



PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

FRANCIS DEGRACIA, CHAIR
GERALD AKO, VICE CHAIR
HELEN COX, MEMBER
GLENDA NOGAMI STREUFERT, MEMBER
JERRY ORNELLAS, MEMBER
LORI OTSUKA, MEMBER

25 MAR -5 A9:18

THE COUNTY CLERK
COUNTY OF KAUAI

- The Planning Commission Meeting will be at:

Līhu'e Civic Center, Moikeha Building
Meeting Room 2A-2B
4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

- Oral testimony will be taken on specific agenda items, at the public meeting location indicated on the meeting agenda.
- Written testimony indicating your 1) name or pseudonym, and if applicable, your position/title and organization you are representing, and 2) the agenda item that you are providing comment on, may be submitted on any agenda item in writing to planningdepartment@kauai.gov or mailed to the County of Kaua'i Planning Department, 4444 Rice Street, Suite 473, Līhu'e, Hawai'i 96766. Written testimony received by the Planning Department at least **24 hours prior** to the meeting will be posted as testimony to the Planning Commission's website prior to the meeting (<https://www.kauai.gov/Government/Boards-and-Commissions/Planning-Commission>). Any testimony received after this time will be retained as part of the record, but we cannot assure the Commission will receive it with sufficient time for review prior to the meeting.

IF YOU NEED AN AUXILIARY AID/SERVICE, OTHER ACCOMMODATION DUE TO A DISABILITY, OR AN INTERPRETER FOR NON-ENGLISH SPEAKING PERSONS, PLEASE CONTACT THE OFFICE OF BOARDS & COMMISSIONS AT (808) 241-4917 OR ADAVIS@KAUAI.GOV AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL YOUR REQUEST. UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.

PLANNING COMMISSION MEETING NOTICE AND AGENDA

Tuesday, March 11, 2025

9:00 a.m. or shortly thereafter

Līhu'e Civic Center, Moikeha Building

Meeting Room 2A-2B

4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

RECEIVED

25 MAR -5 09:18

OFFICE OF
THE COUNTY CLERK
COUNTY OF KAUAI

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. MINUTES OF THE MEETING(S) OF THE PLANNING COMMISSION

1. December 10, 2024.

E. RECEIPT OF ITEMS FOR THE RECORD

F. HEARINGS AND PUBLIC COMMENT

1. Continued Agency Hearing

- a. None for this meeting.

2. New Agency Hearing

- a. **CLASS IV ZONING PERMIT (Z-IV-2025-9), USE PERMIT (U-2025-6), and SPECIAL PERMIT (SP-2025-3)** to operate a composting facility involving a portion of Lot 149-A-3 of the Kapaa Homesteads – 2nd Series, on a parcel situated along the eastern side of Pu'uopae Road, approximately 900 feet south of the Kalama Road/Pu'uopae Road intersection, further identified 628 Pu'uopae Road, Tax Map Key: (4) 4-4-002:093 (Por.), and affecting a 1-acre portion of a larger parcel = **COMPOST KAUAI LLC**. [Director's Report Received, 2/25/2025].

1. Director's Report pertaining to this matter.
2. Transmittal of Agency Comments to Planning Commission.
3. Transmittal of Public Testimony to Planning Commission.

3. Continued Public Hearing

- a. None for this meeting.

4. New Public Hearing

- a. **GENERAL PLAN AMENDMENT (GPA-2025-2)** for a General Plan Future Land Use Map Amendment from “Agriculture” to “Plantation Camp” for a parcel located immediately adjacent to Kaua’i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road, in Wahiawa, Tax Map Key: (4) 2-2-001:001 and affecting an area approximately 14.9 acres = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

1. Director's Report pertaining to this matter.
2. Transmittal of Agency Comments to Planning Commission.

- b. **STATE LAND USE DISTRICT BOUNDRY AMENDMENT (A-2025-2)** for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District for a parcel located immediately adjacent to Kaua’i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road, in Wahiawa, Tax Map Key: (4) 2-2-001:001 and affecting an area approximately 14.9 acres = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

