



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. **21-281**

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA (SMA) USE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING UNIT WITH A GARAGE AND REPAIRS TO AN EXISTING SWIMMING POOL AT TAX MAP KEY (TMK) 4-3-008: 045 IN LANIKAI.

WHEREAS, on October 1, 2021, the Department of Planning and Permitting (DPP) accepted the application (File No. 2021/SMA-59) from the Pacific Coast Real Estate Investment Services, LLC (Applicant) for an SMA Use Permit to allow the demolition and removal of an existing, deteriorating single-family dwelling unit, and the construction of a new single-family dwelling unit and garage, and refurbishment of an existing, in-ground swimming pool, located in the R-10 Residential District at 830 Mokulua Drive in Lanikai, and identified as TMK 4-3-008: 045;

WHEREAS, on November 22, 2021, the DPP held a public hearing which was attended in person by DPP staff members, and the Department of Information Technology support staff, and attended virtually online by the agent for the Applicant, and attended by no members of the public; and

WHEREAS, on December 21, 2021, within 20 working days after the close of the Public Hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu (ROH), and Sections 205A-2 and 205A-26, Hawaii Revised Statutes (HRS), completed its report and transmitted its findings and recommendation to the City Council; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on 12/23/21, by Departmental Communication No. D-821(21), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Use Permit with the conditions enumerated below; now, therefore,

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

- A. Construction must be in general conformity with the Project as recommended by the DPP, in the DPP findings and recommendation referenced-above, and as depicted in Exhibits A through G, enclosed hereto and incorporated herein by reference. Any change in the size or nature of the Project that has a significant effect on coastal resources addressed in Chapter 25, ROH, or Chapter 205A, HRS or both, will require a new application and SMA Use Permit. Any change

DPP21SMA59.R21

D-821(21)

ZP



RESOLUTION

that does not have a significant effect on coastal resources will be considered a minor modification and, may be, permitted under this resolution, upon review and approval of the Director of the DPP.

- B. In order to ensure that archaeological resources are identified and treated properly, archaeological monitoring must be conducted in consultation with the State Historic Preservation Division (SHPD) during ground-disturbing construction activities, as detailed in the Archaeological Assessment Report prepared by Keala Pono for the proposed Project in January 2021. This requirement must be clearly stated on any earth-moving development permit plans and building plans for the proposed Project.
- C. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, paving, or walls) are encountered, the Applicant must stop work and contact the SHPD immediately. Work in the immediate area must stop until the SHPD is able to assess the impact and make further recommendations for mitigative activity. This requirement must be clearly stated on any earth-moving development permit plans and building plans for the proposed Project.
- D. In order to address potential impacts to Hawaiian seabirds, the hoary bat, nearshore marine species (endangered green sea turtles, monk seals) that may frequent or traverse the vicinity of the Project site, the Applicant must implement the following:
 - 1. Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes are prohibited if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to Section 205A-71(b), HRS;
 - 2. The Project's building permit plans must show all outdoor lighting fixtures fully shielded with the light directed downward in compliance with Section 25-63(a), ROH, to avoid illuminating onsite or nearby tree canopies or the shoreline and waters of the Pacific Ocean; and
 - 3. All Project site work and construction activities are limited to day-time hours.



RESOLUTION

This requirement must be stated on any development permit plans and building plans for the proposed Project.

- E. To minimize potential impacts to the Hawaiian hoary bat habitat and migratory bird roosting area, the Applicant must take special care when trimming or clearing woody plants greater than 15 feet in height, and woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the hoary bat birthing and pup rearing season from June 1 through September 15. This requirement must be stated on any development permit plans and building plans for the proposed Project.
- F. To minimize potential for adverse impacts related to sea level rise and coastal erosion, the Applicant must incorporate a structural foundation design sufficient such that the proposed structures will remain sound throughout their operational lifespan. This proposed design must provide equal or greater protection against damage from coastal erosion as the foundation design plans shown in Exhibits D11 and D12. Proposed designs must be accompanied by a statement to such effect stamped by a registered civil engineer. Compliance with this structural foundation design requirement must also be stated on any earth-moving development permit plans and building plans for the proposed Project.
- G. To minimize potential for adverse impacts related to public beach access and recreation, as well as account for the potential shift of R-7.5 Residential Land to State Conservation Land as a result of coastal erosion, the following statement must be included on the building permit plans for the proposed Project:

"In choosing to implement construction activities at Tax Map Key 4-3-008: 045, the Landowner hereby acknowledges 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 Land, the State Board of Natural Resources may require removal of the structure or a lease for encroachments extending into State Land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information."
- H. **The Applicant must obtain a development permit for the Project within two years after the effective date of this SMA Use Permit.** Failure to obtain a development permit within this period will render this SMA Use Permit null and void, provided that this period may be extended as follows: The Director of the



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CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 21-281

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DPP may extend this period if the Applicant demonstrates good cause, but the period must not be extended by the Director beyond one year from the initial deadline set by the City Council.

If the Applicant demonstrates good cause for an extension exceeding one year, the Director must prepare and submit to the Council a report on the proposed extension, which report must include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final action on the proposed extension within the first to occur of: (1) 60 days after receipt of the Director's report; or (2) the Applicant's then-existing deadline for obtaining a development permit, the extension will be deemed to be denied.

- H. Approval of this SMA Use Permit does not constitute compliance with the Land Use Ordinance (LUO) or other governmental requirements, including but not limited to grading, grubbing, and building permit approvals. Each are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Use Permit comply with all applicable LUO and other governmental provisions and requirements.



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CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 21-281

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BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Shae Grimm, Long and Associates Architects Interiors, Inc., 1100 Alakea Street, Third Floor, Honolulu, Hawaii 96813; Dean Uchida, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; and Mary Alice Evans, Director of the Office of Planning, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawaii 96804-2359.

INTRODUCED BY:

Tony Wata (br)

DATE OF INTRODUCTION:

DEC 30 2021

Honolulu, Hawaii

Councilmembers

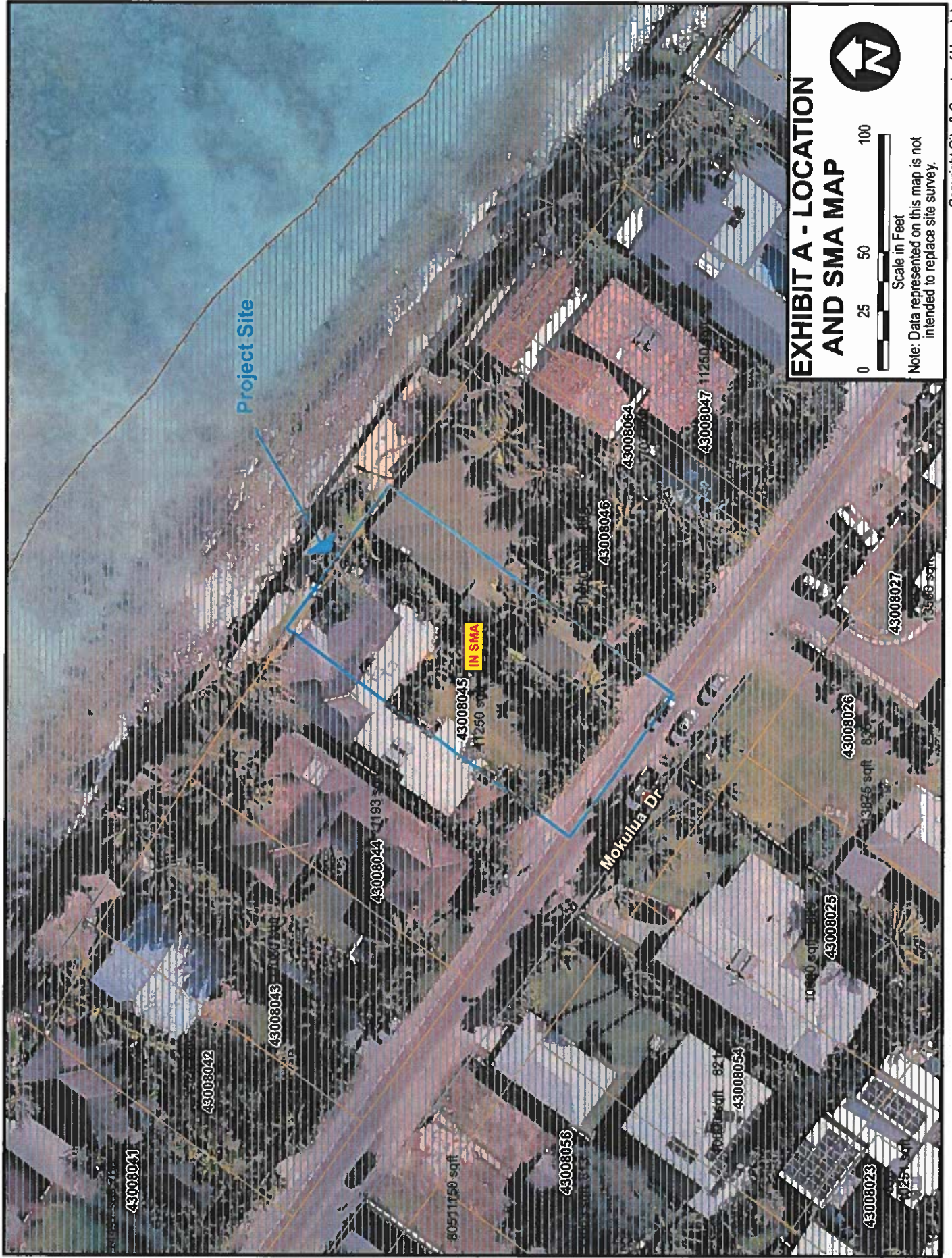


EXHIBIT A - LOCATION AND SMA MAP



Scale in Feet
0 25 50 100

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

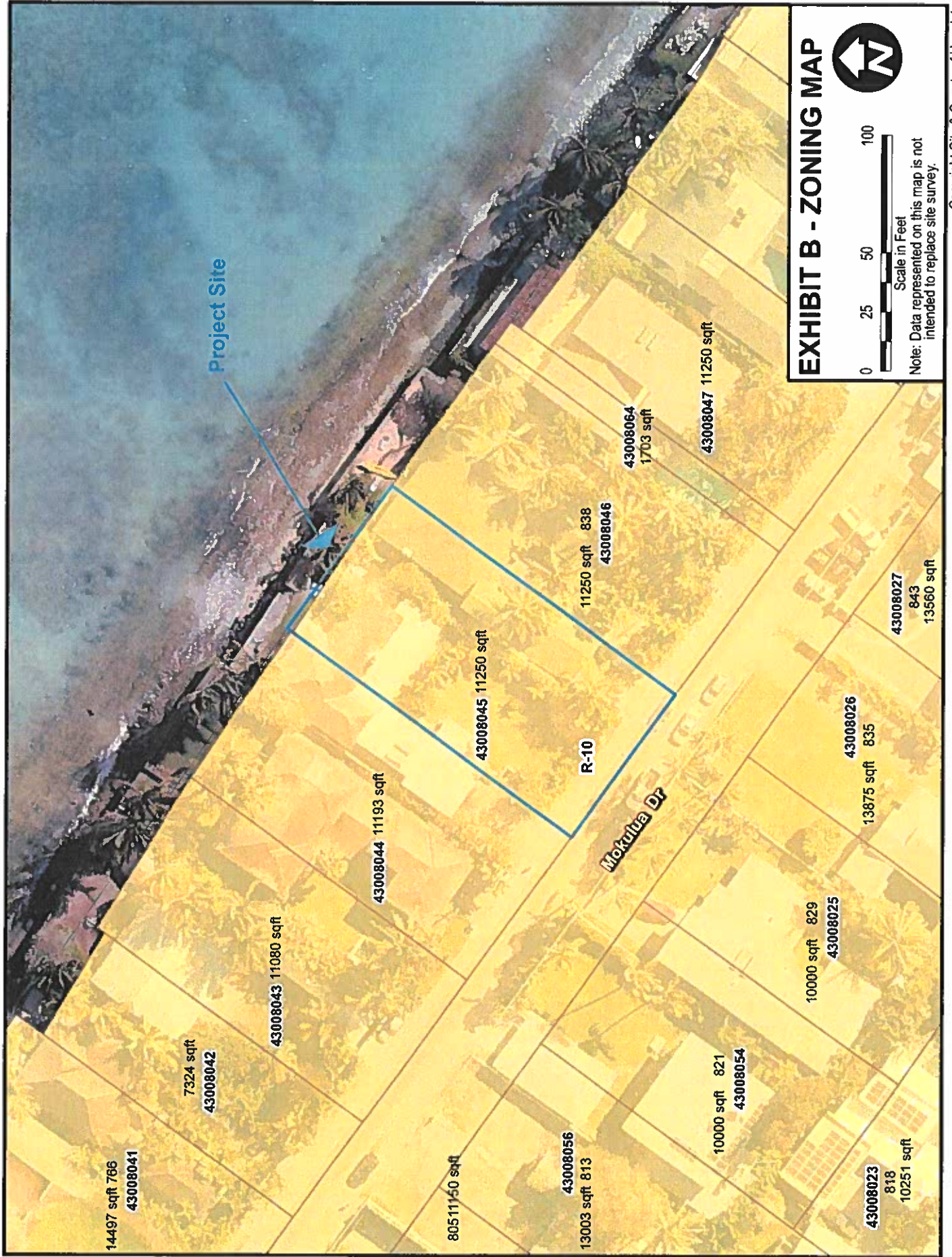
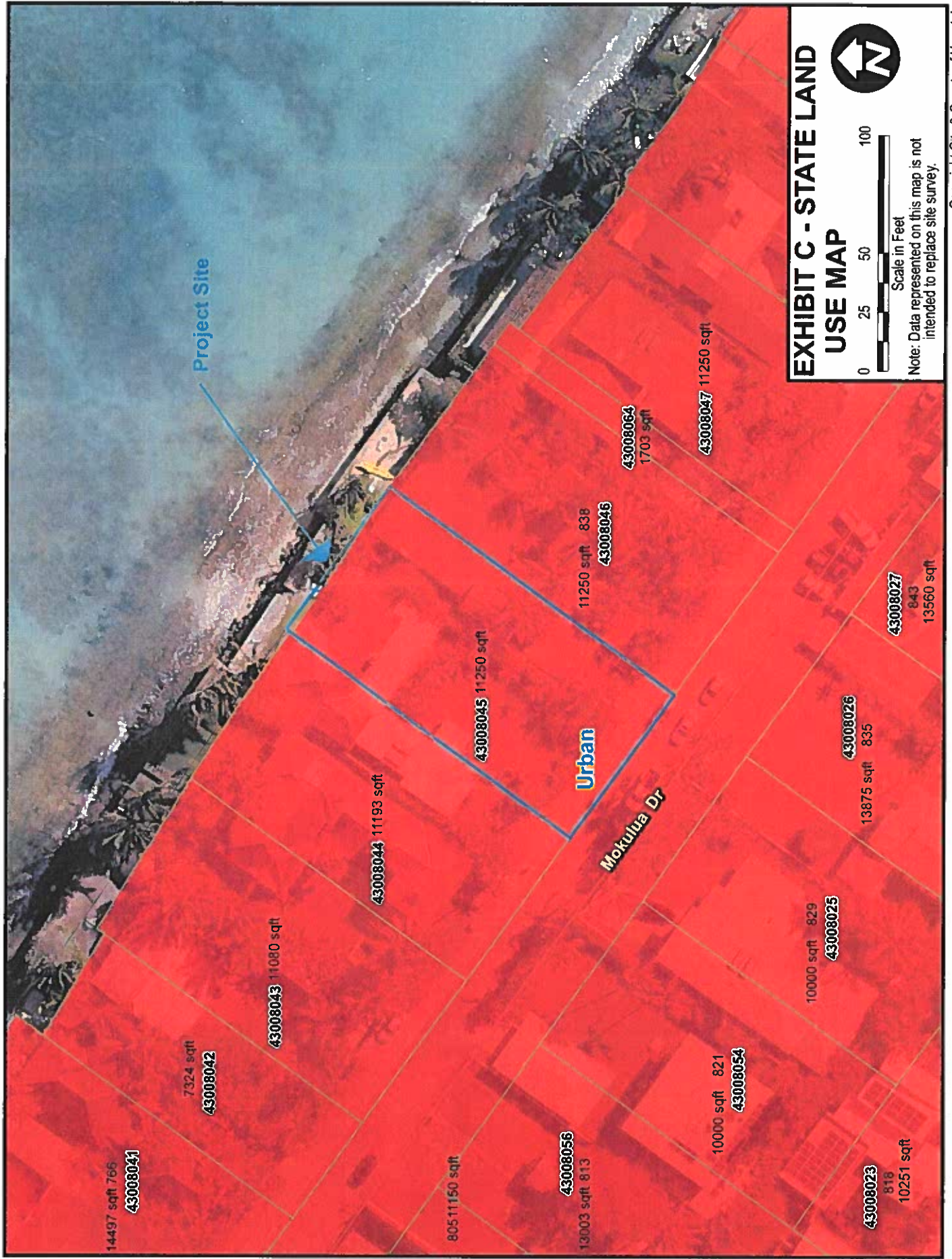


EXHIBIT B - ZONING MAP

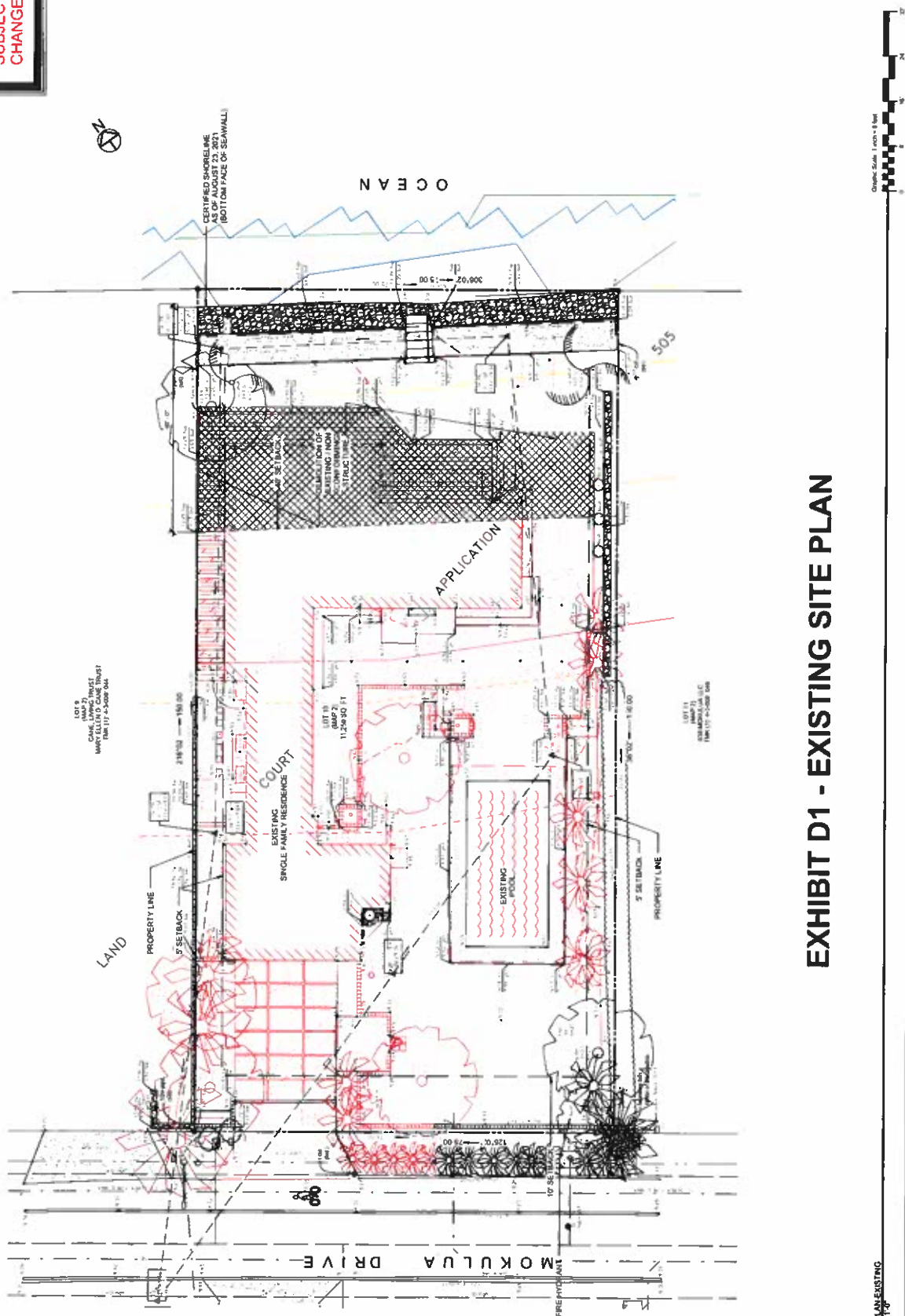


Note: Data represented on this map is not intended to replace site survey.



