

# REPORT OF THE COMMITTEE ON ZONING AND PLANNING

## Voting Members:

Brandon J.C. Elefante, Chair; Esther Kia'āina, Vice-Chair;  
Radiant Cordero, Calvin K.Y. Say

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Committee Meeting Held  
January 13, 2022

Honorable Tommy Waters  
Chair, City Council  
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Planning, to which was referred Resolution 21-281 entitled:

"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,"

as transmitted by Departmental Communication No. 821 (2021) from the Department of Planning and Permitting ("DPP"), dated December 21, 2021, reports as follows:

The purpose of Resolution 21-281 is to grant a Special Management Area ("SMA") Use Permit to Pacific Coast Real Estate Investment Services, LLC ("Applicant") 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 ("Project").

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON

**JAN 26 2022**

COMMITTEE REPORT NO. **6**

# REPORT OF THE COMMITTEE ON ZONING AND PLANNING

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Committee Meeting Held  
January 13, 2022  
Page 2

In Departmental Communication 821 (2021), the DPP reported that the Project will consist of a two-story single family dwelling with approximately 4,700-sq. ft. of floor area, including four bedrooms, five bathrooms, a family room, a kitchen, a wet bar, a laundry room, a swimming pool, and five parking spaces, inclusive of a two-car garage. The new dwelling unit will be constructed on deepened foundation piers supporting a structural concrete slab. Grading and clearing will be required to prepare the Project's site.

Your Committee notes that the DPP, after a public hearing held on November 22, 2021, at which no public testimony was received, recommends approval of the SMA Use Permit subject to the conditions set forth in the Resolution.

At your Committee's meeting on January 13, 2022, the Applicant's agent provided a brief presentation on the Project.

The DPP Director testified in support of the posted CD1 version of the Resolution offered by the Committee Chair.

Your Committee has carefully reviewed the conditions recommended by the DPP for inclusion in this SMP. Although your Committee generally finds the DPP's proposed conditions to be appropriate, your Committee recommends that certain conditions be amended or added as discussed below.

Your Committee has prepared a CD1 version of the Resolution that 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."

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**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON

**JAN 26 2022**

COMMITTEE REPORT NO. **6**

# REPORT OF THE COMMITTEE ON ZONING AND PLANNING

## Voting Members:

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Committee Meeting Held  
January 13, 2022  
Page 3

- 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.

Your Committee finds, pursuant to HRS Section 205A-26 and ROH Section 25-3.2, and in agreement with the conclusion of the Department of Planning and Permitting in Departmental Communication 821 (2021), that:

1. The development, as conditioned, will not have any significant adverse environmental or ecological effect, either alone or cumulatively with other projects.
2. The development is consistent with the objectives and policies set forth in ROH Section 25-3.1 and HRS Section 205A-2, and area guidelines contained in ROH Section 25-3.2 and HRS Section 205A-26.
3. The development is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

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**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON \_\_\_\_\_

**JAN 26 2022**

COMMITTEE REPORT NO. 6

# REPORT OF THE COMMITTEE ON ZONING AND PLANNING

**Voting Members:**

Brandon J.C. Elefante, Chair; Esther Kia'āina, Vice-Chair;  
Radiant Cordero, Calvin K.Y. Say

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Committee Meeting Held  
January 13, 2022  
Page 4

Your Committee on Zoning and Planning is in accord with the intent and purpose of Resolution 21-281, as amended herein, and recommends its adoption in the form attached hereto as Resolution 21-281, CD1. (Ayes: Cordero, Elefante, Kia'āina, Say – 4; Noes: None.)

Respectfully submitted,



\_\_\_\_\_  
Committee Chair

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**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON \_\_\_\_\_

**JAN 26 2022**

COMMITTEE REPORT NO. 6



## 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

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HONOLULU, HAWAII

No. 21-281, CD1

## RESOLUTION

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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.



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HONOLULU, HAWAII

No. 21-281, CD1

## RESOLUTION

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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**



## 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.



**RESOLUTION**

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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 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)

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DATE OF INTRODUCTION:

December 30, 2021  
Honolulu, Hawai'i

Councilmembers



# EXHIBIT A - LOCATION AND SMA MAP

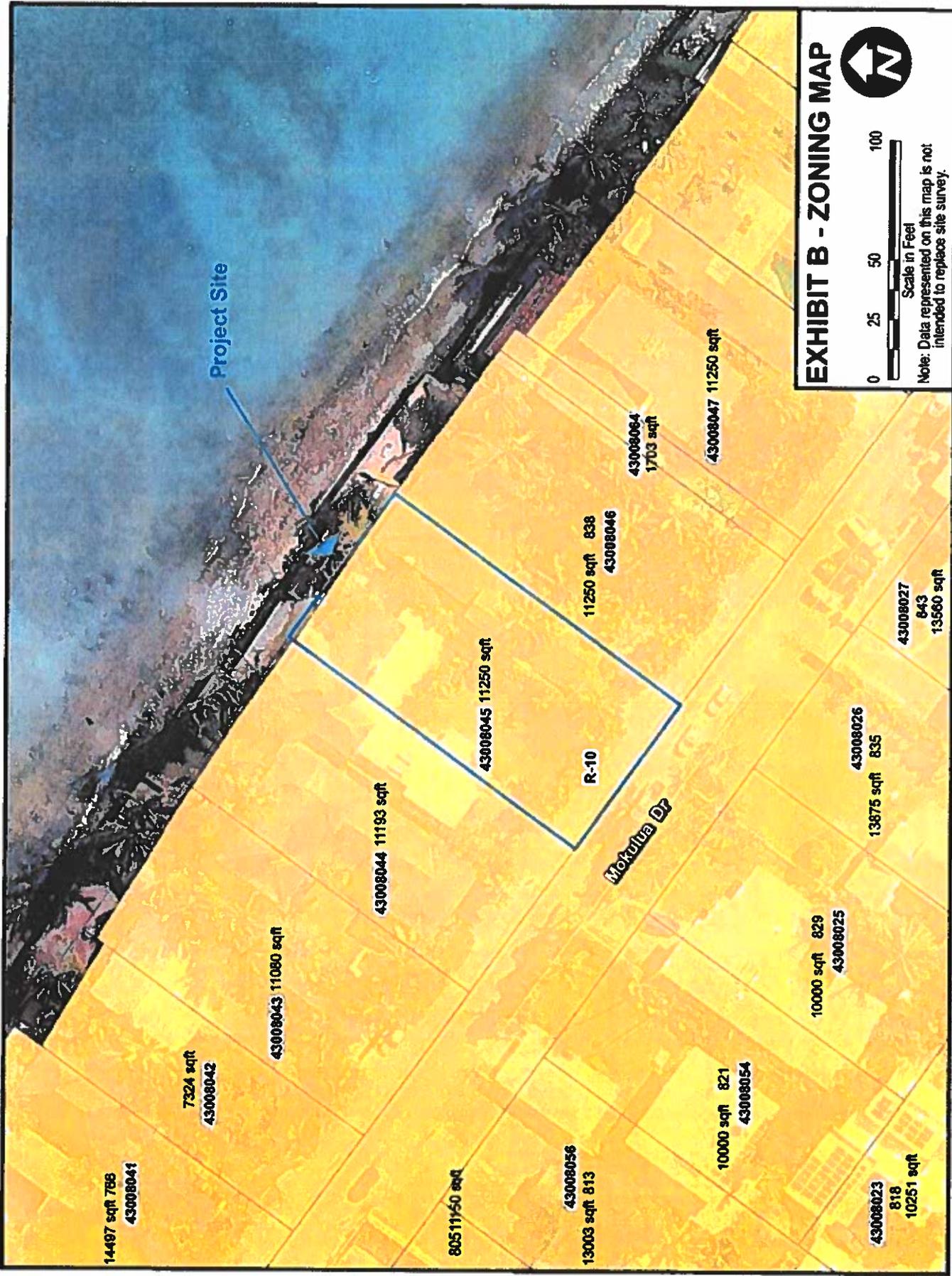


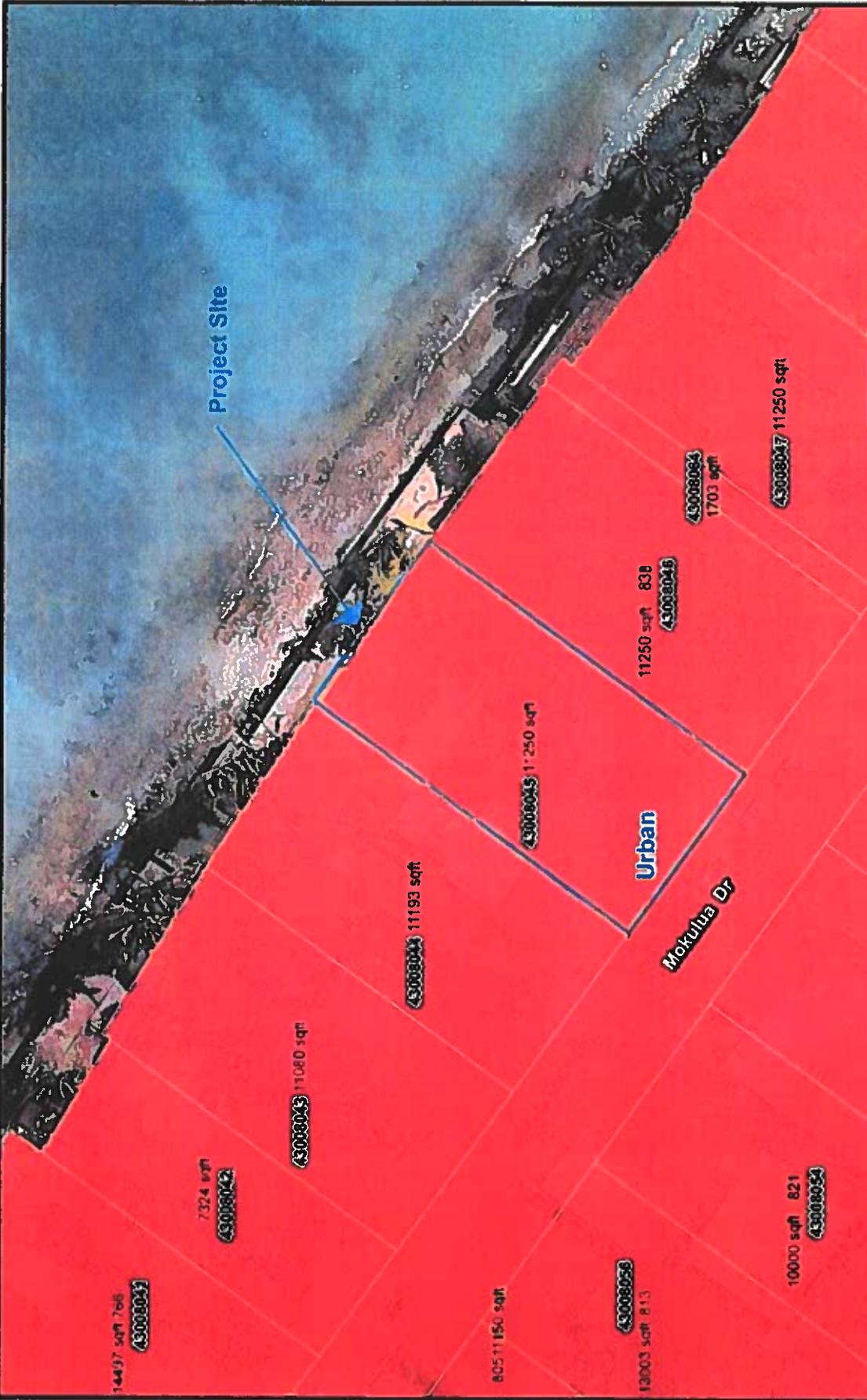
Note: Data represented on this map is not intended to replace site survey.

# EXHIBIT B - ZONING MAP



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





**EXHIBIT C - STATE LAND  
USE MAP**



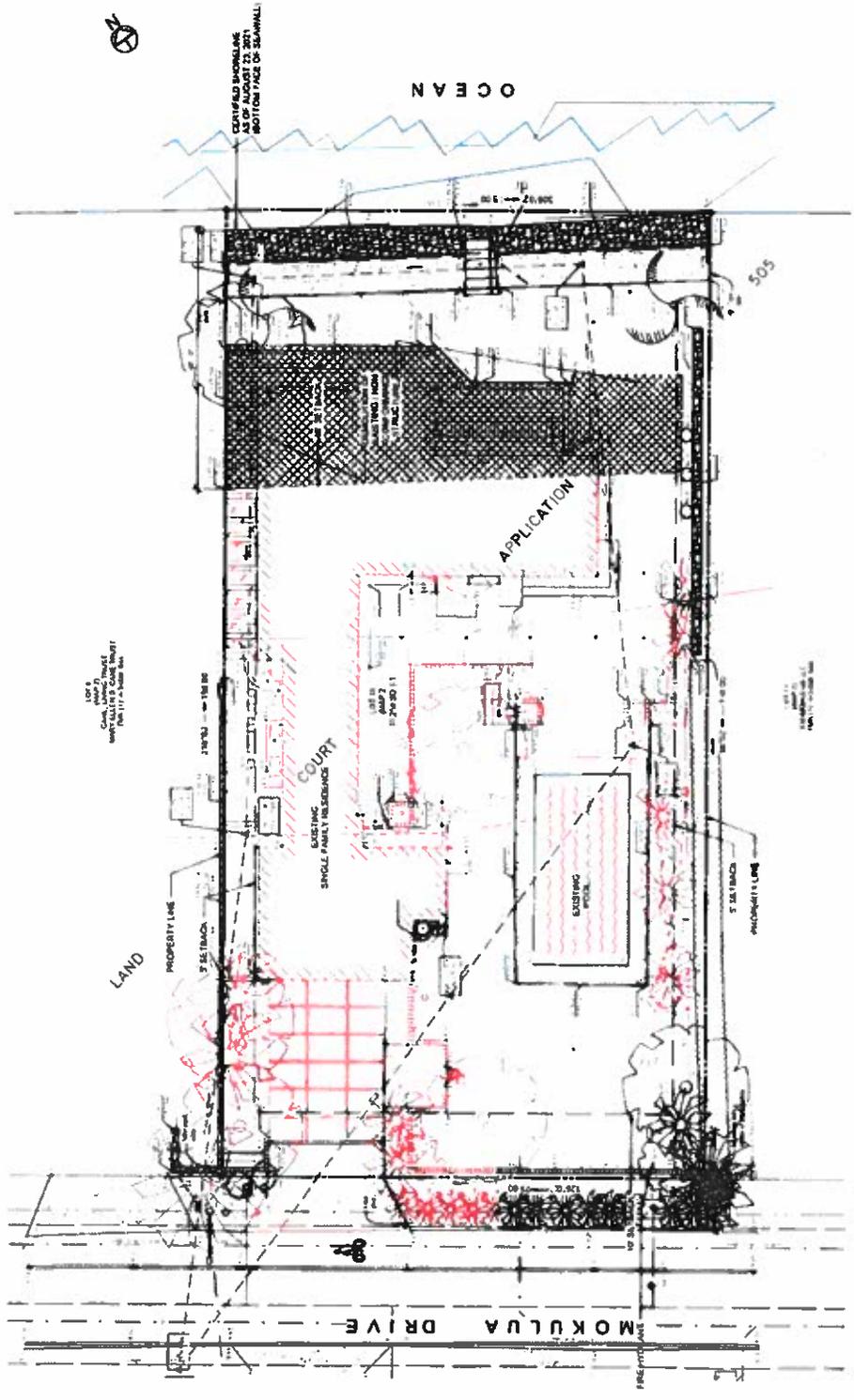
Note: Data represented on this map is not intended to replace site survey.

