


Existing 138 kV and 46 kV Hawaiian Electric Transmission lines



EXHIBIT 27


EXHIBIT 28

## MASTER USE TABLE

In the event of any conflict between the text of this Chapter and the following table，the text of the Chapter shall control．The following table is not intended to cover the Waikiki Special District；please refer to Table 21－9．6（A）．

KEY Ac $\quad \begin{aligned} & \text { Ac } \\ & \text { Special accessory use subject to standards in Article } 5\end{aligned}$
$\mathrm{Cm}=$ Conditional Use Permit－minor subject to standards in Article 5；no public hearing required（see Article 2 for exceptions）
$\mathrm{C}=$ Conditional Use Permit－major subject to standards in Article 5；public hearing required
$\mathrm{P}=$ Permitted Use
$\mathrm{P} / \mathrm{c}=$ Permitted use subject to standards in Article 5
PRU $=$ Plan Review Use

| ZONING DISTRICTS |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| USES <br> （Note：Certain uses are defined in Article 10．） | $\stackrel{N}{2}$ | 亏̄ | Š | E | $\begin{aligned} & \frac{0}{\alpha} \\ & \stackrel{\rightharpoonup}{\alpha} \\ & \stackrel{y}{\sim} \end{aligned}$ | $\begin{aligned} & \dot{\sim} \\ & \dot{\alpha} \\ & \dot{\sim} \dot{n} \\ & \dot{\alpha} \dot{\alpha} \end{aligned}$ | $\bar{j}$ | さ | $\underset{4}{3}$ | 㐫 | $\sum_{<}^{X}$ | $\sum_{<}^{\grave{㐅}}$ | 或 | $\overline{\text { ¢ }}$ | ผ゙ | $\sum_{\infty}^{\infty}$ | $\sum_{\infty}^{\text {¢ }}$ | I | I | ？ | 㐫 |

## AGRICULTURE

| Agribusiness activities |  | Cm | Cm |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Agricultural products processing，minor |  | P／c | P／c |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P／c | P／c |  | P／c |
| Agricultural products processing，major |  | C | C |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P／c |  |  |
| Animal products processing |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P | P |  |
| Aquaculture | P | P | P | P |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Centralized bulk collection，storage and distribution of agricultural products to wholesale and retail markets |  | P／c | P／c |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P／c | P |  |  |
| Composting，major | C | C | C |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P／c |  |  |
| Composting，minor | P／c | P／c | P／c |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P／c |  |  |
| Crop production | P | P | P | P |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Forestry | P | P | P |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Open land |  | P | P |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roadside stands，accessory |  | Ac | Ac | Ac |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Sale and service of machinery used in agricultural production |  | P／c | P／c |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P | P |  | P |
| Sawmills |  | P／c | P／c |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P |  |  |
| Storage and sale of seed，feed，fertilizer and other products essential to agricultural production |  | P／c | P／c |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P | P |  |  |



## TABLE 21－3

## MASTER USE TABLE

In the event of any conflict between the text of this Chapter and the following table，the text of the Chapter shall control．The following table is not intended to cover the Waikiki Special District；please refer to Table 21－9．6（A）．

KEY Ac $=$ Special accessory use subject to standards in Article 5
$\begin{array}{ll}\mathrm{Cm} & =\quad \text { Conditional Use Permit－minor subject to standards in Article 5；no public hearing required（see Article } 2 \text { for exceptions）} \\ \mathrm{C} & =\quad \text { Conditional Use Permit－major subject to }\end{array}$
$\mathrm{C}=\quad$ Conditional Use Permit－major subject to standards in Article 5；public hearing required
$\mathrm{P} / \mathrm{c}=\quad$ Permitted use subject to standards in Article 5
PRU $=$ Plan Review Use

| ZONING DISTRICTS |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| USES <br> （Note：Certain uses are defined in Article <br> 10．） | $\stackrel{\sim}{2}$ | Ј | 乌゙ | E É 0 |  | $\begin{aligned} & \dot{\sim} \\ & \dot{\alpha} \\ & \dot{\sim} \dot{\alpha} \\ & \dot{\alpha} \dot{\alpha} \end{aligned}$ | $\bar{j}$ | $\dot{~}$ | $\underset{\sim}{2}$ | 㐫 | $\sum_{<}^{N}$ | $\sum_{<}^{\infty}$ | 或 | $\overline{\text { ¢ }}$ | ¢゙ | $\sum_{\text {¢ }}^{\text {n }}$ | $\sum_{\text {N }}^{\text {\＃}}$ | I | I | I | こ |


