CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 23-118

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA ("SMA") USE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING UNIT AND OTHER IMPROVEMENTS AT TAX MAP KEY ("TMK") 3-5-058: 011 IN WAI'ALAE, OAHU.

WHEREAS, on March 1, 2023, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2023/SMA-7) from David Kim ("Applicant") for an SMA Use Permit to allow for the demolition of an existing single-family dwelling, the construction of a single-family dwelling that includes a new driveway, three car garage, swimming pool, on an approximately 27,546-square-foot shoreline lot, located in the R-7.5 Residential District at 1001 Kaimoku Place in Kai Nani neighborhood of Wai'alae, and identified as TMK 3-5-058: 011 (hereinafter referred to as the "Project"); and

WHEREAS, on May 20, 2022, the DPP held a public hearing at 'Āina Haina Public Library, which was attended by the Applicant's agent, the Agent's assistant, the Applicant's architect, and DPP staff; no members of the public were in attendance and no public testimony was offered; and

WHEREAS, on May 26, 2023, 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 of the Revised Ordinances of Honolulu 1990 ("ROH"), and Sections 205A-2 and 205A-26 of the Hawai'i Revised Statues ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on 05/26/23, by Departmental Communication No. 351(23), 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. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A through I, enclosed hereto and incorporated herein by this reference. Any change in the size or nature of the Project that may have a significant effect on coastal resources addressed in ROH Chapter 25, 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 minor

modification and may be permitted under this resolution, upon review and approval by the Director of the DPP.

B. Upon approval of this SMA Use Permit, neither the Applicant nor any future successor, owner, or interested party may claim hardship due to erosion, sea level rise (SLR), or any other coastal hazard, in order to obtain approval for a new shoreline protection structure.

C. Prior to the issuance of any construction permits or building permits, the Applicant should be required to submit to the DPP an archaeological monitoring plan that has been reviewed and approved by the State Historic Preservation Division (SHPD). The archaeological monitoring plan should cover any ground disturbing work for the proposed Project. Development permit plans and building plans should note that archaeological monitoring is required during construction.

D. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant will stop work and contact the SHPD immediately. Work in the immediate area will be stopped until the SHPD assess the impact and makes 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.

E. To minimize impacts to Hawaiian seabirds, the Hawaiian hoary bat, and other species that may frequent or traverse the vicinity of the Project site:

1. All new and replacement outdoor light fixtures should not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior light fixtures on the zoning lot, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is 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);

3. Exterior lighting fixtures on the zoning lot should be fully shielded, using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture;

4. All Project site work and construction activities should be limited to daylight hours;

5. Woody plants greater than 15 ft. in height should not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season from June 1 through September 15; and

6. All Project-related activities should cease if a Hawaiian monk seal or green sea turtle is within 150 ft. of the work area, or as recommended by State or Federal regulations. Project activities should only recommence after the animal voluntarily leaves the area. Any Project-related debris that may impose an entanglement threat to monk seals and turtles should be removed from the work area at the end of each day and at the conclusion of Project-related activities.

These requirements should be clearly stated under "Environmental Notes" on any development permit plans and building plans for the proposed Project.

F. **The Applicant shall 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:

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 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 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. Sixty 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.

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 23-118

RESOLUTION

G. This application has only been reviewed and approved pursuant to the provisions of ROH Chapter 25, and its approval does not constitute compliance with other governmental requirements. The Applicant is responsible for ensuring that the final plans for the Project approved under this permit comply with all applicable governmental provisions and requirements, including the provisions of the LUO.

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to David Kim, 1288 Ala Moana Boulevard APT 36K, Honolulu, Hawai'i 96814; Dawn Takeuchi Apuna, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

(br)

DATE OF INTRODUCTION:

