

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

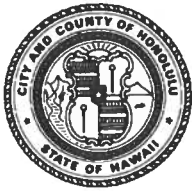
WHEREAS, only CPR Units 1, 2, and 3 are included for purposes of this SMA Major Permit; and

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



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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

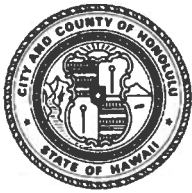
WHEREAS, on February 23, 2024, within 86 calendar days after the close of the public hearing (the Applicants having agreed to an extension of the administrative 45-calendar-day transmission deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established 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



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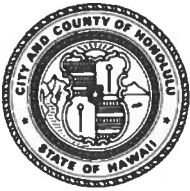
makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowners further acknowledge that should any portion of a structure encroach into State public land, the State Board 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*



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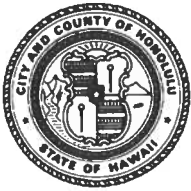
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impacted by 3.2 feet of sea level rise by the year 2100, and that portions of the proposed accessory farm dwellings are located within the 3.2-foot sea level rise exposure area ("SLR-XA"). The landowners agree to assume all risk and liability for any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



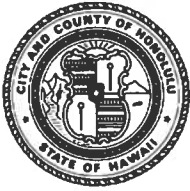
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- F. To minimize impacts to threatened, endangered, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicants are responsible for the following:
1. All new and replacement outdoor 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.



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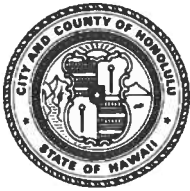
- G. To minimize impacts to archaeological, historic, and cultural resources that may be present at the Project site, if, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; 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.



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- 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.

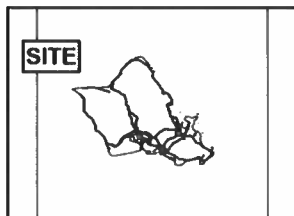
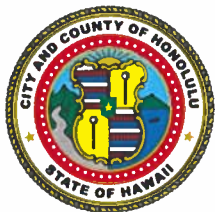
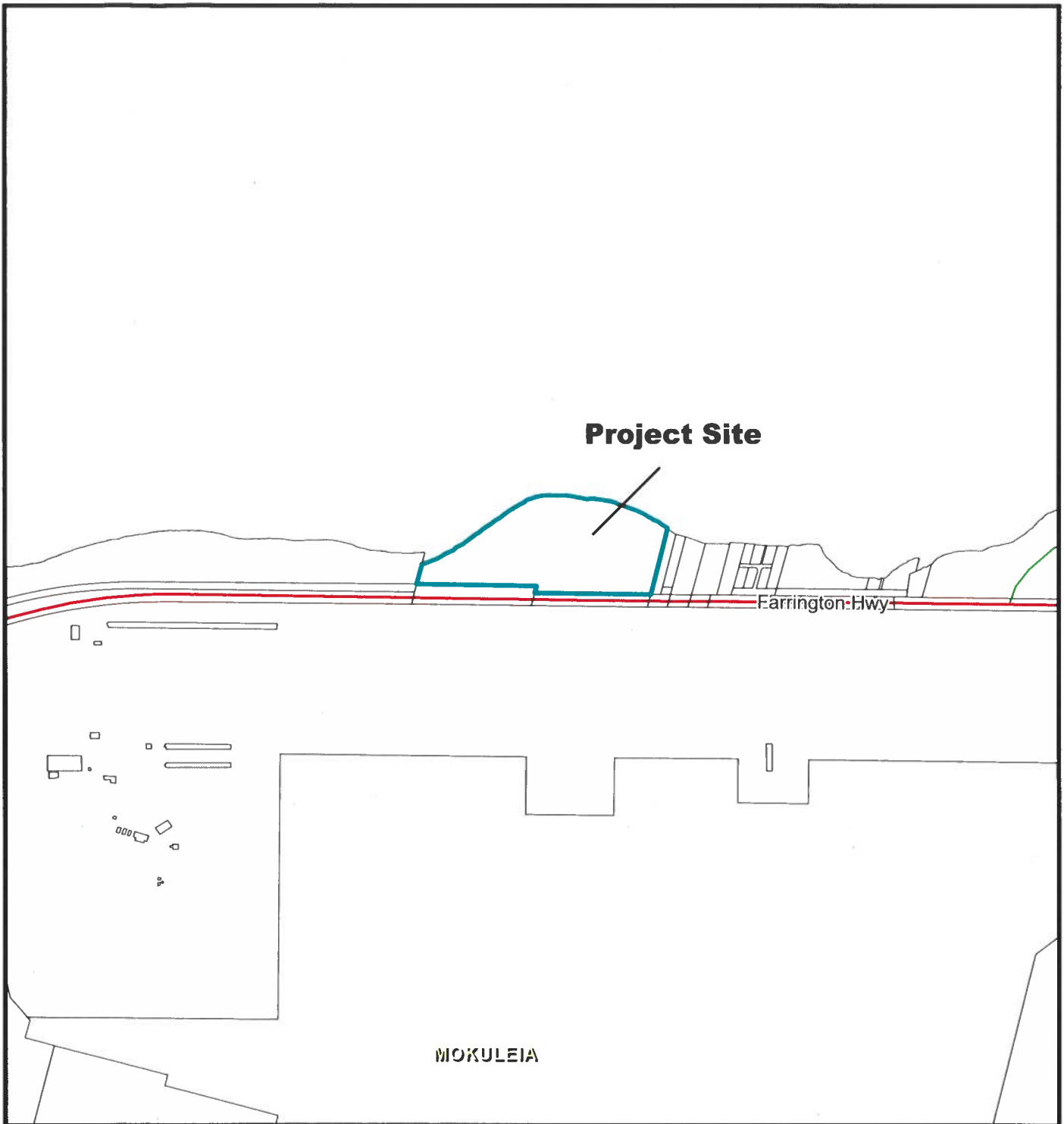
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

February 29, 2024
Honolulu, Hawai'i

Councilmembers



VICINITY MAP



LOCATION MAP

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

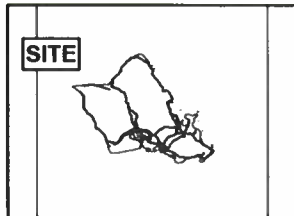
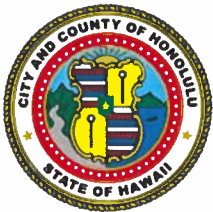
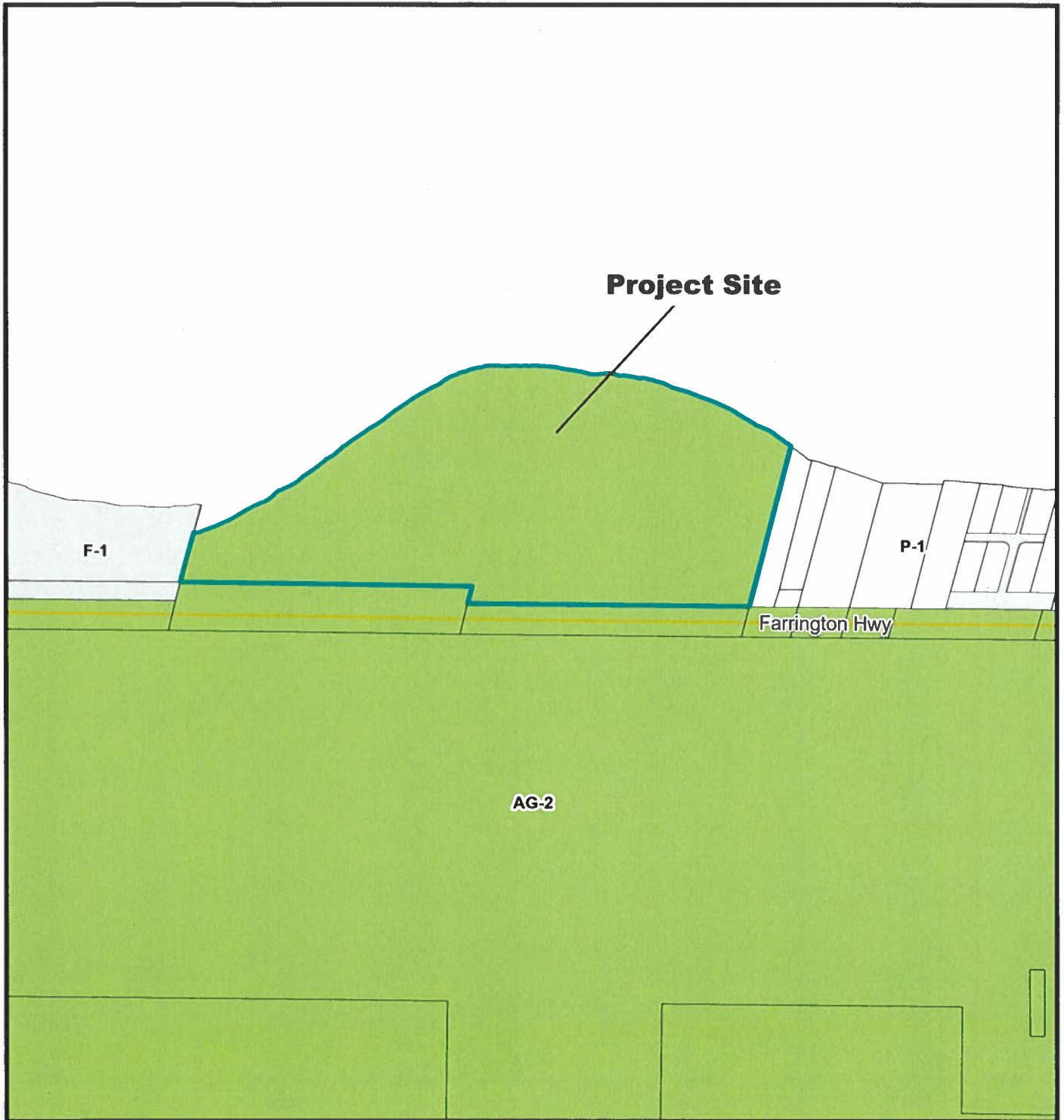
EXHIBIT A