| Zoos | C |  | C |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| COMMERCE AND BUSINESS |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Amusement and recreation facilities，indoor | C |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P | P | P | P | P | $\mathrm{P}^{2}$ |
| Automobile sales and rentals，including sales and distribution of automobile parts and supplies |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P | P |  | P |
| Bars，nightclubs，taverns |  |  |  |  |  |  |  |  |  |  |  |  | P |  | P／c | P／c | P／c | P／c | P |  | P／c |
| Business services |  |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P | P | P | P |  | P |
| Cabarets |  |  |  |  |  |  |  |  |  |  |  |  | P |  | P／c |  | P／c |  |  |  | P／c |
| Catering establishments |  |  |  |  |  |  |  |  |  |  |  |  | P |  | P | P | P | P | P |  | P |
| Convenience stores |  |  |  |  |  |  |  |  |  | $\mathrm{P} / \mathrm{c}^{1}$ | $\mathrm{P} / \mathrm{c}^{1}$ | $\mathrm{P} / \mathrm{c}^{1}$ | P | $\begin{aligned} & \mathrm{Cm} \\ & \mathrm{P} / \mathrm{c} \end{aligned}$ | P | P | P | P／c | P／c |  | P |
| Dance or music schools |  |  |  |  |  |  |  |  |  | $\mathrm{P} / \mathrm{c}^{1}$ | P／c ${ }^{1}$ | P／c ${ }^{1}$ | P／c | P | P | P | P |  |  |  | $\mathrm{P}^{2}$ |
| Data processing facilities |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P | P |  | P |
| Drive－thru facilities |  |  |  |  |  |  |  |  |  |  |  |  |  | P／c | P／c | P／c | P／c | $\mathrm{P} / \mathrm{c}$ | $\mathrm{P} / \mathrm{c}$ | P／c | $\mathrm{P} / \mathrm{c}$ |
| Eating establishments |  |  |  |  |  |  |  |  |  | $\mathrm{P} / \mathrm{c}^{1}$ | P／c ${ }^{1}$ | $\mathrm{P} / \mathrm{c}^{1}$ | P | P | P | P | P | P | P | P | P |
| Financial institutions |  |  |  |  |  |  |  |  |  | $\mathrm{P}^{1}$ | $\mathrm{P}^{1}$ | $\mathrm{P}^{1}$ | P | P | P | P | P | P | P |  | P |
| Home improvement centers |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P／c | P／c |  | P | P |  | P |
| Home occupations |  | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac |  |  | Ac | Ac |  |  |  |  |
| Laboratories，medical |  |  |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P | P | P |  | P |
| Laboratories，research |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P | P |  | P |
| Medical clinics |  |  |  |  |  |  |  |  |  | $\mathrm{P} / \mathrm{c}^{1}$ | P／c ${ }^{1}$ | $\mathrm{P} / \mathrm{c}^{1}$ | P | P | P | P | P |  |  |  | $\mathrm{P}^{2}$ |
| Neighborhood grocery stores |  | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm |  |  |  |  |  | Cm | Cm | Cm |  |
| Office buildings |  |  |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P |  |  |  | $\mathrm{P}^{2}$ |
| Offices，accessory |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Ac | Ac | Ac |  |
| Off－site joint development |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C | C |  |  |  |  |
| Personal services |  |  |  |  |  |  |  |  |  | $\mathrm{P}^{\prime}$ | $\mathrm{P}^{1}$ | $\mathrm{P}^{1}$ | P | P | P | P | P |  |  |  | $\mathrm{P}^{2}$ |
| Photographic processing |  |  |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P | P | P |  | P |
| Photography studios |  |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P | P |  |  |  | $\mathrm{P}^{2}$ |

