



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.



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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**



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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

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

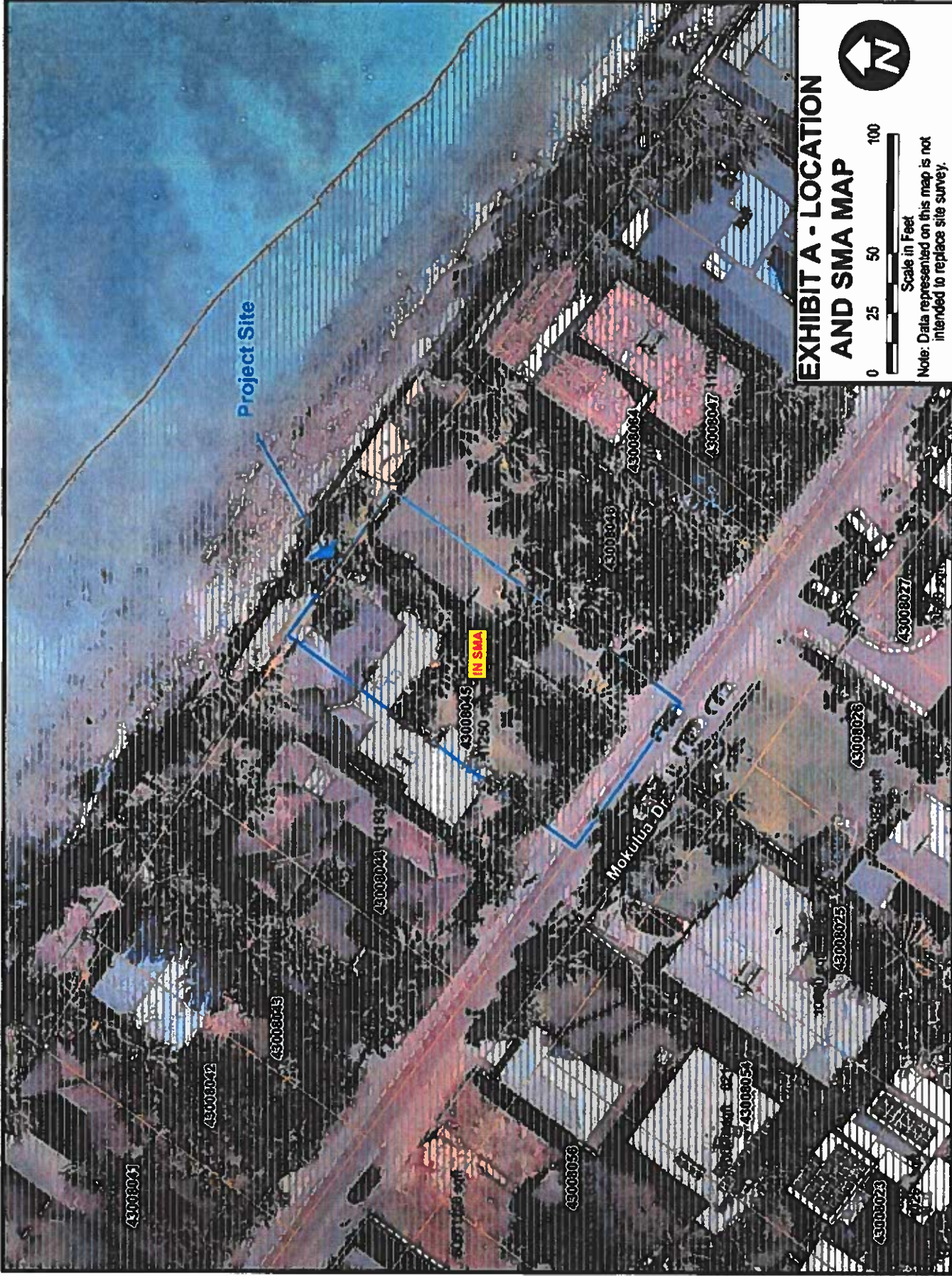


EXHIBIT A - LOCATION AND SMA MAP



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.

Project Site

R-10

Mokuia Dr

14497 sqft 768
43008041

7324 sqft
43008042

43008043 11080 sqft

43008044 11193 sqft

43008045 11250 sqft

11250 sqft 838
43008046

43008047 1763 sqft

43008047 11250 sqft

43008023 818
10251 sqft

10000 sqft 821
43008054

10000 sqft 829
43008025

43008026 13875 sqft 835

43008027 843
13550 sqft



Project Site

Urban

Mokulua Dr

14497 sqft 768
(43000041)

7324 sqft
(43000142)

11080 sqft
(43000043)

11193 sqft
(43000044)

805 11160 sqft

13003 sqft 813
(43000056)

11250 sqft
(43000045)

11250 sqft 838
(43000046)

1703 sqft
(43000064)

11250 sqft
(43000037)

10000 sqft 821
(43000054)

10000 sqft 929
(43000075)

13875 sqft 835
(43000076)

10251 sqft 818
(43000023)

13560 sqft 843
(43000027)

EXHIBIT C - STATE LAND USE MAP



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

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

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DESIGN+BUILD
www.longhouse-design.com

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PROJECT: 10/15/2011
DATE: 1-1-2012
SHEET: A001
SHEET TITLE: EXISTING SITE PLAN
SHEET NUMBER: 10/15/2011

