



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

No. 26-168, CD1

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING THAT INCLUDES A CARETAKER UNIT, A PARKING LOT, AND ASSOCIATED IMPROVEMENTS IN NĀNĀKULI, O'AHU.

WHEREAS, on April 21, 2026, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2026-SMA-20) from Kyung Chul Shin and Soon Ae Shin (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new two-story commercial building that includes a caretaker unit, a parking lot, and associated improvements on an approximately 19,737-square-foot non-shoreline lot zoned B-1 Neighborhood Business District, located at 87-1818 Farrington Highway in Nānākuli, and identified as Tax Map Key 8-7-035:005 (the "Project"); and

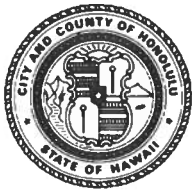
WHEREAS, on June 5, 2026, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant's agent and DPP staff members; no members of the public attended the hearing; and

WHEREAS, on July 15, 2026, within 45 calendar 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 July 17, 2026, by Departmental Communication 494 (2026), 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 Applicant 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 recommendation, referenced above, and as depicted in



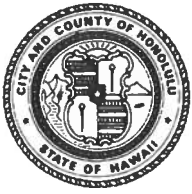
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Exhibits A, B, C, D-1 through D-17, and E through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS 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. To address traffic impacts directly attributed to the Project:
1. The Applicant shall implement the traffic impact avoidance and minimization measures that the Applicant prepared in response to a request from the State of Hawai'i Department of Transportation, which were incorporated into the Project's Final Environmental Assessment.
 2. Prior to the issuance of any demolition permits or building permits for major construction work, the Applicant shall submit to the DPP Traffic Review Branch for its review and approval:
 - a. A construction management plan that addresses potential impacts on the surrounding neighborhood during Project construction, including impacts from construction vehicles and construction-related activities; and
 - b. An updated Traffic Assessment Report that reflects the current Project scope and existing traffic operations.
- C. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to flooding, storm surge, and tsunamis, 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 8-7-035:005 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*

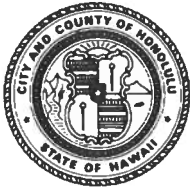


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2. *"The landowner (and any successor owner or interested party) agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*
- D. To 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, including 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 the State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity. This requirement must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.
- E. 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 lighting 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).

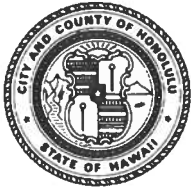


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5. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats; and
6. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal endangered, threatened, 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 nests, eggs, fledglings, or downed seabirds.
 - 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 Service ("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 the 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



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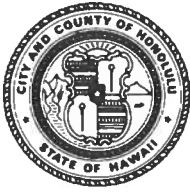
that Hawaiian seabirds or protected migratory birds may have attempted to establish.

- 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.

- 7. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition E.6.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.

- F. 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. The Applicant proposes to import approximately 250 cubic yards of structural fill material and approximately 153 cubic yards of drain rock. No importation of soil 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



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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 pre-construction 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 <https://plantpono.org/>.
6. To manage host materials and plants that may contain the coconut rhinoceros beetle ("CRB") in any stage of life, the Applicant shall comply with the State Department of Agriculture and Biosecurity's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture and Biosecurity 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.

- G. 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



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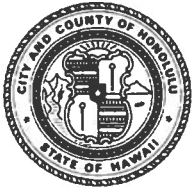
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SMA Major Permit null and void; provided that this period may be extended as follows:

1. The DPP Director may extend this period if the Applicant demonstrates 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, 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 its 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.

- H. 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 Applicant is 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



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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Kyung Chul Shin and Soon Ae Shin, 99-045 Hōkio Place, 'Aiea, Hawai'i, 96701; Planning Solutions, Inc., James T. Hayes, Pacific Park Plaza, Suite 910, 711 Kapi'olani Boulevard, Honolulu, Hawai'i 96813-5213; 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.

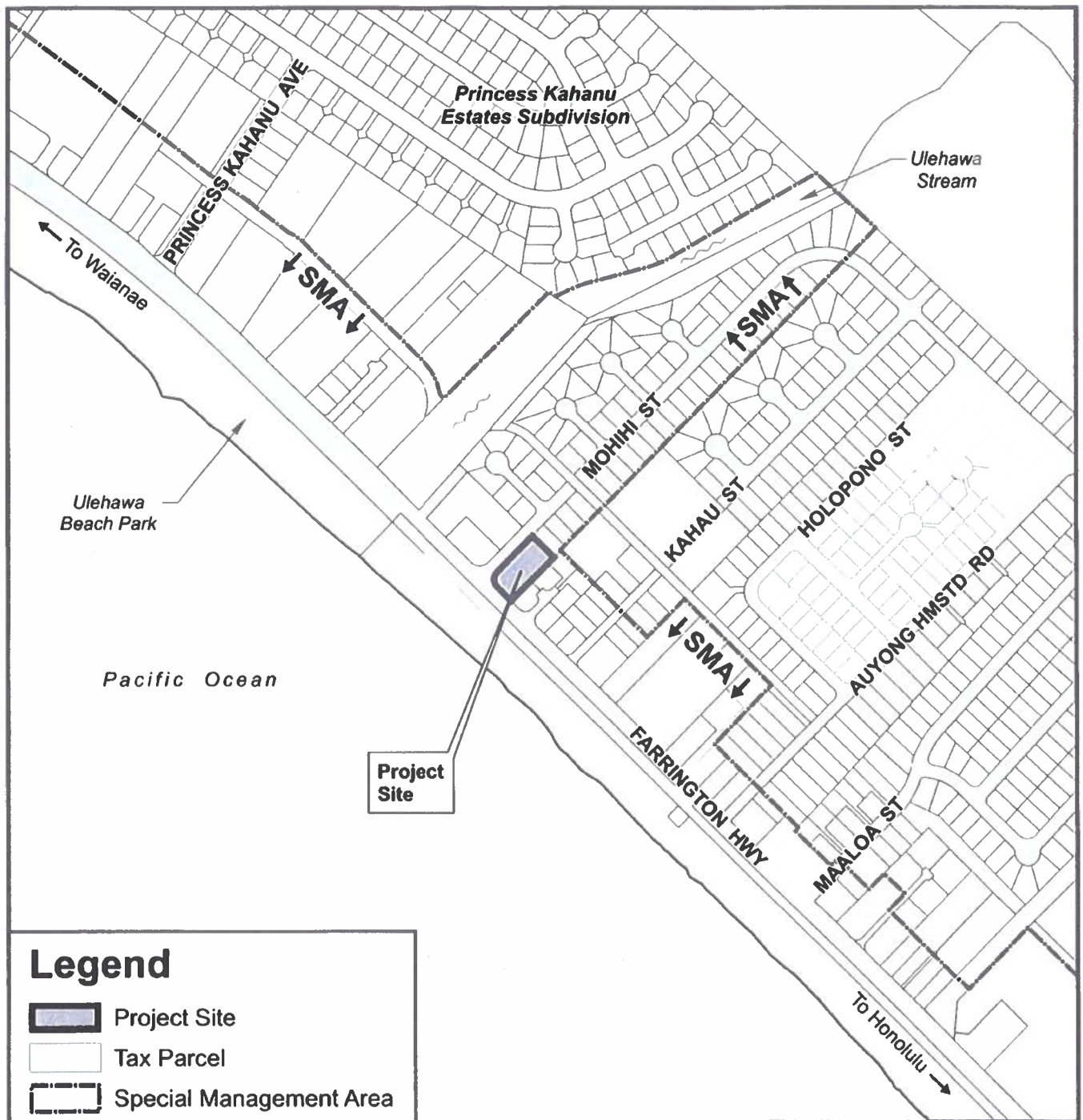
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