1. Director's Report pertaining to this matter.

- c. **COUNTY ZONING AMENDMENT (ZA-2025-3)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-1) involving a parcel located immediately adjacent to the Kaua’i Coffee Visitor Center and the Numila Sugar Mill, situated on the makai side of Halewili Road in Wahiawa, further identified as Tax Map Key (TMK): (4) 2-2-001:001 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

1. Director's Report pertaining to this matter.
2. Transmittal of Agency Comments to Planning Commission.
3. Transmittal of Public Testimony to Planning Commission.

- d. **COUNTY ZONING AMENDMENT (ZA-2025-4)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "P", which shall be referred to as the “Numila Plantation Camp Walkable Mixed Use District”, and be designated as “SPA-P” as shown on Zoning Maps ZM-N-100 (Numila) involving a portion of a property further identified as Tax Map Key 2-2-001:001. The proposal also amends the West Kaua’i Regional Map to reflect land use designation updates from “Agriculture” to “Plantation Camp” within the SPA-P boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

1. Director's Report pertaining to this matter.
2. Transmittal of Agency Comments to Planning Commission

- e. **GENERAL PLAN AMENDMENT (GPA-2025-3)** for a General Plan Future Land Use Map Amendment from “Agriculture” to “Plantation Camp,” affecting a portion of approximately 14.9 acres of land situated about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**
1. Director's Report pertaining to this matter.
 2. Transmittal of Agency Comments to Planning Commission.
- f. **STATE LAND USE DISTRICT BOUNDRY AMENDMENT (A-2025-3)** for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District affecting a portion of approximately 14.9 acres of land situated about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**
1. Director's Report pertaining to this matter.
 2. Transmittal of Agency Comments to Planning Commission.
 3. Transmittal of Public Testimony to Planning Commission
- g. **COUNTY ZONING AMENDMENT (ZA-2025-5)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-1) involving a parcel is located about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli, and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**
1. Director's Report pertaining to this matter.
 2. Transmittal of Public Testimony to Planning Commission.
- h. **COUNTY ZONING AMENDMENT (ZA-2025-6)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements within to establish a Special Planning Area "Q", which shall be referred to as the “Ka’awanui Plantation Camp Walkable Mixed Use District”, and be designated as “SPA-Q” as shown on Zoning Maps ZM-KC-100 (Ka’awanui Camp) involving a portion of a property further identified as tax map key 1-7-006:006. The proposal also amends the Makaweli Town Plan Map to reflect land use designation updates from “Agriculture” to “Plantation Camp” within the SPA-Q boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**
1. Director's Report pertaining to this matter.
 2. Transmittal of Agency Comments to Planning Commission.

- i. **COUNTY ZONING AMENDMENT (ZA-2025-7)** A bill (2942) for an ordinance amending Chapter 8, Kaua'i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO). The purpose of this Ordinance is to permit farmers and artisans markets within State and County park areas and to introduce new definitions in Section 8-1.5 of the CZO to recognize this type of activity = **KAUAI COUNTY COUNCIL**.

- 1. Director's Report pertaining to this matter.
- 2. Transmittal of Agency Comments to Planning Commission.
- 3. Supplement to Director's Report.

G. CONSENT CALENDAR

1. **Status Reports**

- a. 2025 Annual Report on the progress of compliance and conditions of the subject permits for COCONUT PLANTATION RESORT in accordance with Condition No. 8 of Special Management Area Use Permit SMA(U)-2006-5, Class IV Zoning Permit Z-IV-2006-10, Project Development Use Permit PDU-2006-7, Tax Map Keys: (4)4-3-007:027, Waipouli, Kauai = **COCONUT PLANTATION BEACH INVESTORS, LLC (FORMERLY COCONUT PLANTATION HOLDINGS, LLC)**

- 1. Director's Report pertaining to this matter.

