HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-333, CD1

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE DEMOLITION OF AN EXISTING SINGLE-UNIT DWELLING AND ATTACHED GARAGE; CONSTRUCTION OF A NEW SINGLE-UNIT DWELLING, POOL, SPA, AND DETACHED GARAGE WITH RECREATION ROOM ABOVE THE GARAGE; AND INSTALLATION OF AN INDIVIDUAL WASTEWATER SYSTEM IN WAIALUA, O'AHU.

WHEREAS, on September 29, 2025, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2025/SMA-81) from Robert Vavul ("Applicant") for a Special Management Area ("SMA") Major Permit to allow for the demolition of an existing single-story, single-unit dwelling and detached two-car garage; construction of a new two-story, single-unit dwelling, pool, spa, and detached two-car garage with a recreation room on the second floor above the garage; decommission of an existing cesspool; and installation of an individual wastewater system on an approximately 13,230 square foot shoreline lot zoned R-7.5 Residential District, located at 68-309 Crozier Drive, and identified as Tax Map Key 6-8-005:015 (the "Project"); and

WHEREAS, on November 7, 2025, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant's agent and DPP staff members; no members of the public attending the hearing; and

WHEREAS, on December 22, 2025, within 45 days after the close of the public hearing, 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 findings and recommendation of the DPP on December 19, 2025, by Departmental Communication 869 (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit with the conditions enumerated below; now, therefore,

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

A. Except as modified herein, development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced

above, and as depicted in Exhibits A, B, C-1 through C-14, and D through L, 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, as addressed in ROH Chapter 25 or 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 may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP revised Project plans that show the location of the Project's new individual wastewater system, which must be outside of the portion of the Project site that is within Flood Zone AE.

C. To recognize 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, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 6-8-005:015 is susceptible to coastal hazards, which may result in harm or loss of life and property."*

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 6-8-005:015 is a shoreline zoning lot and may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

D. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to implement construction activities at Tax Map Key 6-8-005:015, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land 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 landowner further acknowledges 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 the 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 landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

E. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party, may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner hereby acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to undertake the development at Tax Map Key 6-8-005:015, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) 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."

F. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated on all Project building permit plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 6-8-005:015."

G. To minimize impacts to archaeological, historic, and cultural resources that may be present at the Project site, the Applicant shall comply with the following:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of the State Historic Preservation Division's ("SHPD") written acceptance of the Project's Archaeological Inventory Survey ("AIS") that meets the requirements of § 13-276-5, Hawaii Administrative Rules, and includes subsurface testing conducted by a qualified archaeologist.

2. The Applicant shall consult with SHPD to implement all mitigation protocols approved by SHPD under the AIS or as otherwise required by SHPD. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by SHPD.

3. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; iwi kūpuna (Native Hawaiian ancestral remains); rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

H. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is 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 across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b).

3. Exterior light fixtures 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. 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).

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.

7. All Project-related activities must cease if a Hawaiian monk seal, green sea turtle, or hawksbill sea turtle is present on land 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 on land, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or sea turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

8. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal threatened, endangered, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows.

    a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct surveys for the presence of such bird nests, eggs, or fledglings.

b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed.

c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

i. The United States Fish and Wildlife Services ("USFWS") and the State of Hawai'i Department of Land and Natural Resources ("DLNR") Division of Forestry and Wildlife ("DOFAW") must be contacted immediately, and a 100-foot buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

ii. Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

iii. Written evidence of the survey must be submitted to the DPP Land Use Permits Division.

d. If there is a delay of three or more workdays during the active Project construction period, before work may resume, the qualified biologist must conduct subsequent nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish.

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All onsite Project workers must be instructed to review information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW.

9. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition H.8.c must be implemented.

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

I. 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 that it acts as a shoreline hardening barrier, such as by planting and irrigating naupaka along the shoreline, 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 shorline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the zoning 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 in the dune or shoreline area between the dwelling and shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area.

5. Any irrigation system must be designed so that water does not traverse 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.

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

J. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. The Applicant shall minimize the importation of fill material to the extent possible. No importation of fill material is proposed.

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee ("OISC").

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols is required. See https://www.oahuisc.org/print-materials/. All onsite Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or information provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during preconstruction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the Plant Pono website at www.plantpono.org.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle ("CRB") at any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of CRB host material.

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

K. The Applicant shall obtain a construction permit or building permit for the Project within 36 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 Applicant demonstrates 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, 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 Applicant's then-existing deadline for obtaining a construction permit or building permit;

   the extension will be deemed to be denied.

L. 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, and building, grading, and grubbing permit approvals, 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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-333, CD1**

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Robert Vavul, 68-309 Crozier Drive, Waialua, Hawai'i 96791; Mark Howland, WHALE Environmental Services, Inc., 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 of Hawai'i Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

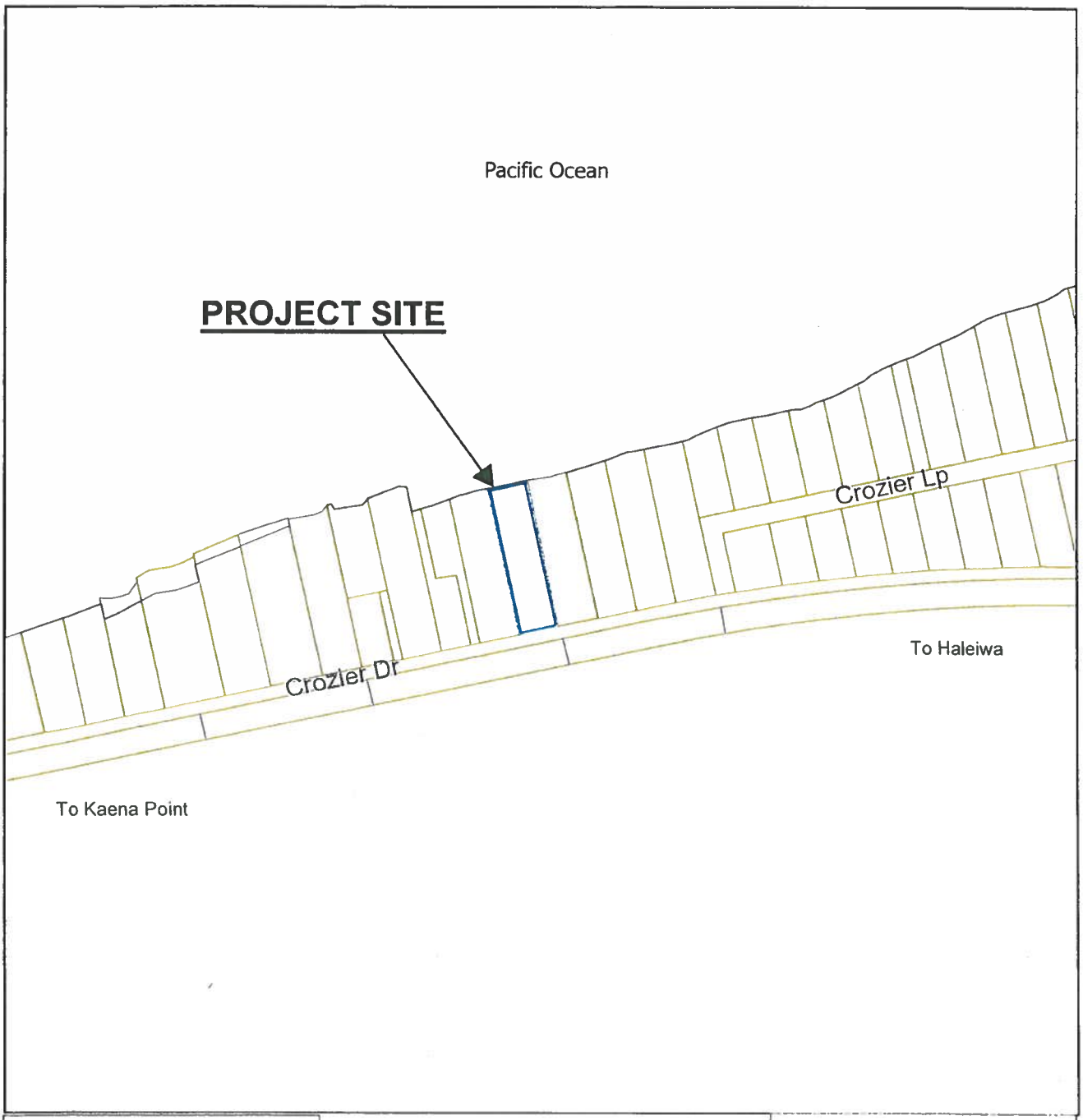
Tommy Waters (br)

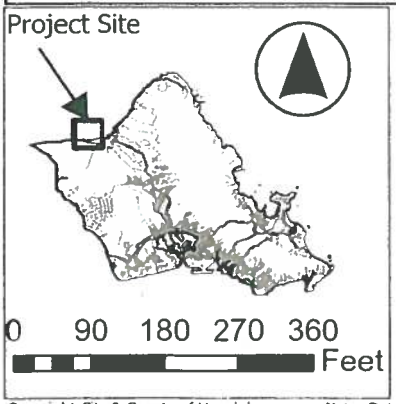
DATE OF INTRODUCTION:

December 23, 2025
Honolulu, Hawai'i

Councilmembers

EXHIBIT A





LOCATION MAP

File No.: 2025-SMA-81

Project:
Vavul Property – New Single-Unit Dwelling, pool, spa, garage, and recreation room

Location: 68-309 Crozier Drive – Waialua

TMK: 6-8-005: 015

Office of Council Services
City and County of Honolulu

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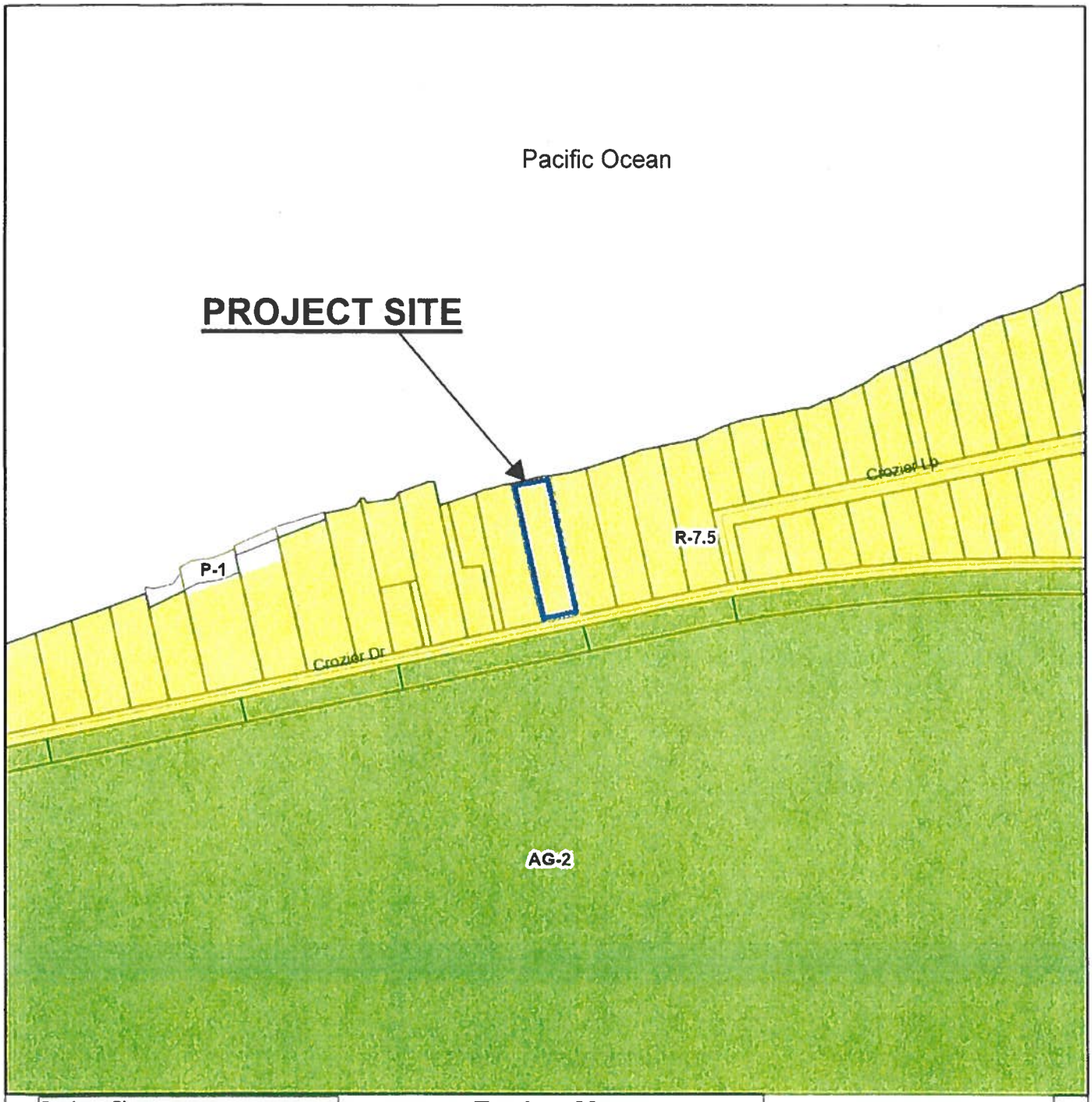
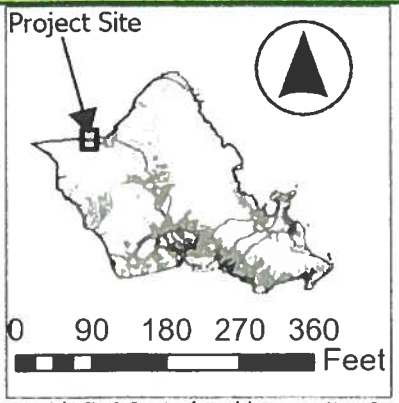
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2025

EXHIBIT B





Zoning Map
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

- AG-2
- P-1
- R-7.5

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City and County of Honolulu

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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2025

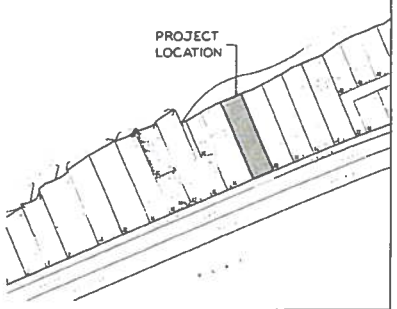
EXHIBIT C-1

NEW CONSTRUCTION OF THE VAVUL RESIDENCE

68-309 CROZIER DR. WAIALUA, HI 96791

TMK: 6-8-005:015

LOCATION MAP



VICINITY MAP



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AS AMENDED AND/OR LOCAL CODES. LAWS, ORDINANCES AND STATUTES. NOTHING IN THE DRAWING OR SPECIFICATIONS IS TO BE CONSTRUCTED AS REQUIRING OR PERMITTING WORK CONTRARY TO THESE RULES, REGULATIONS AND CODES. IF SO, CONTACT THE ARCHITECT FOR RESOLUTION.

2. THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.

3. DO NOT SCALE THE DRAWINGS. EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD. WHERE DISCREPANCIES BETWEEN THE DRAWING DIMENSIONS AND THE FIELD CONDITIONS OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.

4. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. PREFERENCE SHALL BE GIVEN TO THE DIMENSIONS ON THE DRAWINGS. GENERAL NOTES AND SPECIFICATIONS WHICH ARE INTENDED TO AGREE AND SUPPLEMENT EACH OTHER ANYTHING INDICATED ON ONE AND NOT IN THE OTHER SHALL BE EXECUTED AS IF BOTH. IN CASES OF DIRECT CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN (CONTACT ARCHITECT FOR RESOLUTION)

5. ALL CONTRACTORS SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH THE INFORMATION SHOWN. ALL CONTRACTORS SHALL BE DEEMED TO HAVE INSPECTED THE SITE AND SATISFIED HIMSELF AS TO THE TRUE CONDITION UNDER WHICH THE WORK IS TO BE PERFORMED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO THE START OF CONSTRUCTION.

THIS PROJECT HAS NO AUTOMATIC FIRE SPRINKLER SYSTEMS OR IRRIGATION CONNECTED TO WATER METER

ALL PLUMBING FIXTURES TO BE 'LOW FLOW' TYPE

SOLAR WATER HEATER: HNB 2020-0040

SPECIAL INSPECTION

___ 1. CONCRETE
___ 2. BOLTS INSTALLED IN CONCRETE
___ 3. SPECIAL MOMENT-RESISTING CONCRETE FRAME
___ 4. REINFORCING STEEL AND PRESTRESSING STEEL TENDONS
___ 5. STRUCTURAL WELDING
___ 6. HIGH-STRENGTH BOLTING
___ 7. STRUCTURAL MASONRY
___ 8. REINFORCED GYPSUM CONCRETE
___ 9. INSULATING CONCRETE FILL
___ 10. SPRAY-APPLIED FIREPROOFING
___ 11. PILING, DRILLED PIERS AND CAISSONS
___ 12. SHOTCRETE
___ 13. SPECIAL GRADING, EXCAVATION AND FILLING
___ 14. FIRE-PROTECTION SYSTEM
___ 15. SPECIAL CASES (SPECIFY)
__X__ 16. SHEATHED SHEAR WALLS AND DIAPHRAGMS
__X__ 17. COMPLETE LOAD PATH AND UPLIFT TIES
__X__ 18. TERMITE PROTECTION

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR

1. OBSERVE WORK ASSIGNED FOR CONFORMANCE WITH APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

2. FURNISH INSPECTION REPORTS TO THE OWNER, THE ENGINEER OR ARCHITECT OF RECORD, AND OTHER OWNER-DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.

3. SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE BUILDING CODE. ALSO, INDICATE THE TYPE OF WORK THAT WAS INSPECTED. THIS REPORT SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

R301.2.1.2 PROTECTION OF OPENINGS WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS MUST HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS MUST MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCED THEREIN
EXCEPTIONS:
1. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH AND A MAXIMUM PANEL SPAN OF 8 FEET ARE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS CLASSIFIED AS GROUP R-3 OR R-4 OCCUPANCY. PANELS MUST BE PRECUT SO THAT THEY ARE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS MUST BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND WILL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET OR LESS, WHERE EFFECTIVE ULTIMATE DESIGN WIND SPEEDS, V_ult, DO NOT EXCEED 175 MPH.
2. GLAZING IN ACCESSORY STRUCTURES TO THE SINGLE FAMILY DWELLINGS INCLUDING BUT NOT LIMITED TO GREENHOUSES AND MINOR STORAGE SHEDS.
3. PARTIALLY ENCLOSED OCCUPANCY R-3 BUILDINGS ARE PERMITTED TO BE DESIGNED WITHOUT WIND-BORNE DEBRIS PROTECTION. PARTIALLY ENCLOSED AND OPEN OCCUPANCY R-3 BUILDINGS MUST ALSO INCLUDE A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH ICC 500 CHAPTER 16, ARTICLE 13.

PROJECT INFORMATION

OWNER: ROBERT VAVUL
STREET ADDRESS: 68-309 CROZIER DR WAIALUA, HI
T.M.K. NUMBER: 6-8-005:015
LOT AREA: 13,230 SF
MAX. BUILDING AREA: 50% (6,615 SQ. FT.)
ACTUAL LOT COVERAGE: 33% (4,334 SQ. FT.)
ZONING: R-7.5
FLOOD ZONE: AE +14.0' & XS
SETBACKS: FRONT: 10' SIDE & REAR: 5'

BUILDING AREA:
DWELLING BUILDING AREA: 3,540 SF
GARAGE AREA: 794 SF
TOTAL BUILDING AREA: 4,334 SF

DWELLING FLOOR AREA:
1ST FLOOR INTERIOR AREA: 2,483 SF
1ST FLOOR INTERIOR AREA- GARAGE: 474 SF
1ST FLOOR COVERED LANAI AREA: 583 SF
2ND FLOOR INTERIOR AREA: 2,092 SF
2ND FLOOR COVERED LANAI AREA: 275 SF
RECREATION ROOM: 140 SF
TOTAL FLOOR AREA: 6,647 SF

GARAGE AREA: 794 SF
MAX ALLOWABLE FAR: 0.7
ACTUAL FAR: 6647/13230= 0.50

PARKING CALCULATION:
1 PER UNIT PER 1,000 SF
TOTAL REQUIRED PARKING: 7
TOTAL PROVIDED PARKING: 7

SHEET INDEX

001	TITLE SHEET, INDEX OF DRAWINGS, PROJECT LOCATION, GENERAL NOTES
SMA1	SMA SECTION, SITE PLAN
D100	DEMOLITION PLANS
A100	SITE PLAN, TOPOGRAPHIC SURVEY
A101	1ST FLOOR PLAN, FLOOR AREA DIAGRAM
A102	2ND FLOOR PLAN, FLOOR AREA DIAGRAM
A103	GARAGE & RECREATION ROOM FLOOR PLANS
A104	ROOF PLAN
A111	1ST FLOOR PLAN REFLECTED CEILING PLAN
A112	2ND FLOOR PLAN REFLECTED CEILING PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS- GARAGE
A203	INTERIOR ELEVATIONS, SCHEDULES
A301	SCHEDULES, SECTIONS
WF101	POOL PLANS
S001	STRUCTURAL NOTES
S100	FOUNDATION PLAN
S101	FLOOR FRAMING PLAN
S102	ROOF FRAMING PLAN
S103	GARAGE STRUCTURAL PLANS
S300	STRUCTURAL DETAILS
S301	STRUCTURAL DETAILS
S302	STRUCTURAL DETAILS
S303	STRUCTURAL DETAILS

ENERGY CONSERVATION

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCES OF HONOLULU 2021
CHAPTER 16B

TO THE BEST OF MY KNOWLEDGE, THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE FOR:

__X__ BUILDING COMPONENT SYSTEMS
_____ ELECTRICAL COMPONENT SYSTEMS
_____ MECHANICAL COMPONENT SYSTEMS

SIGNATURE:
DATE: 6/18/2024

NAME: JC KAHAKU CHUN
LICENSE NO: AR-18252 EXP. DATE: 4/30/2026

KAHAKU DESIGN
jc@kahaku.com 808 [illegible]

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791
TMK: 6-8-005:015

PERMIT SET

DRAWING:
PROJECT LOCATION
PROJECT INFORMATION

DATE: 6/18/2024 PROJECT: 23-VWR
SHEET:
001

EXHIBIT C-2

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.

2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.

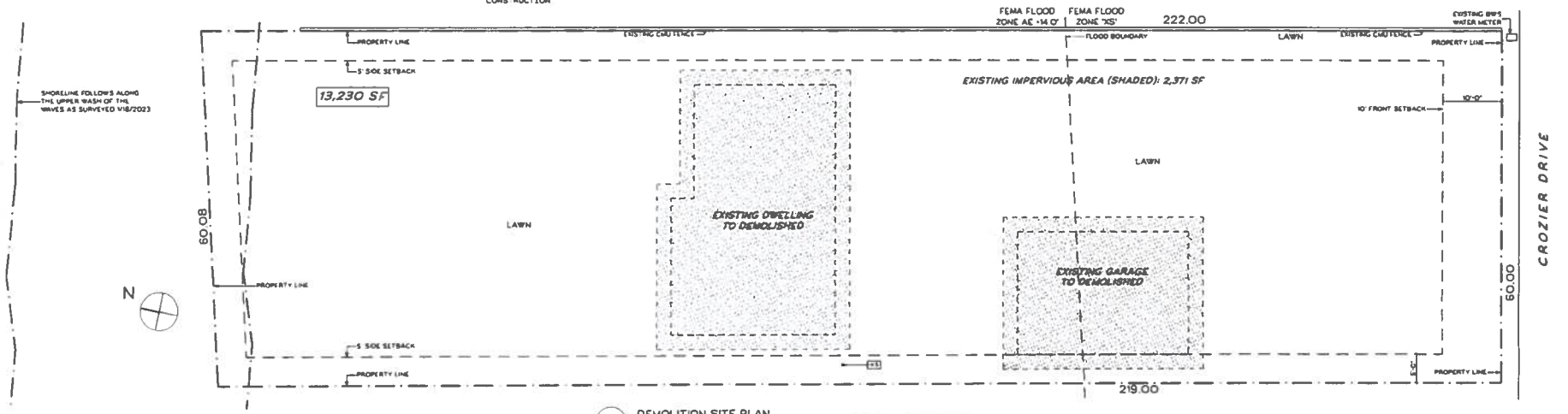
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

ESCP INSPECTION NOTES:

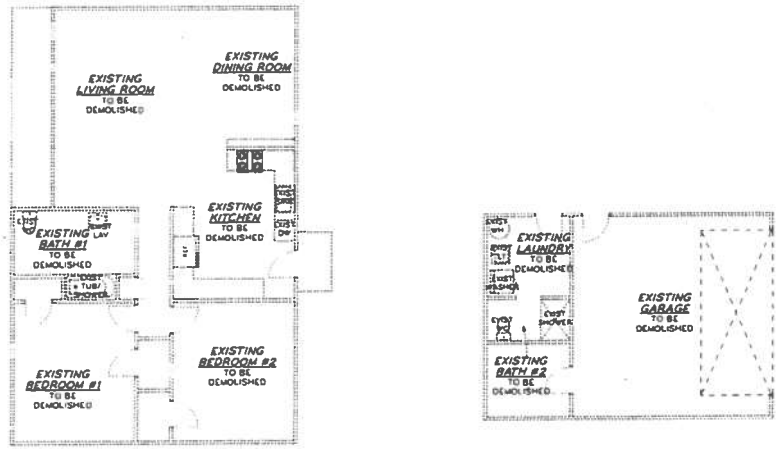
1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.

2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THEBUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.

3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE, BEFORE THE START OF CONSTRUCTION.