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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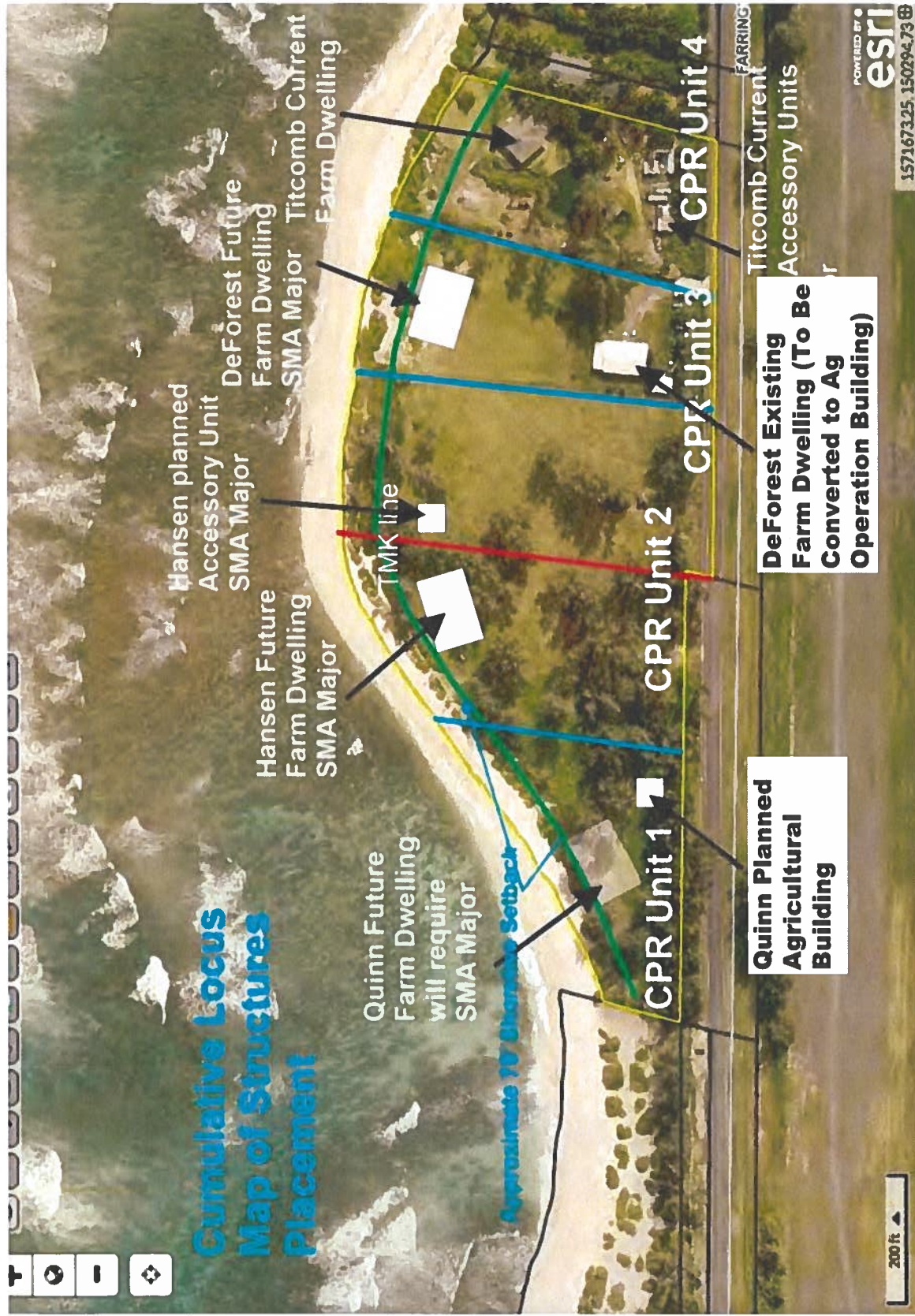


**EXHIBIT C-1 - Overall Proposed Site Layout Showing
5,000-Square-Foot Farm Dwelling Polygon**

Quinn Farm Conceptual Plan

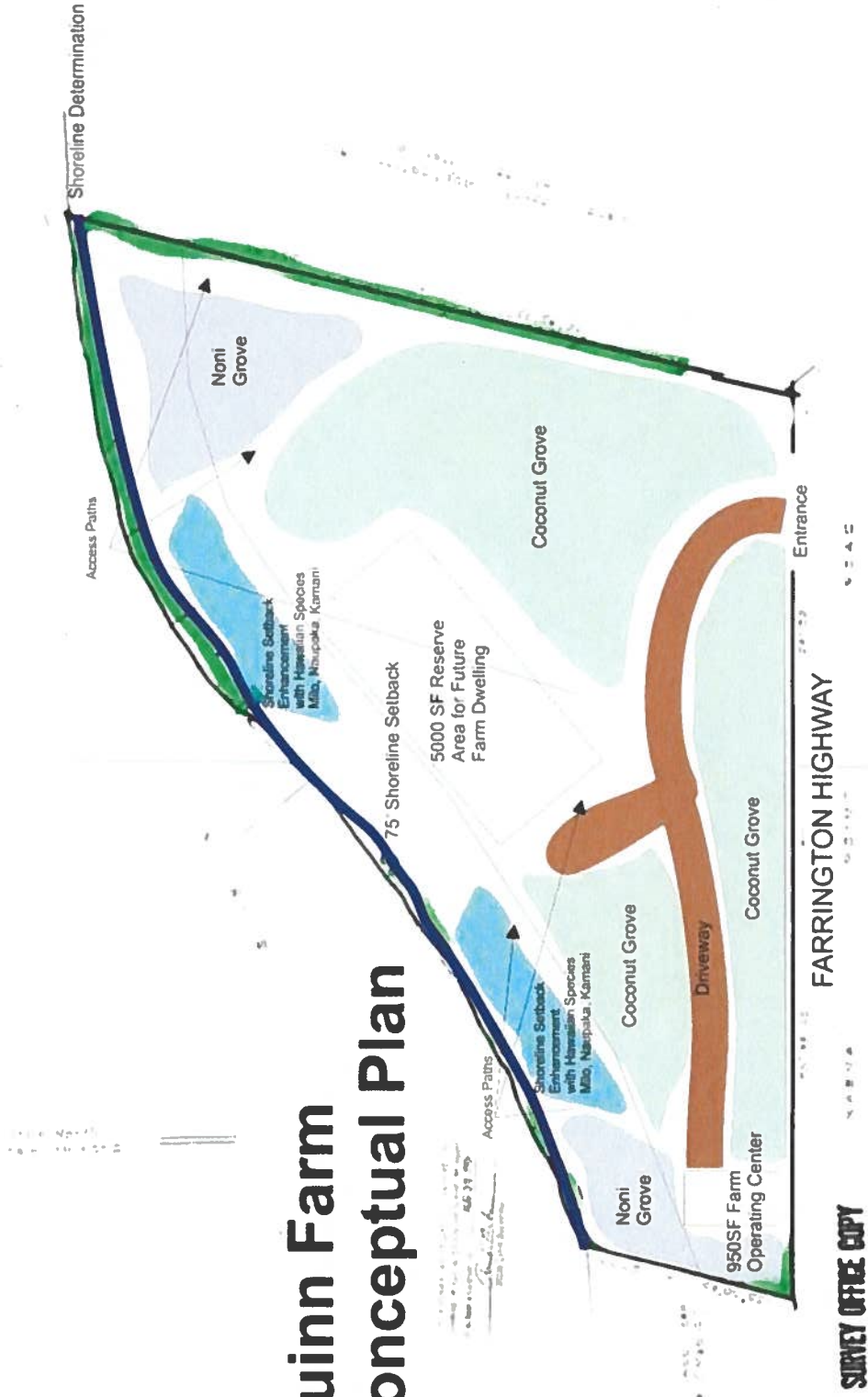
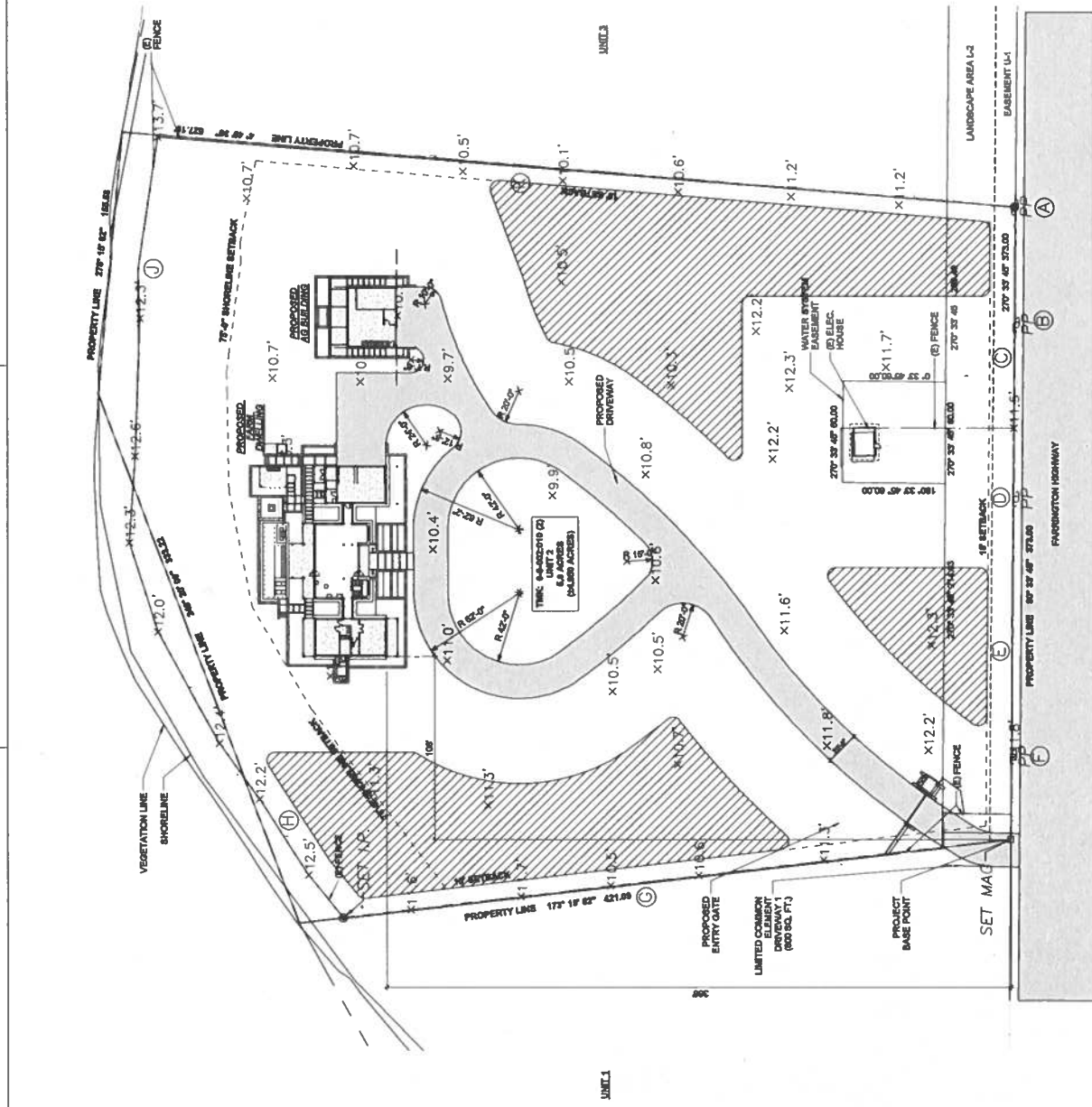


EXHIBIT C-2 - CPR UNIT 1





POLYLINE
 ASHLEY & SONS
 1000 S. 10TH AVE.
 HOUSTON, TX 77001
 (713) 865-1100
 WWW.POLYLINE.COM

NOT FOR CONSTRUCTION

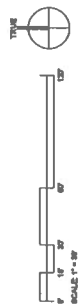
LEGEND

- TALL VERTICAL FORM TREE
- TALL VERTICAL MARLA PALM
- TALL CLUMPING SCREEN PALM
- CONCRETE SLAB ON GRADE
- GRAVEL 2 FOOT WIDE MAINTENANCE STRIP
- GRASS
- IRRIGATION PIPE
- FENCING, SEE SITE PLAN FOR TYPES AND FURTHER INFORMATION
- NO VA OR PAVES CROPS

FARM DWELLING
 1000 S. 10TH AVE.
 HOUSTON, TX 77001
 (713) 865-1100

SITE PLAN

EXHIBIT C-4 CPR Unit 2



SHEET NOTES

- SEE CIVIL DRAWINGS FOR UNDERGROUND UTILITIES AND SIGNALS.
- SEE LANDSCAPE DRAWINGS FOR PLANTING, MATERIAL, SPACING, EXTENSION, LIGHTING, AND OTHER SITE ASPECTS.
- SEE ELECTRICAL DRAWINGS FOR EXTERIOR BUILDING LIGHTS.
- SEE EXISTING DRAWINGS FOR EXTERIOR BUILDING SIGNAGE AND CODES.
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- SEE EXISTING DRAWINGS FOR EXTERIOR BUILDING SIGNAGE AND CODES.