JUN 2 2023

Honolulu, Hawai'i

Councilmembers

DPP23SMA7.R23



Project Site

VICINITY MAP

0 150 300 600

Scale in Feet

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

Legend

- Project Site
- Outside SMA
- Within SMA

EXHIBIT A

LOCATION MAP

FILE NO.: 2023/SMA-7

PROJECT: KIM RESIDENCE

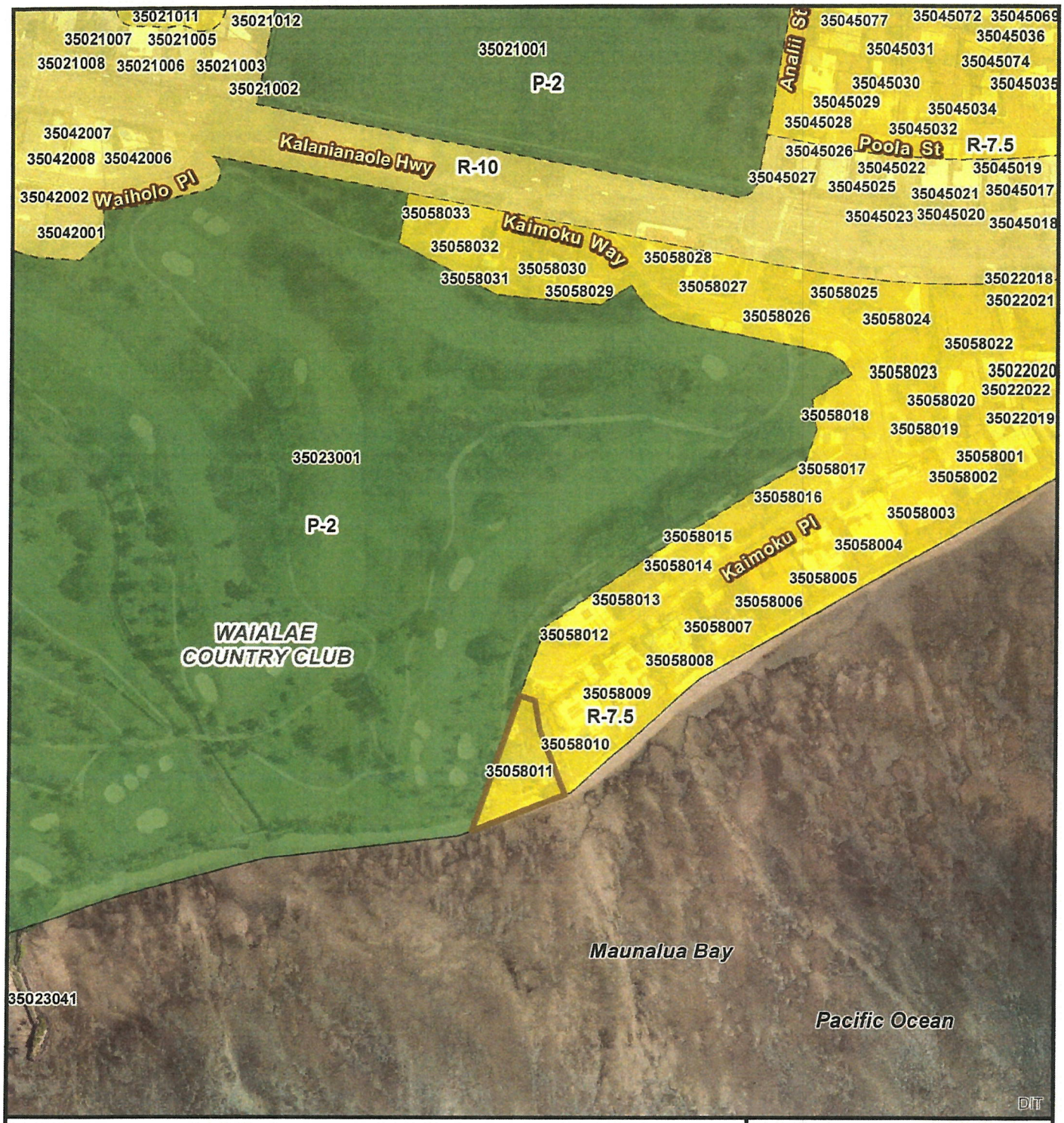
LOCATION: 1001 KAIMOKU PLACE - WAIALAE

TAX MAP KEY: 3-5-058: 011

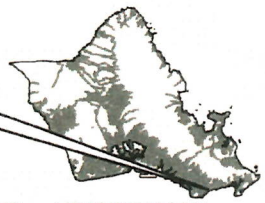
Prepared by: Department of Planning and Permitting