1 DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"



2 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

PERMIT SET

DRAWING:
DEMOLITION PLANS

DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
D100

EXHIBIT C-3

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY

2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH

3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY

4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN

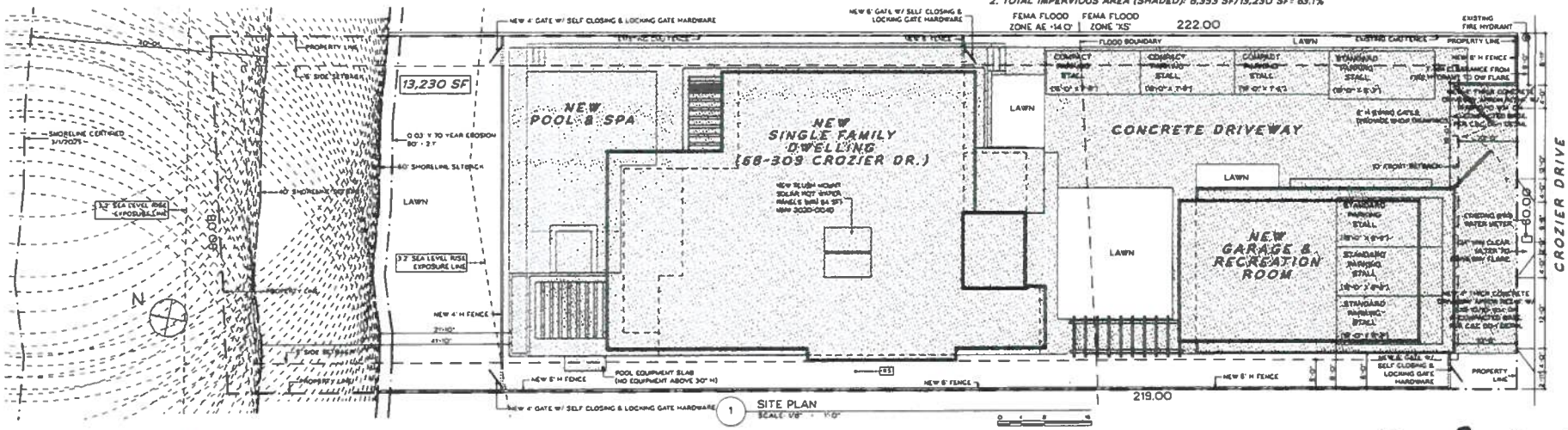
ESCP INSPECTION NOTES:

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT

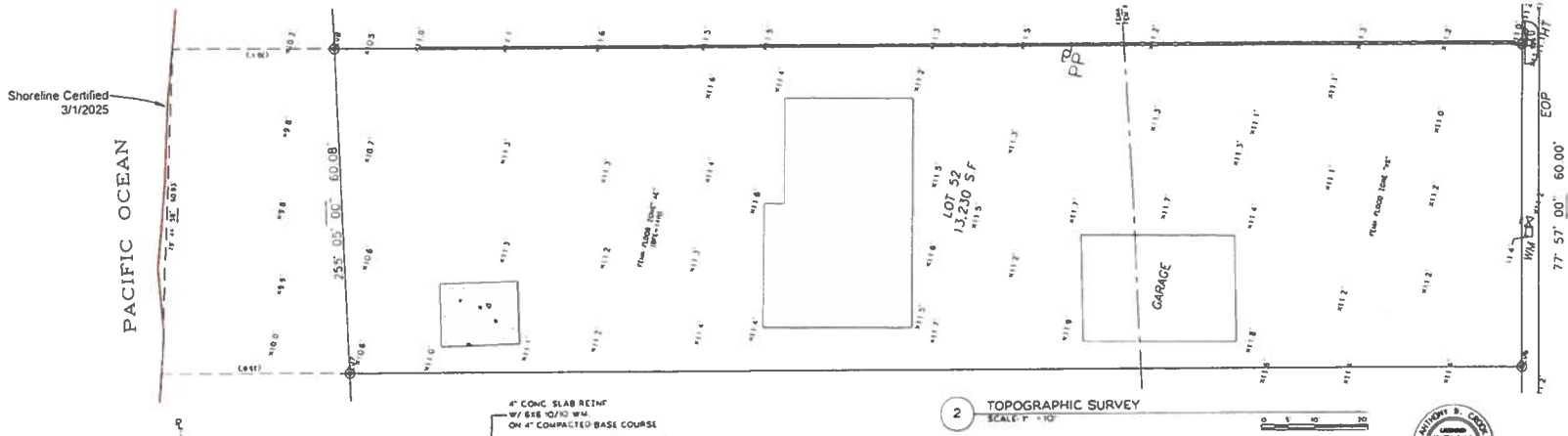
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION

3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPPNPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE, BEFORE THE START OF CONSTRUCTION

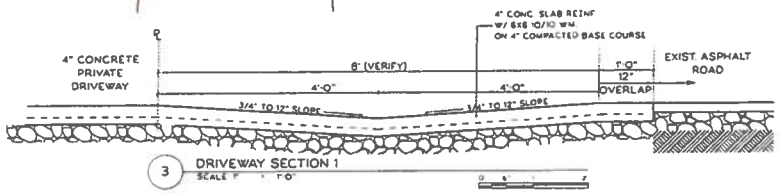
1 & 2-FAMILY DWELLING PROJECTS:
1. USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE MAY NOT EXCEED 75%, PER LUO SECTION 21-9.70 (G)
2. TOTAL IMPERVIOUS AREA (SHADED): 8,353 SF/13,230 SF= 63.1%



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



2 TOPOGRAPHIC SURVEY
SCALE: 1" = 10'



3 DRIVEWAY SECTION 1
SCALE: 1" = 1'-0"

ANTHONY B. CROCK
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 12994

KAMAKU DESIGN

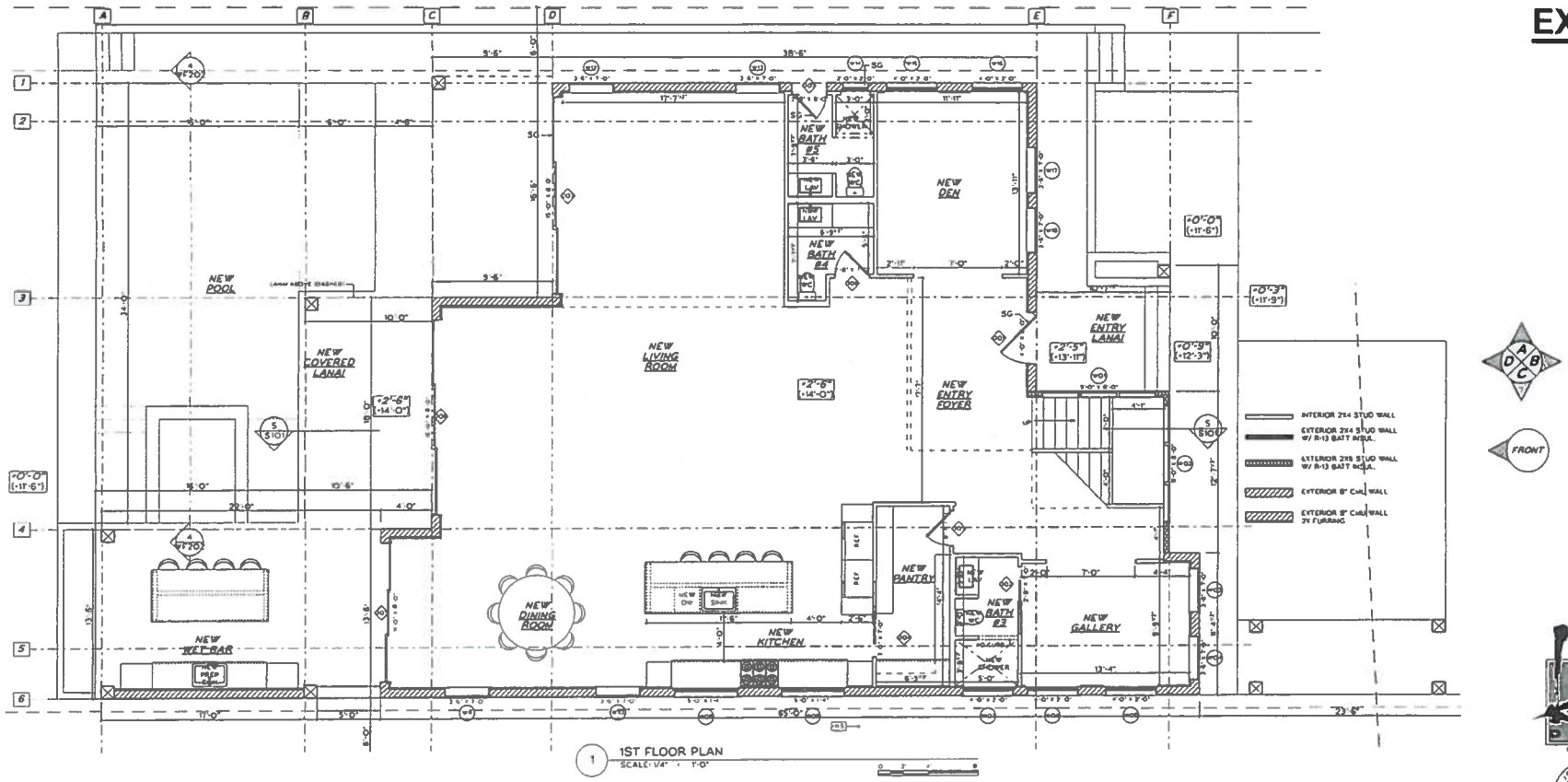
NEW SINGLE FAMILY DWELLING FOR THE
VAVUL RESIDENCE
68-309 CROZIER DR.
WAIALUA HI 96791
TMK: 6-8-005:015
PERMIT SET

DRAWING:
SITE PLANS

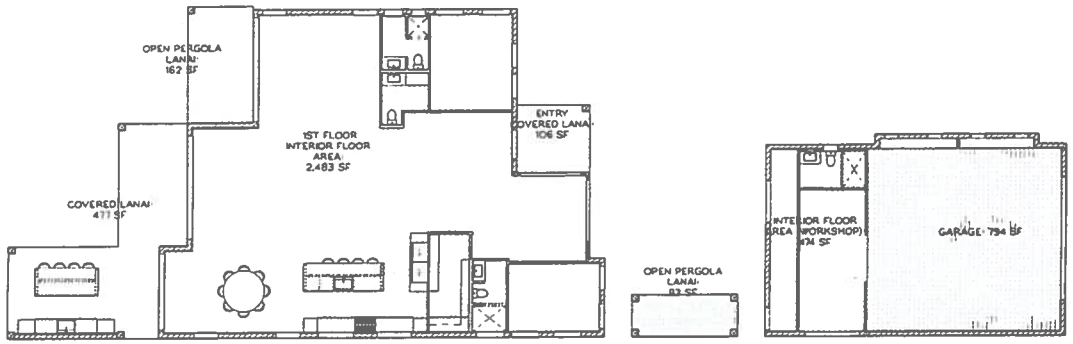
DATE: 8/3/2025 PROJECT: 23-VWR

SHEET:
A100

EXHIBIT C-4



1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 1ST FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

KAHAKU DESIGN

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

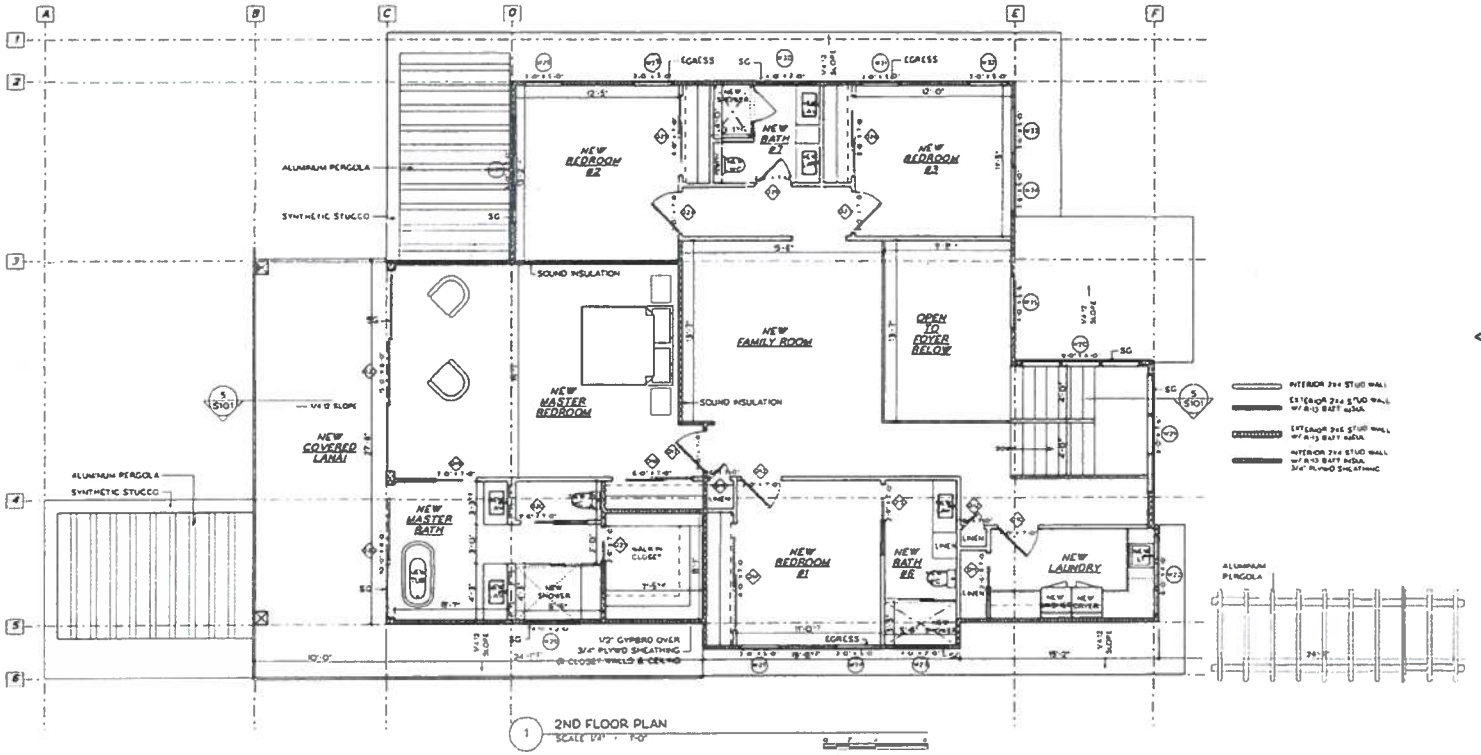
PERMIT SET

DRAWING:
1ST FLOOR PLAN
1ST FLOOR AREA DIAGRAM

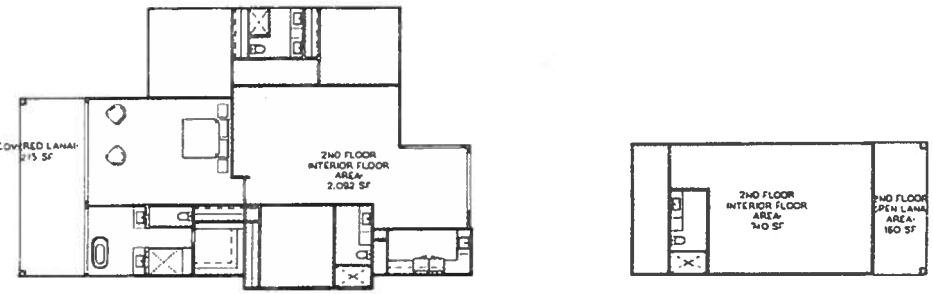
DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
A101