1 SITE PLAN
 SCALE 1" = 30'

AS-102

KEYNOTE LEGEND	
KEY VALUE	DESCRIPTION

LEGEND

-  4" EXTRUDED ALUMINUM LAP SIDING
 WOOD PANEL
 STUCCO
 STONE
 STANDING SEAM METAL ROOF
 LAVA ROCK

NOT FOR COLLECTION

SAFETY **READ INSTRUCTIONS**

THIS PRODUCT COMPLIES WITH ALL APPLICABLE STANDARDS AND REGULATIONS. THE USER SHALL BE RESPONSIBLE FOR PROPER USE, WITH CARE TO AVOID OVERLOADING, AND CORRECTLY FOLLOWING THE INSTRUCTIONS FOR PROPER USE, WITH CARE TO AVOID OVERLOADING.

IMMEDIATE REVISION LIST

 **WARNING** **REVISION LIST**

66-1031 PARSIPPAN HWY, #2
VALHALLA, NY 09711
THOMAS K. JOHNSON

EAST AND WEST
ELEVATIONS

A-302



All drawings and written material appearing herein constitute original and unpublished work of the Applicant/Inventor and may not be published, used or disclosed without consent of Applicant/Inventor.

If this drawing is not 29.525" x 39.525", then the drawing has been received from the original inventor and the inventor must be notified. This should be signed by the inventor.



KAMANI Trees

Wax Myrtle BayBerry Understory

COCONUT

Kukui Nut Grove

EXHIBIT C-8 CPR Unit 3

CONTRACTOR GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HONOLULU, HAWAII, AND THE HONOLULU WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HONOLULU, HAWAII, AND THE HONOLULU WATER DEPARTMENT.
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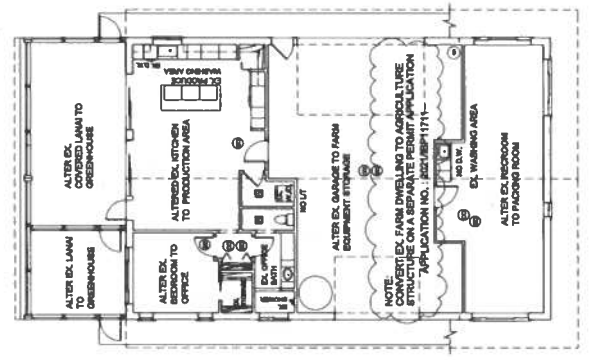
SOLAR WATER HEATING SYSTEM

TANK NUMBER: AM2020-0048 (1)
TANK SIZE: 100 GALLON
PANEL SIZE: 1-6'0" X 10'0" PANEL

COMPONENT	TYPE	QUANTITY	UNIT PRICE	TOTAL PRICE
1. SOLAR PANELS	1-6'0" X 10'0"	1	\$1,200.00	\$1,200.00
2. TANK	100 GALLON	1	\$1,500.00	\$1,500.00
3. PUMP	1/2 HP	1	\$200.00	\$200.00
4. VALVES	1/2" BALL	2	\$50.00	\$100.00
5. PIPING	1/2" CPVC	10	\$10.00	\$100.00
6. ELECTRICAL	120V AC	1	\$100.00	\$100.00
7. LABOR	10 HRS	1	\$100.00	\$1,000.00
8. MATERIALS	10 HRS	1	\$100.00	\$1,000.00
9. TOTAL				\$5,000.00

SOLAR WATER HEATING SYSTEM

TANK NUMBER: AM2020-0048 (1)
TANK SIZE: 100 GALLON
PANEL SIZE: 1-6'0" X 10'0" PANEL



EXISTING PLAN

SCALE: 1/8" = 1'-0"

- SPECIAL INSPECTIONS SHALL BE PROVIDED FOR THE FOLLOWING:**
1. CONCRETE
 2. BOLTS INSTALLED IN CONCRETE
 3. REINFORCING STEEL AND PRESTRESSING TENDONS
 4. STRUCTURAL MASONRY
 5. COMPLETE LOAD PATH AND UPLIFTS
 6. TENSILE PROTECTION

NOTE: THIS POOL IS FILLED & MAINTAINED BY HOSE BB

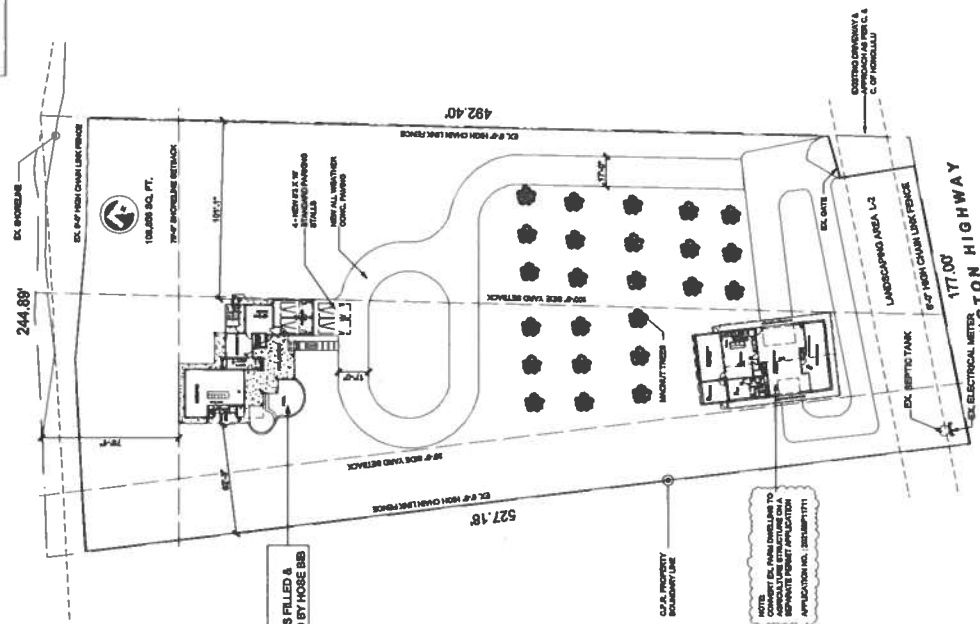


POOL

POOL NUMBER: AM2020-0048 (1)
POOL SIZE: 10'0" X 10'0"

POOL

POOL NUMBER: AM2020-0048 (1)
POOL SIZE: 10'0" X 10'0"



PLOT PLAN

SCALE: 1/8" = 1'-0"

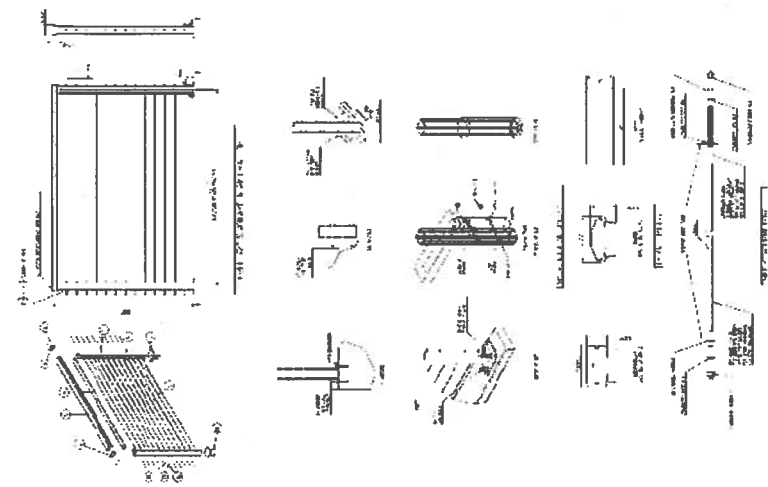
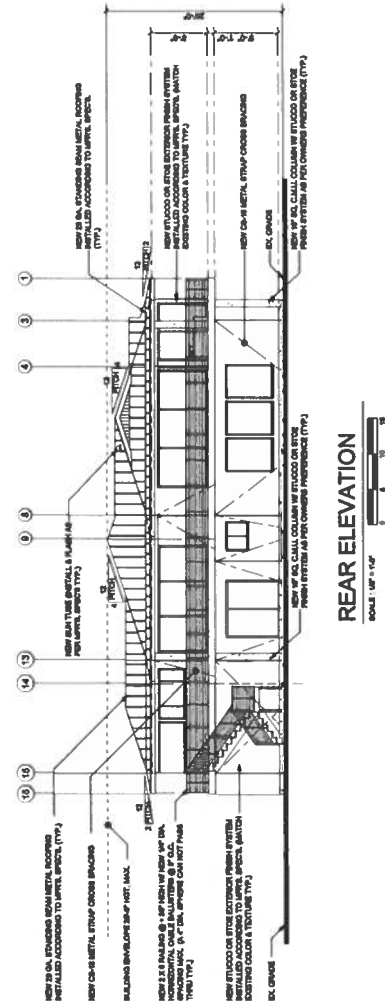
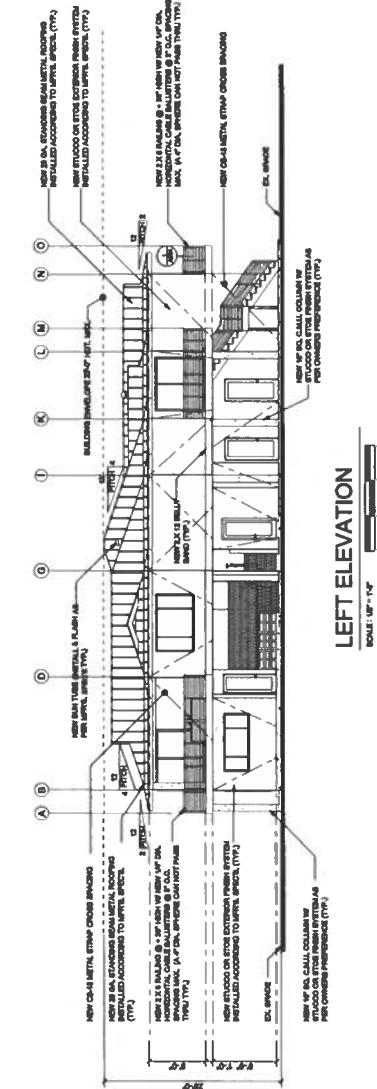
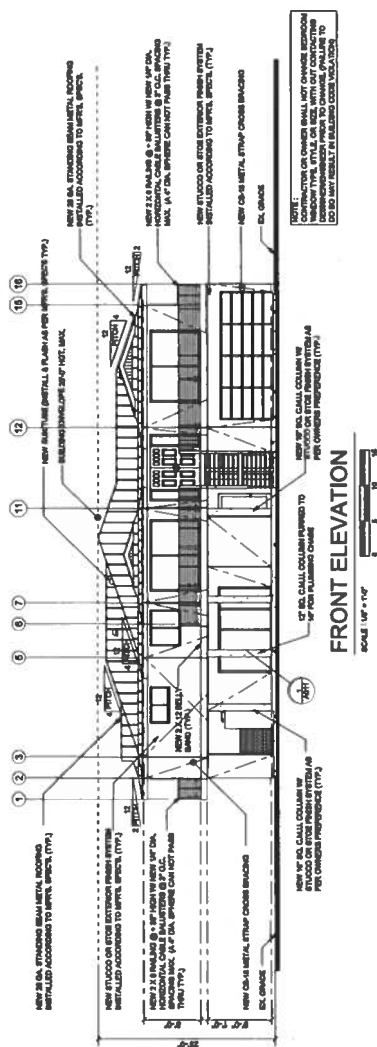
A PROPOSED NEW SINGLE FAMILY DWELLING FOR:
MR. & MRS. CARL & SUZANNE DEFOREST
ADDRESS: 68-1031 FARRINGTON HWY., WALUA, HI 96791
T.M.K. 6-8-002: 010

