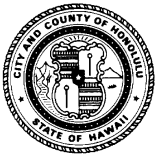


**SUMMARY OF PROPOSED COMMITTEE DRAFT:**

**RESOLUTION 21-281  
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.**

The **PROPOSED CD1** makes the following amendments:

- A. Amends Condition D.2. by correcting the ROH reference.
- B. In Condition F, changes the phrase "registered civil engineer" to "civil engineer licensed in the State of Hawaii."
- C. In Condition G, corrects the reference to the zoning district to "R-10" instead of "R-7.5."
- D. Changes the second of two conditions designated as Condition "H" to Condition "I."
- E. Makes miscellaneous technical and nonsubstantive amendments.



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. **21-281, CD1**

PROPOSED

## RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA 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 (the "Applicant") for a Special Management Area ("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 (the "Project"); and

WHEREAS, on November 22, 2021, the DPP held a public hearing which was attended in person by DPP staff members and Department of Information Technology support staff, 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 1990 ("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 December 23, 2021, by Departmental Communication No. 821 (2021), 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, attached hereto and incorporated herein by reference. Any change in the size or nature of the Project that has a significant



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 21-281, CD1

## RESOLUTION

effect on coastal resources addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Use Permit. Any change 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, and 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 HRS Section 205A-71(b);
  - 2. The Project's building permit plans must show all outdoor lighting fixtures fully shielded with the light directed downward in compliance with ROH Section 25-6.3(a), 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.



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 21-281, CD1

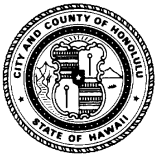
## RESOLUTION

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 civil engineer licensed in the State of Hawaii. 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-10 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



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 21-281, CD1

## RESOLUTION

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development permit within this period will render this SMA Use Permit null and void; provided that this period may be extended as follows:

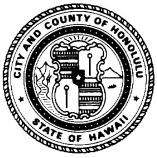
1. The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the Director beyond one year from the initial deadline set by the City Council.
2. If the Applicant demonstrates good cause for an extension exceeding one year, the Director 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:

- a. 60 days after receipt of the Director's report; or
- b. The Applicant's then-existing deadline for obtaining a development permit,

the extension will be deemed to be denied.

- I. 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. They 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.



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 21-281, CD1

## RESOLUTION

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 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:

Tommy Waters (br)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

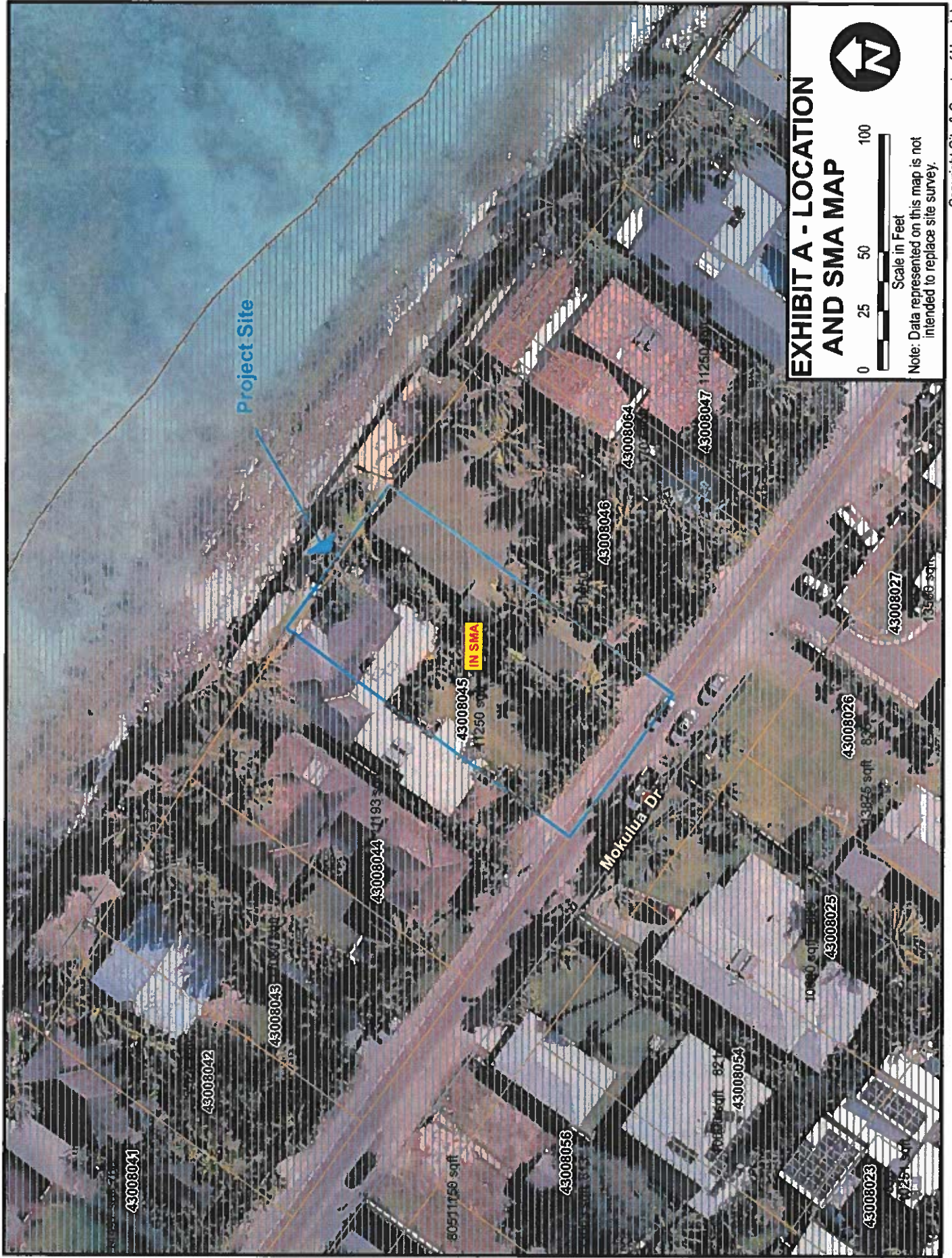
DATE OF INTRODUCTION:

\_\_\_\_\_  
\_\_\_\_\_

December 30, 2021  
Honolulu, Hawai'i

\_\_\_\_\_  
Councilmembers





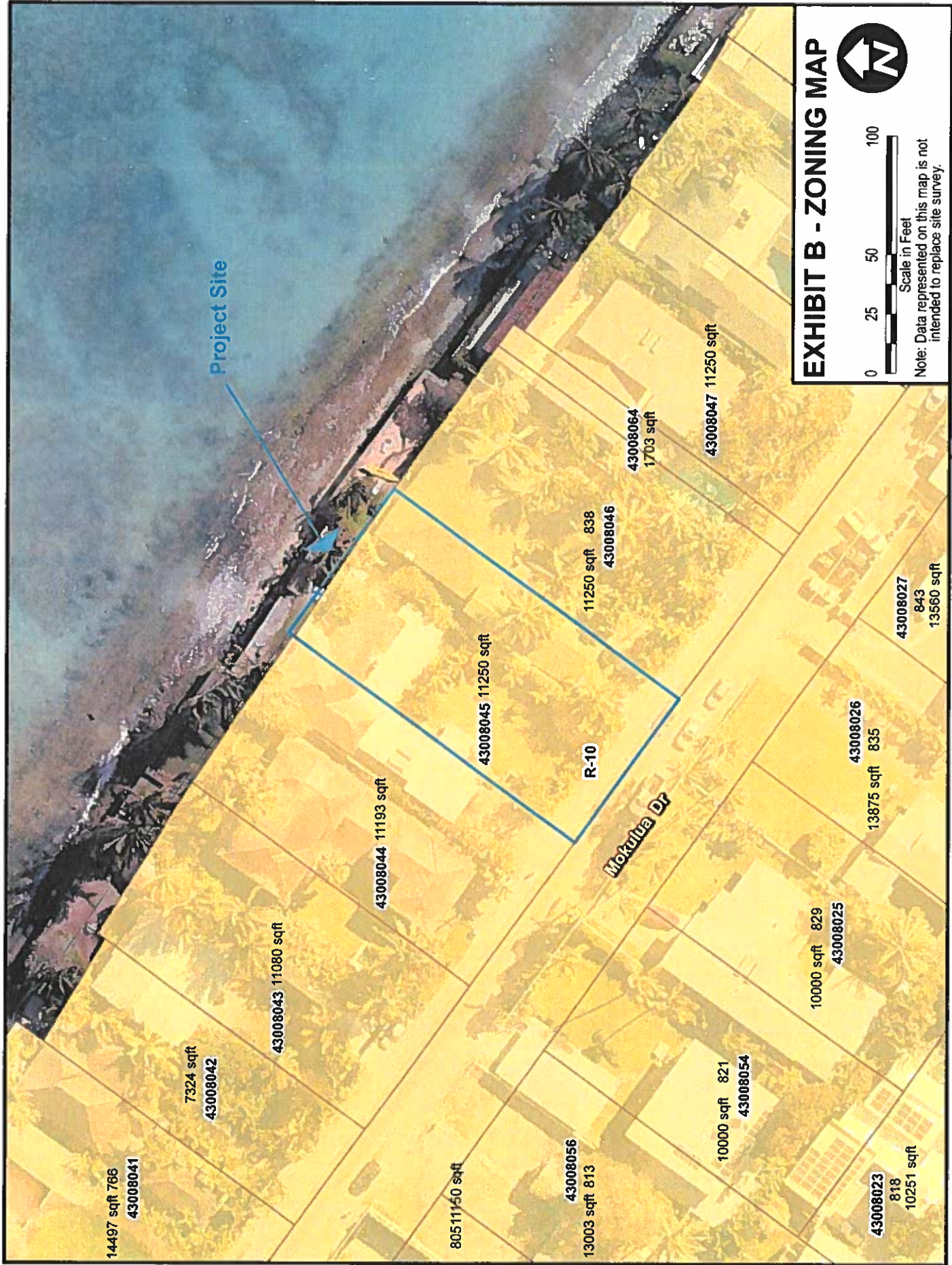
## EXHIBIT A - LOCATION AND SMA MAP



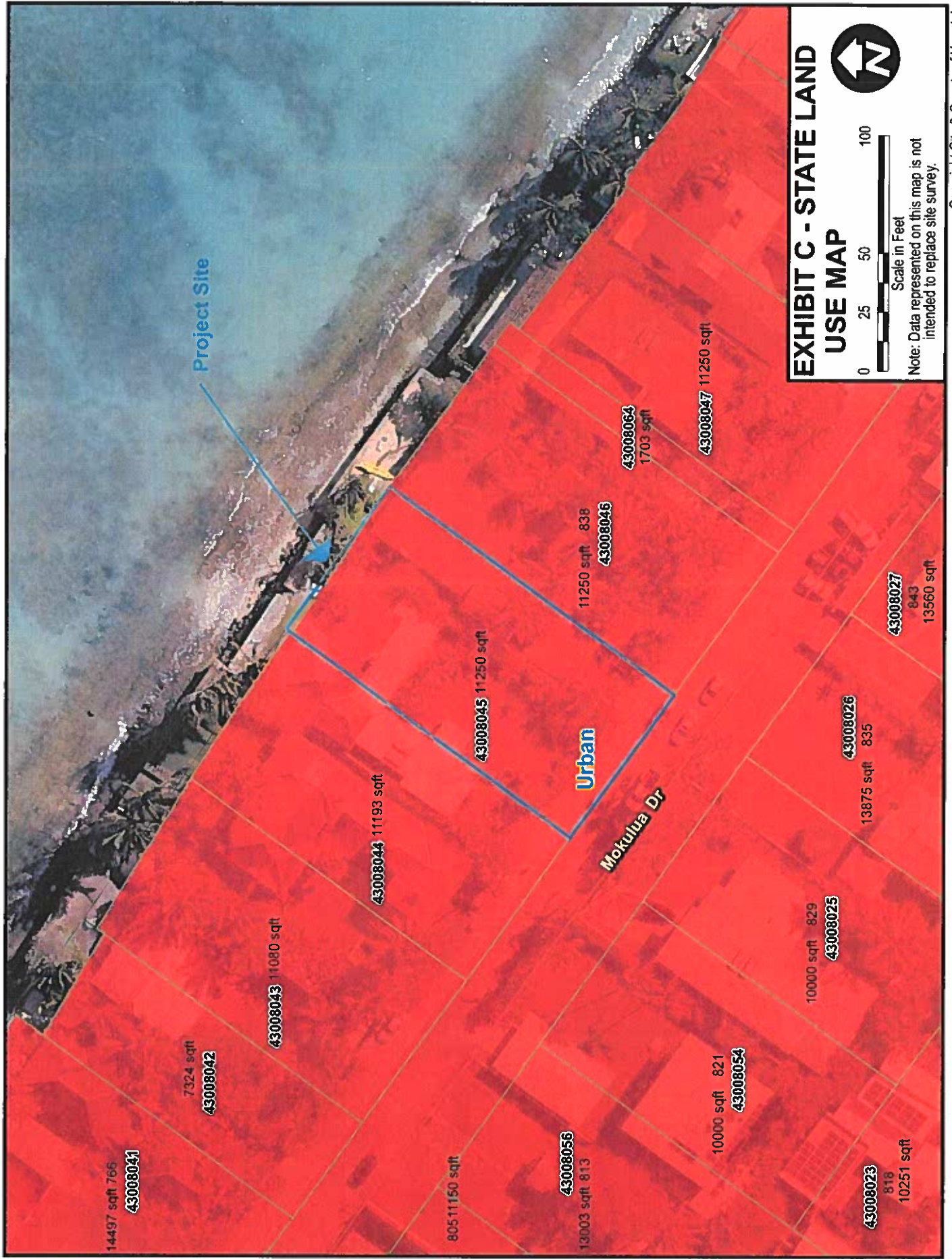
Scale in Feet  
0 25 50 100

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





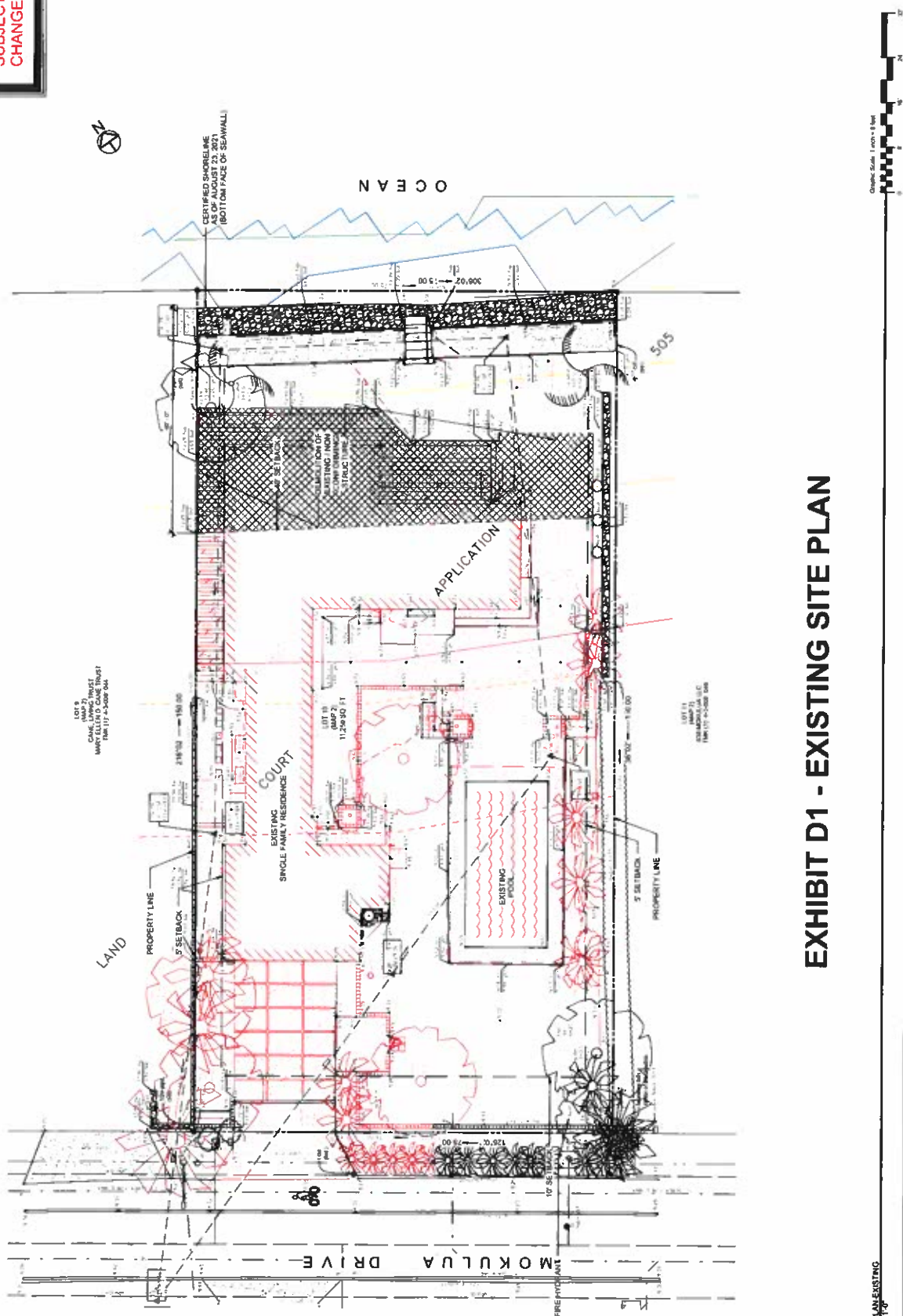




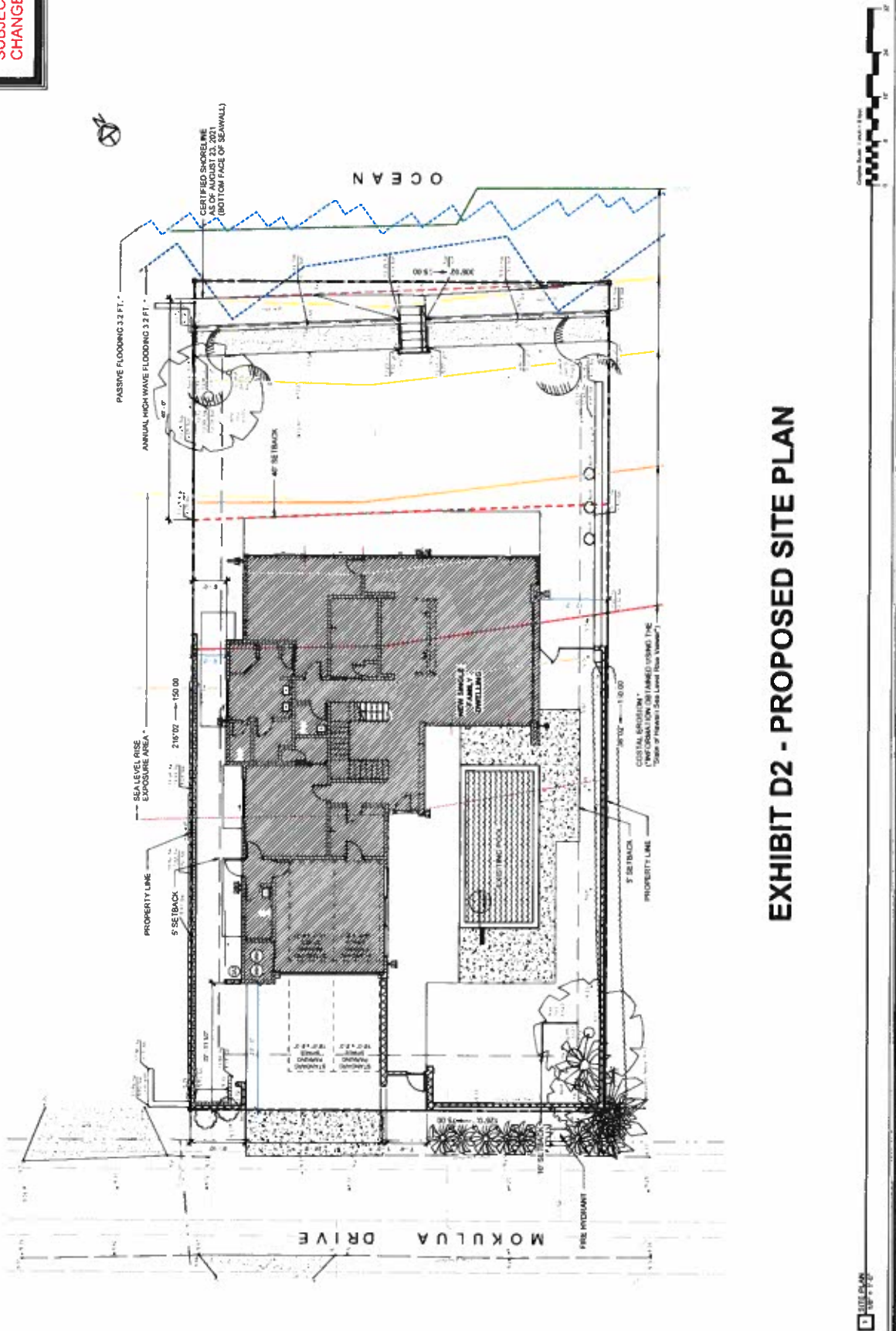


EXISTING SITE PLAN  
 A001  
 SMA USE PERMIT  
 1-8-2017  
 PROJECT NUMBER 28-88  
 TAPCO 1-1-008-845  
 SENECA, LLC  
 CHRYSE-PACIFIC Coastal Real Estate Inc. as agent  
 KALIUA, HI 96734  
 830 MOKULUA DR.  
 © 2017  
 LONGHOUSE  
 DESIGN + BUILD  