EXHIBIT C-5



1 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"



2 2ND FLOOR AREA DIAGRAM
SCALE 1/8" = 1'-0"

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR
WAIALUA HI 96791

TMK 6-8-005:015

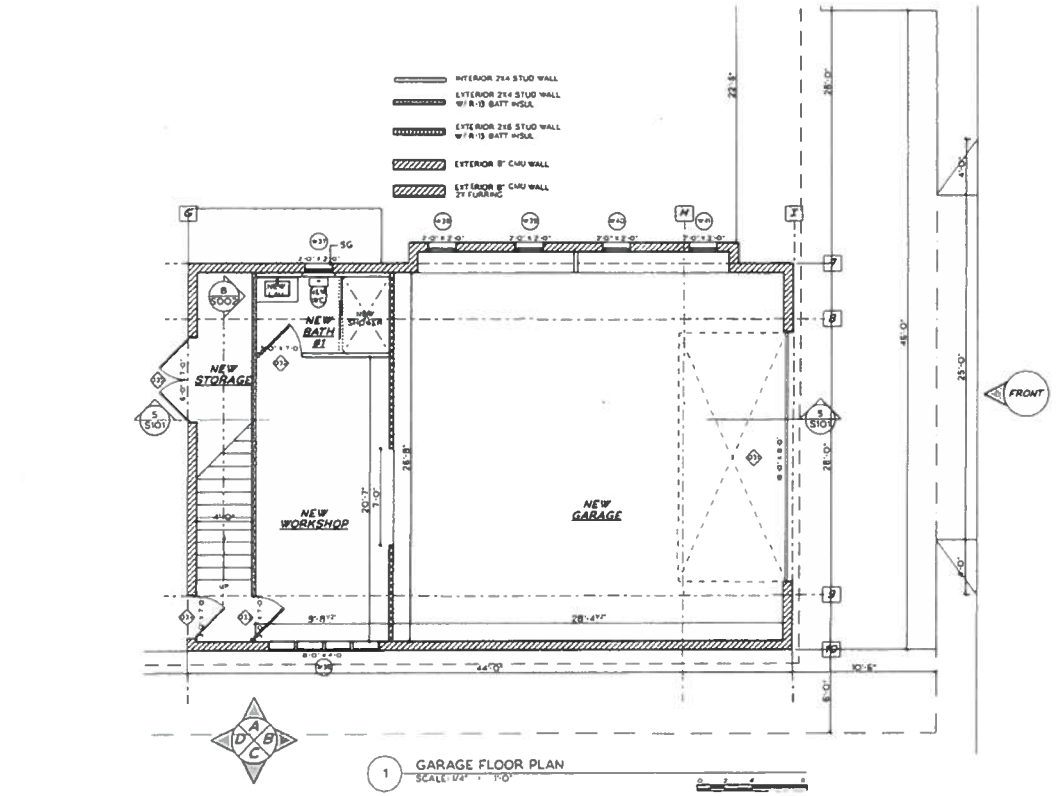
PERMIT SET

2ND FLOOR PLAN
2ND FLOOR AREA DIAGRAM

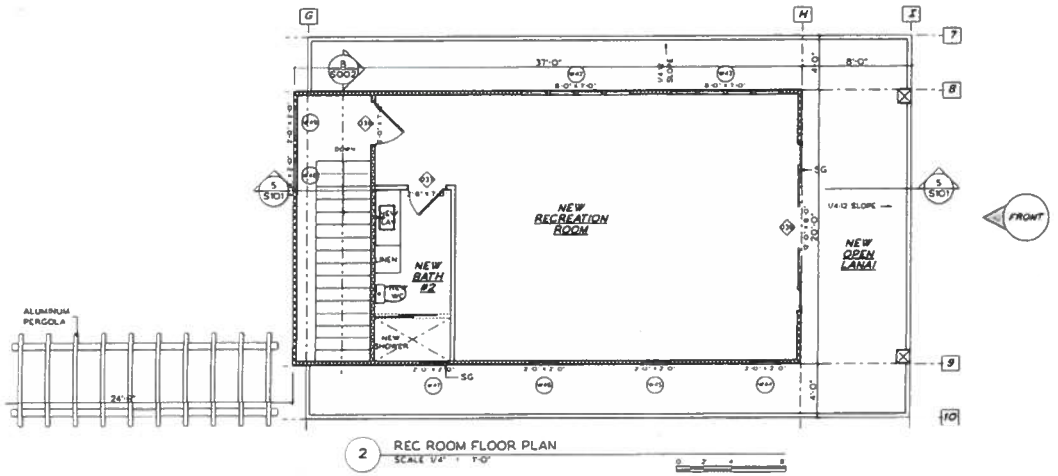
DATE 3/30/2024 PROJECT 23-VWR

SHEET **A102**

EXHIBIT C-6



1 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 REC ROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

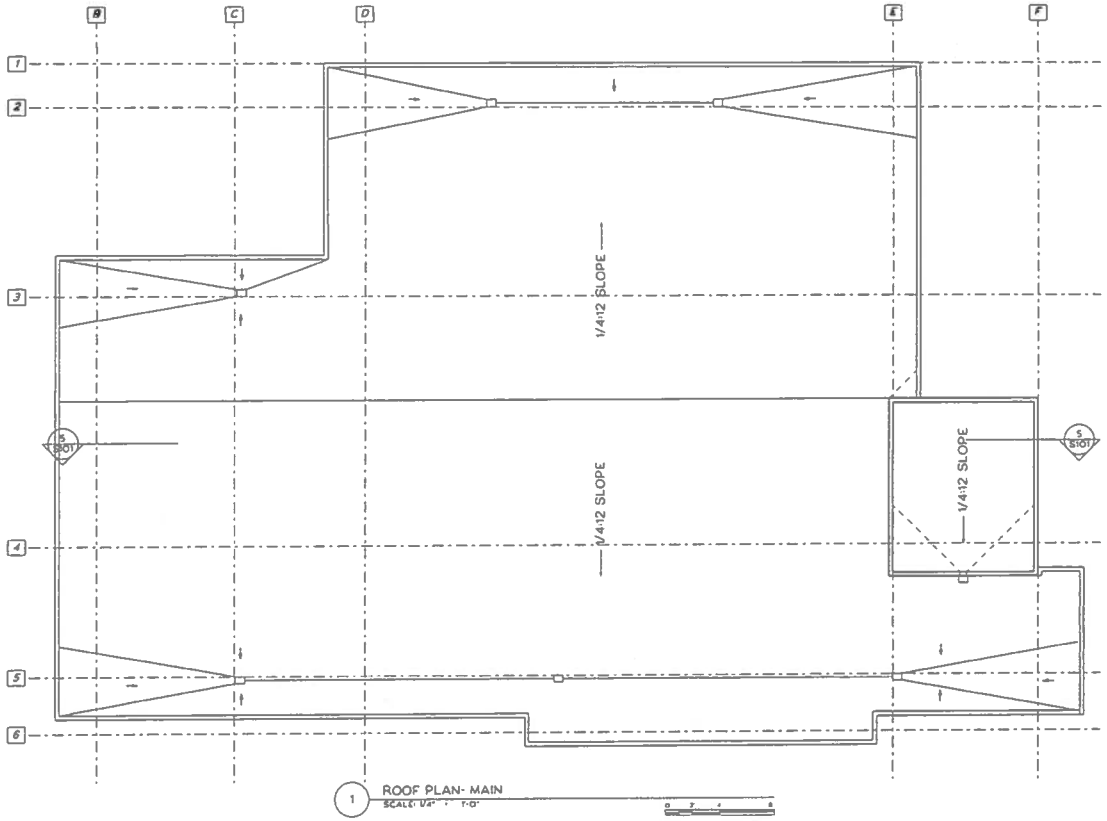
PERMIT SET

DRAWING:
GARAGE FLOOR PLAN
REC ROOM FLOOR PLAN

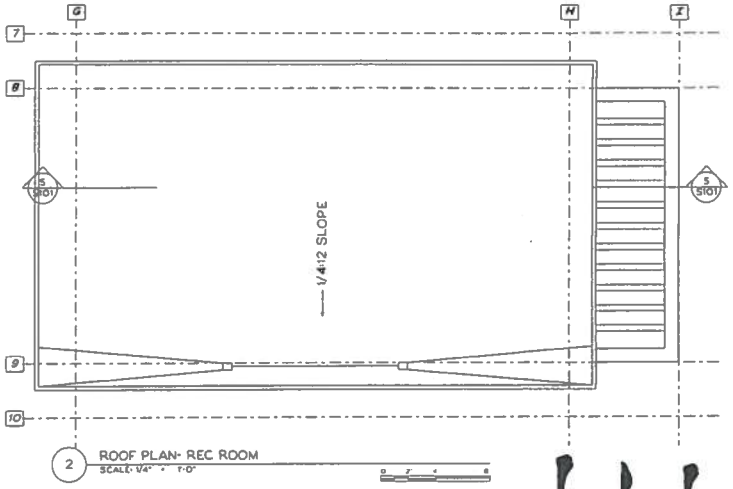
DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
A103

EXHIBIT C-7



1 ROOF PLAN- MAIN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN- REC ROOM
SCALE: 1/4" = 1'-0"

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

PERMIT SET

DRAWING:

GARAGE FLOOR PLAN

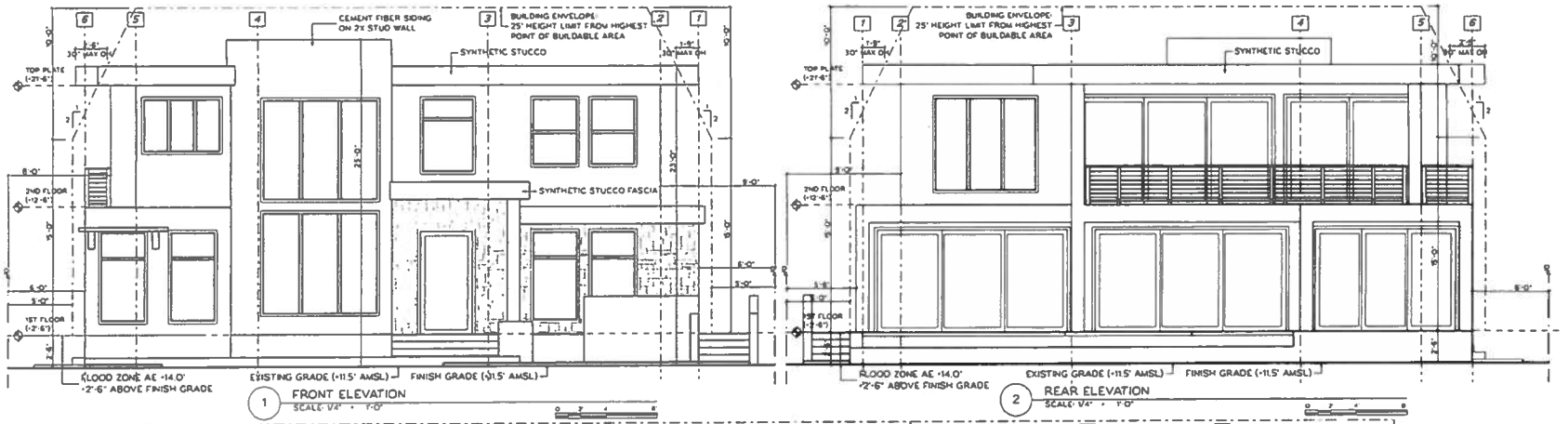
REC ROOM FLOOR PLAN

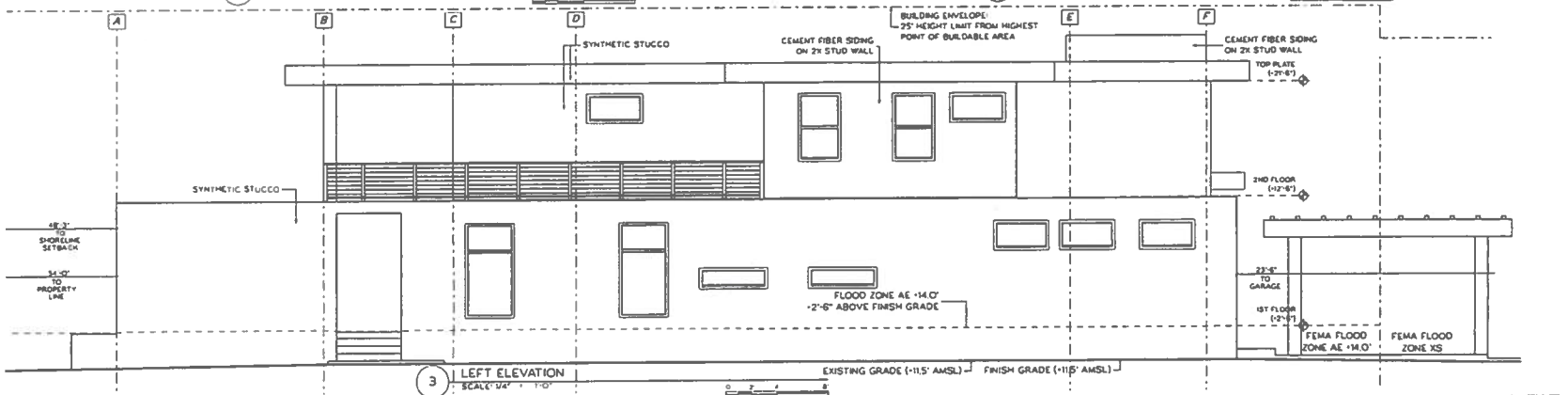
DATE: 3/30/2024 PROJECT: 23-VWR

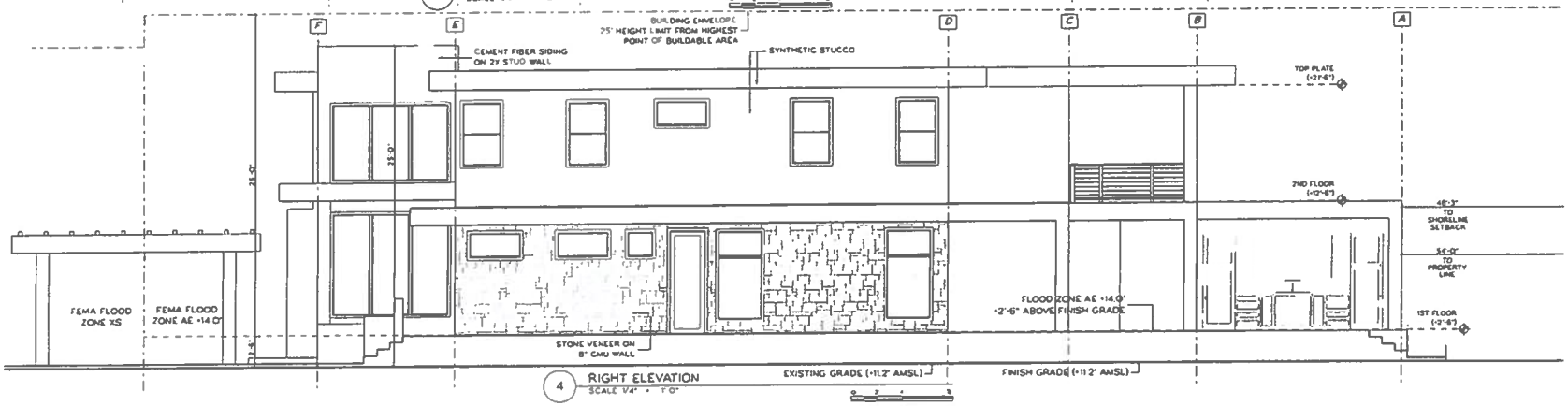
SHEET:

A104

EXHIBIT C-8







KAMAKU DESIGN

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791
TMK: 6-8-005:015

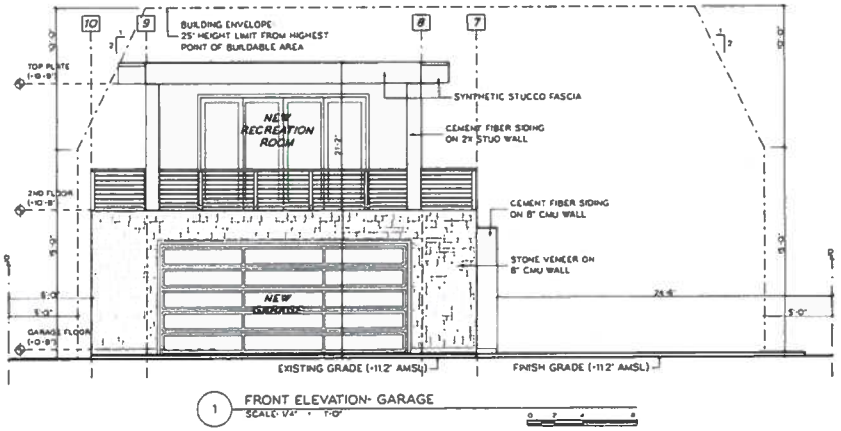
PERMIT SET

DRAWING:
EXTERIOR ELEVATIONS

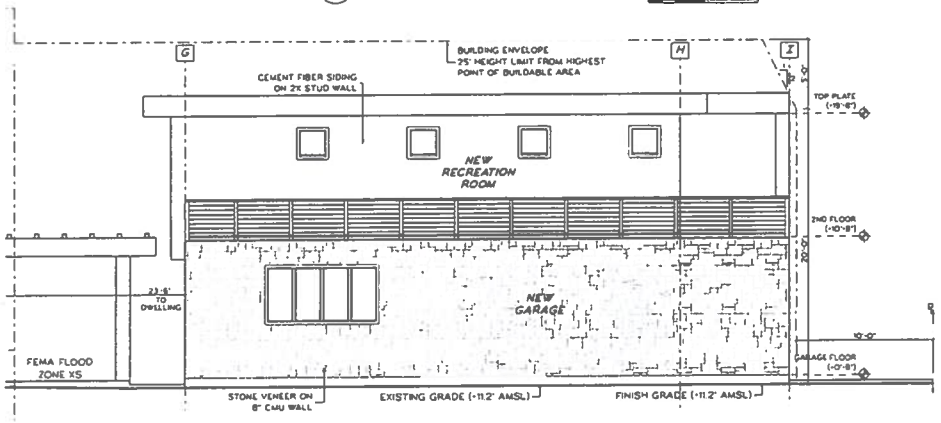
DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
A201

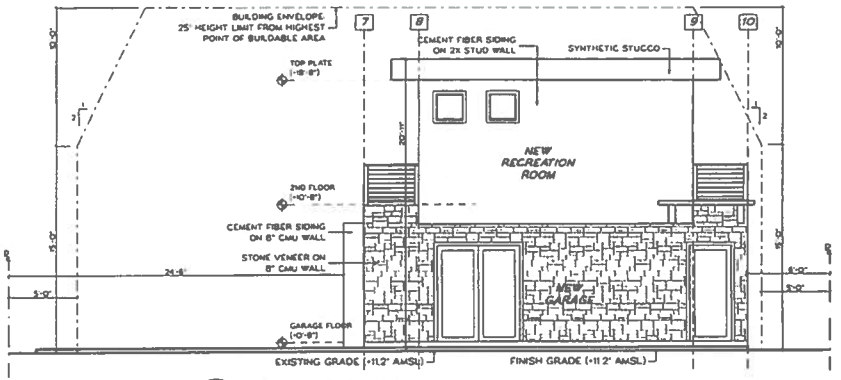
EXHIBIT C-9



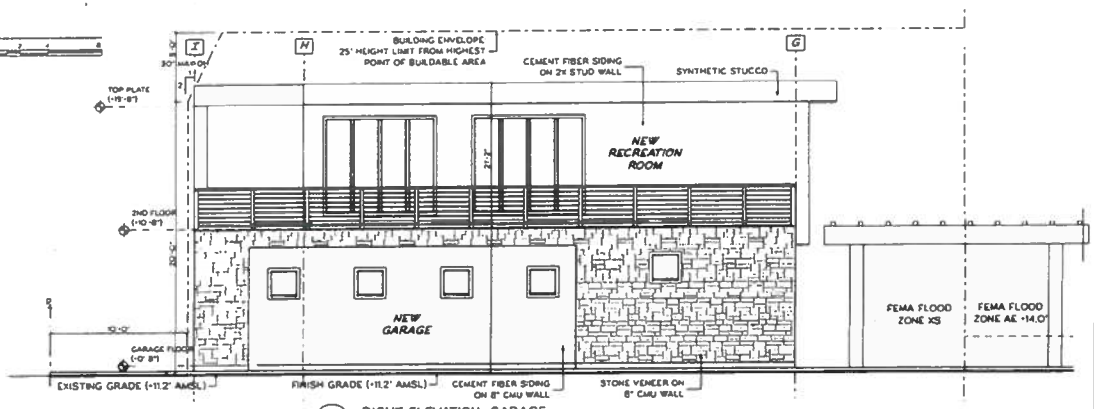
1 FRONT ELEVATION- GARAGE
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION- GARAGE
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION- GARAGE
SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION- GARAGE
SCALE: 1/4" = 1'-0"

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

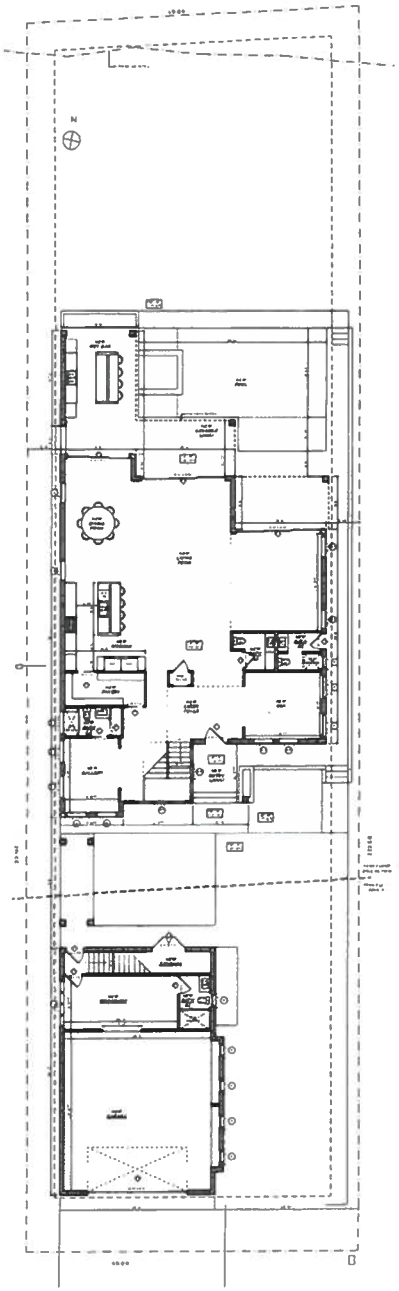
PERMIT SET

DRAWING:
EXTERIOR ELEVATIONS - GARAGE

DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
A202

EXHIBIT C-10



1 OVERALL SITE
SCALE: 1/16" = 1'-0"

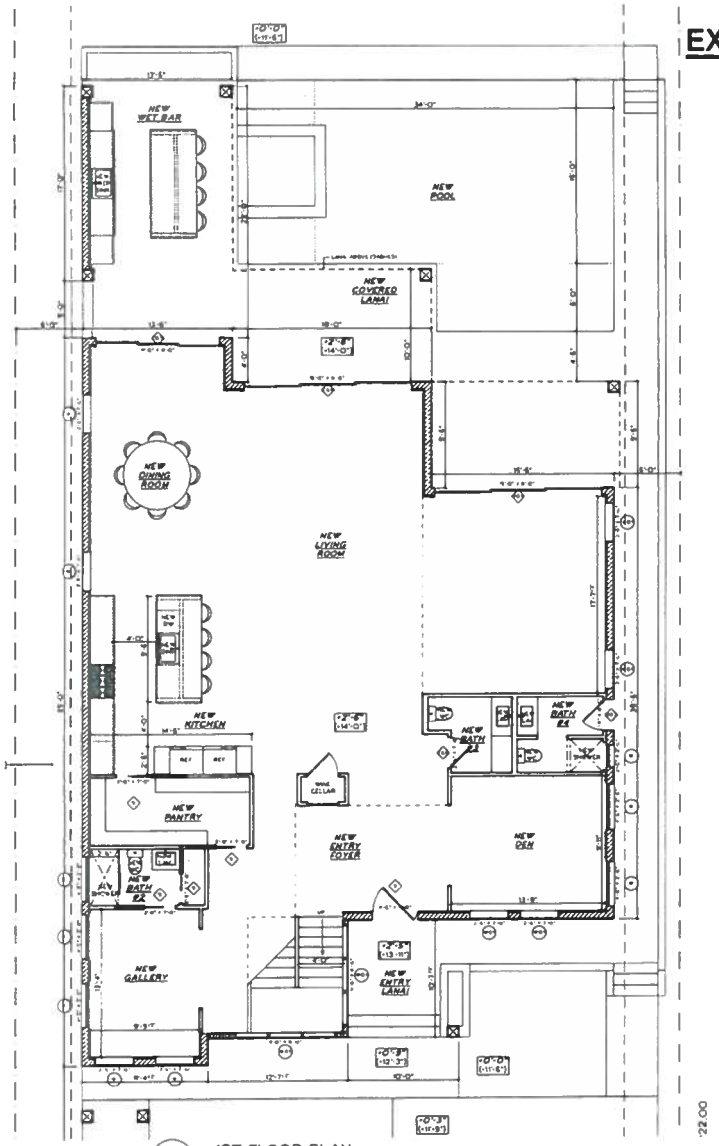
0 8' 16' 32'