EXISTING SITE PLAN	A001	SMA USE REBUILT 1-8-2013	830 MOKULUA DR. KALUA, HI 96734 OWNER: PACIFIC COAST REAL ESTATE INVESTMENT SINCE, LLC TAK: 1-1-008-045 PROJECT: M/JA/SEN 20-08	 DESIGN+BUILD SINCE	www.LonghouseHawaii.com LONGHOUSE DESIGN+BUILD	This contract was prepared by Longhouse Design+Build, LLC and Copyrighted with all rights reserved. No part of this document may be reproduced without written permission from Longhouse Design+Build, LLC 10-11-2012
			A001	SMA USE REBUILT 1-8-2013		

SITE PLAN - EXISTING
1.5' 1'-0"



This work was supported by me or under my supervision and contribution of the project will be under my supervision, as defined by the Department of Commerce and Consumer Affairs.

Signature _____
APR 10, 2012

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DESIGN+BUILD
www.LonghouseHawaii.com

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LONGCHAMP
DE MARC • PARIS

1992

830 MOKULUA DR.
KAILUA, HI 96734
GREEN BROOKS CONSULTANTS, INC.
TEL: 838-0000 FAX: 838-0000
PROJECT NUMBER: 20-00

SITE PLAN

LEADS

A002

10-00-2021
SMA USE PERMIT
INSTR. DATA

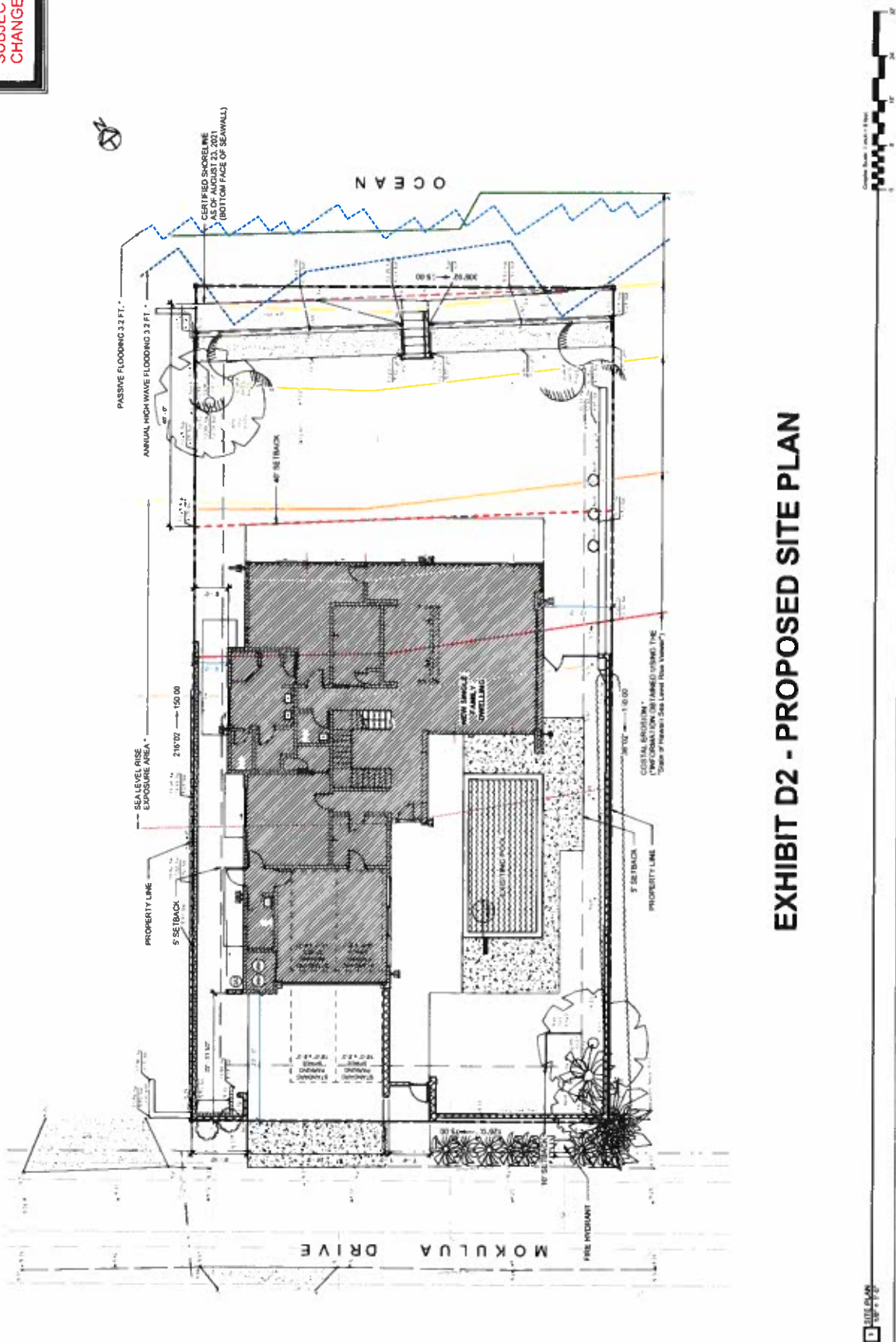


EXHIBIT D2 - PROPOSED SITE PLAN

5 SITE PLAN

The work was prepared by me in fulfilment of my duties as a supervisor, and construction of the project will be under my supervision, as defined by the Department of Canadian and Consumer Affairs.

ADAMS, JOE
Saginaw, Mich.

DOE

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LOACHHOUSE
DEBILN • BUILD

DR.
4
THE UNIVERSITY

830 MOKULU
KAILUA, HI 96
OWNERS: Pacific Coast Real Estate
Services, LLC
TAX: 1-3-000-845
PROJECT NUMBER: 20-08

1ST FLOOR PLAN

RESULTS

A101

1-800-767-7671
SMA USE PERMIT

EXHIBIT D3 - FIRST FLOOR PLAN

CONSTRUCTED AREA	LOCATION	AREA
64 SF	1ST FLOOR BALCONY	
2,973 SF	1ST FLOOR ENCLOSED	
1,620 SF	2ND FLOOR ENCLOSED	
630 SF	2ND FLOOR LANAI	
474 SF	GARAGE	
5,488 SF	TOTAL	

FLOOR AREA *	
Comments	AREA
1ST FLOOR BALCONY	85 SF
1ST FLOOR ENCLOSED	2,373 SF
2ND FLOOR ENCLOSED	1,680 SF
TOTAL	4,318 SF

* PER CCMÓN LUO Figure 21-19.4 FLOOR AREA DEFINITION

1ST FLOOR PLAN

02020



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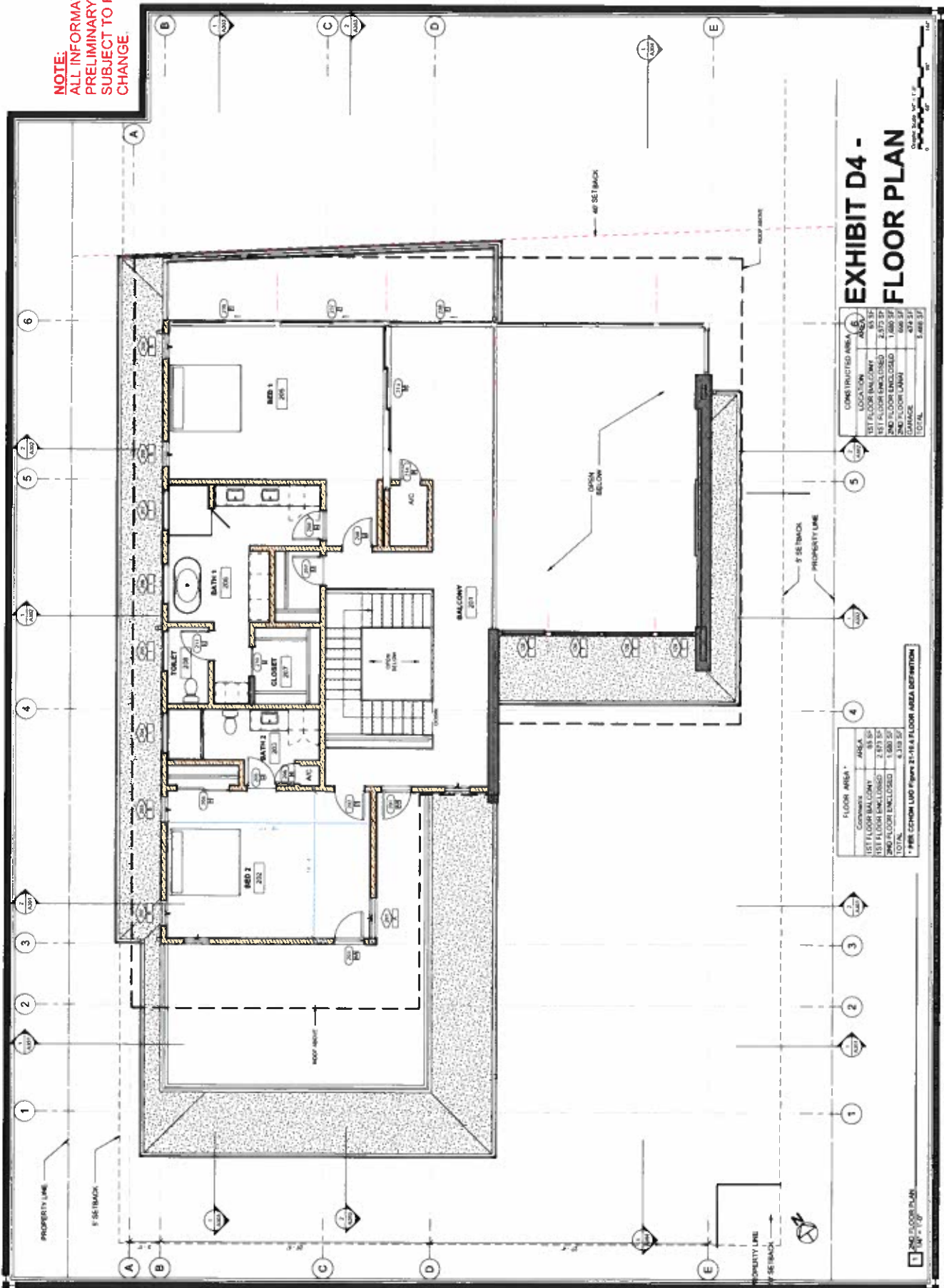
830 MOKULUA DR.
KAILUA, HI 96734
CHINA BROTHERS, CHINA BROS. PARTNERSHIP
SHEPHERD, LLC
SHEPHERD, LLC
PROJECT NUMBER: 28-68