July 21, 2026
Honolulu, Hawai'i

Councilmembers



0 250 500
Distance in Feet



LOCATION MAP WITH SMA WAIANAE

TAX MAP KEY: 8-7-035: 005

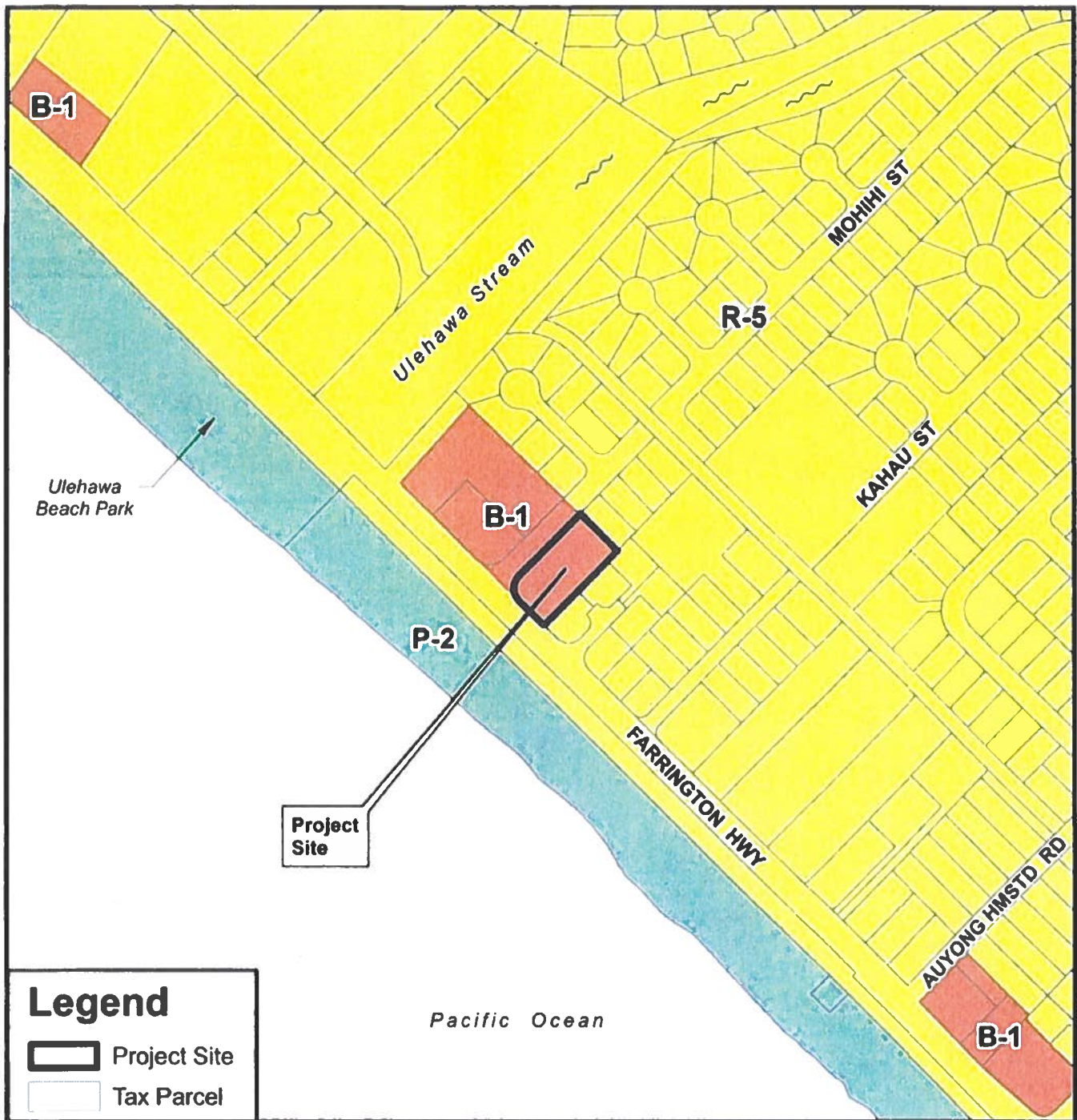
FOLDER NO.: 2026-SMA-20

Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

EXHIBIT A

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0 250 500
Distance in Feet



VICINITY MAP



PORTION OF ZONING MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

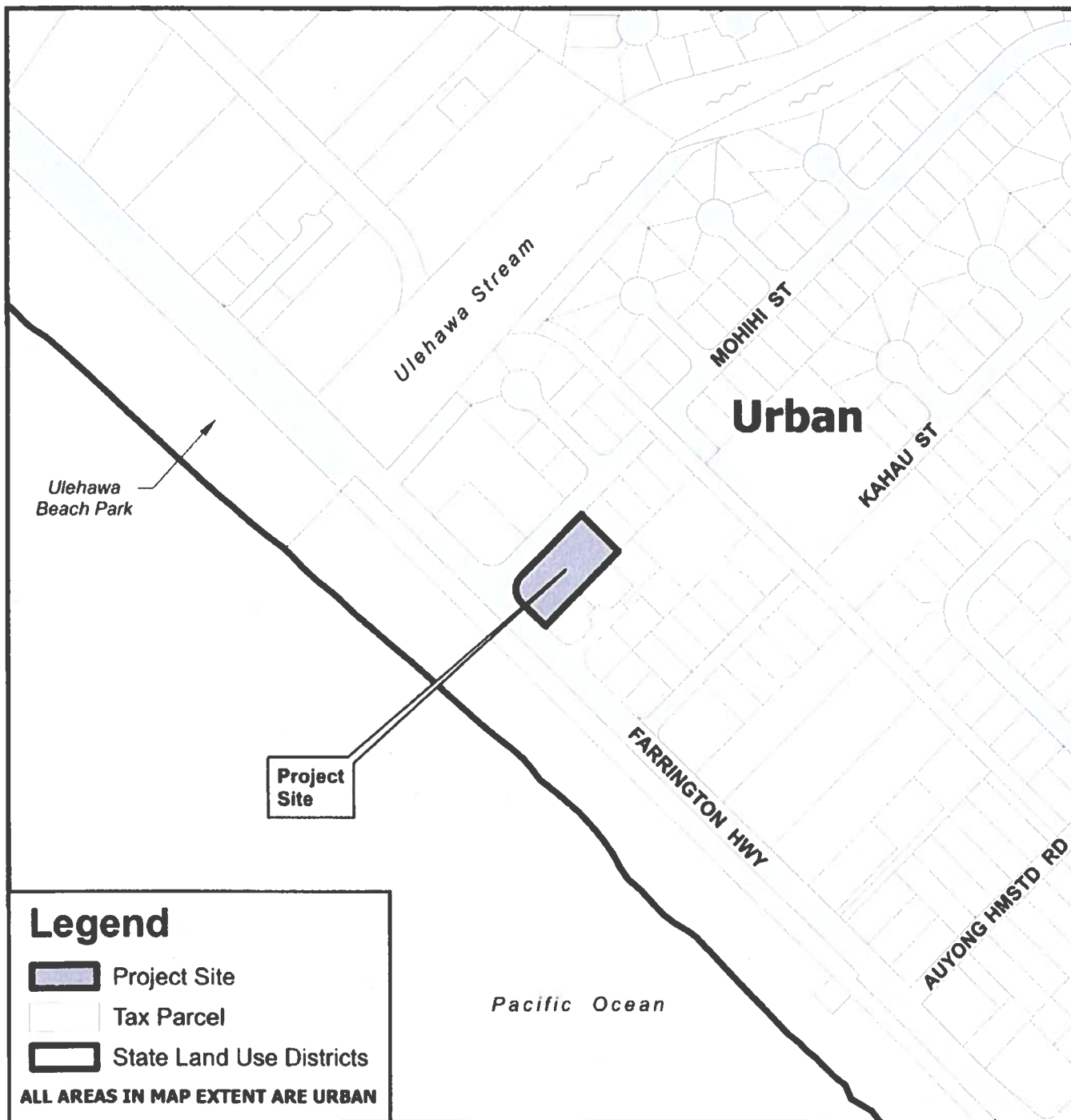
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Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

EXHIBIT B

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This map is prepared in color



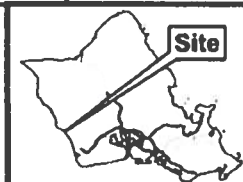
Legend

-  Project Site
-  Tax Parcel
-  State Land Use Districts

ALL AREAS IN MAP EXTENT ARE URBAN



0 250 500
Distance in Feet



VICINITY MAP



PORTION OF STATE LAND USE MAP WAIANAE QUADRANGLE

TAX MAP KEY: 8-7-035: 005

FOLDER NO.: 2026-SMA-20

Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

EXHIBIT C

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87-1818 Farrington Hwy
Waiānae, Hawai'i 96792

T.M.K. 8-7-035:005

EXHIBIT D-1



Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning
1280 Midway Street, Suite 100
Beverly Hills, CA 90210
Tel: 818/854-3344
Fax: 818/854-3348
www.roykoyamamoto.com



Signature: _____

Investment Name:

**New 2-Story
Commercial Building
at
1-1818 Farrington Hwy.
Watson, NJ
96792**

T.M.X. 0-7-000 000

part Time.
TITLE SHEET, PILES
SEPT. & GENERAL
NOTES, DRAWING
INDEX, L.U.O. &
BUILDING CODE
DATA, LOCATION
VICINITY MAPS

ANSWERS:

1. 108 A1
2. 9-10-73
3. exp. 42
4. 2-8-77
5. other A1
6. 2-9-77
7. 55 (Gates)
8. 2-76-77
9. service Dents
10. 9-04-73

Project Number: 2001
 Town Of: Y. C.
 Date: 8-27-21

100 of 45

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8-1100

87-1818 Farrington Hwy
Waiānae, Hawai'i 96792

T.M.K. 8-7-035:005

EXHIBIT D-1



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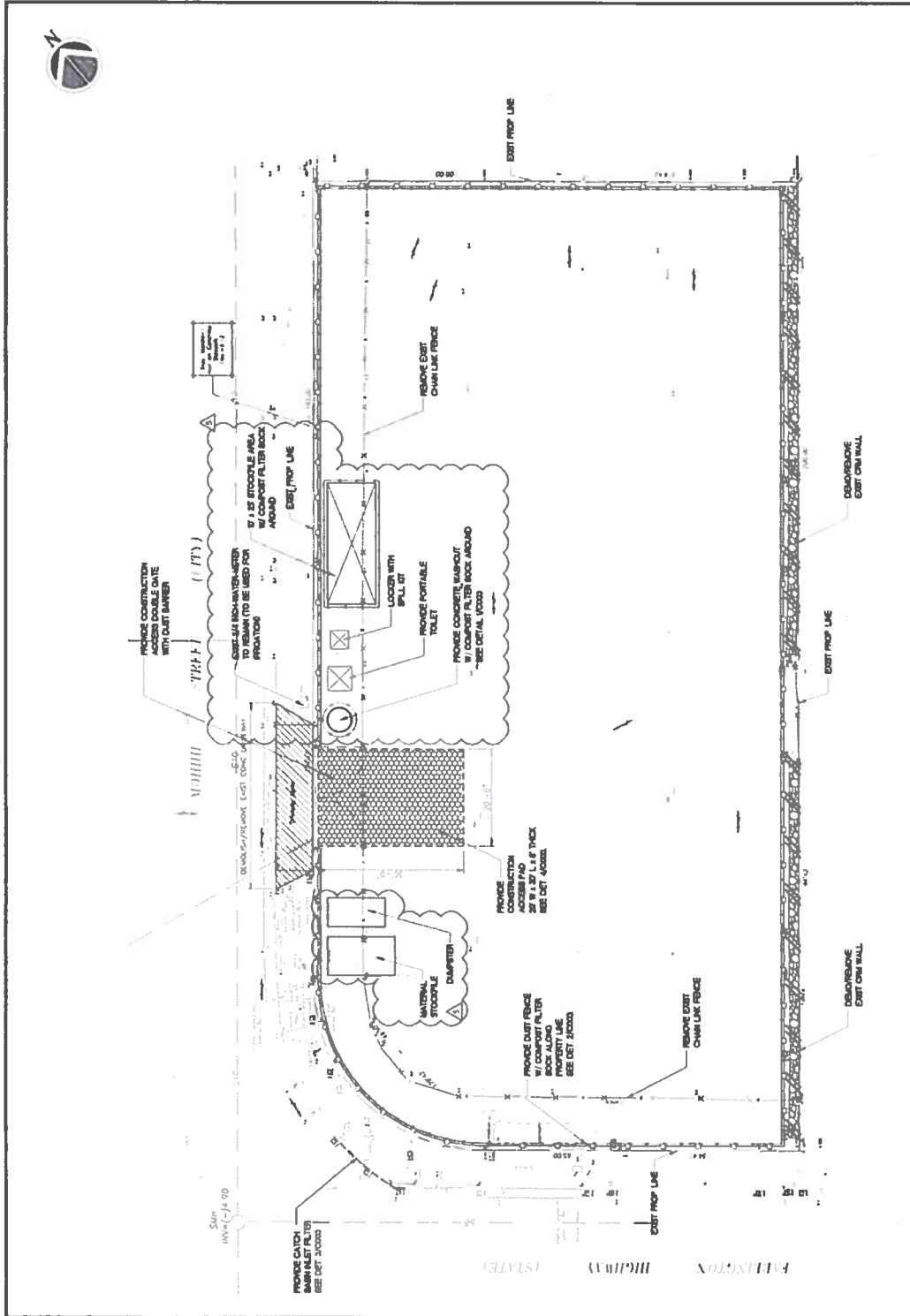
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[illegible][illegible][illegible]

A map of the island of Oahu, Hawaii, oriented vertically. The word "OAHU" is written vertically along the left side. A compass rose is located at the top center. Numerous small circles representing project locations are scattered across the island, each accompanied by a number. A legend at the bottom right indicates that a circle with a dot represents the "PROJECT LOCATION".

B/A-3 LIMITED OCCUPANCY, SECT. 508, 2-HR FIRE SEPARATION IS PROVIDED BETWEEN B/A-3, TABLE 508.4	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517
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NOTE

1. FOR SHOP DETAILS SEE S-ENY 0003.

2. FOR SHOP NOTES SEE S-ENY 0002.

LEGEND

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ESCP AND DEMO PLAN
SCALE 1" = 10'

GRAPHIC SCALE

EXHIBIT D-3

Roy K. Yamamoto
ARCHITECT AIA, INC.
 ARCHITECTS & PLANNING
 1000 Kapiolani Blvd., Suite 200
 Honolulu, Hawaii 96813
 Phone: (808) 531-2883
 Fax: (808) 531-2883
 www.roykyamamoto.com



Roy K. Yamamoto
 Project Name
 New 2-Story
 Commercial Building
 371818 Farrington Hwy.,
 Wahiawa, HI
 96792

Project Name

Project Name
 New 2-Story
 Commercial Building
 371818 Farrington Hwy.,
 Wahiawa, HI
 96792

Sheet Title:
 GRADING AND
 DRAINAGE PLAN

Revisions
 1. REVIEW COMMENTS 9/1/2023

Project Number: 2418
 Drawn By: BDL
 Date: 1/18/2023
 Drawing Number: C102

Sheet

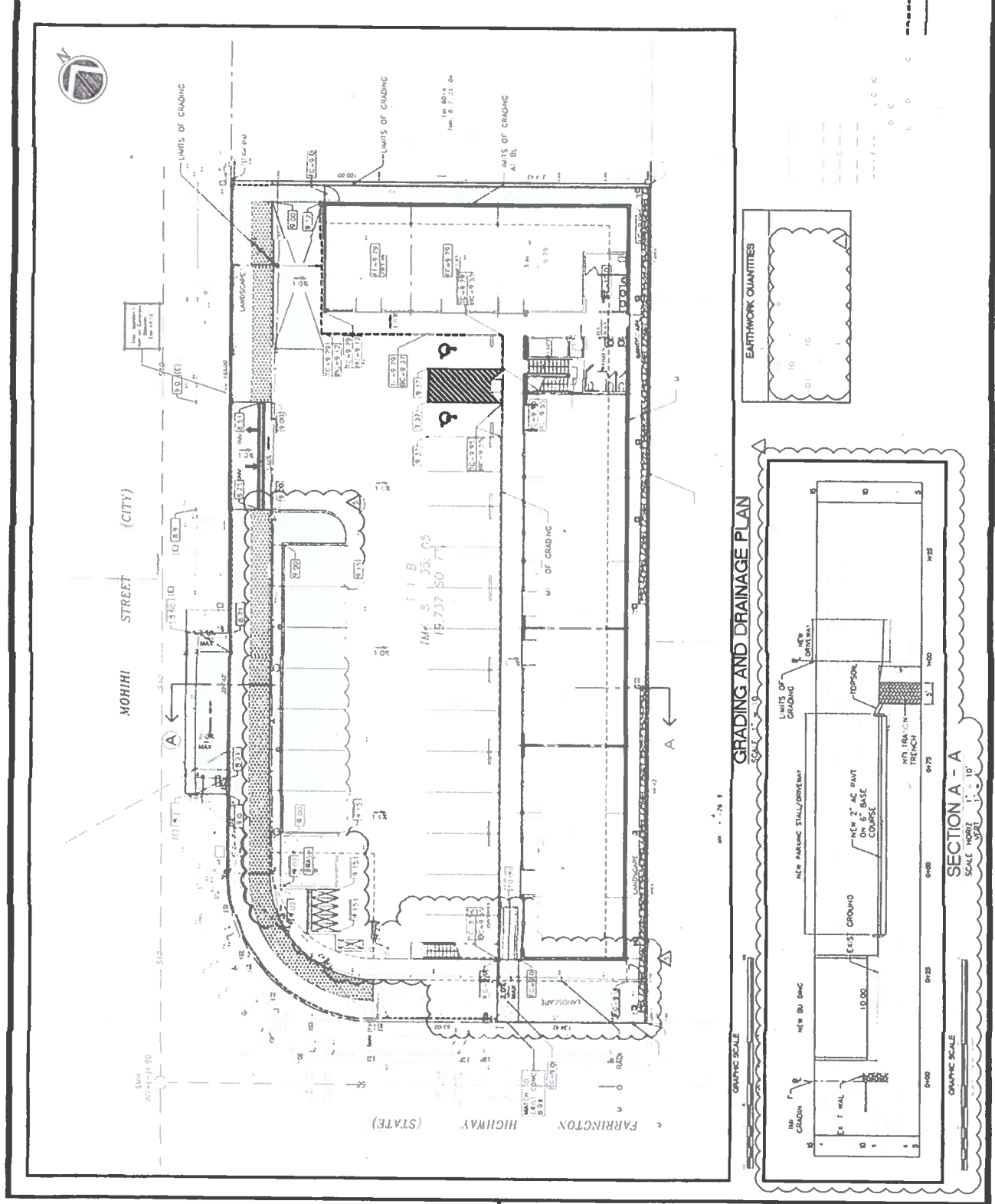


EXHIBIT D-4

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1440 Kalia Road, Suite 100
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Fax: 808.943.3333



