



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

No. 26 - 221

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A ONE-STORY SINGLE-UNIT DWELLING WITH A DETACHED THREE-CAR GARAGE, AND ACCESSORY DWELLING UNIT; AND INSTALLATION OF A NEW INDIVIDUAL WASTEWATER SYSTEM IN WAI'ANAE, O'AHU.

WHEREAS, on June 15, 2026, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2026-SMA-37) from Randall and Irene Wong ("Applicant") for a Special Management Area ("SMA") Major Permit to allow development including the construction of a one-story single-unit dwelling with a detached three-car garage, accessory dwelling unit, and installation of a new individual wastewater system on an approximately 12,754 square ("sq.") foot ("ft.") shoreline in the lot R-10 Residential District (the "Project"), located at 84-253 Farrington Highway and identified as Tax Map Key 8-4-001: 016; and

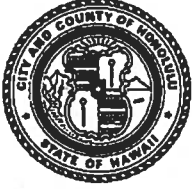
WHEREAS, on August 14, 2026, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant, the Applicant's agent, and DPP staff; three members of the public were in attendance but did not provide testimony; and

WHEREAS, on September 28, 2026, 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 the Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1 and the Hawai'i Revised Statutes ("HRS") §§ 205A-2 and 205A-26 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 09/30/26, by Departmental Communication No. 607(26), 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 required by these conditions of approval, 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-11, and D through P, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a



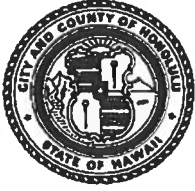
HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 26 - 221

RESOLUTION

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 a Building Permit ("BP"), the DPP must receive confirmation that the Hawai'i Department of Transportation reviewed and approved a driveway plan.
- C. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, 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 BP plans:
1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 8-4-001: 016 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*
 2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that portions of Tax Map Key 8-4-001: 016 are projected to be impacted by 3.2 feet of sea level rise by the year 2100."*
- 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 BP plans:
- "In choosing to implement construction activities at Tax Map Key 8-4-001: 016, 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*



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

No. 26 - 221

RESOLUTION

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 acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project plans:

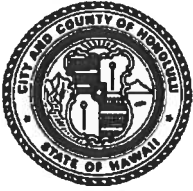
"In choosing to undertake the development at Tax Map Key 8-4-001: 016, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

- F. To ensure the Applicant 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 BP 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 Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 8-4-001: 016."

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

1. Prior to the issuance of a BP for the Project, the Applicant shall prepare and submit to the State Historic Preservation Division ("SHPD") an archaeological inventory survey ("AIS") that includes subsurface testing conducted by a qualified archaeologist of 100 percent of the construction permit. The Applicant shall submit to the DPP a copy of the SHPD's



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

No. 26-221

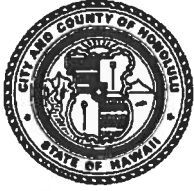
RESOLUTION

written acceptance of the Project's AIS, and any required mitigation protocols.

2. The Applicant shall consult with the SHPD to implement all mitigation protocols approved by SHPD under the written determination, AIS, or as otherwise required by the 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; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact the SHPD immediately. Work in the immediate area must be stopped until the SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

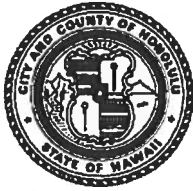


HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 26 - 221

RESOLUTION

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);
5. Woody plants greater than 15 ft. 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; and
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 ft. 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-ft. 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 preconstruction surveys for the presence of Hawaiian seabird and migratory bird nests, eggs, or fledglings;
 - b. If no nests, eggs, or fledglings are discovered, work may proceed;
 - c. If any nests, eggs, or fledglings 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;



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

No. 26-221

RESOLUTION

- (ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS and/or DLNR DOFAW; 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 construction period, the qualified biologist must conduct subsequent preconstruction nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish. Pre-construction nesting surveys are not required for construction activities occurring in January or February (outside of the breeding and nesting period of March through December);
 - 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 on-site 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; and
9. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition 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 BP 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.



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

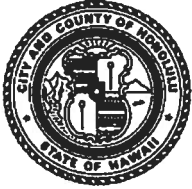
No. 26 - 221

RESOLUTION

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as the planting of naupaka, particularly if the landscaping alters or interferes with the natural beach processes;
2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the 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 dwellings and shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and
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 BP 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. The Applicant proposes to import approximately 25 cubic yards of structural fill. 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 copy of the most recently updated OISC "Decontamination Protocols for



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

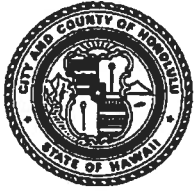
No. 26 - 221

RESOLUTION

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 on-site 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 list provided by 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 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 coconut rhinoceros beetle host material. Should existing palm trees become damaged or killed by the coconut rhinoceros beetle, replacement should be an appropriate species not susceptible to the coconut rhinoceros beetle.

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



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

No. 26 - 221

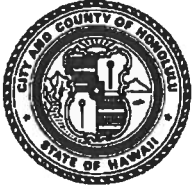
RESOLUTION

K. Permits.

The Applicant must obtain a construction permit or BP for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP 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. 60 days after receipt of the DPP Director's report; or
 - b. The Applicant's then-existing deadline for obtaining a construction permit or BP; 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 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



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

No. 26-221

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Randall and Irene Wong, 84-253 Farrington Highway, Wāi'anae, Hawai'i 96792; James T. Hayes, Planning Solutions Inc., 711 Kapiolani Boulevard, #950, Honolulu, Hawai'i 96813; 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 Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

Tony Wahn

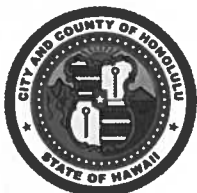
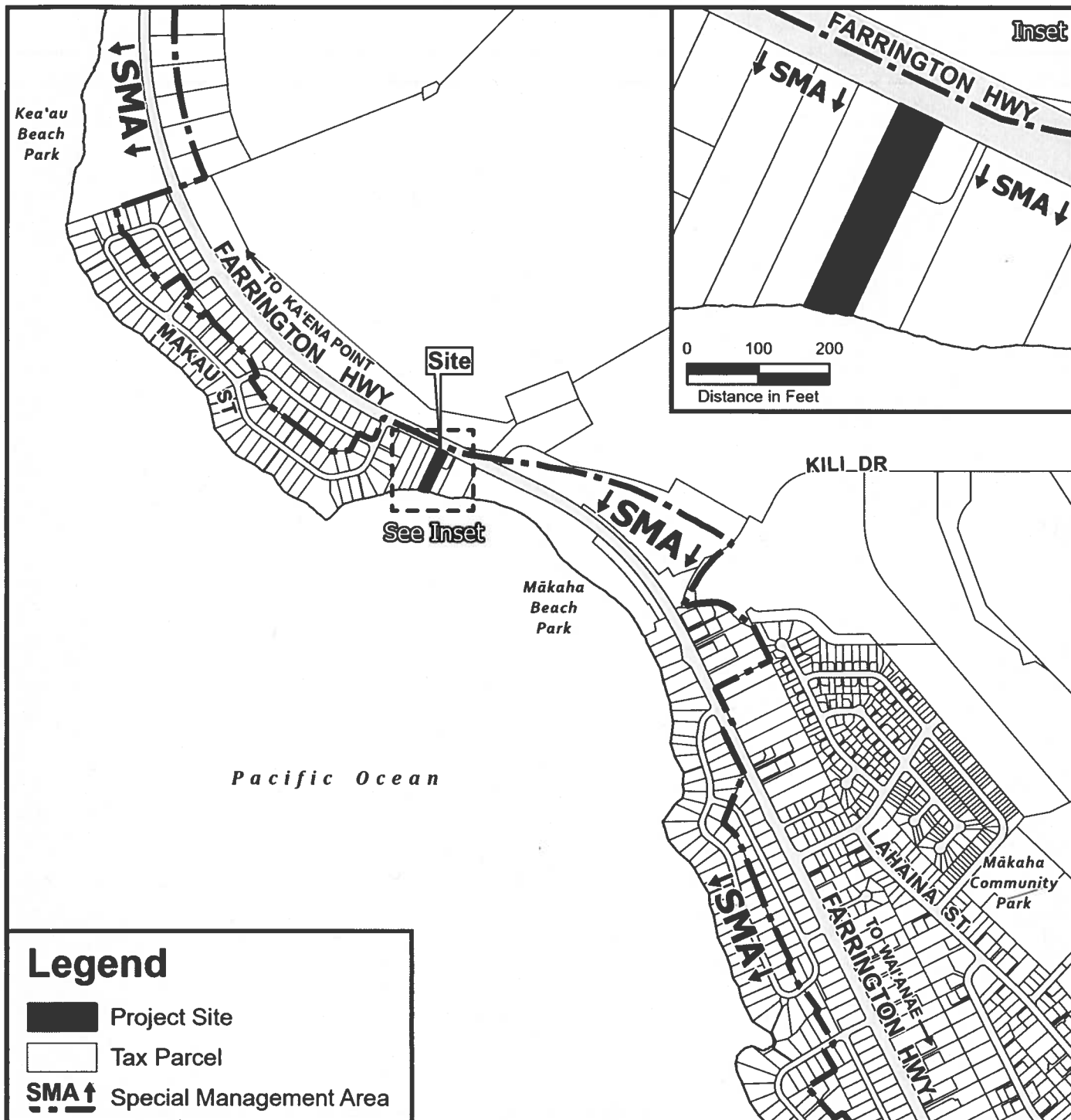
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DATE OF INTRODUCTION:

OCT 1 2026

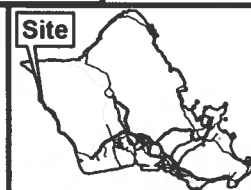
Honolulu, Hawai'i

Councilmembers



0 250 500 1,000

Distance in Feet



VICINITY MAP



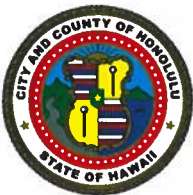
LOCATION MAP WITH SMA MAKAHA, WAIANAE

TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

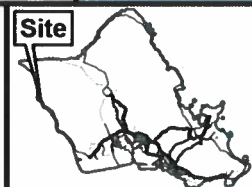


Legend

-  Project Site
-  Tax Parcel
-  Zoning Map Height Limit
-  Zoning District Boundary



0 150 300 600
Distance in Feet



VICINITY MAP



PORTION OF ZONING MAP LUALUALEI - MAKAHA

TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

IMPERVIOUS AREA CALCULATIONS & BREAKDOWNS:

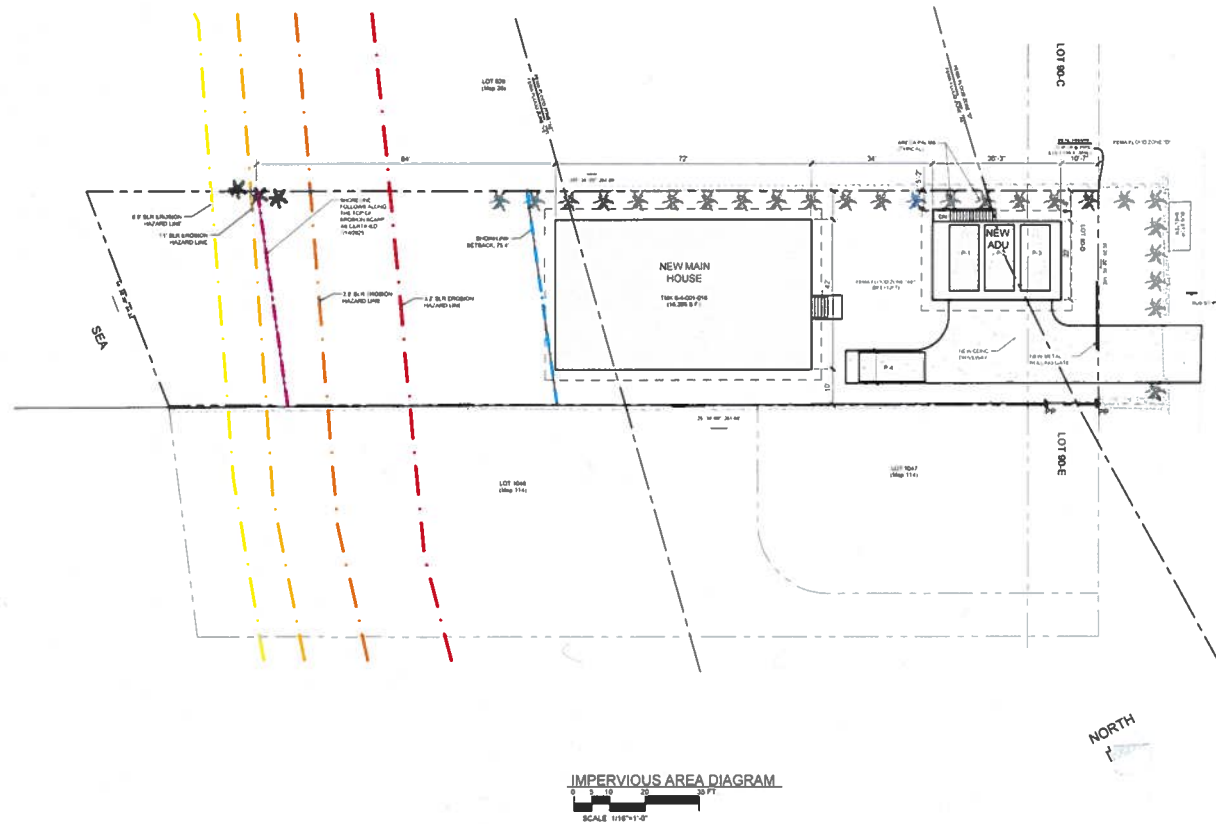
LOT SIZE	12,754	SF
HOUSE FOOTPRINT (IMPERVIOUS AREA INCLUDING ROOF OVERHANG (1,105SF))	3,822	SF
GARAGE	4,927	SF
CONCRETE DRIVEWAY	798	SF
TOTAL IMPERVIOUS AREA	1,282	SF
	7,052	SF