Date Prepared: April 19, 2023

Copyright City & County of Honolulu
All Rights Reserved



Project Site



VICINITY MAP

0 150 300 600

Scale in Feet

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

Legend

- Project Site
- P-2 District
- R-10 District
- R-7.5 District

EXHIBIT B

ZONING MAP

FILE NO.: 2023/SMA-7

PROJECT: KIM RESIDENCE

LOCATION: 1001 KAIMOKU PLACE - WAIALAE

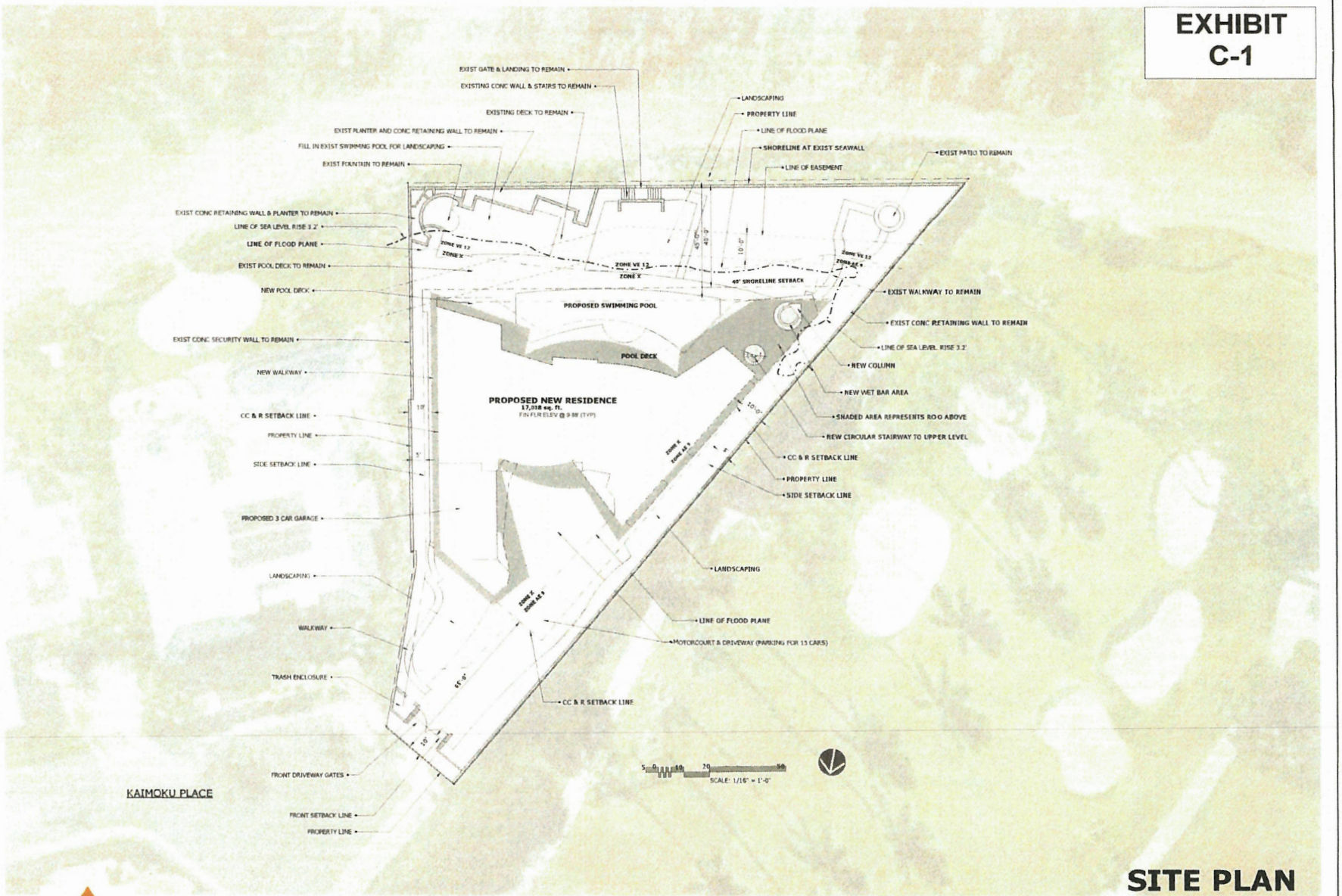
TAX MAP KEY: 3-5-058: 011

Prepared by: Department of Planning and Permitting

Date Prepared: April 19, 2023

Copyright City & County of Honolulu
All Rights Reserved

EXHIBIT C-1



SITE PLAN

ISSUE DATE: DEC 8, 2022

EISERLOH ARCHITECTS
820 W HIND DRIVE #240139 HINDLULU, HAWAII 96821
www.eiserloharchitects.com Tel: (808) 777-9968

KIM RESIDENCE
1001 KAIMOKU PLACE
HONOLULU HAWAII 968 21 T.M.K. # 3-5-5B:11

PROPOSED DEVELOPMENT PLAN C 1

EXHIBIT C-2



LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

ISSUE DATE: DEC 8, 2022

EISERLOH ARCHITECTS
820 W HIND DRIVE #240139 HINOLULU, HAWAII 96821
www.eiserloharchitects.com Tel: (808) 777-9968

