

# REPORT OF THE COMMITTEE ON ZONING

## Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;  
Radiant Cordero, Esther Kia'aina, Matt Weyer

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Committee Meeting Held  
September 25, 2024

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

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 24-225 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING UNIT, SECOND FLOOR ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING AND OTHER IMPROVEMENTS AT TAX MAP KEY 9-1-023: 010 IN 'EWA BEACH, O'AHU,"

as transmitted by Departmental Communication 654 (2024) from the Department of Planning and Permitting ("DPP"), dated August 22, 2024, reports as follows:

The purpose of Resolution 24-225 is to grant a Special Management Area ("SMA") Major Permit to Lorenzo Village LLC and the Suzie T. Mai-French Trust ("Applicants") to allow for the construction of a new two-story single-family detached dwelling with an attached three-car garage, and the construction of a new second floor addition and carport for an existing single-family detached dwelling, on an approximately 12,502 square-foot shoreline lot zoned R-5 Residential District, located at 91-173 and 91-173A 'Ewa Beach Road, and identified as Tax Map Key 9-1-023:010.

In Departmental Communication 654 (2024), the DPP reports that the proposed new detached dwelling is approximately 165 ft. from the shoreline and the addition to the existing detached dwelling is approximately 49 ft. from the shoreline. The entire Project site is expected to be impacted by 3.2 feet of sea level rise by 2100 or sooner; however, the shoreline fronting the Project site is projected to accrete farther seaward of the current vegetation line at a rate of 0.55 feet per year.

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## HONOLULU CITY COUNCIL

*Ke Kanihela o ke Kalana o Honolulu*  
CITY AND COUNTY OF HONOLULU

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September 25, 2024  
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The Project's building permit application for the second floor addition was accepted as complete on May 23, 2024, and the Applicant must obtain a building permit for the second floor addition no later than June 30, 2025. If the Project's building permit for the second floor addition is not obtained by June 30, 2025, the Project may not rely on the 40-foot shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback requirements under ROH Chapter 26 effective as of July 1, 2024.

Your Committee notes that the DPP, after a public hearing held on July 8, 2024, recommends approval of the SMA Major Permit subject to the conditions set forth in the Resolution.

At your Committee's meeting on September 25, 2024, the Applicant's Agent provided a brief presentation of the proposed Project and responded to questions from Councilmembers.

A representative from the DPP testified in support of the Resolution.

One individual testified in support of the Resolution.

Your Committee received no written public testimony on the Resolution.

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

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CITY AND COUNTY OF HONOLULU

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Committee Meeting Held  
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Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

A. Amends the title of the resolution to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DETACHED DWELLING WITH ATTACHED GARAGE AND THE CONSTRUCTION OF A NEW SECOND FLOOR ADDITION AND CARPORT FOR AN EXISTING SINGLE-FAMILY DETACHED DWELLING IN 'EWA BEACH, O'AHU."

B. In Condition C.2, clarifies that the condition applies to artificial light fixtures on the Project site (rather than the zoning lot).

C. Adds a new Condition F to provide for a landowner acknowledgement 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; should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land; and the landowner holds harmless and indemnifies the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion. Also requires the statement to be clearly stated under "Landowner Acknowledgements" on all building permit plans.

D. Adds a new Condition G to add a landowner acknowledgement that bed and breakfast homes and transient vacation units are not allowed on the Project site.

E. Adds a new Condition H to provide for landscaping requirements applicable to shoreline zoning lots. Realphabetizes subsequent conditions.