FINAL TOTAL IMPERVIOUS AREA = 7,052 SF / 12,754 SF = 55% OF LOT ON ENTIRE PROPERTY

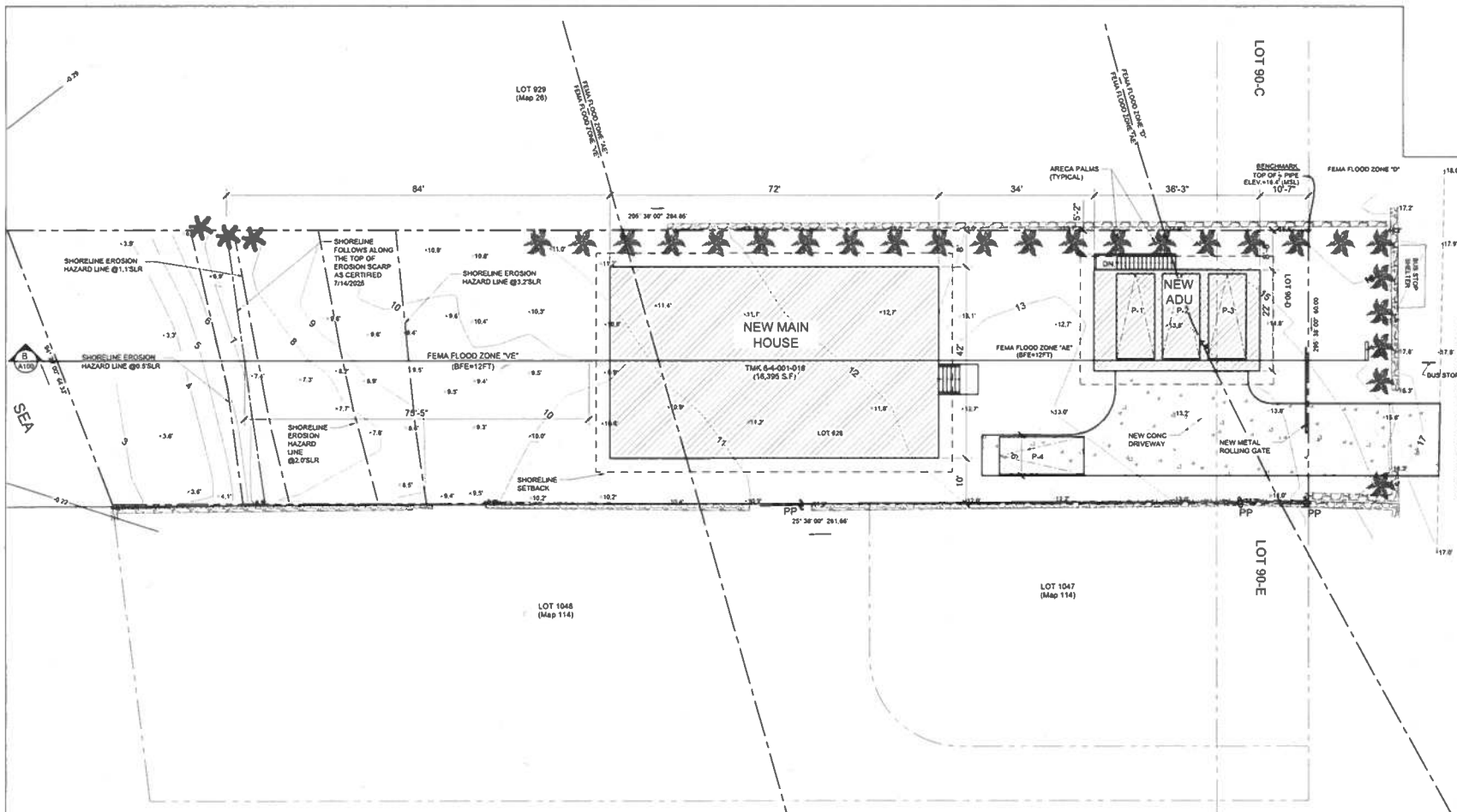
IMPERVIOUS AREA LEGEND:

	- GRASS/ LAWN
	- CONCRETE DRIVEWAY
	- HOUSE WITH EAVE COVERAGE
	- ROOF AREAS
	- CONC. SIDEWALK

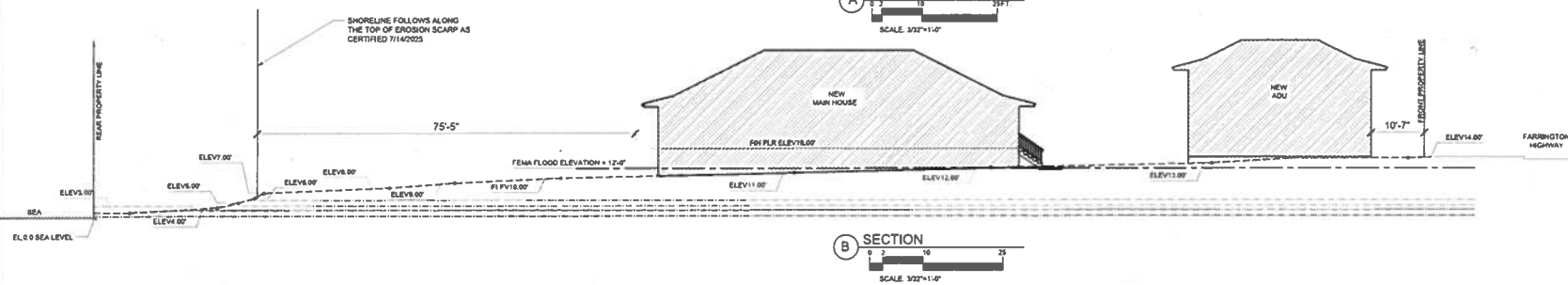
NEW HOUSE & ADU FOR
ROCHLEN RESIDENCE PROPERTY :
ADDRESS: 84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792
TMK: 8-4-001-016



Architectural/Structural Engineer Stamp	
Permitting For	
ROCHLEN PROPERTY	
Revision	Date
Project Name and Location	
ROCHLEN RESIDENCE 84-253 FARRINGTON HIGHWAY, WAIANAE, HAWAII 96792	
TMK: 8-4-001-016	
Sheet Title	
TITLE SHEET	
Client No.	Sheet No.
H.L.	001
Date	10/3/25
Drawn By	



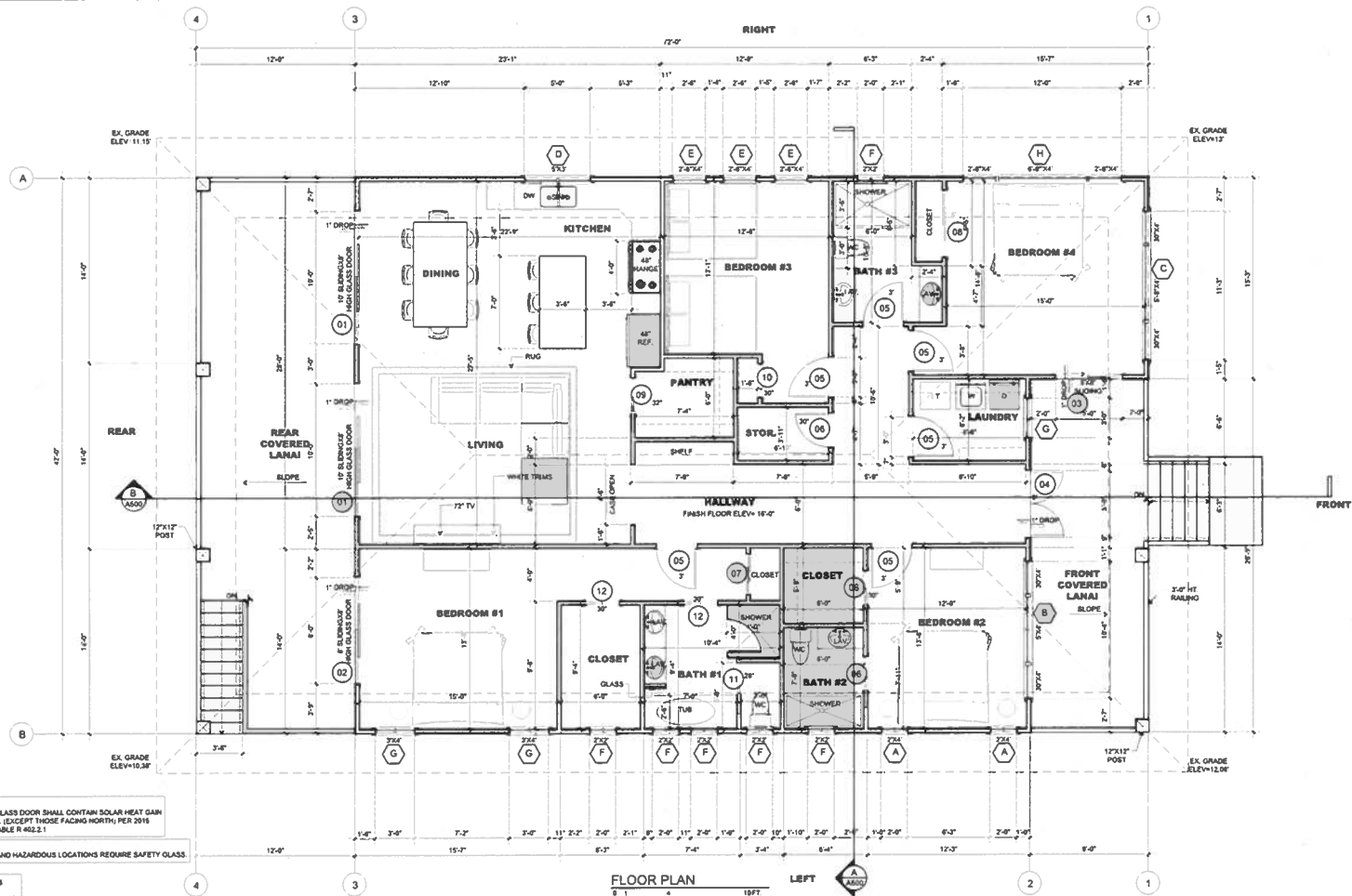
A ENLARGED SITE PLAN
SCALE: 3/32"=1'-0"



B SECTION
SCALE: 3/32"=1'-0"

EXHIBIT C-3

Architectural/Structural Engineer Stamp	
Permitting For	
ROCHLEN PROPERTY	
Revision	Date
Project Name and Address	
ROCHLEN RESIDENCE 84-253 FARRINGTON HIGHWAY, WAIANAE, HAWAII 96792 TMK: 8-4-001-016	
Sheet Title	
ENLARGED SITE PLAN SECTION	
Drawn By	Checked By
H.L.	A110
Date	10 / 3 / 25
Created By	



NOTE:
ALL NEW WINDOW AND GLASS DOOR SHALL CONTAIN SOLAR HEAT GAIN
COEFFICIENT OF 25 MAX, (EXCEPT THOSE FACING NORTH) PER 2015
HAWAII ENERGY CODE TABLE R 402.2.1

NOTE:
ALL GLAZING IN DOORS AND HAZARDOUS LOCATIONS REQUIRE SAFETY GLASS

EMERGENCY EGRESS
20" MIN. WIDTH
8" 3" MIN. NET OPENING
NET OPENING
34" MIN. HEIGHT
44" MAX. SILL HT.

MAIN HOUSE DOOR SCHEDULE

Number	Quantity	DOOR SIZE WxH	TYPE	LOCATION
01	2	120X96	EXTERIOR SLIDING DOOR	LIVING
02	1	96X96	EXTERIOR SLIDING DOOR	LIVING
03	1	60X96	EXTERIOR SLIDING DOOR	BEDROOM #4
04	1	60X96	DOUBLE EXTERIOR DOOR(GLASS)	COVERED LANAI
05	6	36X96	SINGLE INTERIOR DOOR	BEDROOM #1 BEDROOM #2 LAUNDRY, BEDROOM #3, BEDROOM #4, BATH #3
06	3	30X96	SINGLE INTERIOR DOOR	CLOSET, BATH #1 BATH #2, STORAGE
07	1	36X96	BY PASS DOOR	CLOSET
08	1	60X96	BY PASS DOOR	CLOSET
09	1	32X96	INTERIOR POCKET DOOR	PANTRY
10	1	32X96	BI-FOLD DOOR	BEDROOM #3
11	1	28X96	INTERIOR POCKET DOOR	BATHROOM#1
12	2	30X96	INTERIOR POCKET DOOR	BATHROOM#1, CLOSET

FLOOR PLAN

SCALE: 1/4" = 1'-0"

MAIN HOUSE WINDOW SCHEDULE

NO.	QUANTITY	SIZE (INCHES)		LOCATION	Type	Head Height
		WIDTH	HEIGHT			
A	2	24	48"	BEDROOM#2	DOUBLE HUNG	7'-0"
B	1	120	48"	BEDROOM #2	DOUBLE HUNG, FIX	7'-0"
C	1	127	36"	BEDROOM #4	DOUBLE HUNG, FIX	7'-0"
D	1	60	36"	KITCHEN	SLIDING	7'-0"
E	3	30	48"	BEDROOM#3, BEDROOM #4	SINGLE HUNG	7'-0"
F	6	24	24"	BATH #1, CLOSET, BATH #2 BATH #3	SLIDING	7'-0"
G	3	36	48"	BEDROOM#1, LAUNDRY	DOUBLE HUNG	7'-0"
H	1	144	48"	BEDROOM#3, BEDROOM #4	SINGLE HUNG	7'-0"

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

Sheet No.