VAVUL RESIDENCE
68-309 CROZIER DR, WAIALUA HI 96791
TMK: 6-8-005:015

DRAWING:
DATE: 10/11/2023

SHEET NO
SKA
01

EXHIBIT C-11



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

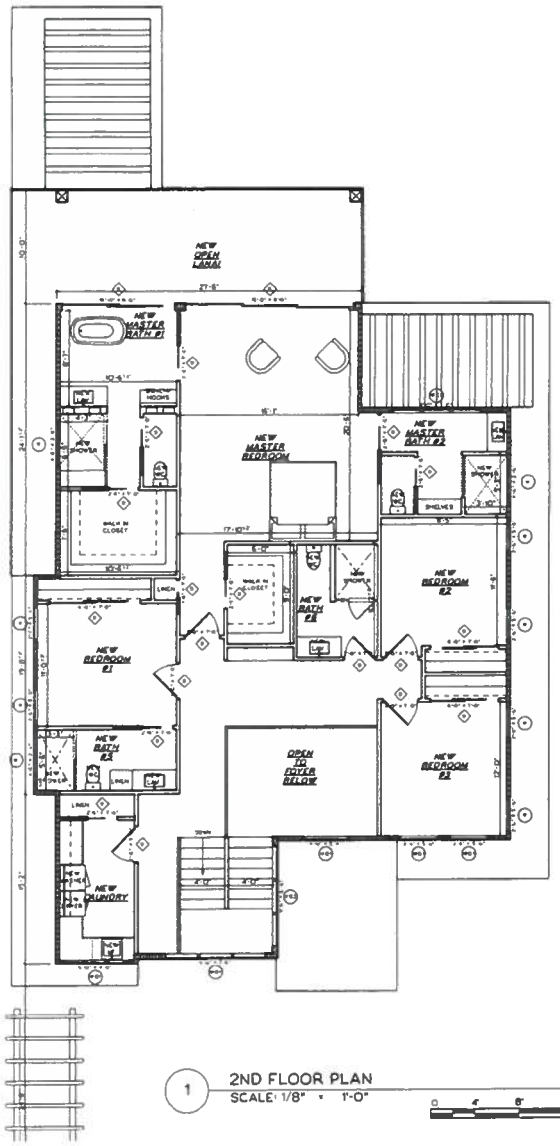
kahaku DESIGN

VAVUL RESIDENCE
68-309 CROZIER DR WAIALUA HI 96791
TMK: 6-8-005:015

DRAWING
DATE: 10/11/2023

SHEET NO
SKA
02

EXHIBIT C-12

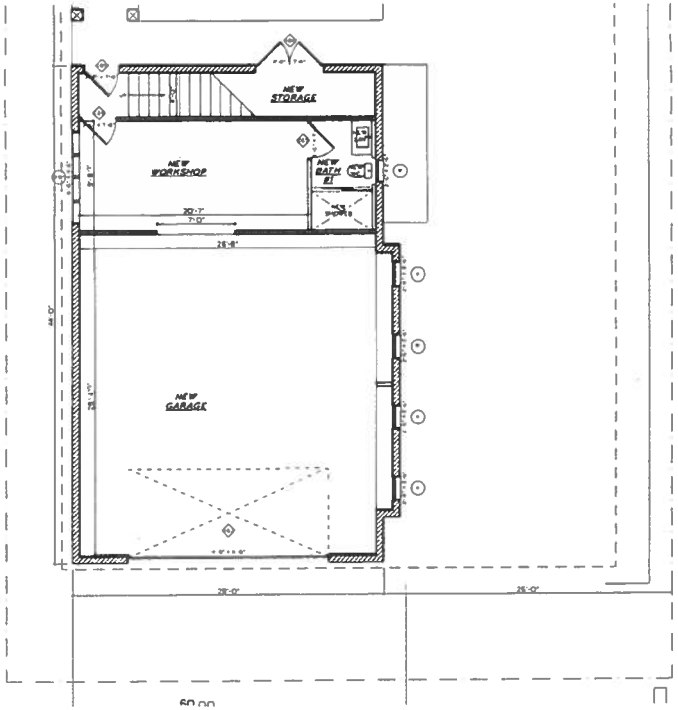


1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

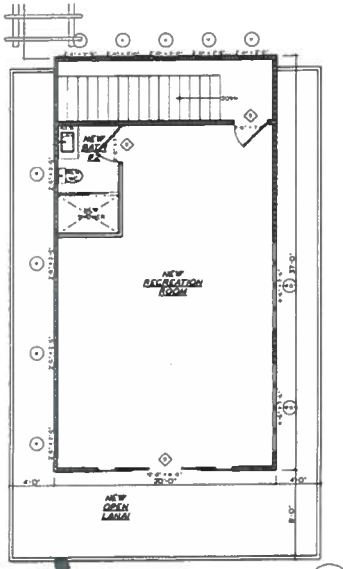
KAHAKU DESIGN

VAVUL RESIDENCE 68-309 CROZIER DR. WAIALUA HI 96791 TMK: 6-8-005:015	DRAWING: DATE: 10/11/2023	SHEET NO. **SKA 03**

EXHIBIT C-13



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

KAHAKU DESIGN

VAVUL RESIDENCE
68-309 CROZIER DR. WAIALUA HI 96791
TMK: 6-8-005:015

DRAWING:
DATE: 10/11/2023

SHEET NO
SKA
04

EXHIBIT C-14









KAHAKU DESIGN

VAVUL RESIDENCE

68-309 CROZIER DR. WAIALUA HI 96791

TMK: 6-8-005-015

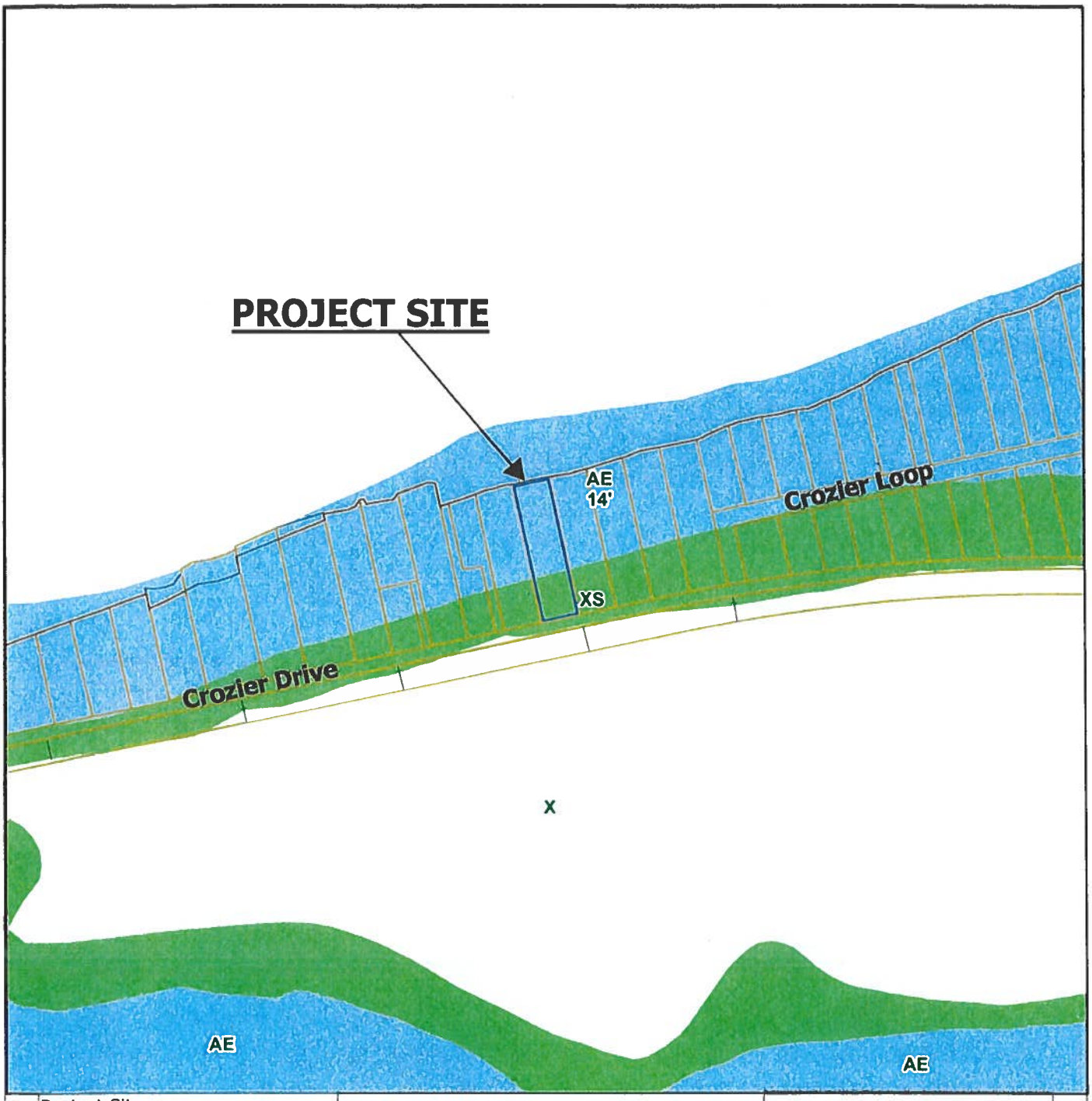
DRAWING:

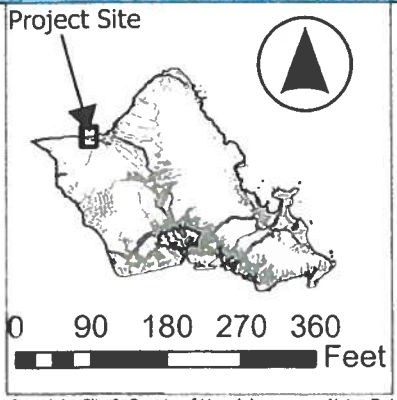
DATE: 10/11/2023

SHEET NO.

SKA 05

EXHIBIT D





FLOOD ZONE
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

- AE
- X
- XS

Office of Council Services
City and County of Honolulu

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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

November 2025

EXHIBIT E

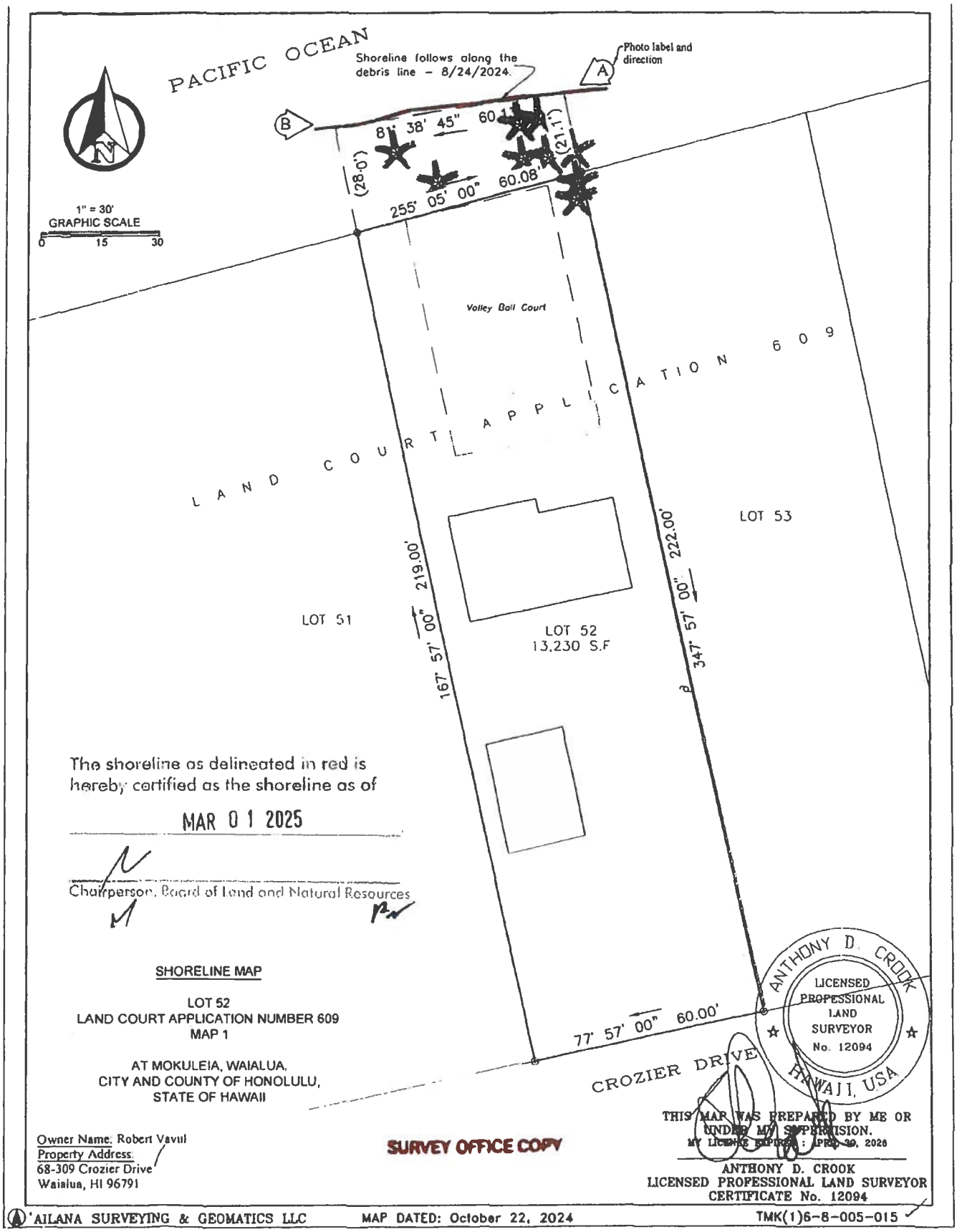
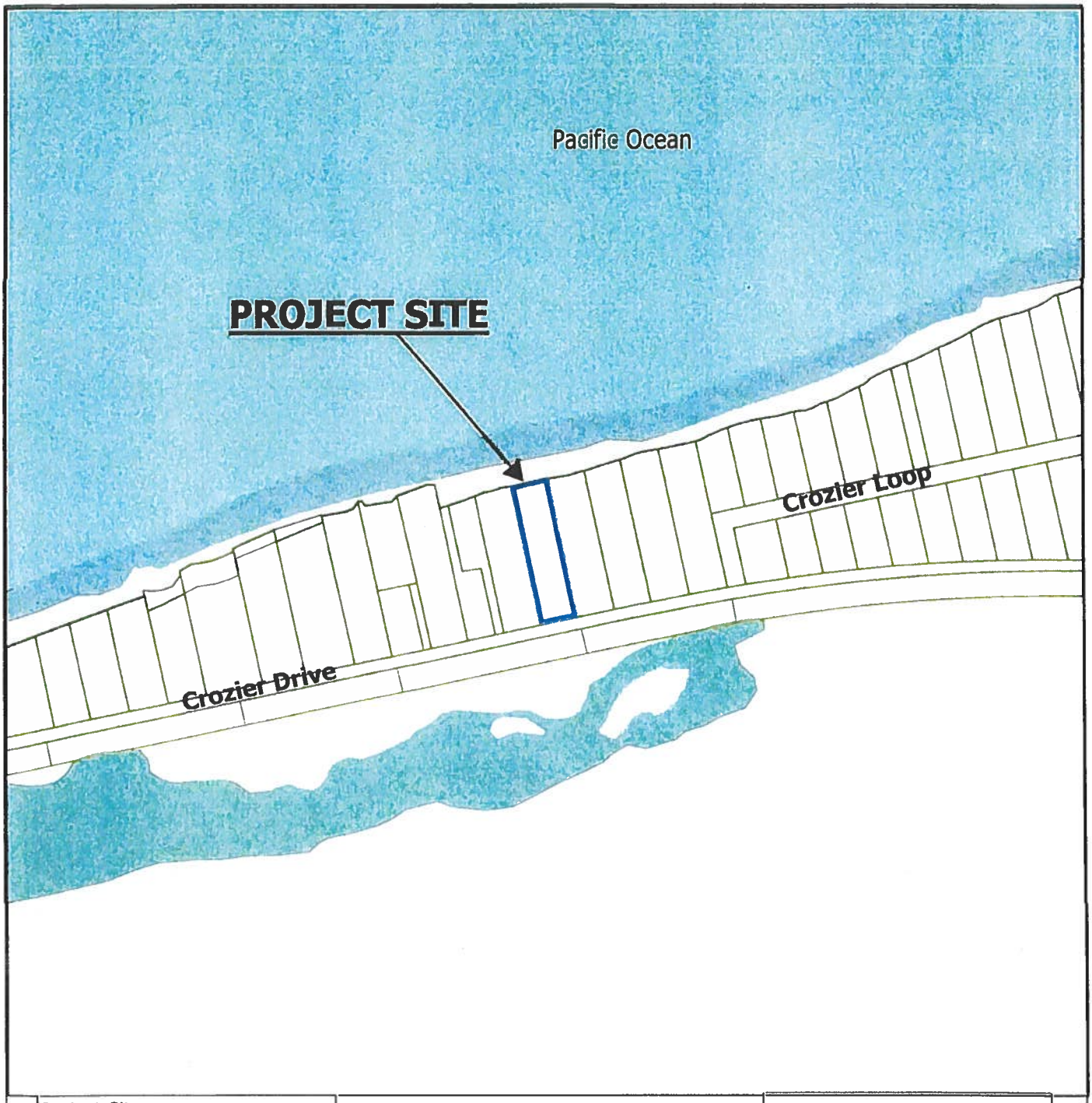
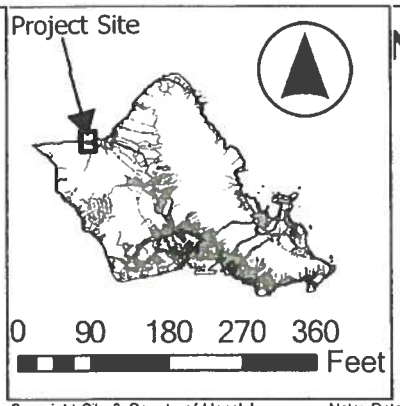


