

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'āina, Matt Weyer

Committee Meeting Held
April 3, 2024

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

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 24-57 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT TO ALLOW THE ESTABLISHMENT OF AGRICULTURAL OPERATIONS AND CONSTRUCTION OF THREE ACCESSORY FARM DWELLINGS IN MOKULĒ'IA, O'AHU,"

as transmitted by Departmental Communication 118 (2024) ("D-118 (2024)") from the Department of Planning and Permitting ("DPP"), dated February 23, 2024, reports as follows:

The purpose of Resolution 24-57 is to grant a Special Management Area ("SMA") Major Permit to Carl and Suzanne DeForest, Safe Investment Properties, and SSQ Inc. ("Applicants") to allow for the construction of two new farm dwellings that are accessory to agricultural operations and two new agricultural structures, and the conversion of an existing farm dwelling to an agricultural structure on an approximately 13-acre shoreline lot that has been submitted to a condominium property regime ("CPR") to create four CPR units, zoned AG-2 General Agricultural District, located at 68-1031 Farrington Highway in Mokulē'ia, and identified as Tax Map Key 6-8-002:010.

In D-118 (2024), the DPP reported that the Project site consists of four CPR units. The DPP does not recognize individual CPR units for development purposes within the SMA. Instead, development on the entire zoning lot is evaluated, including an analysis of potential cumulative impacts to coastal resources and the shoreline area. As proposed in the application materials, the Project site would contain four independent agricultural

HONOLULU CITY COUNCIL

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

ADOPTED ON **APR 17 2024**

COMMITTEE REPORT NO. **114**

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'āina, Matt Weyer

Committee Meeting Held
April 3, 2024
Page 2

farm operations, one on each CPR unit. Only CPR Units 1, 2, and 3 are included for purposes of the SMA Major Permit (one new agricultural structure on CPR Unit 1, one new farm dwelling and one new agricultural structure on CPR Unit 2, and one new farm dwelling and the conversion of an existing farm dwelling to an agricultural structure on CPR Unit 3). No new construction is proposed on CPR Unit 4, which is developed with an existing farm dwelling.

Your Committee notes that the DPP, after holding a public hearing on November 29, 2023, recommends approval of the SMA Major Permit subject to the conditions set forth in the Resolution.

At your Committee's meeting on April 3, 2024, the Applicants' Agent provided a brief presentation of the proposed Project and responded to questions from the Councilmembers.

The DPP Director testified that the DPP has no objections to the Resolution.

Your Committee received no oral or written public testimony on the Resolution.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

A. Amends the resolution title to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE ESTABLISHMENT OF AGRICULTURAL OPERATIONS AND THE CONSTRUCTION OF ACCESSORY FARM DWELLINGS AND AGRICULTURAL STRUCTURES IN MOKULĒ'IA, O'AHU."

HONOLULU CITY COUNCIL
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CITY AND COUNTY OF HONOLULU

ADOPTED ON _____

COMMITTEE REPORT NO. 114

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Committee Meeting Held
April 3, 2024
Page 3

- B. Amends the first WHEREAS clause to clarify that the SMA Major Permit would allow for the construction of two (instead of three) new farm dwellings that are accessory to agricultural operations and two new agricultural structures, and the conversion of an existing farm dwelling to an agricultural structure on an approximately 569,764 square-foot shoreline lot that has been submitted to a condominium property regime ("CPR") to create four CPR units.
- C. Adds new second, third, fourth, fifth, and sixth WHEREAS clauses to describe the types of development proposed for each of the four CPR units, and clarify that only CPR Units 1, 2, and 3 are included for purposes of the SMA Major Permit (new construction is not currently proposed for CPR Unit 4).
- D. Amends the now-seventh WHEREAS clause to specify that one member of the public also attended the public hearing on November 29, 2023, and no oral or written testimony was provided.
- E. Amends the now-eighth WHEREAS clause to specify that the DPP transmitted its findings and recommendation of approval of the SMA Major Permit application on February 23, 2024, within 86 calendar days after the close of the public hearing on the SMA Major Permit application (the Applicants having agreed to an extension of the 45-calendar-day transmission deadline).
- F. Deletes Condition A, which would have required the accessory farm dwellings to be relocated outside of the 3.2-foot sea level rise exposure area ("SLR-XA"). Relalphabetizes subsequent conditions.
- G. In realphabetized Condition D:
 - 1. Designates as Condition D.1 the acknowledgement that TMK 6-8-002:010 is susceptible to coastal hazards, which may result in harm to or loss of life and property; and

HONOLULU CITY COUNCIL
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Committee Meeting Held
April 3, 2024
Page 4

2. Adds a new Condition D.2 to provide for an acknowledgement that the makai portions and western edge of Tax Map Key 6-8-002:010 are projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that portions of the proposed accessory farm dwellings are located within the 3.2-foot SLR-XA. Also provides that the landowners assume all risk and liability for any harm to or loss of life and property due to development within the SLR-XA.
- H. In realphabetized Condition I, relating to compliance with other City ordinances and other governmental approvals, adds that the Project must additionally comply with the State Department of Health design standards and regulations for the Project's onsite individual wastewater treatment system.
- I. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds, pursuant to HRS § 205A-26 and ROH § 25-4.1, and in agreement with the conclusion of the DPP as stated in D-118 (2024), that:

1. The development, as conditioned, will not have any substantial adverse environmental or ecological effect, either alone or cumulatively with other projects.
2. The development, as conditioned, is consistent with the objectives and policies set forth in ROH § 25-3.1 and HRS § 205A-2, and the review guidelines contained in ROH § 25-4.1 and HRS § 205A-26.
3. The development, as conditioned, is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

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ADOPTED ON _____

COMMITTEE REPORT NO. 114

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April 3, 2024
Page 5

Your Committee on Zoning is in accord with the intent and purpose of Resolution 24-57, as amended herein, and recommends its adoption in the form attached hereto as Resolution 24-57, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'aina, Say, Weyer – 5; Noes: None.)

Respectfully submitted,

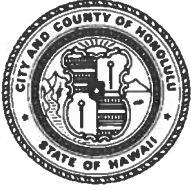


Committee Chair

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

ADOPTED ON _____

COMMITTEE REPORT NO. 114



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

No. 24-57, CD1

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE ESTABLISHMENT OF AGRICULTURAL OPERATIONS AND THE CONSTRUCTION OF ACCESSORY FARM DWELLINGS AND AGRICULTURAL STRUCTURES IN MOKULĒ'IA, O'AHU.

WHEREAS, on September 18, 2023, the Department of Planning and Permitting ("DPP") accepted the application (File Number 2023/SMA-60) from Carl and Suzanne DeForest, Safe Investment Properties, and SSQ Inc. (the "Applicants") for a Special Management Area ("SMA") Major Permit to allow for the construction of two new farm dwellings that are accessory to agricultural operations and two new agricultural structures, and the conversion of an existing farm dwelling to an agricultural structure on an approximately 569,764 square-foot shoreline lot that has been submitted to a condominium property regime ("CPR") to create four CPR units, zoned AG-2 General Agricultural Zoning District, located at 68-1031 Farrington Highway in Mokulē'ia, O'ahu, and identified as Tax Map Key 6-8-002:010 (the "Project"); and

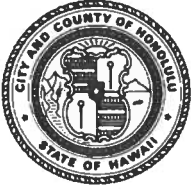
WHEREAS, only CPR Units 1, 2, and 3 are included for purposes of this SMA Major Permit; and

WHEREAS, CPR Unit 1 proposes an agricultural farm operation and an accessory agricultural structure; a future accessory farm dwelling that was disclosed as a part of the environmental assessment is not included in this SMA Major Permit, but has been included in the analysis of potential cumulative impacts to coastal resources and the shoreline area; and

WHEREAS, CPR Unit 2 proposes an agricultural farm operation with a new accessory farm dwelling and a new accessory agricultural structure on the makai portion of the zoning lot; and

WHEREAS, CPR Unit 3 proposes an agricultural farm operation, the conversion of an existing farm dwelling on the mauka portion of the property into an accessory agricultural structure, and the construction of a new accessory farm dwelling on the makai portion of the zoning lot; and

WHEREAS, CPR Unit 4 does not currently propose any new construction and is developed with an existing agricultural farm operation and an accessory farm dwelling, which have been included in the analysis of potential cumulative impacts to coastal resources and the shoreline area; and



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

No. 24-57, CD1

RESOLUTION

WHEREAS, on November 29, 2023, the DPP held a public hearing at the Main Multi-Purpose Room at Moanalua Community Park, which was attended by the Applicants' agent, DPP staff members, and one member of the public; and at which no oral or written testimony was provided; and

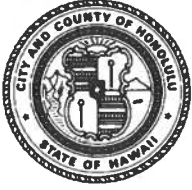
WHEREAS, on February 23, 2024, within 86 calendar days after the close of the public hearing (the Applicants having agreed to an extension of the administrative 45-calendar-day transmission deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the Report and Recommendation of the DPP on February 27, 2024, by Departmental Communication 118 (2024), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major Permit be issued to the Applicants for the Project, subject to the following conditions:

- A. Development must be in general conformity with the Project as described in the DPP's findings and recommendations, referenced above, and as depicted in Exhibits A, B, C-1 through C-13, and D through M, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources addressed in ROH Chapter 25, HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources will be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.
- B. To account for the potential shift of land from the State Land Use Agricultural District to the State Land Use Conservation District due to anticipated coastal erosion, the landowners hereby acknowledge (and any successor owners or interested parties are hereby notified of) the following:

"In choosing to implement construction activities at Tax Map Key 6-8-002:010, the landowners hereby acknowledge that land



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

No. 24-57, CD1

RESOLUTION

makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowners further acknowledge that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowners will hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

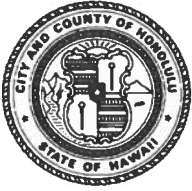
This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- C. Following approval of this SMA Major Permit, neither the current landowners, nor any future successor owners or interested parties may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance ("SSV") for a new shoreline protection structure. All Project building permit plans must include the following statement under "Landowner Acknowledgements":

"In choosing to undertake the development at Tax Map Key 6-8-002:010, the landowners hereby acknowledge that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

- D. Due to the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, the landowners hereby acknowledge (and any successor owners or interested parties are hereby notified of) the following:

1. *"The landowners hereby acknowledge that Tax Map Key 6-8-002:010 is susceptible to coastal hazards, which may result in harm or loss of life and property."*
2. *"The landowners hereby acknowledge that the makai portions and western edge of Tax Map Key 6-8-002:010 are projected to be*



HONOLULU CITY COUNCIL
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CITY AND COUNTY OF HONOLULU

No. 24-57, CD1

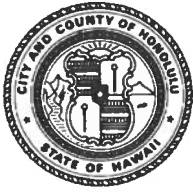
RESOLUTION

impacted by 3.2 feet of sea level rise by the year 2100, and that portions of the proposed accessory farm dwellings are located within the 3.2-foot sea level rise exposure area ("SLR-XA"). The landowners agree to assume all risk and liability for any harm to or loss of life and property due to development within the SLR-XA."

The statements enumerated in this condition must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- E. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.
1. Landscaping may not be planted, watered, or maintained so as to act as a shoreline hardening barrier, such the planting of naupaka, particularly if the landscaping alters or interferes with the natural beach processes;
 2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A;
 3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;
 4. Landscaping between each dwelling or agricultural structure and the shoreline must be limited to vegetation that is naturally hardy or endemic in the dune or shoreline area; and
 5. Any irrigation systems must be designed so that water does not traverse makai of the shoreline into the State Land Use Conservation District, or otherwise facilitate the growth of vegetation makai of the shoreline, as defined in HRS Chapter 205A.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.



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

No. 24-57, CD1

RESOLUTION

- F. To minimize impacts to threatened, endangered, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicants are responsible for the following:
1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;
 2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed to project across property boundaries towards, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);
 3. Exterior light fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture;
 4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);
 5. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats;
 6. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15); and
 7. All Project-related activities must cease if a Hawaiian monk seal or green sea turtle is present within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.



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

No. 24-57, CD1

RESOLUTION

- G. To minimize impacts to archaeological, historic, and cultural resources that may be present at the Project site, if, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicants must stop work and contact the State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.

This condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- H. The Applicants shall obtain a construction permit or building permit for the Project within 24 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

1. The DPP Director may extend this period if the Applicants demonstrate good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.
2. If the Applicants demonstrate good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, or approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
3. If the Council fails to take final action on the proposed extension within the first to occur of:
 - a. Sixty days after receipt of the DPP Director's report; or
 - b. The Applicants' then-existing deadline for obtaining a construction permit or building permit,

the extension will be deemed to be denied.