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

**LONGHOUSE DESIGN+BUILD**  
 1500 LONGHOUSE DRIVE, SUITE 100, KAILUA, HI 96734  
 TEL: 808.261.1111  
 WWW.LONGHOUSEDESIGN.COM

**EXISTING SITE PLAN**  
 830 MOKULUA DR.  
 KAILUA, HI 96734  
 PROJECT NUMBER: 20-04

SHEET  
**A001**  
 "SHEET LIST PRELIMINARY"  
 18-04-2021



**EXHIBIT D1 - EXISTING SITE PLAN**

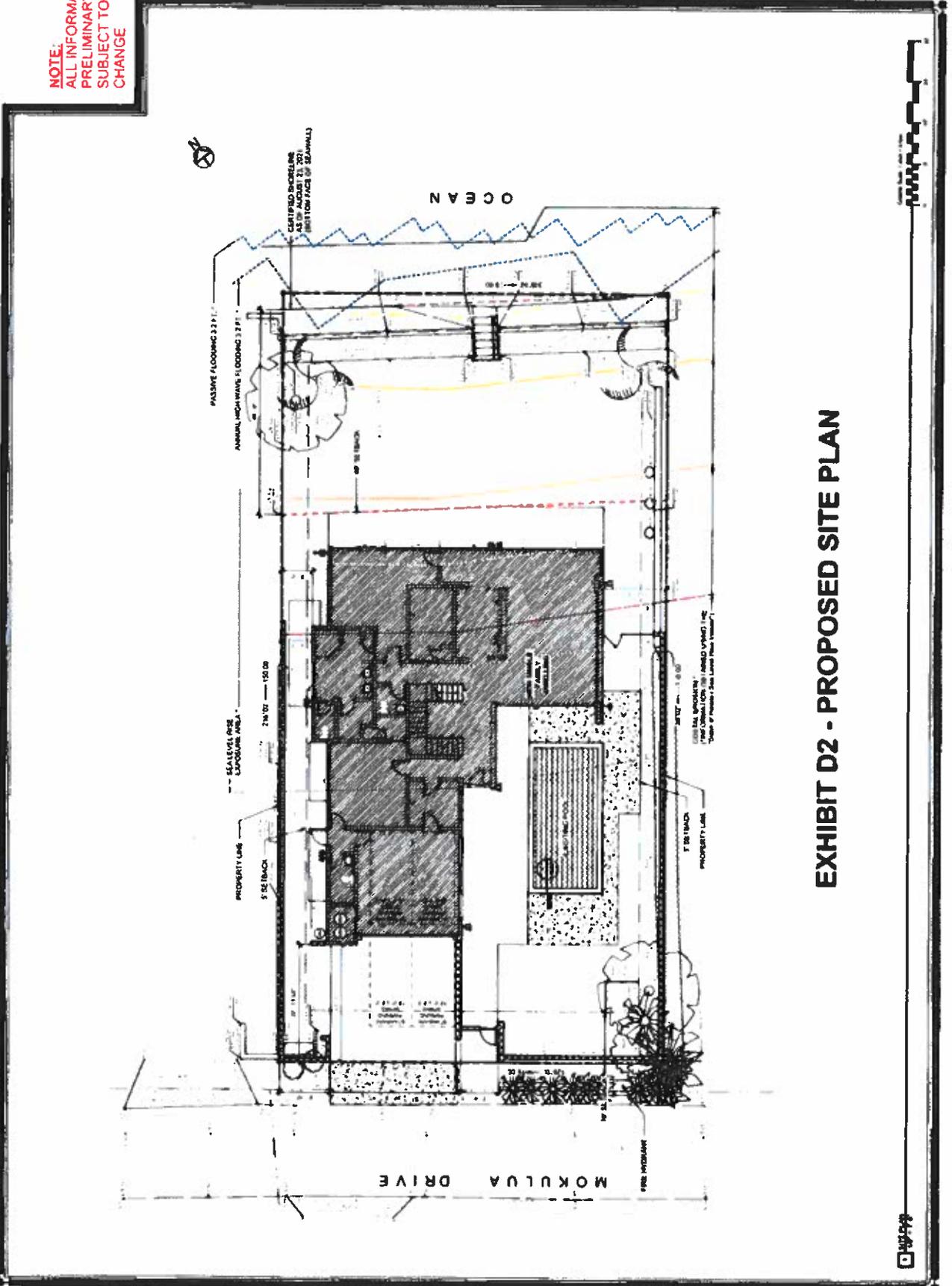


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 CHANGE


**LONGHOUSE DESIGN+BUILD**  
 www.longhousedesign.com  
 830 MOKULUA DR. KAILUA, HI 96734  
 PROJECT NUMBER: 20-09  
 DATE: 1-2-2020  
 LONGHOUSE DESIGN+BUILD  
 1000 S. KALANANĪHUI BLVD., SUITE 100  
 HONOLULU, HI 96813  
 PH: 808-943-8888  
 FAX: 808-943-8889  
 EMAIL: INFO@LONGHOUSEDESIGN.COM

SITE PLAN

SHEET  
**A002**  
 OF  
 MAX. LOT COVERAGE  
 100% (20%)