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## HONOLULU CITY COUNCIL

*Ke Kanihela o ke Kalana o Honolulu*  
CITY AND COUNTY OF HONOLULU

ADOPTED ON OCT 09 2024

COMMITTEE REPORT NO. 292

# REPORT OF THE COMMITTEE ON ZONING

## Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;  
Radiant Cordero, Esther Kia'āina, Matt Weyer

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Committee Meeting Held  
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- F. In realphabetized Condition I.1, clarifies that the pre-June 30, 2024 shoreline setback will apply only if the Applicant obtains the building permit for the addition to the existing single-family detached dwelling by June 30, 2025.
- G. Deletes former Condition G because it is duplicative of realphabetized Condition I.2, which among other things sets a 36-month deadline (after the effective date of the SMA Major Permit) for the Applicant to obtain a construction permit or building permit for the Project.
- H. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds, pursuant to HRS § 205A-26 and ROH § 25-4.1, and in agreement with the conclusion of the DPP in Departmental Communication 654 (2024), 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, as conditioned, is consistent with the objectives and policies set forth in ROH § 25-3.1 and HRS § 205A-2, and area guidelines contained in ROH § 25-4.1 and HRS § 205A-26.
- 3. The development, as conditioned, is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

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**HONOLULU CITY COUNCIL**  
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COMMITTEE REPORT NO. 292

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Your Committee on Zoning is in accord with the intent and purpose of Resolution 24-225, as amended herein, and recommends its adoption in the form attached hereto as Resolution 24-225, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'āina – 3; Noes: None; Absent: Say, Weyer – 2.)

Respectfully submitted,

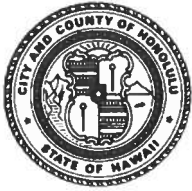
  
\_\_\_\_\_  
Committee Chair

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**HONOLULU CITY COUNCIL**  
*Ke Kanihela o ke Kalana o Honolulu*  
CITY AND COUNTY OF HONOLULU

ADOPTED ON OCT 09 2024

COMMITTEE REPORT NO. 292



**HONOLULU CITY COUNCIL**  
**KE KANIHELA O KE KALANA O HONOLULU**  
CITY AND COUNTY OF HONOLULU

No. 24-225, CD1

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**RESOLUTION**

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GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DETACHED DWELLING WITH ATTACHED GARAGE, AND THE CONSTRUCTION OF A NEW SECOND FLOOR ADDITION AND CARPORT FOR AN EXISTING SINGLE-FAMILY DETACHED DWELLING IN 'EWA BEACH, O'AHU.

WHEREAS, on May 14, 2024, the Department of Planning and Permitting ("DPP") accepted an application (File No. 2024/SMA-48) from Lorenzo Village, LLC and the Suzie T. Mai-French Trust ("Applicants") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new two-story single-family detached dwelling with an attached three-car garage, and the construction of a new second floor addition and carport for an existing single-family detached dwelling, on an approximately 12,502-square-foot shoreline lot zoned R-5 Residential District, located at 91-173 and 91-173A 'Ewa Beach Road, and identified as Tax Map Key 9-1-023:010 (the "Project"); and

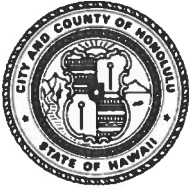
WHEREAS, on July 8, 2024, the DPP held a public hearing at the Frank F. Fasi Municipal Building, which was attended by the Applicant's Agent, DPP staff members, and one member of the public who attended remotely; no verbal testimony was offered; and

WHEREAS, on August 22, 2024, within 45 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("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 September 6, 2024, by Departmental Communication 654 (2024), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major 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



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CITY AND COUNTY OF HONOLULU

No. 24-225, CD1

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**RESOLUTION**

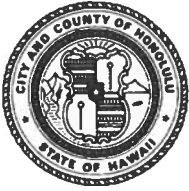
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Exhibits A, B, C-1 through C-17, and D through K attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major 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 by the DPP Director.

- B. To minimize impacts to archaeological or cultural resources that may be present on the Project site, 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 shall stop work, protect the find from further disturbance, and contact the State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

The requirement in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- C. To minimize impacts to threatened, endangered, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:
1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;
  2. Artificial light from exterior light fixtures on the Project site, 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 across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);
  3. Exterior light fixtures on the Project site must 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 are limited to daylight hours (sunrise to sunset);



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No. 24-225, CD1

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**RESOLUTION**

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5. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats; and
6. All Project-related activities must cease if a Hawaiian monk seal, green sea turtle, or hawksbill sea turtle is present on land within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or the sea turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