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

No. 24-57, CD1

RESOLUTION

- I. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals; building, grading, and grubbing permit approvals; and compliance with the State Department of Health design standards and regulations for the Project's onsite individual wastewater treatment system, which are subject to separate review and approval. The Applicants are responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Mark Howland, WHALE Environmental Services, LLC, P.O. Box 455, Kahuku, Hawai'i 96731; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

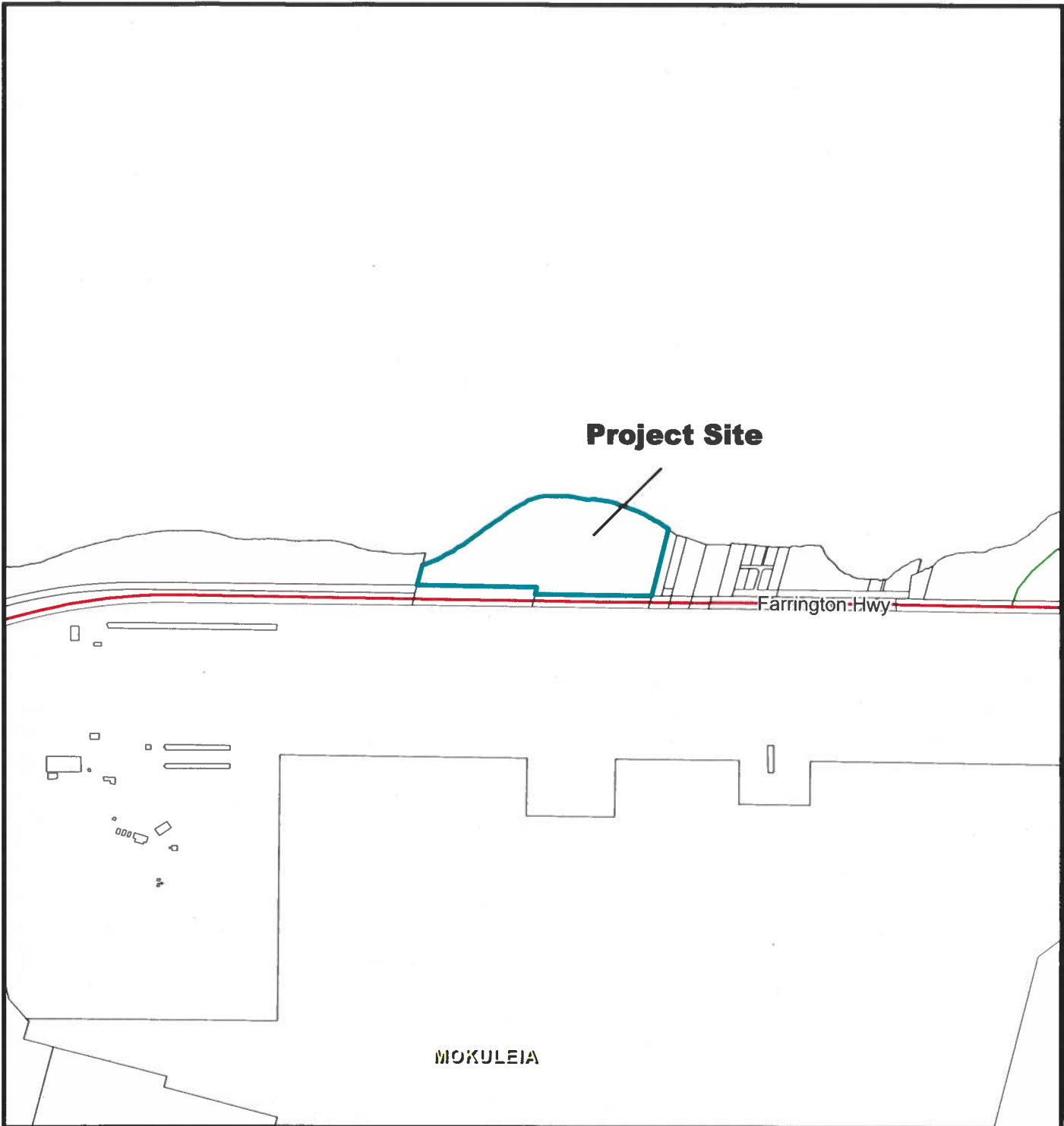
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

February 29, 2024
Honolulu, Hawai'i

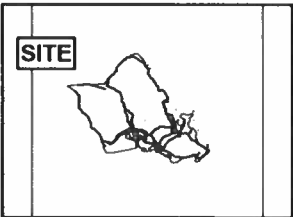
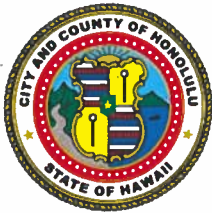
Councilmembers



Project Site

Farrington Hwy

MOKULEIA



VICINITY MAP



Scale in Feet



LOCATION MAP

TAX MAP KEY(S): 6-8-002: 010

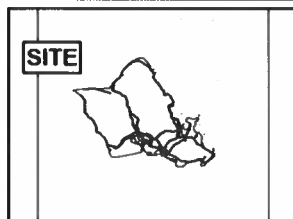
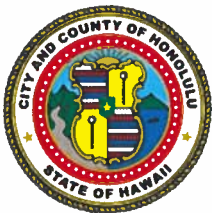
EXHIBIT A

FOLDER NO.: 2023/SMA-60

Prepared by:

Date Prepared:

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VICINITY MAP



ZONING MAP

TAX MAP KEY(S): 6-8-002: 010

EXHIBIT B

FOLDER NO.: 2023/SMA-60

Prepared by:

Date Prepared:

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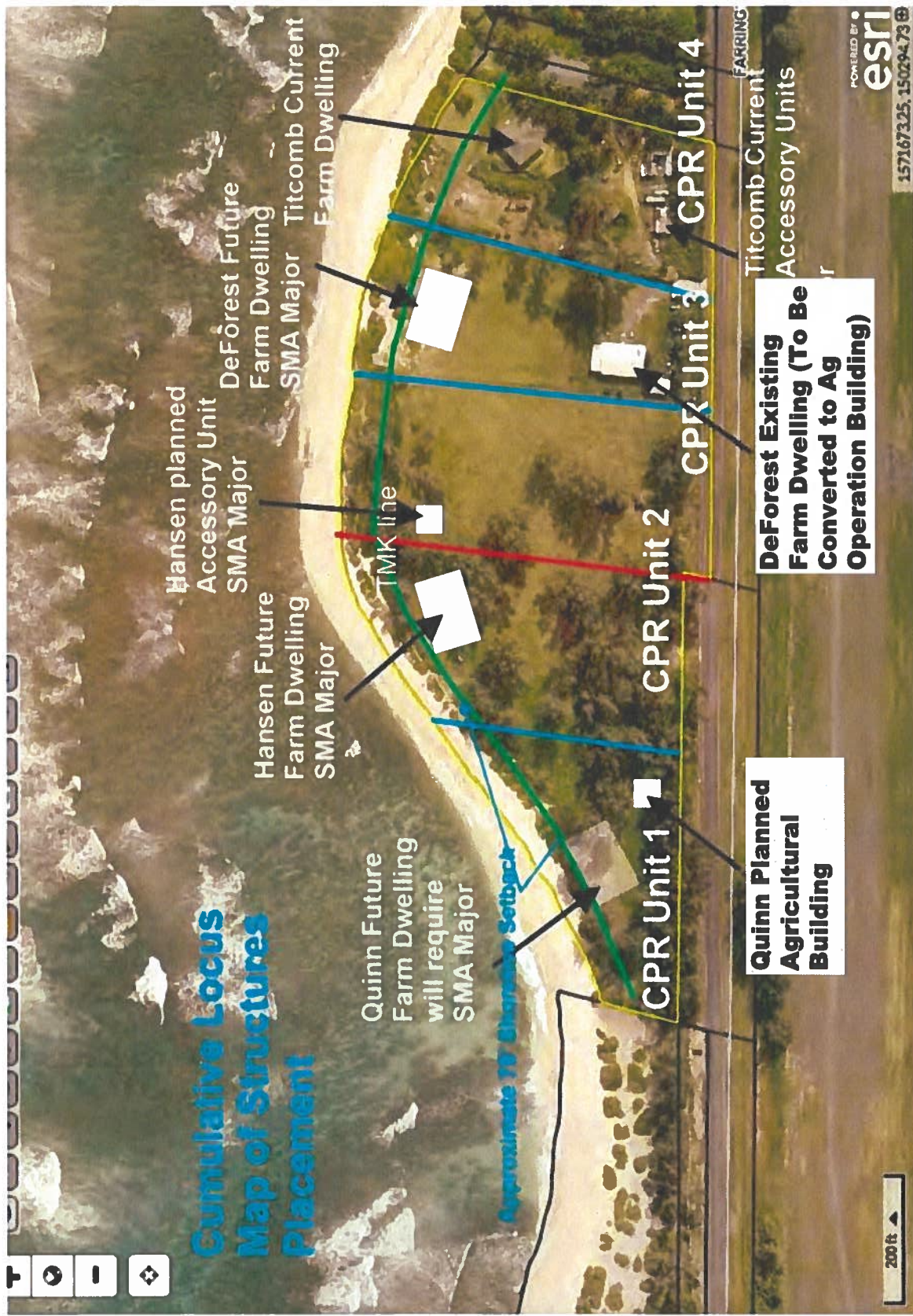


**EXHIBIT C-1 - Overall Proposed Site Layout Showing
5,000-Square-Foot Farm Dwelling Polygon**

Quinn Farm Conceptual Plan

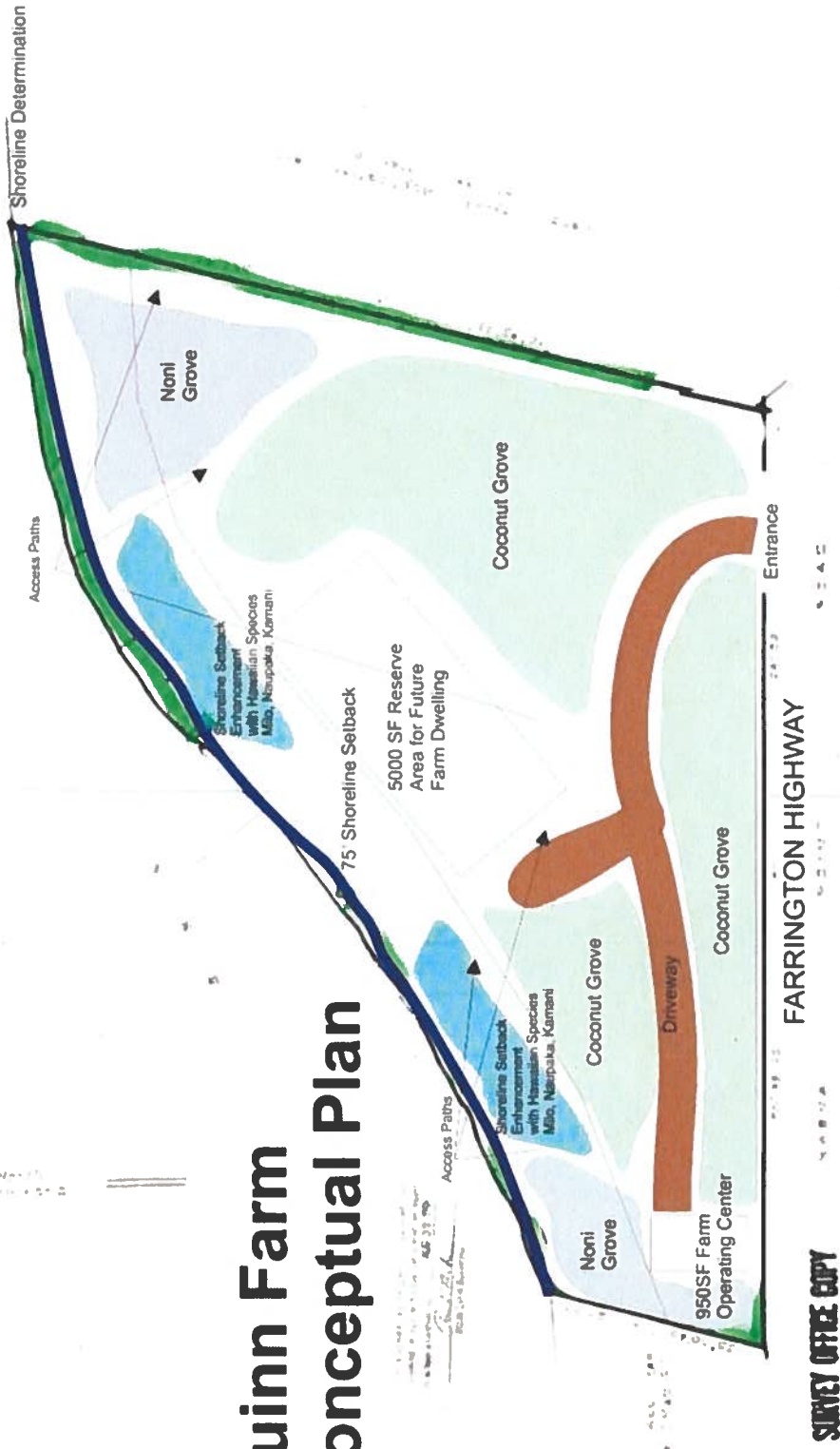


EXHIBIT C-2 - CPR UNIT 1



No Ka Oi Farms
FARRINGTON HIGHWAY
Conceptual Design

EXHIBIT C-3 - CPR UNIT 2



All drawings and written material supporting health needs data and associated work of the health assessment team must be submitted, along with the assessment report, to the health assessment team.