Figure 10 – Certified Shoreline Survey

EXHIBIT F





NEAREST BODY OF WATER

File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/ Shrub Wetland

Office of Council Services
City and County of Honolulu

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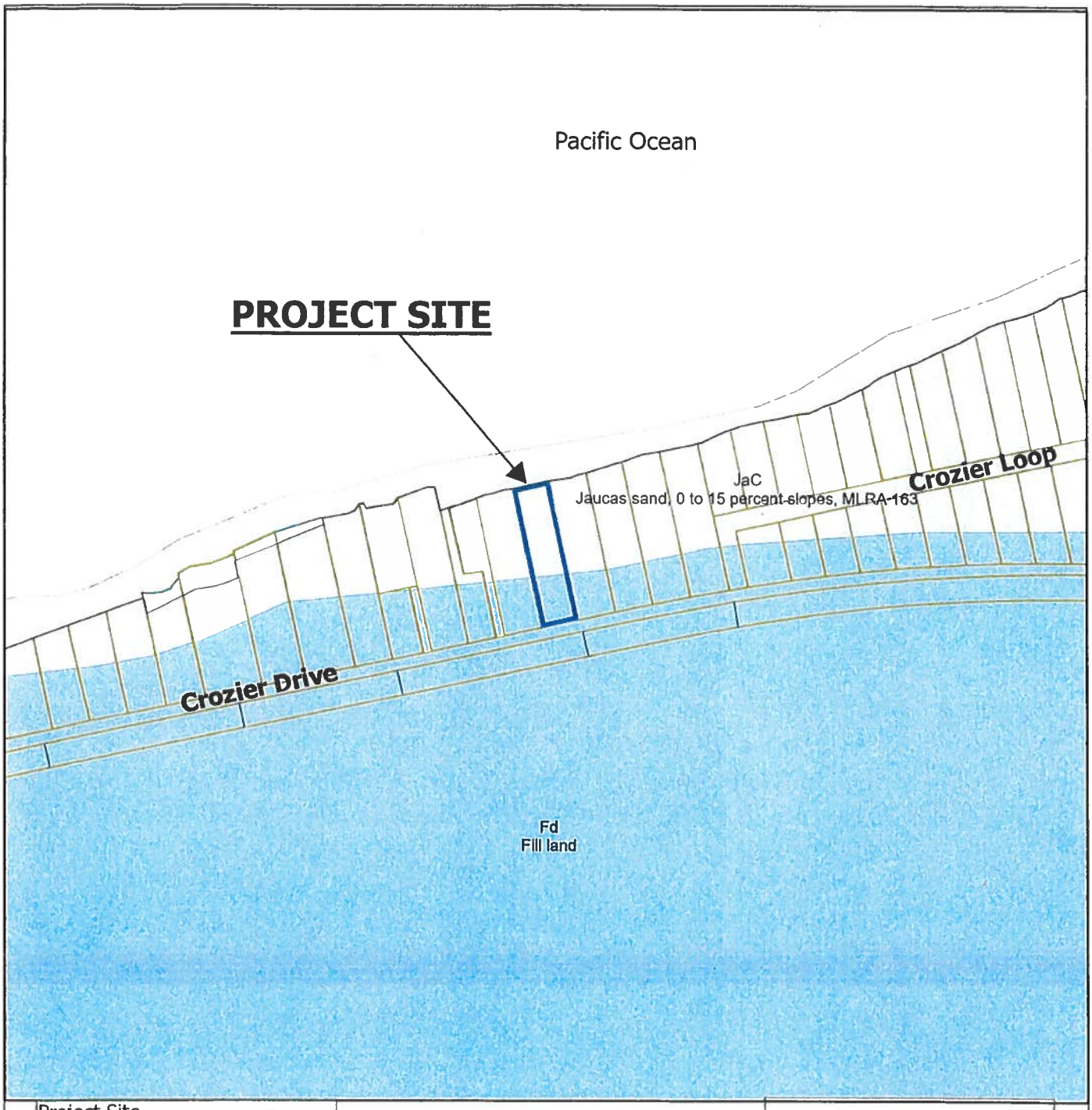
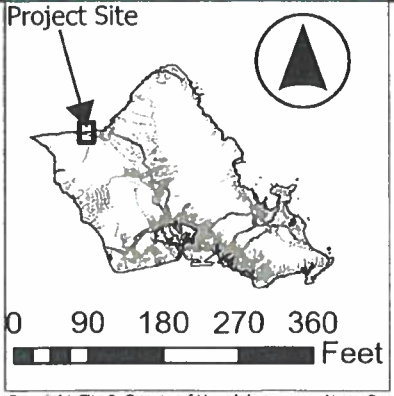
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

November 2025

EXHIBIT G





SOIL CLASSIFICATION
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

Fd

JaC

Office of Council Services
City and County of Honolulu

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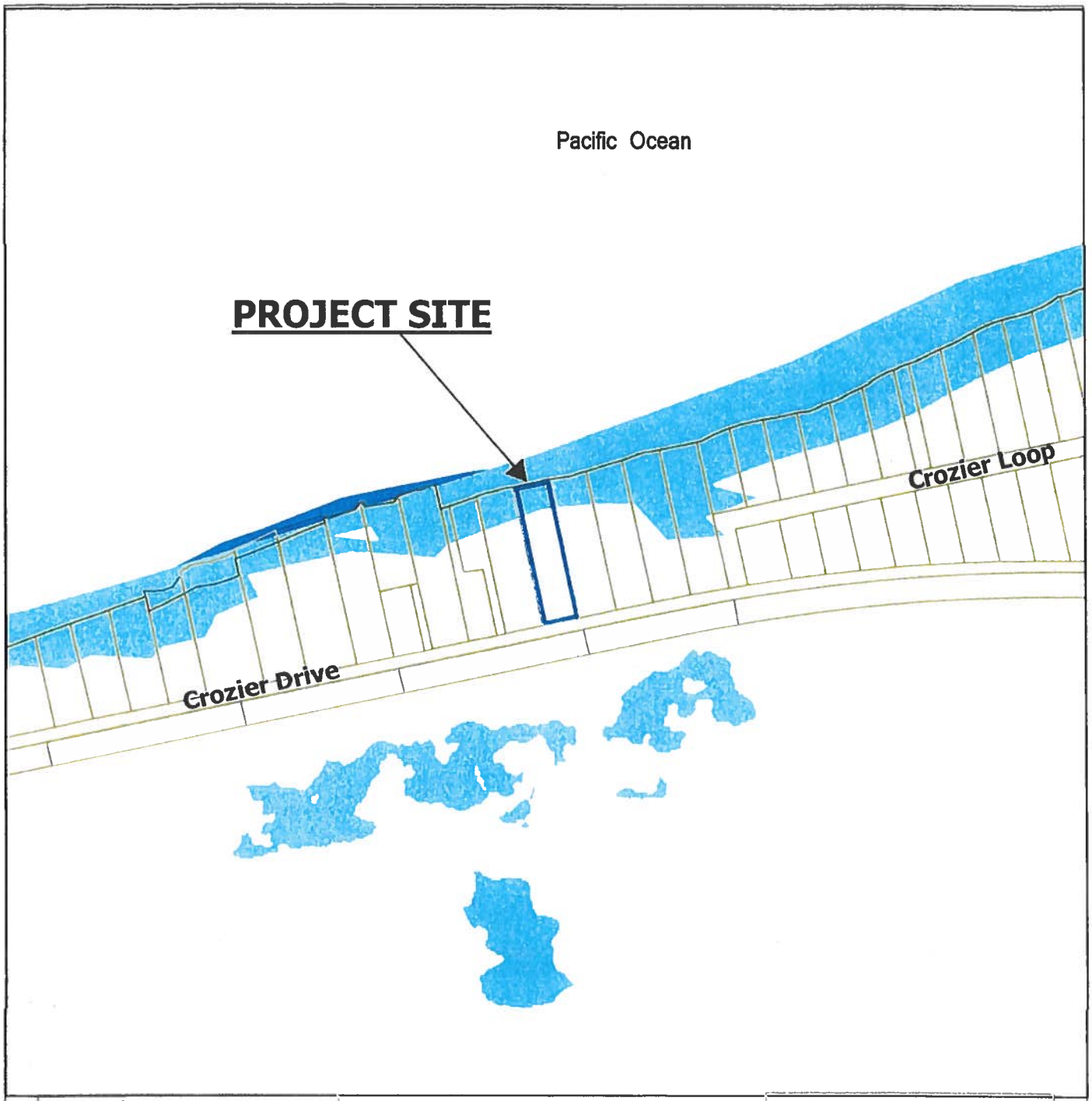
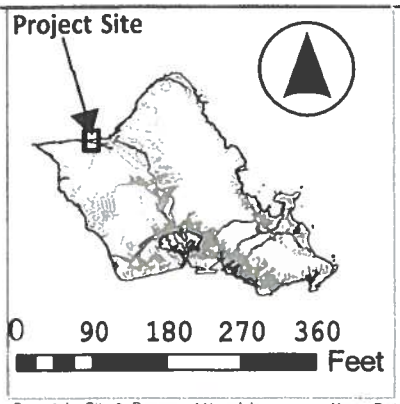
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

December 2025

EXHIBIT H





SEA LEVEL RISE 3.2 FT
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

- SLR Exposure Area - 3.2 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario
- SLR Passive Flooding - 3.2 Ft. Scenario
- SLR Coastal Erosion - 3.2 Ft. Scenario