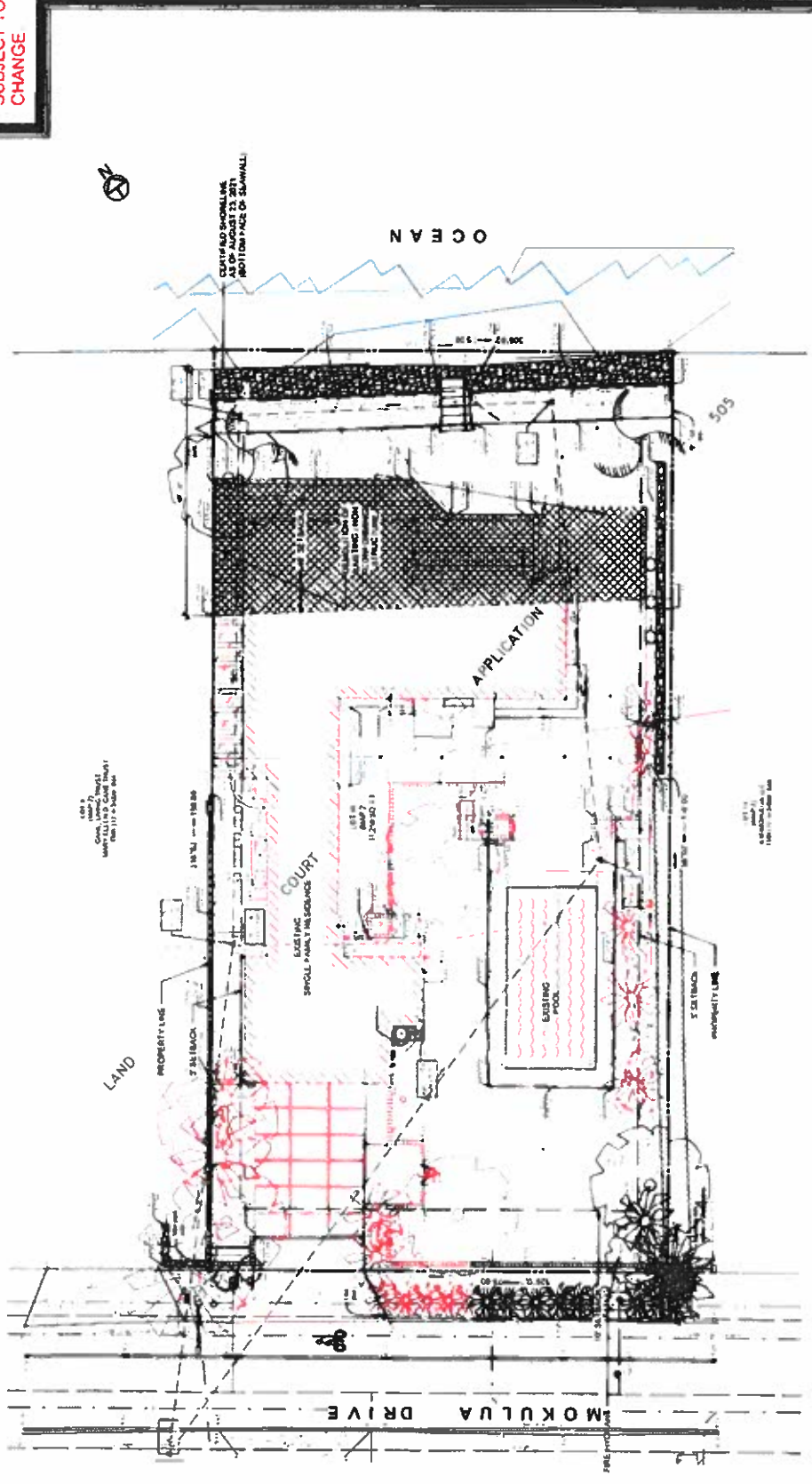


EXHIBIT D1 - EXISTING SITE PLAN

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10/15/2011 12:13:29 PM: \\hd-01\lhw\Projects\101510188_MOKULUA DRIVE_EXISTING POOL.dwg

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www.longhousehawaii.com

ARCHITECT: JAMES M. DODD
1000 KALANANʻĀHUI DRIVE, SUITE 100
HONOLULU, HAWAII 96813
PHONE: (808) 551-1234
FAX: (808) 551-1235

830 MOKULUA DR.
KAILUA, HI 96734
PROJECT NUMBER: 25-00

DATE: 1-2-2008
DRAWN BY: J. DODD
CHECKED BY: J. DODD
SCALE: 1" = 10'-0"