FLOOR PLAN
DOOR AND WINDOW -
SCHEDULE

Drawn By

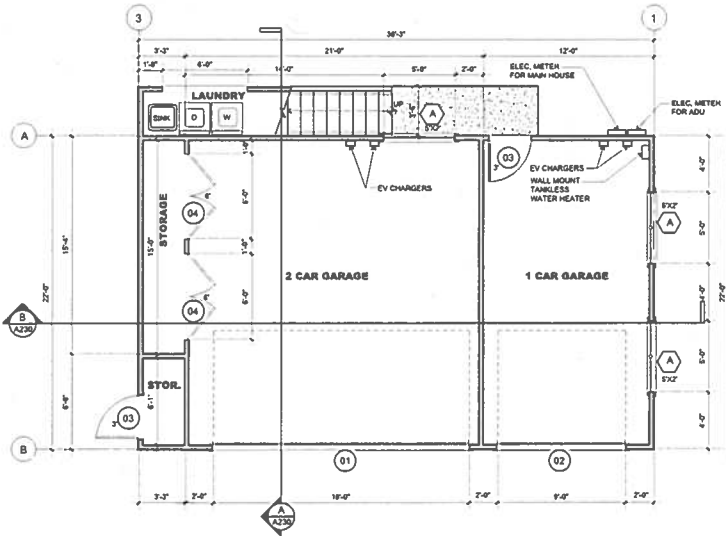
H.L.

Date

10 / 3 / 25

Checked By

A200



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

NOTE
ALL NEW WINDOW AND GLASS DOOR SHALL CONTAIN SOLAR HEAT GAIN COEFFICIENT OF .35 MAX. (EXCEPT THOSE FACING NORTH) PER 2015 HAWAII ENERGY CODE TABLE R 602.2.1

NOTE
ALL GLAZING IN DOORS AND HAZARDOUS LOCATIONS REQUIRE SAFETY GLASS

EMERGENCY EGRESS
20" MIN. WIDTH
6.7' 5" MIN. NET OPENING
NET OPENING
24" MIN. HEIGHT
44" MAX. SILL HT.

DOOR SCHEDULE @ GARAGE GROUND FLOOR

Number	Quantity	DOOR SIZE WxH	TYPE	LOCATION
01	1	216X90	GARAGE DOOR	2 CAR GARAGE
02	1	240X90	GARAGE DOOR	1 CAR GARAGE
03	2	36X84	SINGLE EXTERIOR DOOR	STORAGE, 1 CAR GARAGE

WINDOW SCHEDULE @ GROUND FLOOR

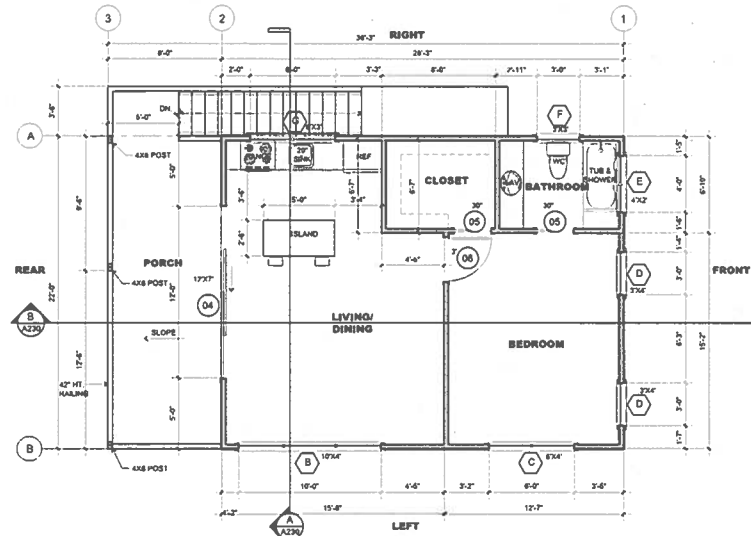
NO.	QUANTITY	SIZE (INCHES)		LOCATION	Type	Head Height
		WIDTH	HEIGHT			
A	4	60	24"	NEW GARAGE	SLIDING	6'-8"

DOOR SCHEDULE @ 2ND FLOOR ADU

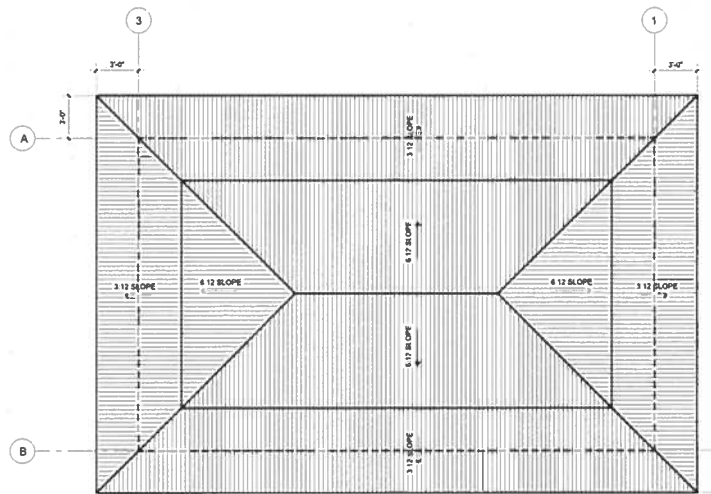
Number	Quantity	DOOR SIZE WxH	TYPE	LOCATION
04	1	144X84	EXTERIOR SLIDING DOOR	LIVING/DINING
05	2	30X84	INTERIOR POCKET DOOR	CLOSET, BATHROOM
06	1	36X84	SINGLE INTERIOR DOOR	BEDROOM
07	1	48X84	DOUBLE EXTERIOR DOOR	LAUNDRY
08	1	24X84	SINGLE EXTERIOR DOOR	PORCH

WINDOW SCHEDULE @ 2ND FLOOR ADU

NO.	QUANTITY	SIZE (INCHES)		LOCATION	Type	Head Height
		WIDTH	HEIGHT			
B	1	120	48"	LIVING, DINING	SLIDING	6'-8"
C	1	72	48"	BEDROOM	SLIDING	6'-8"
D	2	36	48"	BEDROOM	SLIDING	6'-8"
E	1	48	24"	BEDROOM	SLIDING	6'-8"
F	1	36	36"	BEDROOM	SLIDING	6'-8"
G	1	72	36"	LIVING/DINING	SLIDING	6'-8"



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



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

Architectural/Structural Engineer Stamp

Permitting For

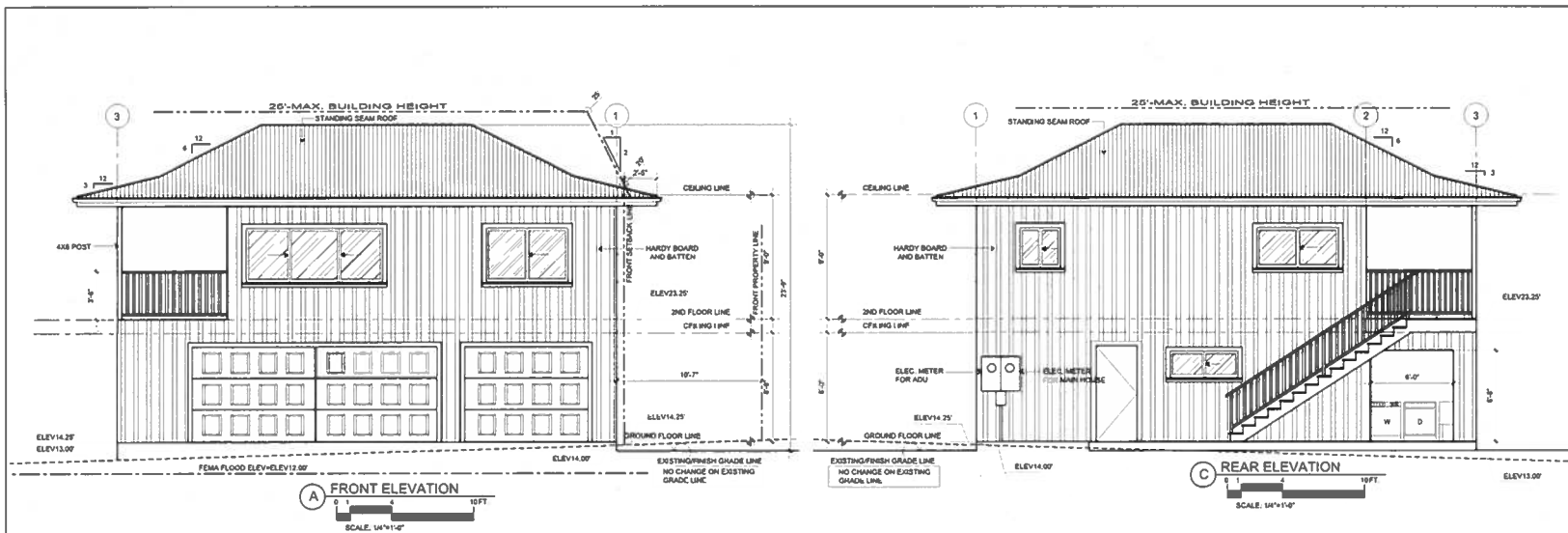
ROCHLEN PROPERTY

Revision	Date

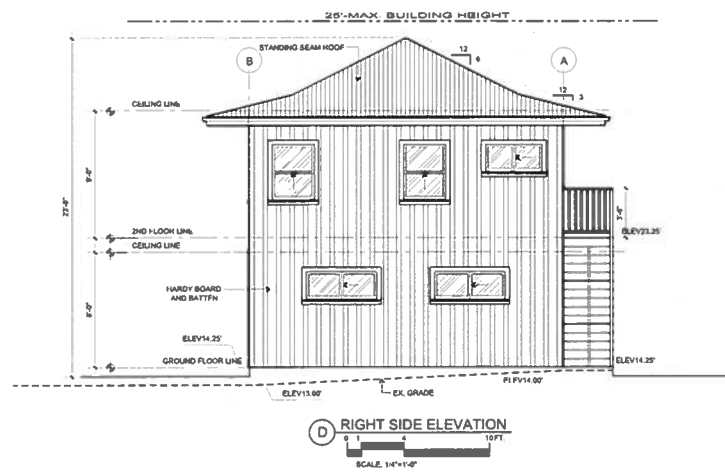
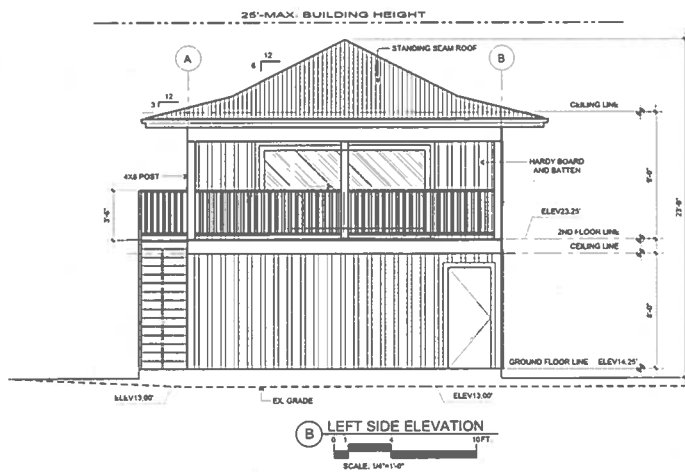
Project Name and Address
ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792
TMK: 8-4-001-016

Sheet Title
**GARAGE GROUND FLOOR -
PLAN, SECOND FLOOR ADU
PLAN**

Drawn By H.L.	Sheet No. A210
Date 10 / 3 / 25	
Checked By	



FEMA FLOOD ELEVATION = 12 FEET



Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

Revision	Date

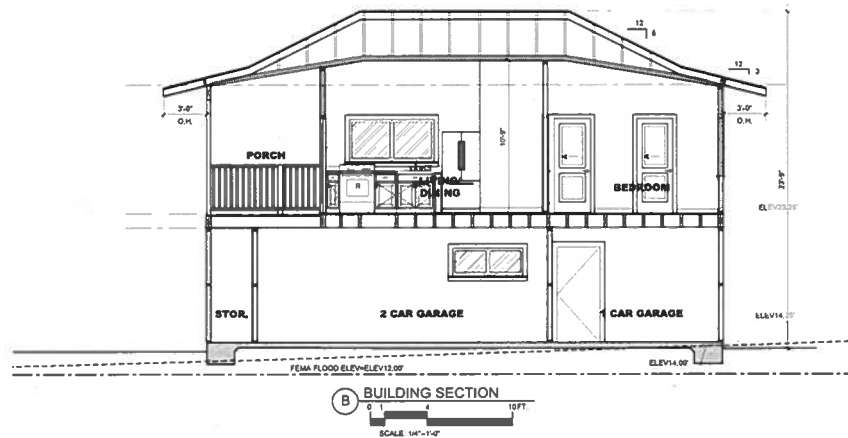
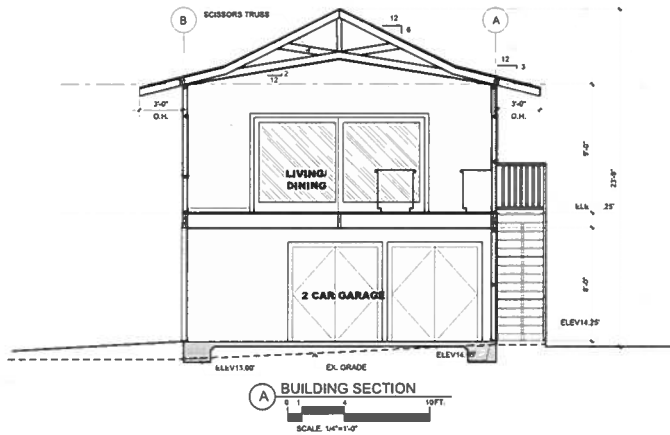
Project Name and Address

ROCHLEN RESIDENCE
 84-253 FARRINGTON HIGHWAY,
 WAIANAE, HAWAII 96792
 TMK: 8-4-001-016

Sheet No.