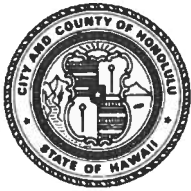
The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- D. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party, may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

*"In choosing to undertake the development at Tax Map Key 9-1-023:010, the landowner hereby acknowledges that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."*

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- E. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:



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1. *"The landowner hereby acknowledges that Tax Map Key 9-1-023:010 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*
2. *"The landowner hereby acknowledges that a majority of Tax Map Key 9-1-023:010 is projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that the entirety of the proposed Project is located within the 3.2-foot sea level rise exposure area ("SLR-XA"). The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the SLR-XA. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

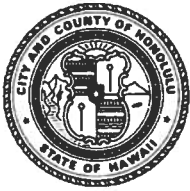
The statements enumerated in this condition must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- F. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

*"In choosing to implement construction activities at Tax Map Key 9-1-023:010, 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 public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."*

This statement must be clearly stated under "Landowner Acknowledgements" on all building permit plans.

- G. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby



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CITY AND COUNTY OF HONOLULU

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**RESOLUTION**

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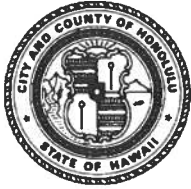
acknowledges (and any successor owner or interested party is hereby notified of) the following:

*"The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in ROH Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 9-1-023:010."*

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- H. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.
1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;
  2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A;
  3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;
  4. Landscaping in the dune or shoreline area between the dwelling and the shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and
  5. Any Project irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.



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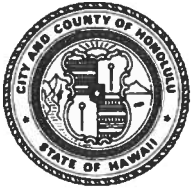
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**RESOLUTION**

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I. Permits.

1. The Project's building permit application for the addition to the existing single-family detached dwelling was accepted as complete on May 23, 2024, and the Applicant must obtain a building permit for the Project no later than June 30, 2025. If the Project's building permit for the addition to the existing single-family detached dwelling is not obtained by June 30, 2025, the Project may not rely on the 40-foot shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback requirements under ROH Chapter 26 effective as of July 1, 2024.
2. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:
  - a. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.
  - b. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
  - c. If the Council fails to take final action on the proposed extension within the first to occur of:
    - i. Sixty days after receipt of the DPP Director's report; or
    - ii. The Applicant's then-existing deadline for obtaining a construction permit or building permit,the extension will be deemed to be denied.



**HONOLULU CITY COUNCIL**  
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CITY AND COUNTY OF HONOLULU

No. 24-225, CD1

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**RESOLUTION**

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

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Lorenzo Village LLC, 95-1039 Hehina Street, Mililani, Hawai'i 96789; Suzie Mai-French, 91-173 'Ewa Beach Road, 'Ewa Beach, Hawai'i 96706; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State of Hawai'i Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

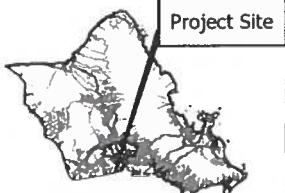
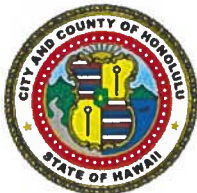
Tommy Waters (br)

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DATE OF INTRODUCTION:

September 10, 2024  
Honolulu, Hawai'i

\_\_\_\_\_  
Councilmembers



VICINITY MAP



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



## LEGEND

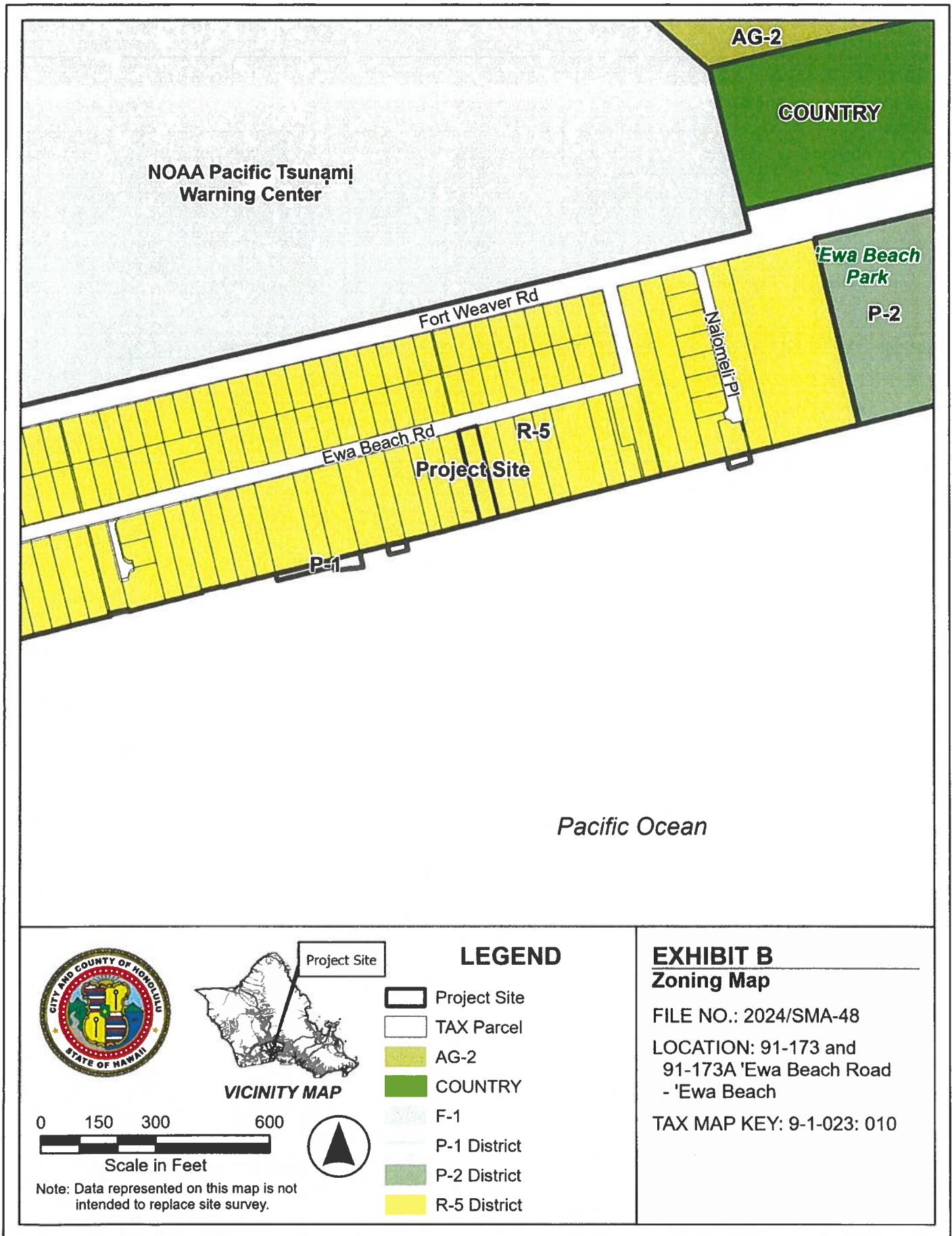
- Project Site
- TAX Parcel
- Beach Park
- Right of Way Park
- Within SMA
- Outside SMA

## EXHIBIT A Location Map

FILE NO.: 2024/SMA-48

LOCATION: 91-173 and  
91-173A 'Ewa Beach Road  
- 'Ewa Beach

TAX MAP KEY: 9-1-023: 010





RESIDENTIAL STORM WATER MANAGEMENT NOTES FOR SINGLE-FAMILY AND TWO-FAMILY DWELLING PROJECTS:

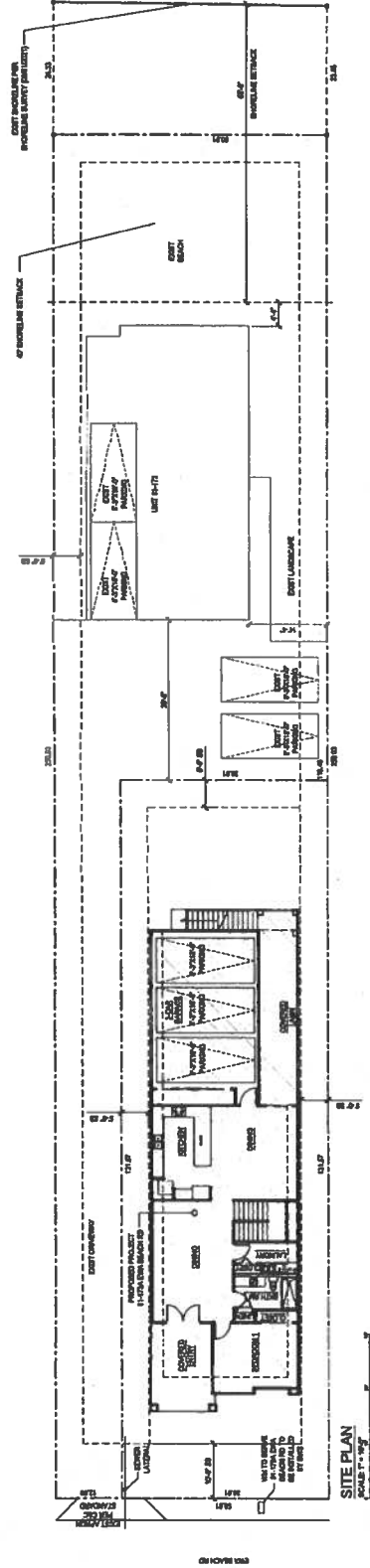
- (i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70.1(G).
- (ii) TOTAL IMPERVIOUS SURFACE AREA OF THIS PROJECT = 67.72%. (IMPERVIOUS SURFACE= 3828 SF, TOTAL LOT AREA = 5797 SF, THEREFORE 3828/5797 = 67.72%)

**PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:**

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST, NUISANCE, THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

**ESCP INSPECTION NOTES:**

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2. AFTER INSTALLING THE CONSTRUCTION BMPs AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B & ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO [DRP.NPDES@HONOLULU.GOV](mailto:DRP.NPDES@HONOLULU.GOV)) CONFIRMING THE BMPs AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE BEFORE THE START OF CONSTRUCTION.



PROPOSED NEW TWO STORY SFD FOR:  
MR. & MRS. VICTORIANO ESTOESTA  
91-173A BWA BEACH ROAD  
EWA BEACH, HAWAII 96705  
TMC: P-192318  
SITE PLAN AND NOTES

