

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

October 14, 2026

VIA E-MAIL AND CITY MESSENGER

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

FROM: CHADD KADOTA, ACTING CITY CLERK

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

RESOLUTION 26-233 entitled:

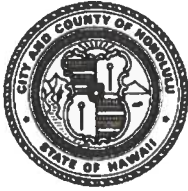
"RESOLUTION PROPOSING AN AMENDMENT TO ZONING MAP NO. 3
(MO'ILI'ILI - KAIMUKI), ORDINANCE 86-106, TO REZONE LAND SITUATED
AT WAIKĪKĪ, O'AHU, HAWAII,"

was introduced on October 14, 2026 and may be viewed online:
<https://hnlldoc.ehawaii.gov/hnlldoc/measure/3870>. Pursuant to Section 2-24.3(a),
Revised Ordinances of Honolulu 2021 ("ROH"), a copy of the Resolution is transmitted
herewith.

Further, ROH Section 2-24.7(b) requires the Director of Planning and Permitting 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.

sa

Attachment: Resolution 26-233



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

No. 26 - 233

RESOLUTION

PROPOSING AN AMENDMENT TO ZONING MAP NO. 3 (MO'ILI'ILI – KAIMUKI),
ORDINANCE 86-106, TO REZONE LAND SITUATED AT WAIKĪKĪ, 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

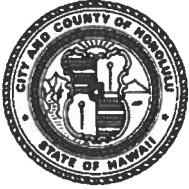
WHEREAS, zoning ordinances, which include both amendments to the LUO and amendments to ordinances designating particular parcels of property into the various zoning districts established in the LUO, must be consistent with applicable development plans or sustainable communities plans; and

WHEREAS, the revised Primary Urban Center Development Plan ("PUC DP") was adopted in April 2025, by the enactment of Ordinance 25-16; and

WHEREAS, the PUC DP area spans the region from Wai'alae-Kahala to Pearl City, mauka to makai, across O'ahu's southern shoreline, and is by far the most populous development plan area, accounting for over 40 percent of Oahu's residential population; and

WHEREAS, the PUC DP is not regulatory, and is intended to provide a guide for the orderly and coordinated public and private sector development within the Primary Urban Center, in a manner that is consistent with the O'ahu General Plan; and

WHEREAS, the PUC DP envisions the Waikīkī Special District ("WSD") as a balance of two contrasting but mutually supportive uses – the resort area is a major economic center of the Primary Urban Center, and the apartment residential area is a lively residential neighborhood; and



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WHEREAS, prior to 2025, the PUC DP designated areas within the WSD makai of Kūhiō Avenue as a resort area and areas mauka of Kūhiō Avenue as an apartment residential area; and

WHEREAS, the revised 2025 PUC DP designates the resort area for Waikīkī as the area generally makai of Kūhiō Avenue and zoning lots with street frontage immediately mauka of Kūhiō Avenue, from Kuamo'o Street to Paoakalani Avenue; and

WHEREAS, the Resort Mixed-Use Precinct of the WSD is a major economic and employment center of the Primary Urban Center, providing for high-intensity resort and retail uses; and

WHEREAS, the Hilton Waikīkī Beach Resort and Spa is a nonconforming use hotel on an approximately 1.275-acre zoning lot with street frontage immediately mauka of Kūhiō Avenue, zoned Apartment Precinct, located at 2500 Kūhiō Avenue, and identified as Tax Map Key 2-6-025:024 (the "Property"); and

WHEREAS, rezoning the Property from the Apartment Precinct to the Resort Mixed-Use Precinct would address the nonconforming use status of the hotel and allow for the possible expansion of the nonconforming hotel use, remove the ordinary repair limitation for all work performed on the portion of the building devoted to the nonconforming hotel use (thereby allowing for hotel renovation), and provide relief from the requirement that a nonconforming use that is discontinued for 12 consecutive months, or 18 months during any three-year period, may not be resumed (thereby allowing for flexibility during unanticipated situations); 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



HONOLULU CITY COUNCIL
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CITY AND COUNTY OF HONOLULU

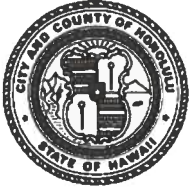
No. 26 - 233

RESOLUTION

WHEREAS, Chapter 2, Article 24, Part A of the Revised Ordinances of Honolulu ("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,

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 Section 6-1513, Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition), as amended, and Chapter 2, Article 24, Part A, Revised Ordinances of Honolulu 2021, to process the proposed amendment to Zoning Map No. 3 (Mo'ili'ili - Kaimuki), Ordinance 86-106, 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. 3 (Mo'ili'ili - Kaimuki), Ordinance 86-106, to the Planning Commission; and



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

No. 26-233

RESOLUTION

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:

Tony Wahn

DATE OF INTRODUCTION:

OCT 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 _____

A BILL FOR AN ORDINANCE

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

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Zoning Map No. 3 (Mo'ili'ili - Kaimuki), Ordinance 86-106, is hereby amended as follows: Land situated at 2500 Kūhiō Avenue, Waikīkī, O'ahu, Hawai'i, hereinafter described, is hereby rezoned **from** the Apartment Precinct; **to** the Resort-Mixed Use Precinct. The boundaries and heights of said Precinct shall be described as shown on the map attached hereto as Exhibit A and made a part hereof, and further identified as Tax Map Key 2-6-025:024.