2ND FLOOR
PLAN

SHEET
A102
SHEET TOTAL
DATE: 05/01/2012
DRAWN BY: JMM

This sheet is prepared by the architect and is not to be used for construction. It is the responsibility of the architect to ensure that the information is correct and that the construction is in accordance with the design. The architect is not responsible for the construction of the building or for the safety of the building. The architect is not responsible for the construction of the building or for the safety of the building.

Approved: JMM, 05/01/2012
Longhouse Design+Build, Inc.
1000 Kalia Road, Suite 100
Honolulu, HI 96813



2021年10月1日

830 MOKULUA DR.
 KAILUA, HI 96734
 CHENIERE PAPER & CARD BOARD DIVISION
 SHELBYVILLE, KY 40061
 TEL: 502-338-4444
 FAX: 502-338-4444
 PROJECT NUMBER: 20-08

LONGHOUSE
 DESIGN + BUILD
 1901 S.


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 www.LonghouseHawaii.com

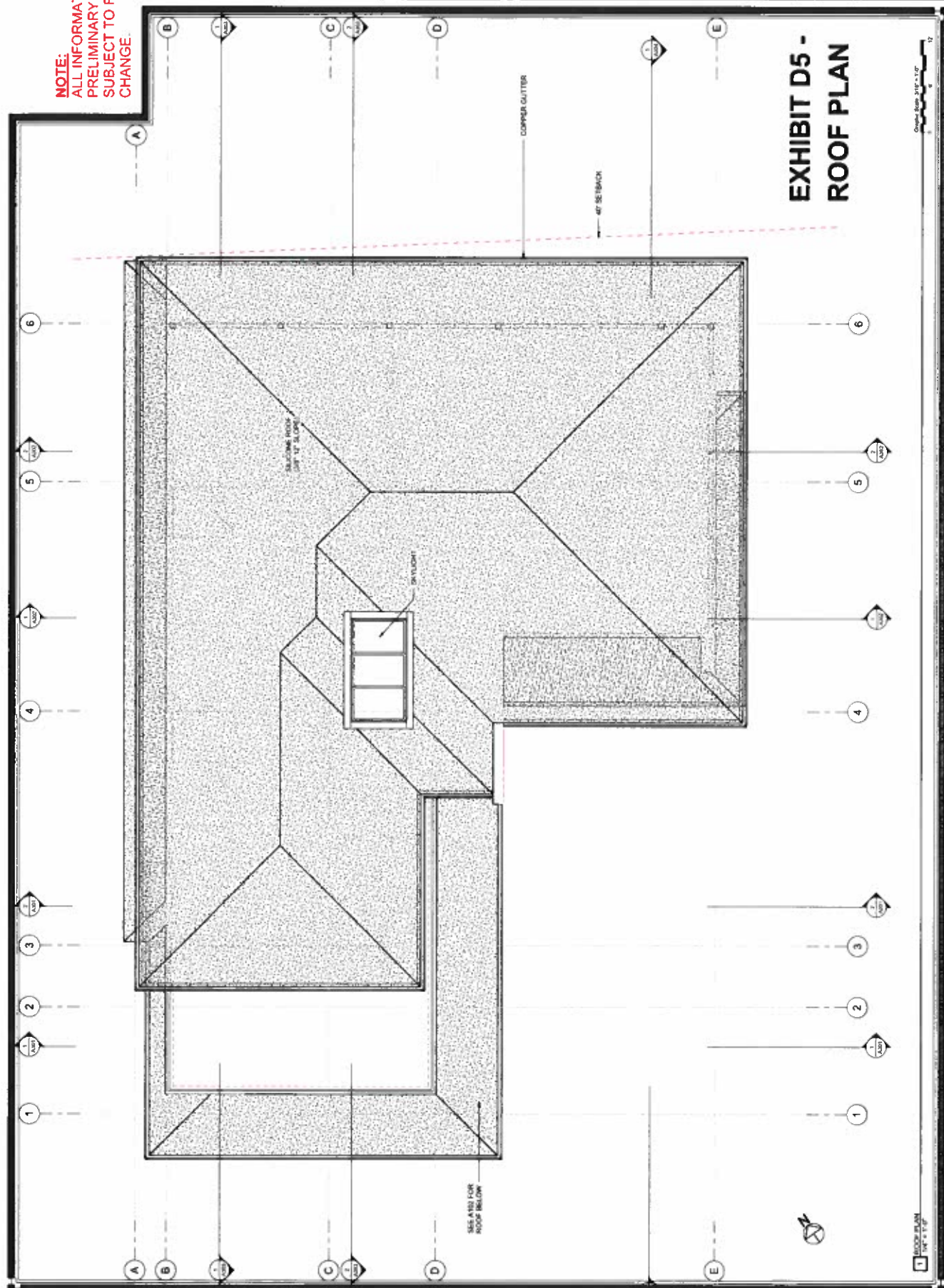
SHEET
 A105
 OF
 1
 SCALED PER PLAN
 1/8"=1'-0"

ROOF PLAN

This sheet was prepared by
 Longhouse Design + Build
 and is not to be used for
 construction without the
 approval of the architect.
 All dimensions are based on the
 latest revision of the
 project drawings.
 No. 1112

September, 30, 2007
 Longhouse Design + Build
 1901 S.

Graphic Scale 3/16" = 1'-0"



NOTE:
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It is not to be used for any other
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consent of Longhouse
Design+Build, LLC.
DATE: 04-18-2021

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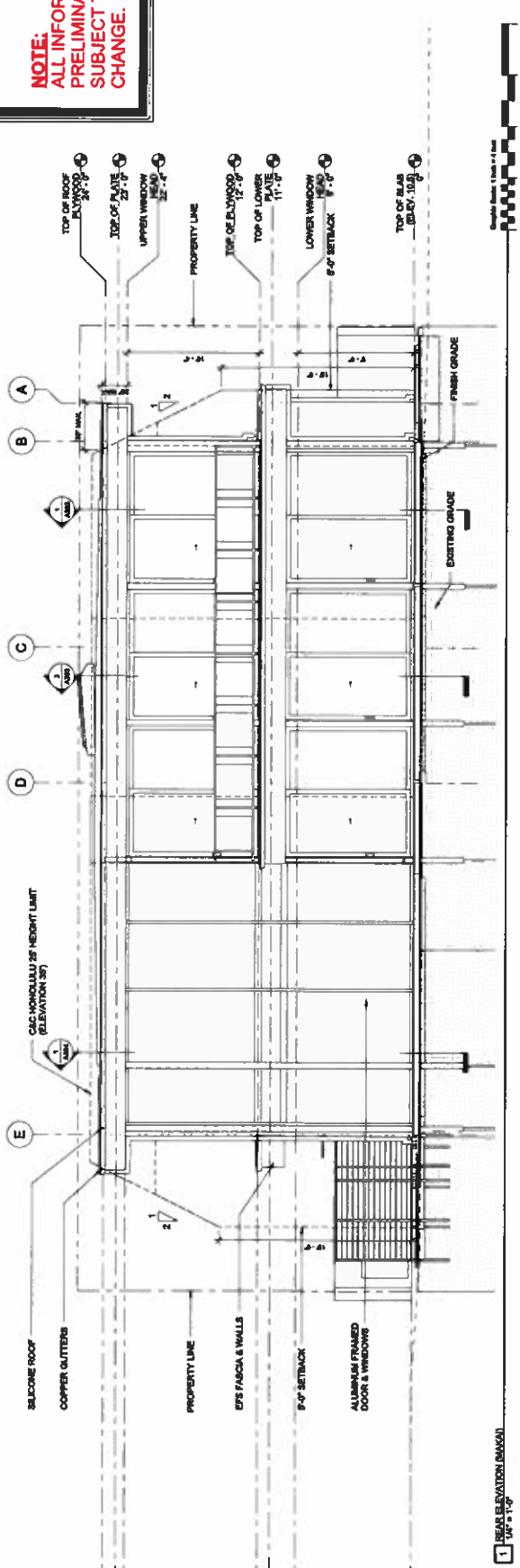
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830 MOKULUA DR.
KAILUA, HI 96734
OWNER: Kailua, Hawaii
PROJECT NUMBER: 20-08