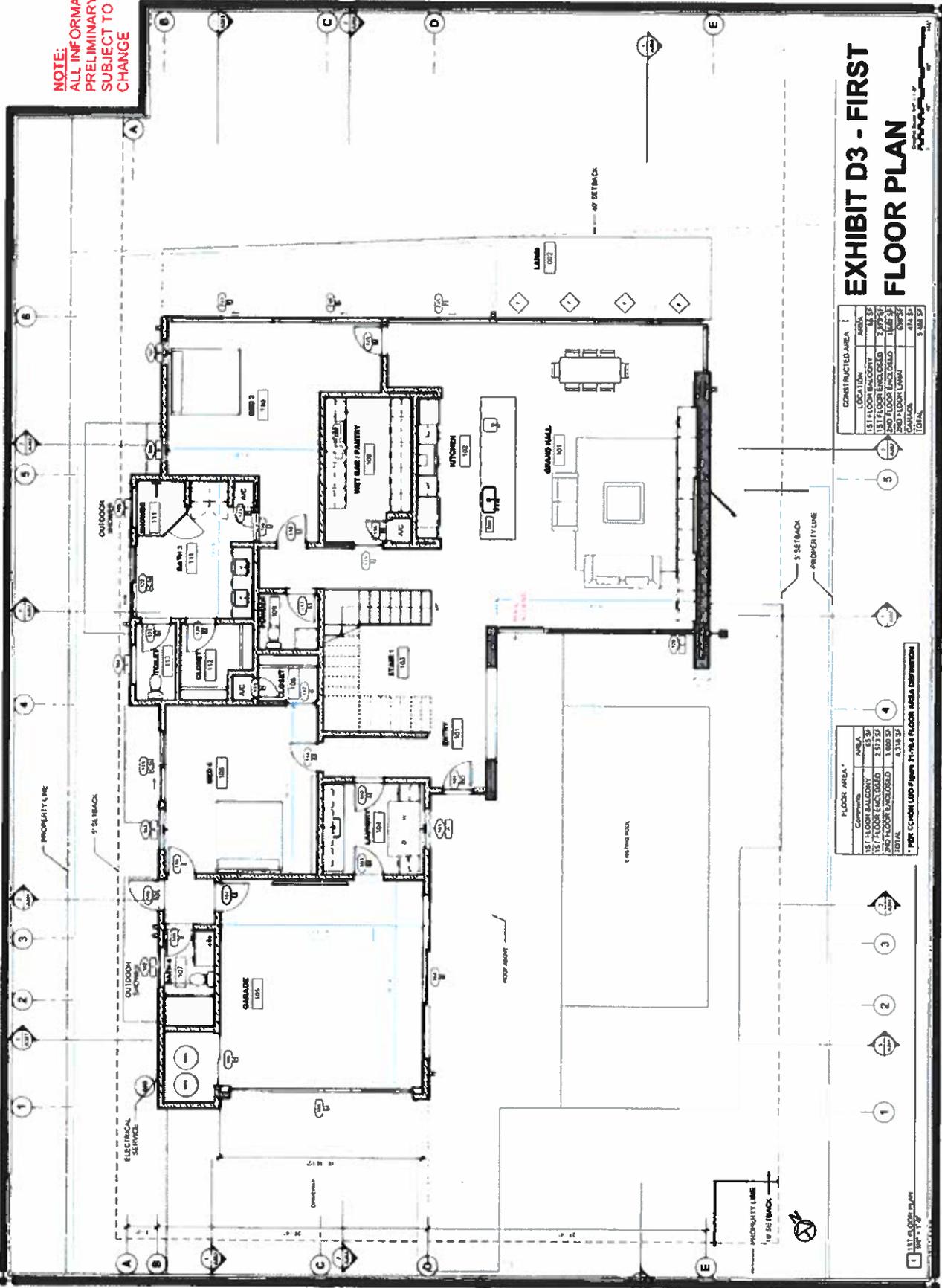


**EXHIBIT D2 - PROPOSED SITE PLAN**



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 www.longhousehawaii.com  
 830 MOKULUA DR. KAILUA, HI 96734  
 PROJECT NUMBER: 20-08  
 DATE: 08.16.2020  
 SHEET NUMBER: A101  
 SHEET TITLE: 1ST FLOOR PLAN



# EXHIBIT D3 - FIRST FLOOR PLAN

CONSTRUCTED AREA	
LOCATION	AREA
1ST FLOOR TRACKS	14.3 SF
2ND FLOOR TRACKS	3.7 SF
2ND FLOOR UNFLOORED	14.6 SF
2ND FLOOR LUNAR	287.5 SF
<b>TOTAL</b>	<b>320.1 SF</b>

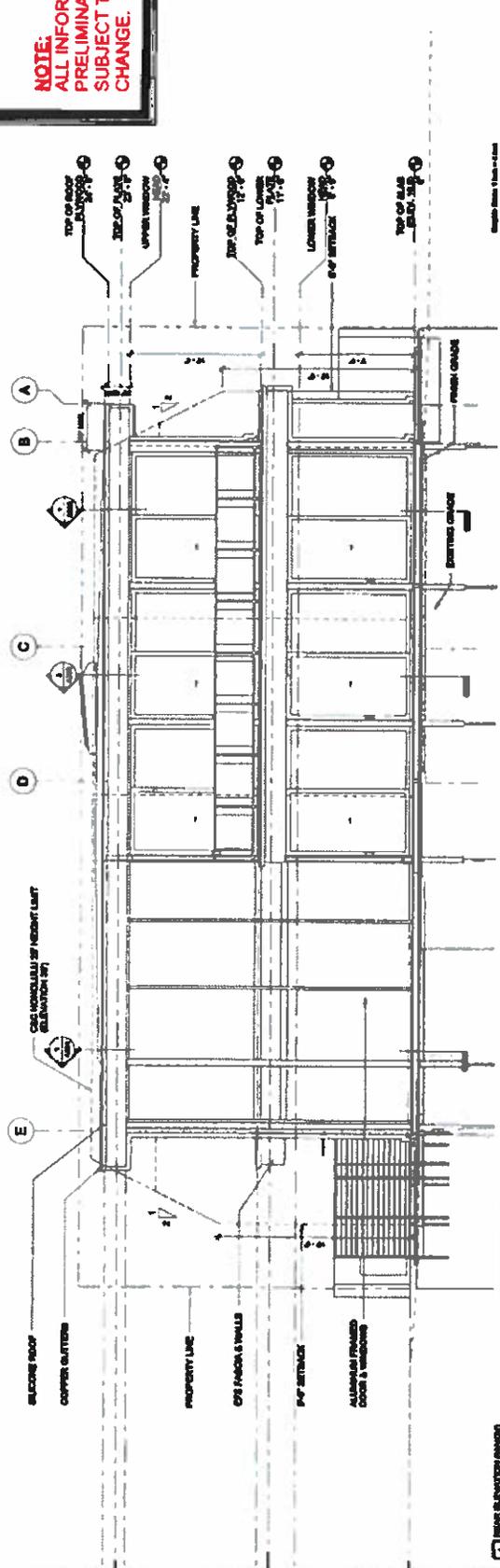
FLOOR AREA	
CONSTRUCTED AREA	AREA
1ST FLOOR TRACKS	14.3 SF
2ND FLOOR TRACKS	3.7 SF
2ND FLOOR UNFLOORED	14.6 SF
<b>TOTAL</b>	<b>320.1 SF</b>