## TABLE 21-3

## MASTER USE TABLE

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KEY Ac $\quad=\quad$ Special accessory use subject to standards in Article 5
$\mathrm{Cm}=$ Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions)
$\begin{array}{ll}\mathrm{C} & =\text { Conditional Use Permit-major subject to standards in Article 5; public hearing required } \\ \mathrm{P} & =\quad \text { Permitted Use }\end{array}$
$\mathrm{P} / \mathrm{c}=\quad$ Permitted use subject to standards in Article 5
PRU $=$ Plan Review Use


| Plant nurseries |  | P/c | P/c |  |  |  |  |  |  |  |  |  |  |  |  | P/c | P/c |  | P/c |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Real estate offices |  |  |  |  |  |  |  |  |  |  | P/c | P | P | P | P |  |  |  | $\mathrm{P}^{2}$ |
| Retail, accessory |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Ac | Ac | Ac |  |
| Retail establishments |  |  |  |  |  |  |  |  |  |  | P | P | P | P | P |  |  |  | $\mathrm{P}^{2}$ |
| Self-storage facilities |  |  |  |  |  |  |  |  |  |  |  |  | P/c | P/c | P/c | P | P |  | P |
| Trade or convention center | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU |
| Travel agencies |  |  |  |  |  |  |  |  |  |  | P | P | P | P | P |  |  |  | $\mathrm{P}^{2}$ |
| Veterinary establishments |  |  |  |  |  |  |  |  |  |  |  | P/c | P/c | P/c | P/c | P | P |  | P/c |

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$\mathrm{Cm}=$ Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions)
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$\mathrm{P}=$ Permitted use
P/c $=\quad$ Permitted use subject to standards in Article 5
PRU $=$ Plan Review Use


DWELLINGS AND LODGINGS

| Accessory dwelling units |  |  |  | Ac | Ac | Ac |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Bed and breakfast homes |  |  | P/c ${ }^{3}$ | P/c ${ }^{3}$ | $\mathrm{P} / \mathrm{c}^{3}$ | P/c ${ }^{3}$ | P/c ${ }^{3}$ | $\mathrm{P} / \mathrm{c}^{3}$ | P/c ${ }^{3}$ | P/c ${ }^{3}$ | P/c ${ }^{3}$ | P/c ${ }^{3}$ | P/c ${ }^{3}$ |  |  | $\mathrm{P} / \mathrm{c}^{3}$ | $\mathrm{P} / \mathrm{c}^{3}$ |  |  |  |  |
| Boarding facilities |  |  |  |  |  |  | P | P | P | P | P | P |  |  |  | P | P |  |  |  |  |
| Consulates |  |  |  |  | P/c | P/c | P | P | P | P | P | P | P | P | P | P | P |  |  |  |  |
| Duplex units |  |  |  | P | P | P | P | P | P | P | P | P | P |  |  | P |  |  |  |  |  |
| Dwellings, owner's or caretaker's, accessory |  |  |  |  |  |  |  |  |  |  |  |  |  | Ac | Ac |  | Ac | Ac | Ac | Ac | Ac |
| Dwellings for cemetery caretakers | Ac |  | Ac |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Dwellings, detached, one-family |  |  |  | P | P | P | P | P | P | P | P | P | P |  |  | P |  |  |  |  |  |
| Dwellings, detached, two-family |  |  |  | P | P | P | P | P | P | P | P | P | P |  |  | P |  |  |  |  |  |
| Dwellings, multifamily |  |  |  |  |  |  | P | P | P | P | P | P | P |  |  | P/c | P |  |  |  |  |
| Farm dwellings |  | P/c | P/c |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Group living facilities |  | C | C | C | C | C | C | C | C | C | C | C |  |  |  | C | Cm |  |  |  |  |
| Guest houses (R-20 only) |  |  |  |  | Ac |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Hotels |  |  |  |  |  |  |  |  |  |  |  |  | P |  |  | $\begin{aligned} & \mathrm{C} \\ & \mathrm{Cm} \end{aligned}$ | P |  | Cm |  | Cm |
| Roomers/Rooming |  |  |  | Ac | Ac | Ac |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Special needs housing for the elderly |  |  |  |  |  |  | C | C | C | C | C | C |  |  |  | C | C |  |  |  |  |
| Time sharing |  |  |  |  |  |  |  | P/c |  |  |  |  | P |  |  |  |  |  |  |  |  |
| Transient vacation units |  |  |  |  |  |  | P/c | $\mathrm{P} / \mathrm{c}^{3}$ |  |  |  |  | $\mathrm{P} / \mathrm{c}^{3}$ |  |  |  |  |  |  |  |  |
| Vacation cabins | C |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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Special accessory use subject to standards in Article 5
Conditional Use Permit-minor subject to standards in Article

|  | Ac | Special accessory use subject to standards in Article 5 |
| :--- | :--- | :--- |
| Cm | $=$ | Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions) |
| C | $=$ | Conditional Use Permit-major subject to standards in Article 5; public hearing required |
| P | $=$ | Permitted use |
| P/C | $=$ | Permitted use subject to standards in Article 5 |
| PRU | $=$ | Plan Review Use |