**A100**  
PROJECT NO. 100

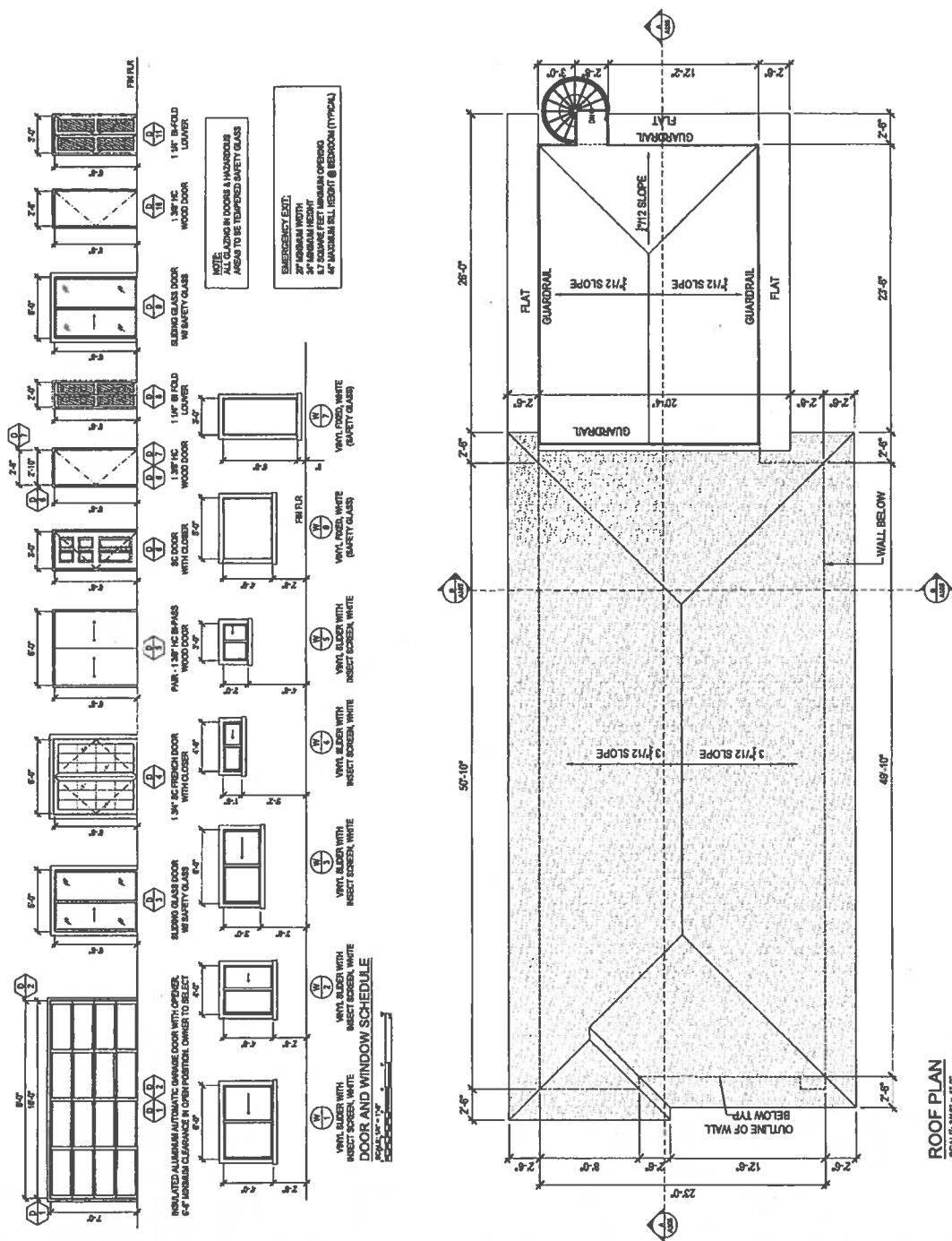


THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF HAWAII. I AM NOT PROVIDING THESE PLANS FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE.