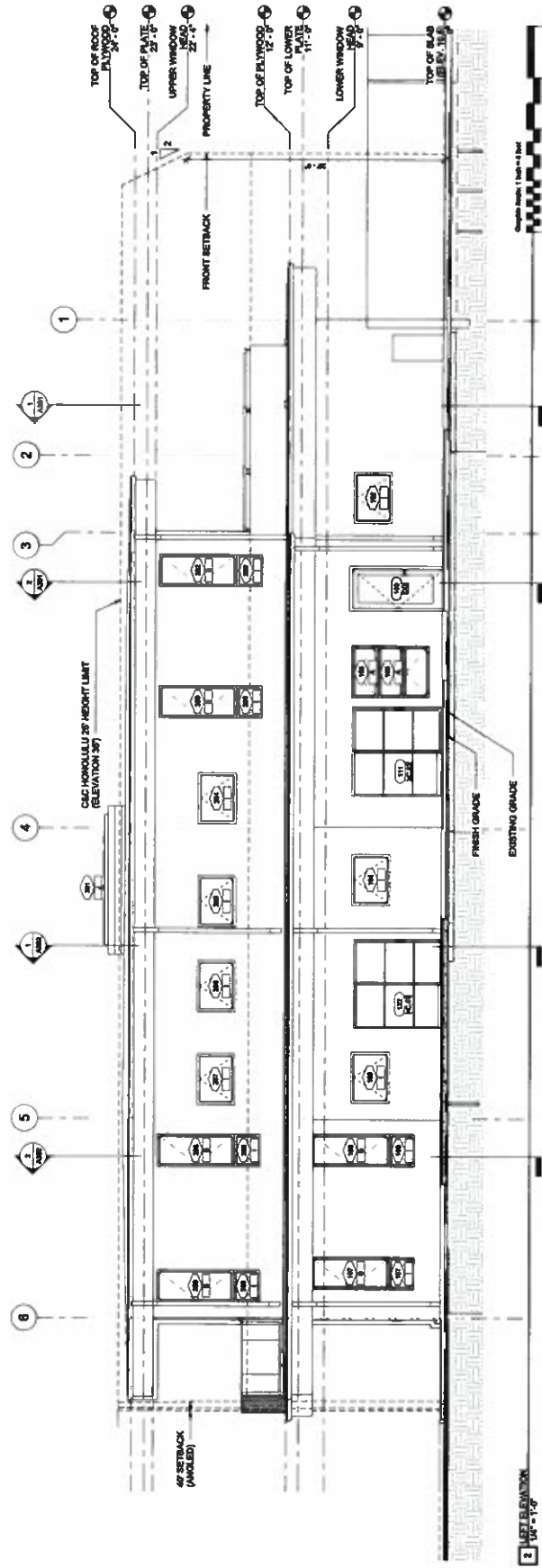
EXTERIOR
ELEVATIONS

SHEET
A201
SMA USE PERMIT
18-000-001

EXHIBIT D6 - MAKAI AND LEFT ELEVATIONS

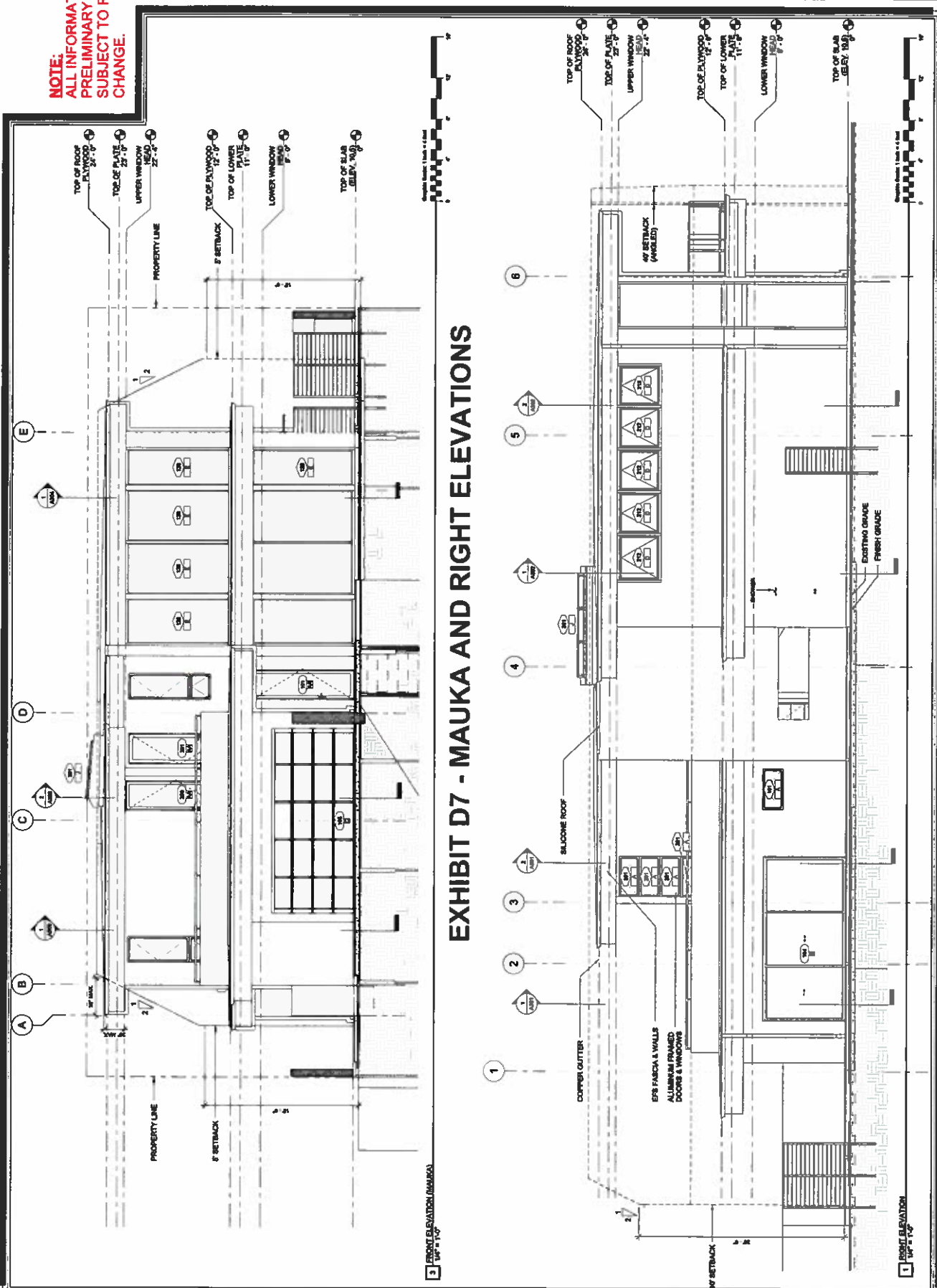


1 REAR ELEVATION (MAKAI)
UP = 1'-0"



2 LEFT ELEVATION
UP = 1'-0"

EXHIBIT D7 - MAUKA AND RIGHT ELEVATIONS



SHEET BUILDING SECTIONS	830 MOKULUA DR. KALIPIA, HI 96734 CYNTHIA P. KAPLAN, Coastal Trade Investment Services, LLC T808-1-3-008-045 PROJECT NUMBER: 30-00	 LONGHOUSE DESIGN+BUILD www.LonghouseHawaii.com	100% LONGHOUSE DESIGN+BUILD © 2011	100% LONGHOUSE DESIGN+BUILD © 2011
	33A (H) FBANT (10-04-2011)		33A (H) FBANT (10-04-2011)	