Ray K. Yamamoto
New York State Engineer
No. 11107
Professional Engineer
Mechanical Engineering
State of Hawaii
License No. 11107

Project Name

New 2-Story
Commercial Building
at
17181 Pangloss Hwy
Wahiawa, HI
96792

1.5.18 12-2015 003

Sheet Title

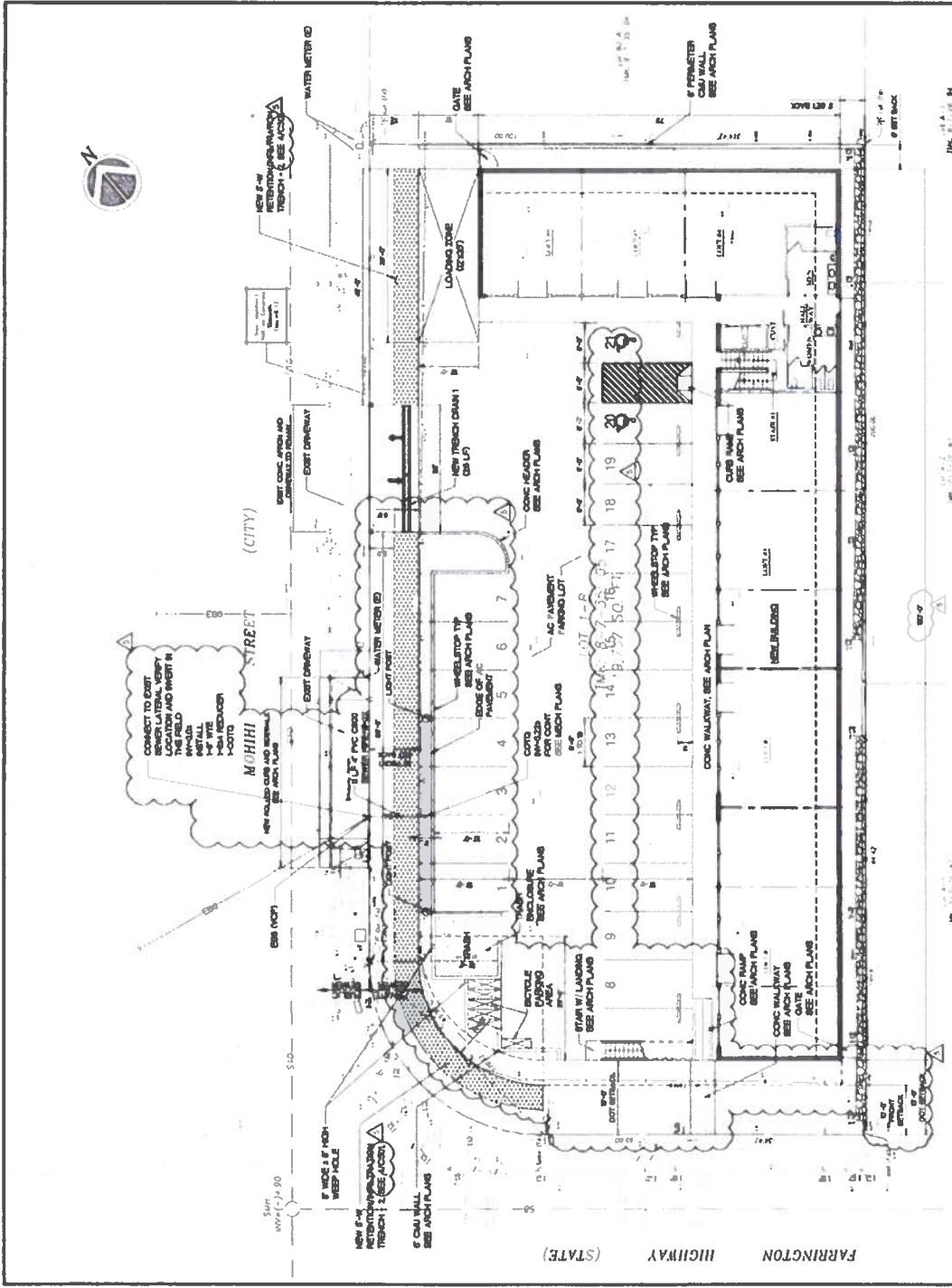
SITE AND UTILITY
PLAN

Revisions

REVISIONS
1 REVISION 9/1/2025

Project Number: 2025-01
Drawn By: RYK
Date: FEB 2025
Drawing Number: C103
Sheet: 1 of 1

NOTE:
1 CONTRACTOR TO TIE IN AND VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO START OF WORK.
2 FOR TYPICAL TRENCH RESTORATION OPERATED SEE DETAIL 3001.
3 FOR NEW SEWER CLEANOUT SEE DETAIL 2001.
4 FOR NEW TRENCH DRAIN SEE DETAIL 3002.



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

LEGEND

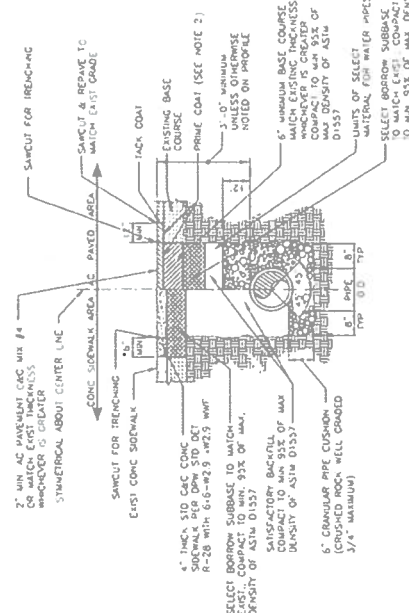
Centerline	Centerline
Water	Water
Sewer	Sewer
Gas	Gas
Electric	Electric
Other	Other

REVISION NOTE:
1 SITE PIANO CONTRACTOR TO COORDINATE INSPECTIONS WITH THE CITY'S PLUMBING INSPECTION SECTION (2025 UPDATES)

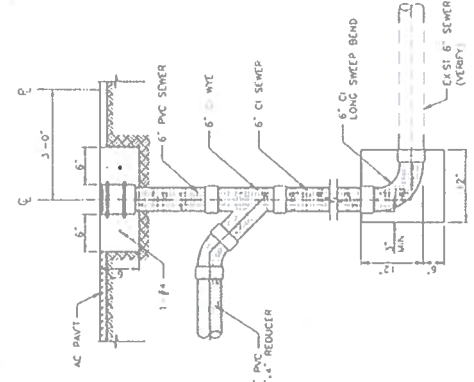
GRAPHIC SCALE

9. IF SAWCUT IS 4" FELL FROM NEAREST SCORE LINE/JOINT, THEN SAWCUT AT NEAREST SCORE LINE/JOINT

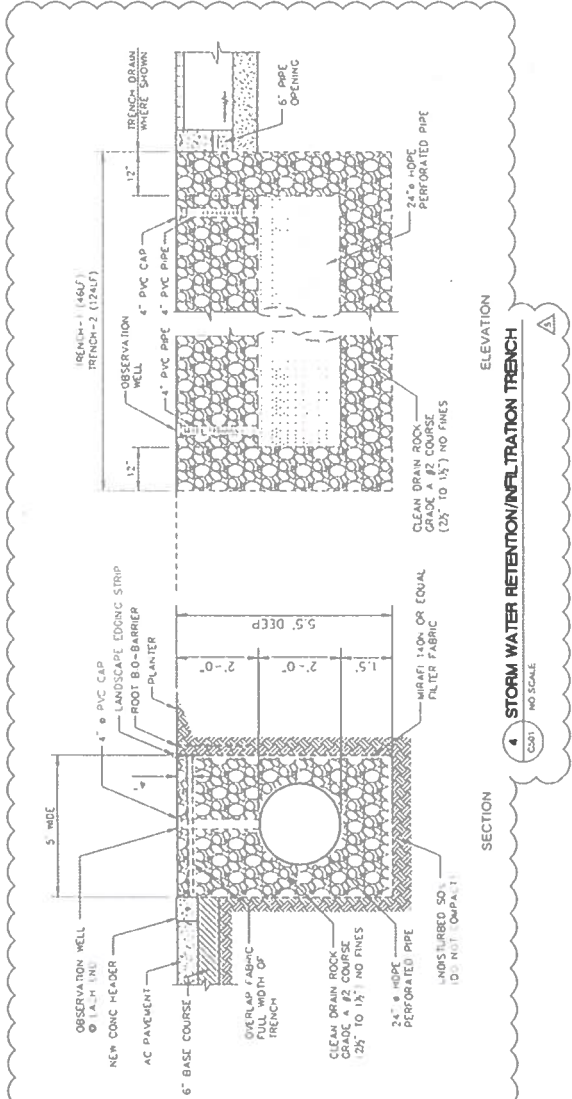
10. PAVEMENT STRUCTURE SHALL BE RESTORED TO EQUAL OR BETTER THAN EXISTING IN THICKNESS & QUALITY
1. FOR ROAD COURSES OR 1.5" OR MORE PRIME COAT IS NOT AVAILABLE, NON REQUIRED IF PRIME COAT IS AVAILABLE.
2. FOR ROAD COURSES OR 1.5" OR MORE PRIME COAT IS NOT AVAILABLE, NON REQUIRED IF PRIME COAT IS AVAILABLE.



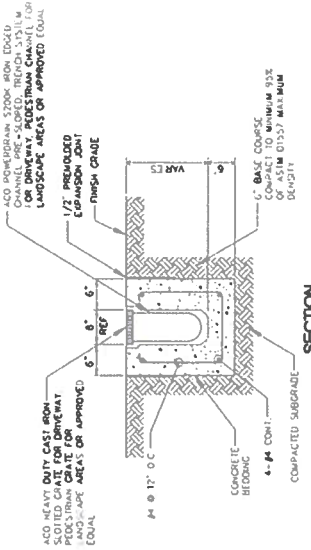
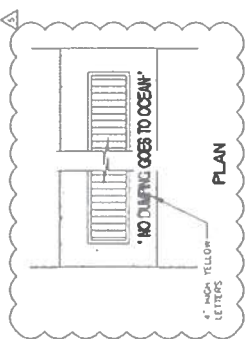
1 TYPICAL TRENCH RESTORATION
C501 NO SCALE



2 CLEAN-OUT TO GRADE AT PROPERTY
C501 NO SCALE



3 STORM WATER RETENTION/INFILTRATION TRENCH
C501 NO SCALE



4 TRENCH DRAIN
C501 NO SCALE

EXHIBIT D-6

Roy K. Yamamoto
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Architecture & Planning
1000 Broadway Street, Suite 100
Honolulu, HI 96813
www.royk-yamamoto.com



Project Name
New 2-Story
Commercial Building
at
87-1818 Haringuan Hwy.
Wahiawa, HI
96792

Sheet Title
DRAINAGE

1. N.K. 6-7-2015 U.S.
Sheet Title
DRAINAGE

Revision
REVISION COMMENTS 3/1/2025

Project Number 10000
Drawn By
Date 1/18/2025
Drawing Number
Sheet C501 of 01

EXHIBIT D-7

Roy K. Yamamoto
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Tel: 808-944-1400
www.royk-yamamoto.com



Project Name:
New 2-Story
Commercial Building
at
87118 Farrington Hwy.,
Waimanalo, HI
96792