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

ORDINANCE _____

BILL _____

A BILL FOR AN ORDINANCE

SECTION 2. This ordinance takes effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawai'i

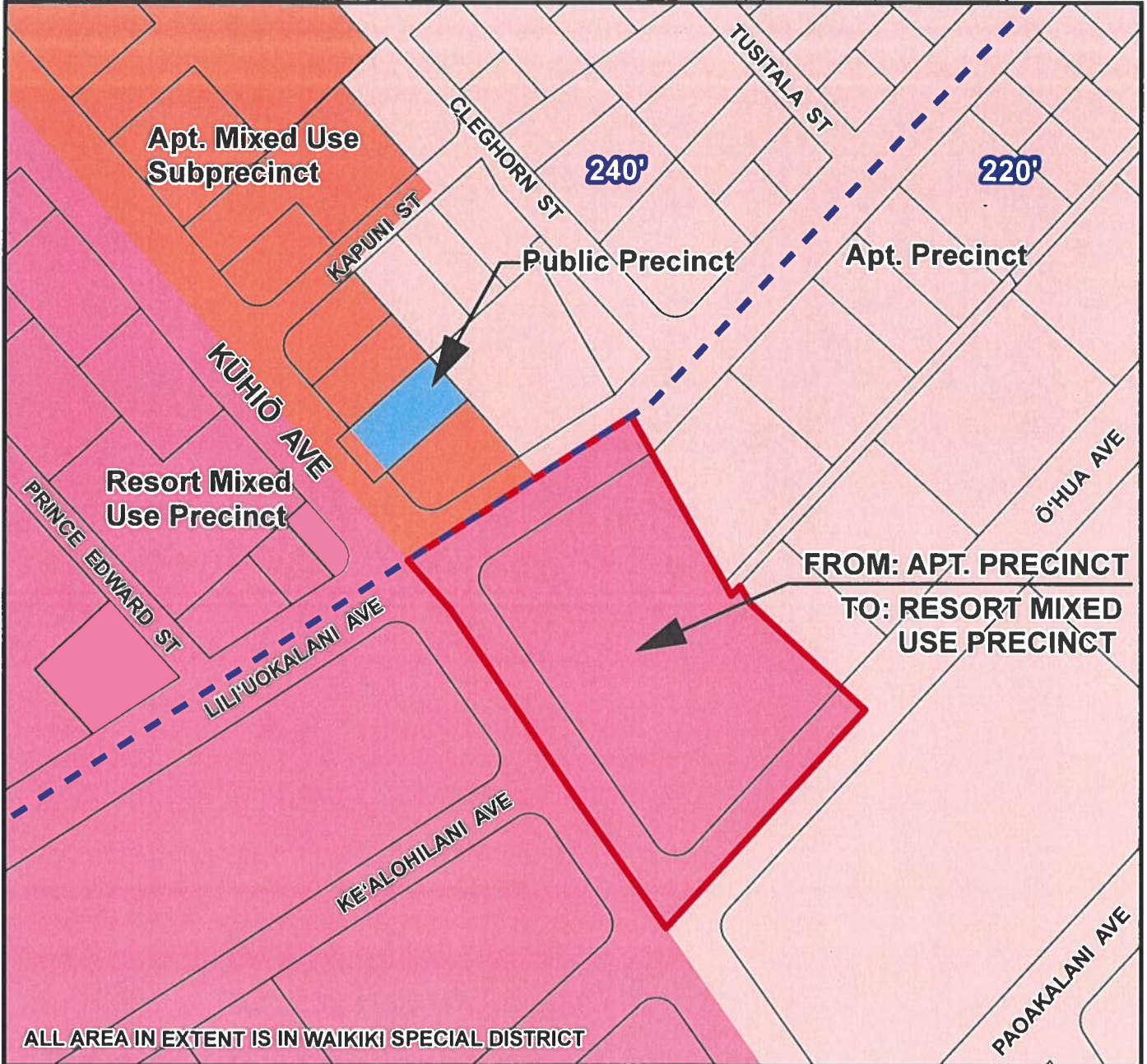
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 ____.

RICK BLANGIARDI, Mayor
City and County of Honolulu



ALL AREA IN EXTENT IS IN WAIKIKI SPECIAL DISTRICT

PORTION OF ZONING MAP NO. 3 MŌ'ILĪ'ILĪ - KAIMUKI

Land situated on the frontage of Kuhio Ave between
Lili'uokalani Ave and Ō'hua Ave

APPLICANT: Department of Planning and Permitting

TAX MAP KEY: 2-6-025: 024

FOLDER NO.:

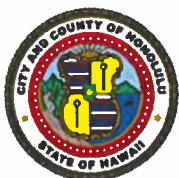
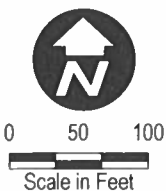
LAND AREA: 1.91 acres

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING

PLANNING COMMISSION

CITY COUNCIL



ORD. NO.

EFF. DATE:

EXHIBIT A

BILL

GEN-2026-523

Report Title:

Council-Initiated Amendment to Zoning Map No. 3 (Mo'ili'ili - Kaimuki); Department of Planning and Permitting ("DPP"); Planning Commission; Primary Urban Center Development Plan; Waikiki Special District; Apartment Precinct; Resort Mixed-Use Precinct

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