KIM RESIDENCE
1001 KAIMOKU PLACE
HONOLULU HAWAII 968 21 T.M.K. # 3-5-58:11

PROPOSED DEVELOPMENT PLAN

A 1

EXHIBIT C-3



UPPER LEVEL FLOOR PLAN

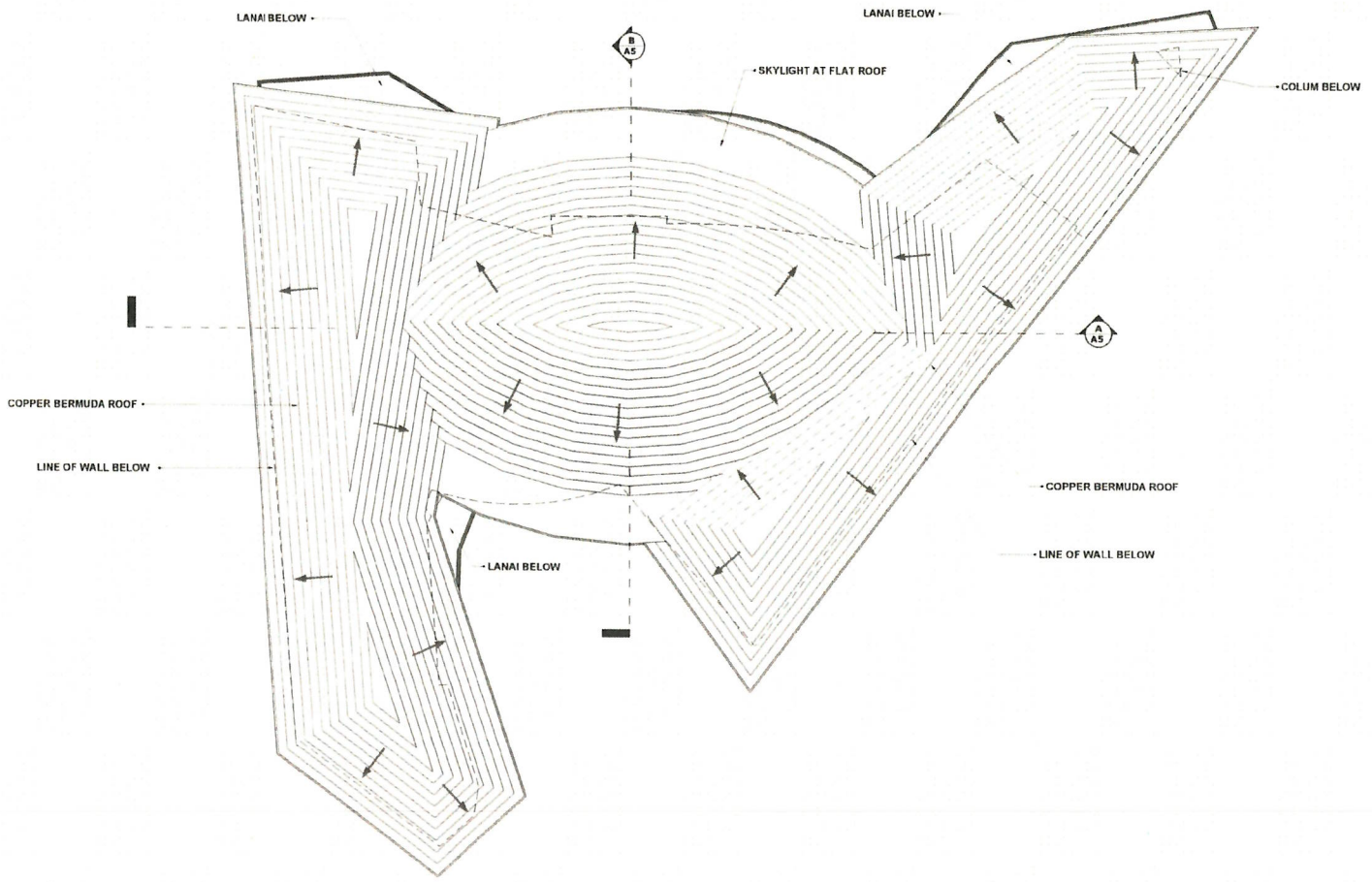
SCALE: 1/8" = 1'-0"

EISERLOH ARCHITECTS
820 W HIND DRIVE #240139 HINOLULU, HAWAII 96821
www.eiserloharchitects.com Tel: (808) 777-9968

KIM RESIDENCE
1001 KAIMOKU PLACE
HONOLULU HAWAII 968 21 T.M.K. # 3-5-58:11

PROPOSED DEVELOPMENT PLAN A 2

EXHIBIT C-4



ROOF PLAN

SCALE: 1/8" = 1'-0"

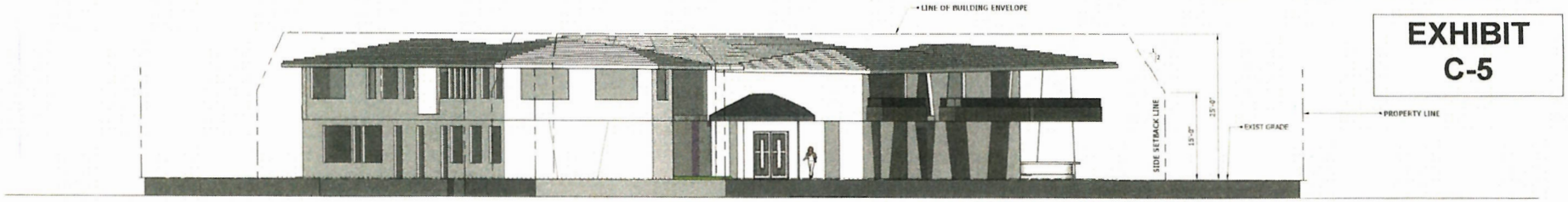
ISSUE DATE: DEC 8, 2022

EISERLOH ARCHITECTS
820 W HIND DRIVE #240139 HINOLULU, HAWAII 96821
www.eiserloharchitects.com Tel: (808) 777-9968

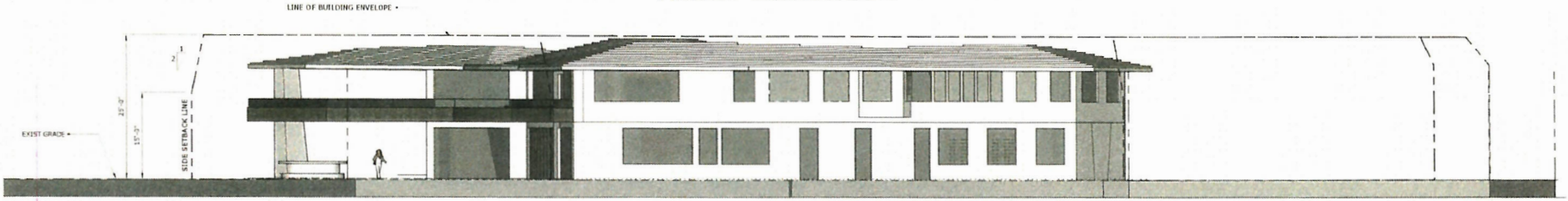
KIM RESIDENCE
1001 KAIMOKU PLACE
HONOLULU HAWAII 965 21 T.M.K. # 3-5-58:11