Blue Hawaii
Drafting Services

DATE: **4/14/2022**
SHEET NO.:

A001
OF 19 SHEETS

EXHIBIT C-9
CPR Unit 3



DATE	TIME	NAME	ADDRESS	NO.
1	10:00	Mr. J. H. Smith	123 Main St.	1
2	10:15	Mr. J. H. Smith	123 Main St.	2
3	10:30	Mr. J. H. Smith	123 Main St.	3
4	10:45	Mr. J. H. Smith	123 Main St.	4
5	11:00	Mr. J. H. Smith	123 Main St.	5
6	11:15	Mr. J. H. Smith	123 Main St.	6
7	11:30	Mr. J. H. Smith	123 Main St.	7
8	11:45	Mr. J. H. Smith	123 Main St.	8
9	12:00	Mr. J. H. Smith	123 Main St.	9
10	12:15	Mr. J. H. Smith	123 Main St.	10
11	12:30	Mr. J. H. Smith	123 Main St.	11
12	12:45	Mr. J. H. Smith	123 Main St.	12
13	1:00	Mr. J. H. Smith	123 Main St.	13
14	1:15	Mr. J. H. Smith	123 Main St.	14
15	1:30	Mr. J. H. Smith	123 Main St.	15
16	1:45	Mr. J. H. Smith	123 Main St.	16
17	2:00	Mr. J. H. Smith	123 Main St.	17
18	2:15	Mr. J. H. Smith	123 Main St.	18
19	2:30	Mr. J. H. Smith	123 Main St.	19
20	2:45	Mr. J. H. Smith	123 Main St.	20
21	3:00	Mr. J. H. Smith	123 Main St.	21
22	3:15	Mr. J. H. Smith	123 Main St.	22
23	3:30	Mr. J. H. Smith	123 Main St.	23
24	3:45	Mr. J. H. Smith	123 Main St.	24
25	4:00	Mr. J. H. Smith	123 Main St.	25
26	4:15	Mr. J. H. Smith	123 Main St.	26
27	4:30	Mr. J. H. Smith	123 Main St.	27
28	4:45	Mr. J. H. Smith	123 Main St.	28
29	5:00	Mr. J. H. Smith	123 Main St.	29
30	5:15	Mr. J. H. Smith	123 Main St.	30
31	5:30	Mr. J. H. Smith	123 Main St.	31
32	5:45	Mr. J. H. Smith	123 Main St.	32
33	6:00	Mr. J. H. Smith	123 Main St.	33
34	6:15	Mr. J. H. Smith	123 Main St.	34
35	6:30	Mr. J. H. Smith	123 Main St.	35
36	6:45	Mr. J. H. Smith	123 Main St.	36
37	7:00	Mr. J. H. Smith	123 Main St.	37
38	7:15	Mr. J. H. Smith	123 Main St.	38
39	7:30	Mr. J. H. Smith	123 Main St.	39
40	7:45	Mr. J. H. Smith	123 Main St.	40
41	8:00	Mr. J. H. Smith	123 Main St.	41
42	8:15	Mr. J. H. Smith	123 Main St.	42
43	8:30	Mr. J. H. Smith	123 Main St.	43
44	8:45	Mr. J. H. Smith	123 Main St.	44
45	9:00	Mr. J. H. Smith	123 Main St.	45
46	9:15	Mr. J. H. Smith	123 Main St.	46
47	9:30	Mr. J. H. Smith	123 Main St.	47
48	9:45	Mr. J. H. Smith	123 Main St.	48
49	10:00	Mr. J. H. Smith	123 Main St.	49
50	10:15	Mr. J. H. Smith	123 Main St.	50
51	10:30	Mr. J. H. Smith	123 Main St.	51
52	10:45	Mr. J. H. Smith	123 Main St.	52
53	11:00	Mr. J. H. Smith	123 Main St.	53
54	11:15	Mr. J. H. Smith	123 Main St.	54
55	11:30	Mr. J. H. Smith	123 Main St.	55
56	11:45	Mr. J. H. Smith	123 Main St.	56
57	12:00	Mr. J. H. Smith	123 Main St.	57
58	12:15	Mr. J. H. Smith	123 Main St.	58
59	12:30	Mr. J. H. Smith	123 Main St.	59
60	12:45	Mr. J. H. Smith	123 Main St.	60
61	1:00	Mr. J. H. Smith	123 Main St.	61
62	1:15	Mr. J. H. Smith	123 Main St.	62
63	1:30	Mr. J. H. Smith	123 Main St.	63
64	1:45	Mr. J. H. Smith	123 Main St.	64
65	2:00	Mr. J. H. Smith	123 Main St.	65
66	2:15	Mr. J. H. Smith	123 Main St.	66
67	2:30	Mr. J. H. Smith	123 Main St.	67
68	2:45	Mr. J. H. Smith	123 Main St.	68
69	3:00	Mr. J. H. Smith	123 Main St.	69
70	3:15	Mr. J. H. Smith	123 Main St.	70
71	3:30	Mr. J. H. Smith	123 Main St.	71
72	3:45	Mr. J. H. Smith	123 Main St.	72
73	4:00	Mr. J. H. Smith	123 Main St.	73
74	4:15	Mr. J. H. Smith	123 Main St.	74
75	4:30	Mr. J. H. Smith	123 Main St.	75
76	4:45	Mr. J. H. Smith	123 Main St.	76
77	5:00	Mr. J. H. Smith	123 Main St.	77
78	5:15	Mr. J. H. Smith	123 Main St.	78
79	5:30	Mr. J. H. Smith	123 Main St.	79
80	5:45	Mr. J. H. Smith	123 Main St.	80
81	6:00	Mr. J. H. Smith	123 Main St.	81
82	6:15	Mr. J. H. Smith	123 Main St.	82
83	6:30	Mr. J. H. Smith	123 Main St.	83
84	6:45	Mr. J. H. Smith	123 Main St.	84
85	7:00	Mr. J. H. Smith	123 Main St.	85
86	7:15	Mr. J. H. Smith	123 Main St.	86
87	7:30	Mr. J. H. Smith	123 Main St.	87
88	7:45	Mr. J. H. Smith	123 Main St.	88
89	8:00	Mr. J. H. Smith	123 Main St.	89
90	8:15	Mr. J. H. Smith	123 Main St.	90
91	8:30	Mr. J. H. Smith	123 Main St.	91
92	8:45	Mr. J. H. Smith	123 Main St.	92
93	9:00	Mr. J. H. Smith	123 Main St.	93
94	9:15	Mr. J. H. Smith	123 Main St.	94
95	9:30	Mr. J. H. Smith	123 Main St.	95
96	9:45	Mr. J. H. Smith	123 Main St.	96
97	10:00	Mr. J. H. Smith	123 Main St.	97
98	10:15	Mr. J. H. Smith	123 Main St.	98
99	10:30	Mr. J. H. Smith	123 Main St.	99
100	10:45	Mr. J. H. Smith	123 Main St.	100

1
A004

REAR ELEVATION

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

**Blue Hawaii
Drafting Services**

DATE _____

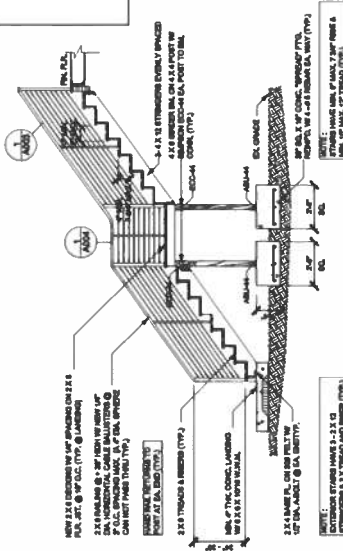
4/14/2022

SHEET NO.

A004

OF 19 SHEETS

RIGHT ELEVATION



EXTERIOR STAIR DETAIL

MLL

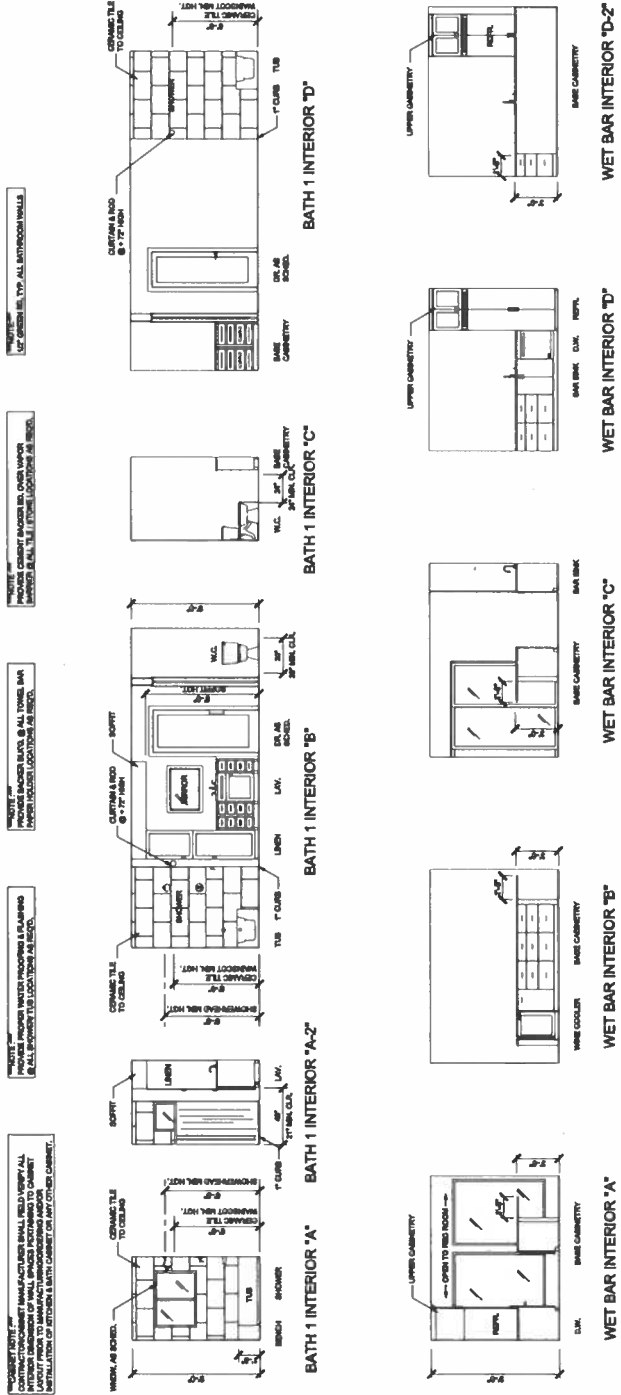
**A PROPOSED NEW SINGLE FAMILY DWELLING FOR:
MR. & MRS. CARL & SUZANNE DEFORREST
ADDRESS: 66-1031 FARRINGTON HWY., WALUTUA, HI 96791
T.M.K. 6 - 8 - 002 : 010**

