

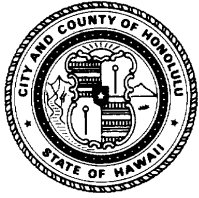
SUMMARY OF PROPOSED COMMITTEE DRAFT:

BILL 55 (2026)

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

The **PROPOSED CD1** makes the following amendments:

- A. Amends SECTION 1 of the Bill to specify the height limits in the description of the zoning districts involved: Tax Map Key 2-3-036:005 is rezoned **from** the AMX-3 High Density Apartment Mixed Use District with a height limit of 350 feet and BMX-3 Community Business Mixed Use District with a height limit of 350 feet; **to** the A-2 Medium Density Apartment District with a height limit of 150 feet.
- B. Amends SECTION 2 of the Bill to provide that the existing Unilateral Agreement and Declaration for Conditional Zoning attached as Exhibit B to Ordinance 13-34, applicable to Tax Map Key 2-3-036:005, is rendered null and void.
- C. Amends the Exhibit A map to:
 - 1. Add the height limits for the zoning districts involved in the rezone (**from** AMX-3 High Density Apartment Mixed Use District with a height limit of 350 feet **to** the A-2 Medium Density Apartment District with a height limit of 150 feet; and **from** the BMX-3 Community Business Mixed Use District with a height limit of 350 feet **to** the A-2 Medium Density Apartment District with a height limit of 150 feet).
 - 2. Add a note indicating that zoning district boundaries are interpreted to follow the street centerline of the existing or planned roadways when illustrated on the map. (This notation explains the downzone of a small portion of Atkinson Drive immediately fronting the YMCA property, but is not a part of the YMCA property, from the BMX-3 District to the A-2 District.)
- D. Makes miscellaneous technical and nonsubstantive amendments.



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

ORDINANCE _____

BILL **55 (2026), CD1**
PROPOSED

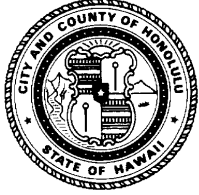
A BILL FOR AN ORDINANCE

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

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

SECTION 1. Zoning Map No. 4 (Nu'uanu - McCully), Ordinance No. 86-107, is hereby amended as follows: Land situated at 401 Atkinson Drive, Waikīkī, Honolulu, O'ahu, Hawai'i, hereinafter described, is hereby rezoned **from** the AMX-3 High Density Apartment Mixed Use District with a height limit of 350 feet and BMX-3 Community Business Mixed Use District with a height limit of 350 feet; **to** the A-2 Medium Density Apartment District with a height limit of 150 feet. The boundaries of said Districts shall be described as shown on the map attached hereto, marked Exhibit A and made a part hereof, and further identified as Tax Map Key 2-3-036:005.

SECTION 2. The existing Unilateral Agreement and Declaration for Conditional Zoning attached as Exhibit B to Ordinance 13-34, applicable to Tax Map Key 2-3-036:005, is hereby rendered null and void.



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

ORDINANCE _____

BILL **55 (2026), CD1**

A BILL FOR AN ORDINANCE

SECTION 3. This ordinance takes effect upon its approval.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