SITE PLAN

SHEET
A002
SHEET TOTAL: 002

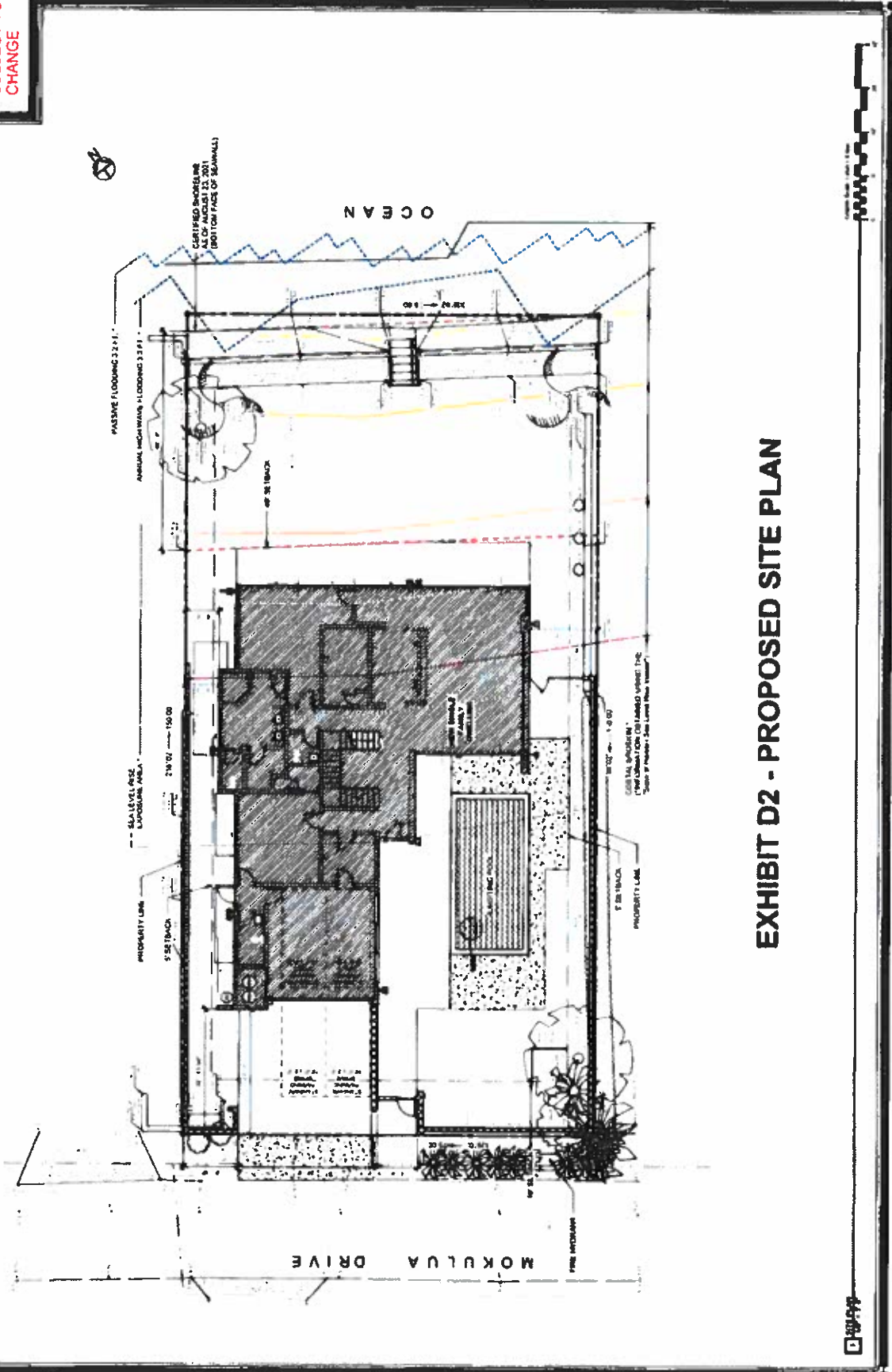


EXHIBIT D2 - PROPOSED SITE PLAN

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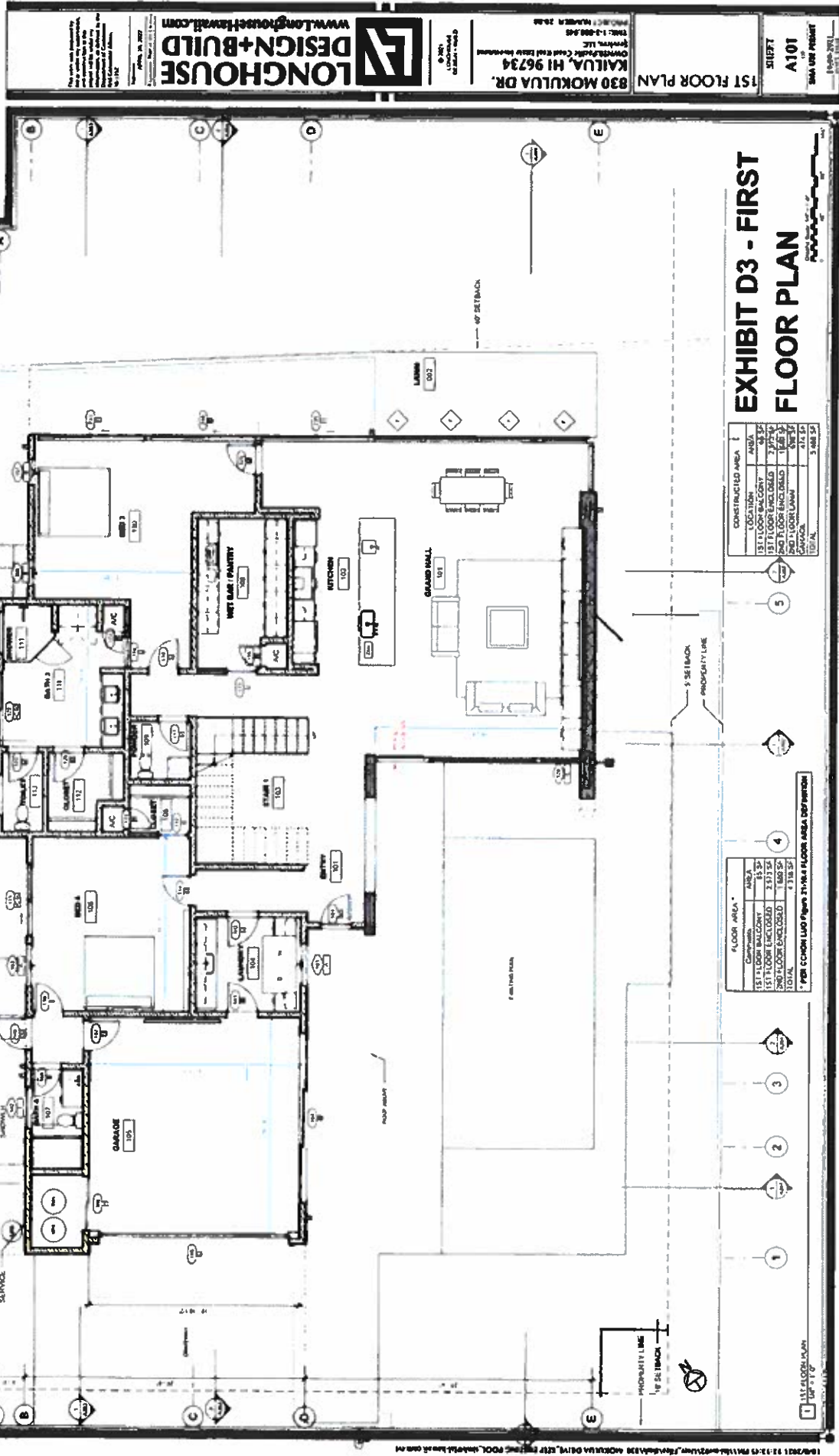


EXHIBIT D3 - FIRST FLOOR PLAN

CONSTRUCTED AREA	
1ST FLOOR BALCONY	1,111 SF
1ST FLOOR ENCLOSURE	2,774 SF
2ND FLOOR ENCLOSURE	1,228 SF
2ND FLOOR LAMIN	1,111 SF
CANALS	111 SF
TOTAL	5,485 SF

FLOOR AREA	
1ST FLOOR BALCONY	1,111 SF
1ST FLOOR ENCLOSURE	2,774 SF
2ND FLOOR ENCLOSURE	1,228 SF
TOTAL	5,485 SF

1ST FLOOR PLAN
SHEET
A101