 www.LonghouseHawaii.com  
 LONGHOUSE  
 DESIGN+BUILD  
 www.LonghouseHawaii.com  
 This work was prepared by  
 me or under my supervision,  
 and I am a duly licensed  
 professional under the  
 Engineering or Architect  
 Examinations in California.  
 No. 1152  
 Date: 04/06/2017

**SITE PLAN-EXISTING**  
1.8' 1'-0"



**NOTE:**  
ALL INFORMATION IS  
PRELIMINARY &  
SUBJECT TO REVIEW &  
CHANGE



This work was prepared by the undersigned professional engineer and is subject to the provisions of the Professional Engineering Act, Chapter 461, Hawaii Revised Statutes, and the rules and regulations of the Board of Professional Engineering, Chapter 461-10, Hawaii Revised Statutes.

APR 26, 2022

Longhouse Design+Build, LLC

**LONGHOUSE DESIGN+BUILD**

www.LonghouseHawaii.com

012021

LONGHOUSE DESIGN+BUILD

**830 MOKULUA DR.**

**KAILUA, HI 96734**

PROJECT NUMBER: 20-08

DATE: 1-2-2022

DESIGNER: LONGHOUSE DESIGN+BUILD

**SITE PLAN**

**SHEET**

**A002**

**DATE: 10-26-2021**

**BY: [Signature]**



**NOTE:**  
ALL INFORMATION IS  
PRELIMINARY &  
SUBJECT TO REVIEW &  
CHANGE

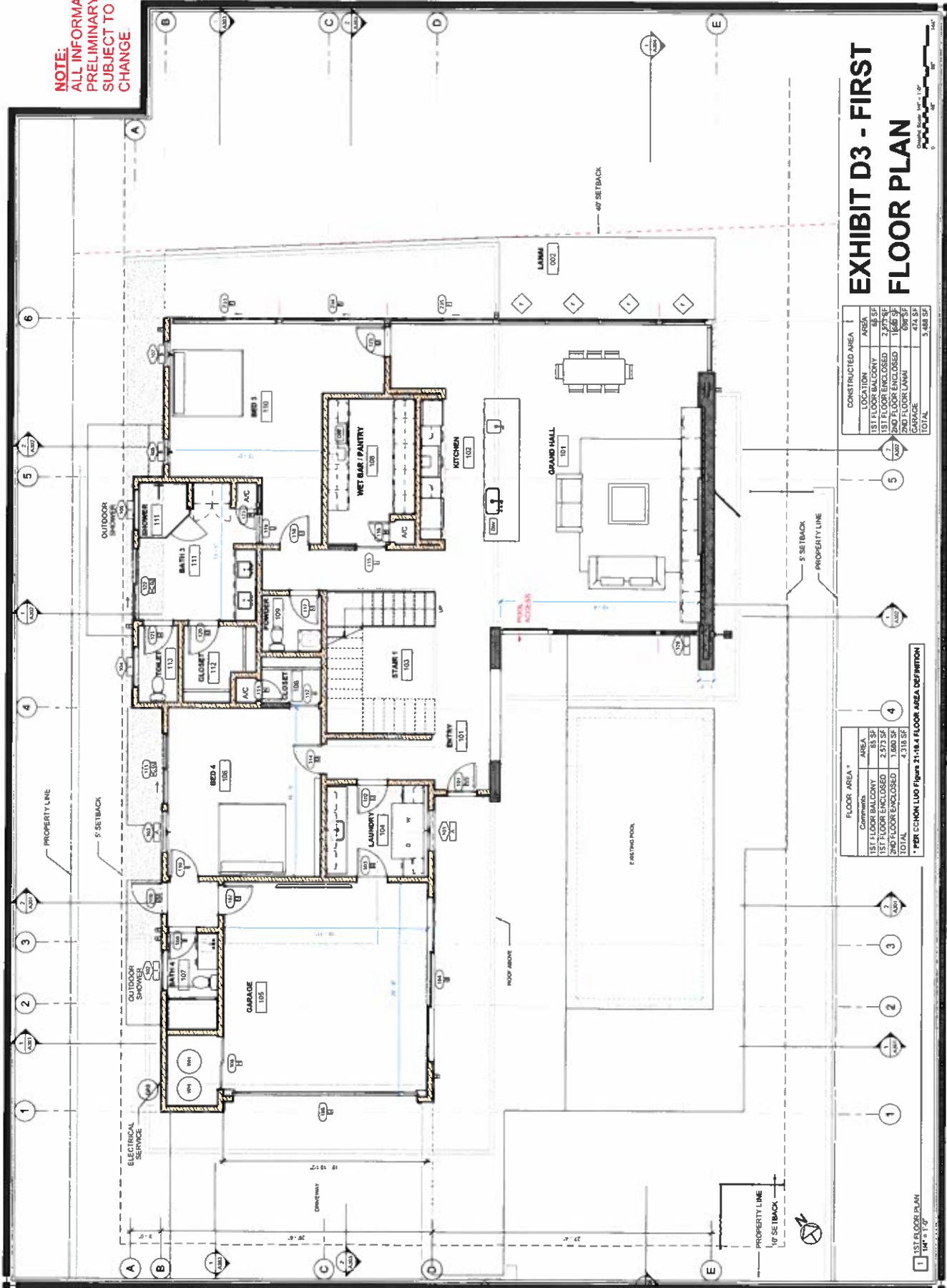
# EXHIBIT D3 - FIRST FLOOR PLAN

CONSTRUCTED AREA	AREA
1ST FLOOR BALCONY	48 SF
1ST FLOOR ENCLOSED	3,573 SF
2ND FLOOR ENCLOSED	1,800 SF
2ND FLOOR LAUNDRY	600 SF
GARAGE	474 SF
TOTAL	5,495 SF