EXHIBIT C-4
CPR Unit 2

SHEET NOTES

- SEE CIVIL DRAWINGS FOR UNDERGROUND UTILITIES AND GRADING.
- SEE LANDSCAPE DRAWINGS FOR PLANTING, PAVING, NEW TREES, EXTERIOR LIGHTING, AND OTHER SITE IDENTITIES.
- SEE ELECTRICAL DRAWINGS FOR EXTERIOR BUILDING LIGHTS.
- SEE MECHANICAL DRAWINGS FOR EXTERIOR BUILDING HEATING AND COOLING.
- DETERMINE GARAGE SLAB AND CONC. DRIVEWAYS TO HAVE TOOLED CONTROLLED JOINTS.

LEGEND



TALL VERTICAL

**TALL CLUMPING
ACCENT/
SCREEN PALM**

CONCRETE SLAB ON GRADE

GRAVEL 2 FOOT WIDE MAINTENANCE STRIP

CRASH

IDENTIFICATION CODE

IRRIGATION PIPE

FENCING, SEE SITE PLAN FOR TYPES AND FURTHER INFORMATION

NO KA OI FARMING CROPS

100

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and the program will be a success.

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FARM DWELLING

88-1621 PASADENA HWY., 62
WALLA, HI 96781
TREC (1) 6-6-80-010 (2)

PROJECT NO.: 2209
DATE: AUGUST 28, 2022

SCALE As Indicated	ENTRY TITLE
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SITE PLAN

CHART NO.:

AS-102

EXHIBIT C-5 CPR Unit 2

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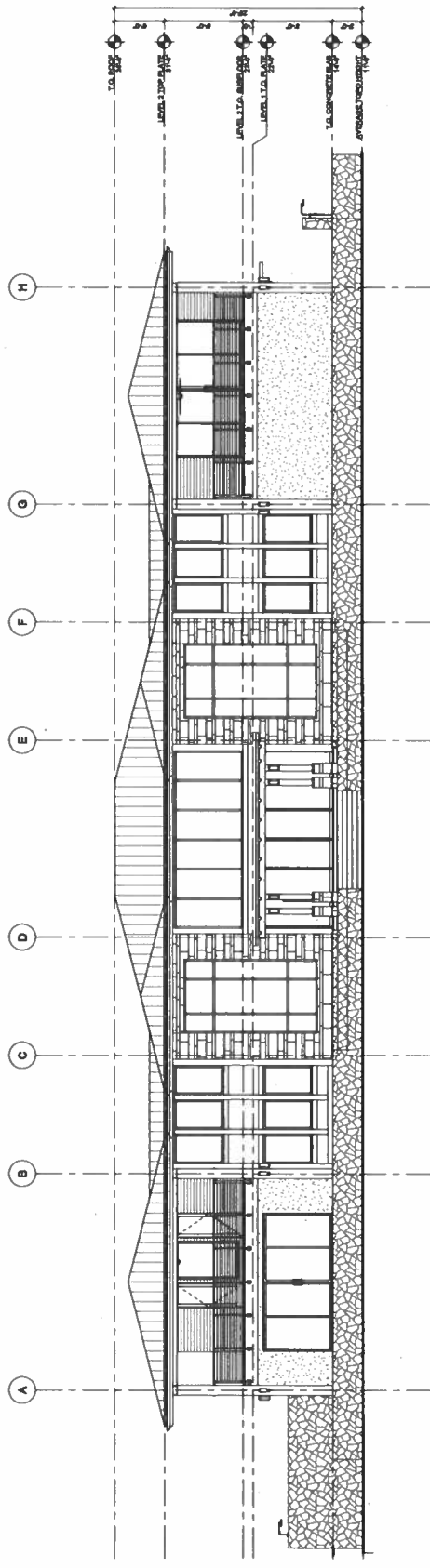
FARM DWELLING
60-1011 HAWAIIAN DRIVE, WYKE, HI
PROJECT NO. 2208
DATE: AUGUST 24, 2022
SCALE: 3/8" = 1'-0"

PROJECT NO. 2208
DATE: AUGUST 24, 2022
SCALE: 3/8" = 1'-0"

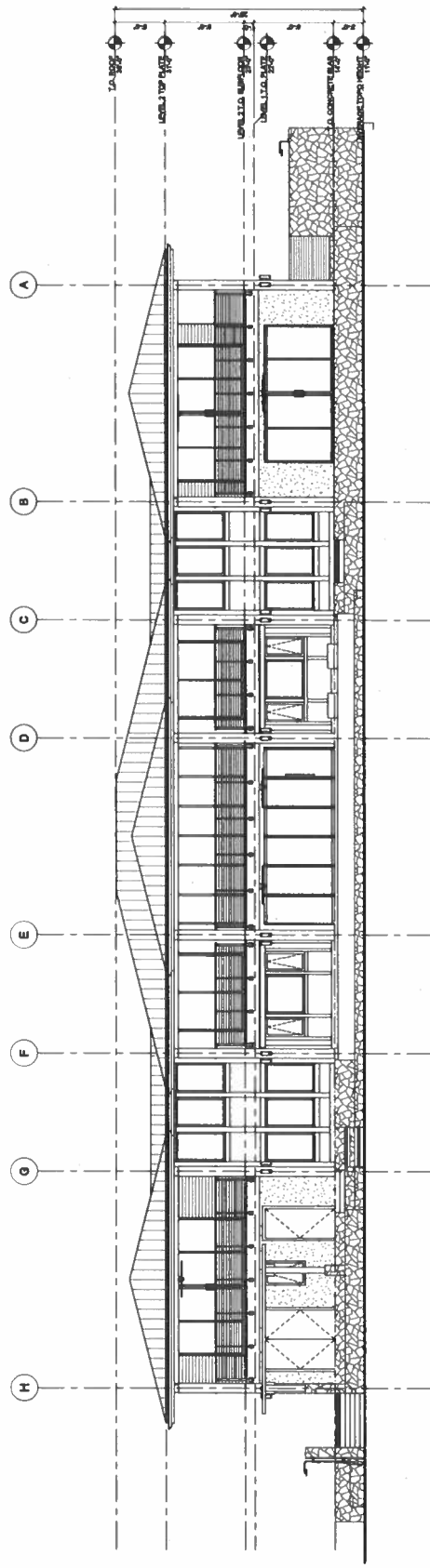
SHEET TITLE
NORTH AND SOUTH
ELEVATIONS

SHEET NO.:
A-301

KEYNOTE LEGEND		SHEET NOTES	
KEY VALUE	DESCRIPTION		
LEGEND			
	4\"/>		
	WOOD PANEL		
	STUCCO		
	STONE		
	STANDING SEAM METAL ROOF		
	LAVA ROCK		



1 SOUTH ELEVATION
3/8" = 1'-0"



2 NORTH ELEVATION
3/8" = 1'-0"

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KEYNOTE LEGEND
KEY VALUE DESCRIPTION

LEGEND

- 4" EXPOSURE ALUMINUM LAP SIDING
- WOOD PANEL
- STUCCO
- STONE
- STANDING SEAM METAL ROOF
- LAWN TREES

SHEET NOTES

1. ALL DIMENSIONS AND NOTES ARE TYPICAL UNLESS OTHERWISE NOTED.
2. SEE WALL SECTIONS FOR VERTICAL DIMENSIONS NOT SHOWN.
3. SEE FLOOR PLANS FOR DOOR TYPES.

EXHIBIT C-6
CPR Unit 2

POLYLINE
ARCHITECTURE • URBANISM
1000 KALANANU'OLE DRIVE, SUITE 100
HONOLULU, HI 96813
WWW.POLYLINE.DESIGN

NOT FOR CONSTRUCTION

DATE OF SUBMITTAL
SUBMITTAL NO.
SUBMITTAL DATE
SUBMITTAL TIME
SUBMITTAL LOCATION

FARM DWELLING

80-101 HAWAIIAN DRIVE, UNIT 101
HONOLULU, HI 96813
DATE: 10/10/2022

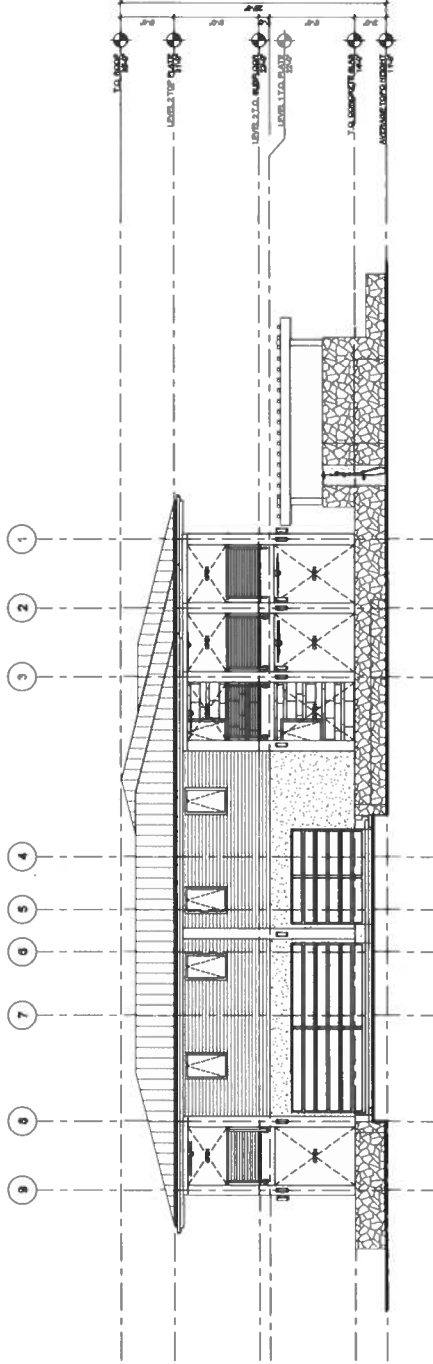
PROJECT NO. 2209
DATE: AUGUST 24, 2022
SCALE: 3/16" = 1'-0"

SHEET TITLE

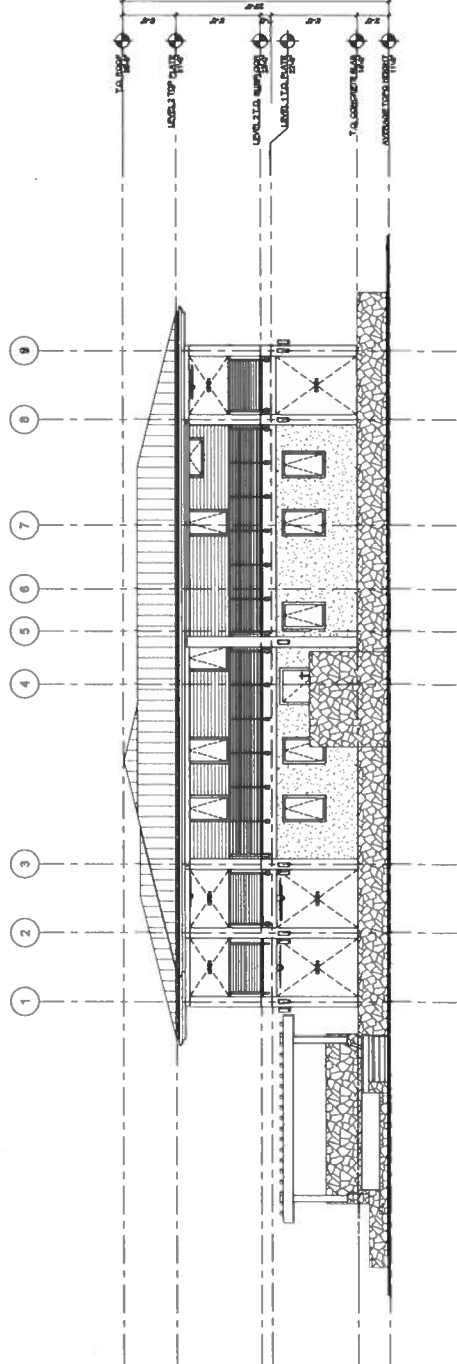
EAST AND WEST
ELEVATIONS

SHEET NO.