SMA USE PERMIT

830 MOKULUA DR.
KAILUA, HI 96734
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DESIGN+BUILD
APRIL 14, 2022

This plan was prepared by
Longhouse Hawaii, Inc.
for the use of the owner.
It is not to be used for
any other purpose without
the written consent of
Longhouse Hawaii, Inc.

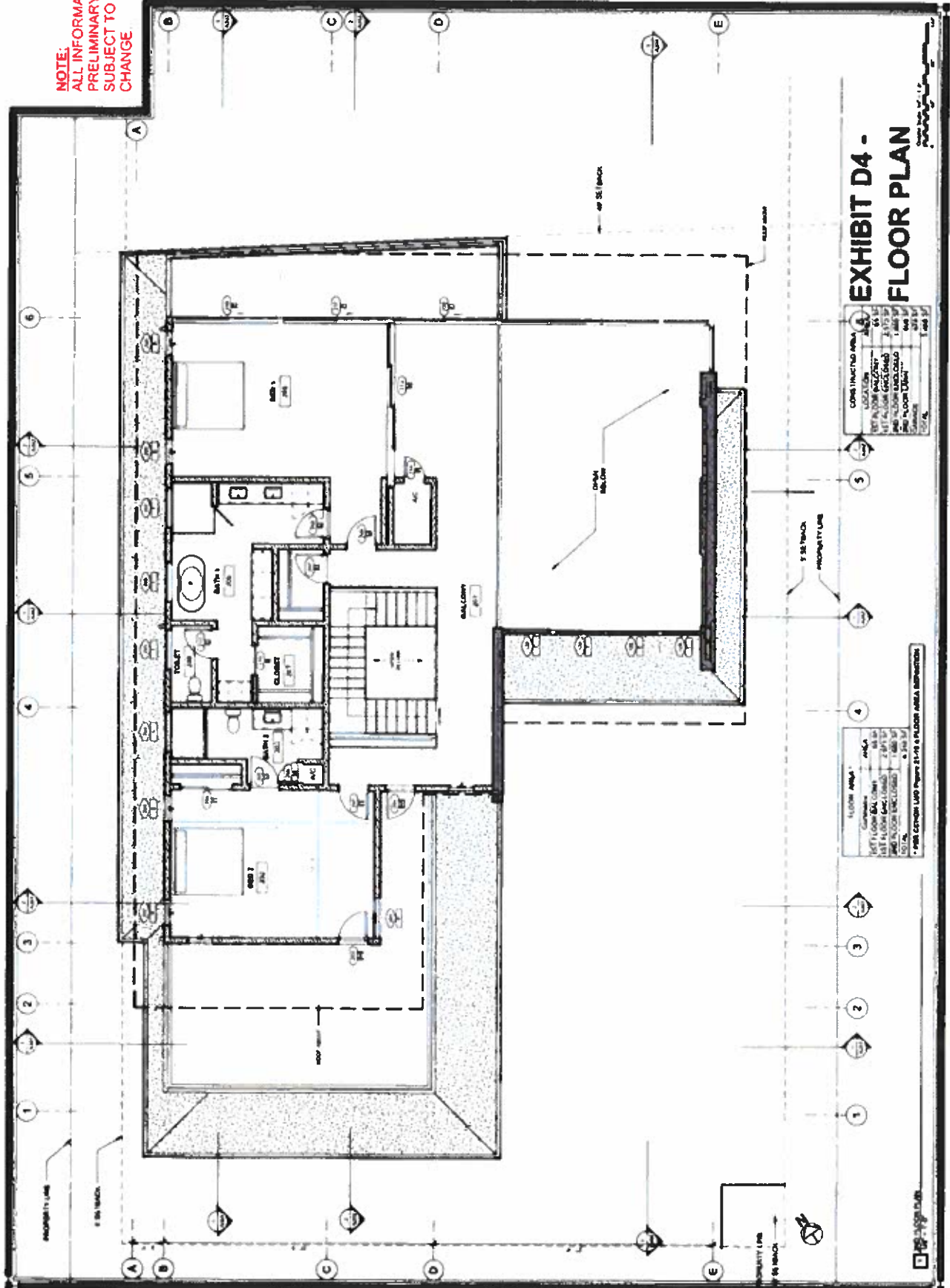
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6	1000	1000	1000
7	1000	1000	1000
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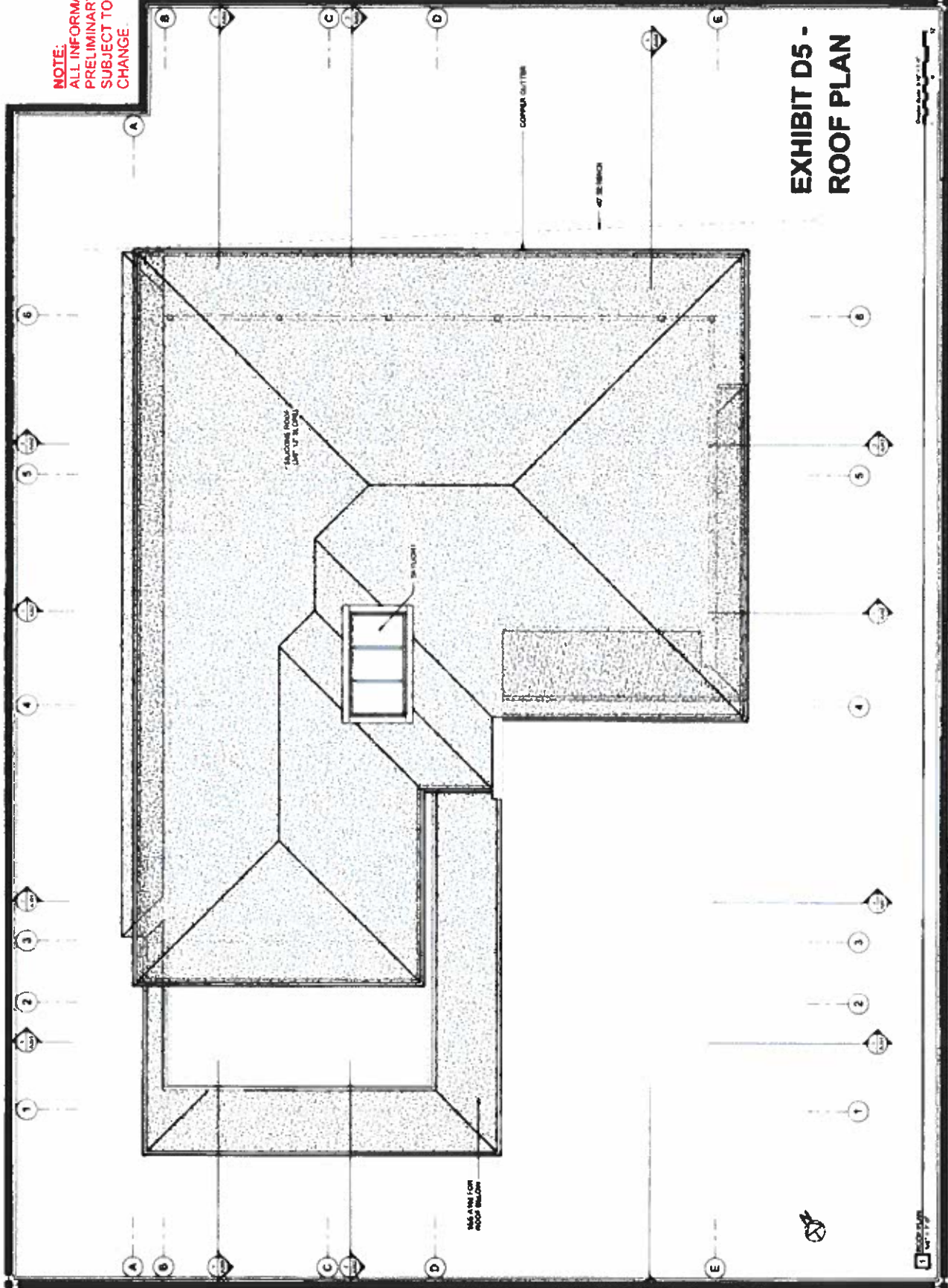
[illegible]