**Blue Hawaii
Drafting Services**

DATE	4/14/2022	SHEET NO.
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EXHIBIT C-10
CPR Unit 3

INTERIOR ELEVATIONS



THE NEW YORK PUBLIC LIBRARY

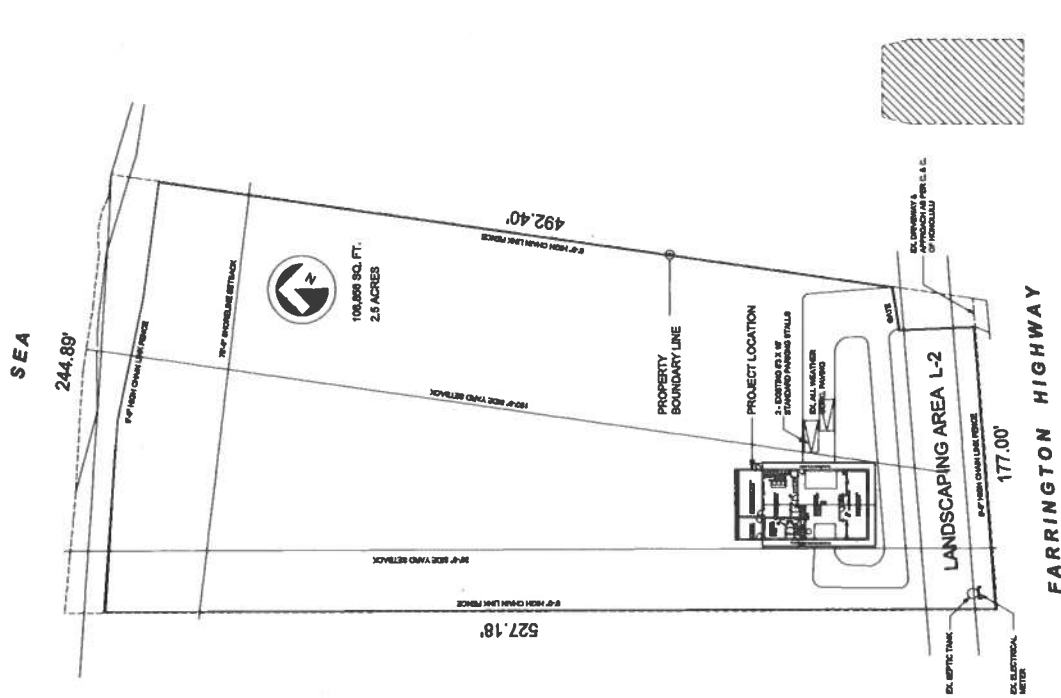
- [illegible]

- 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.) TENSILE PROTECTION

CITY AND COUNTY of MONTECALM
 SIGNED AND MANCED CHAPMAN JR.
 MONTECALM COUNTY CLERK 1983, AS AUTHORIZED

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.	6,000 LB. FT. = 12
STORAGE (AGRICULTURAL)	1 PER 250 SQ. FT.	675 LB. FT. = 4
GREENHOUSE	1 PER 500 SQ. FT.	600 LB. FT. = 2

Send in 100 photos (minimum 3 in. by 5 in.) showing your "before" and "after" results. You'll receive a complimentary 100% satisfaction guarantee. Call today to learn more.

[illegible]

POLY LINE AREA
3,755 SQ. FT.

PLOT PLAN

SCALE 100-150

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



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

EXHIBIT C-11 - Original Farm dwelling to be Converted to Agricultural CPR Unit 3 Structure.

EXHIBIT C-12 - Farm Dwelling Alteration to Convert Kitchen to

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

SAVING BIG BUCKS
FROM THE

JOB NO. _____

2021/IBP-11711

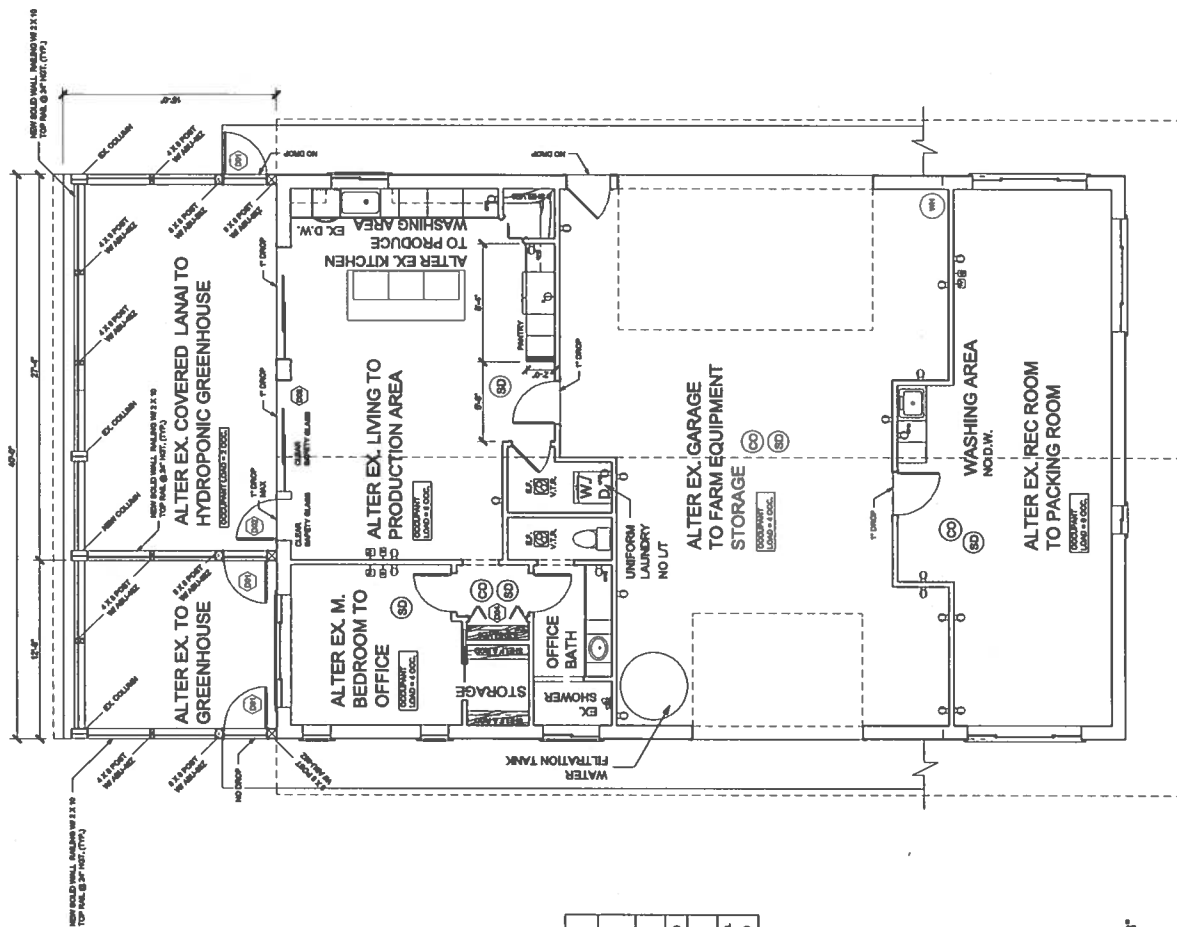
DATE _____

1/5/2022

SHEET NO.

2. A

OF 4 SHEETS



FIRST LEVEL FLOOR PLAN

FORM F - MP - 07

DOOR SCHEDULE		
NUMBER	WIDTH	HEIGHT
001	36"	80"
002	36"	80"
003	36"	80"
004	36"	80"
005	36"	80"
006	36"	80"
007	36"	80"
008	36"	80"
009	36"	80"
010	36"	80"
011	36"	80"
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013	36"	80"
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119	36"	80"
120	36"	80"
121	36"	80"
122	36"	80"
123	36"	80"
124	36"	80"
125	36"	80"
126	36"	80"

ALL ON-LAZING DOCKS IN HAZARDOUS AREAS TO BE SAFETY OF AGE AS PER I.B.C. SEC. 2-1004.4

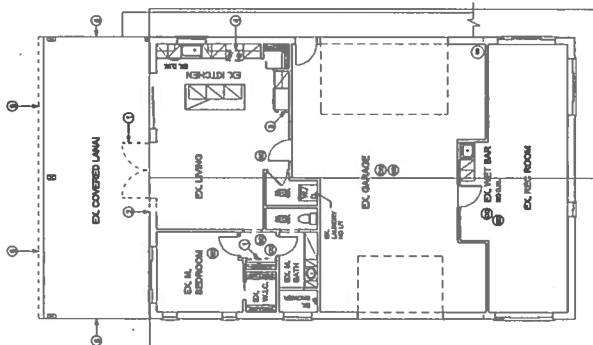
NOTE: ALL DOORS OPENINGS ARE CALLED OUT NOMINALLY, NOT ACTUAL R.O. SIZES. CONTRACTOR SHALL VERIFY W/ DOOR MANUFACTURER ACTUAL DOOR SIZES IN ORDER TO ESTIMATE

CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR DIMENSION OF ALL NEW DOOR REPLACING EXISTING DOOR OFFERING PRIOR TO DOOR PURCHASE/OFFER.