FLOOR AREA *	AREA
1ST FLOOR BALCONY	48 SF
1ST FLOOR ENCLOSED	3,573 SF
2ND FLOOR ENCLOSED	1,800 SF
TOTAL	4,318 SF

\* PER CHRON LUO Figure 21-10.4 FLOOR AREA DEFINITION

1ST FLOOR PLAN  
1/4" = 1'-0"



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

**LONGHOUSE DESIGN+BUILD**  
www.longhousehawaii.com  
907-267-0808  
DESIGN + BUILD

DATE: 09/20/21  
SHEET: A101  
SMA USE PERMIT  
18-08-2871  
10/1/2021


**LONGHOUSE**  
**DESIGN+BUILD**  
[www.LonghouseHawaii.com](http://www.LonghouseHawaii.com)

PROJECT NUMBER: 28-68  
 DATE: 3-2008  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 DESIGNED BY: [Redacted]

830 MOKULUA DR.  
 KAILUA, HI 96734  
 CHINESE TRADING COMPANY FOR CONSTRUCTION

2ND FLOOR  
 PLAN

SHEET  
 A102  
 100% FOR PERMIT  
 DATE: 3-2008

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Prepared: APRIL 30, 2007  
 Checked: [Redacted]  
 Drawn: [Redacted]



FLOOR AREA*	
Comments	AREA
1ST FLOOR BALCONY	85.50
1ST FLOOR ENCLOSURES	2,973.50
2ND FLOOR ENCLOSURED	1,580.50
TOTAL	4,639.50

\*PER SECTION LWD Figure 21-19.4 FLOOR AREA DEFINITION

1 2ND FLOOR PLAN  
1/8" = 1'-0"



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830 MOKULUA DR.  
KAILUA, HI 96734  
CHANGFENG CHANG  
OWNER/ARCHITECT  
PROJECT NUMBER: 20-08  
DATE: 1-1-2024  
SCALE: 1/8" = 1'-0"

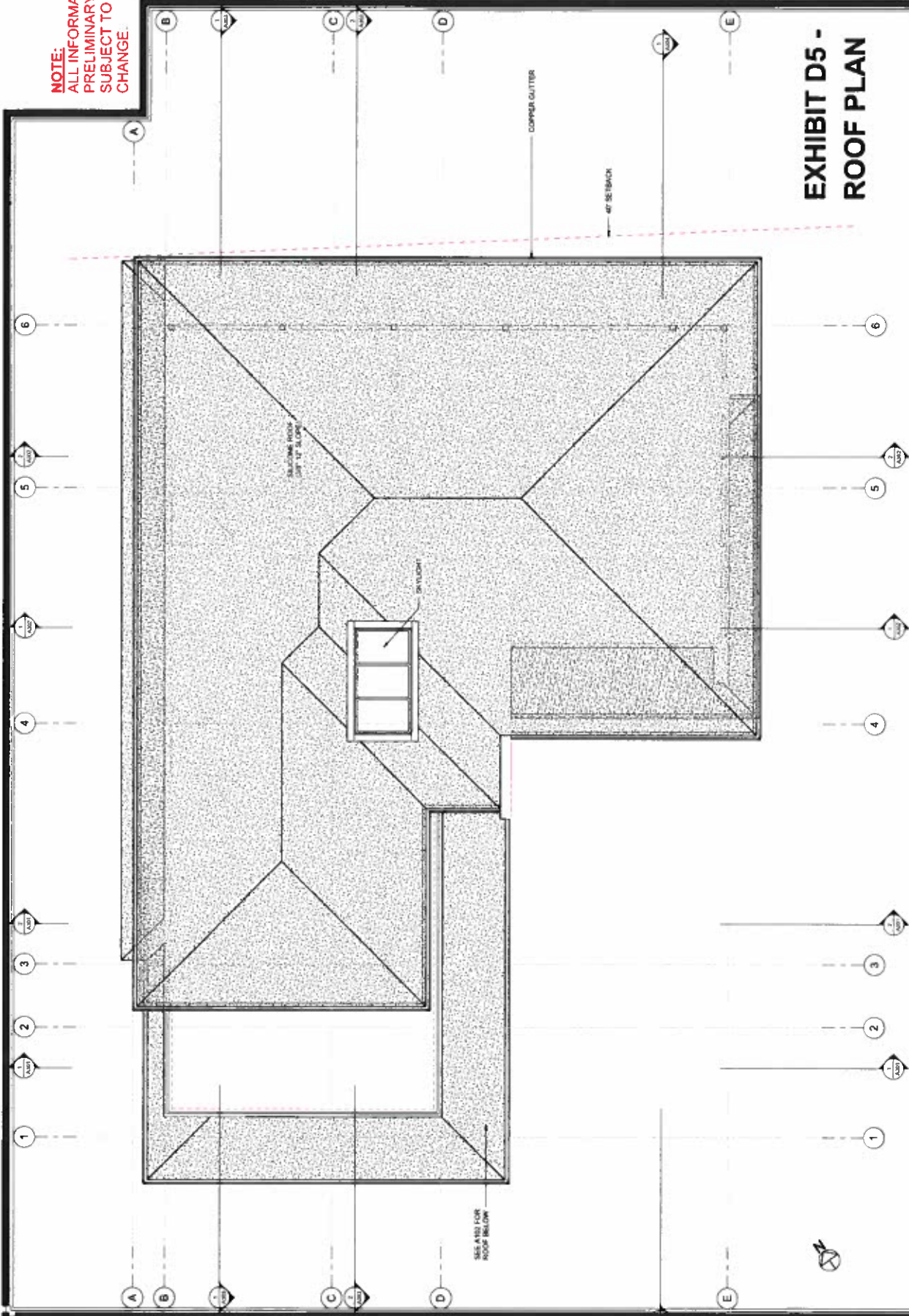
ROOF PLAN

SHEET  
A105  
SHEET NUMBER  
10/01/2024  
10/01/2024

# EXHIBIT D5 - ROOF PLAN

Overall Size: 31'0" x 47'0"

1/8" = 1'-0"







[illegible]

Figure 1. Sample 1: 100% of 1000



11/27/2014 12:17:13 PM 10/27/2014 12:17:13 PM 10/27/2014 12:17:13 PM 10/27/2014 12:17:13 PM 10/27/2014 12:17:13 PM

SHEET  
A301  
C.M.  
SMA (USE PERMIT  
10-00-2071  
ISSUED BY:

2 BUILDING SECTION 2

CAC HONOLULU 25' HEIGHT LIMIT  
ELEVATION 35.35'