INDICATING VARIOUS ROOMS • 16-17 SHOWING OFF THE HOUSE

Journal of Management Education



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CHANGE.



**EXHIBIT D5 -
ROOF PLAN**

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1000 S. KAILUA DR.
KAILUA, HI 96734
PHONE: 808.241.1111
FAX: 808.241.1112

LONGHOUSE
DESIGN+BUILD

830 MOKULUA DR.
KAILUA, HI 96734
PHONE: 808.241.1111
FAX: 808.241.1112

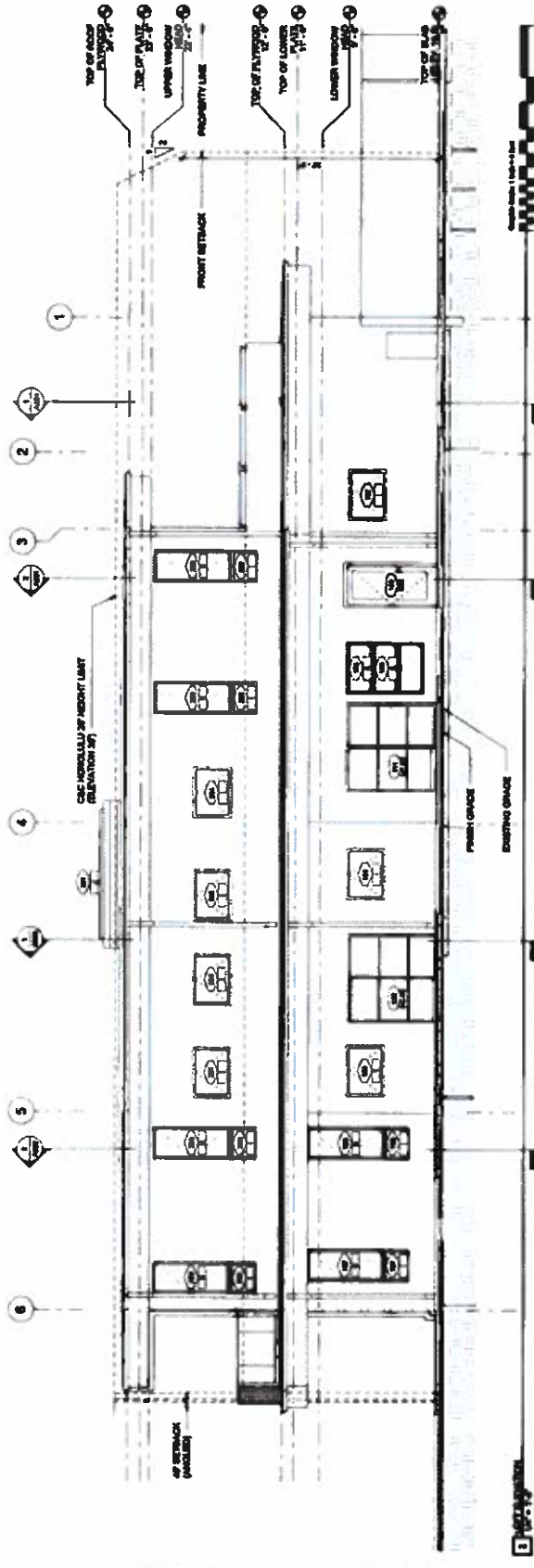
ROOF PLAN

1000 S. KAILUA DR.
KAILUA, HI 96734
PHONE: 808.241.1111
FAX: 808.241.1112

LONGHOUSE
DESIGN+BUILD

830 MOKULUA DR.
KAILUA, HI 96734
PHONE: 808.241.1111
FAX: 808.241.1112

EXHIBIT D6 - MAKAI AND LEFT ELEVATIONS



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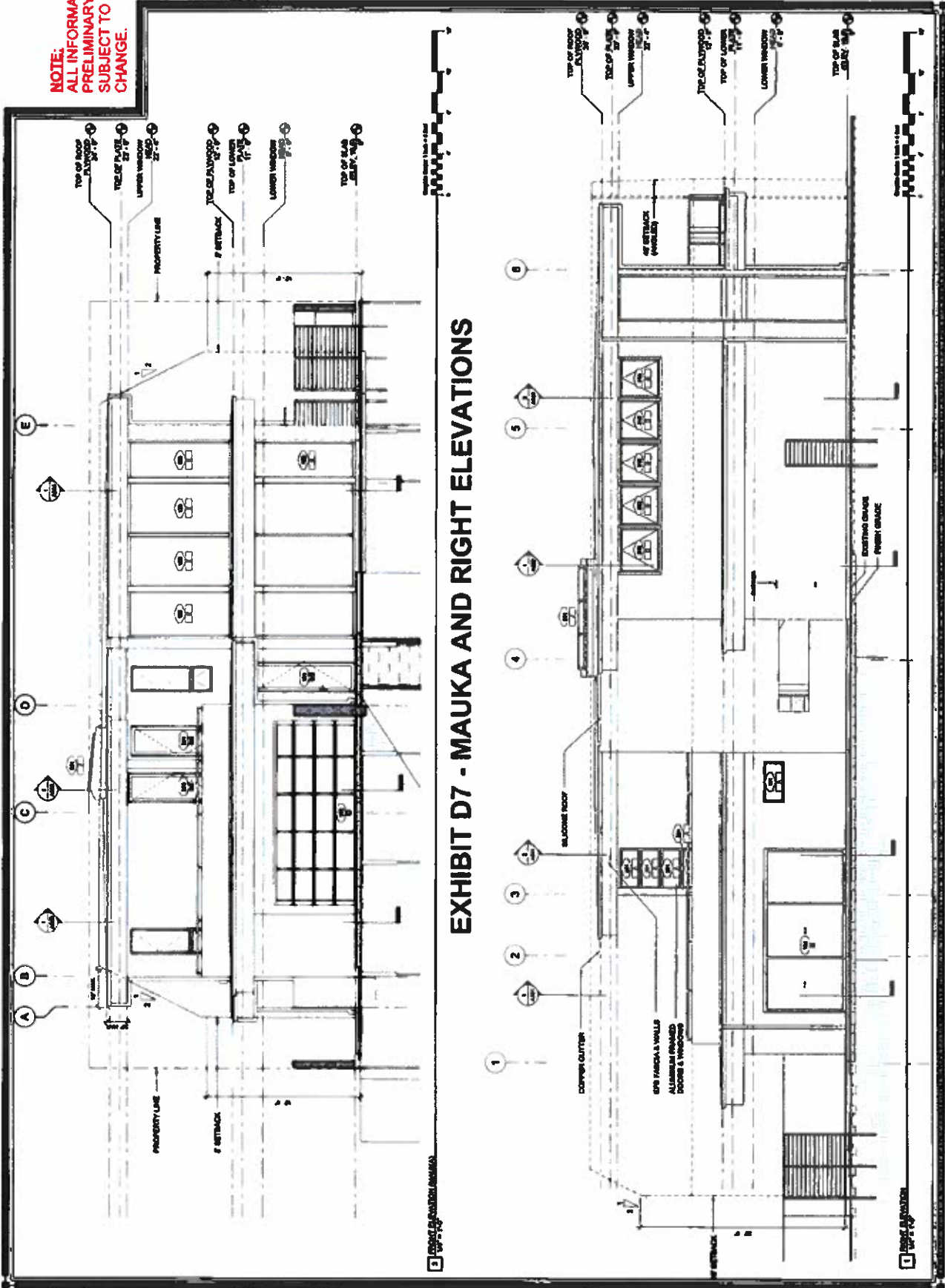


EXHIBIT D7 - MAUKA AND RIGHT ELEVATIONS

<p>PROJECT NUMBER: 20-00</p> <p>DATE: 11/11/2020</p> <p>DESIGNER: LONCHOUSE DESIGN+BUILD</p> <p>PROJECT LOCATION: 830 MOKULUA DR., KAILUA, HI 96734</p> <p>OWNER: KAILUA, HI 96734</p> <p>PROJECT NUMBER: 20-00</p>	<p>EXTERIOR ELEVATIONS</p>	<p>SHEET A202</p>
	<p>LONGHOUSE DESIGN+BUILD</p> <p>www.longhousedesign.com</p>	<p>MAUKA AND RIGHT ELEVATIONS</p>

[illegible]

NOTE: ALL INFORMATION PRELIMINARY SUBJECT TO CHANGE

SECTION 1

SECTION 2

EXHIBIT D8 - BUILDING SECTIONS

TOP OF ROOF
ELEV. 33.57

TOP OF LOWER
ELEV. 33.57

LOWER WINDOW
ELEV. 33.57

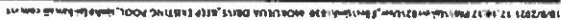
TOP OF SLAB
ELEV. 33.57

CALC MONOLAU 25' HEIGHT LIMIT
(ELEVATION 33.57)

0 10 20 30 40 50 60 70 80 90 100

10/9/2011 12:14:16 PM: 11-0711717, 11-0144430 MOKUSA DENG, KLP CRUING POOL, dkk. 11-0144430

830 MOKULUA DR.
 KAILUA, HI 96734
 LHM INC./P.O. Box 11400 Honolulu
 HI 96811
 TEL: 808/591-1234
 FAX: 808/591-1235
 E-MAIL: LHM@LHM.COM
 WWW.LONGHOUSEHAWAII.COM
 LONGHOUSE
 DESIGN+BUILD
 100% CM AT RISK