A-302



1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

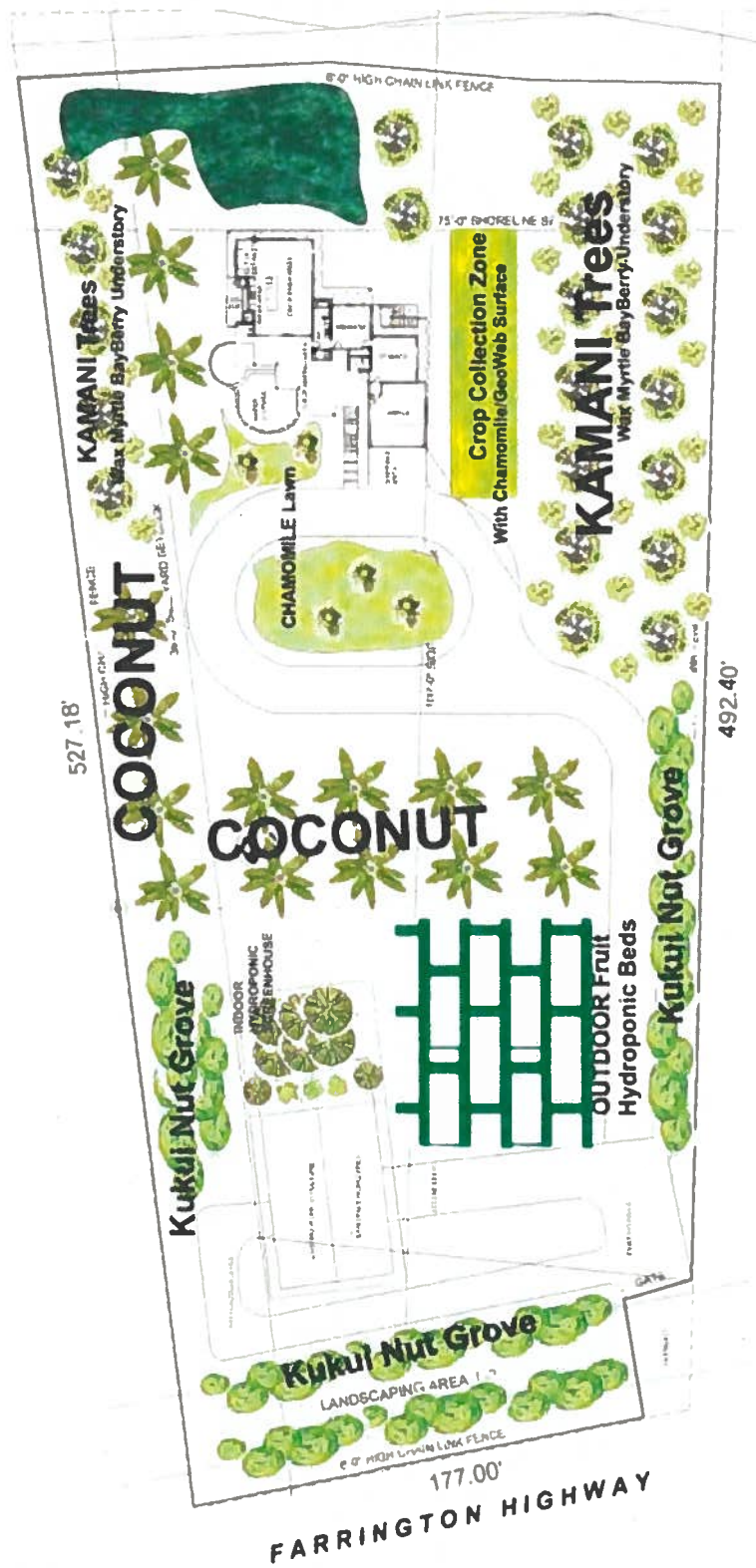


**EXHIBIT C-7
CPR UNIT 3**

LEGEND

Vertical Tomato Towers

Horizontal Hydroponic Tubes with strawberry baskets above

Leaf Vegetable Growing Trays



OUTDOOR Fruit Hydroponic Beds



Rosemary Raised Beds



KAMANI Trees



Wax Myrtle BayBerry Understory



COCONUT



Kukul Nut Grove

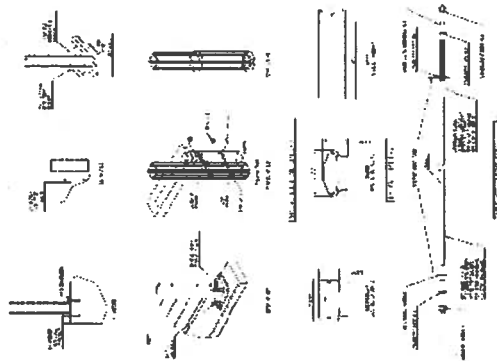
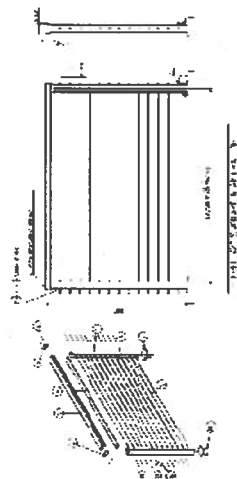
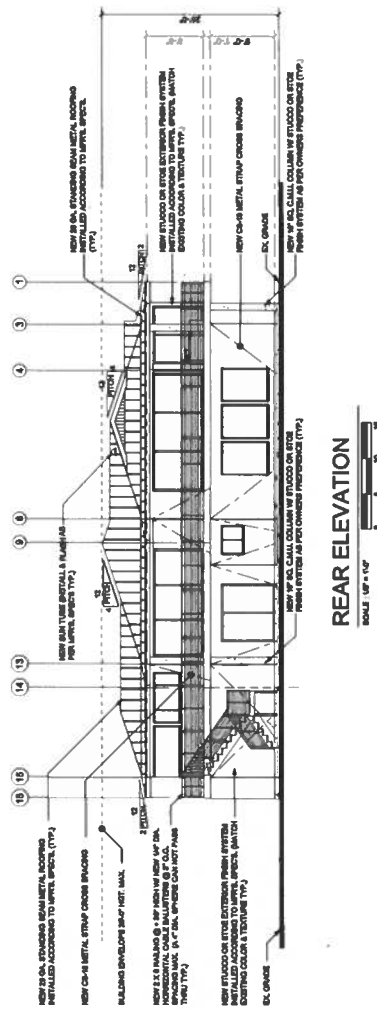
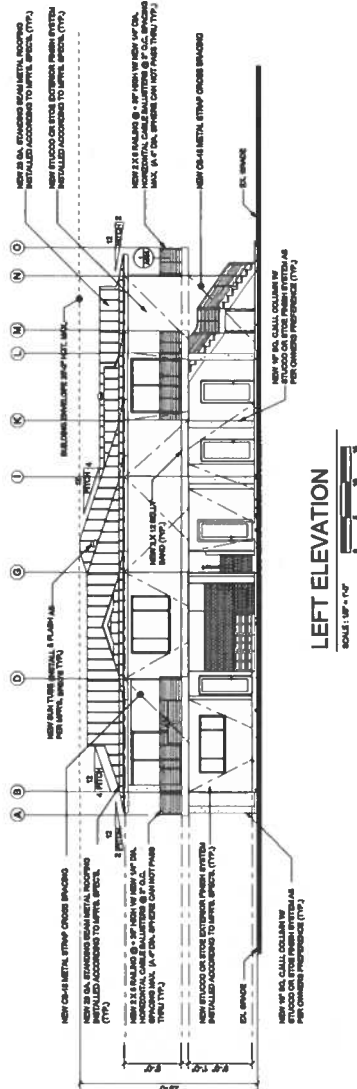
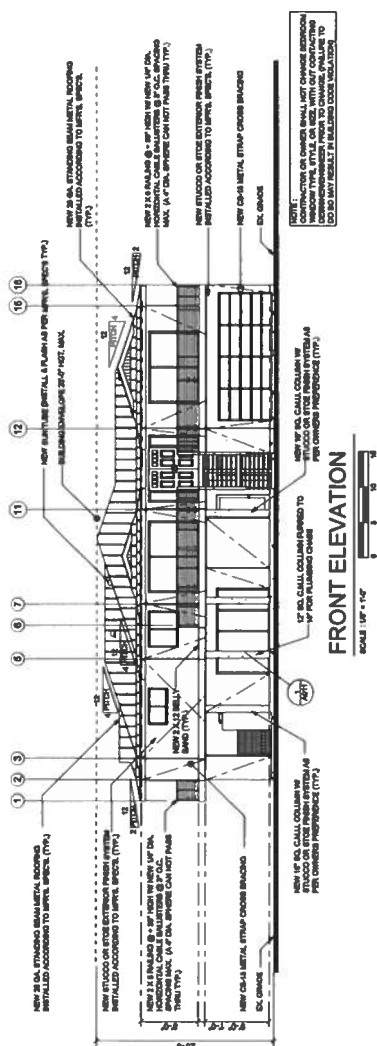


CHAMOMILE Lawn



Mushroom Trays

EXHIBIT C-9
CPR Unit 3



NO	NAME	DATE	TIME	REMARKS
1	1.1	1.1	1.1	1.1
2	2.1	2.1	2.1	2.1
3	3.1	3.1	3.1	3.1
4	4.1	4.1	4.1	4.1
5	5.1	5.1	5.1	5.1
6	6.1	6.1	6.1	6.1
7	7.1	7.1	7.1	7.1
8	8.1	8.1	8.1	8.1
9	9.1	9.1	9.1	9.1
10	10.1	10.1	10.1	10.1
11	11.1	11.1	11.1	11.1
12	12.1	12.1	12.1	12.1
13	13.1	13.1	13.1	13.1
14	14.1	14.1	14.1	14.1
15	15.1	15.1	15.1	15.1
16	16.1	16.1	16.1	16.1
17	17.1	17.1	17.1	17.1
18	18.1	18.1	18.1	18.1
19	19.1	19.1	19.1	19.1
20	20.1	20.1	20.1	20.1
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22	22.1	22.1	22.1	22.1
23	23.1	23.1	23.1	23.1
24	24.1	24.1	24.1	24.1
25	25.1	25.1	25.1	25.1
26	26.1	26.1	26.1	26.1
27	27.1	27.1	27.1	27.1
28	28.1	28.1	28.1	28.1
29	29.1	29.1	29.1	29.1
30	30.1	30.1	30.1	30.1
31	31.1	31.1	31.1	31.1
32	32.1	32.1	32.1	32.1
33	33.1	33.1	33.1	33.1
34	34.1	34.1	34.1	34.1
35	35.1	35.1	35.1	35.1
36	36.1	36.1	36.1	36.1
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38	38.1	38.1	38.1	38.1
39	39.1	39.1	39.1	39.1
40	40.1	40.1	40.1	40.1
41	41.1	41.1	41.1	41.1
42	42.1	42.1	42.1	42.1
43	43.1	43.1	43.1	43.1
44	44.1	44.1	44.1	44.1
45	45.1	45.1	45.1	45.1
46	46.1	46.1	46.1	46.1
47	47.1	47.1	47.1	47.1
48	48.1	48.1	48.1	48.1
49	49.1	49.1	49.1	49.1
50	50.1	50.1	50.1	50.1
51	51.1	51.1	51.1	51.1
52	52.1	52.1	52.1	52.1
53	53.1	53.1	53.1	53.1
54	54.1	54.1	54.1	54.1
55	55.1	55.1	55.1	55.1
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57	57.1	57.1	57.1	57.1
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59	59.1	59.1	59.1	59.1
60	60.1	60.1	60.1	60.1
61	61.1	61.1	61.1	61.1
62	62.1	62.1	62.1	62.1
63	63.1	63.1	63.1	63.1
64	64.1	64.1	64.1	64.1
65	65.1	65.1	65.1	65.1
66	66.1	66.1	66.1	66.1
67	67.1	67.1	67.1	67.1
68	68.1	68.1	68.1	68.1
69	69.1	69.1	69.1	69.1
70	70.1	70.1	70.1	70.1
71	71.1	71.1	71.1	71.1
72	72.1	72.1	72.1	72.1
73	73.1	73.1	73.1	73.1
74	74.1	74.1	74.1	74.1
75				

CMFR'S. CABLE RAILING DETAIL

1
A004

REAR ELEVATION

2015年12月15日

**A PROPOSED NEW SINGLE FAMILY DWELLING FOR:
MR. & MRS. CARL & SUZANNE DEFOREST
ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791
T.M.K. 6 - 8 - 002 : 010**

Blue Hawaii
Drafting Services

DATE

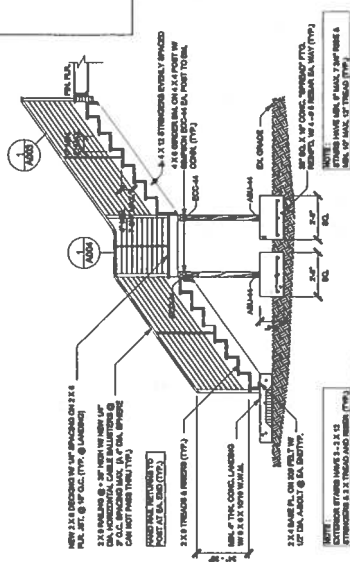
4/14/2022

SHEET NO.