EXTERIOR ELEVATIONS

Scale	H.L.	Sheet No.	A220
Date	10 / 3 / 25		
Drawn By			



Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

Revision	Date
△	
△	
△	
△	
△	
△	
△	

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

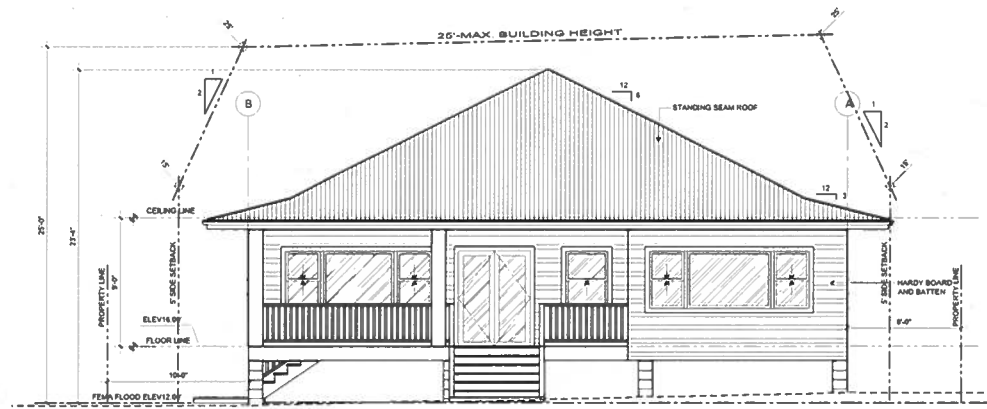
TMK: 8-4-001-016

Sheet No.

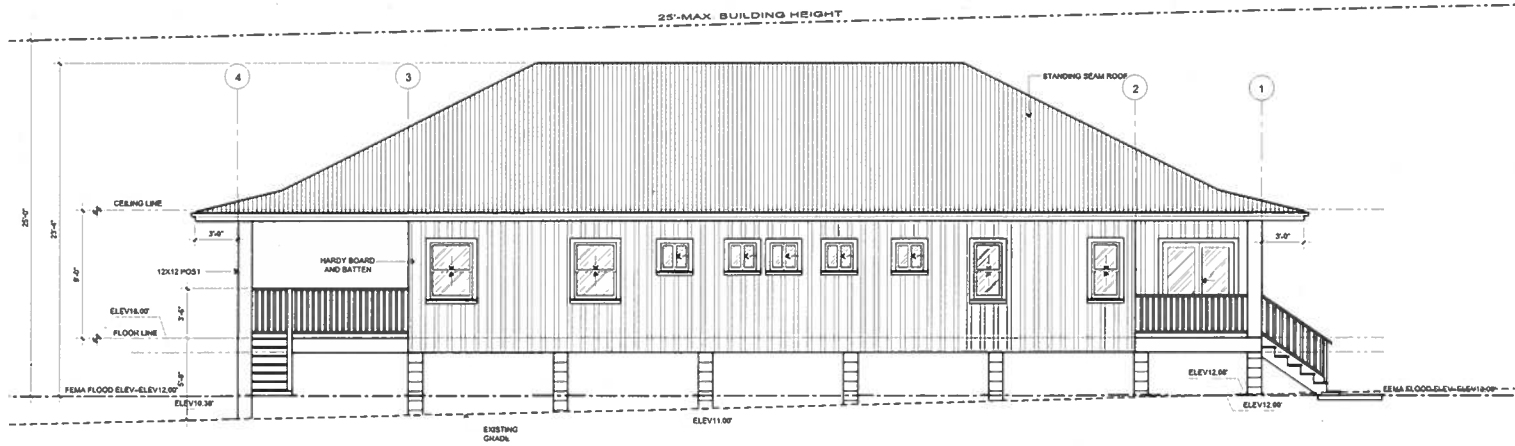
BUILDING SECTIONS

Drawn By H.L.	Sheet No. A230
Date 10 / 3 / 25	
Checked By [Signature]	

EXHIBIT C-7



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



B LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

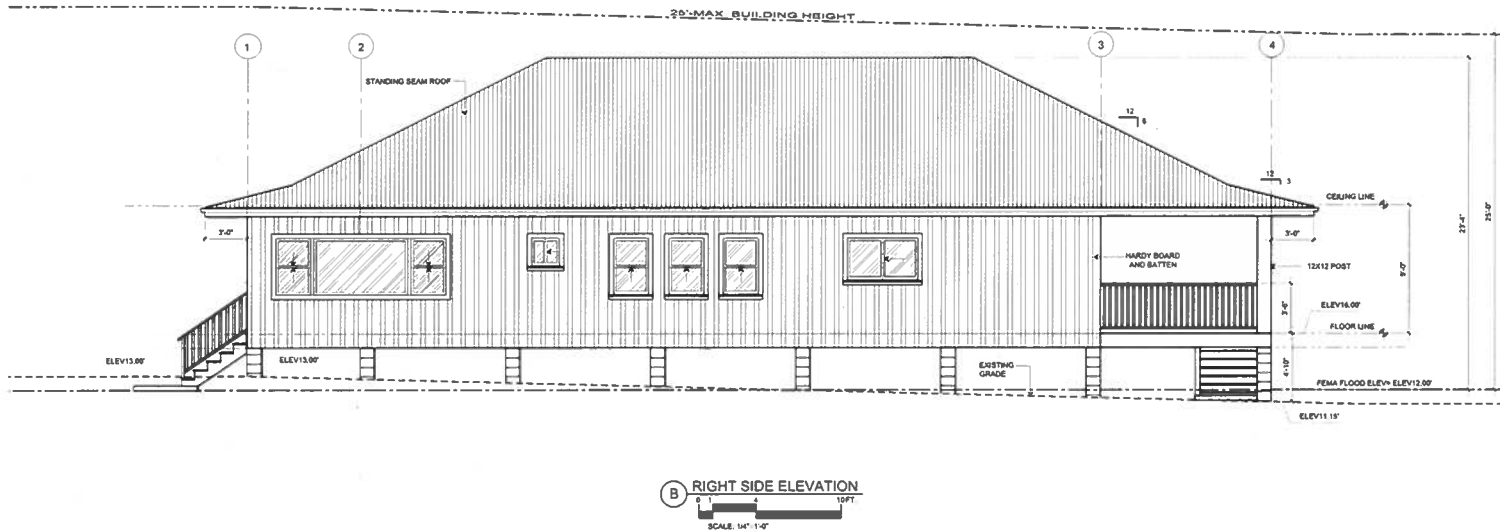
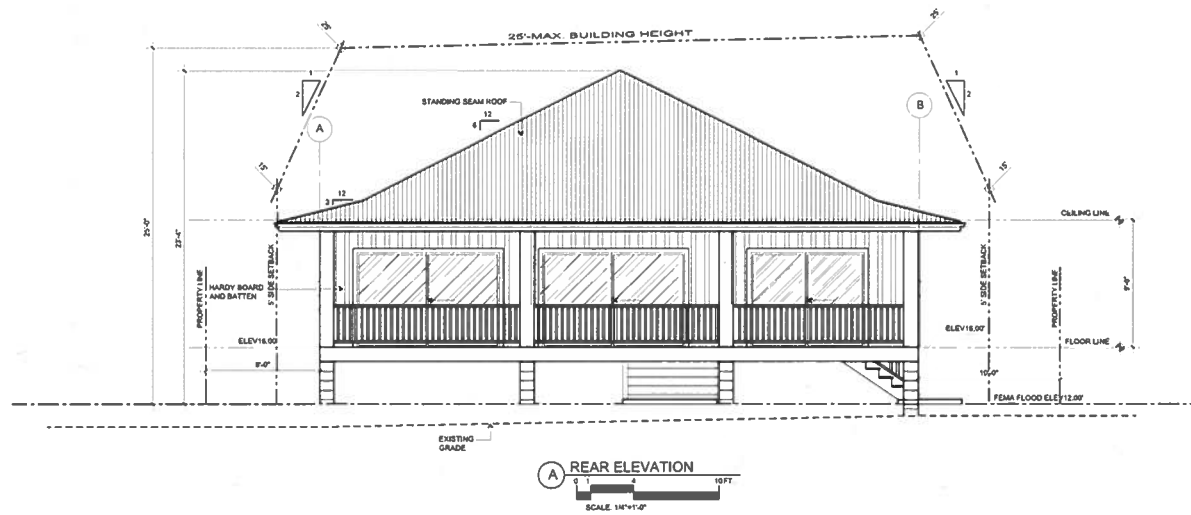
TMK: 8-4-001-016

Sheet Title

EXTERIOR ELEVATIONS

Drawn By H.L.	Sheet No. A300
Date 10 / 3 / 25	
Project Name	

EXHIBIT C-8



Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

Revision	Date

Project Name and Address

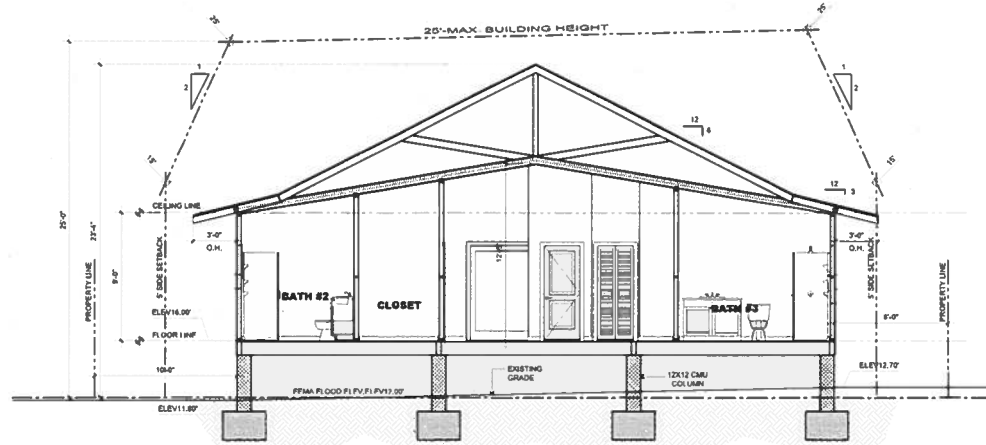
ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAJANA, HAWAII 96792
TMK. 8-4-001-016

Sheet No.

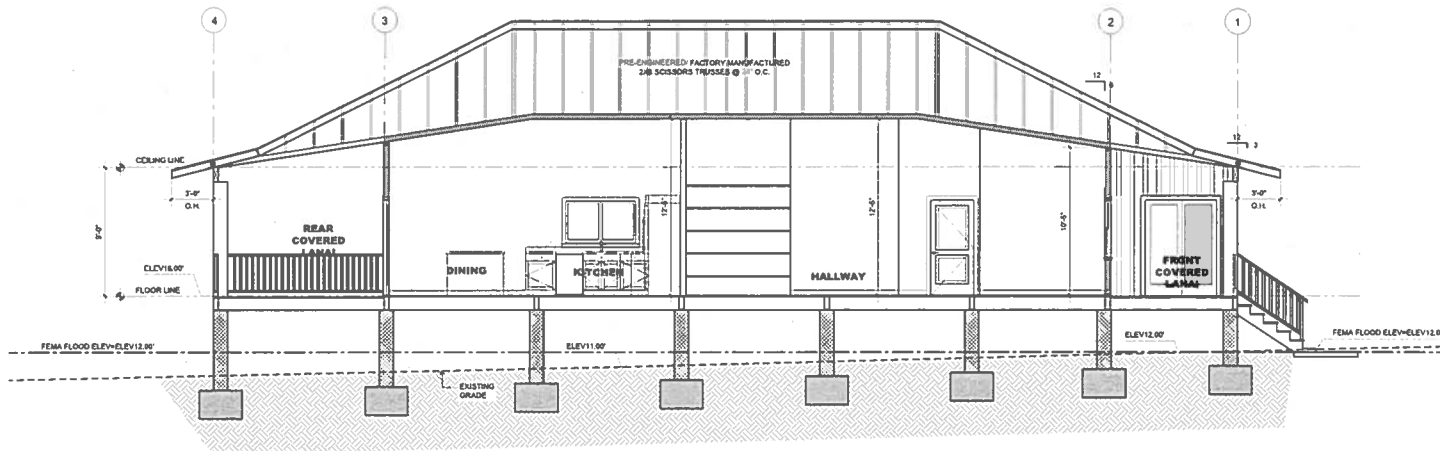
EXTERIOR ELEVATIONS

Drawn By	H.L.	Sheet No.	A400
Date	10 / 3 / 25		
Check By			

EXHIBIT C-9



A BUILDING SECTION
SCALE: 1/4"=1'-0"



B BUILDING SECTION
SCALE: 1/4"=1'-0"

EXHIBIT C-10

Architectural/Structural Engineer Stamp



THIS SET OF DRAWINGS WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF HAWAII. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES FOR THIS PROJECT. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES FOR THIS PROJECT.