1ST FLOOR PLAN

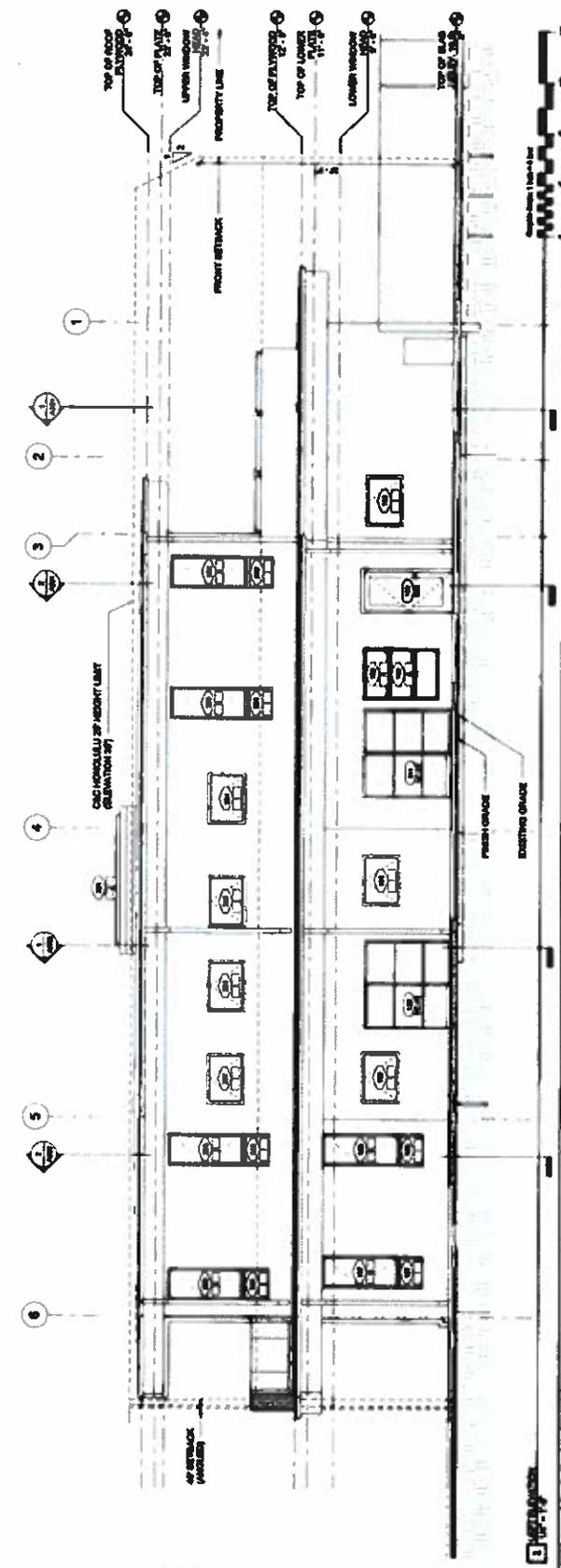




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 CHANGE.



**EXHIBIT D6 - MAKAI AND LEFT ELEVATIONS**



EXTERIOR ELEVATIONS  
 SHEET A201  
 DATE FOR REVIEW: 12-18-2021

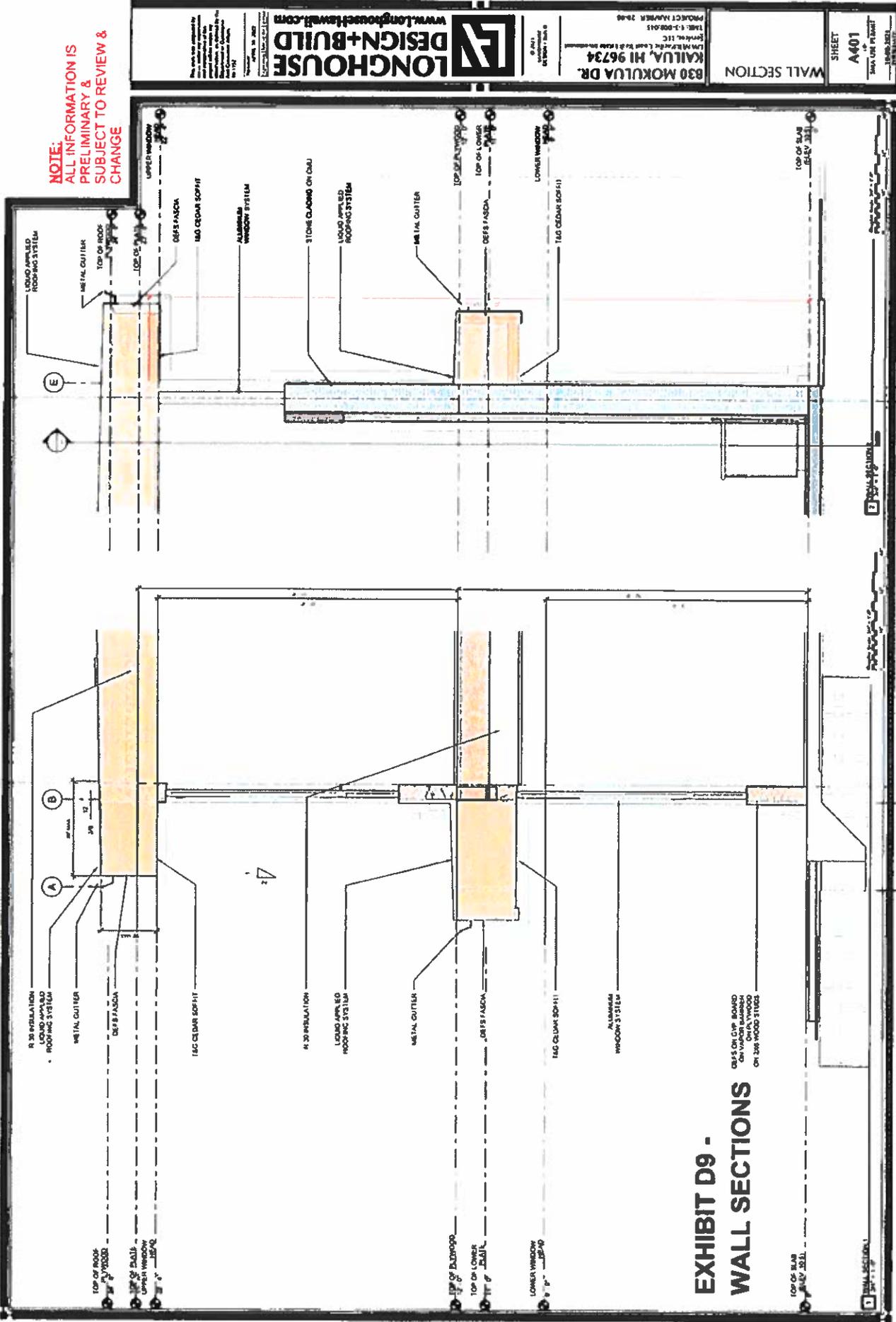
**LONGHOUSE DESIGN+BUILD**  
 830 MOKULUA DR.  
 KAILUA, HI 96734  
 TEL: 808-261-1111  
 WWW.LONGHOUSEHI.COM

PROJECT NUMBER: 2408  
 DRAWING DATE: 12-18-2021  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]