August 13, 2026
Honolulu, Hawai'i

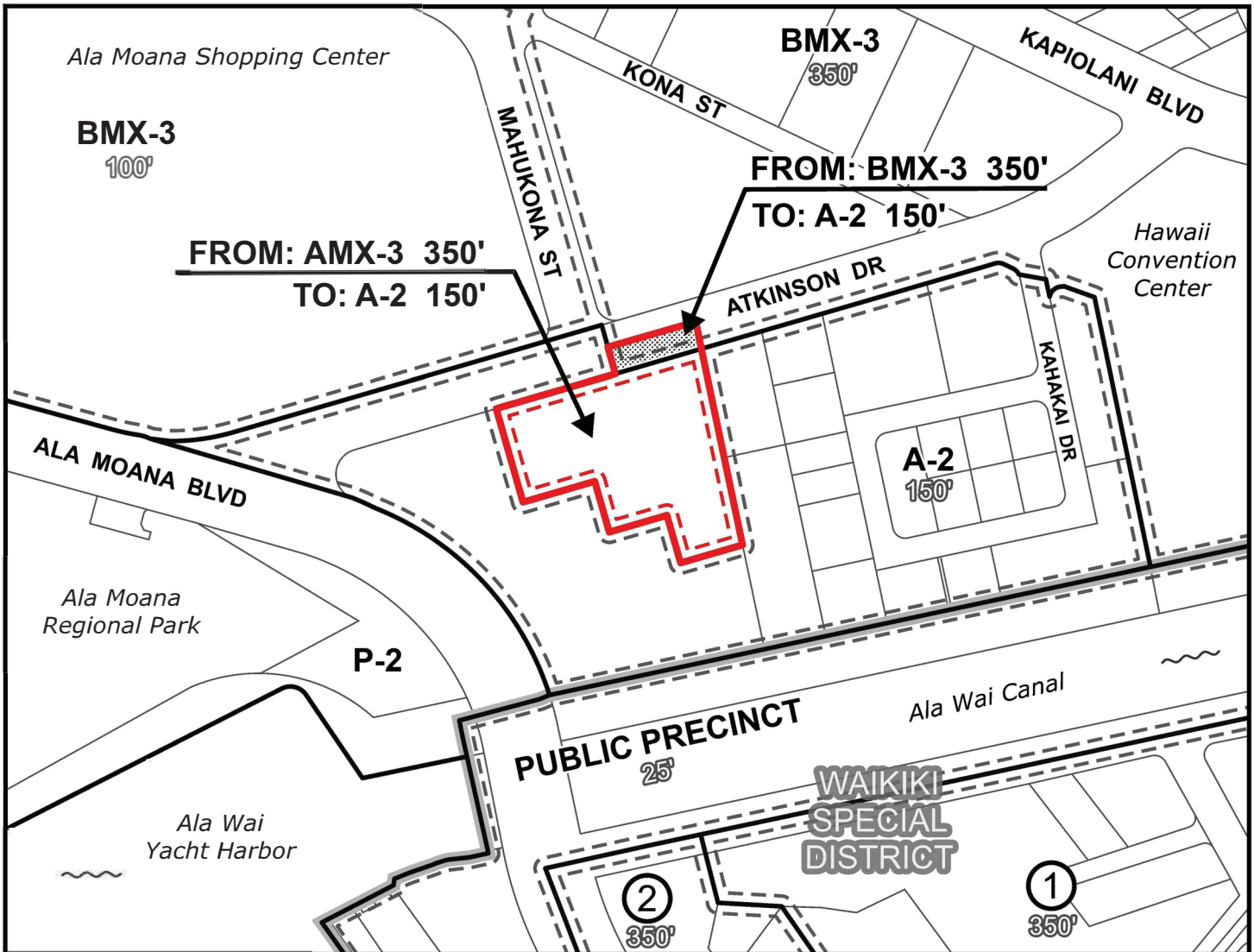
_____ Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 ____.

RICK BLANGIARDI, Mayor
City and County of Honolulu



Legend

- | | | |
|---|--|---|
|  Project Site |  Zoning Special District |  1 APT. PRECINCT |
|  Tax Parcel |  Zoning District Boundary |  2 APT. MIXED USE SUBPRECINCT |
|  25' Zoning Map Height Limit | | |

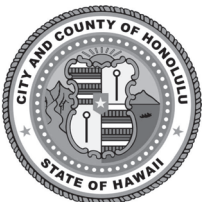
PORTION OF ZONING MAP NO. 4 (NUUANU - MCCULLY)

Land situated in the proximity of Atkinson Drive
and Ala Moana Boulevard in Waikiki

Note: Zoning district boundaries shall be interpreted to follow the street centerline of the existing or planned roadways when illustrated as such on the map.



0 200 400
Distance in Feet



APPLICANT:	YMCA of Honolulu
TAX MAP KEY:	2-3-036: 005
FOLDER NO.:	2026-ZCH-1
LAND AREA:	1.77 acres
PREPARED BY:	DEPARTMENT OF PLANNING & PERMITTING CITY AND COUNTY OF HONOLULU
PUBLIC HEARING:	PLANNING COMMISSION CITY COUNCIL

ORD NO.

2026-ZCH-1

EFF. DATE:

EXHIBIT A

BILL