Ruscoe O. Ford
1/2" DIA. 4" X 8" PL.

Permitting For

ROCHLEN PROPERTY

Revision	Date

Project Name and Address

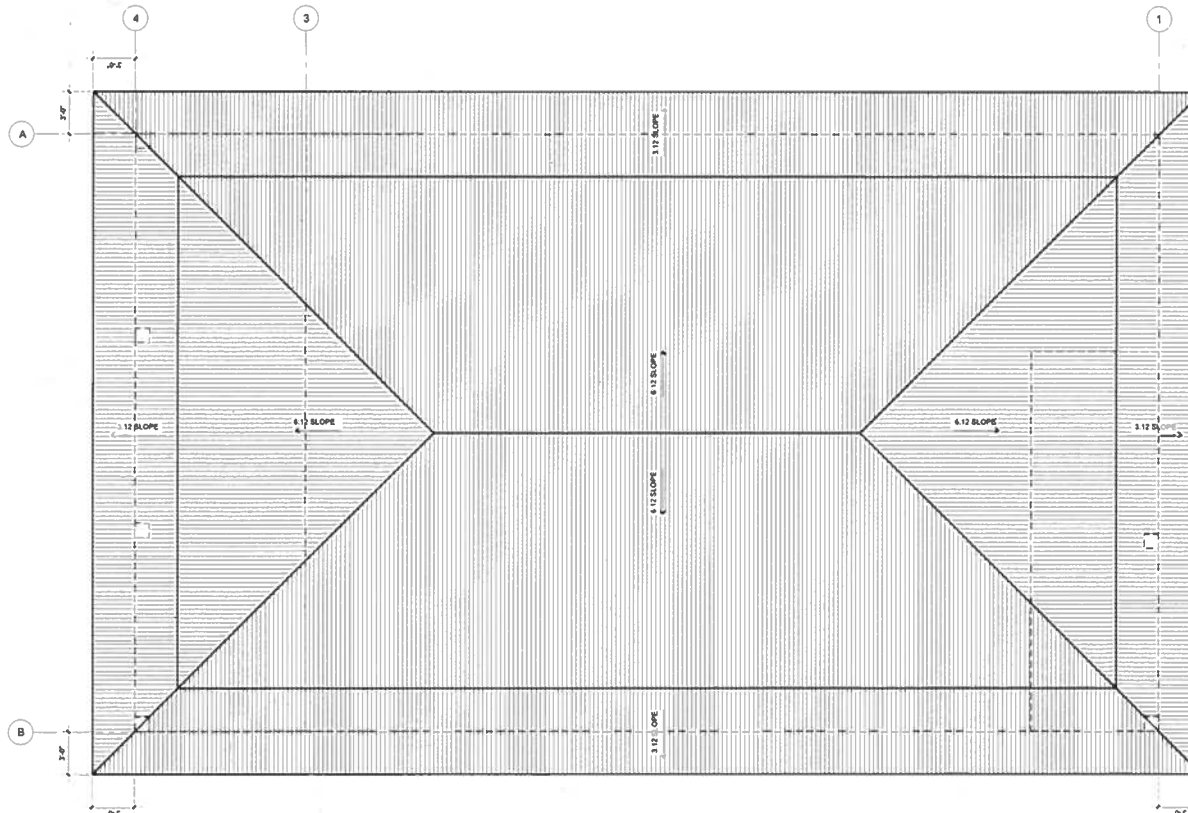
ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 98792

TMK: 8-4-001-016

Sheet No.

BUILDING SECTIONS

Drawn By H.L.	Sheet No. A500
Date 10 / 3 / 25	
Check Date	



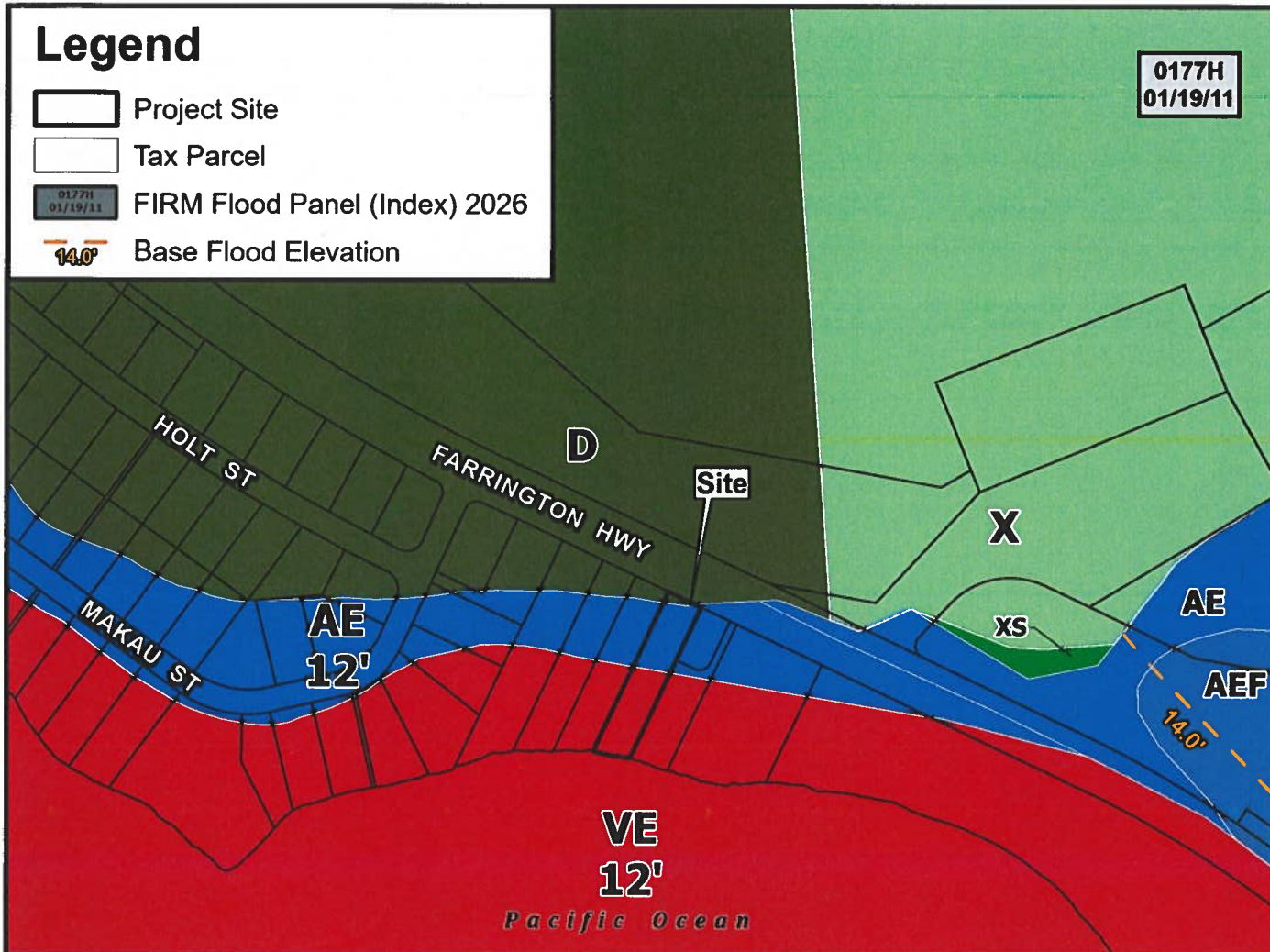
MAIN HOUSE ROOF PLAN
 0 1 2 10 FT.
 SCALE: 1/4"=1'-0"

EXHIBIT C-11

Architectural/Structural Engineer Stamp	
Permitting For	
ROCHLEN PROPERTY	
Revision	Date
△	
△	
△	
△	
△	
△	
△	
Project Name and Address	
ROCHLEN RESIDENCE 84-253 FARRINGTON HIGHWAY, WAIANAE, HAWAII 98792 TMK: 8-4-001-016	
Sheet Title	
ROOF PLAN	
Drawn By	Check By
H.L.	A600
Date	10 / 3 / 25
Project Date	

Legend

-  Project Site
-  Tax Parcel
-  FIRM Flood Panel (Index) 2026
-  Base Flood Elevation



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 AE = BFE determined

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

Floodway Areas in Zone AE

Zone AEF = The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

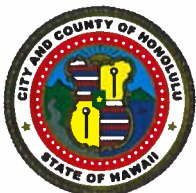
Other Flood Areas

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

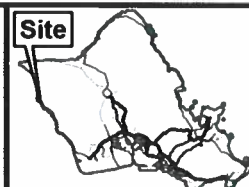
Other Areas

Zone X = Areas determined to be outside the 0.2% annual chance floodplain.

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



0 150 300 600
Distance in Feet



VICINITY MAP



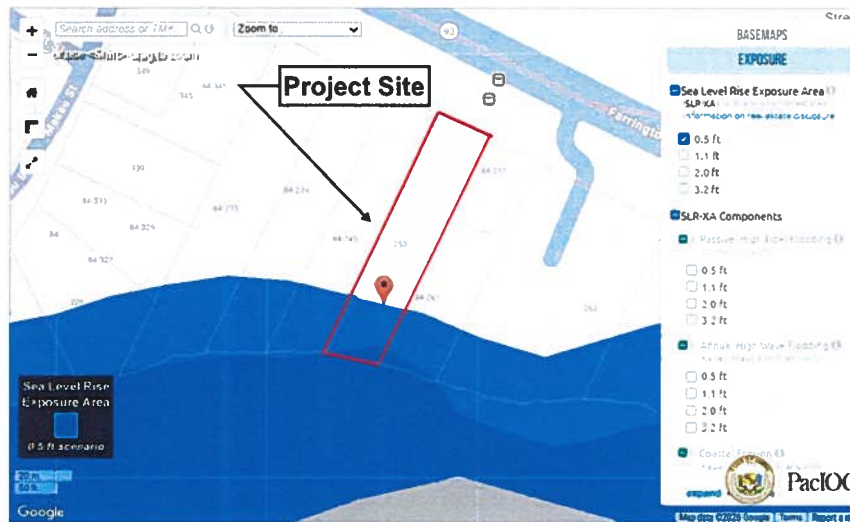
PORTION OF FLOOD HAZARD MAP FIRM PANEL 15003C0117H

NOTE: FLOOD ZONES EFFECTIVE AS OF JUNE 10, 2026.
NO CHANGES TO THIS FLOOD PANEL 0177H.