**NOTE:**  
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 CHANGE



**EXHIBIT D9 -  
 WALL SECTIONS**

DESIGN OVER BOARD  
 ON VAPOR BARRIER  
 OVER INSULATION  
 ON 2X6 WOOD STUDS

830 MOKULUA DR.  
 KAILUA, HI 96734  
 LONGHOUSE DESIGN LLC  
 PROJECT NUMBER 2046

**LONGHOUSE DESIGN+BUILD**  
 www.longhousedesign.com

SHEET  
 A401  
 WALL SECTION



Professional Engineer  
State of Hawaii  
No. 10000

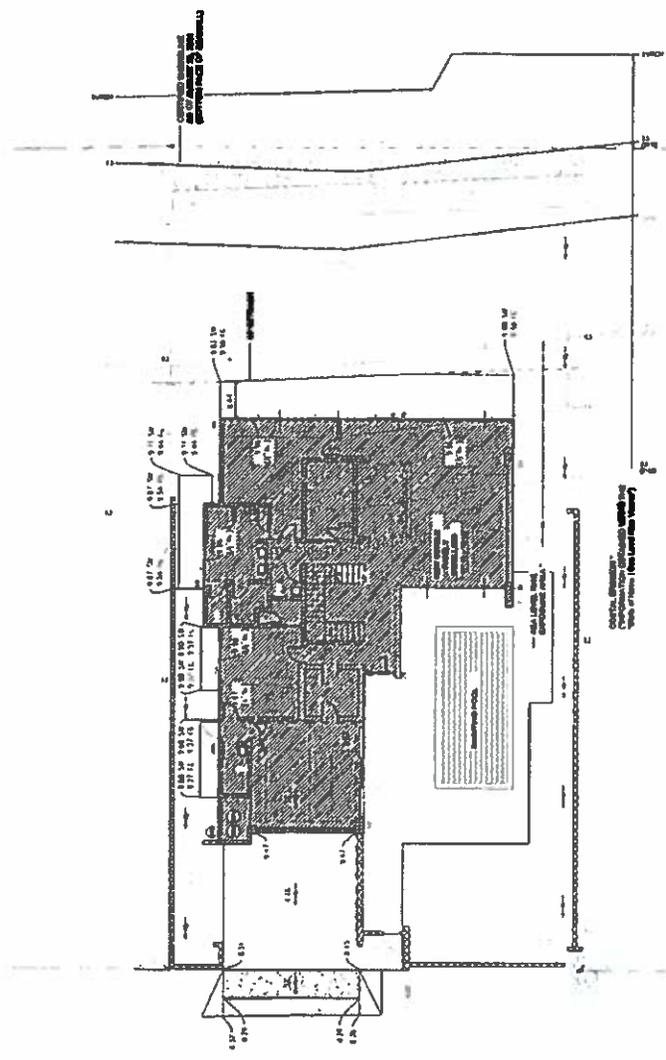
LONGHOUSE  
DESIGN+BUILD  
www.LonghouseHawaii.com



830 MOKULUA DR  
KALUA, HI 96734  
OWNER: [REDACTED]  
PROJECT NUMBER: 20-03

GRADING PLAN

SHEET  
C200



GRADING PLAN  
SCALE: 1" = 10'  
GRAPHIC SCALE: 1" = 10'

MOKULUA DRIVE

EXHIBIT D10 - GRADING PLAN



LONGHOUSE DESIGN+BUILD  
 830 MOKOIA DR.  
 KAILUA, HI 96734  
 LICENSE NO. 10000  
 PROJECT NUMBER 2004

LONGHOUSE DESIGN+BUILD  
 www.longhousedesign.com



830 MOKOIA DR.  
 KAILUA, HI 96734  
 LICENSE NO. 10000  
 PROJECT NUMBER 2004

PROJECT NUMBER 2004  
 DATE: 1/2004  
 DRAWN BY: JAC  
 CHECKED BY: JAC

SCALE: 1/4" = 1'-0"  
 SHEET: S100

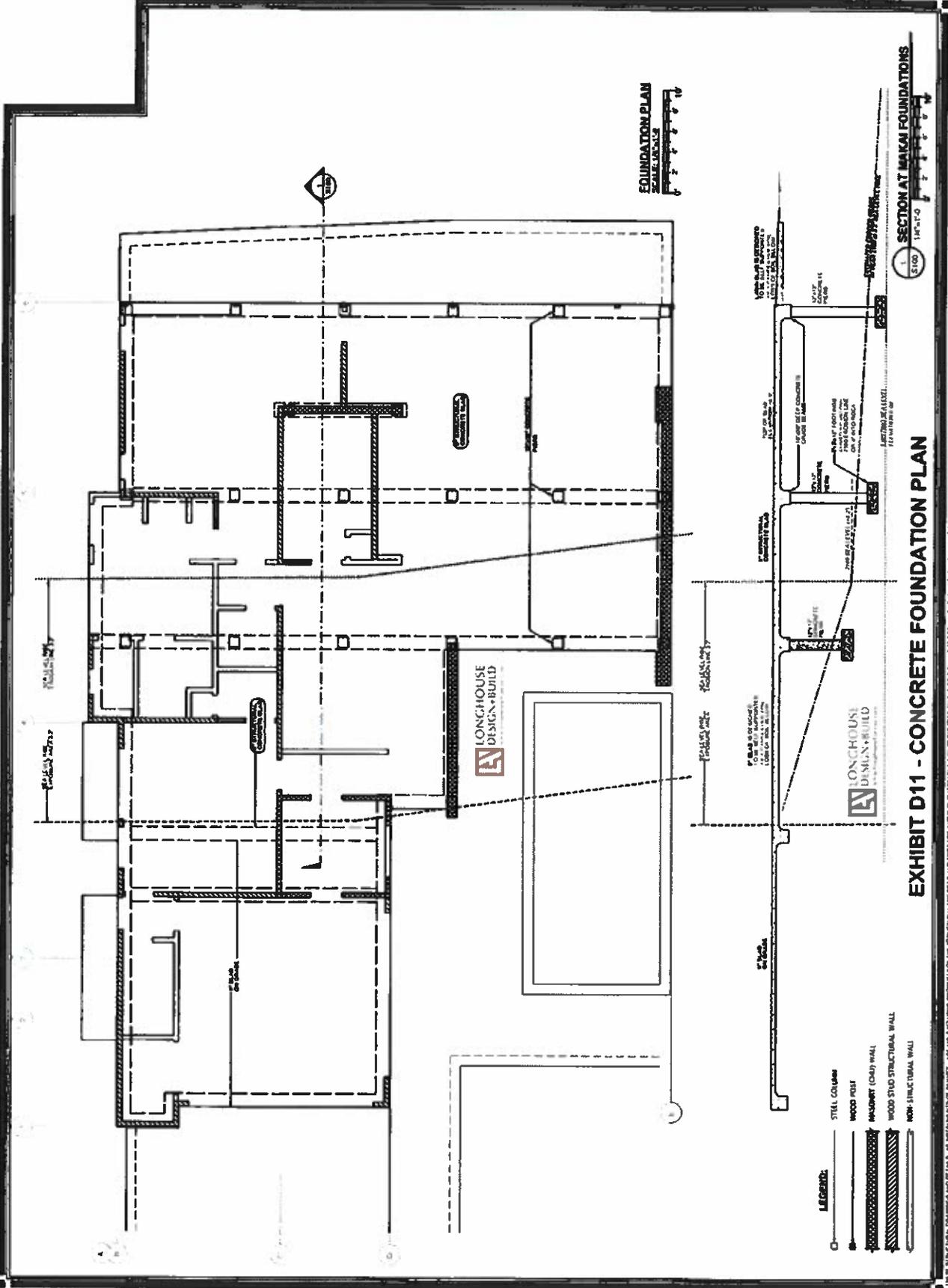
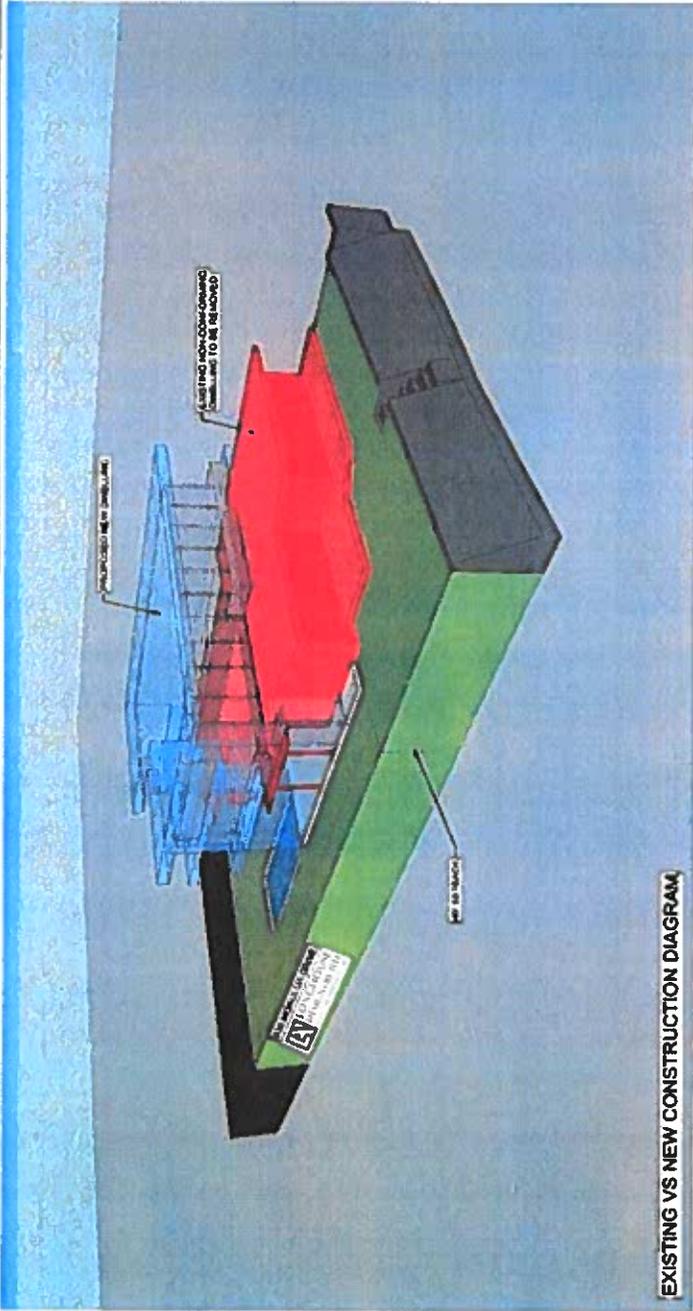