INDUSTRIAL


| ZONING DISTRICTS |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| USES <br> (Note: Certain uses are defined in Article 10.) | $\stackrel{\text { i}}{\substack{2}}$ | ज্ত | $\begin{aligned} & \text { ن́ } \\ & \text { B } \end{aligned}$ | E | $\circ$ $\dot{\alpha}$ $\dot{\alpha}$ $\dot{\alpha}$ | $\begin{aligned} & n \\ & \tilde{\alpha} \\ & \dot{\alpha} \\ & \dot{\alpha} \\ & \dot{\alpha} \\ & \dot{n} \\ & \dot{\alpha} \\ & \hline \end{aligned}$ | 广 | \% | ? | $\sum_{i}^{\bar{x}}$ | $\sum_{i}^{\underset{X}{x}}$ | $\underset{<}{\substack{x}}$ | $\begin{aligned} & V_{0}^{5} \\ & 0 \\ & \widetilde{\sim} \end{aligned}$ | $\overline{\text { m }}$ | ஸ゙ | $\sum_{\infty}^{\infty}$ | $\underset{\sim}{\underset{\sim}{x}}$ | I | I | 9 | $\stackrel{\rightharpoonup}{\text { x }}$ |


| Publishing plants for newspapers, books and magazines |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P |  | P | P. | P |  | P |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Repair establishments, major |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P/c | P | P |  |
| Repair establishments, minor |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P | P | P | P | P |
| Resource extraction | C | C | C |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P |  |  |
| Salvage, scrap and junk storage and processing |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Cm | Cm |  |
| Storage yards |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P/c | P/c | P/c |  |
| Warehousing |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P |
| Waste disposal and processing | C |  | C |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Cm | Cm |  |
| Wholesale and retail establishments dealing primarily in bulk materials delivered by or to ship, or by ship and truck in combination |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P |  |
| Wholesaling and distribution |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P/c | P/c | P | P | P |  | P |




SOCIAL AND CIVIC SERVICE

| Art galleries and museums |  |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P | P |  |  |  | $\mathrm{P}^{2}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Cemeteries and columbaria | P |  | Cm |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Colleges, business |  |  |  |  |  |  |  |  |  |  |  |  | P |  | P | P | P |  |  |  |  |
| Day-care facilities |  |  | C | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | P | P | P | P | P | P | P |  | P |
| Hospitals | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU |
| Meeting facilities |  |  | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | P | P | $P$ | P | P | P/c | P/c |  | P |
| Prisons | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU |
| Public uses and structures | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Schools, business |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P | P | P |  |  |  |  |
| Schools: Elementary, intermediate and high |  |  | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm |  | P | P | P | P |  |  |  |  |
| Schools, language |  |  |  | P/c | P/c | P/c | P/c | P/c | P/c | P/c | P/c | P/c | P/c | P | P | P | P |  |  |  |  |
| Schools, vocational, technical, industrial, trade |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P | P |  | P |
| Schools, vocational, which do not involve the operation of woodwork shops, machine shops or other similar features |  |  |  |  |  |  |  |  |  |  |  |  | P | P | P | P | P |  |  |  | P |
| Theaters |  |  |  |  |  |  |  |  |  |  |  |  | P | P | $P$ | P | P |  |  |  | $\mathrm{P}^{2}$ |
| Universities, colleges | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU |

## TABLE 21-3

## MASTER USE TABLE

In the event of any conflict between the text of this Chapter and the following table, the text of the Chapter shall control. The following table is not intended to cover the Waikiki Special District; please refer to Table 21-9.6(A).
KEY:
$=\quad$ Special accessory use subject to standards in Article 5

|  | Ac | Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions) |
| :--- | :--- | :--- |
| Cm | $=$ | Conditional Use Permit-major subject to standards in Article 5; public hearing required |
| C | $=$ | Permitted use |
| P | $=$ | Permitted use subject to standards in Article 5 |
| P/C | $=$ | Plan Review Use |