DEFS ON GYP BOARD  
ON VAPOR BARRIER  
ON PLYWOOD  
ON 2X6 WOOD STUDS

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

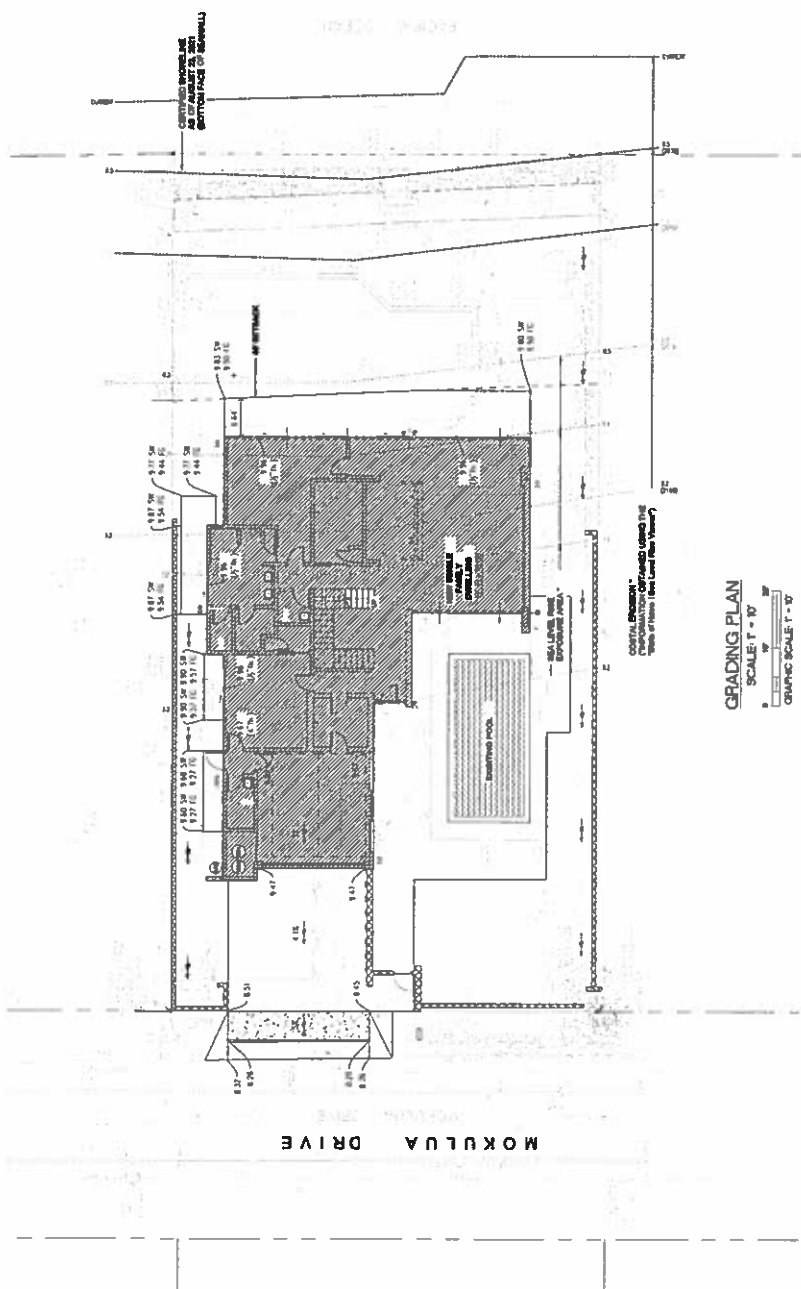
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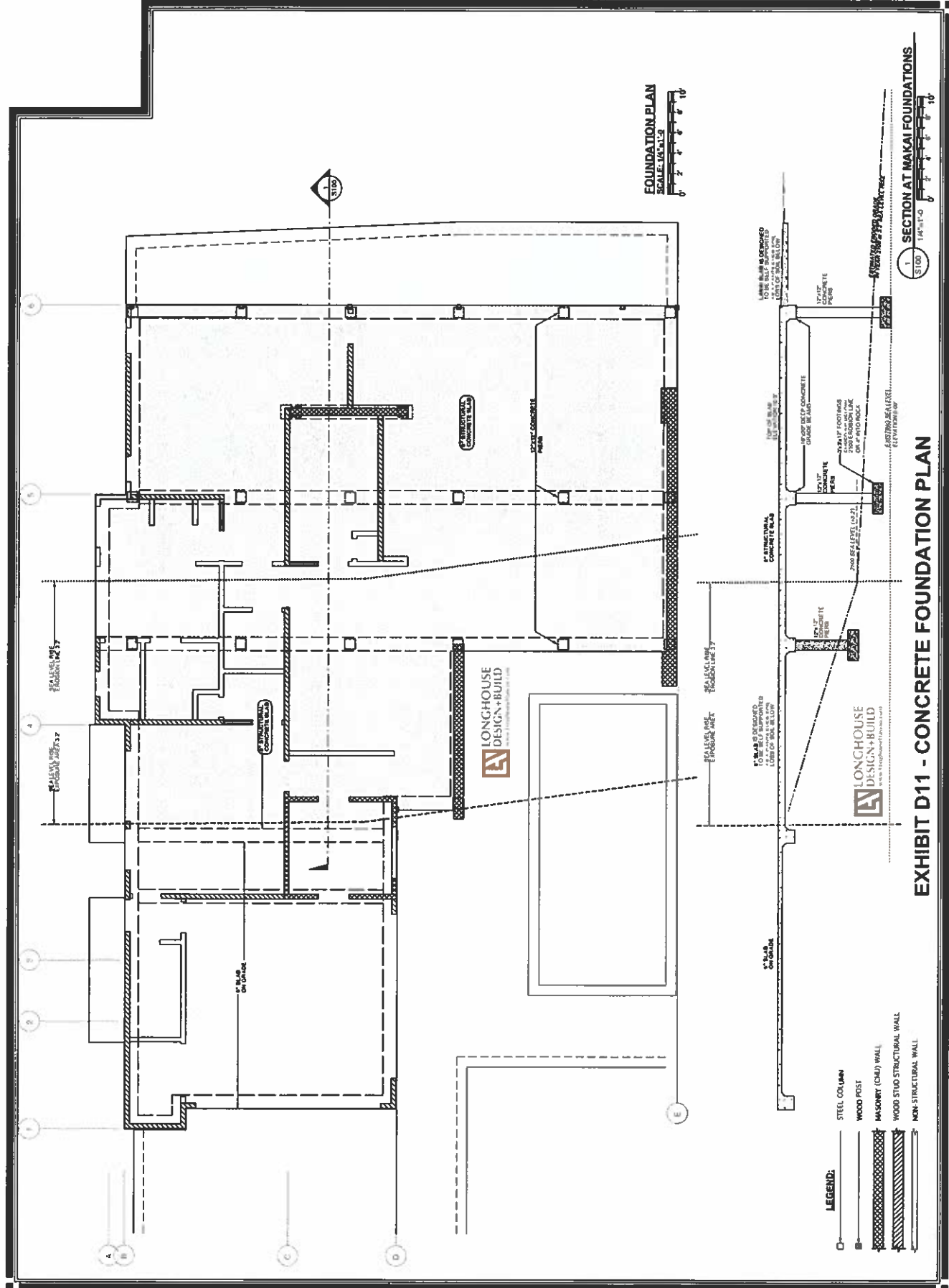
10-00-2021  
11:41 AM  
SIT  
SMA USE PLANT

830 MOKULUA DR.  
KAILUA, HI 96734  
LUMINEER, LLC  
TEL: 1-3-008-045  
PROJECT NUMBER 20-08

This work was supported by the National Science Foundation, Grant No. 78-10277.