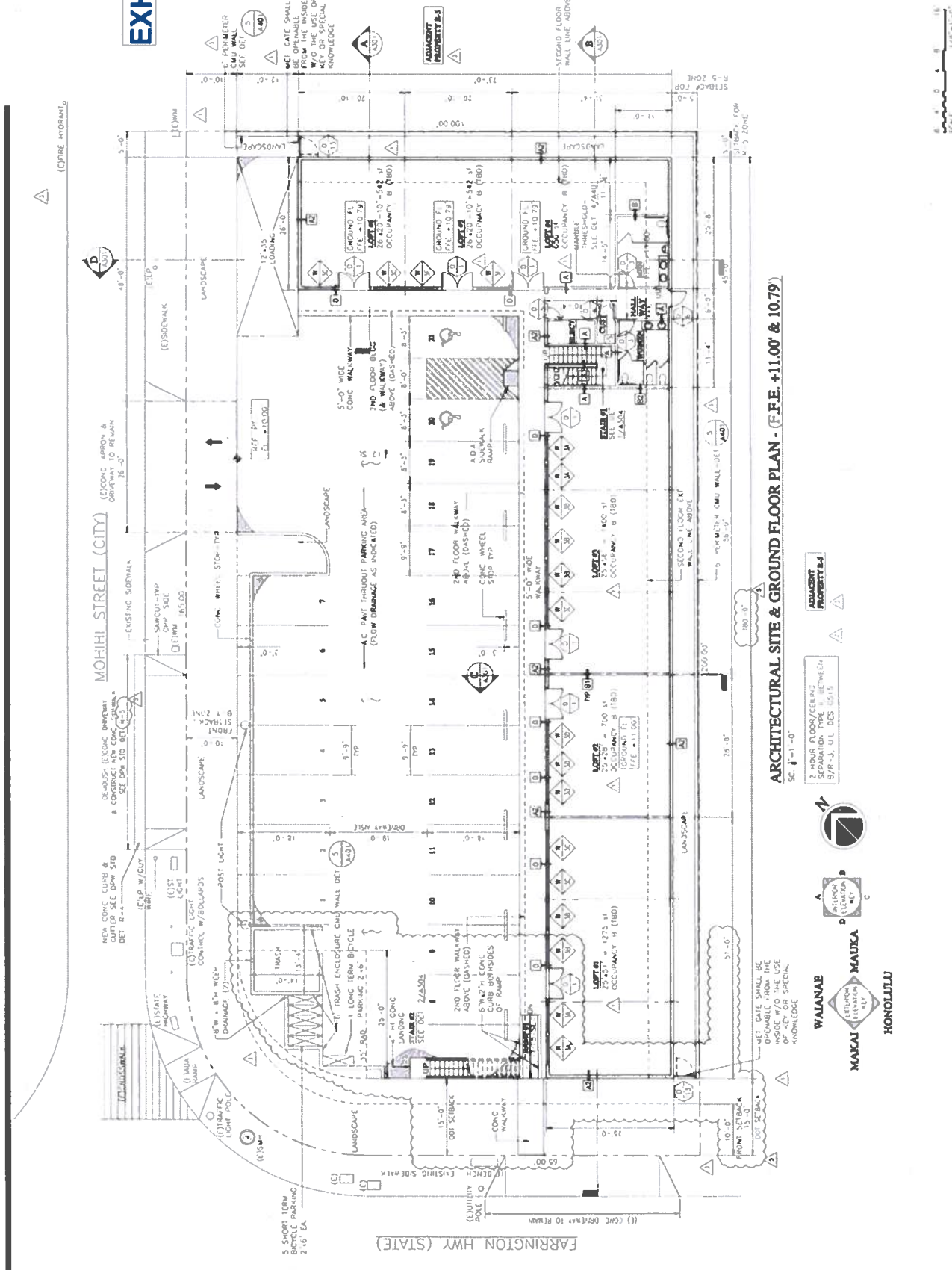
Project Name

Sheet Title:
ARCHITECTURAL SITE &
GROUND FLOOR PLAN

TABLE 6-7.021.000

Sheet Title
ARCHITECTURAL SITE &
GROUND FLOOR PLAN

Project Number: 2001
Drawn By: L.L. D.
Date: 8-22-21
Drawing Number: AI01
Sheet: 1 of 45



ARCHITECTURAL SITE & GROUND FLOOR PLAN - (F.F.E. +11.00' & 10.79')

ADJACENT PROPERTY B.D.

2-HOUR FLOOR/Ceiling
SEPARATION TYPE B, BETWEEN
B/R-J, U.L. USES UGLS



WAIʻANAE

MAKAU

MAUKA

HONOLULU

Roy K. Yamamoto
Architect, AIA, Inc.
 Architecture & Planning
 1585 Madison Street, Suite 700
 Honolulu, Hawaii 96814
 Tel. 808.442.3444
 Fax 808.442.3448
www.rkya.com



Not to be processed by me or under my supervision & contribution of this project will be under my direct supervision

Project Manager:

**New 2-Story
Commercial Building**
at
87-1818 Paragon Hwy.,
Wolcott, HI
96792

T.M.K. 8-7403, 000

Sheet Title
ROOF PLAN

Approved:  Date: 5-14-21

Project Number: 2001
Drawn By: J.Y. Gil
Order: 8-27-21

Ordering Number

A103

1000

ROOF PLAN

- NOTES AND GENERAL NOTES:**
1. CONTINUOUS DRIPS & VENTS SHOWN ARE TAKEN FROM "PRIMECUT" CO. (N/A) MODEL NOS. NOTED.
 2. EXTERIOR FINISH SYSTEM (E.F.S.) SPECIFICATION & INSTALLATION AS PER STD CORP.
 3. EXTERIOR FINISH SYSTEM (E.F.S.) SPECIFICATION & INSTALLATION AS PER STD CORP.
 4. STANCHION SUPPORTS ETC. TO BE PROVIDED AS PER MFC RECOMMENDATIONS.
 5. SEE STRUCTURAL DRAWINGS FOR CONNECTION BRACKETS, FRAMING AND JOINTS TO BE GROUND SMOOTH.
 6. INTERIOR FINISHES (ADDITIONAL FRAMING ASIDE FROM THE STANDARD REQUIRED SHELL FRAMING) GYPSUM BOARD, PAINTING ETC. FURNISHED & INSTALLED BY TENANT.

EXHIBIT D-12

Roy L. Yamamoto
Architect, AIA, Inc.
 1000 Broadway
 New York, NY 10018
 Tel: 212-691-1000
 Fax: 212-691-1001
 www.roylyamamoto.com

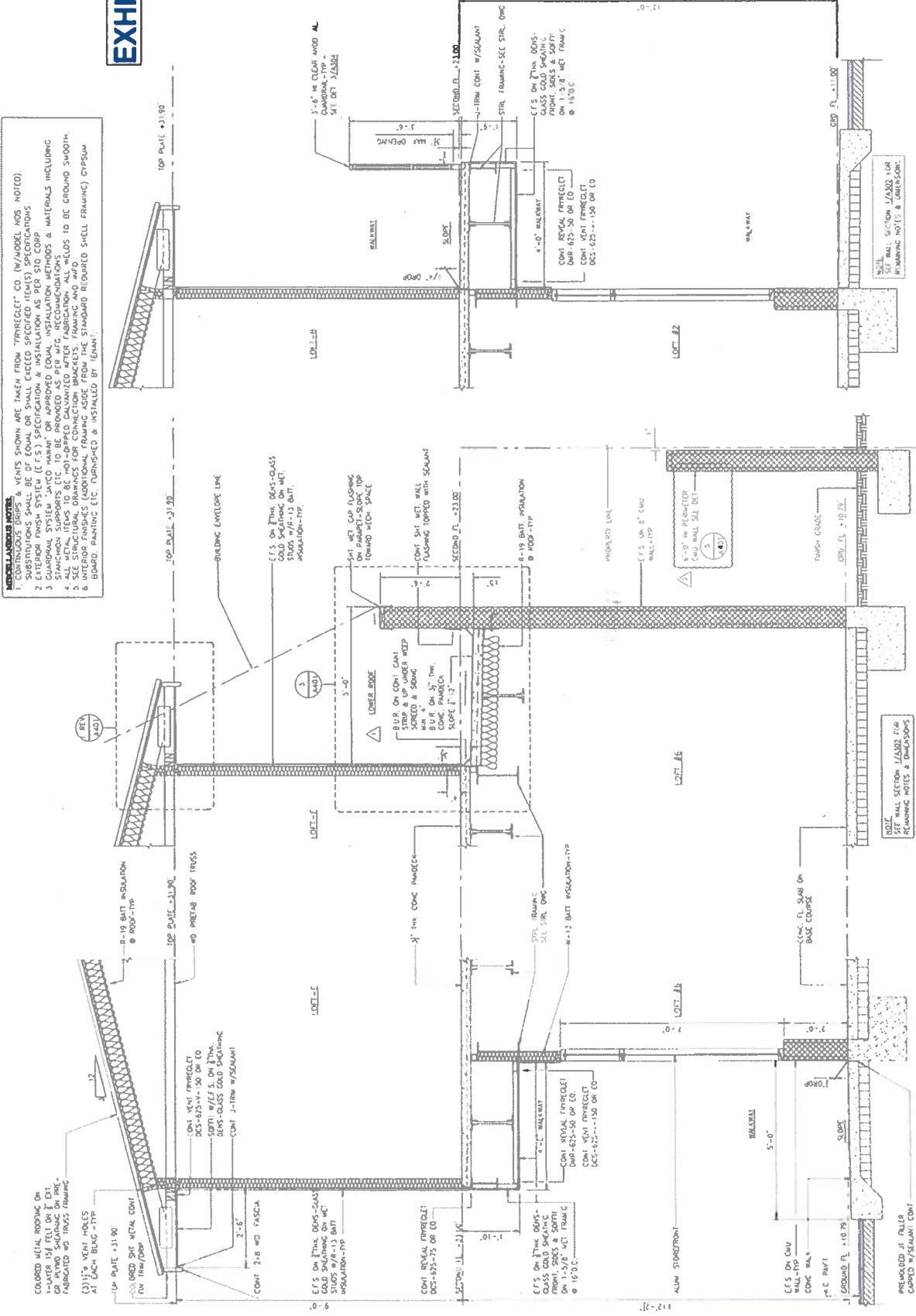


Project Name:
New 2-Story Commercial Building
 87-1818 Postgraduate Hwy.
 Westbury, NY 11591

Table: B-7-001-003
Sheet Title:
WALL SECTIONS

Revision:
 1. Rev. 11/11/11
 2. Rev. 11/11/11
 3. Rev. 11/11/11

Project Number: 2001
Drawn By: V.G.
Date: 8-27-11
Design Number: A302
Sheet: 8 of 45



- NOTES:**
1. EXISTING CONDITIONS SHOWN ARE TAKEN FROM "PROJECT" CO. (W/ADDED, USE, NOTED).
 2. EXISTING CONDITIONS SHALL BE OF (QUAL OR SMALL CIRCLED SPECIFIED ITEMS) SPECIFICATIONS.
 3. EXISTING CONDITIONS SHALL BE OF (QUAL OR SMALL CIRCLED SPECIFIED ITEMS) SPECIFICATIONS.
 4. EXISTING CONDITIONS SHALL BE OF (QUAL OR SMALL CIRCLED SPECIFIED ITEMS) SPECIFICATIONS.
 5. EXISTING CONDITIONS SHALL BE OF (QUAL OR SMALL CIRCLED SPECIFIED ITEMS) SPECIFICATIONS.