TRANSPORTATION AND PARKING

| Airports | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU | PRU |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Automobile service stations |  |  |  |  |  |  |  |  |  |  |  |  |  | $\begin{aligned} & \mathrm{Cm} \\ & \mathrm{P} \end{aligned}$ | P | P | P | P | P |  | P |
| Car washing, mechanized |  |  |  |  |  |  |  |  |  |  |  |  |  | P/c | P/c | P/c | P/c | P/c | P/c |  | P/c |
| Commercial parking lots and garages |  |  |  |  |  |  |  |  |  | $\mathrm{P} / \mathrm{c}^{1}$ | $\mathrm{P} / \mathrm{c}^{1}$ | $\mathrm{P} / \mathrm{c}^{1}$ | P | P | P | P | P | P | P |  | P |
| Heliports |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P |  |  |
| Helistops |  | C | C |  |  |  |  |  |  |  |  |  | C |  | C | C | C | C | P | P | C |
| Joint use of parking facilities |  |  |  | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm |
| Off-site parking facilities |  |  |  | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm |
| Truck terminals |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P | P |  |

## UTILITIES AND COMMUNICATIONS

| Antennas, broadcasting | Cm | Cm | Cm |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C | C | C | C |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Antennas, receive-only | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac | Ac |
| Broadcasting stations |  |  |  |  |  |  |  |  |  |  |  |  | P |  | P | P | P | P | P | P | P |
| Utility installations, Type A | P/c | P/c | P/c | P | P | P | P | P/c | P/c | P | P/c | P/c | P/c | P/c | P/c | P/c | P/c | P/c | P/c | P/c | P/c |
| Utility installations, Type B | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm |
| Wind machines Up to 100 kW |  | $\begin{aligned} & \mathrm{Cm} \\ & \mathrm{Ac} \end{aligned}$ | $\begin{array}{\|l} \hline \mathrm{Cm} \\ \mathrm{Ac} \\ \hline \end{array}$ | $\begin{aligned} & \mathrm{Cm} \\ & \mathrm{Ac} \end{aligned}$ | Cm | Cm |  |  |  |  |  |  |  | Cm | Cm |  |  | Cm | Cm |  | Cm |
| Wind machines Over 100 kW |  | C | C | C |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

## TABLE 21-3

## MASTER USE TABLE

In the event of any conflict between the text of this Chapter and the following table, the text of the Chapter shall control. The following table is not intended to cover the Waikiki Special District; please refer to Table 21-9.6(A).
KEY:
$=\quad$ Special accessory use subject to standards in Article 5
Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions) Conditional Use Permit-minor subject to standards in Article 5; no public hearing requir
Conditional Use Permit-major subject to standards in Article 5; public hearing required Permitted use Permitted use subject to standards in Article 5 Plan Review Use


MISCELLANEOUS

| Historic structures, use of | Cm | Cm | Cm | C | C | C | C | C | C | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Joint development | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm | Cm |

[^0]${ }^{3}$ Notwithstanding any contrary provisions in this chapter, bed and breakfast homes and transient vacation units are prohibited and may not operate without a valid nonconforming use certificate in areas where the applicable development plan or sustainable communities plan prohibits or does not permit new bed and breakfast homes or transient vacation units.
(Added by Ord. 99-12; Am. Ord. 00-09, 01-12, 02-63, 03-37, 07-14, 07-15, 09-26, 10-19, 13-10, 15-41, 17-46, 19-18)


LANDSCAPE PLANTING OPTIONS


HARVEST CROP


OPTION 1 - MAMAKI


OPTION 2 - COFFEE


EXHIBIT 31

DEPARTMENT OF PLANNING AND PERMITTING

## CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET. $7^{\text {H }}$ FLOOR • HONOLULU. HAWAII 96813
PHONE (808) 768.8000 - FAX (808) 768.6041
DEPT WEB SITE www.honoluludpp.org - CITY WEB SITE www.honolulu.gov


KATHY K SOKUGAWA ACTING DIRECTOR

TIMOTHY F T HIU DEPUTY DIRECTOR

August 14, 2020
2020/MOD-38(JY)
2014/CUP-76

## Ms. Tracy Camuso

Group 70 International, Inc., dba G70
111 South King Street, Suite 170
Honolulu, Hawaii 96813
Dear Ms. Camuso:

SUBJECT: Minor Modification<br>Conditional Use Permit No. 2014/CUP-76<br>Hoohana Solar<br>94-761 Kupuna Loop<br>Tax Map Key 9-4-002: 052