**NOTE:**  
ALL INFORMATION IS  
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SUBJECT TO REVIEW &  
CHANGE.







These results can be compared by  
the use of a statistical test, such as  
the chi-square test, to determine  
if the observed differences are  
significant. The results of this  
test are given in Table 1. The  
results show that the observed  
differences are significant at the  
0.05 level of significance.

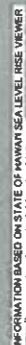
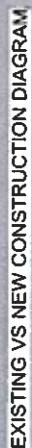
**LONGHOUSE**  
**DESIGN+BUILD**  
[www.LonghouseHawaii.com](http://www.LonghouseHawaii.com)

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L'Oréal Paris  
Or L'Oréal - Paris

830 MOKULUA DR.  
KAILUA, HI 96734  
OWNE: Pacific Coast Real Estate Investment  
Services, LLC  
TAX: POID #481551 (former TAX: 4-3-008-0-  
PROJECT NUMBER: 20-08

**SITE SECTION &  
BUILDING  
DIAGRAM**

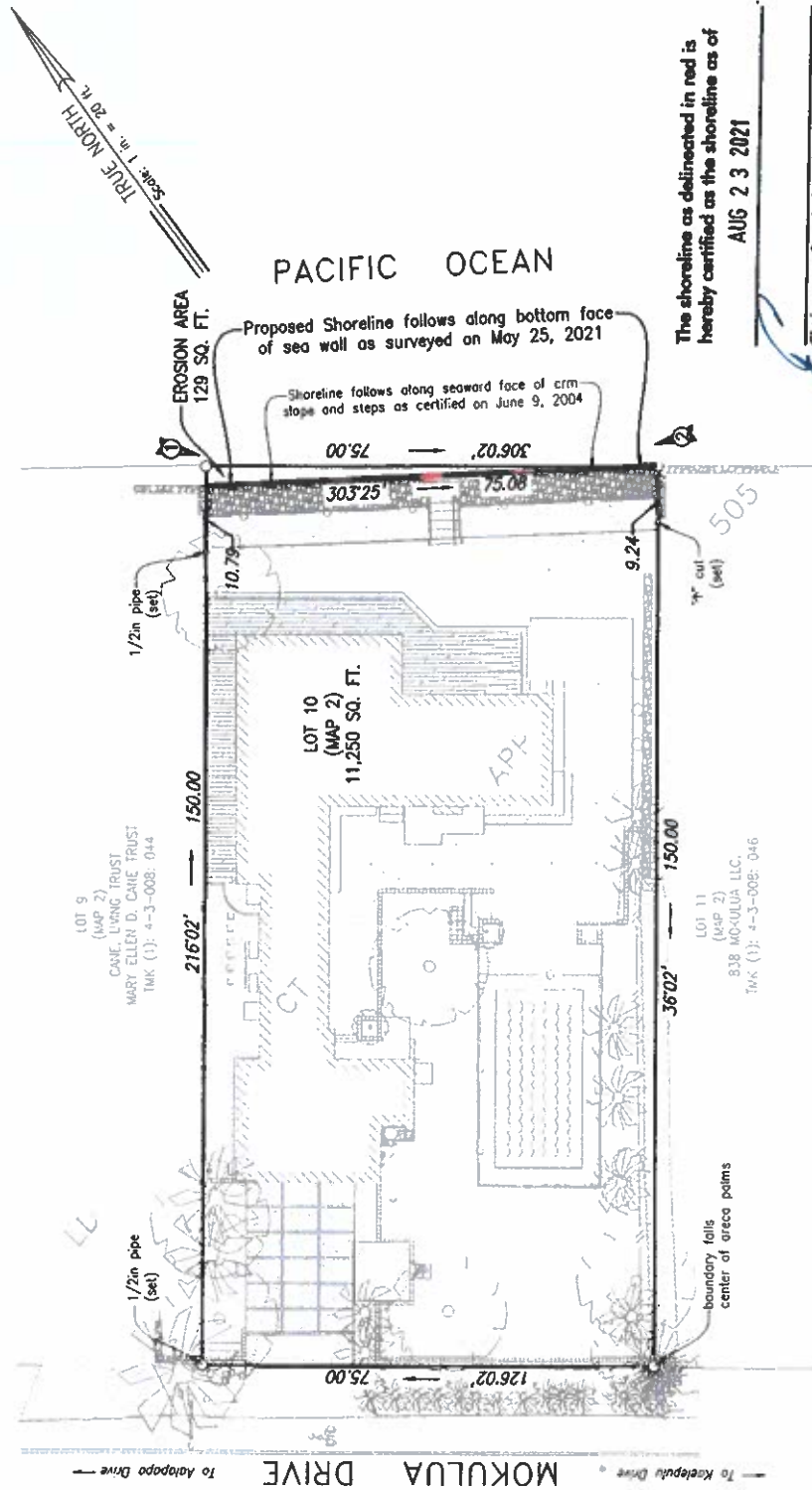
SHEET  
012  
DRAFT  
12/02/11  
10:00 AM