2. **Director's Report for Project(s) Scheduled for Agency Hearing**

- a. None for this meeting.

3. **Class III Zoning Permits**

- a. None for this meeting.

H. GENERAL BUSINESS MATTERS

- 1. Presentation on the General Plan Progress Report and Six-Year Capital Improvement Plan.

I. COMMUNICATIONS

- 1. None for this meeting.

J. COMMITTEE REPORTS

- 1. Subdivision Committee Report.
 - a. None for this meeting.

K. UNFINISHED BUSINESS (For Action)

1. **CLASS IV ZONING PERMIT (Z-IV-2025-4) & USE PERMIT (U-2025-2)** to allow conversion of an existing warehouse building into a private laundromat operation on a parcel situated on the southern side of Aalona Street in Kilauea, situated approximately 350 feet south of the Aalona Street/Oka Street intersection, further identified as 4321 Aalona Street, Tax Map Key: (4) 5-2-014:005, and containing a total area of 12,034 square feet = **DONNA M. APISA LIVING TRUST**. [Director’s Report Received, 12/24/2024. Hearing closed, deferred, 1/14/2025].

a. Supplement to Director’s Report.

L. NEW BUSINESS (For Action)

1. **CLASS IV ZONING PERMIT (Z-IV-2025-9), USE PERMIT (U-2025-6), and SPECIAL PERMIT (SP-2025-3)** to operate a composting facility involving a portion of Lot 149-A-3 of the Kapaa Homesteads – 2nd Series, on a parcel situated along the eastern side of Pu’uopae Road, approximately 900 feet south of the Kalama Road/Pu’uopae Road intersection, further identified 628 Pu’uopae Road, Tax Map Key: (4) 4-4-002:093 (Por.), and affecting a 1-acre portion of a larger parcel = **COMPOST KAUAI LLC**. [Director’s Report Received, 2/25/2025].
2. **GENERAL PLAN AMENDMENT (GPA-2025-2)** for a General Plan Future Land Use Map Amendment from “Agriculture” to “Plantation Camp” for a parcel located immediately adjacent to Kaua’i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road, in Wahiawa, Tax Map Key: (4) 2-2-001:001 and affecting an area approximately 14.9 acres = **COUNTY OF KAUAI, PLANNING DEPARTMENT**.
3. **STATE LAND USE DISTRICT BOUNDARY AMENDMENT (A-2025-2)** for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District for a parcel located immediately adjacent to Kaua’i Coffee Visitor Center and the Numila Sugar Mill, situated along the makai side of Halewili Road, in Wahiawa, Tax Map Key: (4) 2-2-001:001 and affecting an area approximately 14.9 acres = **COUNTY OF KAUAI, PLANNING DEPARTMENT**.
4. **COUNTY ZONING AMENDMENT (ZA-2025-3)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-1) involving a parcel located immediately adjacent to the Kaua’i Coffee Visitor Center and the Numila Sugar Mill, situated on the makai side of Halewili Road in Wahiawa, further identified as Tax Map Key (TMK): (4) 2-2-001:001 = **COUNTY OF KAUAI, PLANNING DEPARTMENT**.
5. **COUNTY ZONING AMENDMENT (ZA-2025-4)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area “P”, which shall be referred to as the “Numila Plantation Camp Walkable Mixed Use District”, and be designated as “SPA-P” as shown on Zoning Maps ZM-N-100 (Numila) involving a portion of a property further identified as Tax Map Key 2-2-001:001. The proposal also amends the West Kaua’i Regional Map to reflect land use designation updates from “Agriculture” to “Plantation Camp” within the SPA-P boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT**.