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City and County of Honolulu

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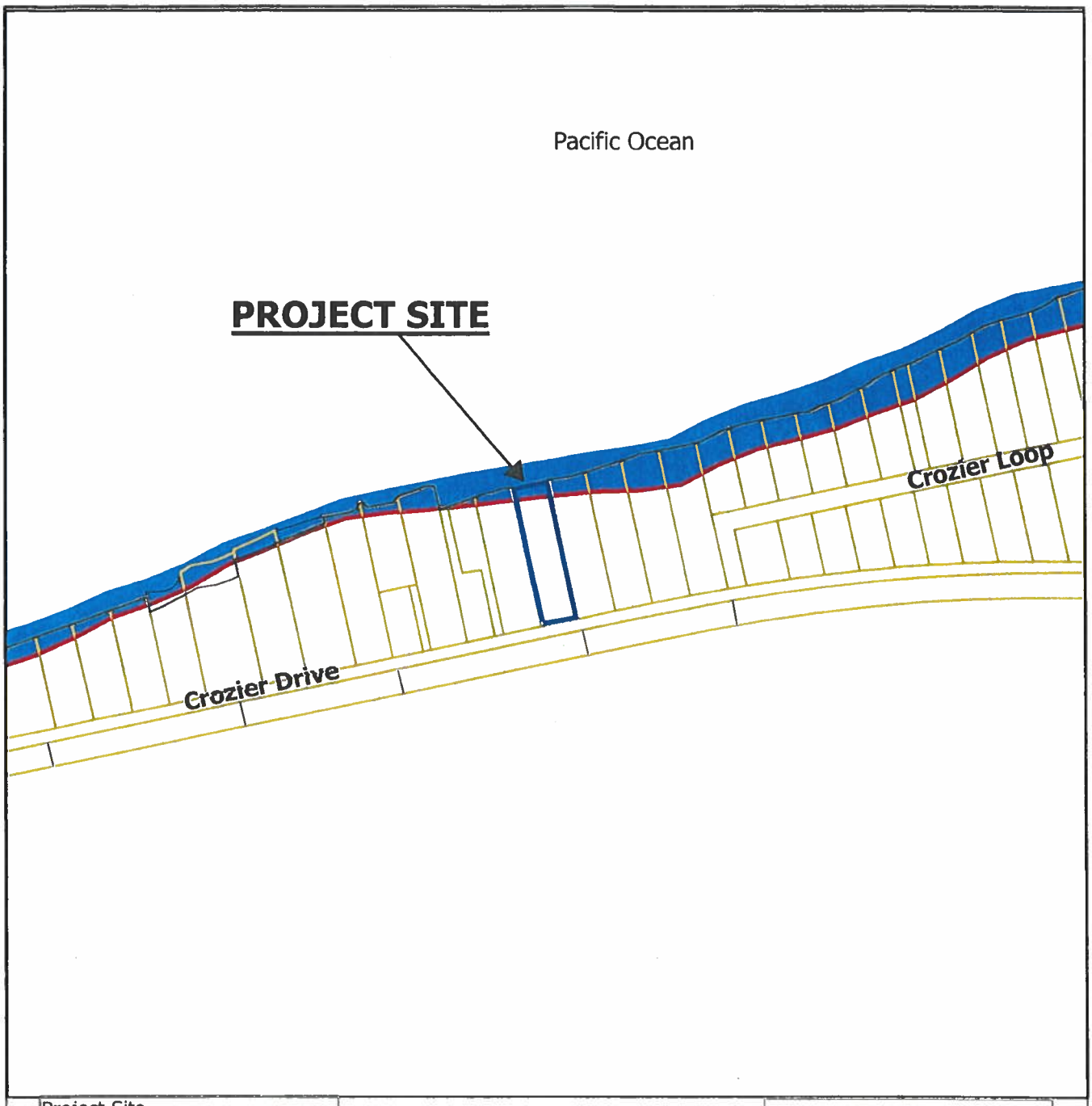
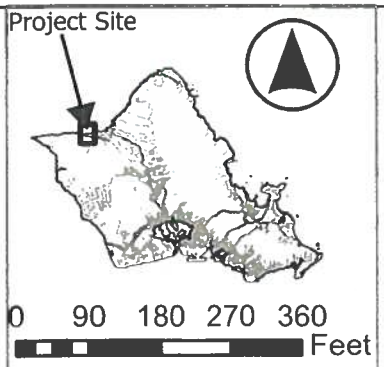
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

December 2025

EXHIBIT I





SHORELINE EROSION
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

SLR Coastal Erosion - 3.2 Ft. Scenario

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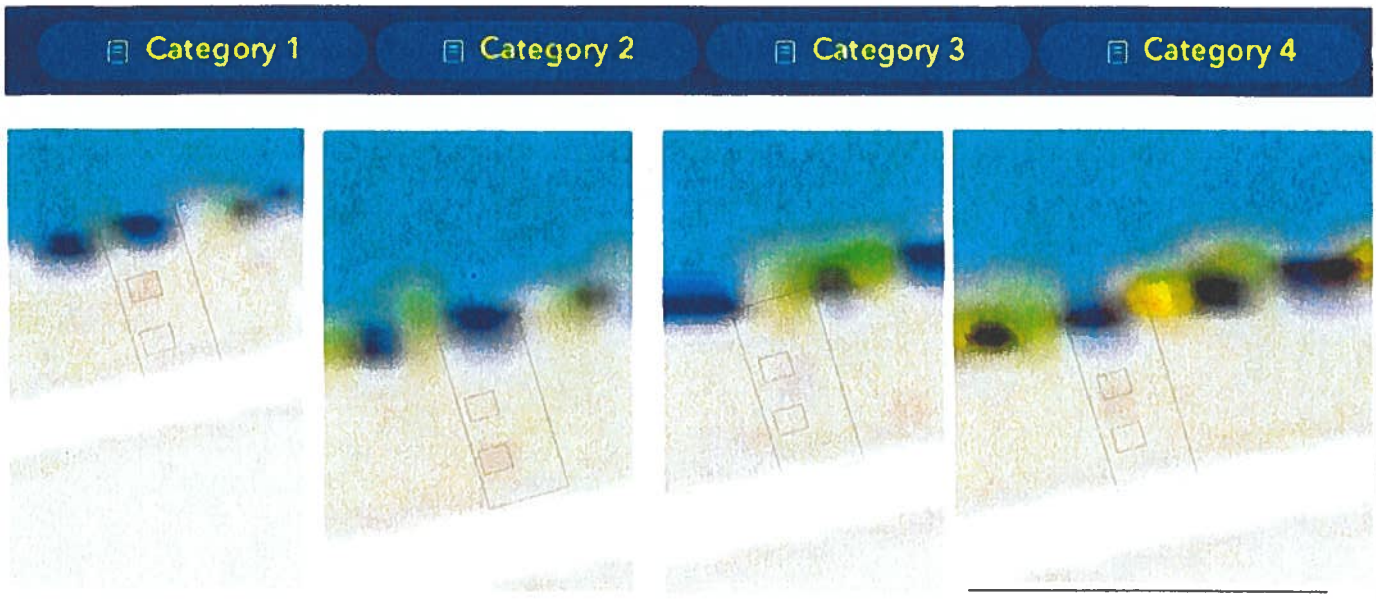
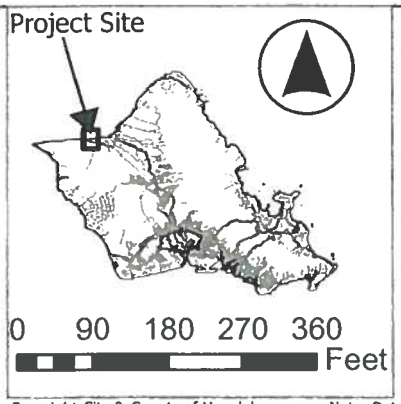
December 2025

EXHIBIT J



NOAA Hurricane Surge Maps
Categories 1-4



HURRICANE STORM SURGE
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

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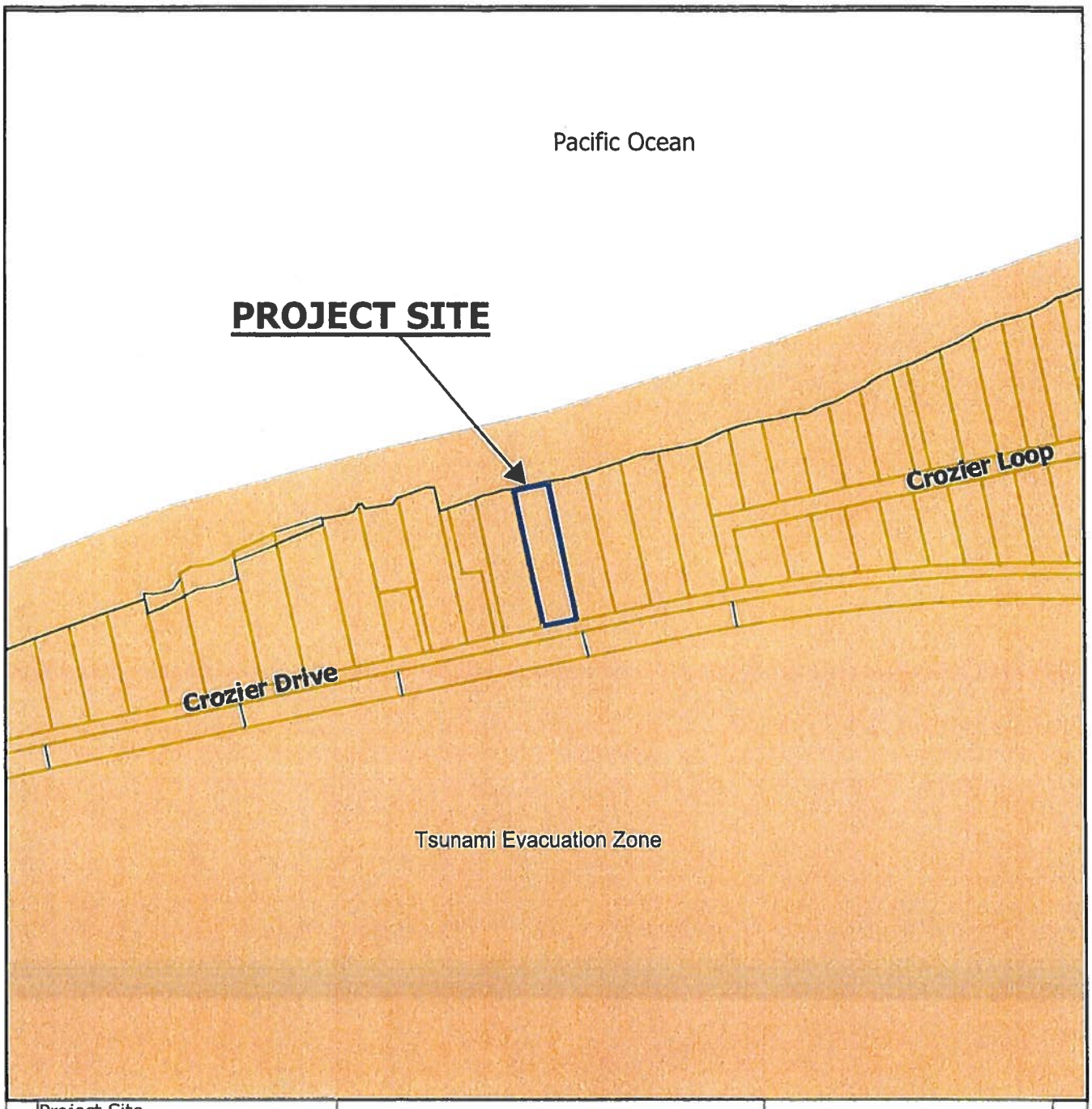
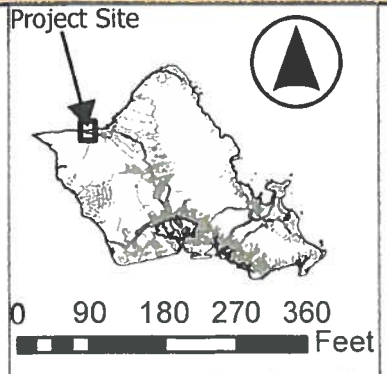
EXHIBIT K





TSUNAMI
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

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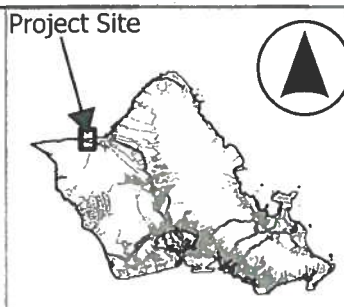
December 2025

EXHIBIT L

Pacific Ocean

PROJECT SITE





500-ft Cumulative Radius
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

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City and County of Honolulu

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Prepared by: Department of Planning and Permitting

December 2025

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 25-333, CD1

Introduced: 12/23/25 By: TOMMY WATERS - BY REQUEST Committee: ZONING & PLANNING (ZON)

Title: GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE DEMOLITION OF AN EXISTING SINGLE-UNIT DWELLING AND ATTACHED GARAGE; CONSTRUCTION OF A NEW SINGLE-UNIT DWELLING, POOL, SPA, AND DETACHED GARAGE WITH RECREATION ROOM ABOVE THE GARAGE; AND INSTALLATION OF AN INDIVIDUAL WASTEWATER SYSTEM IN WAIALUA, O'AHU.

Voting Legend: * = Aye w/Reservations

12/23/25	INTRO	Introduced.
01/15/26	ZON	Extension of time reported out for adoption. CR-17(26) 3 AYES: CORDERO, KIA'ĀINA, OKIMOTO 2 ABSENT: TUPOLA, WATERS
02/05/26	ZON	Reported out for adoption as amended in CD1 form. CR-35(26) 5 AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS
02/18/26	CCL	Committee report and Resolution as amended were adopted. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER

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