**EXHIBIT D9 -
WALL SECTIONS**

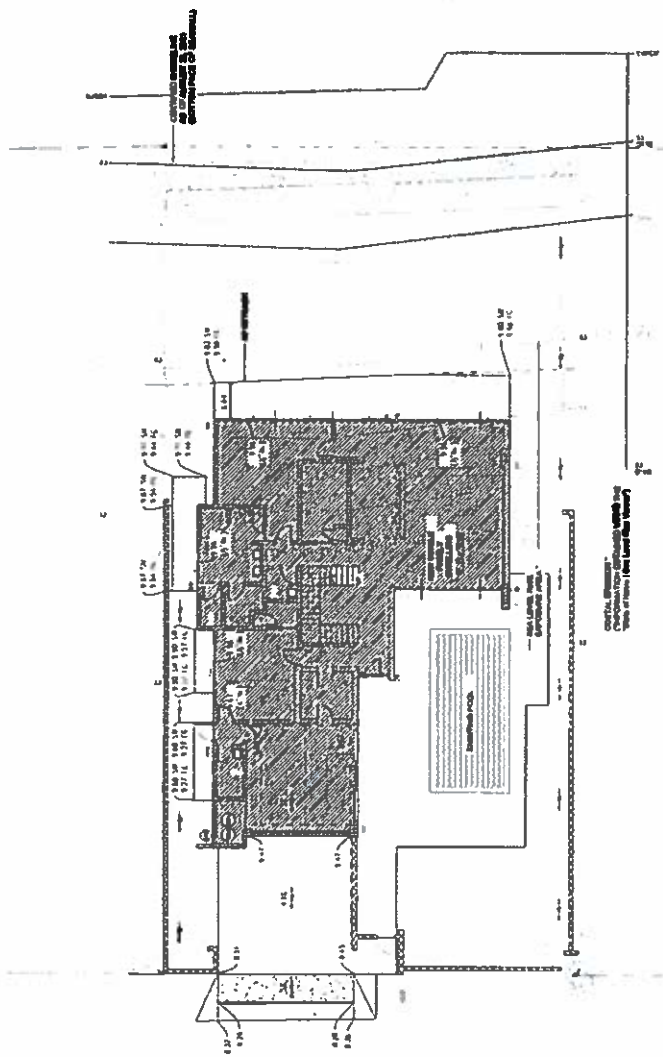
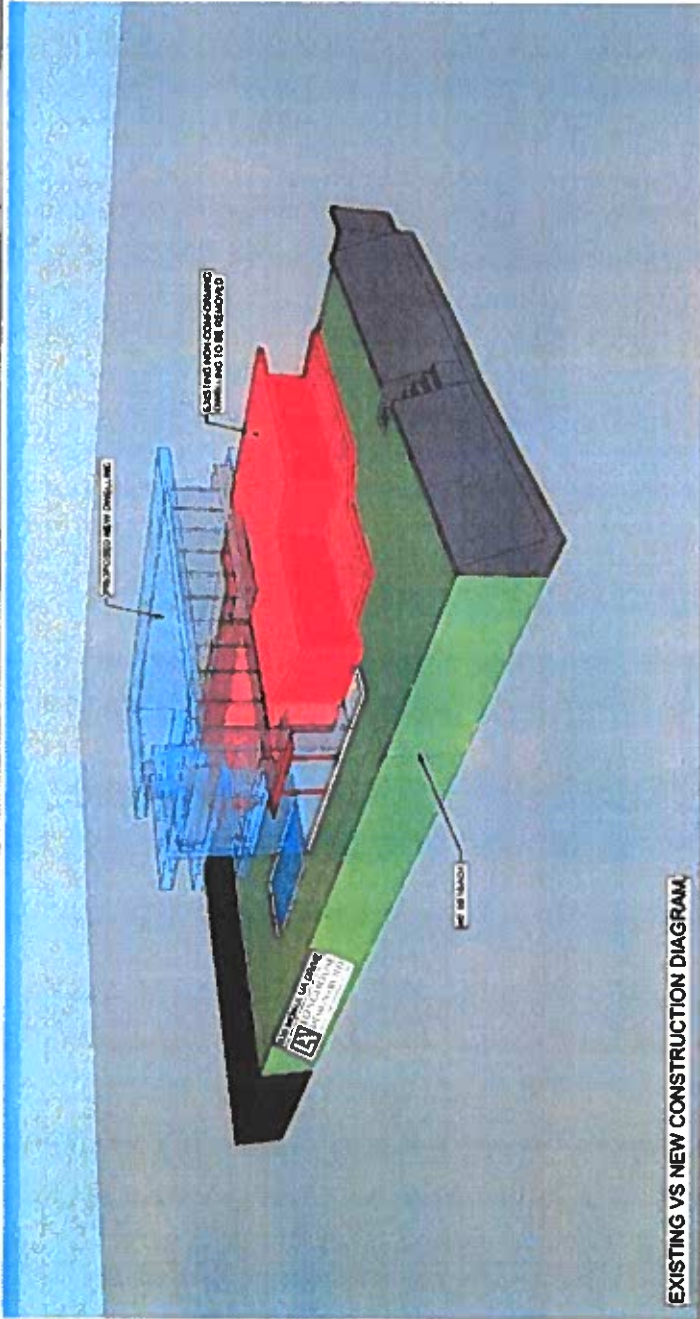


EXHIBIT D10 - GRADING PLAN



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EXISTING VS NEW CONSTRUCTION DIAGRAM