A004

OF 19 SHEETS

RIGHT ELEVATION



EXTERIOR STAIR DETAIL

M.R. & MRS. CARL & SUZANNE DEFORREST
A PROPOSED NEW SINGLE FAMILY DWELLING FOR:
ADDRESS: 68-1031 FARRINGTON HWY., WAILUA, HI 96791
T.M.K. 6 - 8 - 002 : 010

**Blue Hawaii
Drafting Services**

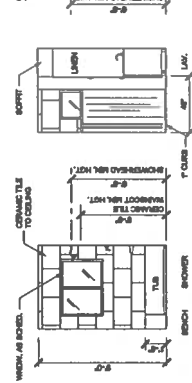
DATE _____

4/14/2022

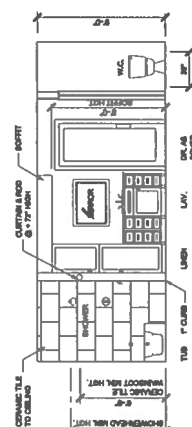
SHEET NO.

EXHIBIT C-10
CPR Unit 3

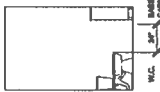
INTERIOR ELEVATIONS



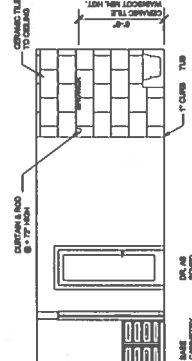
BATH 1 INTERIOR "A" BATH 1 INTERIOR "A-2"



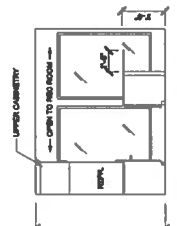
OR "A-2"



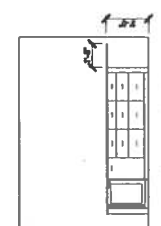
ATH 1 INTERIOR °C°



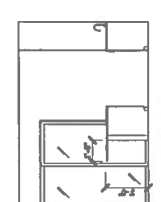
BATH 1 INTERIOR "D"



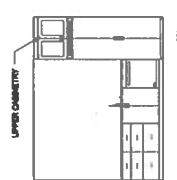
WET BAR INTERIOR "A"



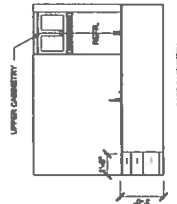
WET BAR INTERIOR "B"



WET BAR INTERIOR "C"



WET BAR INTERIOR "D"



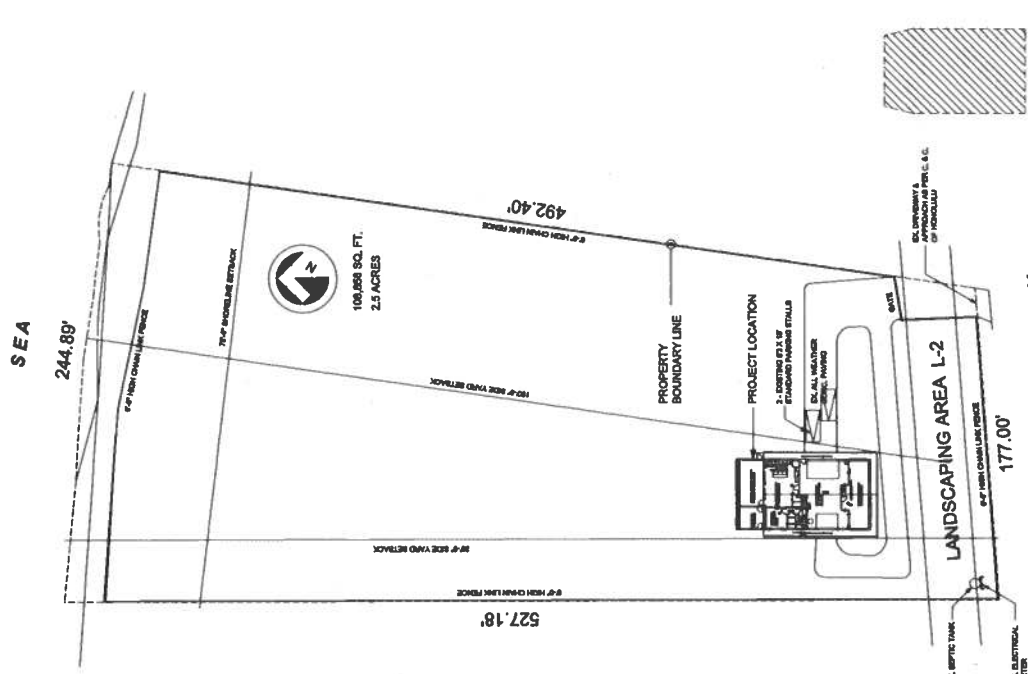
WET BAR INTERIOR "D-2"

[illegible]

- 1.) CONCRETE
- 2.) BOLTS INSTALLED IN CONCRETE
- 4.) REINFORCING STEEL AND PRESTRESSING TENDONS
- 14.) FIRE PROTECTION SYSTEM
- 15.) SHEATHED SHEAR WALLS AND DIAPHRAGMS
- 17.) COMPLETE LOAD PATH AND UPLIFT TIES
- 18.) THERMAL PROTECTION

[illegible]

OCCUPANCY LOAD		
AREA CLASSIFICATION	AMOUNT PER SQ. FT.	LOAD PER AREA
OFFICE (BUSINESS)	1 PER 100 SQ. FT.	50 LB. FT. = 4
PRODUCTION (BUSINESS)	1 PER 100 SQ. FT.	1,000 LB. FT. = 12
STORAGE (AGRICULTURAL)	1 PER 300 SQ. FT.	875 LB. FT. = 4
GREENHOUSE (AGRICULTURAL)	1 PER 300 SQ. FT.	600 LB. FT. = 2



FARRINGTON HIGHWAY

PLOT PLAN

**POLY LINE AREA
3,755 SQ. FT.**

SCALE 1/8" = 1'-0"

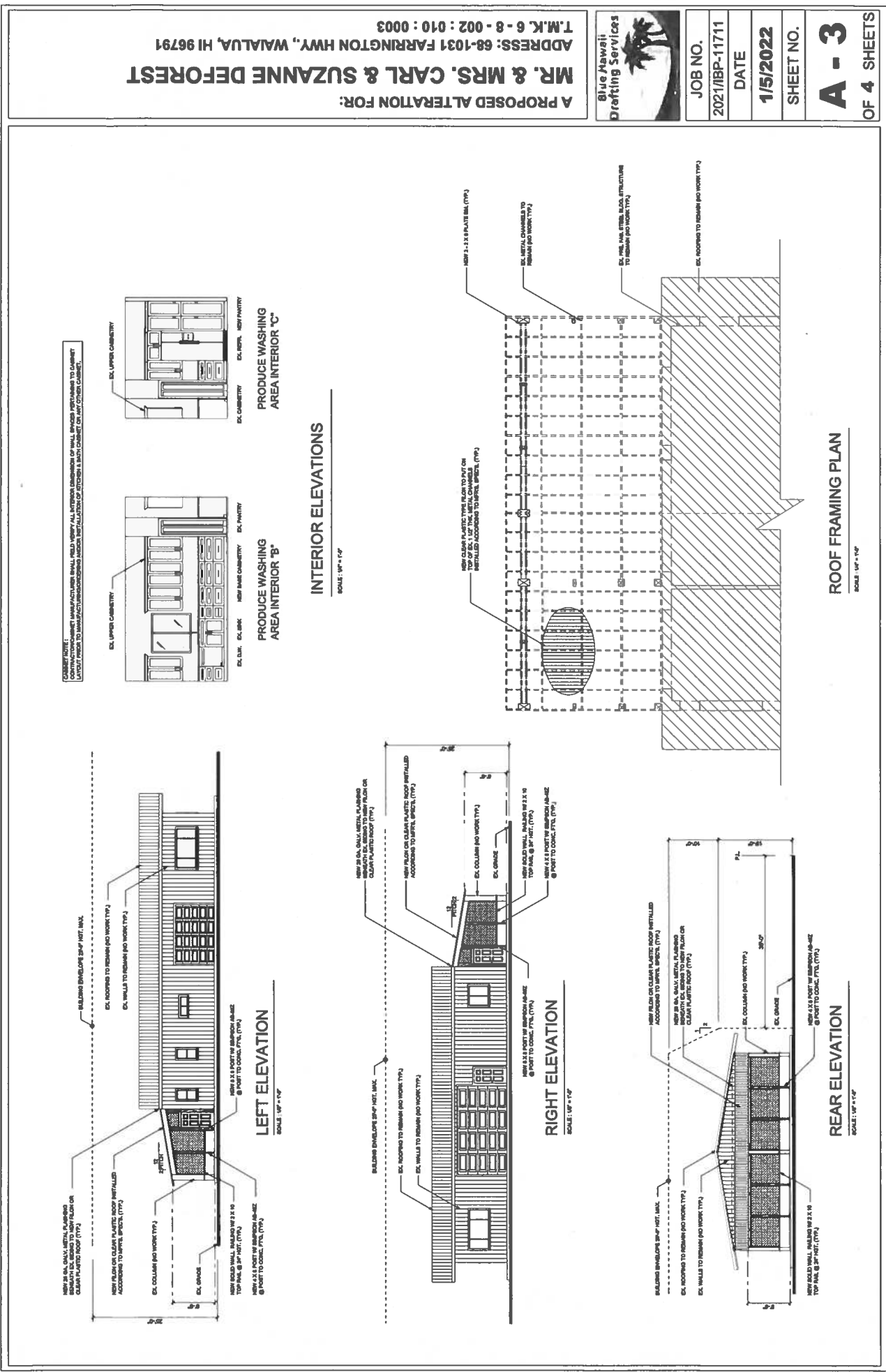
A PROPOSED ALTERATION FOR:
MR. & MRS. CARL & SUZANNE DEFOREST
ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791
T.M.K. 6 - 8 - 002 : 010 : 0003

**Blue Hawaii
Drafting Services**

JOB NO.	2021/BP-11711
DATE	1/5/2022
SHEET NO.	