6. **GENERAL PLAN AMENDMENT (GPA-2025-3)** for a General Plan Future Land Use Map Amendment from “Agriculture” to “Plantation Camp,” affecting a portion of approximately 14.9 acres of land situated about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**
7. **STATE LAND USE DISTRICT BOUNDARY AMENDMENT (A-2025-3)** for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District affecting a portion of approximately 14.9 acres of land situated about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**
8. **COUNTY ZONING AMENDMENT (ZA-2025-5)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-1) involving a parcel is located about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli, and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**
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10. **COUNTY ZONING AMENDMENT (ZA-2025-7)** A bill (2942) for an ordinance amending Chapter 8, Kaua’i County Code 1987, as amended, relating to the Comprehensive Zoning Ordinance (CZO). The purpose of this Ordinance is to permit farmers and artisans markets within State and County park areas and to introduce new definitions in Section 8-1.5 of the CZO to recognize this type of activity = **KAUAI COUNTY COUNCIL.**

M. EXECUTIVE SESSION

Pursuant to Hawaii Revised Statutes Sections 92-4 and 92-5(a)(4), the purpose of this executive session is to consult with the County's legal counsel on questions, issues, status, and procedural matters. This consultation involves consideration of the powers, duties, privileges, immunities, and/or liabilities of the Commission and the County as they relate to the following matters:

1. **CLASS IV ZONING PERMIT (Z-IV-2025-9), USE PERMIT (U-2025-6), and SPECIAL PERMIT (SP-2025-3)** to operate a composting facility involving a portion of Lot 149-A-3 of the Kapaa Homesteads – 2nd Series, on a parcel situated along the eastern side of Pu’uopae Road, approximately 900 feet south of the Kalama Road/Pu’uopae Road intersection, further identified 628 Pu’uopae Road, Tax Map Key: (4) 4-4-002:093 (Por.), and affecting a 1-acre portion of a larger parcel = **COMPOST KAUAI LLC.** [Director’s Report Received, 2/25/2025].

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5. **COUNTY ZONING AMENDMENT (ZA-2025-4)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements to establish a Special Planning Area "P", which shall be referred to as the “Numila Plantation Camp Walkable Mixed Use District”, and be designated as “SPA-P” as shown on Zoning Maps ZM-N-100 (Numila) involving a portion of a property further identified as Tax Map Key 2-2-001:001. The proposal also amends the West Kaua’i Regional Map to reflect land use designation updates from “Agriculture” to “Plantation Camp” within the SPA-P boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

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7. **STATE LAND USE DISTRICT BOUNDARY AMENDMENT (A-2025-3)** for a State Land Use District Boundary Amendment from the Agricultural District to the Urban District affecting a portion of approximately 14.9 acres of land situated about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

8. **COUNTY ZONING AMENDMENT (ZA-2025-5)** A bill for an ordinance amending Zoning Map ZM-200 (Hanapēpē) to rezone approximately 14.9 acres from the Agriculture District (A) to the Residential District (R-1) involving a parcel is located about one-half mile mauka and northeast of the Pakala United States Postal Service building in Makaweli, and further identified as Tax Map Key (TMK): (4) 1-7-006:006 = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

9. **COUNTY ZONING AMENDMENT (ZA-2025-6)** A bill for an ordinance amending Chapter 10, Article 3, Kauai County Code 1987, as amended, relating to the West Kauai Community Plan. The proposal amends Section 10-3 of the Kauai County Code relating to text and mapping requirements within to establish a Special Planning Area "Q", which shall be referred to as the "Ka'awanui Plantation Camp Walkable Mixed Use District", and be designated as "SPA-Q" as shown on Zoning Maps ZM-KC-100 (Ka'awanui Camp) involving a portion of a property further identified as tax map key 1-7-006:006. The proposal also amends the Makaweli Town Plan Map to reflect land use designation updates from "Agriculture" to "Plantation Camp" within the SPA-Q boundaries = **COUNTY OF KAUAI, PLANNING DEPARTMENT.**

10. 2025 Annual Report on the progress of compliance and conditions of the subject permits for COCONUT PLANTATION RESORT in accordance with Condition No. 8 of Special Management Area Use Permit (SMA(U)-2025-5, Class IV Zoning Permit Z-IV-2006-10, Project Development Use Permit PDU-2006-7, Tax Map Keys: (4)4-3-007:027, Waipouli, Kauai = **COCONUT PLANTATION BEACH INVESTORS, LLC (FORMERLY COCONUT PLANTATION HOLDINGS, LLC)**