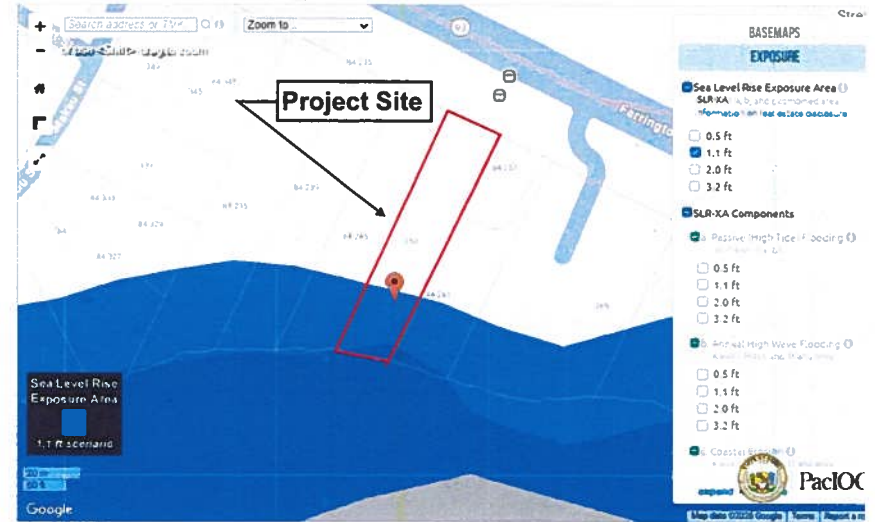
TAX MAP KEY(S): 8-4-001: 016

FOLDER NO.: 2026-SMA-37

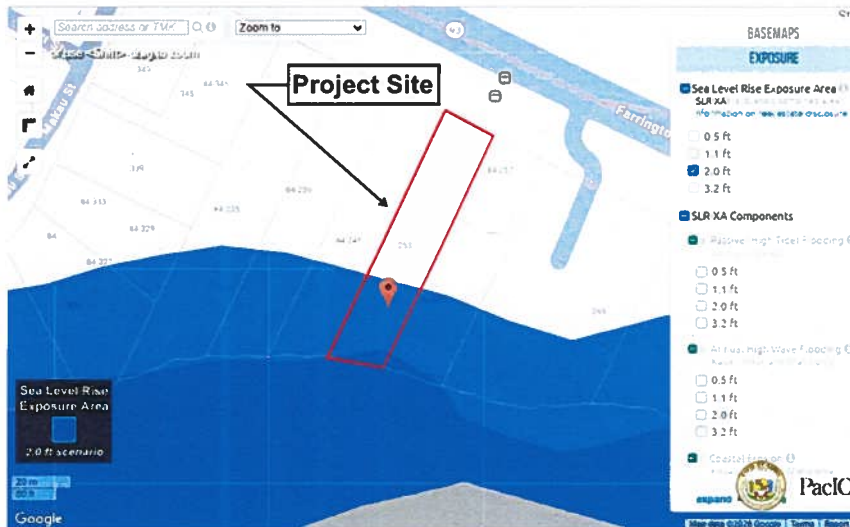
0.5-ft. Sea Level Rise Exposure Area



1.1-ft. Sea Level Rise Exposure Area



2.0-ft. Sea Level Rise Exposure Area



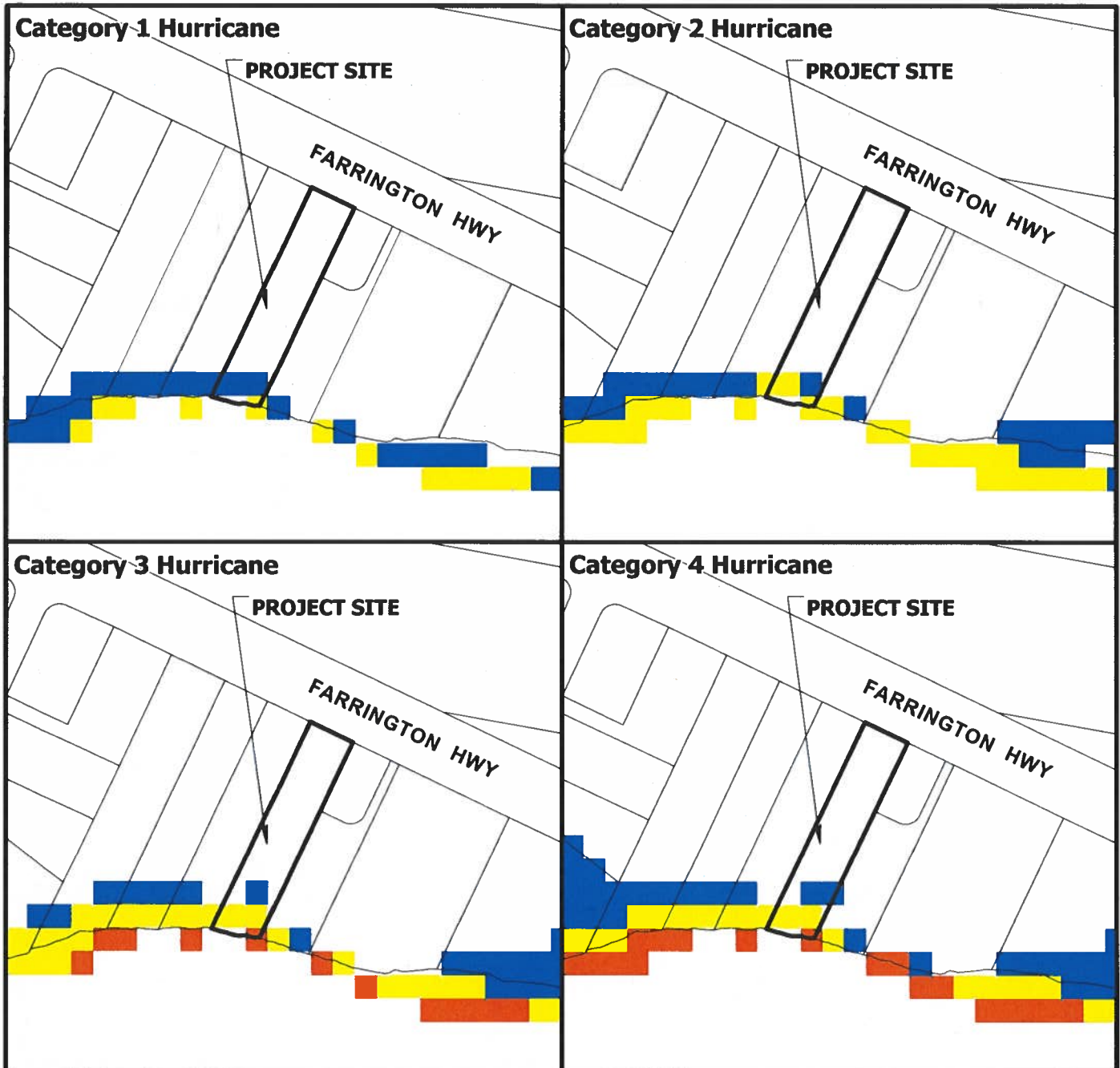
3.2-ft. Sea Level Rise Exposure Area



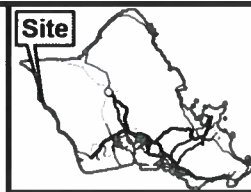
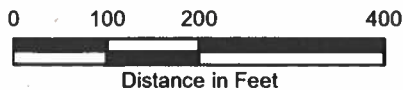
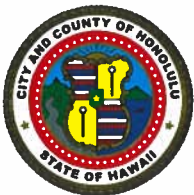
EXHIBIT F – SEA LEVEL RISE EXPOSURE AREA

FILE NO. 2026-SMA-37

TMK: 8-4-001: 016



Legend



VICINITY MAP



PORTION OF STORM SURGE MAP

Data from National Hurricane Center Storm Surge Risk Maps

Data Source: National Weather Service (NWS) SLOSH model; Maximum of MEOWs (MOMs) for various category storms at a high tide.

TAX MAP KEY(S): 8-4-001: 016

FOLDER NO.: 2026-SMA-37

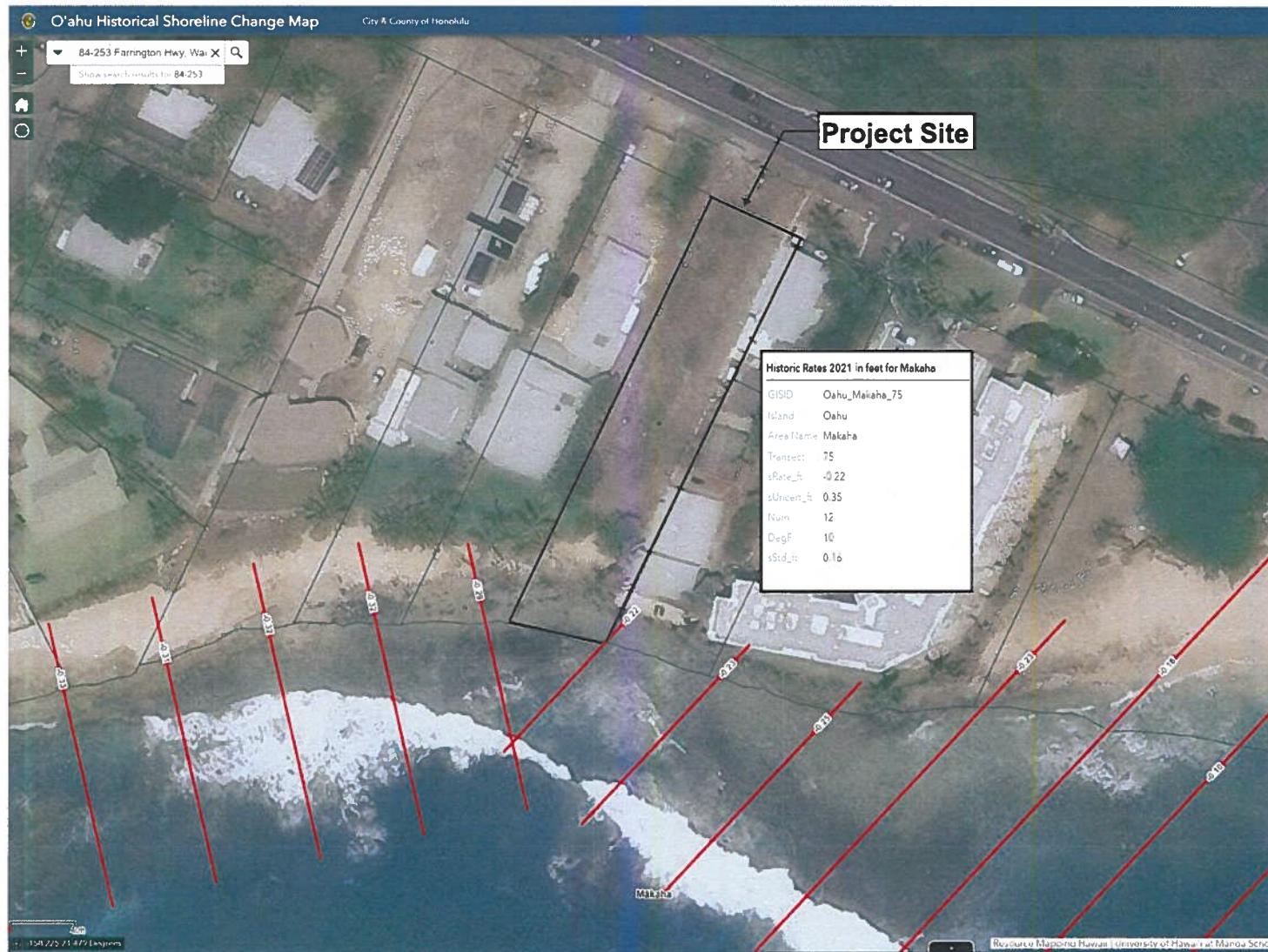


EXHIBIT H

SHORELINE EROSION RATE MAP

FILE NO. 2026-SMA-37

TMK: 8-4-001: 016

A Photo label and direction

Property Owner: David Rochlen Jr. Trust
Property Address:
84-253 Farrington Hwy
Waianae, HI 96792

SURVEY OFFICE COPY

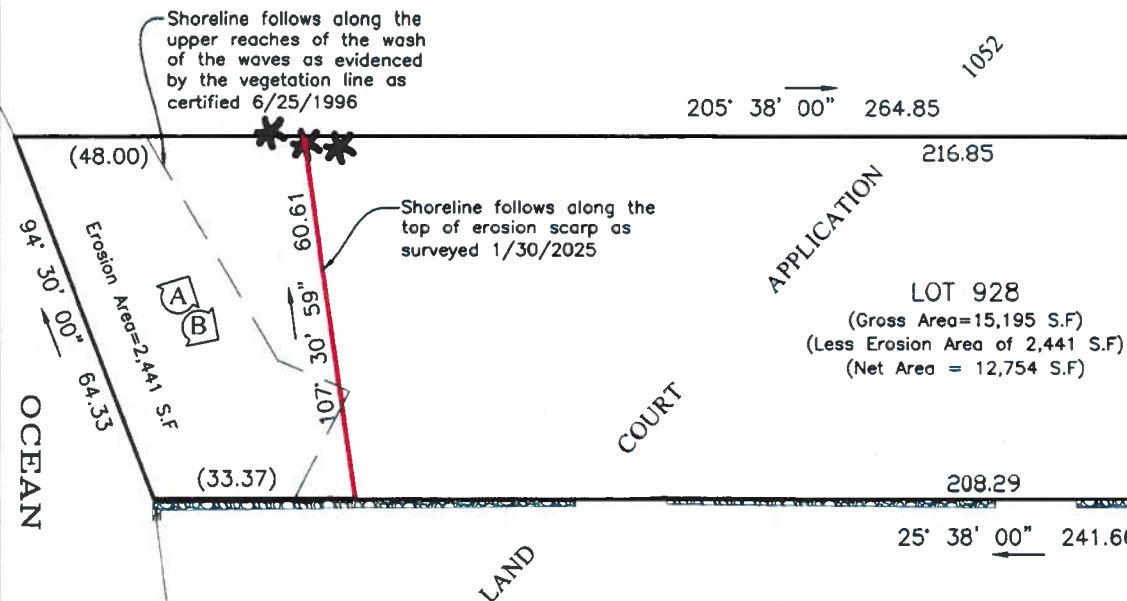


1" = 30'
GRAPHIC SCALE
0 15 30

LOT 929
(Map 26)

PORTION OF ROYAL PATENT 2243.
LOT 90-C
LAND COMMISSION AWARD 10613, APANA 5 TO A. PAKI
00.09 .00 .862 .562

FARRINGTON HIGHWAY



The shoreline as delineated in red is hereby certified as the shoreline as of

JUL 14 2025

Chairperson, Board of Land and Natural Resources

SHORELINE MAP

LOT 928

LAND COURT APPLICATION NUMBER 1052, MAP 26

AT MAKAHA, WAIANAE, OAHU, HAWAII



ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 12094



Legend



Project Site



Tax Parcel

WETLAND TYPE

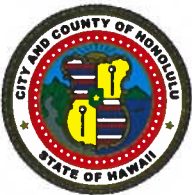


Estuarine and Marine Deepwater

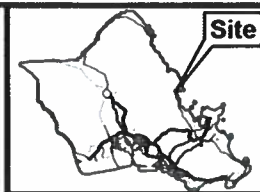


Estuarine and Marine Wetland

Data Source: The National Wetlands Inventory (NWI) by the U.S. Fish and Wildlife Service.
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>