EXHIBIT D-13

Roy K. Yamamoto
 Architect, AIA, Inc.
 1000 Avenue of the Americas, Suite 100
 New York, NY 10020
 Tel: 212-691-1000
 Fax: 212-691-1001
 www.royk-yamamoto.com

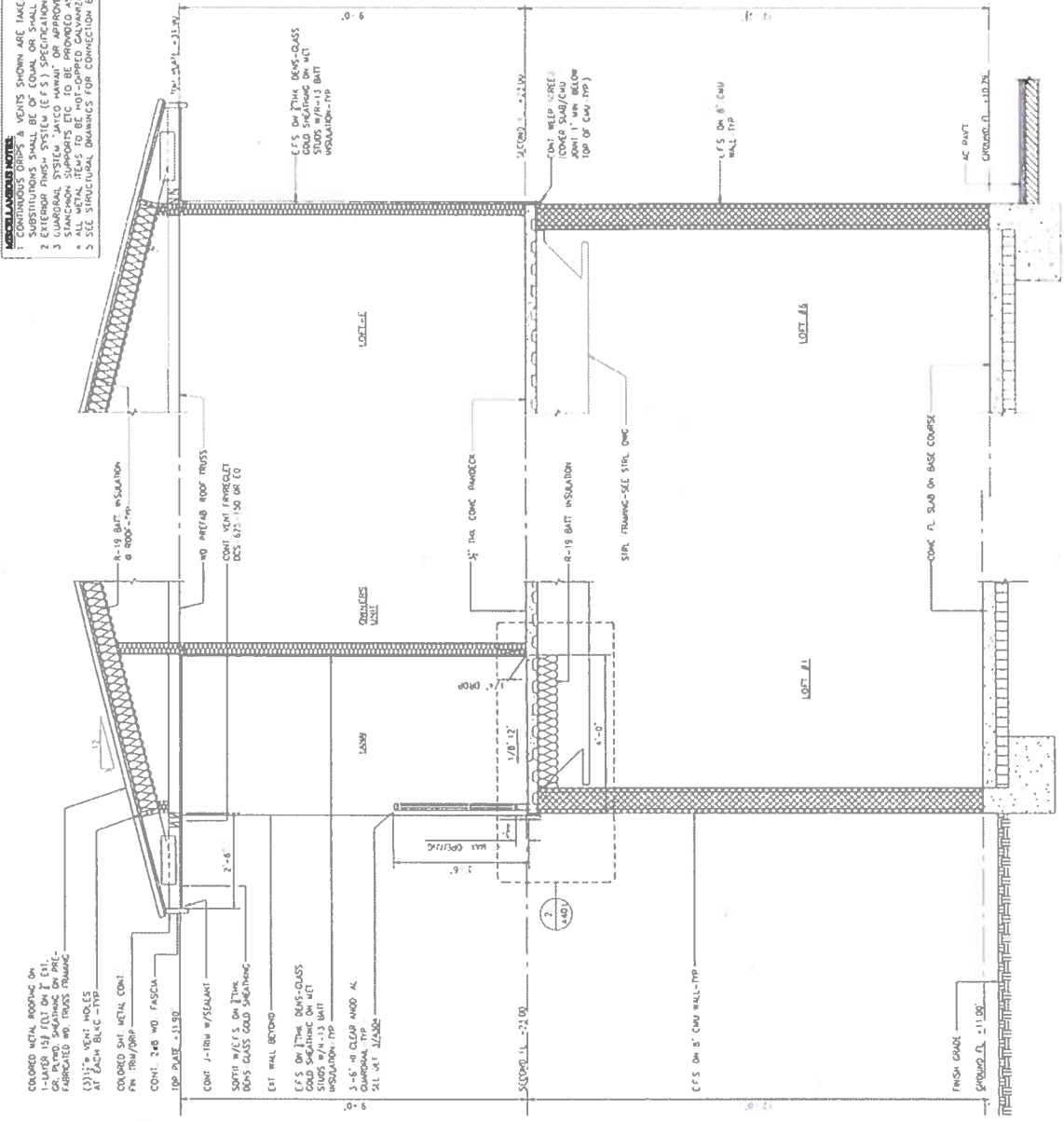


New 2-Story
Commercial Building
 at
 87-1818 Monticello Hwy.,
 Williams, DE
 19782

T.M.L. 6-7-05.001
 Sheet Title:
 WALL SECTIONS
 A303 DETAIL

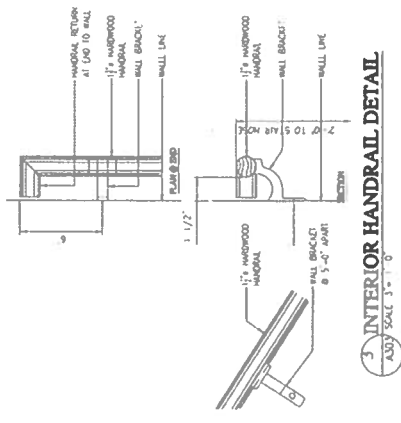
Revisions:

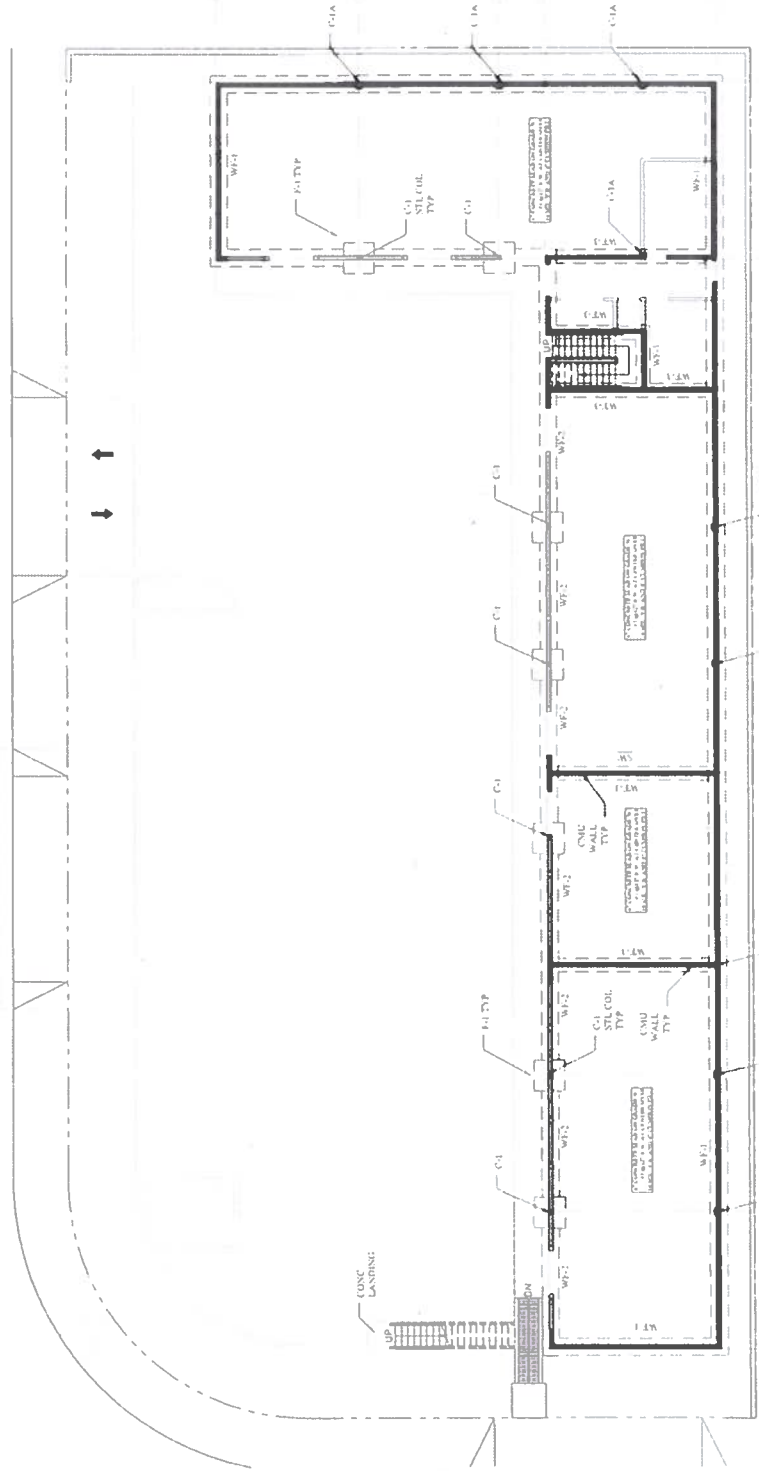
Project Number: 1001
 Drawing Number: A303
 Sheet 9 of 45



2 WALL SECTION
 A303 SCALE 3/4" = 1'-0"
 SEE WALL SECTION 1/4" = 1'-0"
 FOR REMAINING NOTES & DIMENSIONS

1 WALL SECTION
 A303 SCALE 3/4" = 1'-0"





NOTES:
 C-1: STEEL COLUMN TYP
 C-1A: 12"x12" COLUMNS

1 FOUNDATION PLAN
 SCALE 1/8" = 1'-0"

EXHIBIT D-15

Roy E. Yamamoto
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 1000 Wilshire Blvd., Suite 700
 Los Angeles, CA 90017
 Tel: (213) 475-1111
 Fax: (213) 475-1112
 E-mail: roy@royyamamoto.com



Any work done pursuant to this seal is the responsibility of the engineer. The seal is not to be used for any other purpose. The seal is not to be used for any other purpose. The seal is not to be used for any other purpose.

Project Name

New 2 Story
 Commercial Building
 at
 811 1818 Farmington Hwy
 Norwalk, CT
 06857

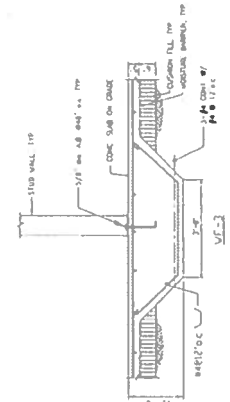
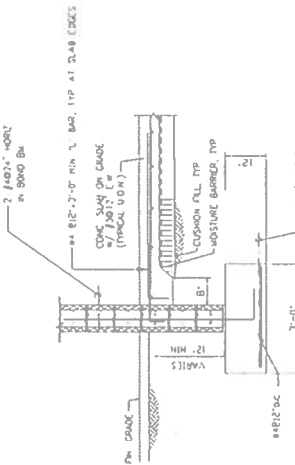
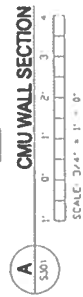
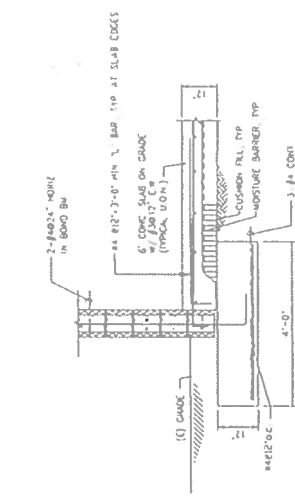
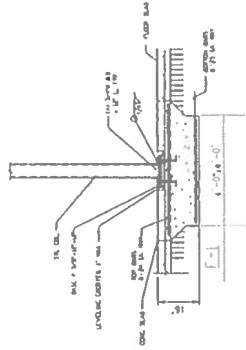
T.M.K. 8-2-013 005

Sheet 1 of 1

TYPICAL DETAILS

High Rise

Project Number 2004-2
 Drawn By JLB
 Date 4-2-2010
 Design Number
 Sheet S301 of 1





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 Architecture & Planning
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 Minneapolis, MN 55401
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 Fax: 612.338.2601
 www.rkymarchitect.com



10/12/96

Project Name	Start Date	End Date	Status	Progress (%)	Budget (\$)	Actual Cost (\$)	Variance (\$)	Forecast (\$)	Risk Level	Comments
Project A	2023-01-01	2023-06-30	In Progress	75%	\$1,200,000	\$1,150,000	\$50,000	\$1,180,000	Low	On schedule, minor budget variance.
Project B	2023-02-15	2023-09-30	Not Started	0%	\$800,000	\$0	\$800,000	\$800,000	Medium	Awaiting resources allocation.
Project C	2023-03-01	2023-08-31	Completed	100%	\$500,000	\$520,000	-\$20,000	\$500,000	High	Exceeded budget by \$20k due to scope creep.
Project D	2023-04-01	2023-10-31	Planning	10%	\$300,000	\$30,000	\$270,000	\$270,000	Low	Initial planning phase.
Project E	2023-05-01	2023-11-30	Delayed Start	5%	\$900,000	\$45,000	\$855,000	\$855,000	Medium-High	Delayed start due to resource unavailability.

New 2-Story
Commercial Building
at
1818 Ferragamo Hwy
Wausau, WI
96792

T.M.K., 8-7-035 000

Low Tide:

LANDSCAPE PLANTING PLAN

References

07-04-2025

Project Number 2002

11/11/11

Date: 0-27-2021

Account Number

L101

1

LANDSCAPE PLANTING PLAN



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 Fax: 415.841.2344
 www.roykyamamoto.com



Project Name:
 New 2-Story
 Commercial Building
 at
 1818 Peninsula Hwy
 Watson, CA
 95792