11. **CLASS IV ZONING PERMIT (Z-IV-2025-4) & USE PERMIT (U-2025-2)** to allow conversion of an existing warehouse building into a private laundromat operation on a parcel situated on the southern side of Aalona Street in Kilauea, situated approximately 350 feet south of the Aalona Street/Oka Street intersection, further identified as 4321 Aalona Street, Tax Map Key: (4) 5-2-014:005, and containing a total area of 12,034 square feet = **DONNA M. APISA LIVING TRUST.** [Director's Report Received, 12/24/2024. Hearing closed, deferred, 1/14/2025].

N. ANNOUNCEMENTS

1. Topics for Future Meetings.

The following regularly scheduled Planning Commission meeting will be held at 9:00 a.m., or shortly thereafter, on **April 8, 2025**. The Planning Commission anticipates this meeting to be held in-person at the Lihue Civic Center, Moikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Lihue, Kauai, Hawaii. The Commission will announce its intended meeting method via an agenda electronically posted at least six days prior to the meeting date.

O. ADJOURNMENT



SPECIAL MANAGEMENT AREA (SMA) Minor Determinations

Date (Action)	SMA Minor Permit number	Location (TMK)	Activity/ structure
1/14/2025/ (Approved)	SMA(M)-2025-9	Hanalei (5-5-010:011)	Construction/ New Fence.
1/21/2025/ (Approved)	SMA(M)-2025-10	'Ele'ele (2-1-003:038)	Construction/ New ground mounted sign.
2/10/2025/ (Approved)	SMA(M)-2025-11	Kōloa (2-6-011:005)	Construction/ Cesspool to septic tank conversion.
2/10/2025/ (Approved)	SMA(M)-2025-12	'Ele'ele (2-1-003:012)	Construction/ New Modular Office.

Pursuant to Section 8-27.8 (6) of the Kaua'i County Code (1987), as amended, the following shoreline setback determinations by the Director are disclosed for purposes of public notification.

March 11, 2025
SHORELINE SETBACK DETERMINATIONS

Application No.	Name of Applicant(s)	Property I.D. (Tax Map Key)	Location	Development/Reasons
SSD-2025-29	Thronas Investments LLC	1-6-006:019	Waimea	Interior renovations. / Required setback is 60 feet. Development is approximately 483 feet away from shoreline.
SSD-2025-30	Cusman & Chaney Brooks	4-1-005:005	Kapa'a	Interior Renovations. / Required setback 91 feet. Development is approximately 419 feet away from shore.
SSD-2025-31	Betsy Kameshiro	5-5-004:037	Hanalei	New Single-Family Residence. / Required setback 60 feet. Development is approximately 453 feet away from the accreting shore.
SSD-2025-32	Keiko Hsu and Garth Rhoads	2-8-019:004 CPR Unit 3	Kōloa	Interior renovations. / Work deemed unsubstantial (9.56%) per DPW letter dated 1/22/2025.
SSD-2025-33	Donna Sharp	5-4-008:055	Princeville	Renovations and additions to the residence, including a new lava rock wall, fence, and driveway. / The required setback is 60 feet. The development sits approximately 193 feet from the shore on a high rocky cliff bluff.
SSD-2025-34	Kawailoa Development, LLC	2-9-001:002	Koloa	Deck additions. The closest lanai addition is approximately 309 feet away from the 100-foot required setback.
SSD-2025-35	KHS, LLC	4-3-007:028	Kapa'a	Repair of corroded steel in Kitchen and Mechanical Room. / Repair work is additional 273 feet from required 100-foot setback.
SSD-2025-36	Betsy Kameshiro	5-5-004:034	Hanalei	New Single-Family Residence. / Required setback 60 feet. Development is approximately 484 feet away from the accreting shore.