This is in response to your request, received June 8, 2020, to expand the existing Utility Installation, Type B (solar farm). We are pleased to inform you that we have APPROVED your request as a minor modification to the above-mentioned Conditional Use Permit (CUP), subject to the following conditions:

1. Development shall be in general conformance with the approved Project as described herein and shown on Exhibits A through C. Any modification to the Project and/or approved plans shall be subject to the prior review of and approval by the Director of the Department of Planning and Permitting (DPP). Minor modifications shall be processed in accordance with Land Use Ordinance Section 21-2.20(k). Major modifications shall require a new CUP.
2. Except as modified herein, all other conditions and previously approved modifications of CUP No. 2014/CUP-76 shall remain unchanged and in force.
3. Approval of this request for minor modification shall not be construed as approval of any building permit application; such applications are reviewed separately and shall comply with applicable codes and regulations.

## EXHIBIT 32

Ms. Tracy Camuso

August 14, 2020
Page 2
4. The Director may modify the conditions of this approval by imposing additional conditions, modifying existing conditions, or deleting conditions deemed satisfied upon a finding that circumstances related to the approved Project have significantly changed so as to warrant a modification to the conditions of approval. In the event of the noncompliance with any of the conditions set forth herein, the Director may terminate all uses approved under this minor modification or halt their operation until all conditions are met or may declare this minor modification null and void or seek civil enforcement.

Hoohana Solar is an existing Utility Installation, Type B (solar farm) in Kunia which will be connected to the Hawaiian Electric Company (HECO) electrical grid. The 161-acre irregularly-shaped parcel (Project site) is in the AG-1 Restricted Agricultural District and State Urban District, and is accessed from Plantation Road. The northwest corner portion of the lot is approximately 80 feet higher than the southeast portion of the lot. The lot appears to be graded as there are berms on the property for drainage purposes. A power line easement in favor of HECO runs along the northern property line.

On February 6, 2015, a CUP, Minor (File No. 2014/CUP-76) was approved with conditions for a Utility Installation, Type B (solar farm). A subsequent minor modification (File No. 2019/MOD-84) was approved on October 30, 2019, to allow an increase in total energy output from 19 megawatts to 36 megawatts, which reduced spacing between the rows of solar panels, provided roads and driveways, and relocated the control building, substation, operations and maintenance building, security building, and parking.

The Applicant now proposes to modify the layout of the site in order to provide the 52 -megawatt energy output as required by HECO. Initially, the Applicant proposed panels on the Project parcel and the northern parcel (Tax Map Key 9-4-003: 001). However, the northern parcel has soil classified as B, C, and D by the Land Survey Bureau, and is within the State Agricultural District. The northern parcel is preferred to be used as active agriculture. As such, the Applicant has decided to forgo expanding into the northern parcel and will retain all solar farm activity on the Project site. Besides the closer spacing of the solar panels, this minor modification will affect the location of the internal driveways, operations and maintenance building, and substation building. The control and security buildings are no longer proposed for the Project site and have been removed from the plans. The proposed improvements and additions will increase the building area (lot coverage) of the Project site from 32 percent to 69.6 percent. This increase in building area requires a new Zoning Waiver. A Zoning Waiver (File No. 2020NW-27) is being processed concurrently to address the increase in lot coverage.

Ms. Tracy Camuso

August 14, 2020
Page 3

We have reviewed the submitted drawings and determined that the above-described request for minor modification to the CUP is reasonable and consistent with the intent of the original permit approval. The revised plans are now a part of the approved plans and have been marked and placed in the files.

Any party wishing to appeal the Director's action must submit a written petition to the Zoning Board of Appeals (ZBA) within 30 calendar days from the date of mailing or personal service of the Director's written decision (ZBA Rules Relating to Procedure for Appeals, Rule 22-2, Mandatory Appeal Filing Deadline). Essentially, the ZBA rules require that a petitioner show that the Director based his/her action on an erroneous finding of a material fact, and/or that the Director acted in an arbitrary or capricious manner, or manifestly abused his/her discretion. Generally, the ZBA can only consider the evidence previously presented to the Director of the DPP. The filing fee for appeals to the ZBA is $\$ 400$ (payable to the City and County of Honolulu).