Project No.:
 T.M.K. 1-015.005

Sheet No.:
 IRRIGATION PLAN

Revision:
 01-04-2025

Drawn By:
 JTH

Date:
 01-27-2021

Project Number:
 2001

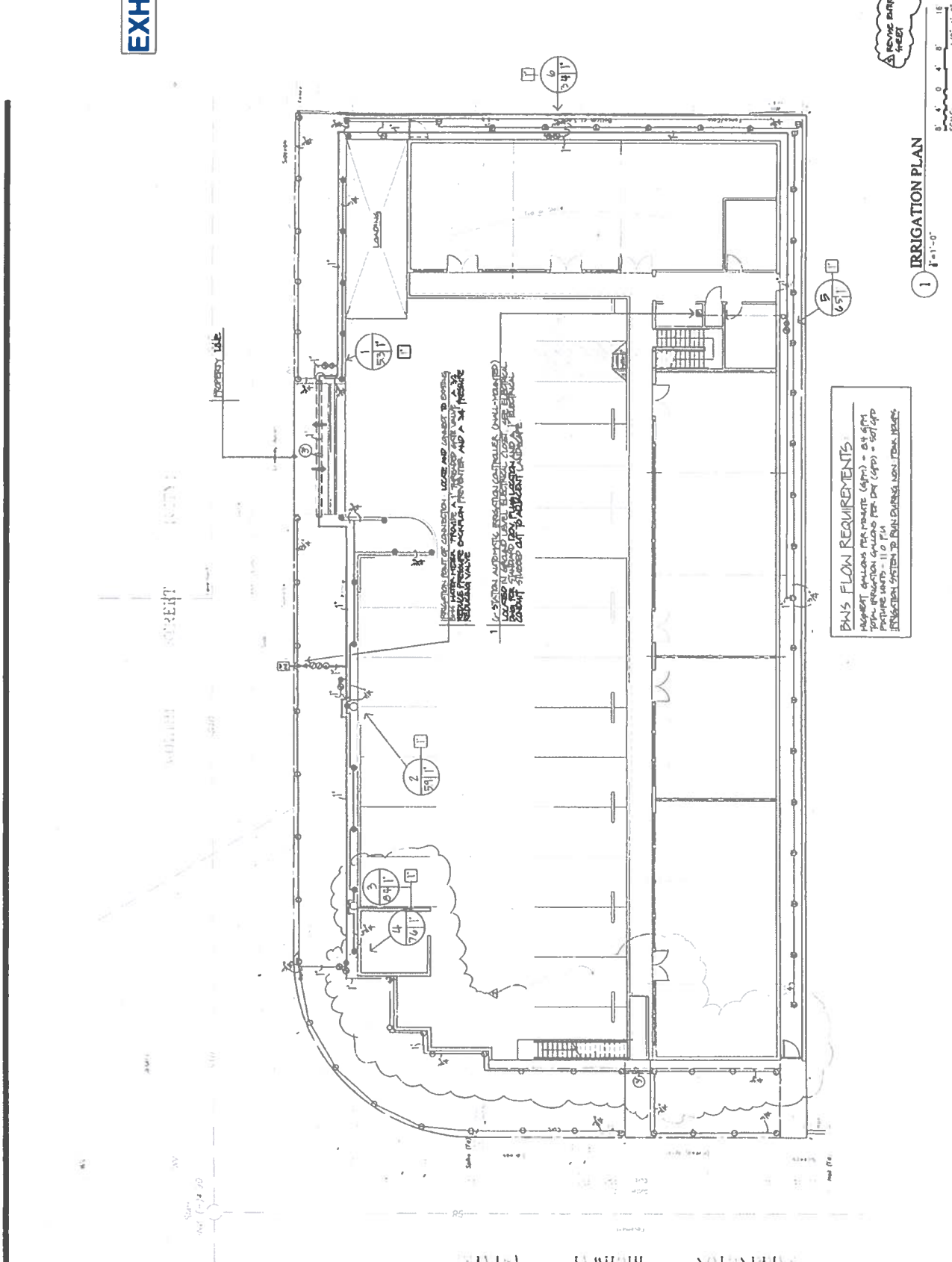
Sheet:
 L102

Scale:
 1" = 1'-0"

Notes:
 SEE FLOW REQUIREMENTS

Legend:
 1" = 1'-0"

Scale:
 1" = 1'-0"

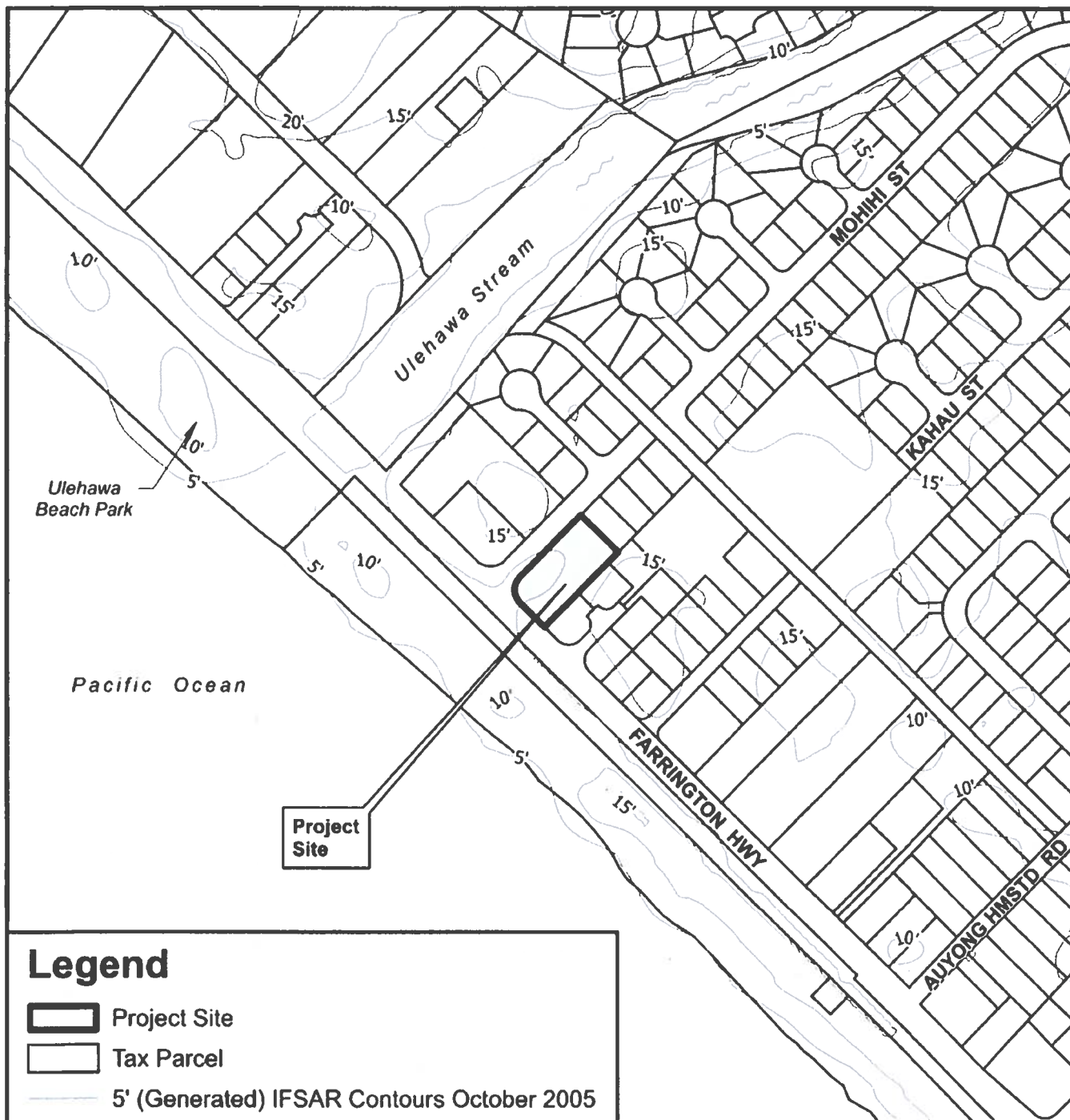


BWS FLOW REQUIREMENTS
 MAXIMUM GALLONS PER MINUTE (GPM) = 65 GPM
 TOTAL IRRIGATION GALLONS PER DAY (GPD) = 507 GPD
 FLOW RATE = 11.0 GPM
 IRRIGATION SYSTEM TO RUN DURING NON-PEAK HOURS

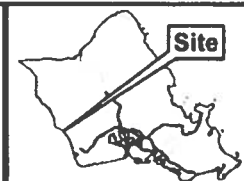
1 IRRIGATION PLAN
 1" = 1'-0"

SEE FLOW REQUIREMENTS

Scale:
 1" = 1'-0"



0 250 500
Distance in Feet



VICINITY MAP



PORTION OF TOPOGRAPHIC MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

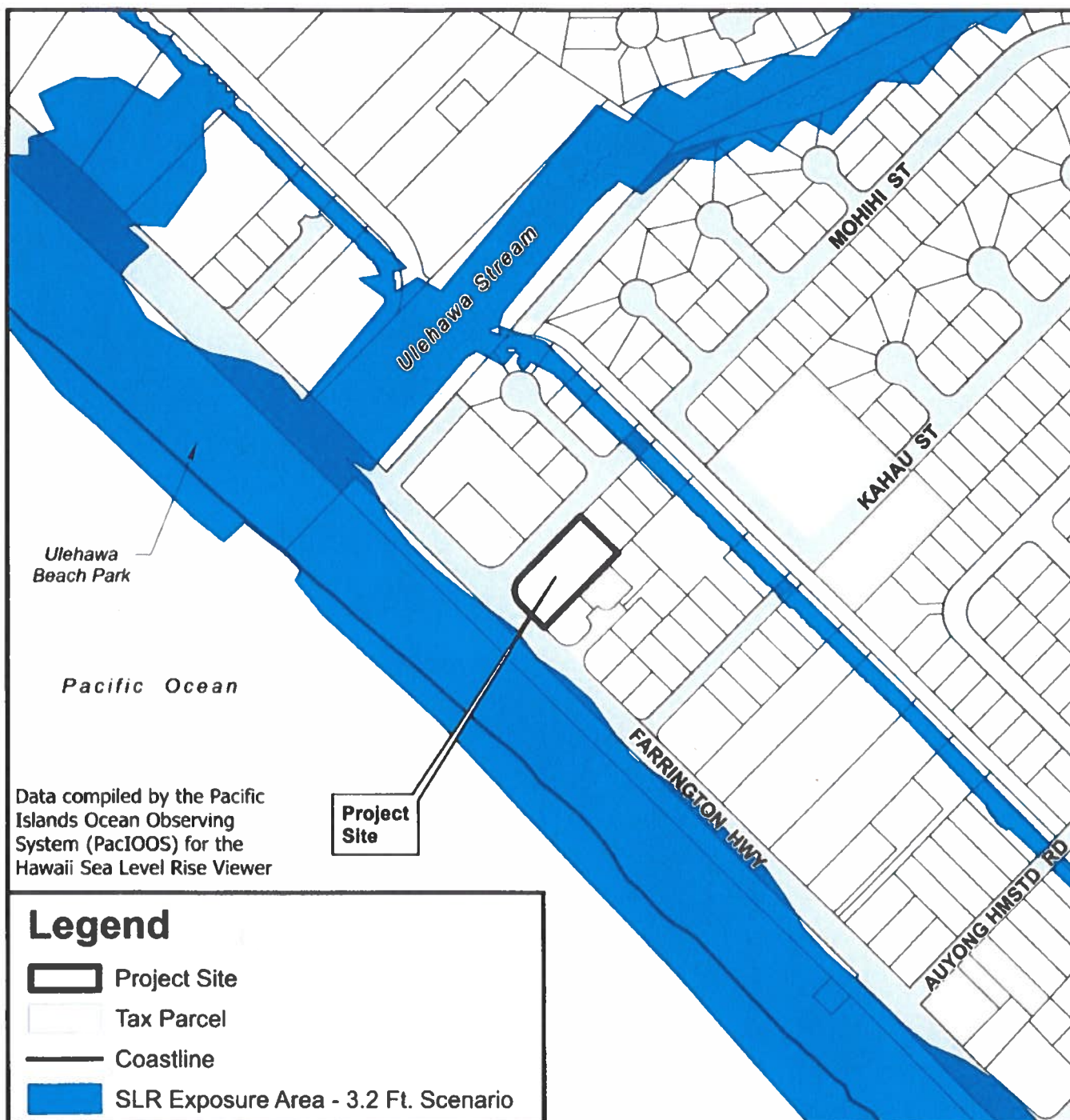
FOLDER NO.: 2026-SMA-20

Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

EXHIBIT E

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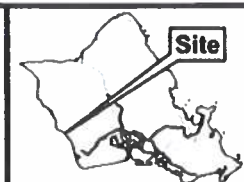
Data compiled by the Pacific Islands Ocean Observing System (PacIOOS) for the Hawaii Sea Level Rise Viewer

Legend

- Project Site
- Tax Parcel
- Coastline
- SLR Exposure Area - 3.2 Ft. Scenario



0 250 500
Distance in Feet



VICINITY MAP



SEA LEVEL RISE EXPOSURE AREA MAP LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

FOLDER NO.: 2026-SMA-20

Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

EXHIBIT F

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This map is prepared in color

Flood Hazard Zones:

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

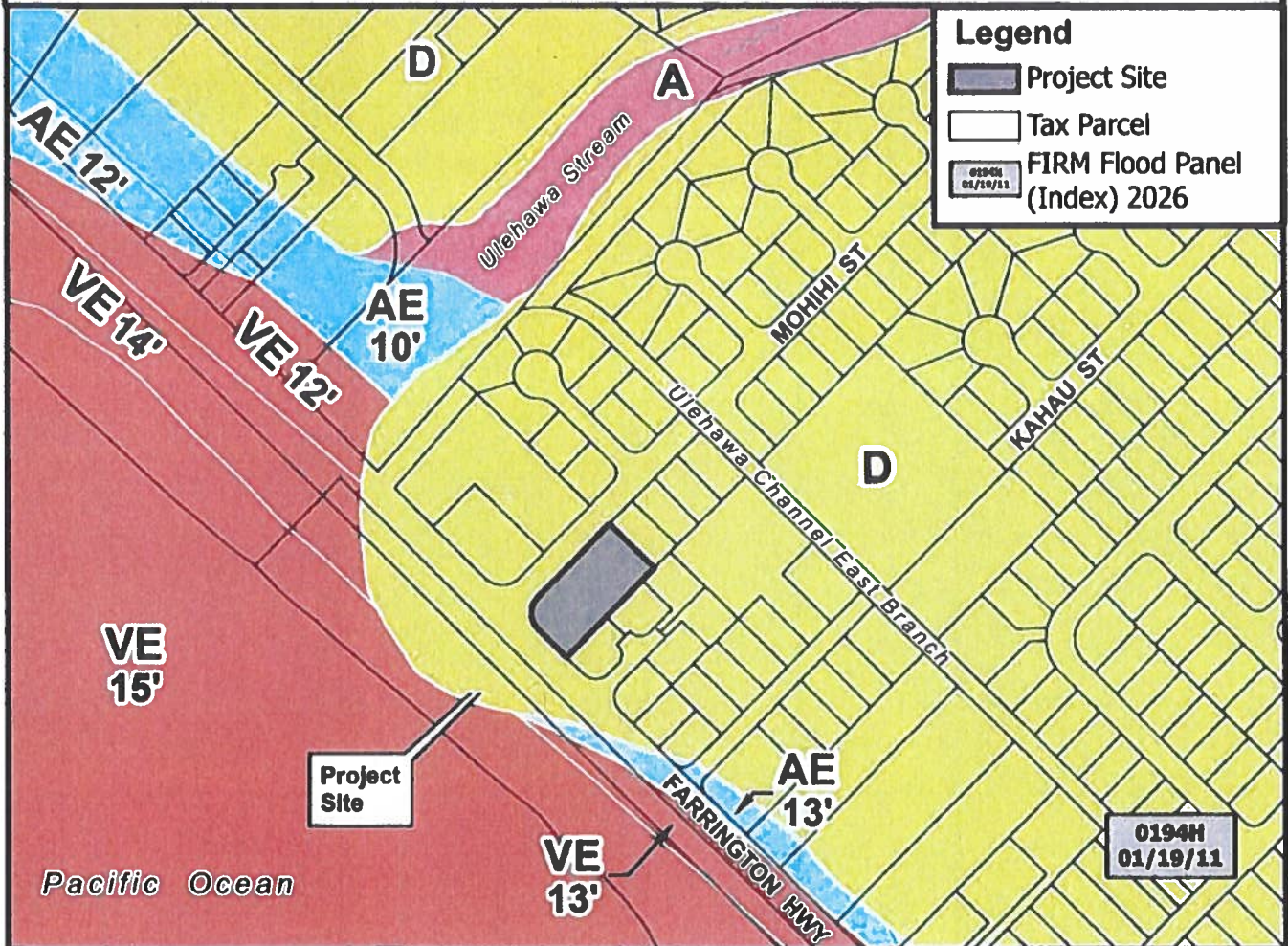
Zone A = No BFE determined

Zone AE = BFE determined

Zone VE = Coastal flood zone with velocity hazard (wave action); BFE determined

Other Areas

Zone D = Areas in which flood hazards are undetermined, but possible.



0 250 500
Distance in Feet



VICINITY MAP



PORTION OF FLOOD HAZARD MAP FIRM PANEL 15003C0194H

NOTE: FLOOD ZONES EFFECTIVE JUNE 10, 2026
NO CHANGES TO THIS FLOOD PANEL

TAX MAP KEY: 8-7-035: 005

FOLDER NO.: 2026-SMA-20

Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 06/2026

EXHIBIT G

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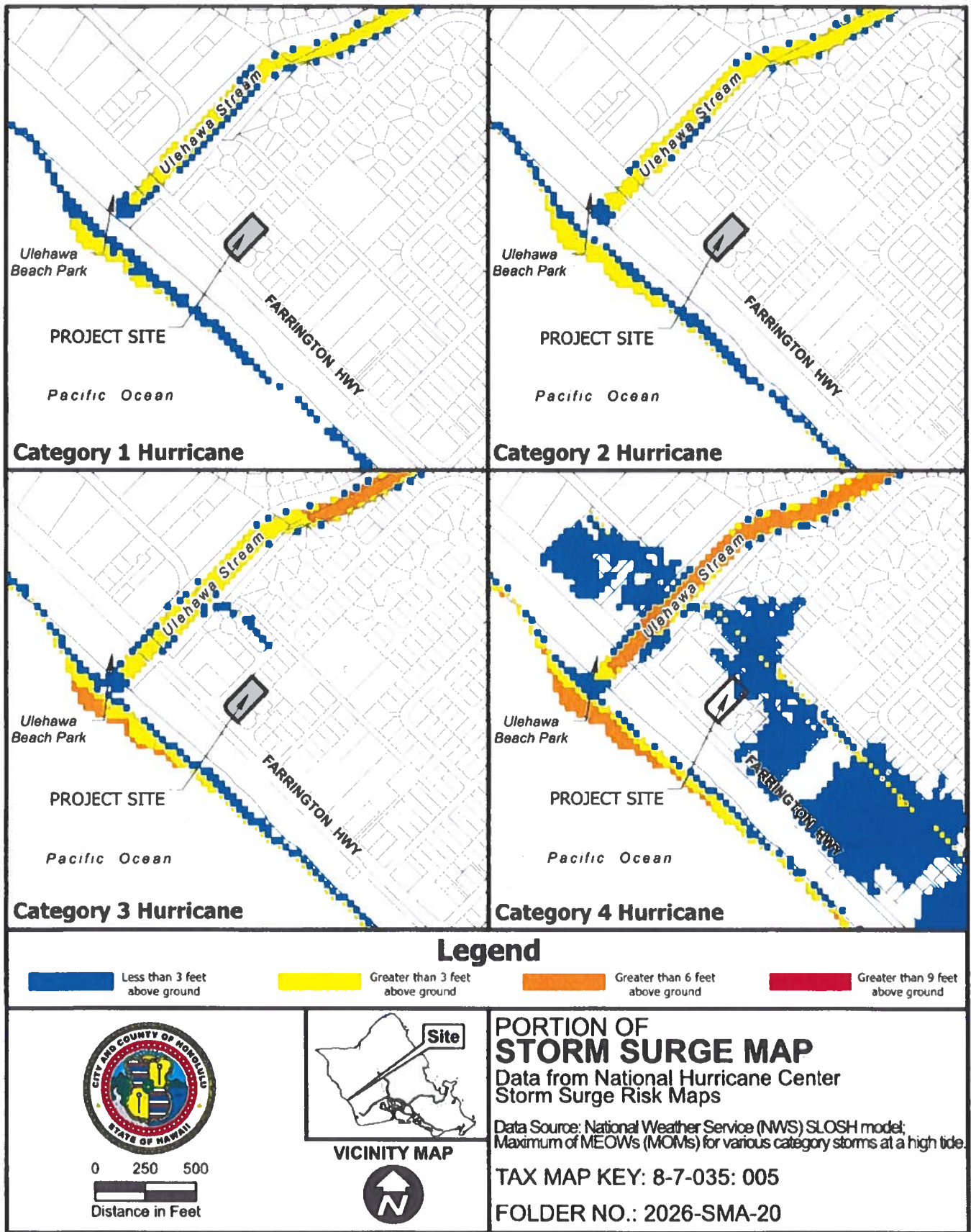
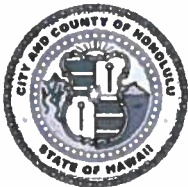
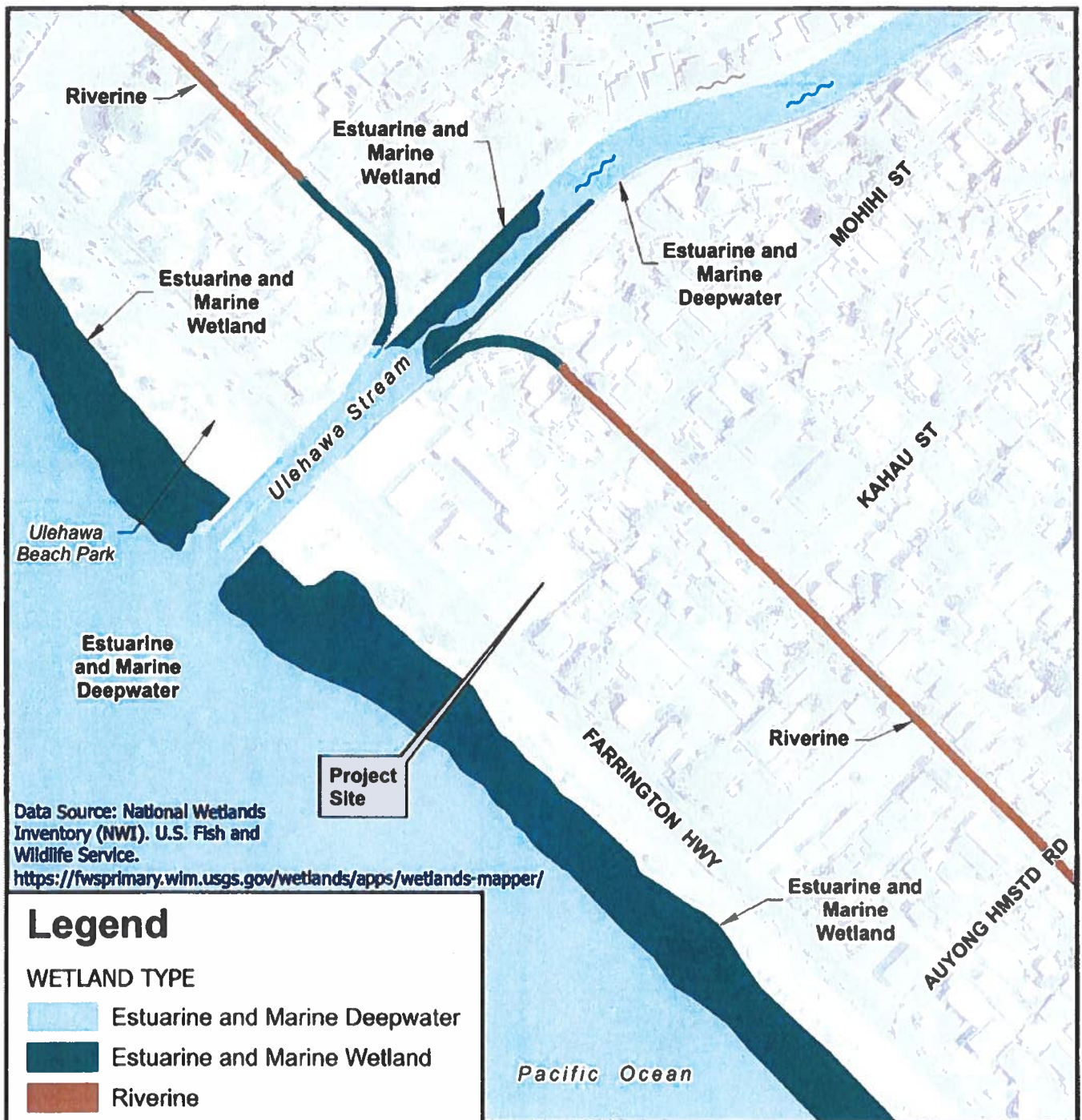