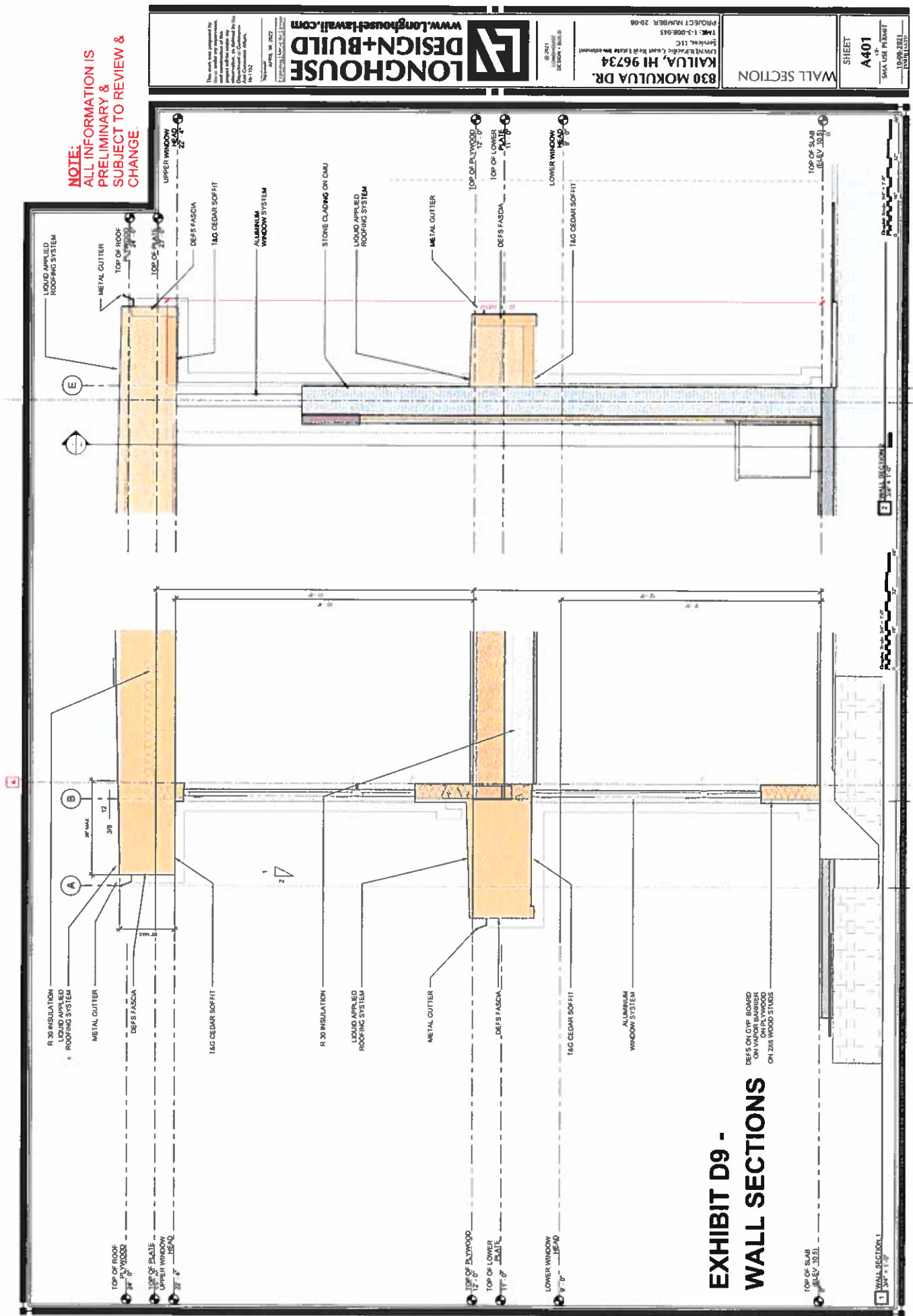
1 BUILDING SECTION 1



2 BUILDING SECTION 2 18" x 1'-0"



NOTE:
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PRELIMINARY &
SUBJECT TO REVIEW &
CHANGE



**EXHIBIT D9 -
WALL SECTIONS**

830 MOKULUA DR.
KAILUA, HI 96734

PROJECT NUMBER: 20-08

DATE: 1-3-2020-045

SHRINK, LLC

OWNER: KAILUA COUNTRY CLUB, INC. (KCC)

DESIGNER: SHRINK, LLC

DATE: 1-3-2020-045

PROJECT NUMBER: 20-08

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www.longhousellc.com

10-11-20

APRIL 30, 2022

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SHEET
A401

SHA USE PERMIT
10-00-2021
NSH 1001



This work was prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Hawaii. I am the author of this work and I am responsible for its accuracy and completeness. I am not providing this work as a basis for any other work. I am not providing this work as a basis for any other work. I am not providing this work as a basis for any other work.

David A. Smith
 State of Hawaii
 License No. 10112

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PROJECT NUMBER: 20-08
 TWP: 4-3-008:045
 INVESTMENT
 OWNER: Pacific Coast Real Estate
 KAILUA, HI 96734
 830 MOKULUA DR.

SHEET
 C200

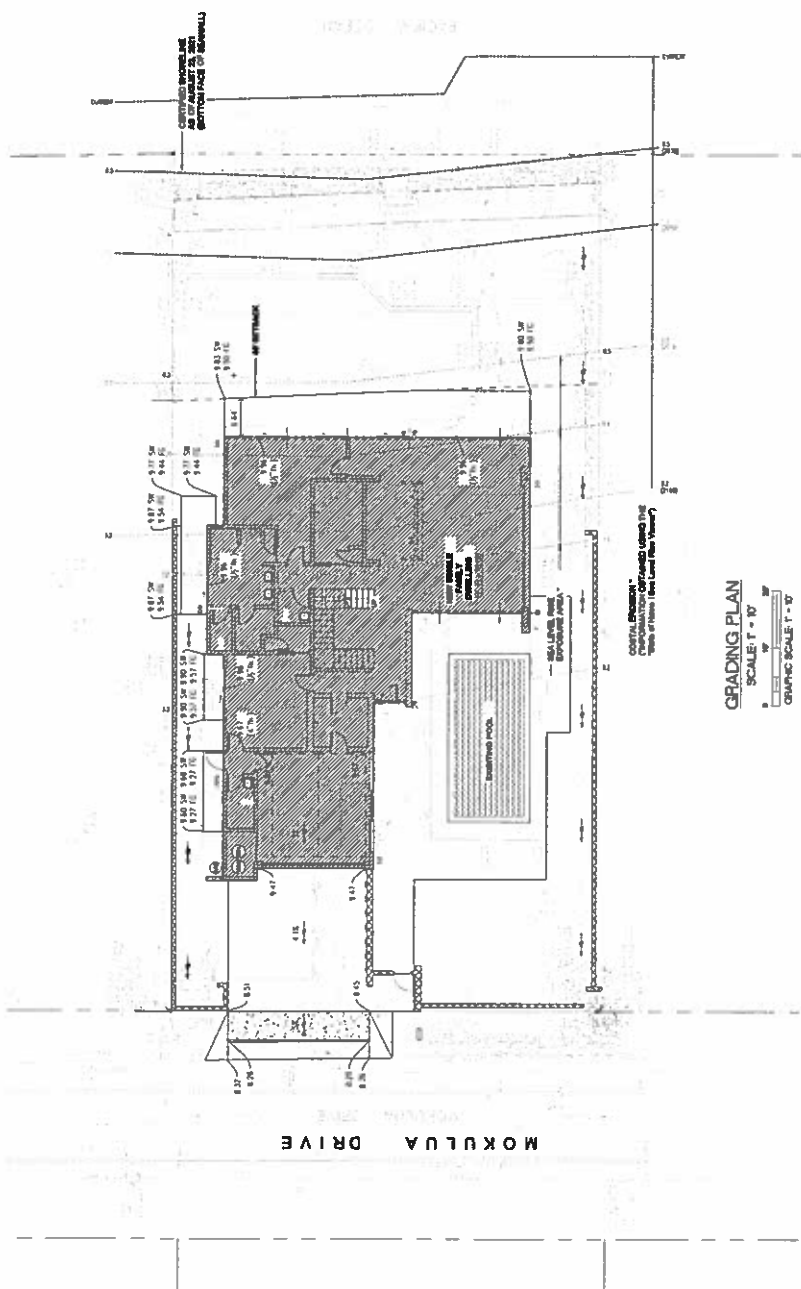


EXHIBIT D10 - GRADING PLAN

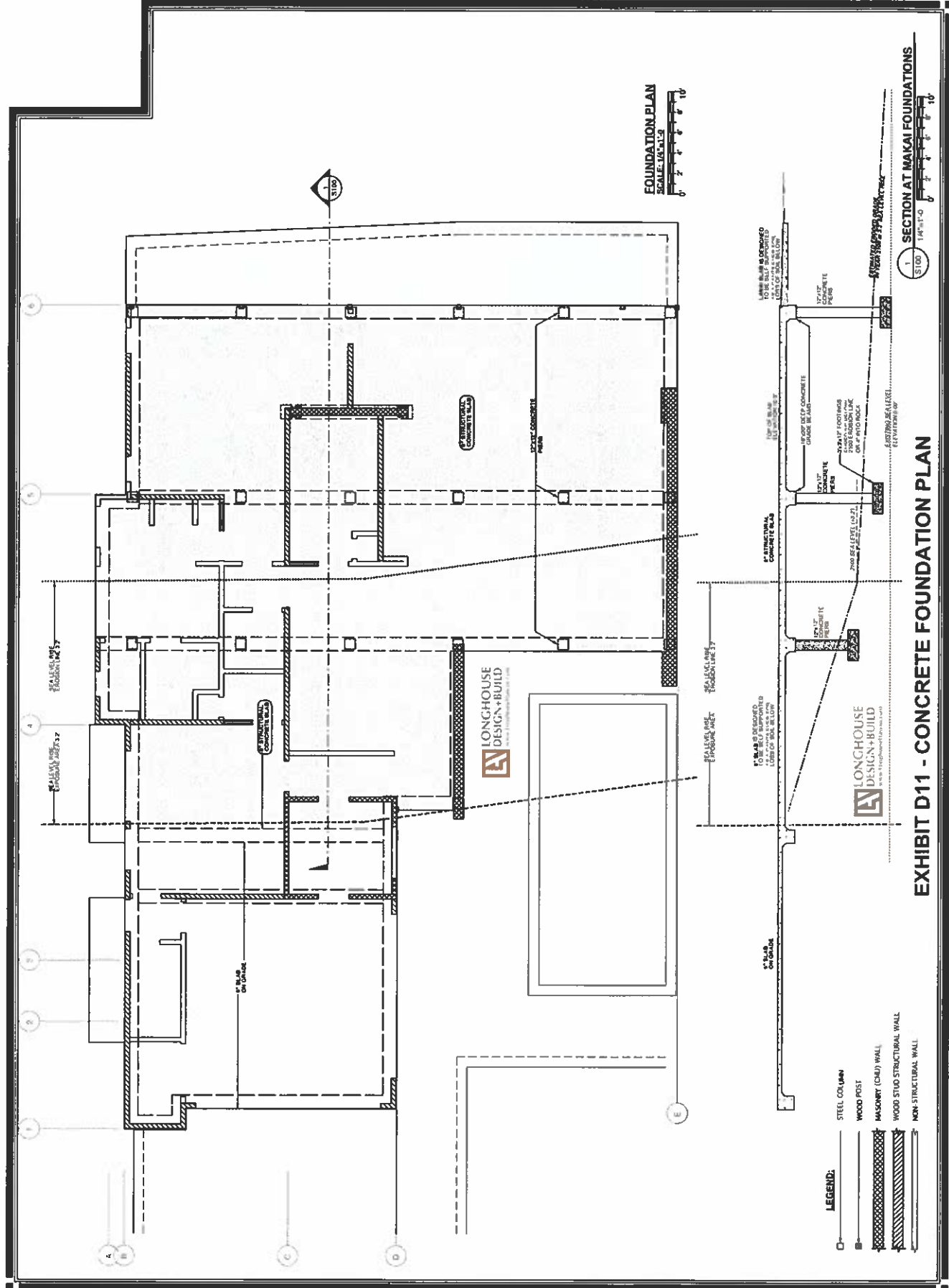


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LONGHOUSE
DESIGN
STRUCTURAL DESIGN