A-1

DOOR SCHEDULE		
NUMBER	WIDTH	HEIGHT
001	36"	80"
002	48"	80"
003	60"	80"
004	72"	80"
005	84"	80"
006	96"	80"
007	108"	80"
008	120"	80"
009	132"	80"
010	144"	80"
011	156"	80"
012	168"	80"
013	180"	80"
014	192"	80"
015	204"	80"
016	216"	80"
017	228"	80"
018	240"	80"
019	252"	80"
020	264"	80"
021	276"	80"
022	288"	80"
023	300"	80"
024	312"	80"
025	324"	80"
026	336"	80"
027	348"	80"
028	360"	80"
029	372"	80"
030	384"	80"
031	396"	80"
032	408"	80"
033	420"	80"
034	432"	80"
035	444"	80"
036	456"	80"
037	468"	80"
038	480"	80"
039	492"	80"
040	504"	80"
041	516"	80"
042	528"	80"
043	540"	80"
044	552"	80"
045	564"	80"
046	576"	80"
047	588"	80"
048	600"	80"
049	612"	80"
050	624"	80"
051	636"	80"
052	648"	80"
053	660"	80"
054	672"	80"
055	684"	80"
056	696"	80"
057	708"	80"
058	720"	80"
059	732"	80"
060	744"	80"
061	756"	80"
062	768"	80"
063	780"	80"
064	792"	80"
065	804"	80"
066	816"	80"
067	828"	80"
068	840"	80"
069	852"	80"
070	864"	80"
071	876"	80"
072	888"	80"
073	900"	80"
074	912"	80"
075	924"	80"
076	936"	80"
077	948"	80"
078	960"	80"
079	972"	80"
080	984"	80"
081	996"	80"
082	1008"	80"
083	1020"	80"
084	1032"	80"
085	1044"	80"
086	1056"	80"
087	1068"	80"
088	1080"	80"
089	1092"	80"
090	1104"	80"
091	1116"	80"
092	1128"	80"
093	1140"	80"
094	1152"	80"
095	1164"	80"
096	1176"	80"
097	1188"	80"
098	1200"	80"
099	1212"	80"
100	1224"	80"
101	1236"	80"
102	1248"	80"
103	1260"	80"
104	1272"	80"
105	1284"	80"
106	1296"	80"
107	1308"	80"
108	1320"	80"
109	1332"	80"
110	1344"	80"
111	1356"	80"
112	1368"	80"
113	1380"	80"
114	1392"	80"
115	1404"	80"
116	1416"	80"
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119	1452"	80"
120	1464"	80"
121	1476"	80"
122	1488"	80"
123	1500"	80"
124	1512"	80"
125	1524"	80"
126	1536"	80"
127	1548"	80"
128	1560"	80"
129	1572"	80"
130	1584"	80"
131	1596"	80"
132	1608"	80"
133	1620"	80"
134	1632"	80"
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144	1752"	80"
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146	1776"	80"
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153	1860"	80"
154	1872"	80"
155	1884"	80"
156	1896"	80"
157	1908"	80"
158	1920"	80"
159	1932"	80"
160	1944"	80"
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163	1980"	80"
164	1992"	80"
165	2004"	80"
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179	2172"	80"
180	2184"	80"
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182	2208"	80"
183	2220"	80"
184	2232"	80"
185	2244"	80"
186	2256"	80"
187	2268"	80"
188	2280"	80"
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195	2364"	80"
196	2376"	80"
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198	2400"	80"
199	2412"	80"
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201	2436"	80"
202	2448"	80"
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204	2472"	80"
205	2484"	80"
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207	2508"	80"
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210	2544"	80"
211	2556"	80"
212	2568"	80"
213	2580"	80"
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215	2604"	80"
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220	2664"	80"
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223	2700"	80"
224	2712"	80"
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228	2760"	80"
229	2772"	80"
230	2784"	80"
231	2796"	80"
232	2808"	80"
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235	2844"	80"
236	2856"	80"
237	2868"	80"
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240	2904"	80"
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252	3048"	80"
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255	3084"	80"
256	3096"	80"
257	3108"	80"
258	3120"	80"
259	3132"	80"
260	3144"	80"
261	3156"	80"
262	3168"	80"
263	3180"	80"
264	3192"	80"
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270	3264"	80"
271	3276"	80"
272	3288"	80"
273	3300"	80"
274	3312"	80"
275	3324"	80"
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278	3360"	80"
279	3372"	80"
280	3384"	80"
281	3396"	80"
282	3408"	80"
283	3420"	80"
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285	3444"	80"
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288	3480"	80"
289	3492"	80"
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291	3516"	80"
292	3528"	80"
293	3540"	80"
294	3552"	80"
295	3564"	80"
296	3576"	80"
297	3588"	80"
298	3600"	80"
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300	3624"	80"
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305	3684"	80"
306	3696"	80"
307	3708"	80"
308	3720"	80"
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312	3768"	80"
313	3780"	80"
314	3792"	80"
315	3804"	80"
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317	3828"	80"
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324	3912"	80"
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328	3960"	80"
329	3972"	80"
330	3984"	80"
331	3996"	80"
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335	4044"	80"
336	4056"	80"
337	4068"	80"
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339	4092"	80"
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347	4188"	80"
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362	4368"	80"
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364	4392"	80"
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373	4500"	80"
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387	4668"	80"
388	4680"	80"
389	4692"	80"
390	4704"	80"
391	4716"	80"
392	4728"	80"
393	4740"	80"
394	4752"	80"
395	4764"	80"
396	4776"	80"
397	4788"	80"
398	4800"	80"
399	4812"	80"
400	4824"	80"
401	4836"	80"
402	4848"	80"
403	4860"	80"
404	4872"	80"
405	4884"	80"
406	4896"	80"
407	4908"	80"
408	4920"	80"
409	4932"	80"
410	4944"	80"
411	4956"	80"
412	4968"	80"
413	498	





Flood Hazard Assessment Report

www.hawaiiinfip.org

Property Information

COUNTY: HONOLULU
 TMK NO: (1) 6-8-002:010
 WATERSHED: KAWAIHAPAI
 PARCEL ADDRESS: ADDRESS NOT DETERMINED
 WAIALUA, HI 96791

Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL: 15003C0085F
 PANEL EFFECTIVE DATE: SEPTEMBER 30, 2004

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
 FOR MORE INFO, VISIT: <http://dlnreng.hawaii.gov/dam/>



EXHIBIT D

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND (Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

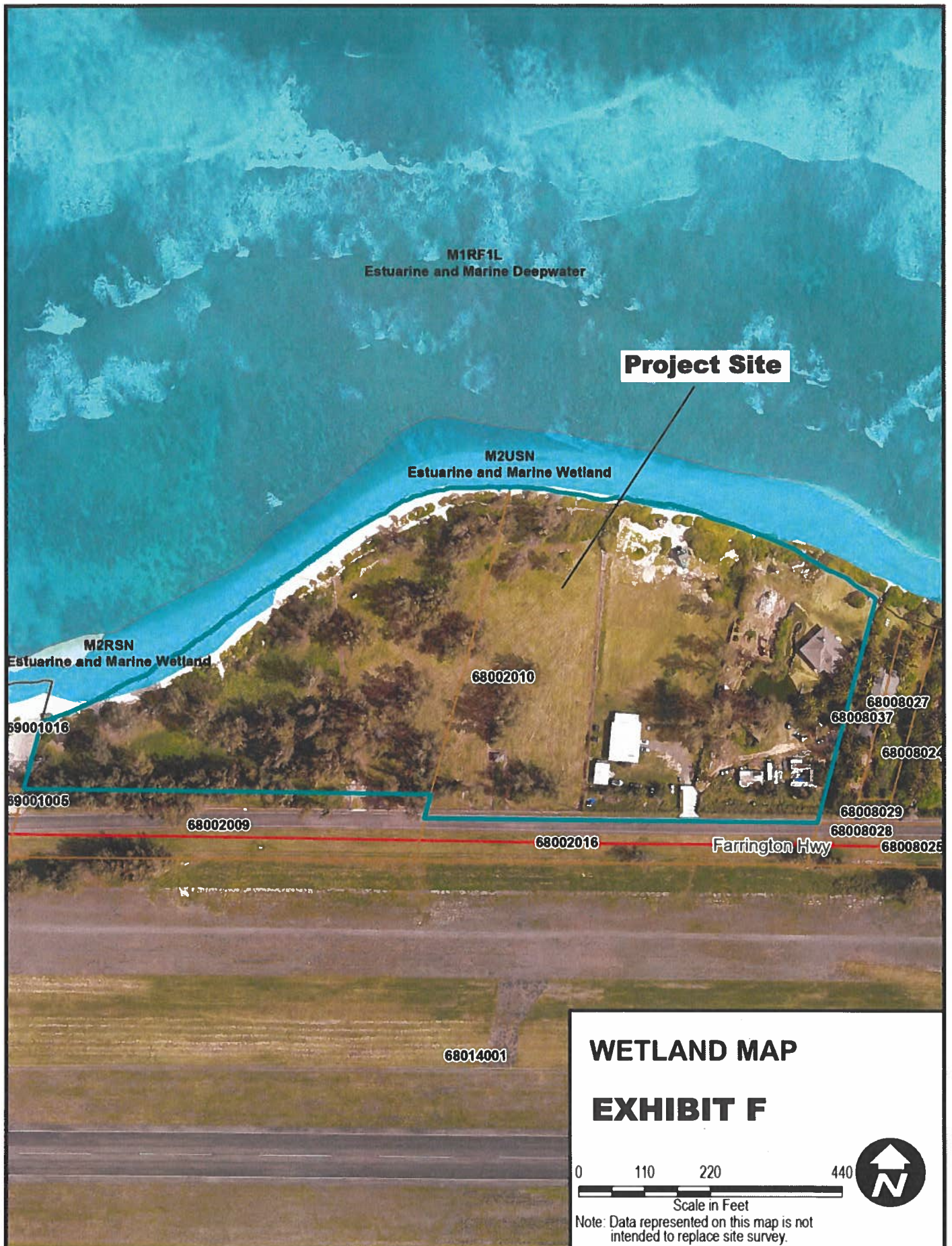
	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

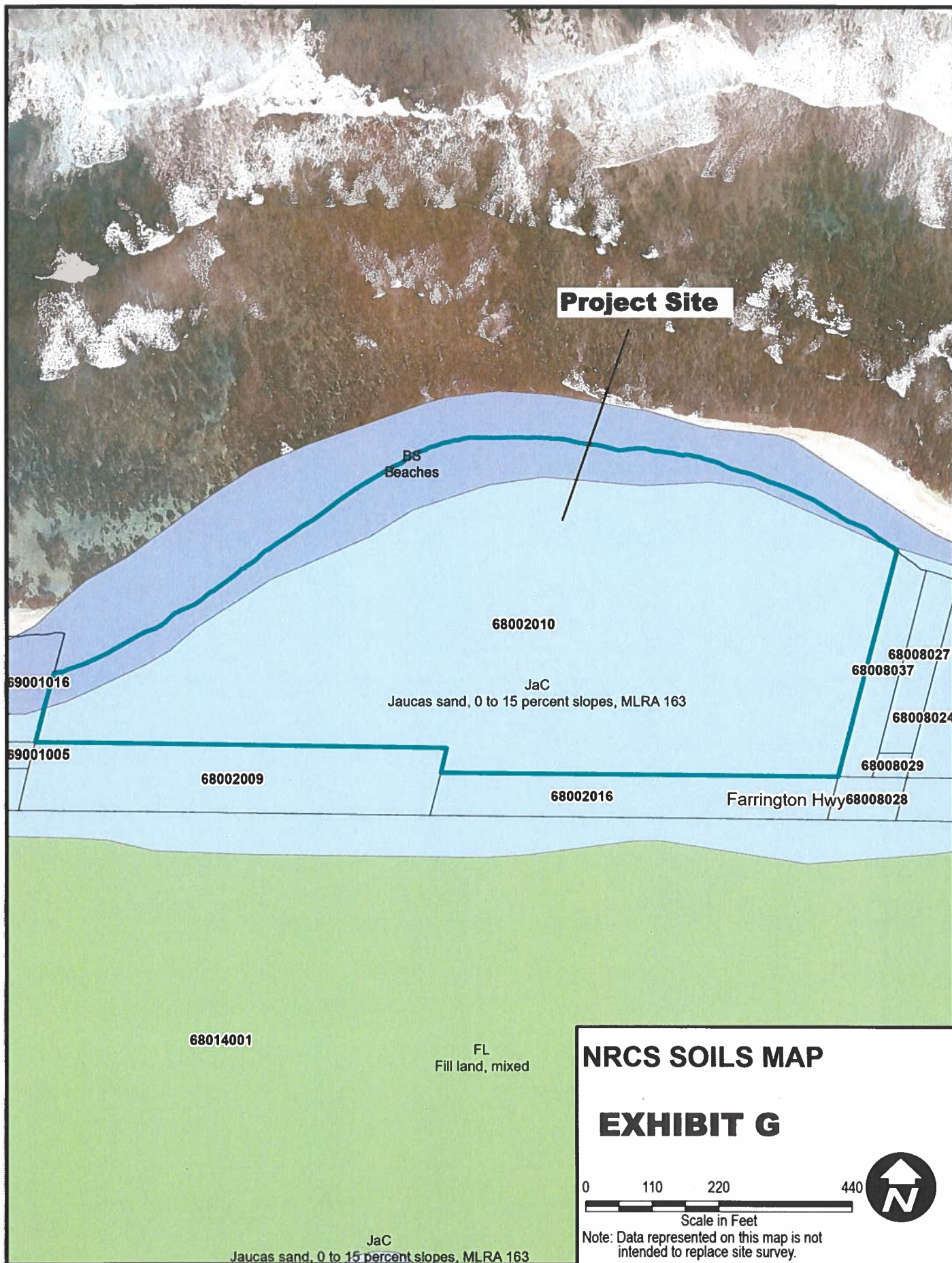
	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.
--	--



Prepared by:

Date Prepared:

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Date Prepared:

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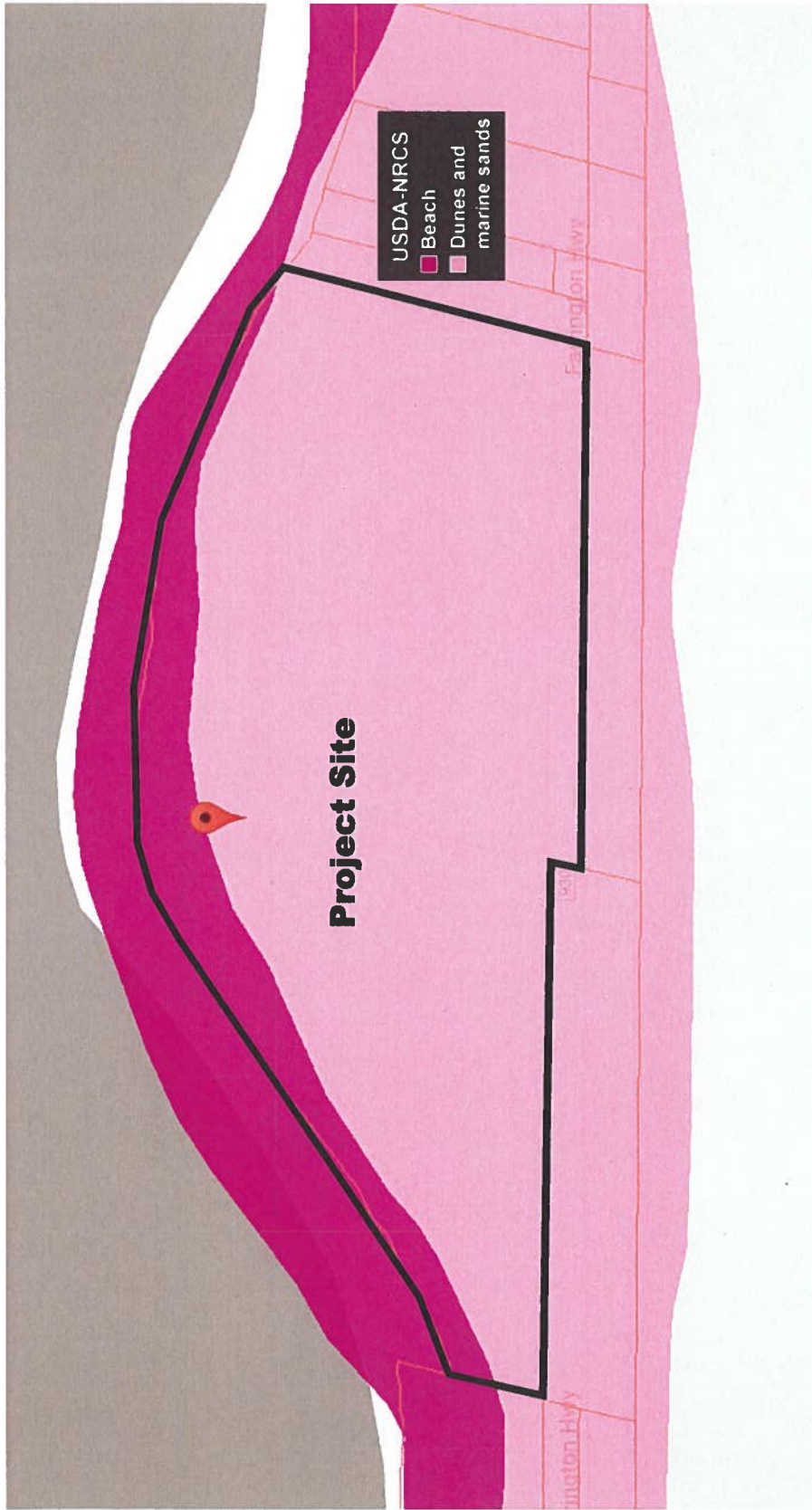


EXHIBIT H - DUNES AND MARINE SANDS

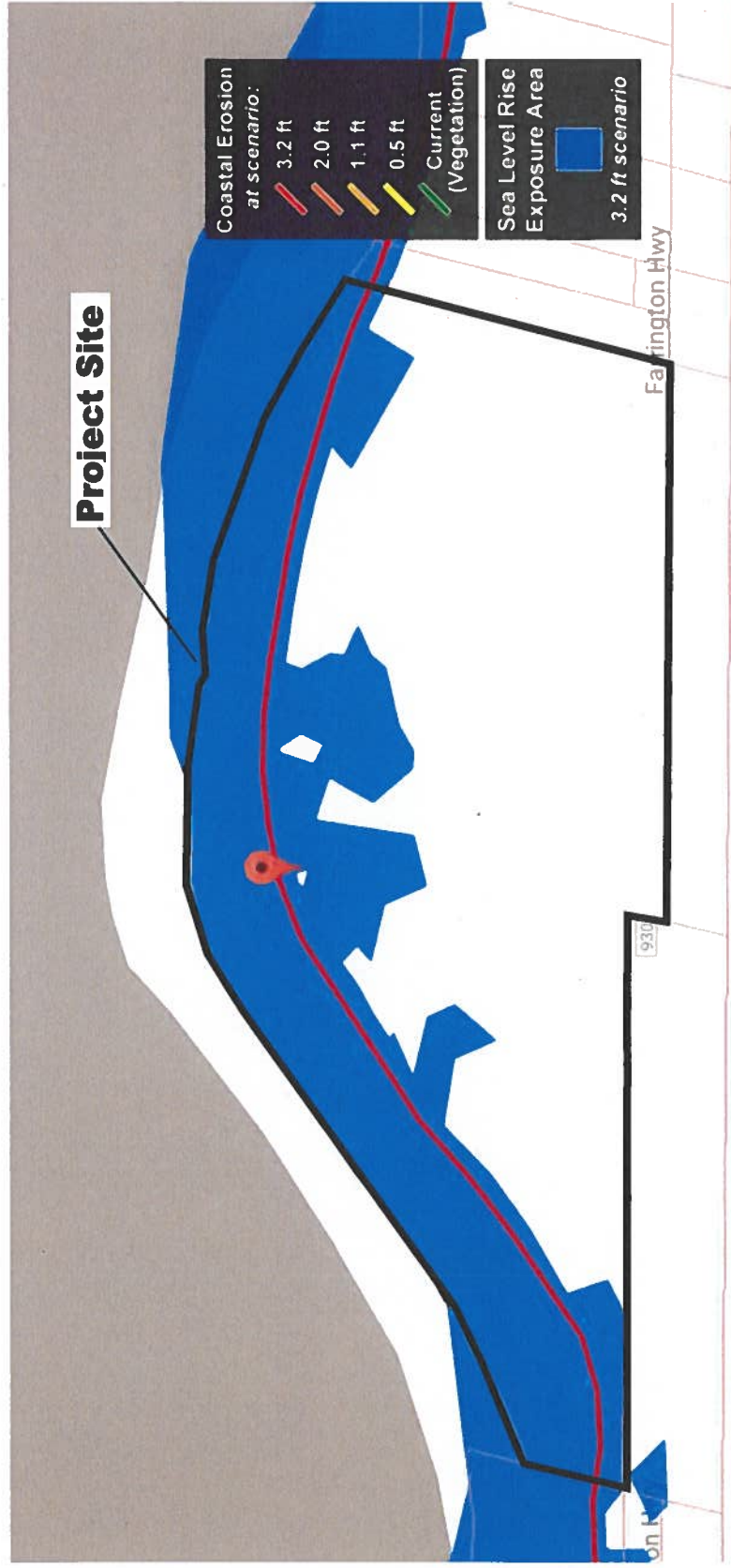
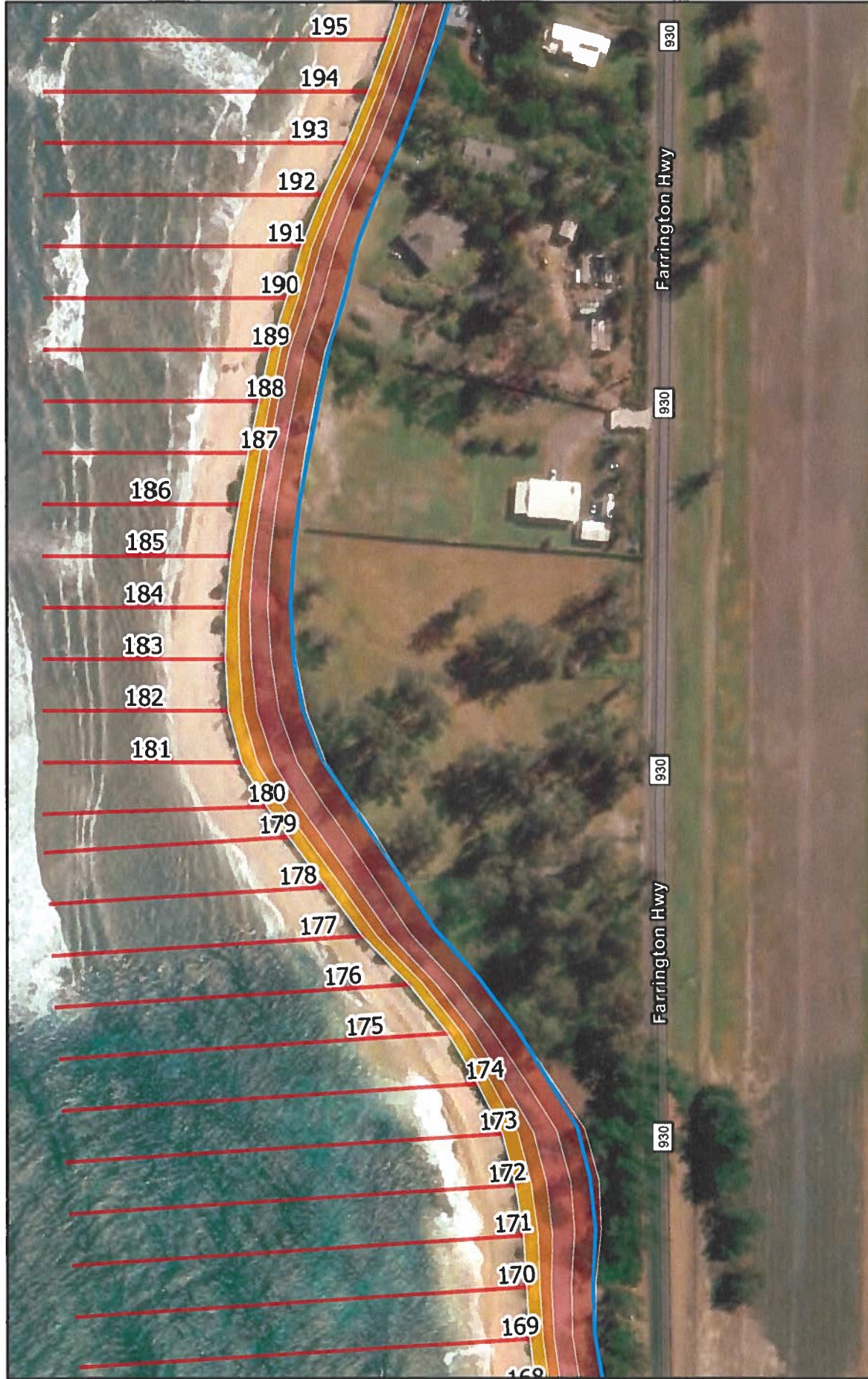


**EXHIBIT I - 3.2-FOOT SEA LEVEL RISE EXPOSURE AREA WITH
COASTAL EROSION PROJECTION**

Shoreline Erosion Rate



2/15/2024, 12:29:25 PM

Mosaic Footprint

70 yr Erosion Rate + 60 ft

Hawaii's Future Erosion Hazard Zone 0.5 ft, 2030

Hawaii's Future Erosion Hazard Zone 1.1 ft, 2050

Hawaii's Future Erosion Hazard Zone 2.0 ft, 2075

Hawaii's Future Erosion Hazard Zone 3.2 ft, 2100

Hawaii's Historical Transects

-4.863116 - 0.000000

1:2,257

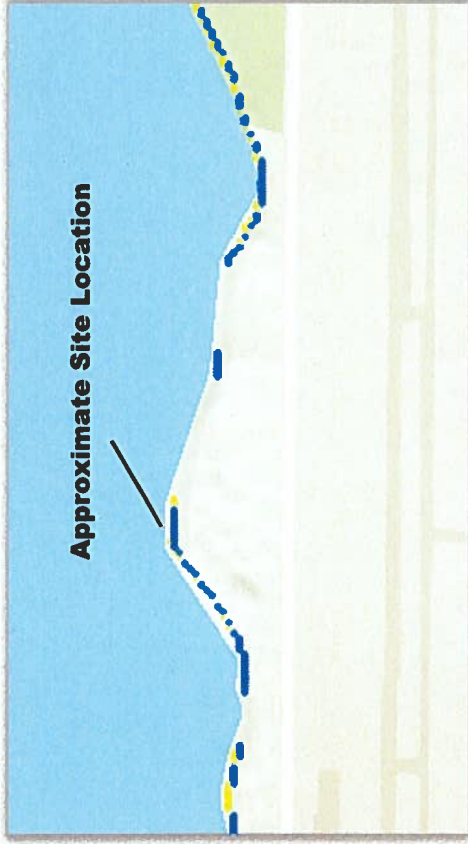
0 0.02 0.04 0.06 0.07 mi

0 0.03 0.06 0.11 km

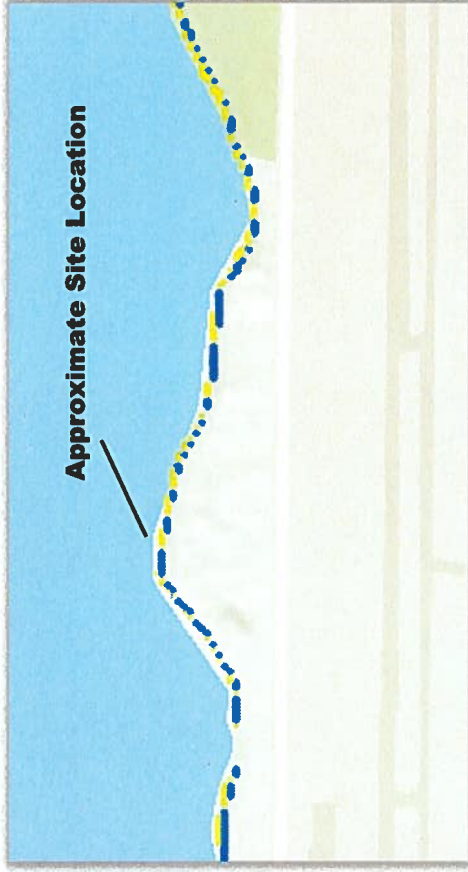
Esri Community Maps Contributors, City and County of Honolulu, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, METI/NASA,

