okimoto – 1.)

Respectfully submitted,

Esther Kia'āina
Committee Chair

HONOLULU CITY COUNCIL
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CITY AND COUNTY OF HONOLULU

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