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

**EXHIBIT D12 - SITE SECTION AND BUILDING DIAGRAM**

# 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.
  4. Map is based on a field survey on May 25, 2021.

SITE ADDRESS: 830 MOKULUA DRIVE  
KAILUA, HAWAII 96734

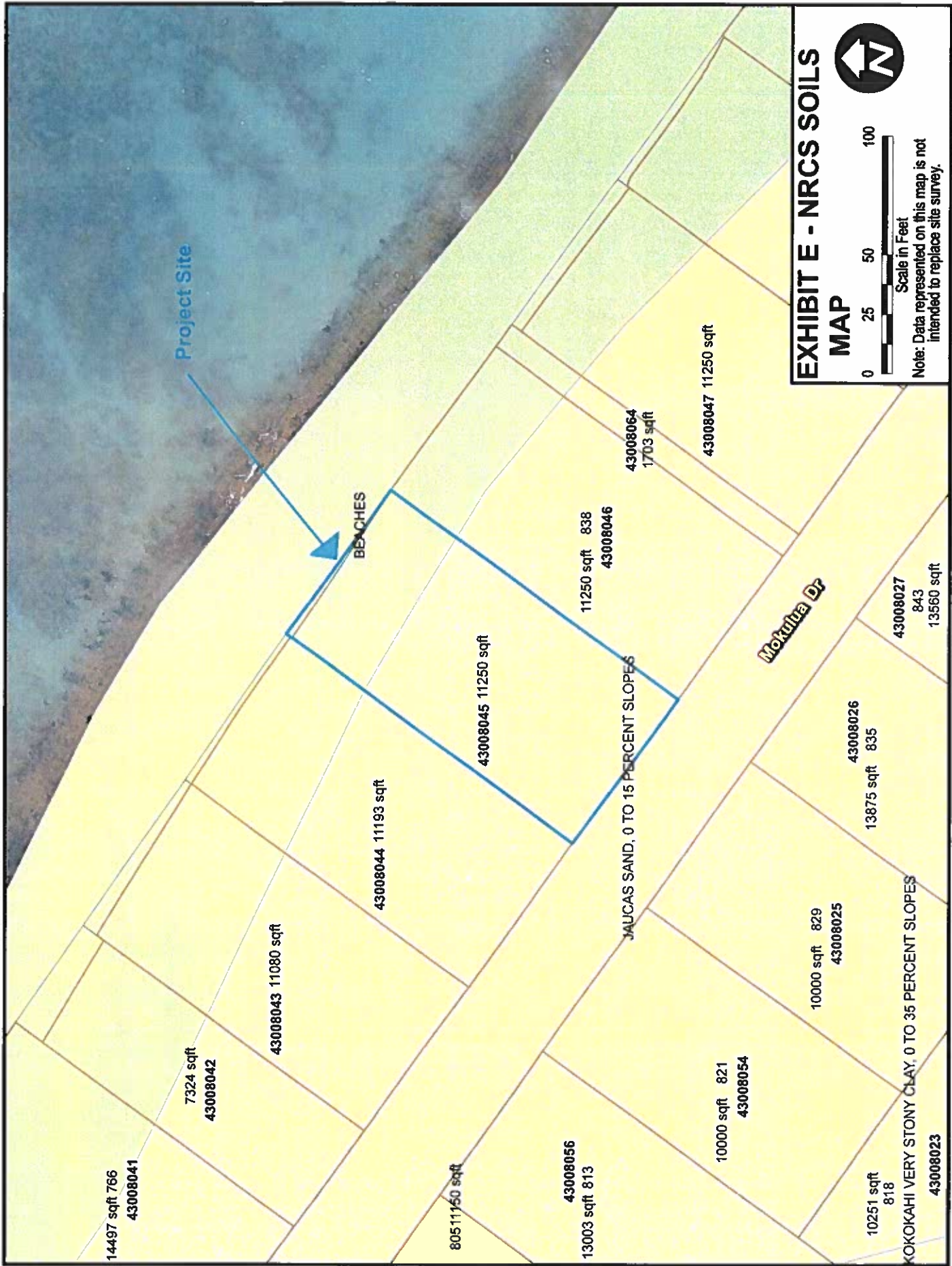
OWNER: PACIFIC COAST REAL ESTATE INVEST SERVICES

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

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

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









Data Services | Education Resources



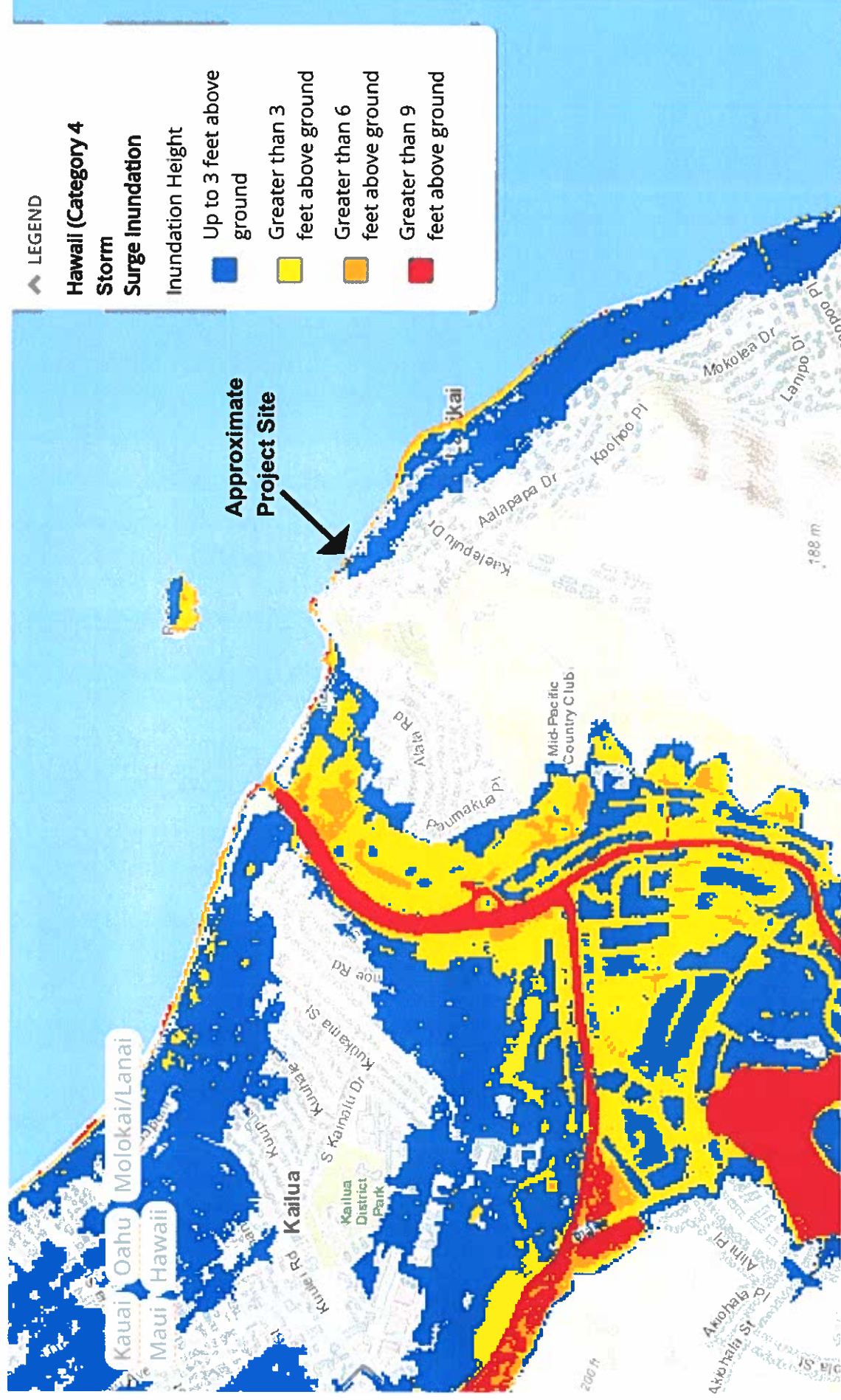
## EXHIBIT F - 3.2-FOOT SLR-XA - WITH COASTAL EROSION LAYERS

## Central Pacific Hurricane Center

**Central Pacific Hurricane Center**



## Hawaii Category 4



# EXHIBIT G - CATEGORY 4 STORM SURGE INUNDATION MAP