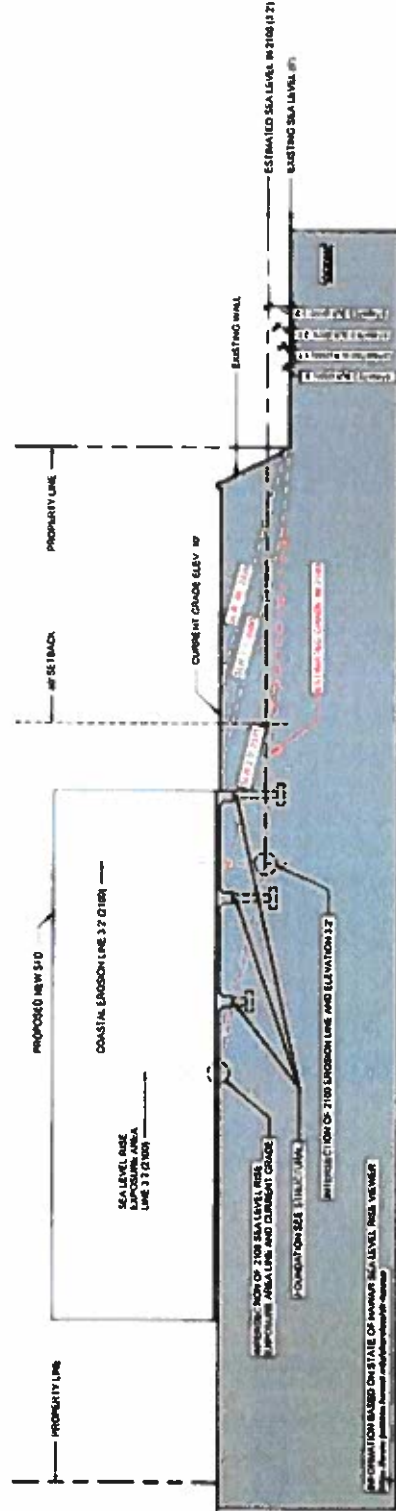


EXHIBIT D12 - SITE SECTION AND BUILDING DIAGRAM

PROJECT NUMBER: 2000

DATE: 01/11/2011

PROJECT NAME: 830 MOKULUA DR. KAILUA, HI 96734

DESIGNER: LONGHOUSE DESIGN+BUILD

WWW.LONGHOUSEDESIGN.COM

LONGHOUSE

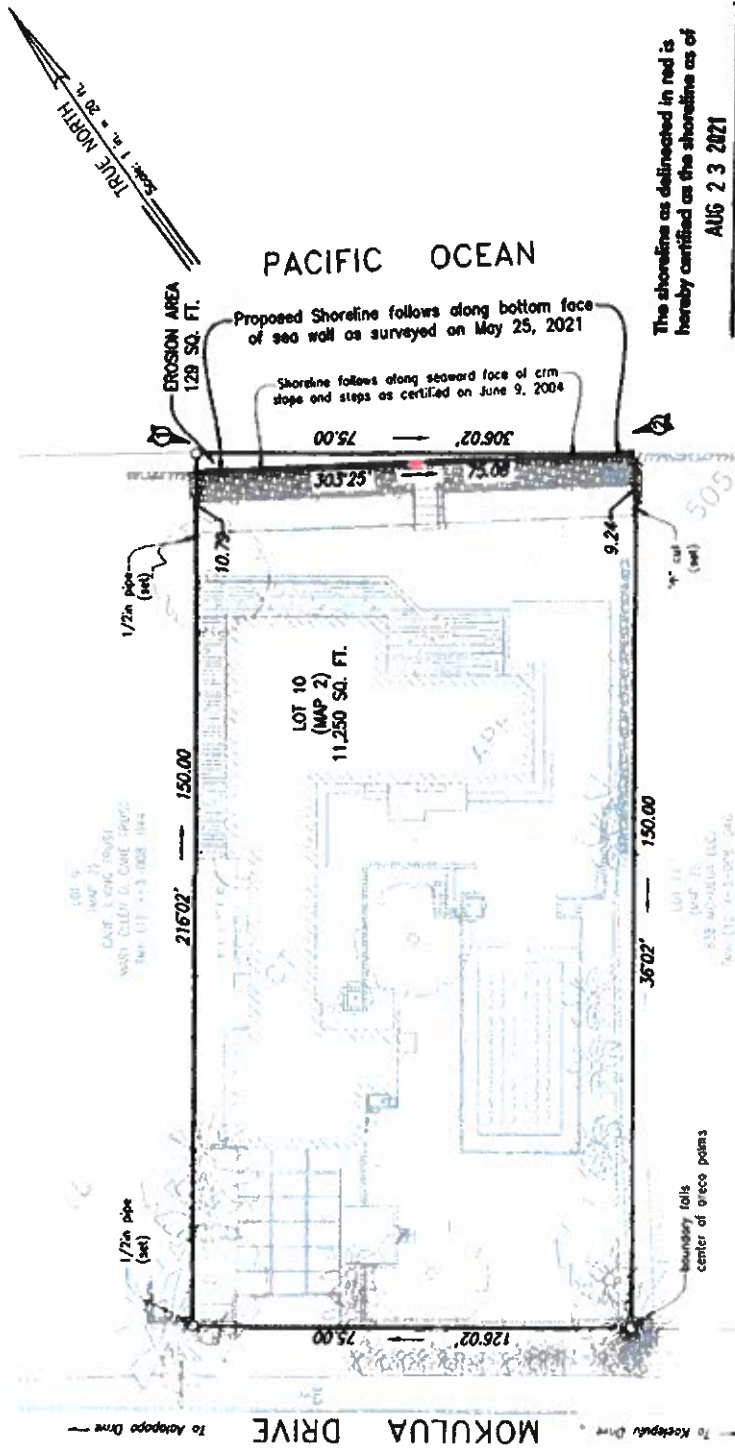
DESIGN+BUILD

SHEET: 012

TITLE: BUILDING DIAGRAM

DATE: 01/11/2011

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) 533-3646

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Eric S. Kanehiro

ERIC S. KANEHIRO
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

SITE ADDRESS: 830 MOKULUA DRIVE
KAILUA, HAWAII 96734
OWNER: PACIFIC COAST REAL ESTATE INVEST SERVICES

- NOTES**
1. All points shown on this map are referred to Government Survey Triangulation Station "MOKULU".
 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.

TAK: (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.