EXHIBIT H



VICINITY MAP



PORTION OF WETLANDS MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

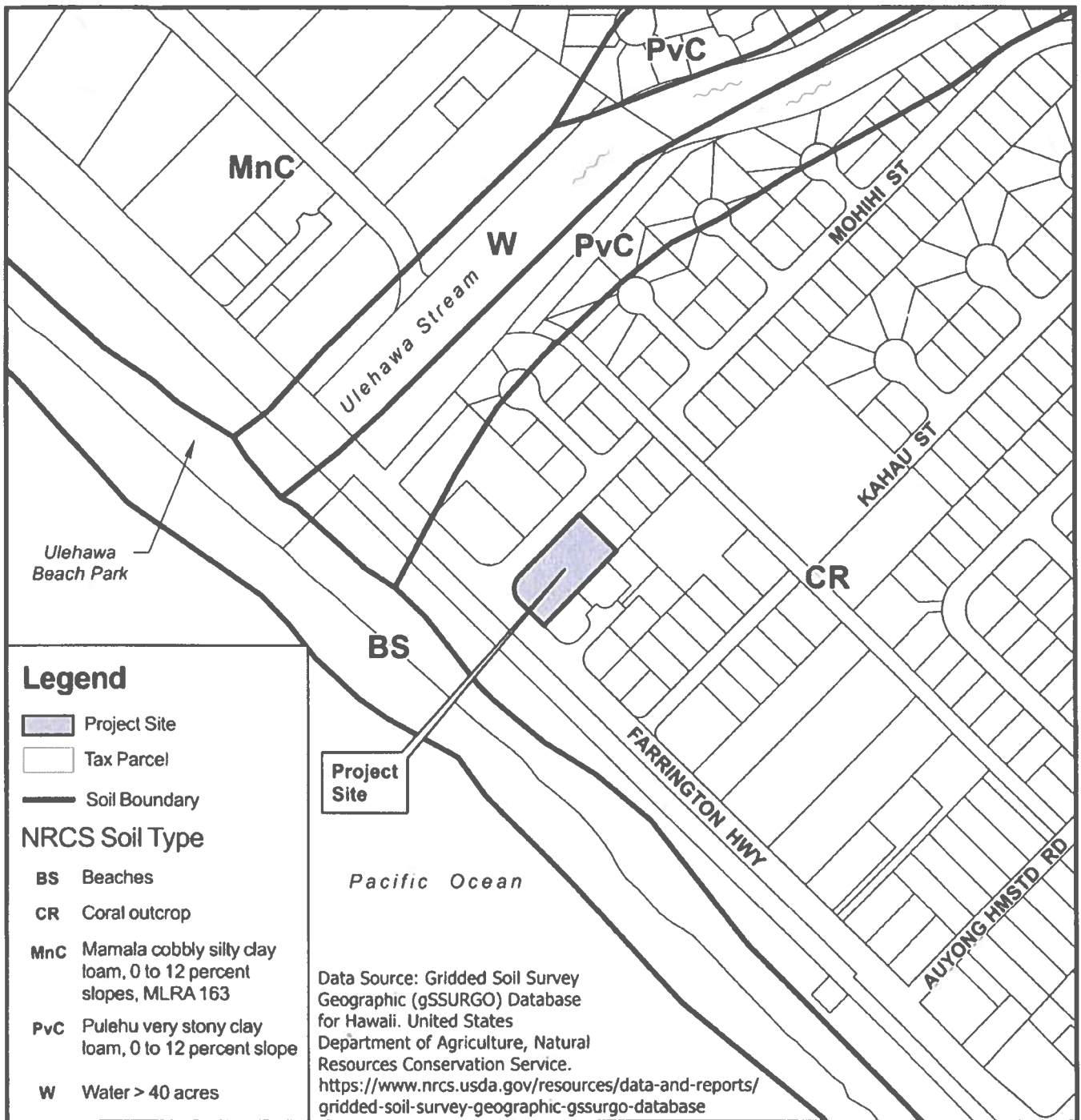
FOLDER NO.: 2026-SMA-20

Prepared by: Honolulu Land Information System (HoLIS) - PH
 Department of Planning & Permitting (DPP)
 City and County of Honolulu

Date Prepared: 05/2026

EXHIBIT I

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PORTION OF SOIL MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

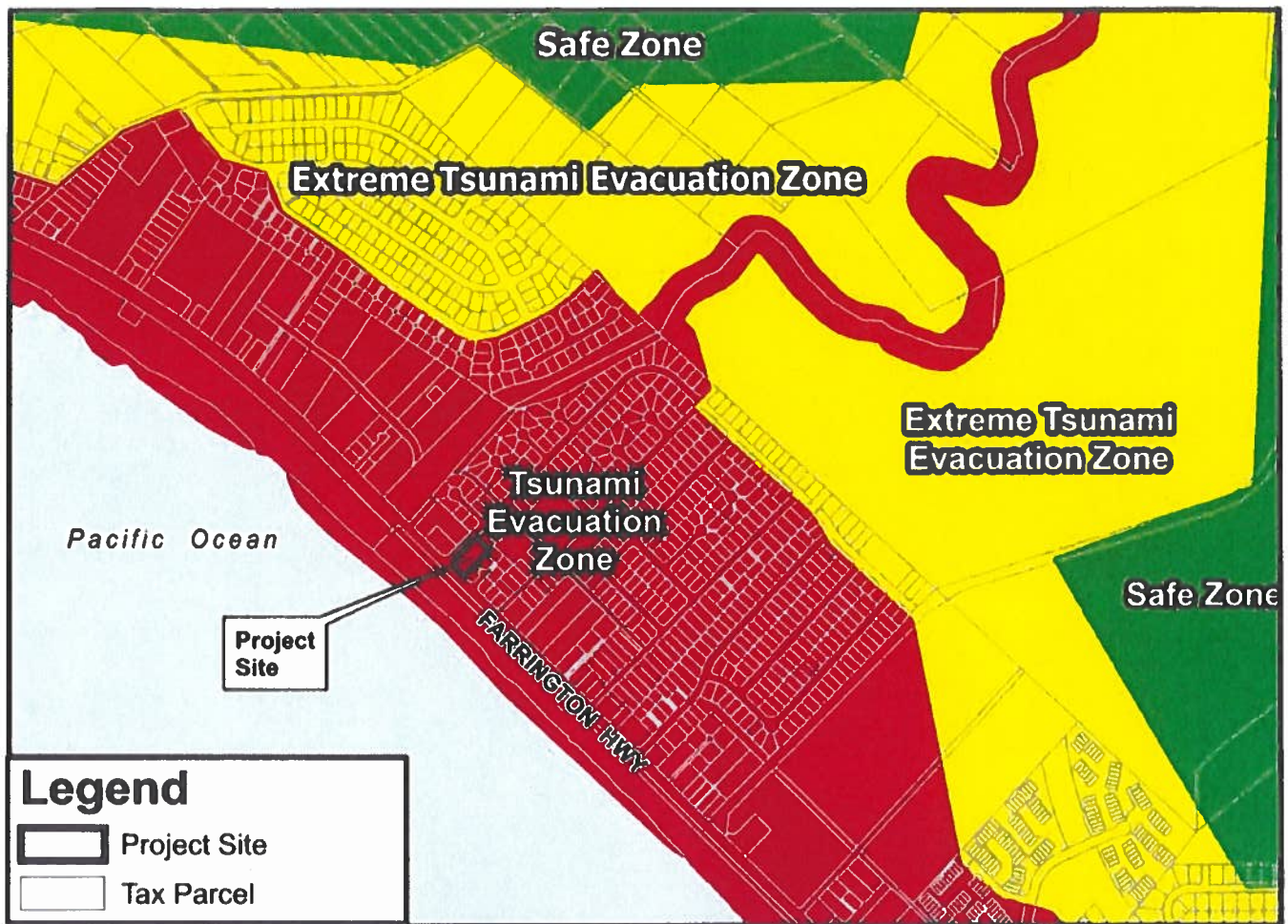
FOLDER NO.: 2026-SMA-20

Prepared by: Honolulu Land Information System (HoLIS) - PH
 Department of Planning & Permitting (DPP)
 City and County of Honolulu

Date Prepared: 05/2026

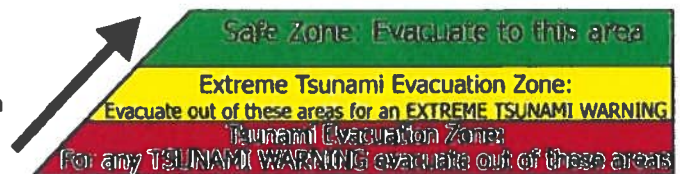
EXHIBIT J

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- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered the minimum safe evacuation distance

- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone
1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone
 2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone



 0 250 500 1,000 Distance in Feet	 VICINITY MAP	PORTION OF TSUNAMI EVACUATION MAP POKAI BAY TO KAHE PT MAP 16 INSET 2 TAX MAP KEY: 8-7-035: 005 FOLDER NO.: 2026-SMA-20
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Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

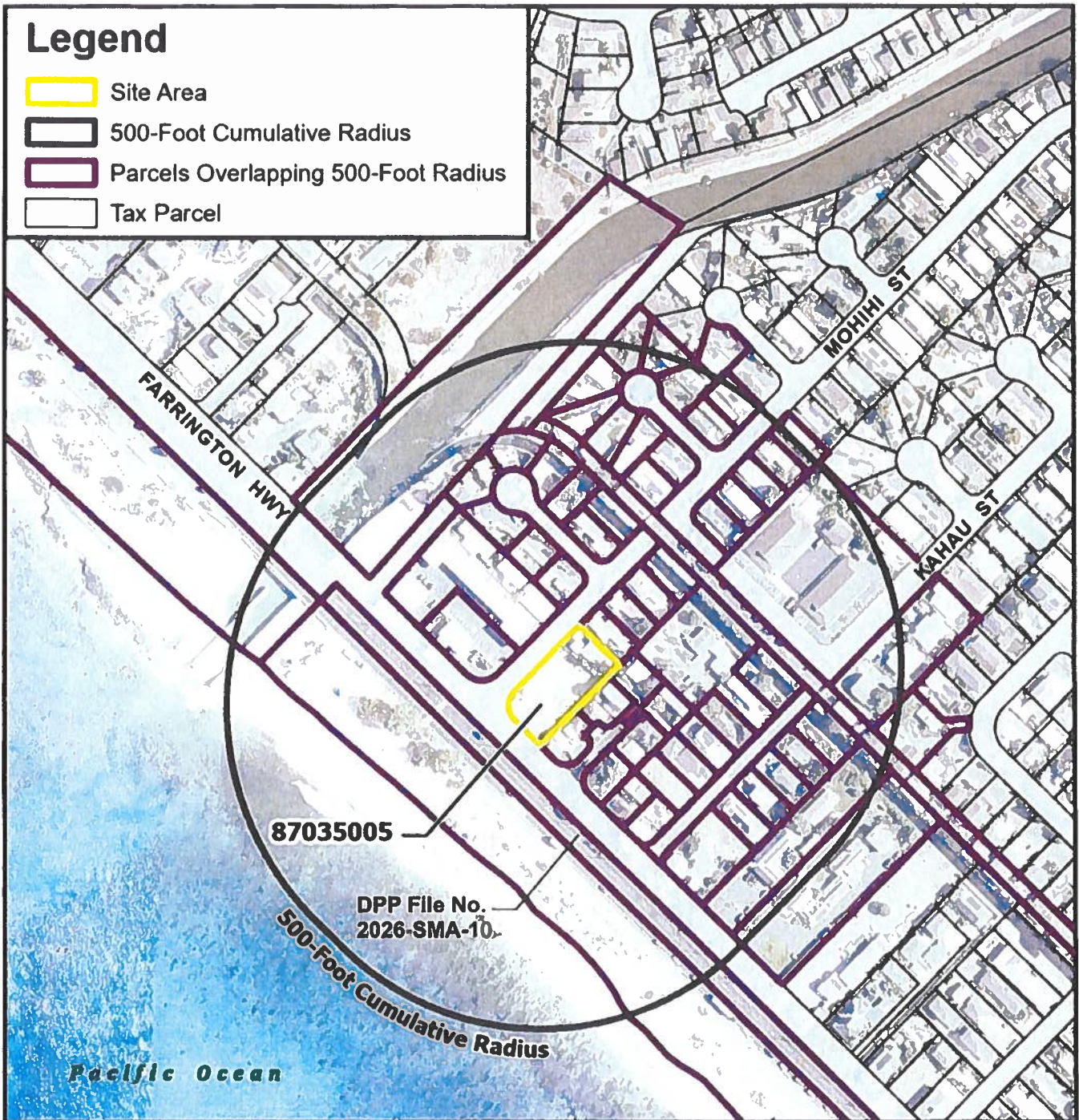
Date Prepared: 05/2026

EXHIBIT K

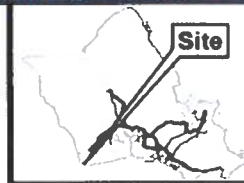
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Legend

-  Site Area
-  500-Foot Cumulative Radius
-  Parcels Overlapping 500-Foot Radius
-  Tax Parcel



0 250 500
Distance in Feet



VICINITY MAP



CUMULATIVE RADIUS MAP

WAIANAE

TAX MAP KEY(S): 8-7-035: 005
FOLDER NO.: 2026-SMA-20

Prepared by: Honolulu Land Information System (HoLIS) - JSL
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 06/2026

EXHIBIT L

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CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 26-168, CD1

Introduced: 07/21/26 By: TOMMY WATERS - BY REQUEST Committee: ZONING & PLANNING (ZON)

Title: GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW
COMMERCIAL BUILDING THAT INCLUDES A CARETAKER UNIT, A PARKING LOT, AND ASSOCIATED
IMPROVEMENTS IN NĀNĀKULI, O'AHU

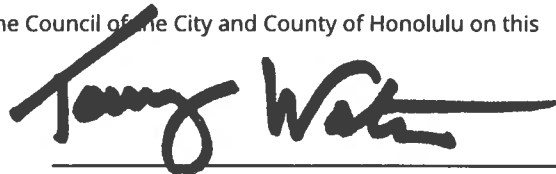
Voting Legend: * = Aye w/Reservations

07/21/26	INTRO	Introduced.
08/27/26	ZON	Reported out for adoption as amended in CD1 form. CR-253(26) 5 AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS
09/09/26	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.



CHADD KADOTA, ACTING CITY CLERK



TOMMY WATERS, CHAIR AND PRESIDING OFFICER