EXHIBIT D11 - CONCRETE FOUNDATION PLAN

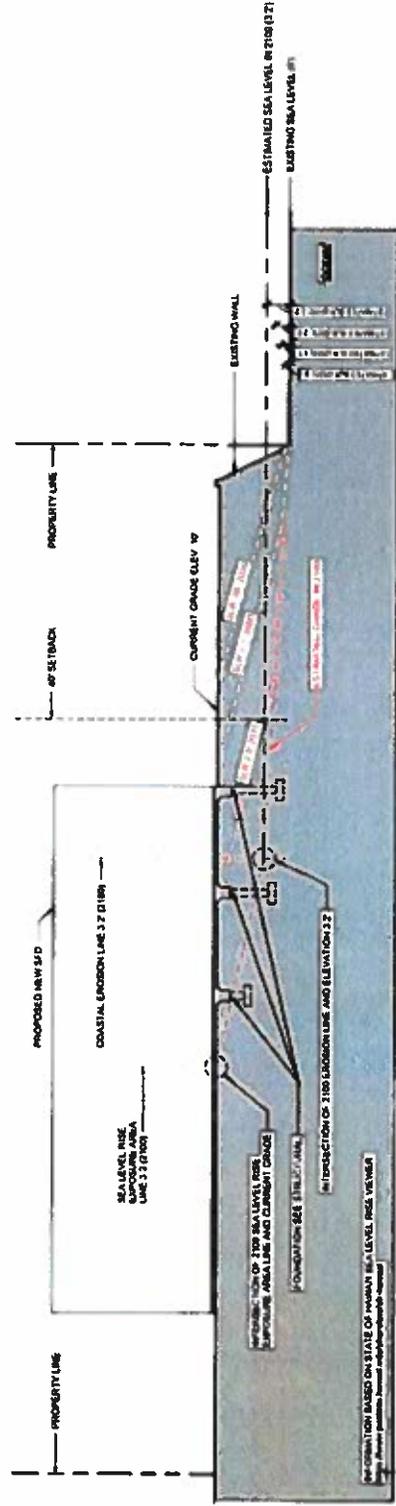
- LEGEND:
- STEEL COLUMN
  - WOOD POST
  - ▨ MASONRY (CRAY) WALL
  - ▧ WOOD STUD STRUCTURAL WALL
  - ▩ NON-STRUCTURAL WALL

THIS IS A STRUCTURAL DRAWING AND SHOULD BE USED IN CONJUNCTION WITH THE GENERAL CONTRACT DOCUMENTS AND SPECIFICATIONS. LONGHOUSE DESIGN+BUILD SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. LONGHOUSE DESIGN+BUILD SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. LONGHOUSE DESIGN+BUILD SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