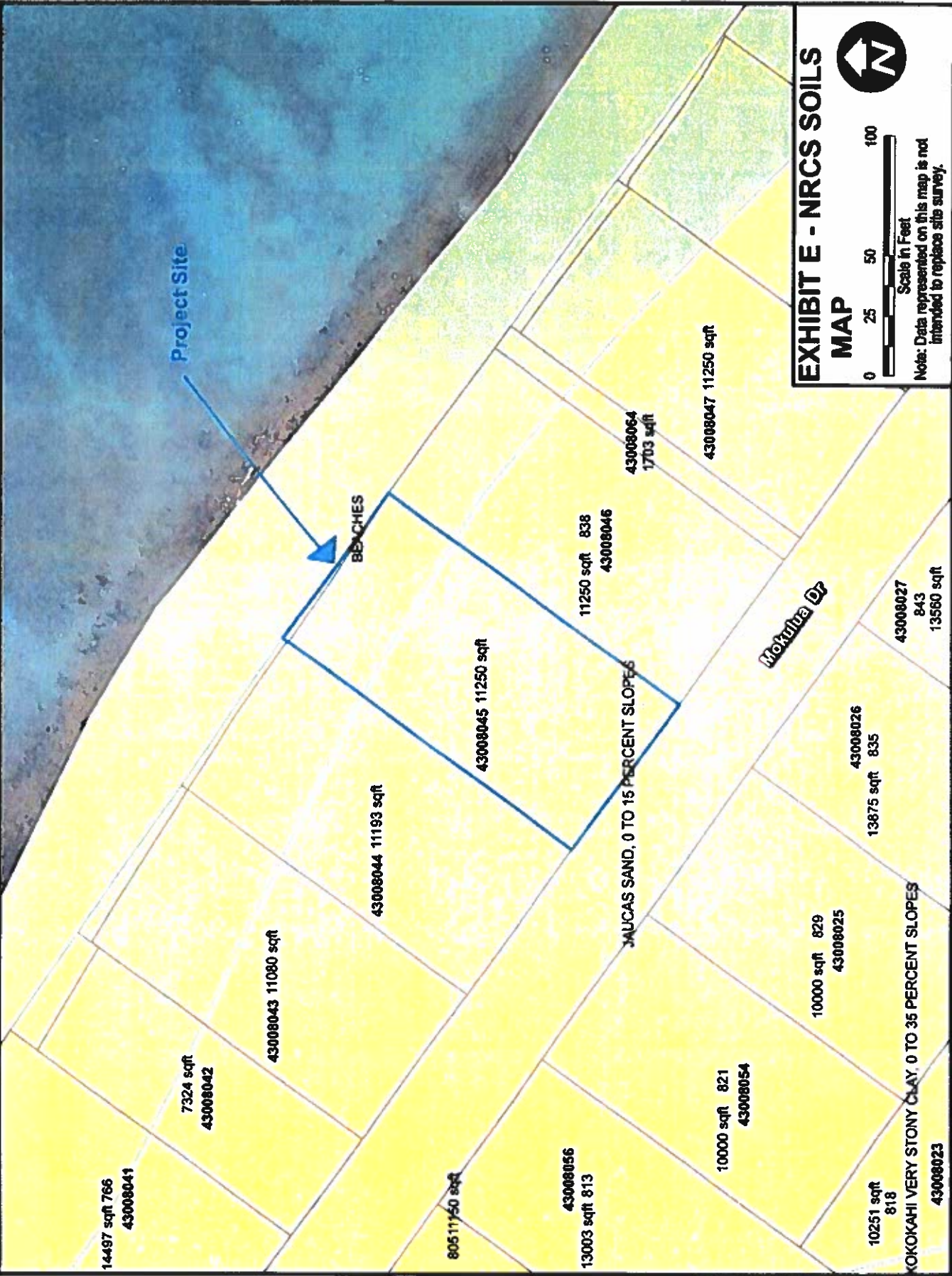


EXHIBIT E - NRCS SOILS

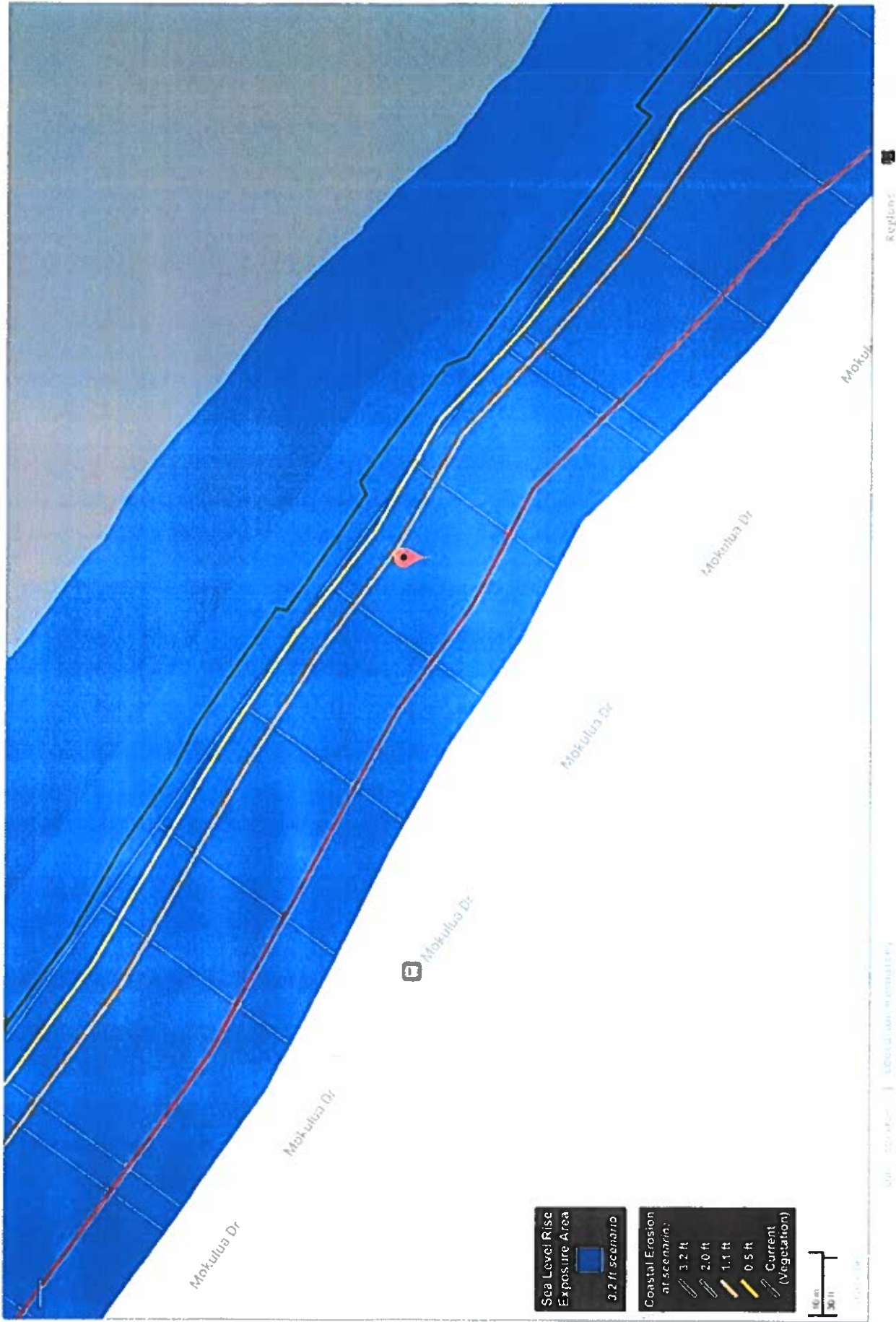
MAP

0 25 50 100

Scale in Feet

North Arrow

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



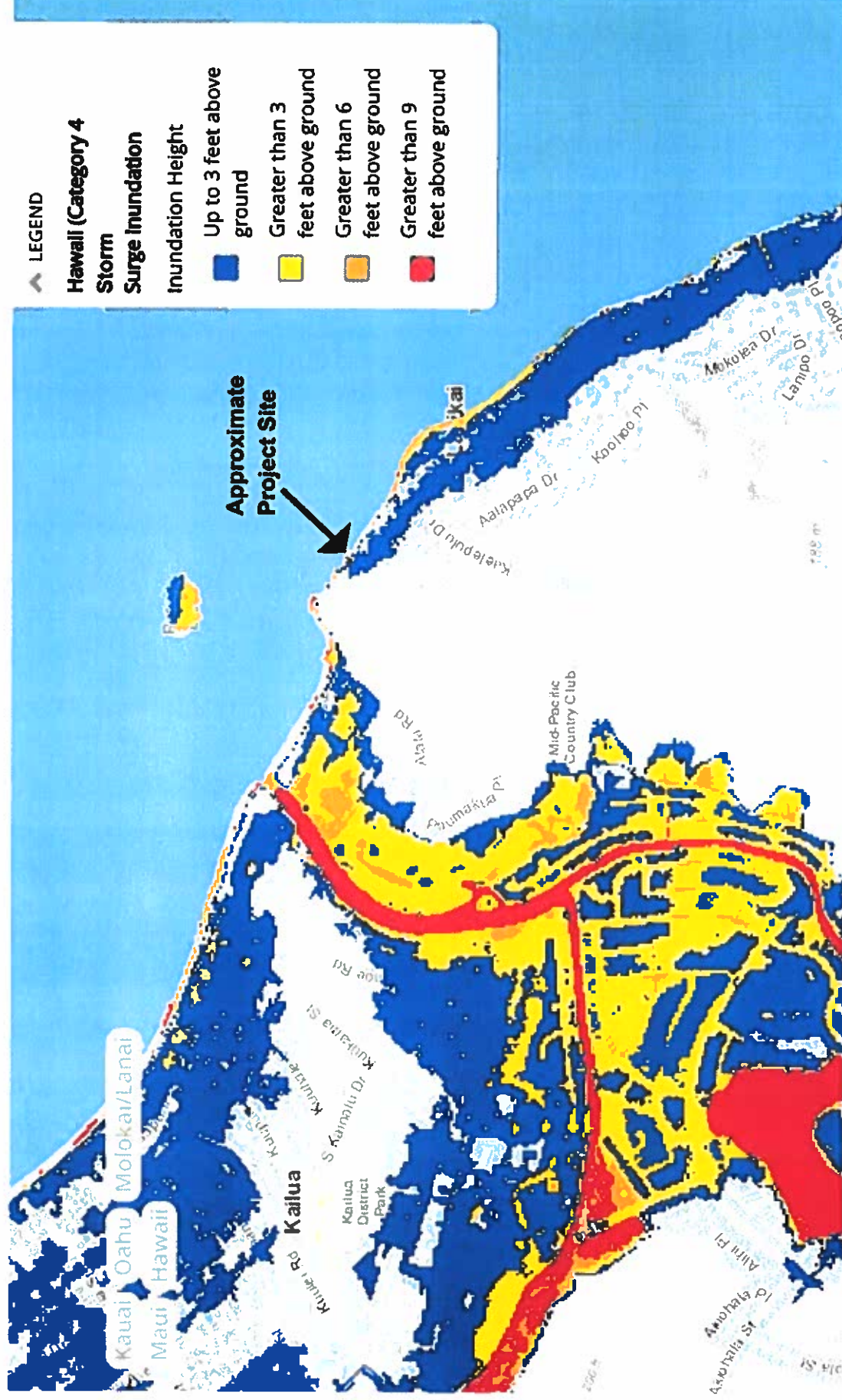


EXHIBIT G - CATEGORY 4 STORM SURGE INUNDATION MAP

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 21-281, CD1

Introduced: 12/30/21 By: TOMMY WATERS - BY REQUEST Committee: ZONING AND PLANNING (ZP)

Title: 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.

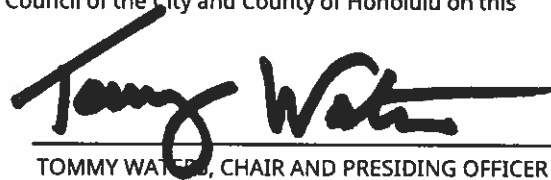
Voting Legend: * = Aye w/Reservations

12/30/21	INTRO	Introduced.
01/13/22	ZP	Reported out for adoption as amended in CD1 form. CR-006 (22) 4 AYES: CORDERO, ELEFANTE, KIA'ĀINA, SAY
01/26/22	CCL	Committee report and Resolution as amended were adopted. 9 AYES: CORDERO, ELEFANTE, FUKUNAGA, KIA'ĀINA, SAY, TSUNEYOSHI, TULBA, TUPOLA, WATERS

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.



GLEN I. TAKAHASHI, CITY CLERK



TOMMY WATERS, CHAIR AND PRESIDING OFFICER