NOTE:
ALTER EXISTING S.F.D. RESIDENCE
TO AGRICULTURAL USAGE

NOTE:
ALL ELECTRICAL OUTLETS
ARE EXISTING

DEMO SCHEDULE	
①	REMOVE EX. DOORS & REPLACE WITH NEW DOORS AS PER SCHEDULE (PAIRED UNITS)
②	INSTALL NEW DOOR CLOSERS (PAIRED UNITS)
③	REMOVE EX. WALL, PAIRED UNITS
④	REMOVE EX. APPLIANCE & CABINETS (PAIRED UNITS)
⑤	REMOVE EX. ROOF FLASH & METAL SHEATHING (PAIRED UNITS) (EX. METAL CHIMNELS TO REMAIN)



EXISTING / DEMO PLAN

[illegible]

INTERIOR ELEVATION KEY

SCALE: 100 = 100%



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:

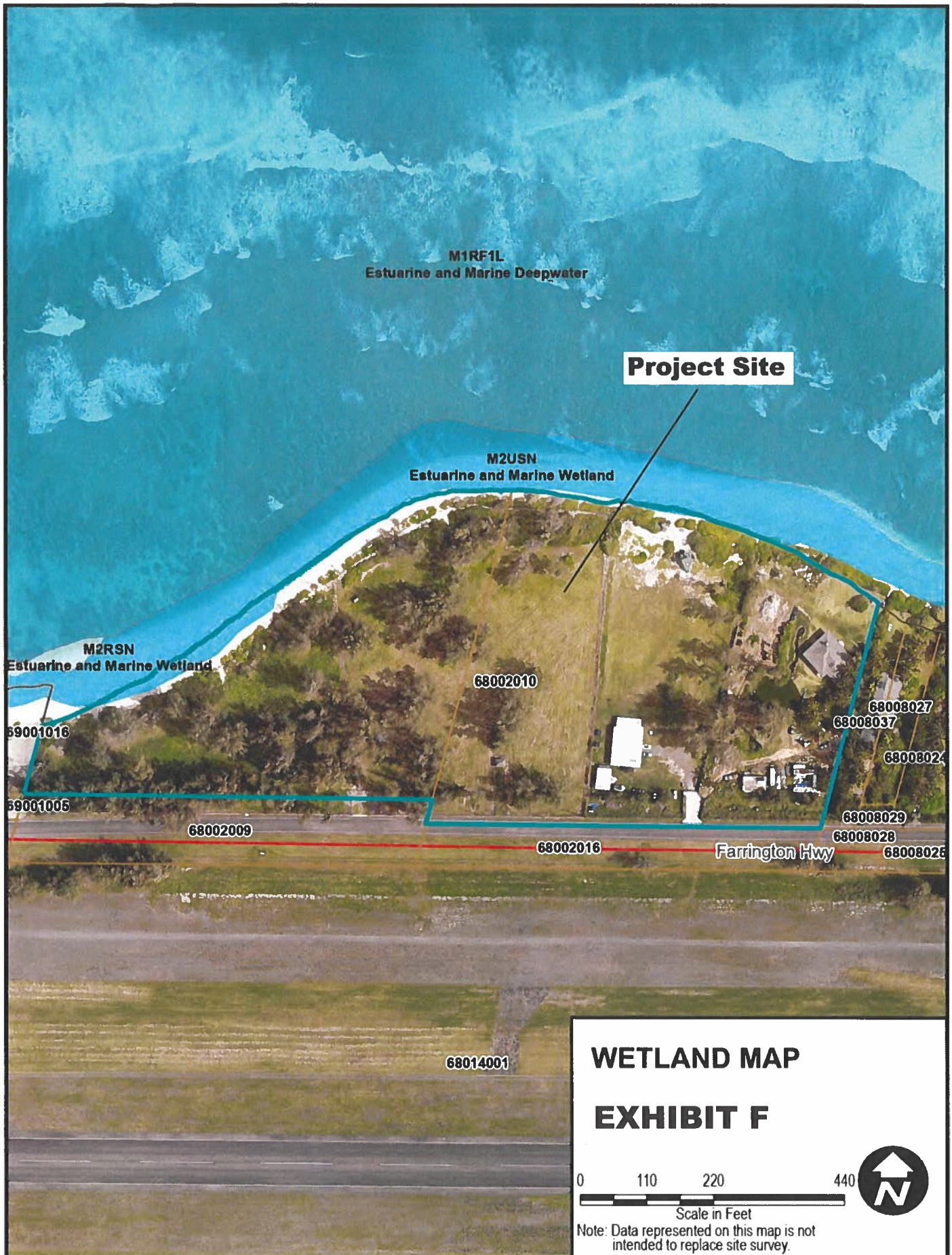
	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); 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.

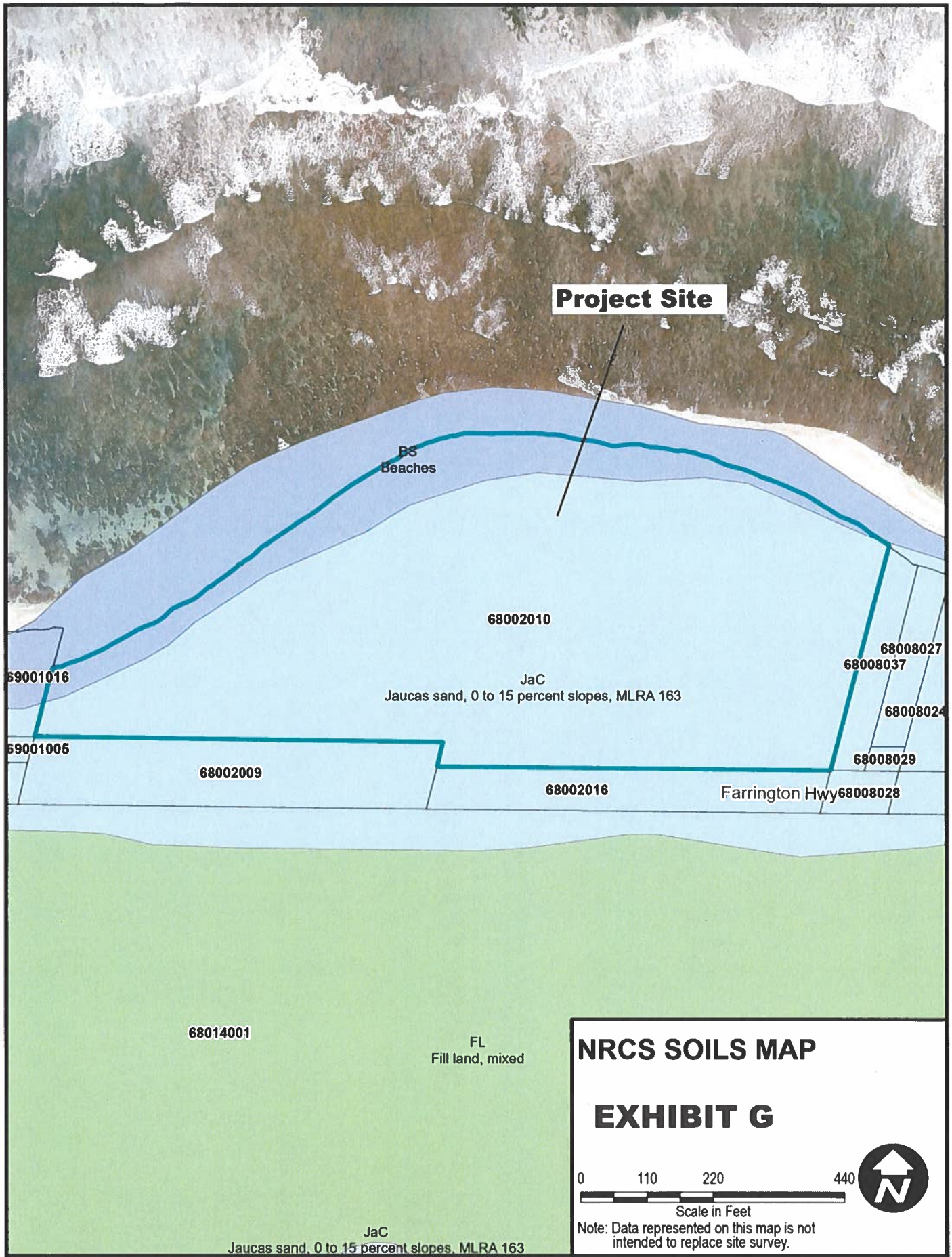
OTHER FLOOD AREAS

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



Prepared by:

Date Prepared:



Prepared by:

Date Prepared:

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All Rights Reserved 2024

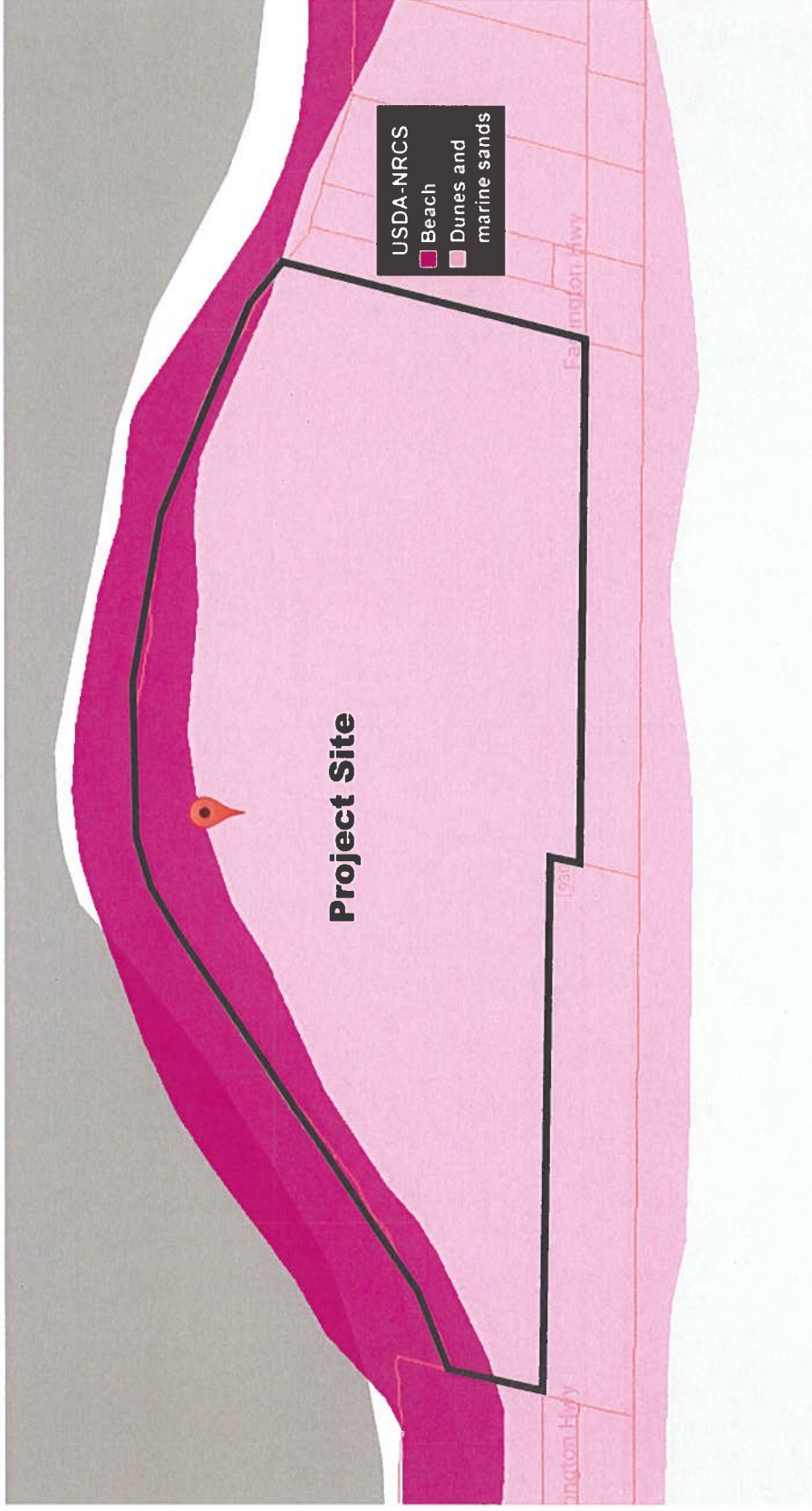


EXHIBIT H - DUNES AND MARINE SANDS

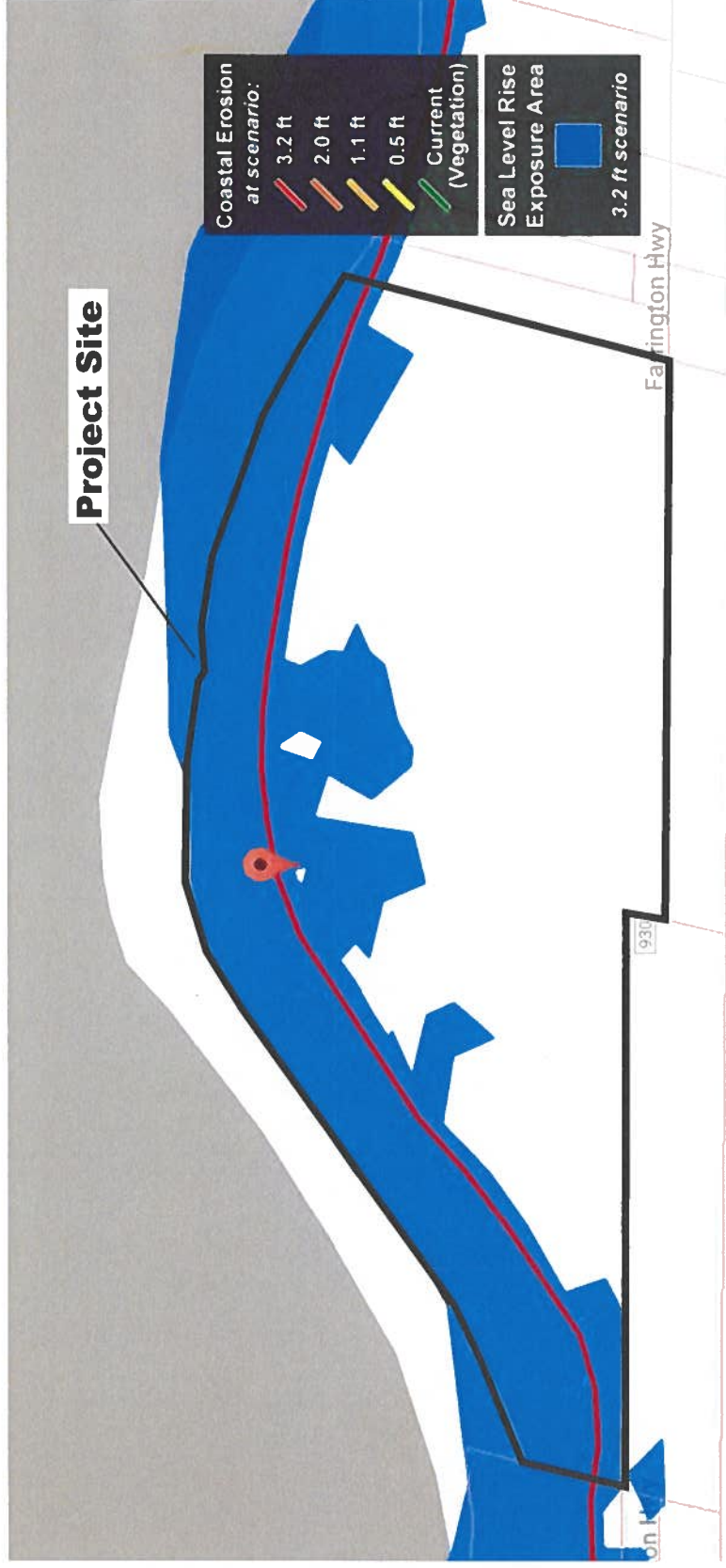
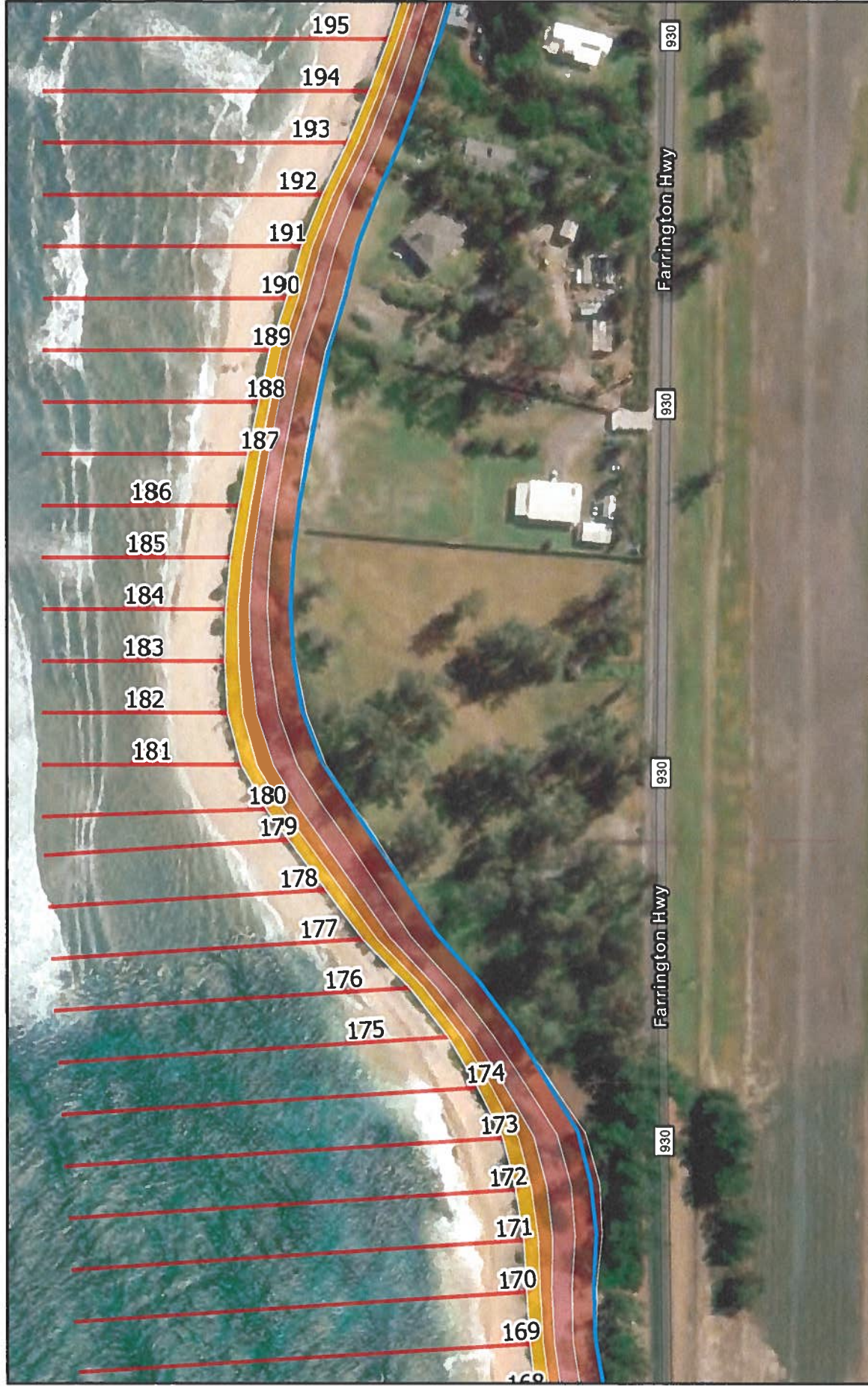


EXHIBIT I - 3.2-FOOT SEA LEVEL RISE EXPOSURE AREA WITH COASTAL EROSION PROJECTION

Shoreline Erosion Rate



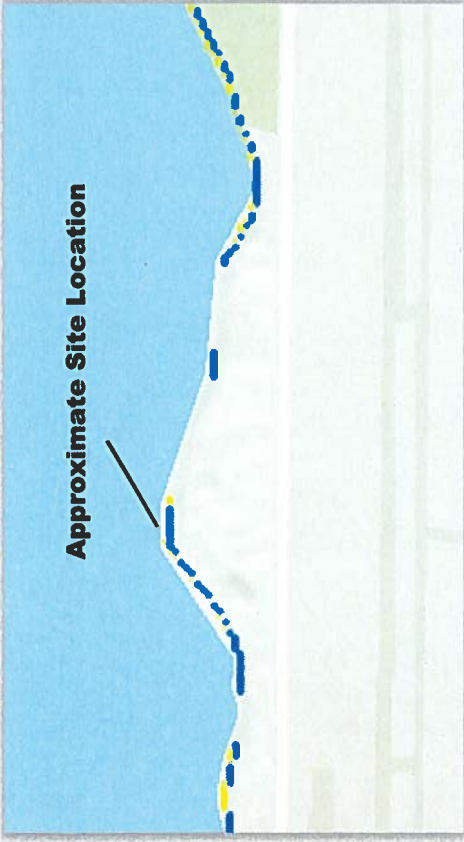
2/15/2024, 12:29:25 PM

- Mosaic Footprint
- 70 yr Erosion Rate + 60 ft
- Hawai'i Future Erosion Hazard Zone 0.5 ft, 2030
- Hawai'i Future Erosion Hazard Zone 1.1 ft, 2050
- Hawai'i Future Erosion Hazard Zone 2.0 ft, 2075
- Hawai'i Future Erosion Hazard Zone 3.2 ft, 2100
- Hawai'i Historical Transects
- 4.863116 - 0.000000

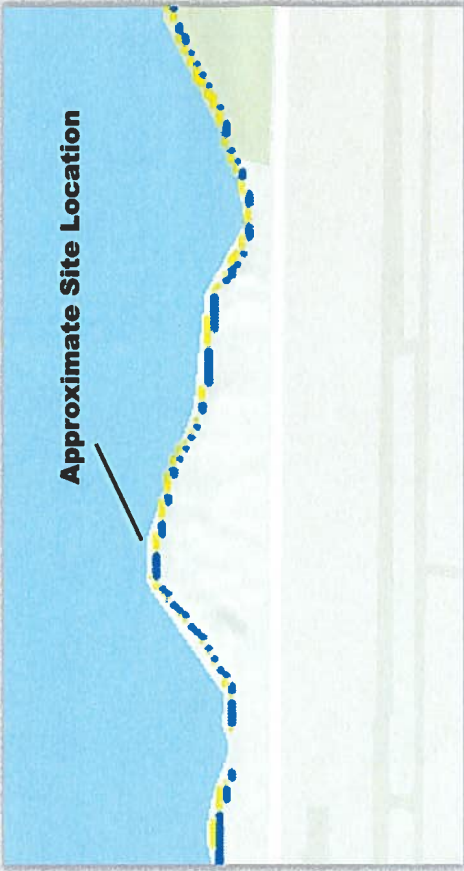
1:2,257
0 0.02 0.04 0.06 0.07 mi
0 0.03 0.06 0.11 km

Esri Community Maps Contributors, City and County of Honolulu, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, MET/NASA, ArcGIS Web AppBuilder
Resource Mapping Hawaii | University of Hawaii at Mānoa