PROPOSED DEVELOPMENT PLAN

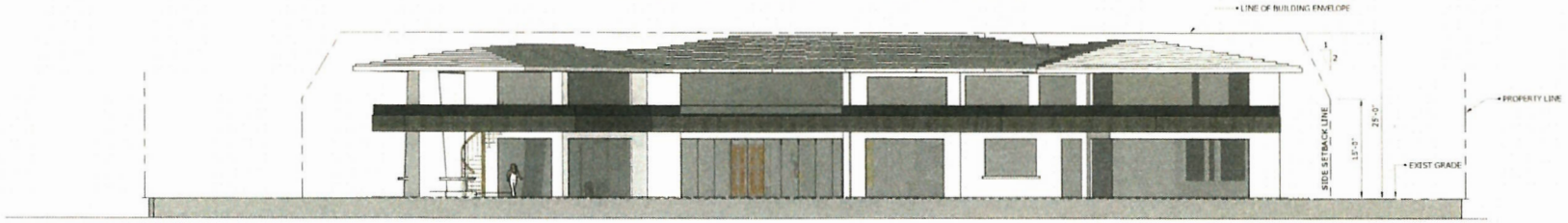
EXHIBIT C-5



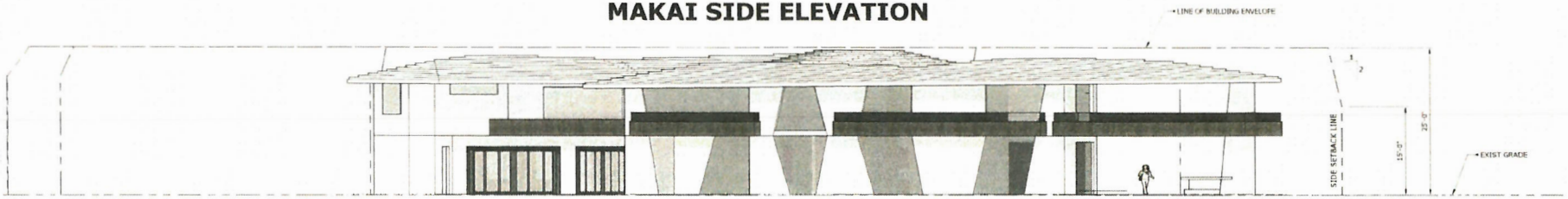
FRONT ELEVATION



KOKO HEAD SIDE ELEVATION



MAKAI SIDE ELEVATION



DIAMOND HEAD SIDE ELEVATION

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

ISSUE DATE: DEC 6, 2022

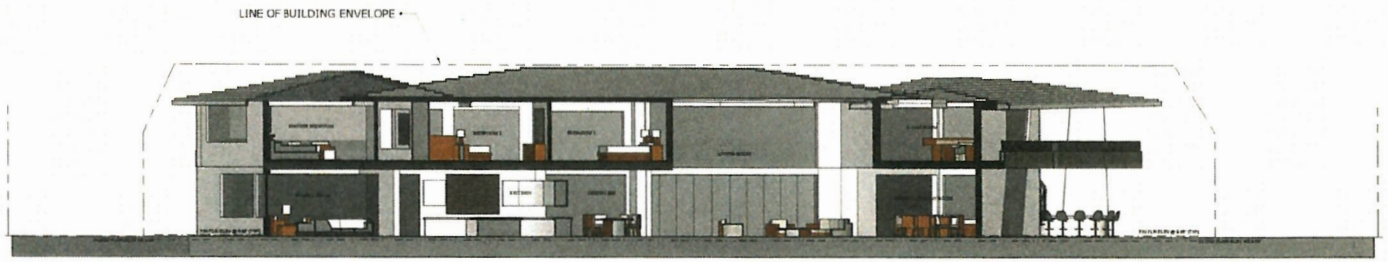
EISERLOH ARCHITECTS
820 W HIND DRIVE #240139 HONOLULU, HAWAII 96821
www.eiserloharchitects.com Tel: (808) 777-9968

KIM RESIDENCE
1001 KAIMOKU PLACE
HONOLULU HAWAII 965 21 T.M.K. # 3-5-58:11

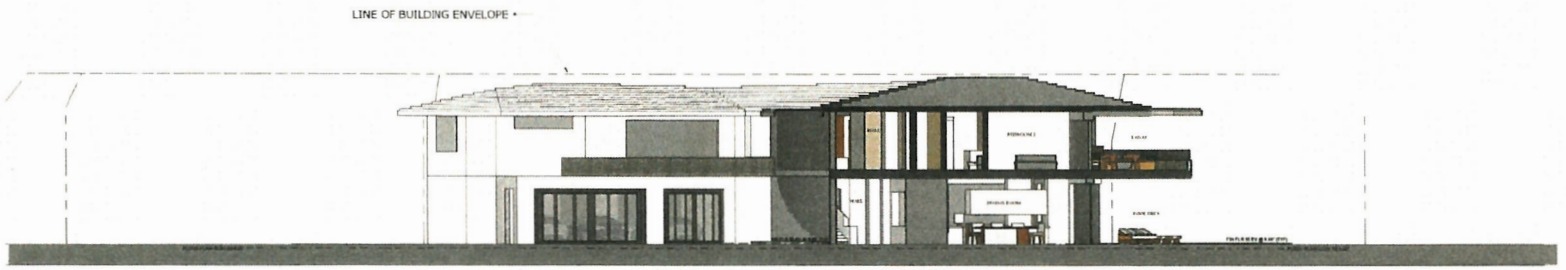
PROPOSED DEVELOPMENT PLAN

A 4

EXHIBIT C-6



BUILDING SECTION A



BUILDING SECTION B

BUILDING SECTIONS

SCALE: 1/8" = 1'-0"