830 MOKULUA DR.
KAILUA, HI 96734
OWNER: Pacific Coast Real Estate Investment
PROJECT NUMBER: 20-08
DATE: 1-1-2024

PROJECT
SHEET
S100
1st
1/26/2021
12/06/2021

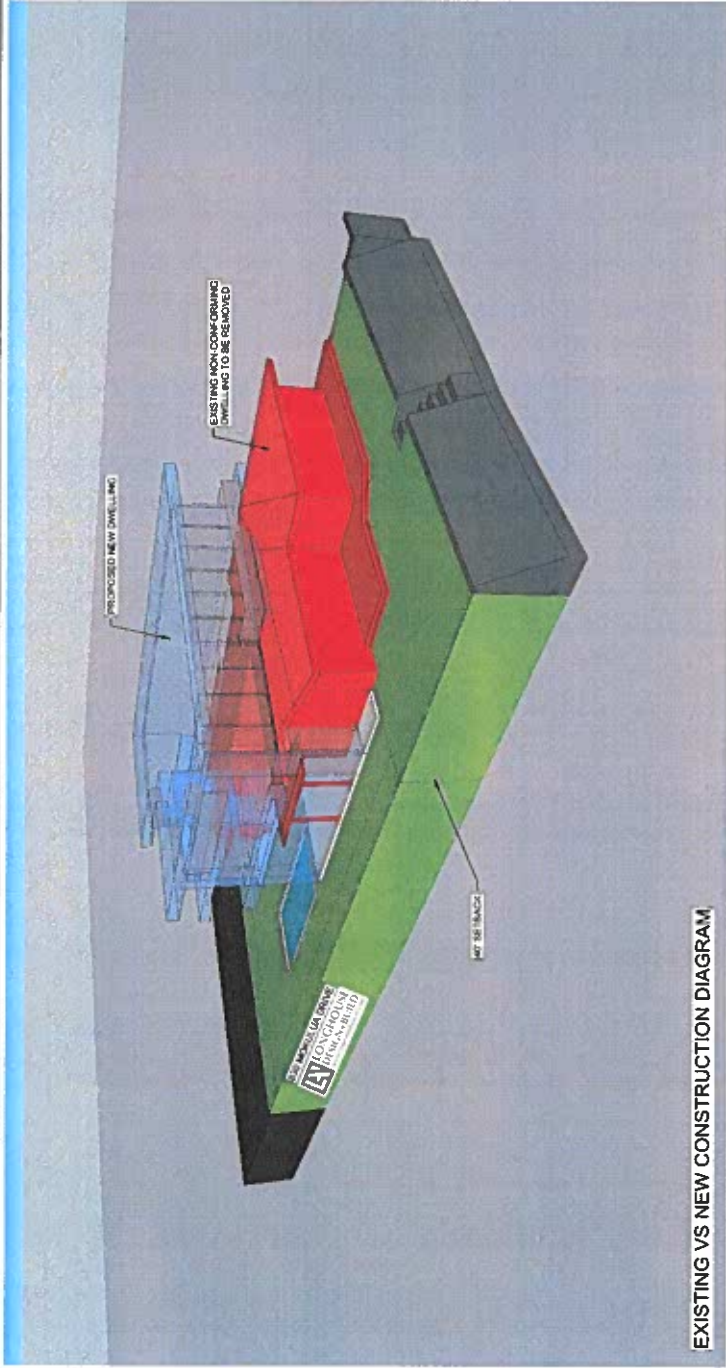


SECTION AT MAKAI FOUNDATIONS
1/1"=1'-0"

EXHIBIT D11 - CONCRETE FOUNDATION PLAN

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EXISTING VS NEW CONSTRUCTION DIAGRAM

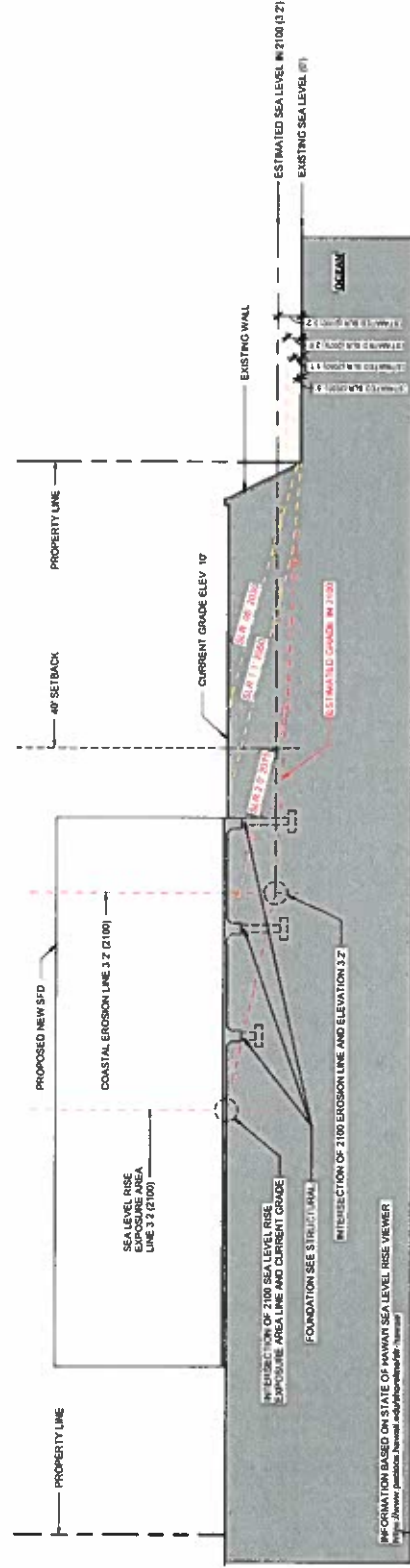


EXHIBIT D12 - SITE SECTION AND BUILDING DIAGRAM

1 SITE SECTION
1/8" = 1'-0"

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Longhouse Design+Build, LLC
in accordance with the
Professional Engineer's Seal
No. 1442

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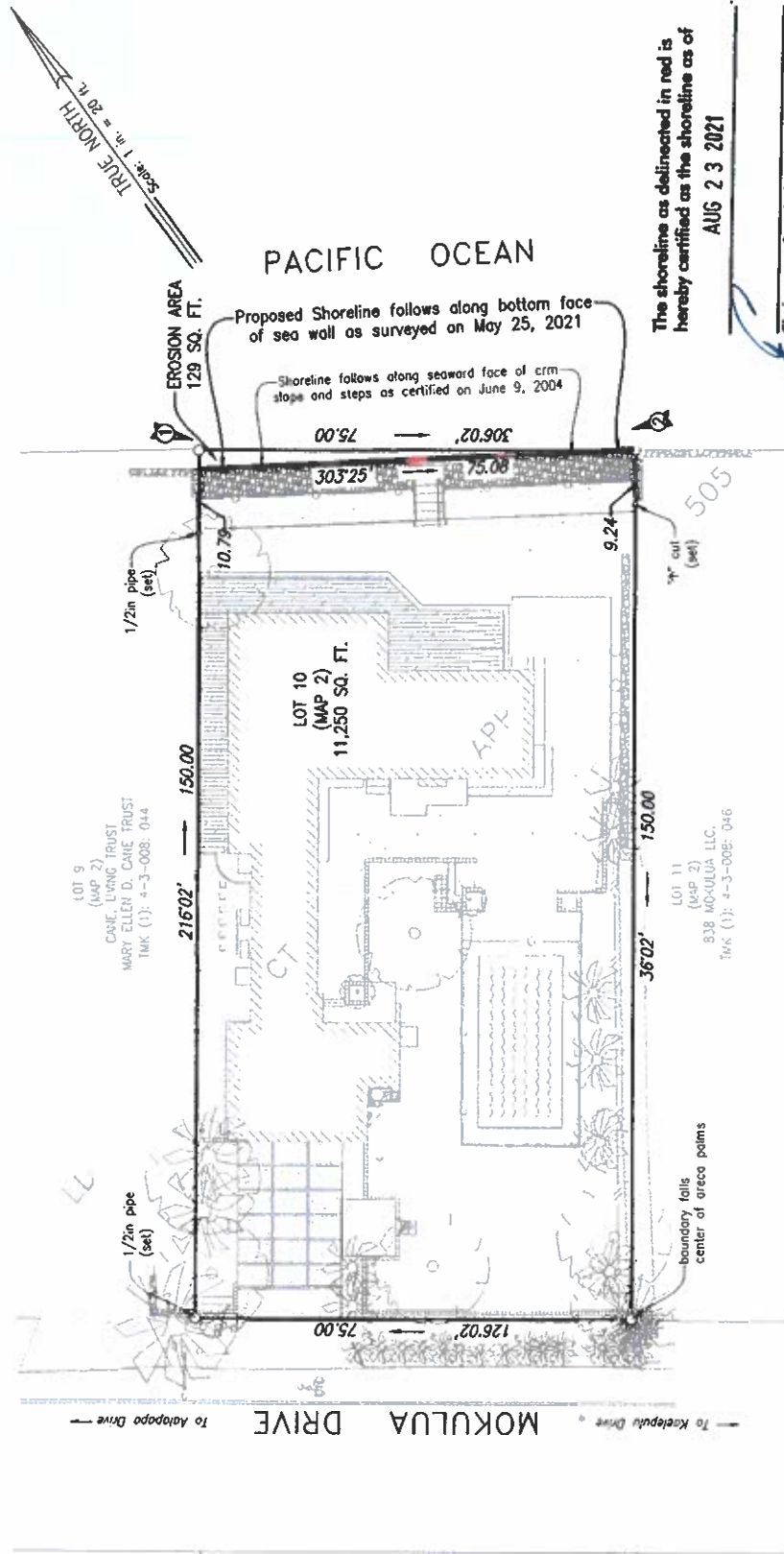
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PROJECT NUMBER: 20-08
TAK: 481551 (Former TAK: 4-3-006-043)
CHRYNKA, LLC
KAILUA, HI 96734
830 MOKULUA DR.