ArcGIS Web AppBuilder

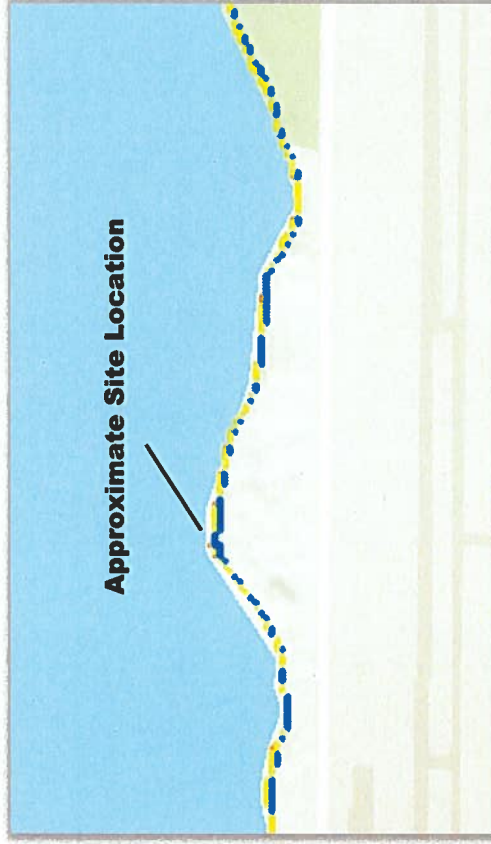
EXHIBIT I



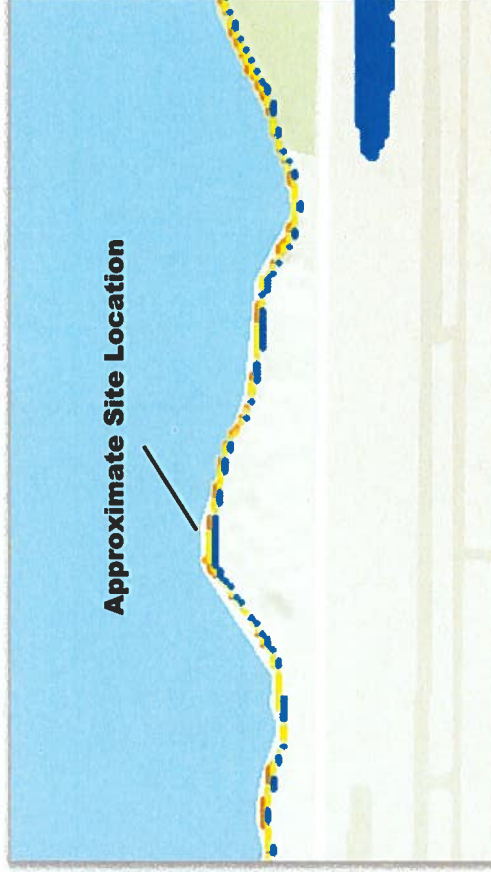
Category 1 Hurricane



Category 2 Hurricane



Category 3 Hurricane



Category 4 Hurricane

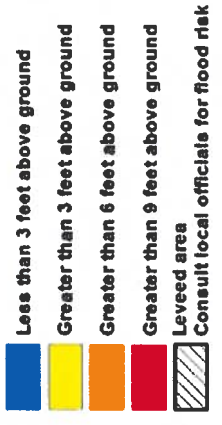
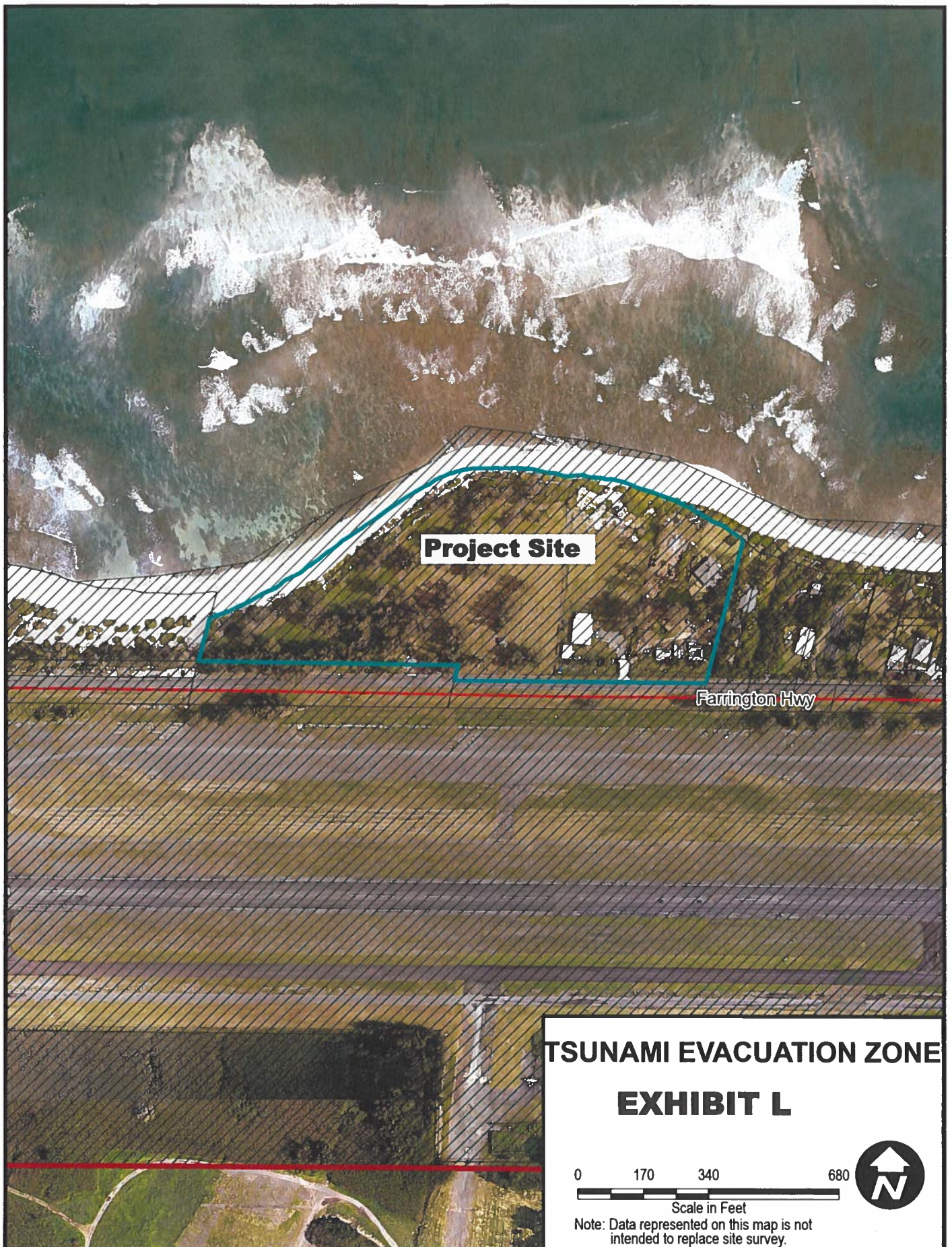


EXHIBIT K - NATIONAL HURRICANE CENTER STORM SURGE



Prepared by:

Date Prepared:

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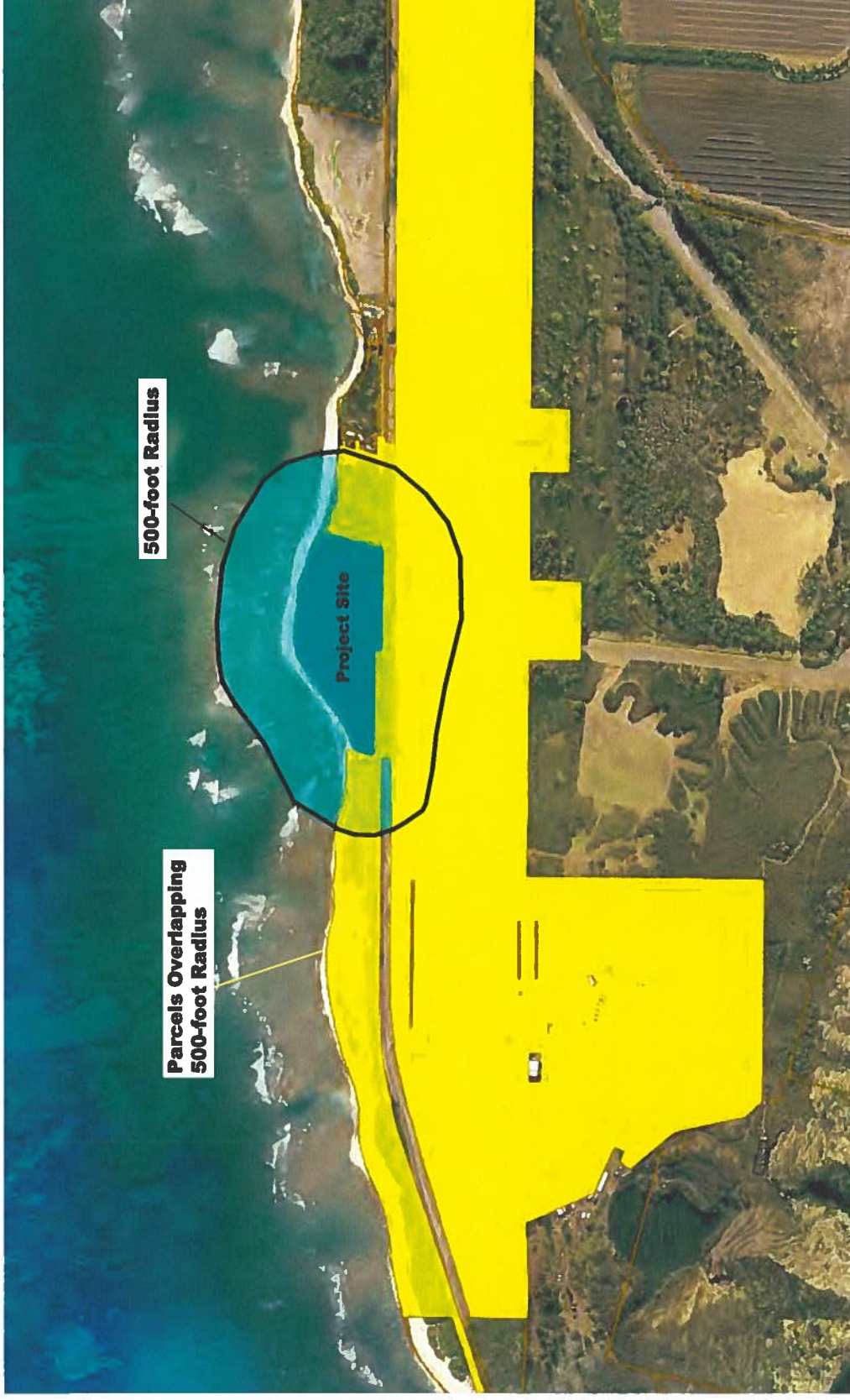


EXHIBIT M - 500-FOOT CUMULATIVE RADIUS IMPACT

Report Title:

Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP"); Mokulē'ia, O'ahu; Agricultural Operations; Agricultural Structures; Accessory Farm Dwellings

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