Failure to comply with ZBA Rules Chapter 22, Procedure for Appeals, may result in the dismissal of the appeal. Copies of the ZBA rules are available at the DPP. Appeals should be addressed to:

Zoning Board of Appeals
c/o Department of Planning and Permitting
650 South King Street, $7^{\text {th }}$ Floor
Honolulu, Hawaii 96813
Should you have any further questions on this matter, please contact Joette Yago, of our Urban Design Branch, at 768-8034 or jyago@honolulu.gov.

Very truly yours,


Enclosure: Exhibits $A$ and $B$

## EXHBIT A




Wednesday. September 23,2020 国 Today's Paper © $\underline{81}^{\circ}$
HAWAII NEWS TOP NEWS

# PUC approves 6 additional solar-plus-storage systems in Hawaii 

By Nina Wu - March 27, 2019

The Public Utilities Commission has approved contracts for six additional grid-scale, solar-plus-battery storage projects, according to the Hawaiian Electric Companies.

Three projects on Oahu, including one that has generated controversy because part of it is planned on prime agricultural land, one on Maui, and two on Hawaii island, are expected to add 247 megawatts of solar energy with almost 1 gigawatt-hour of storage to the grid.

Currently, Ho'ohana Solar 1, a 52-megawatt farm, is planned for a parcel zoned as prime agricultural land in Kunia, where renewable energy projects are currently not permitted. At the same time, a bill making its way through the state Legislature that would allow developers to place solar farms on prime agricultural land faces stiff opposition.

Hawaiian Electric says the contract approved by the PUC specifies that site control and all necessary permits are the sole responsibility of 174 Power Global, the developer. The PUC stated it did not have jurisdiction over decisions related to land use, and that if there was a delay or termination of Ho'ohana's contract, it expects Hawaiian Electric would "expeditiously pursue alternatives" for the project.

Hawaiian Electric spokesman Peter Rosegg said no substantial investment has been made on the project yet other than contract work.
"We don't pay a penny on anything until the electricity starts to flow," said Rosegg. "Our concern is twofold. We want to get the renewable energy if we possibly can, and protect customers and the company from liability. We're confident we're in a good position on that. Whether they [174 Power Global] can get that approval, what happens to the bill...it is their sole responsibility"

Hawaiian Electric billed the six projects as the "largest and lowest-cost portfolio of renewable energy resources to be assembled at one time in Hawaii." Collectively, they should be able to power 105,000 homes per year.

The projects, the result of a procurement effort that began in February 2018, are expected to provide stable, long-term prices in place of the volatile prices of fossil fuels, which are passed on to the consumer with no mark-up or profit to the utility, Hawaiian Electric said. Each comes with battery storage that can store four hours of energy, which is available during peak demand in the evening or times of the day when the sun is not shining.
"We really appreciate the PUC moving so quickly to review and approve these projects, which enables the developers to meet the aggressive schedule that was set up to take advantage of federal tax credits," said Jim Alberts, Hawaiian Electric senior vice president of business development and strategic planning, in a news release. "The sooner these projects are delivering energy to customers, the sooner they'll see savings."

The six solar-plus-battery project contracts that were approved by the PUC include:
>> Waikoloa Solar on Hawaii island, by AES, 30 MW with 120 MWh storage, 8 cents per kilowatt-hour
EXHIBIT 33

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Terms of Service apply.
>> Hale Kuawehi on Hawaii island, by Innergex, 30 MW with 120 MWh storage, 9 cents per kilowatt-hour
>> Kuihelani Solar on Maui, by AES, 60 MW with 240 MWh storage, 8 cents per kilowatt-hour
>> Ho'ohana Solar 1 on Oahu, by 174 Power Global, 52 MW with 208 MWh storage, 10 cents per kilowatt-hour
>> Mililani I Solar on Oahu, by Clearway, 39 MW with 156 MWh storage, 9 cents per kilowatt-hour
>> Waiawa Solar on Oahu, by Clearway, 36 MW with 144 MWh storage, 10 cents per kilowatt-hour


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[^0]:    Where a proposed use is not specifically listed above, the director shall review the proposed use and, based on its characteristics and its similarity to the uses listed above, shall determine the regulatory requirements for that use.
    ${ }^{1}$ Commercial use subject to special density controls (see Table 21-3.3 and Section 21-3.90-1(c)(4)).
    ${ }^{2}$ Commercial use subject to special density controls (see Table 21-3.5 and Section 21-3.140-1(c)).