EISERLOH ARCHITECTS
820 W HIND DRIVE #240139 HINOLULU, HAWAII 96821
www.eiserloharchitects.com Tel: (808) 777-9968

KIM RESIDENCE
1001 KAIMOKU PLACE
HONOLULU HAWAII 968 21 T.M.K. # 3-5-58:11

PROPOSED DEVELOPMENT PLAN A 5

EXHIBIT C-7

EISERLOH ARCHITECTS

April 26, 2023

PROPOSED AND EXISTING SIZE/HEIGHT COMPARISSON

1001 KAIMOKU PLACE

LOT SIZE: 27,546 sq. ft.

EXISTING RESIDENCE:

Sq Ftge Calcs:

Lower Level Int:	6,588
Upper Level Int:	6,838
Sub total	13,426
Lower Supported Balcony	804
Sub-total	**14,230**
Upper Lanai	648
Garage:	960
Total	**15,838**

- Floor Area Ratio 14,230 (Floor area) ÷ 27,546 (lot size) = .52
- Lot Coverage: 7,642 (6,838 + 804) ÷ 27,546 = .28
- Stories: 2 stories
- Height: 24'- 10" high

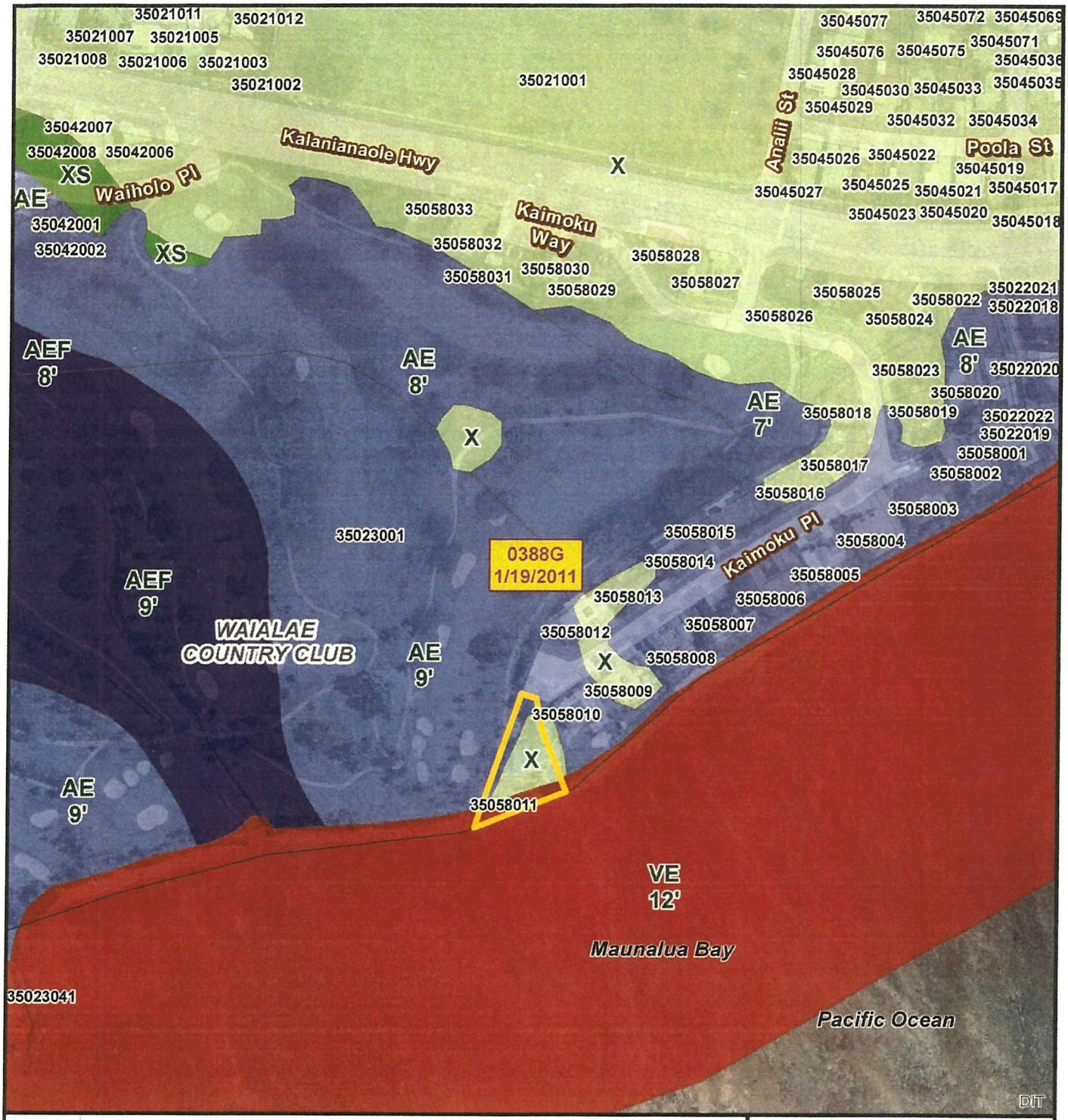
PROPOSED RESIDENCE:

Sq Ftge Calcs:

Lower Level Int:	5,922
Upper Level Int:	6,760
Sub total	**12,682**
Lower Level Lanai:	1,588
Upper level Lanai:	1,931
Garage:	837
Total	**17,038**

- Floor Area Ratio 12,682 (Floor area) ÷ 27,546 (lot size) = **46%**
- Lot Coverage: 8,032 (6,760 + 1,931) ÷ 27,546 (lot size) = **32%**
- Stories: 2 Stories
- Height: 25'-0" high
- Parking Requirements: 12,682 sq. ft. = **13 stalls**
- Permeable Area: 17,169 ÷ 27,546 = **62%**

820 W. Hind Drive #240139 Honolulu, Hawaii 96824 Tel: (808) 777-9968
email: kris@eiserlohharchitects.com website: EiserlohArchitects.com



Legend

- Project Site
- Flood Zone AE
- Flood Zone AEF
- Flood Zone VE
- Flood Zone X
- Flood Zone XS

Project Site

VICINITY MAP

0 150 300 600

Scale in Feet

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

EXHIBIT D

FLOOD HAZARD MAP

FILE NO.: 2023/SMA-7

PROJECT: KIM RESIDENCE

LOCATION: 1001 KAIMOKU PLACE - WAIALAE

TAX MAP KEY: 3-5-058: 011

Prepared by: Department of Planning and Permitting

Date Prepared: April 19, 2023

Copyright City & County of Honolulu
All Rights Reserved

EXHIBIT E

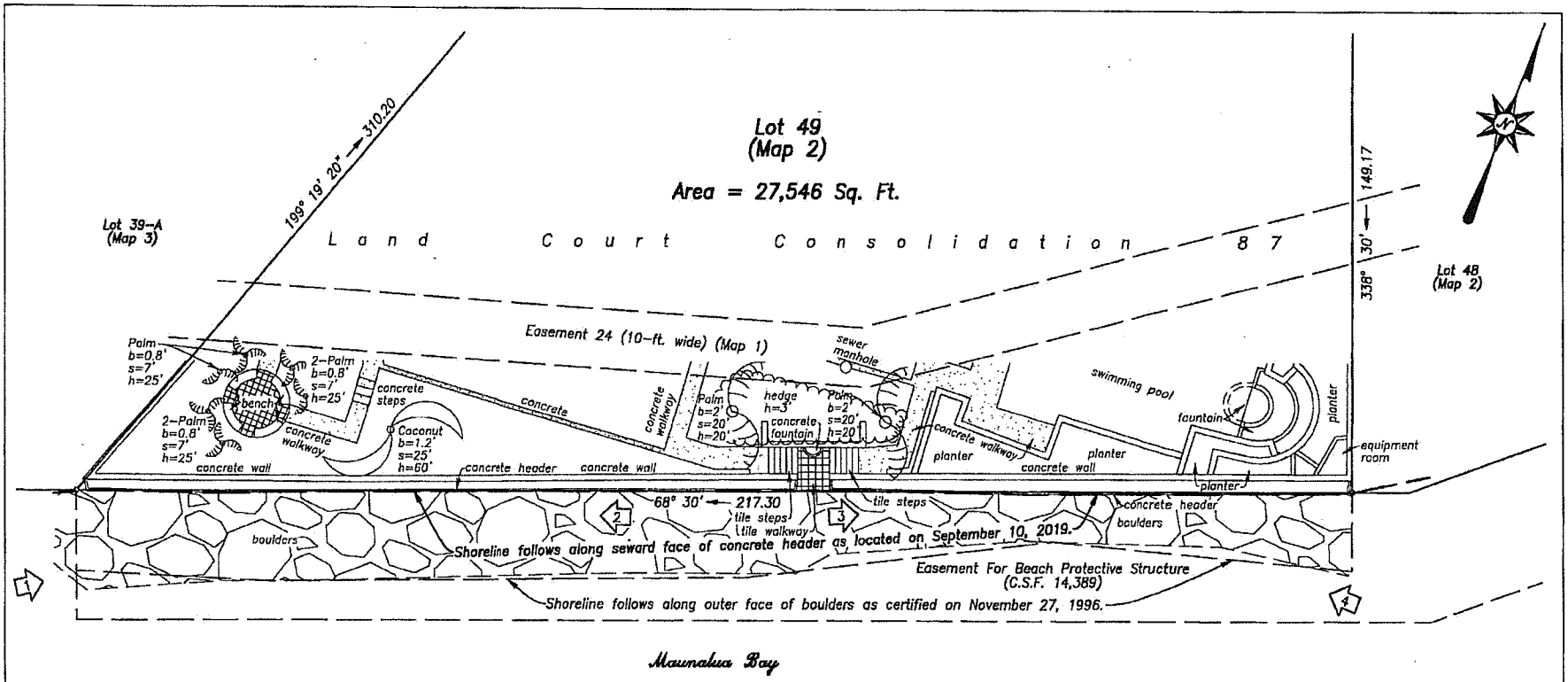
Residence at 1001 Kaimoku Place Photos



Photo 1: View from the southwest



Photo 2: View from the south with pool view



Note:

1 Denotes photo number and direction

PROPERTY ADDRESS: 1001 KAIMOKU PLACE
Honolulu, HI 96821

OWNER: DAVID D. KIM
4 ROBERT S DRIVE
Menlo Park, CA 94025

SHORELINE SURVEY
AT LOT 49 (MAP 2) OF
LAND COURT CONSOLIDATION 87

WAIALAE-IKI, HONOLULU, OAHU, HAWAII

TAX MAP KEY: 3-5-058: 011

SCALE: 1 IN. = 20 FT.