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 CHANGE



**EXISTING VS NEW CONSTRUCTION DIAGRAM**

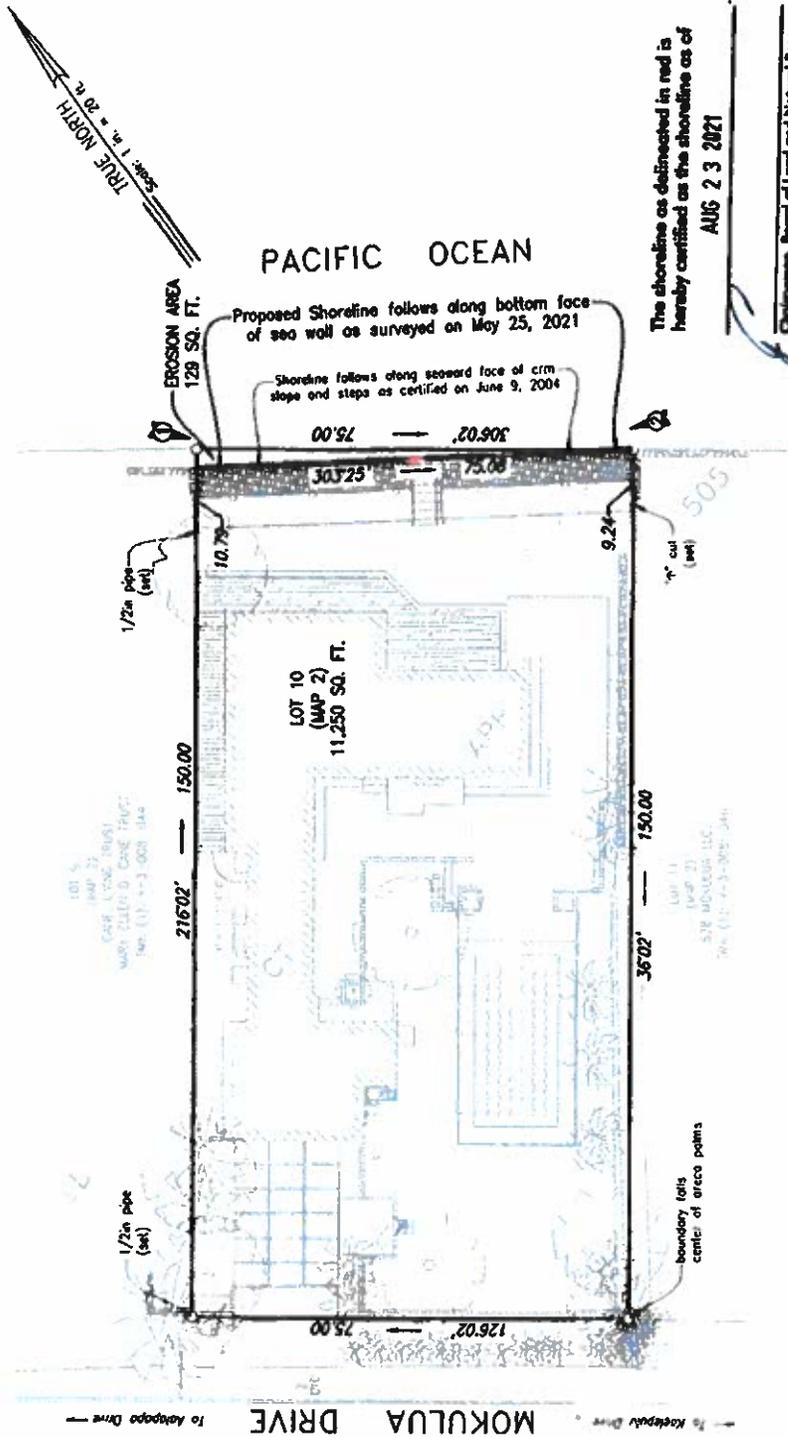


**EXHIBIT D12 - SITE SECTION AND BUILDING DIAGRAM**

**DATE:** 12/15/2017

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 www.longhousehawaii.com  
 830 MOKULUA DR. KAILUA, HI 96734  
 PROJECT NUMBER: 2017-001  
 SHEET: 012 OF 021  
 SITE SECTION & BUILDING DIAGRAM  
 DATE: 12/15/2017

# EXHIBIT D13 - CERTIFIED SHORELINE SURVEY



## 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".
  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 96754  
OWNER: PACIFIC COAST REAL ESTATE INVEST SERVICES



AUSTIN, TSUTSUMI, & ASSOCIATES, INC.  
501 SUMNER STREET, SUITE 521  
HONOLULU, HI 96817, (808) 533-3646

THIS WORK WAS PREPARED BY ME  
OR UNDER MY SUPERVISION.

*Erik S. Kaneshiro*

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

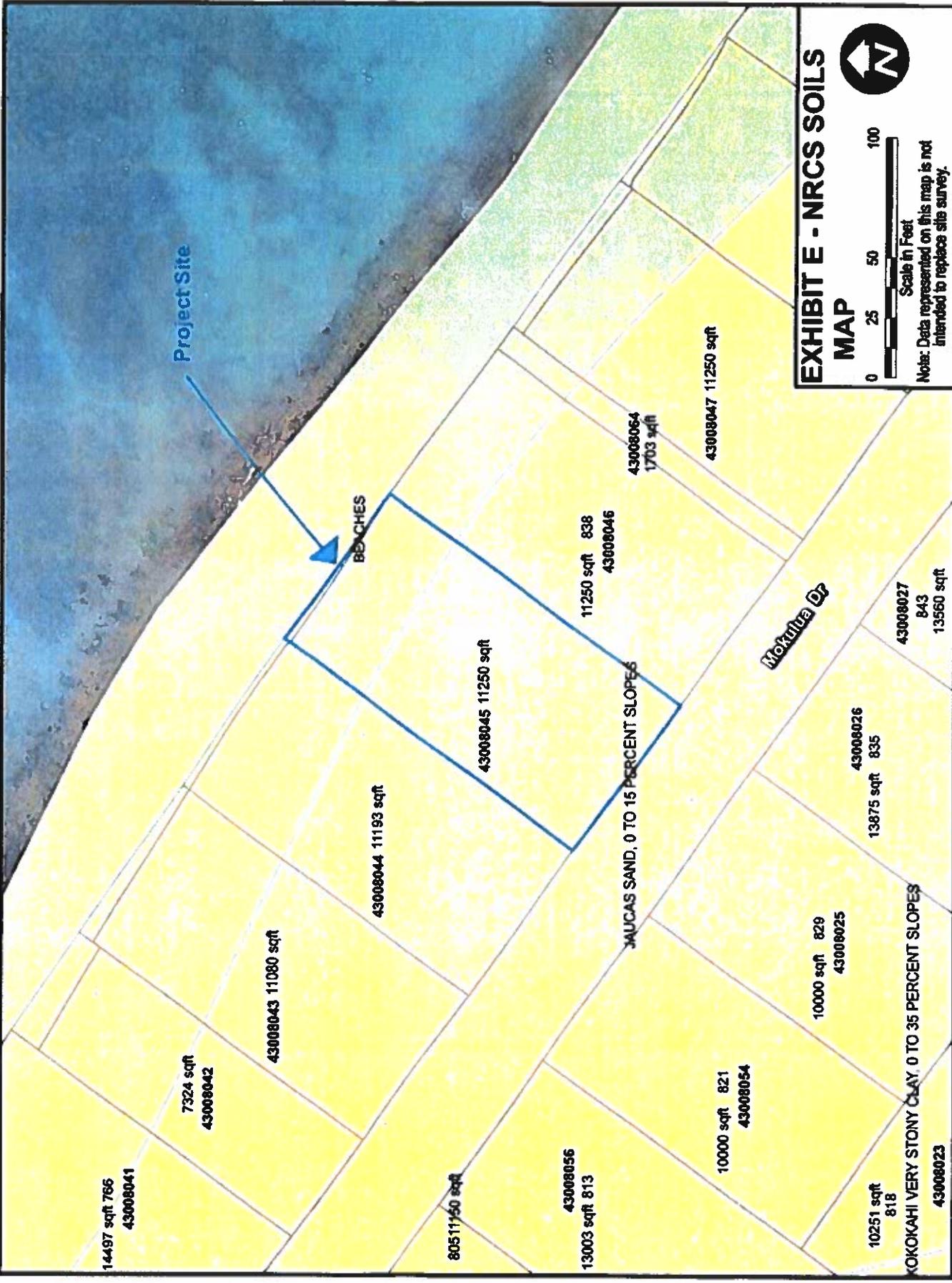
The shoreline as delineated in red is  
hereby certified as the shoreline as of  
AUG 23 2021

Chairman, Board of Land and Natural Resources

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

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

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



**EXHIBIT E - NRCS SOILS MAP**

Scale in Feet  
 0 25 50 100

North Arrow

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

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