0 100 200 400
 Distance in Feet



VICINITY MAP



PORTION OF WETLANDS MAP

MAKAHA, WAIANAE

TAX MAP KEY(S): 8-4-001: 016

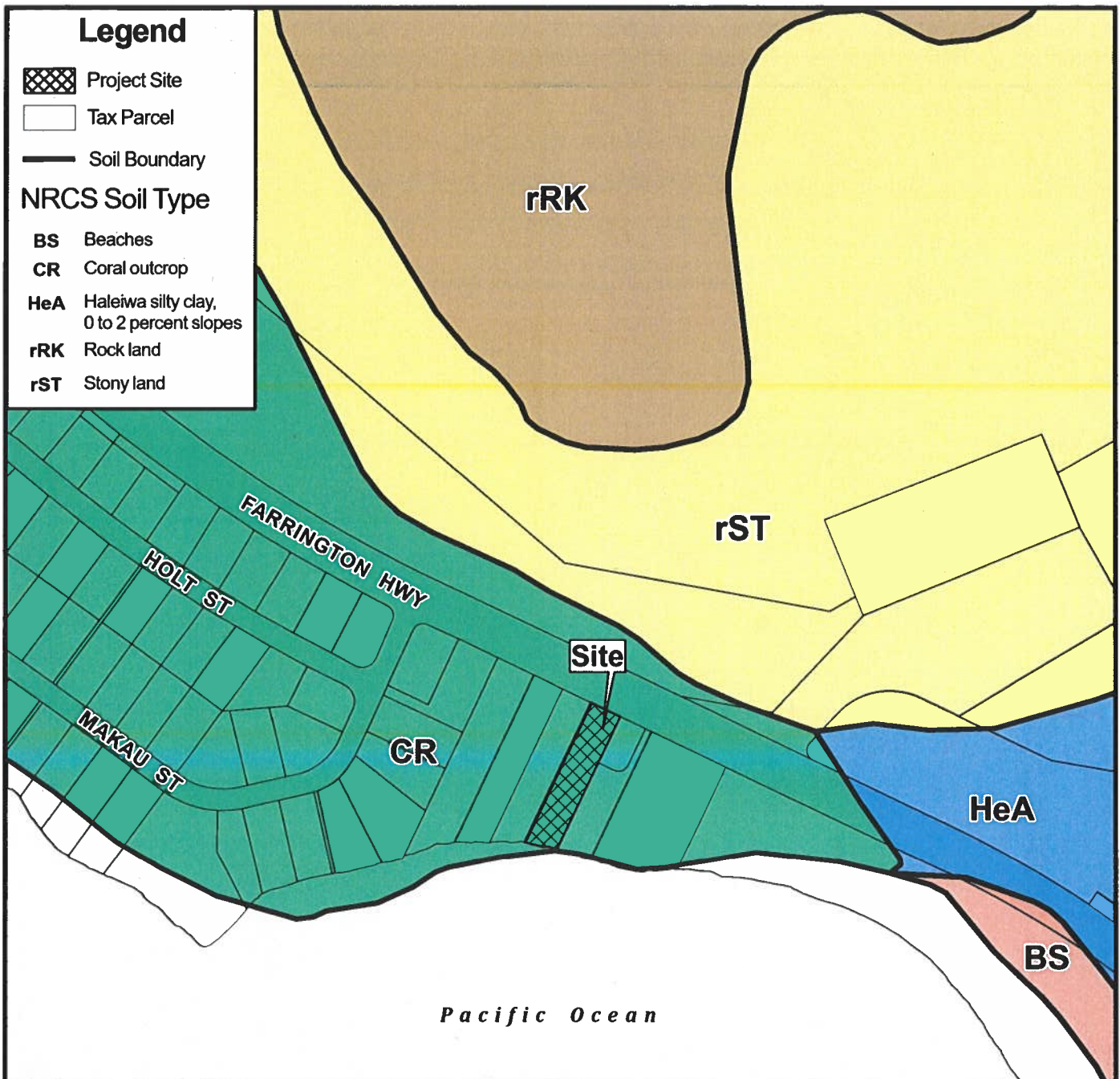
FOLDER NO.: 2026-SMA-37

Prepared by:
 Department of Planning & Permitting (DPP)
 City and County of Honolulu

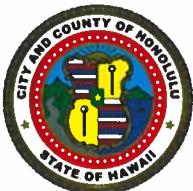
Date Prepared: 07/2026

EXHIBIT J

Copyright City & County of Honolulu
 All Rights Reserved 2026
 This map was prepared in color

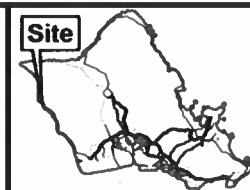


Data Source: Gridded Soil Survey Geographic (gSSURGO) Database for Hawaii.
 United States Department of Agriculture, Natural Resources Conservation Service.
<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>



0 500 1,000

Distance in Feet

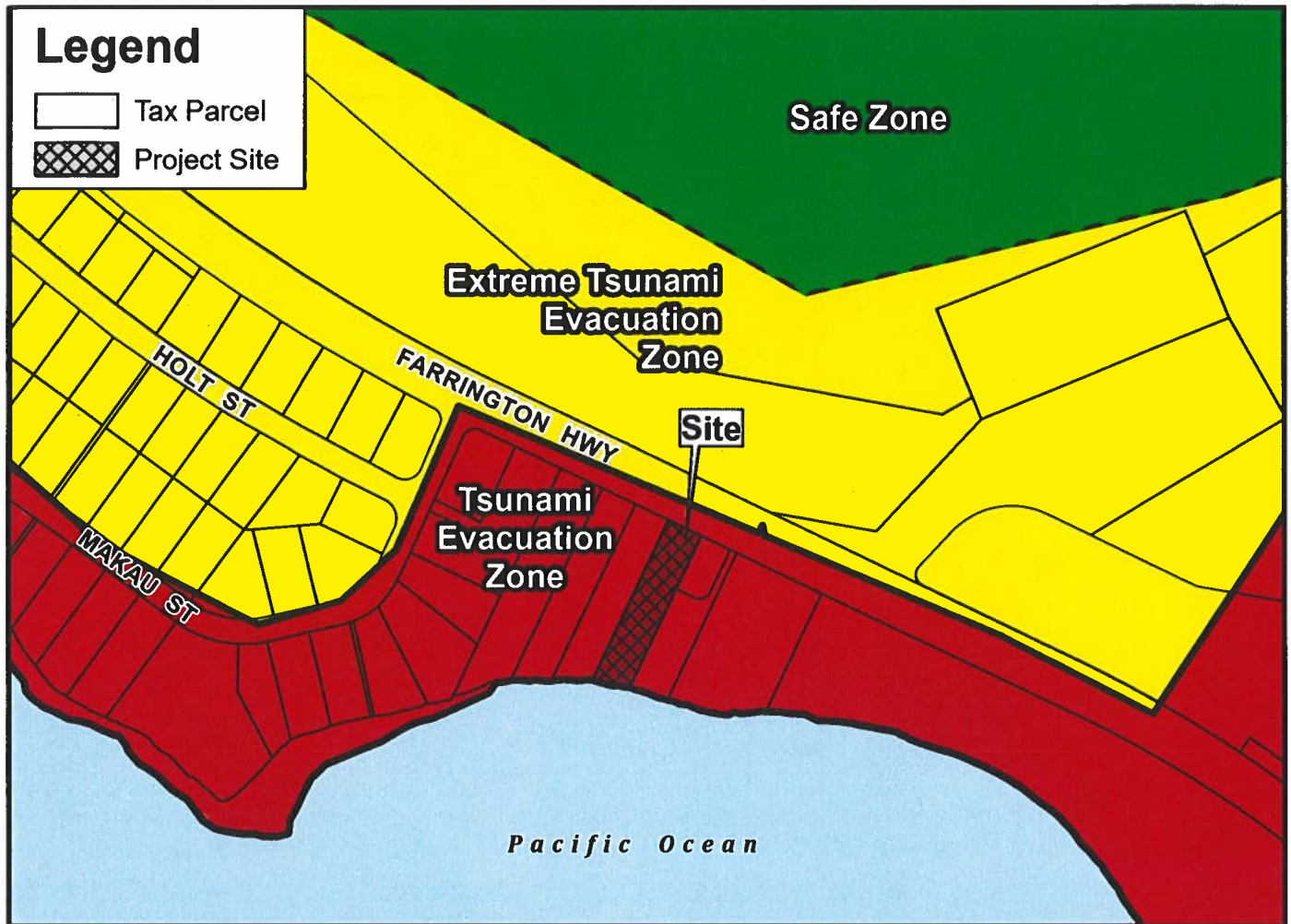


VICINITY MAP



PORTION OF SOIL MAP MAKAHA, WAIANAE

TAX MAP KEY(S): 8-4-001: 016
 FOLDER NO.: 2026-SMA-37



• 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

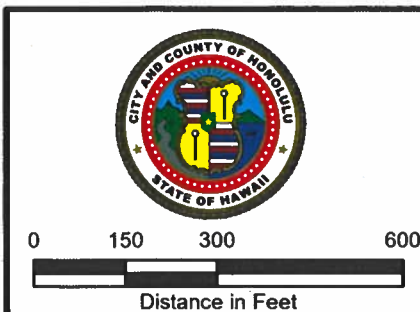
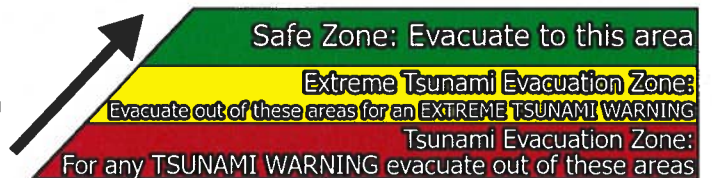
• Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation

• 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



PORTION OF TSUNAMI EVACUATION MAP YOKOHAMA BAY TO POKAI BAY MAP 15 INSET 2

TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

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

Date Prepared: 07/2026

EXHIBIT L

Copyright City & County of Honolulu
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This map was prepared in color

Legend

-  Project Site
-  500-Foot Buffer
-  Parcels Overlapping 500-Foot Radius
-  Tax Parcel

KEY MAP -
NOT TO SCALE

Kea'au
Beach
Park

24
25
(Mākaha
Beach
Park)

22

26

22
(See Key Map)

24
(See Key Map)

23

26
(See Key Map)

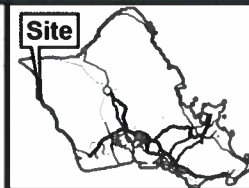
25
(See Key Map)

500-Foot Cumulative Radius

No.	TMK
1	84001005
2	84001007
3	84001014
4	84001015
5	84001017
6	84001018
7	84002059
8	84009001
9	84009002
10	84009003
11	84009004
12	84009005
13	84009006
14	84009007
15	84009008
16	84009009
17	84009040
18	84009041
19	84009042
20	84009066
21	84009067
22	84030004
23	84030007
24	84030008
25	84001019
26	84002080



0 200 400
Distance in Feet



VICINITY MAP



CUMULATIVE IMPACT MAP MAKAHA, WAIANAE

TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

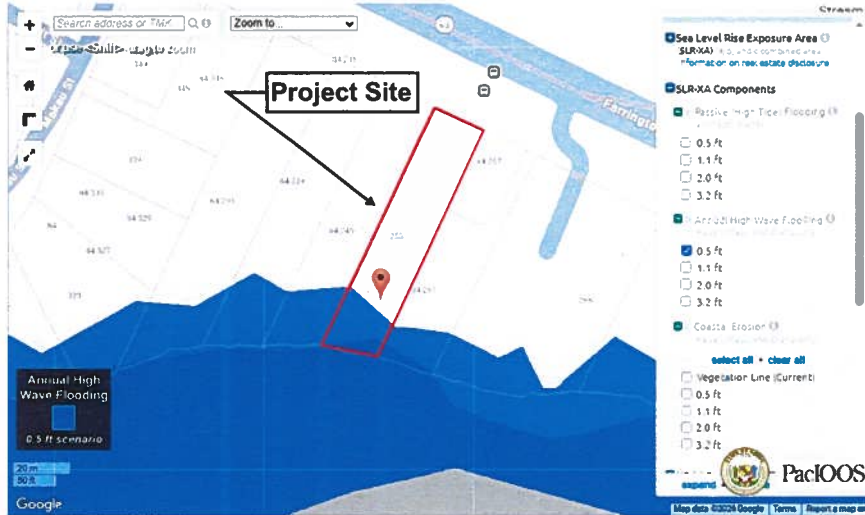
Prepared by: Honolulu Land Information System (HoLIS) - EJD
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

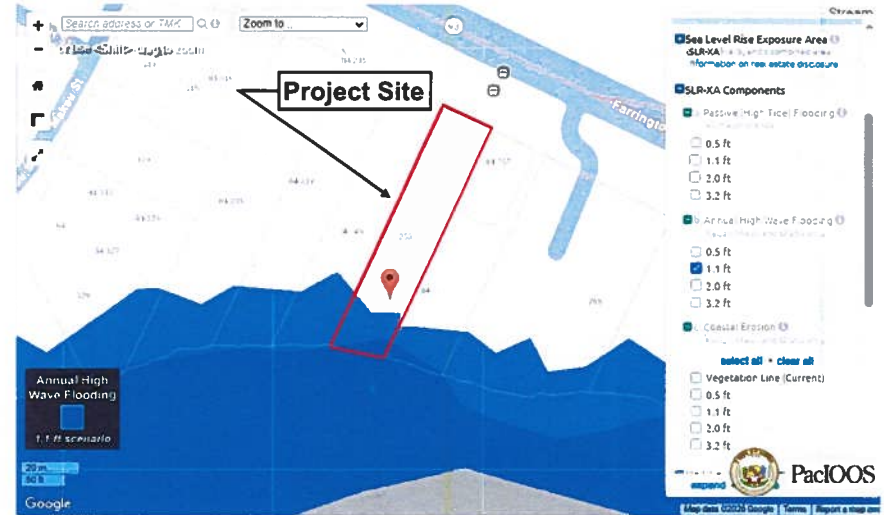
EXHIBIT M

Copyright City & County of Honolulu
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This map was prepared in color