SITE SECTION &
BUILDING
DIAGRAM

SHEET
012
OF
DRAFT
DATE: 12/02/21

EXHIBIT D13 - CERTIFIED SHORELINE SURVEY



The shoreline as delineated in red is hereby certified as the shoreline as of
AUG 23 2021

Chairman, Board of Land and Natural Resources

AUSTIN, TSUTSUMI, & ASSOCIATES INC.
501 SUMNER STREET, SUITE 521
HONOLULU, HI 96817, (808) 533-3846

THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION.

Erik S. Kaneshiro

ERIK S. KANESHIRO
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 9826



SHORELINE CERTIFICATION MAP OF LOT 10 (MAP 2) OF LAND COURT APPLICATION 505 BEING A PORTION OF THE LANIKAI BEACH TRACT SITUATED IN KAILUA, KOOLAUPOKO, OAHU, HAWAII TAX MAP KEY: (1) 4-3-008: 045

- NOTES
1. Azimuths shown on this map are referred to Government Survey Triangulation Station "MOKAPU" Δ.
 2. Names of adjoining property owners were taken from Real Property Tax Records.
 3. Shoreline certification is for building setback purposes. Denotes photo number and direction.
 4. Map is based on a field survey on May 25, 2021.

SITE ADDRESS: 830 MOKULUA DRIVE
KAILUA, HAWAII 96734

OWNER: PACIFIC COAST REAL ESTATE INVEST SERVICES

TMK: (1) 4-3-008: 045

ATA AUSTIN, TSUTSUMI & ASSOCIATES, INC.
ENGINEERS, SURVEYORS • HONOLULU, MAILOW, HAWAII

MAY 25, 2021
11" X 17" = 1.42 SQ. FT.

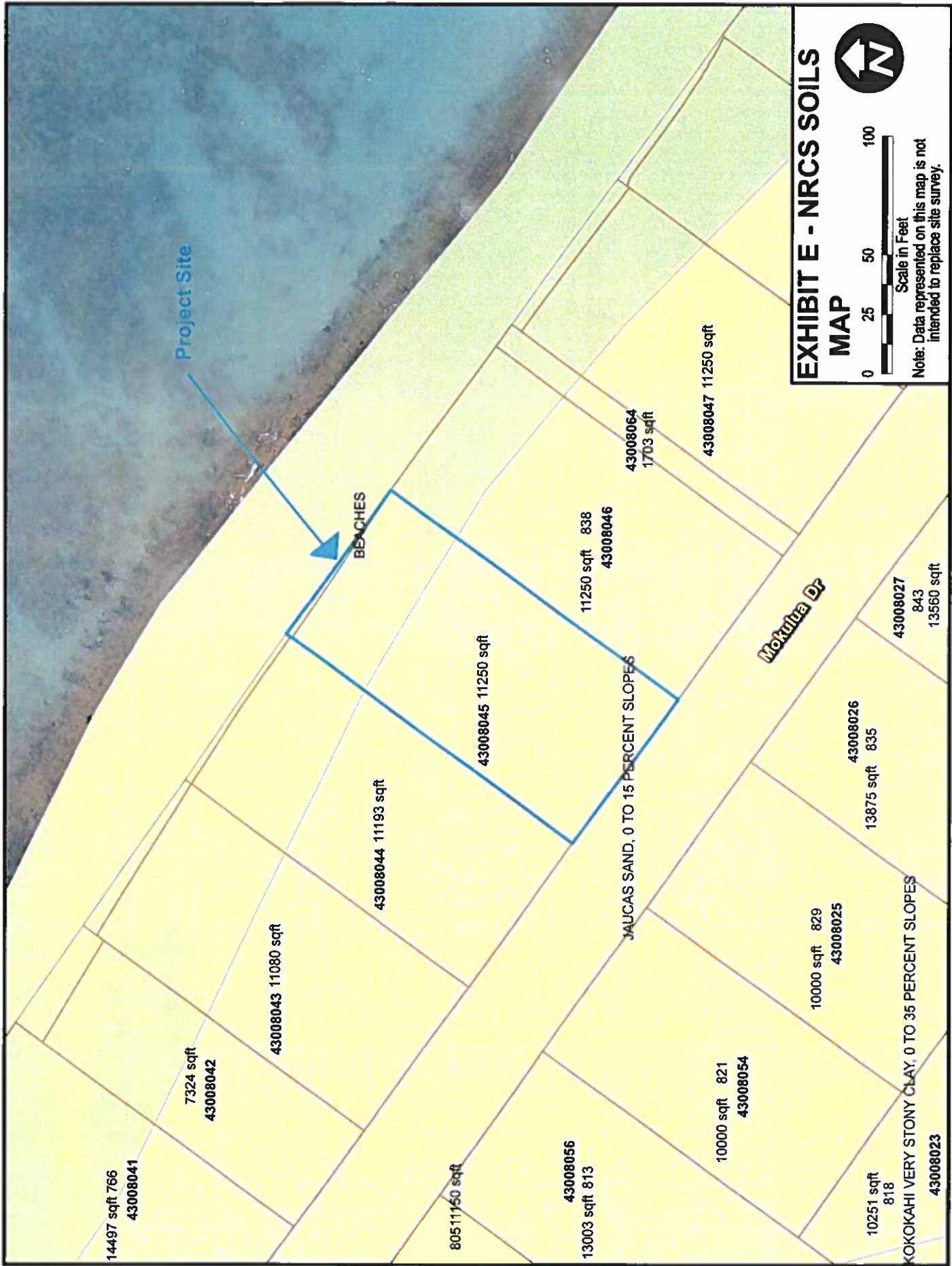


EXHIBIT E - NRCS SOILS

MAP



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



Hawaii Storm Surge Inundation SLOSH MOMs

Central Pacific Hurricane Center

Central Pacific Hurricane Center



Hawaii Category 4

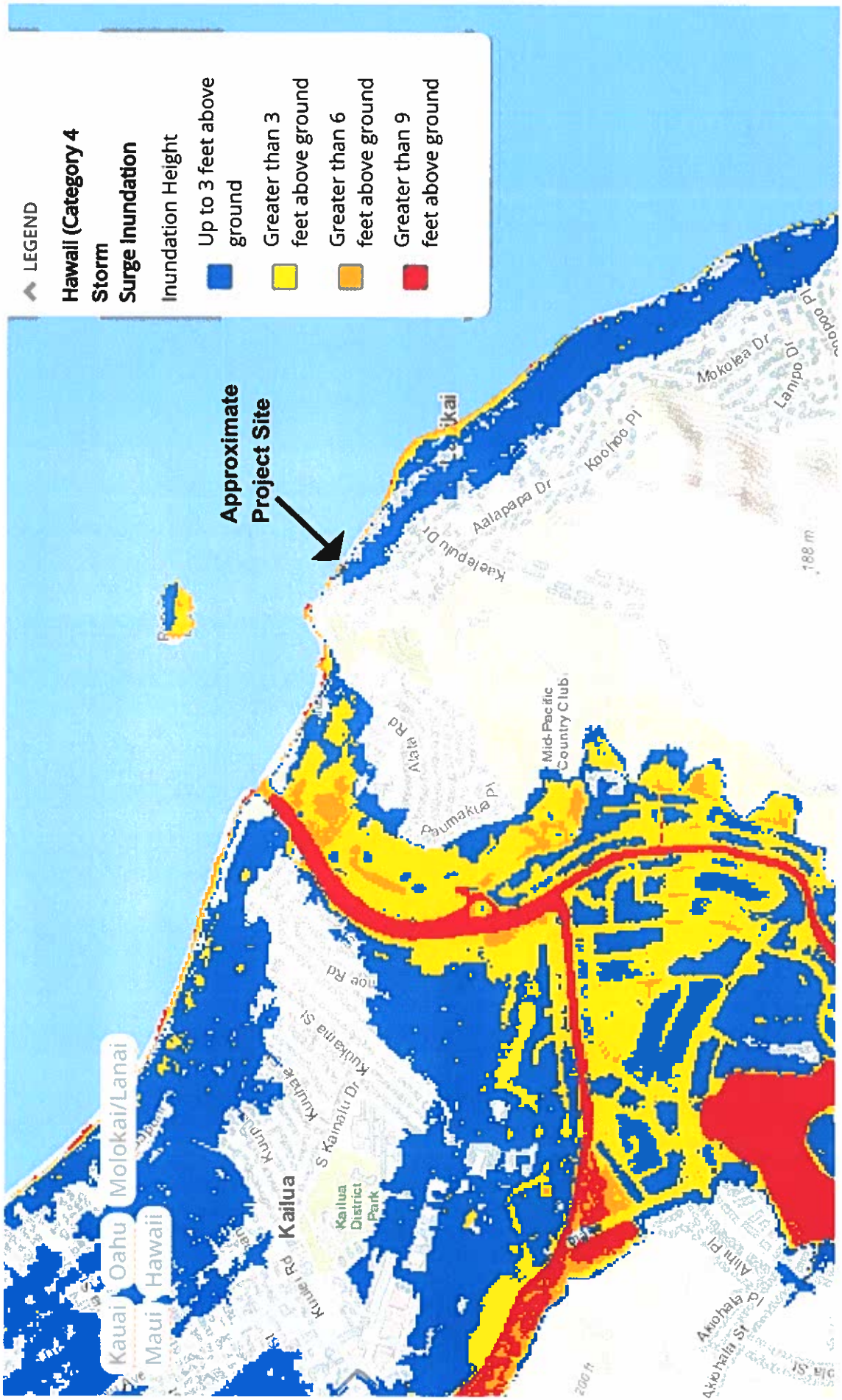


EXHIBIT G - CATEGORY 4 STORM SURGE INUNDATION MAP