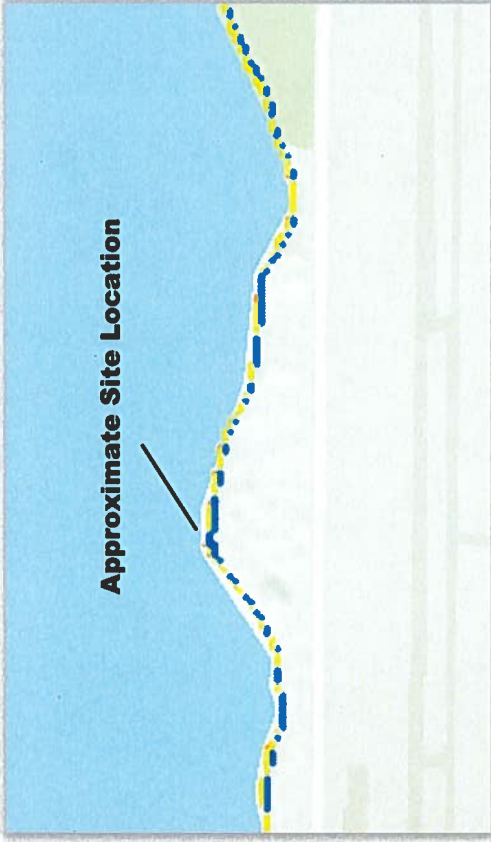
EXHIBIT J



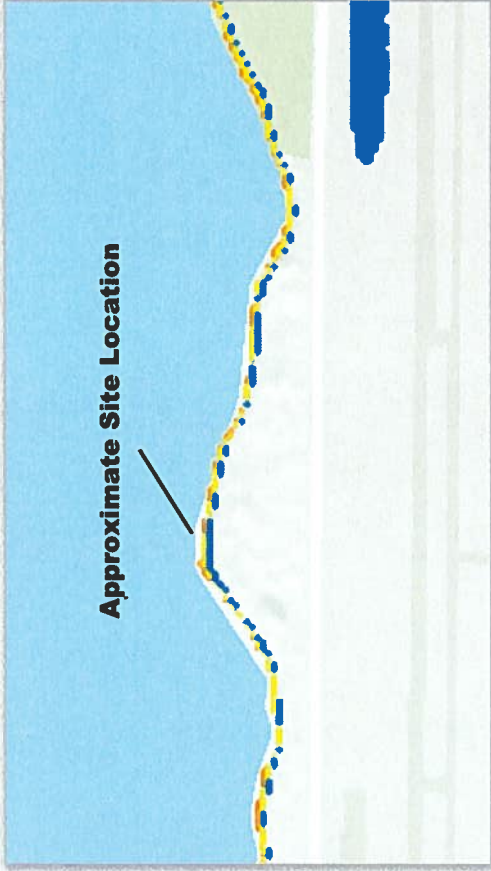
Category 1 Hurricane



Category 2 Hurricane

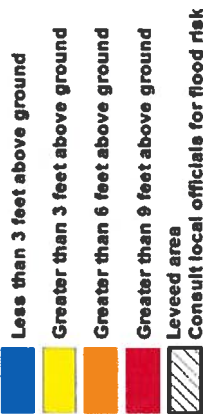


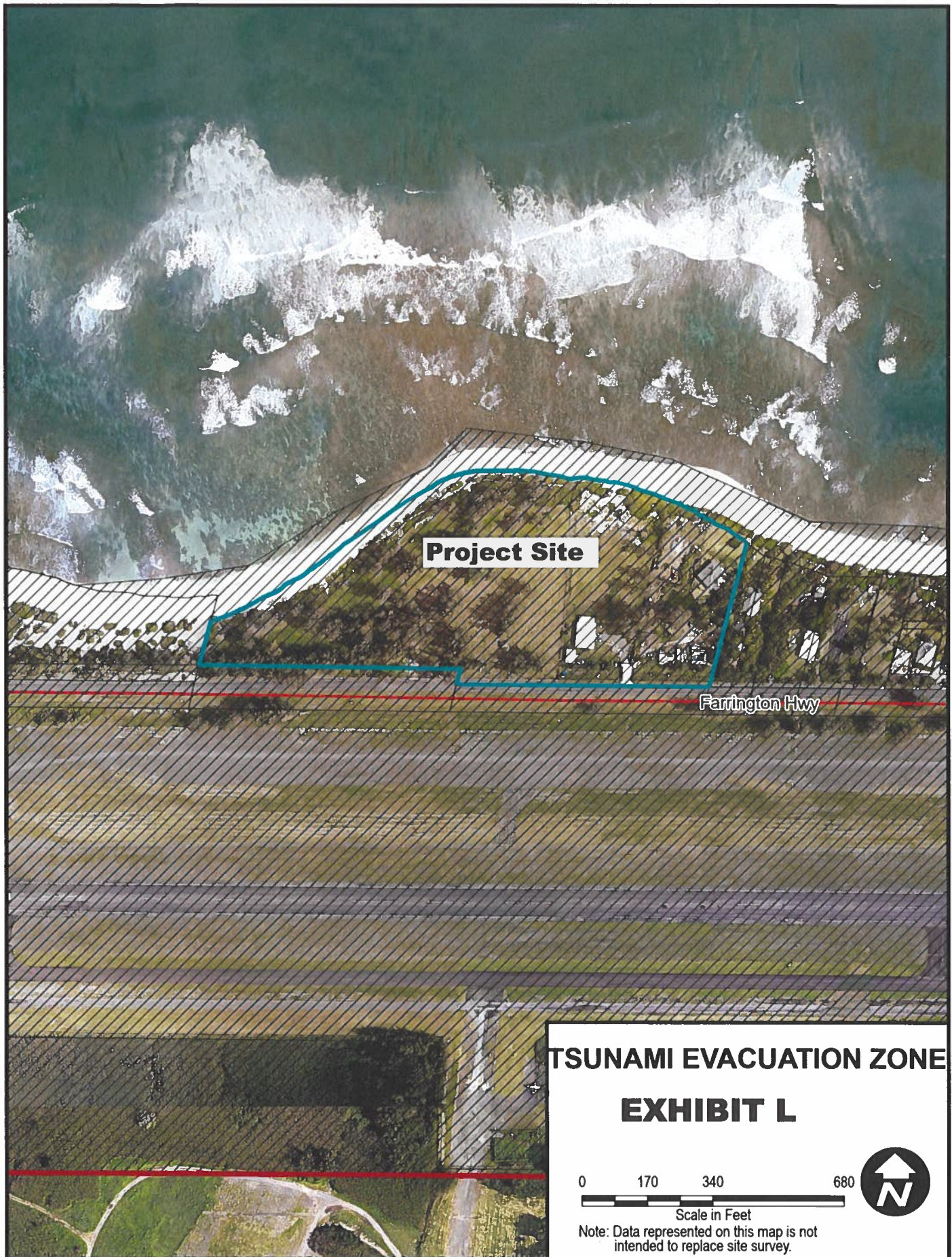
Category 3 Hurricane



Category 4 Hurricane

EXHIBIT K - NATIONAL HURRICANE CENTER STORM SURGE





Prepared by:

Date Prepared:

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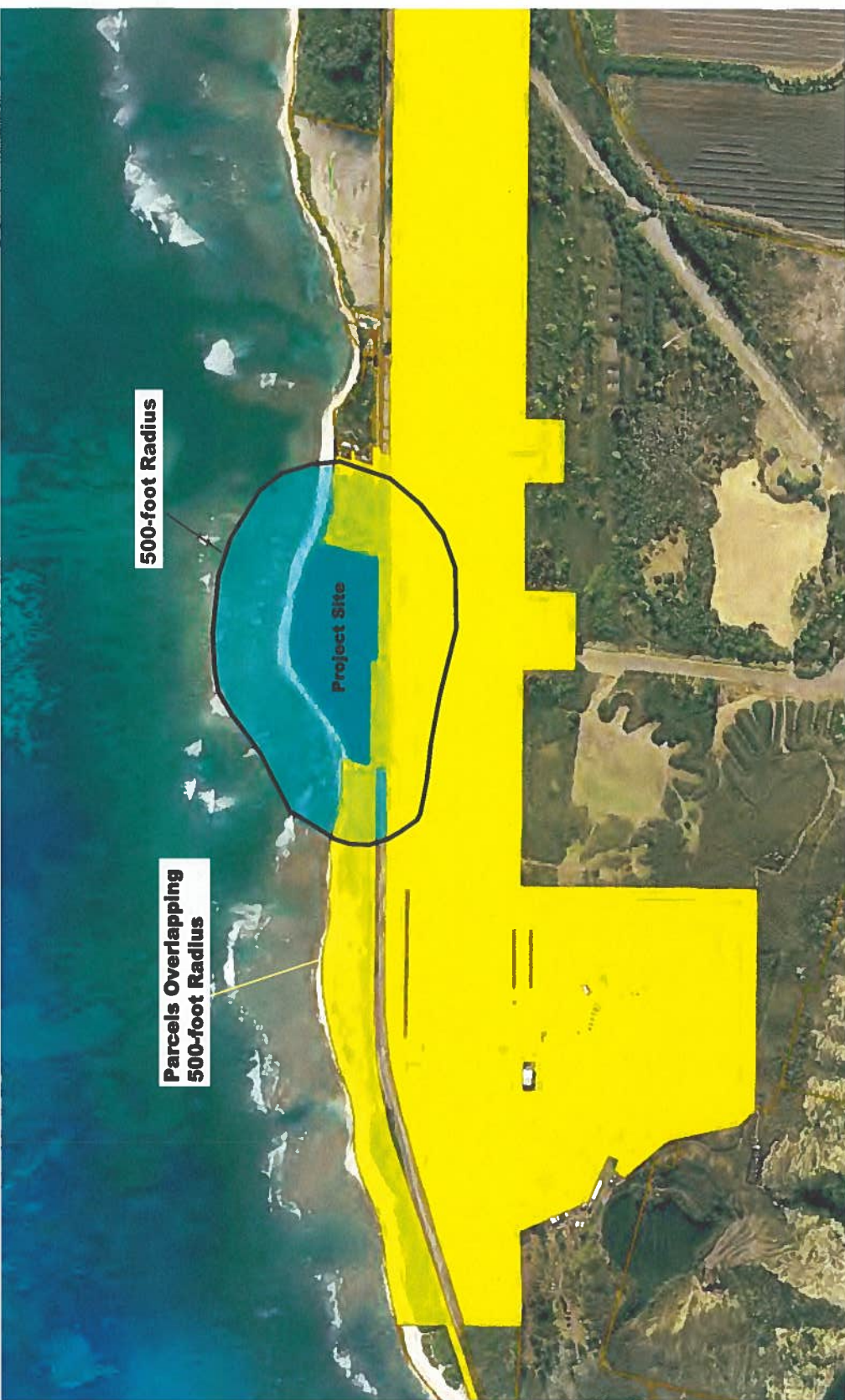


EXHIBIT M - 500-FOOT CUMULATIVE RADIUS IMPACT

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 24-57, CD1

Introduced: 02/29/24 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

Title: 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.

Voting Legend: * = Aye w/Reservations

02/29/24	INTRO	Introduced.
04/03/24	ZON	Reported out for adoption as amended in CD1 form. CR-114 5 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, SAY, WEYER
04/17/24	CCL	Committee report and Resolution as amended were adopted. 8 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, SAY, TULBA, WATERS, WEYER 1 ABSENT: TUPOLA

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.


GLEN I. TAKAHASHI, CITY CLERK


TOMMY WATERS, CHAIR AND PRESIDING OFFICER