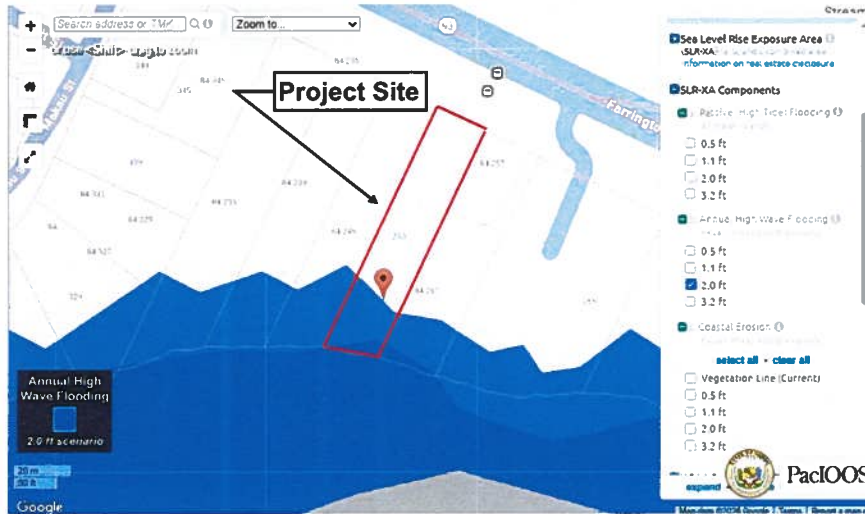
0.5-ft. Annual High Wave Flooding



1.1-ft. Annual High Wave Flooding



2.0-ft. Annual High Wave Flooding



3.2-ft. Annual High Wave Flooding

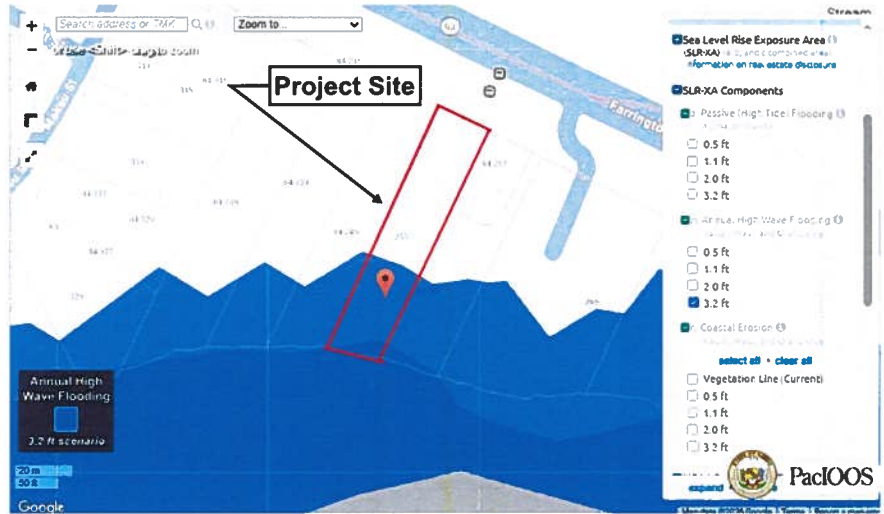
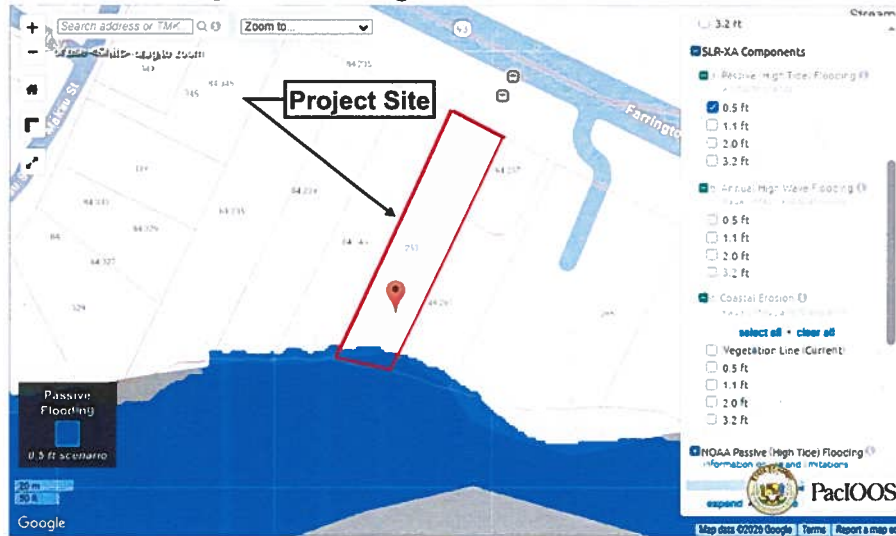


EXHIBIT N – ANNUAL HIGH WAVE ACTION FLOODING

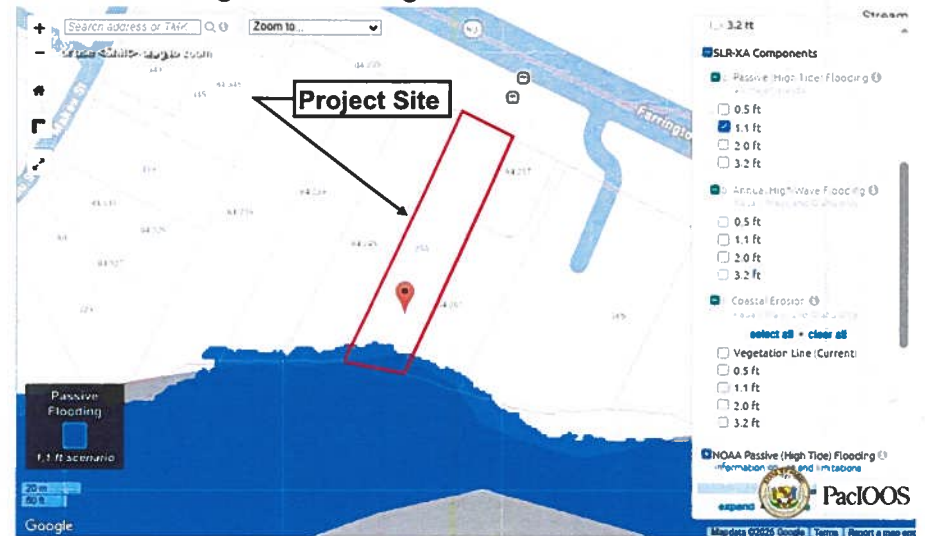
FILE NO. 2026-SMA-37

TMK: 8-4-001: 016

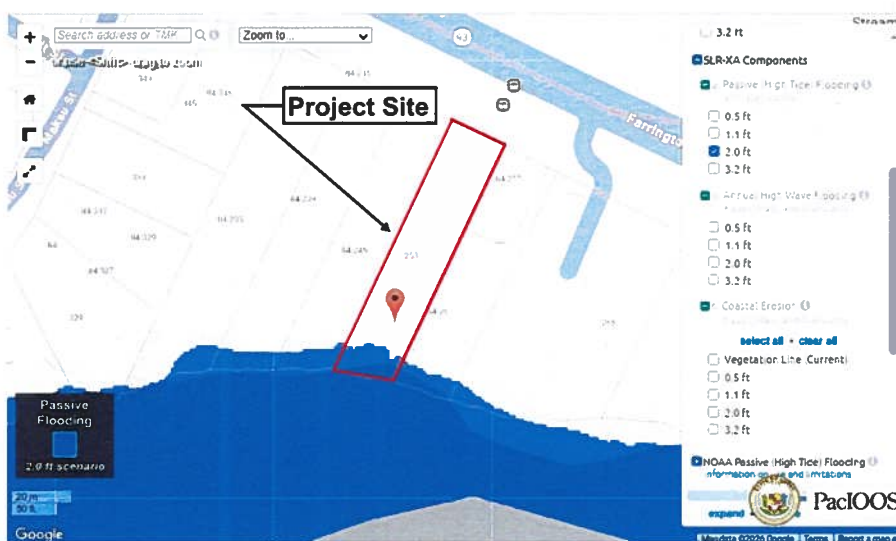
0.5-ft. Passive High Tide Flooding



1.1-ft. Passive High Tide Flooding



2.0-ft. Passive High Tide Flooding



3.2-ft. Passive High Tide Flooding

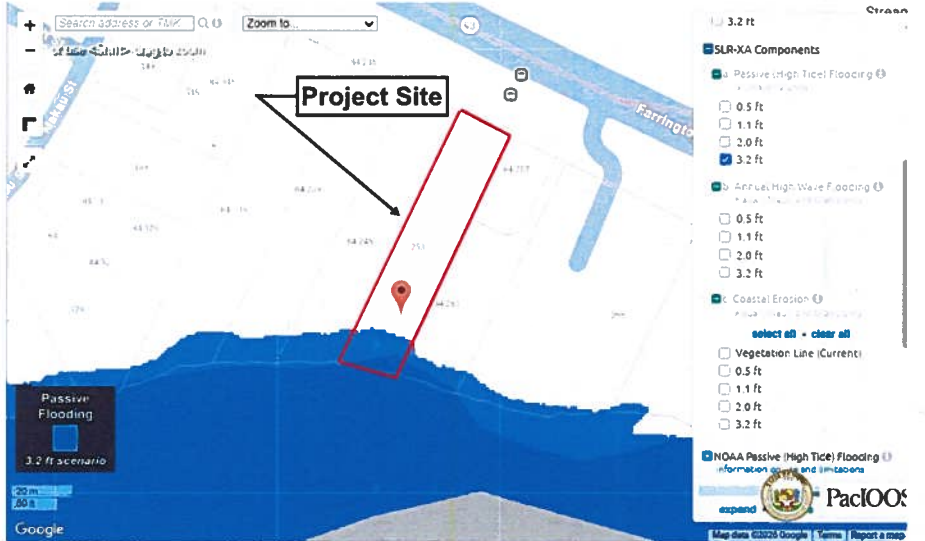
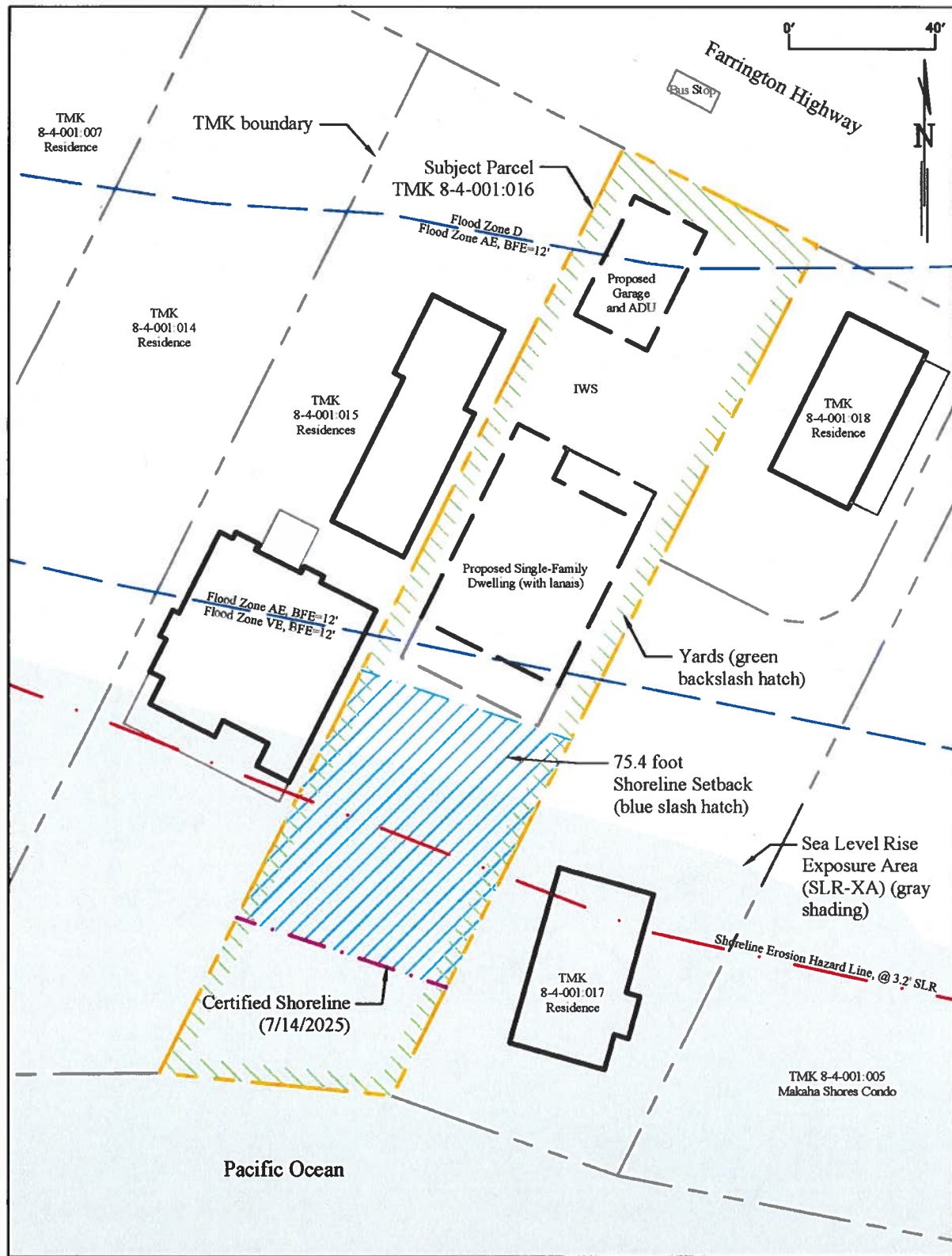


EXHIBIT O – PASSIVE HIGH TIDE FLOODING

FILE NO. 2026-SMA-37

TMK: 8-4-001: 016

Figure 4: Proposed Project with Shoreline Setback and Hazard Zones



Source: Planning Solutions, Inc.

Exhibit P