ROSS K. TANAKA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 10744
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

LICENSED PROFESSIONAL LAND SURVEYOR No. 10744

SOURCE: KN Surveying, LLC, 2019

Residence at 1001 Kaimoku Place

EXHIBIT F

Draft Shoreline Survey





Residence at 1001 Kaimoku Place

SOURCE: Pacific Islands Ocean Observing System (PacIOOS), 2022

EXHIBIT G

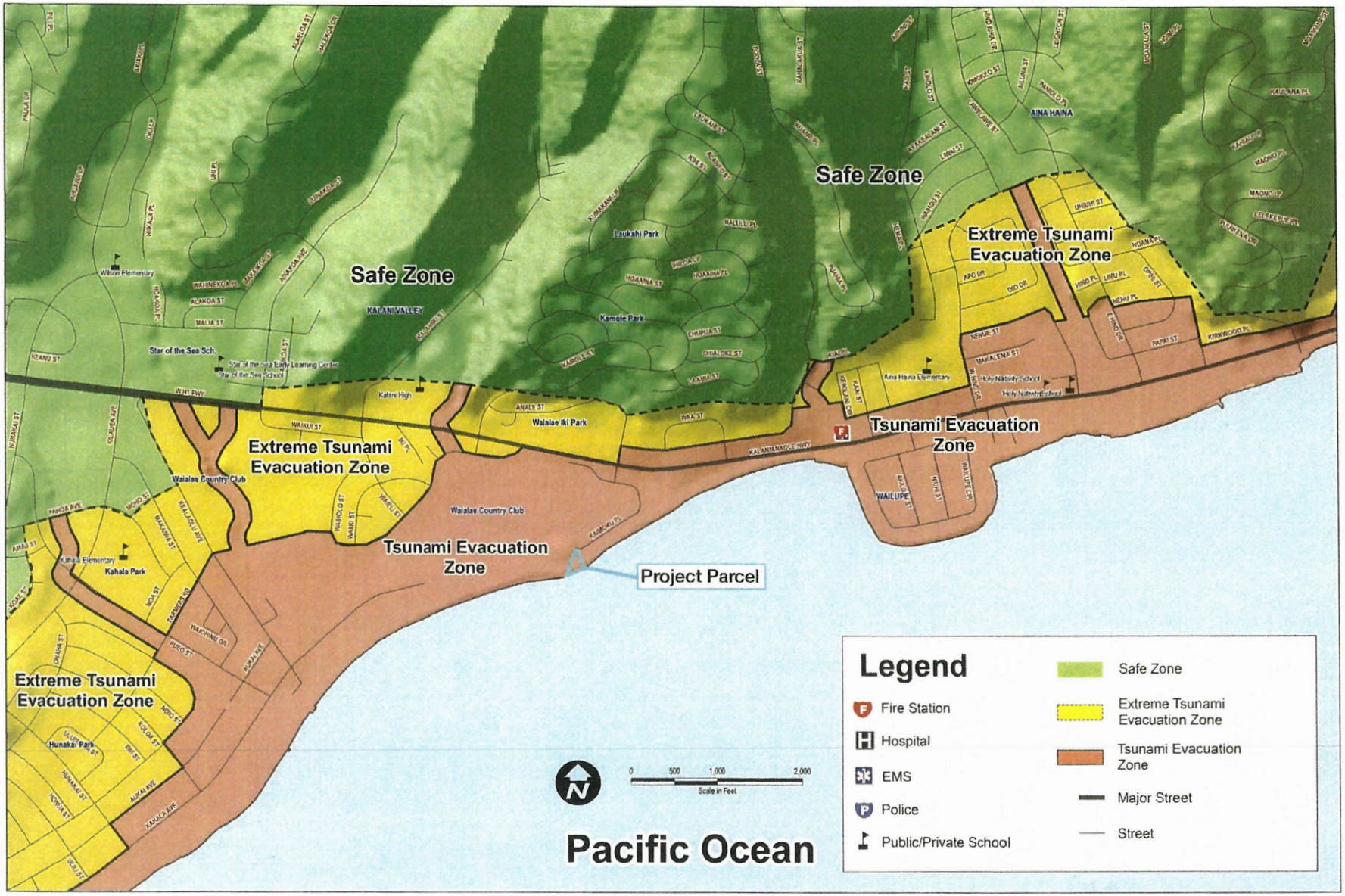
Sea Level Rise Exposure Area (SLR-XA 3.2) Feet Scenario and Site Plan Overlay



Residence at 1001 Kaimoku Place

SOURCE: Pacific Islands Ocean Observing System (PacIOOS), 2022

EXHIBIT H
Coastal Erosion Modeling



Residence at 1001 Kaimoku Place

SOURCE: City and County of Honolulu April 2015

EXHIBIT I

Tsunami Evacuation Zone