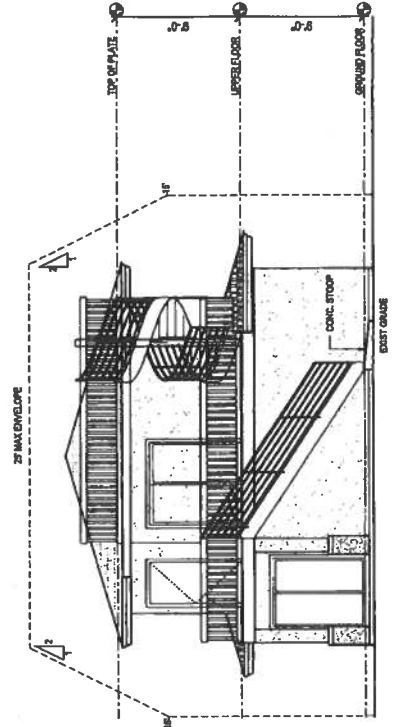
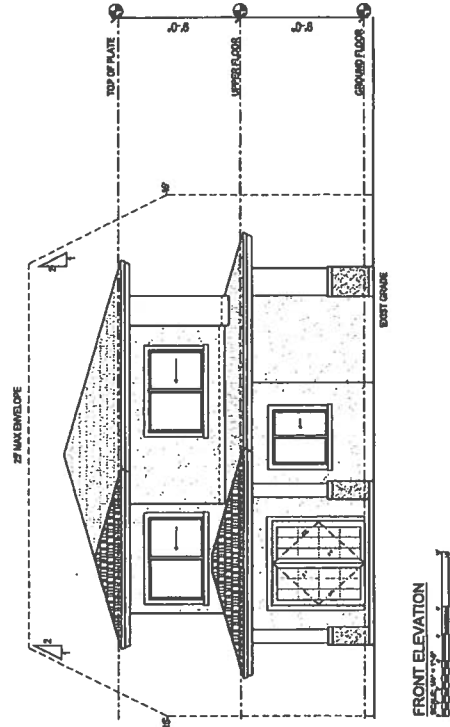
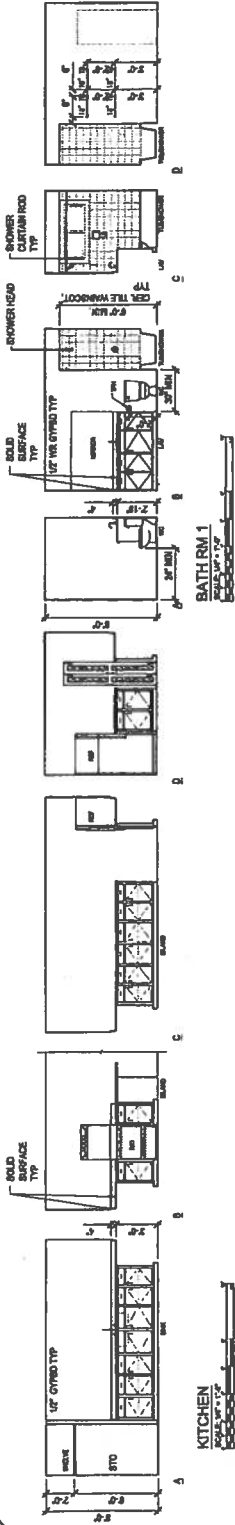
**EXHIBIT  
C-2**



|                                                                                 |                                                                                                                                                |                                                                                              |                                                                                                                                                                    |                          |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
|  | THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. | EX. 10000<br> | ROOF PLAN AND SCHEDULE<br>TMK: 9-1-022-019<br>EWA BEACH, HAWAII 96706<br>91-173A EWA BEACH ROAD<br>MR. & MRS. VICTORIANO ESTRELA<br>PROPOSED NEW TWO STORY SFD FOR | A102<br>PROJECT NO. 1002 |
|                                                                                 | I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINALS.                                                                   | DATE: 10/1/02                                                                                | SCALE: AS SHOWN<br>DRAWN BY:                                                                                                                                       | CHECKED BY:              |



# EXHIBIT C-5



PROPOSED NEW TWO STORY SPD FOR  
MR. & MRS. VICTORIA ESTROSTA  
91-179A EWA BEACH ROAD  
EWA BEACH, HAWAII 96706  
DATE: 8-1-2023  
DRAWN BY: JAC  
CHECKED BY: JAC  
APPROVED BY: JAC

**A103**

PROJECT NO. 2023

THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF HAWAII.

DATE: 8-1-2023

PROJECT NO. 2023

[illegible]

**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

# EXHIBIT C-7

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF ZONING AND PLANNING



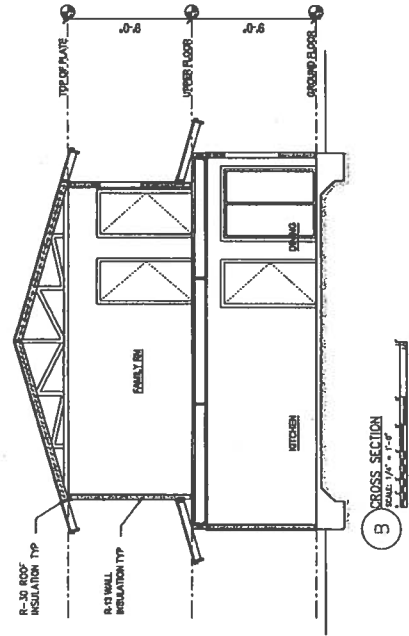
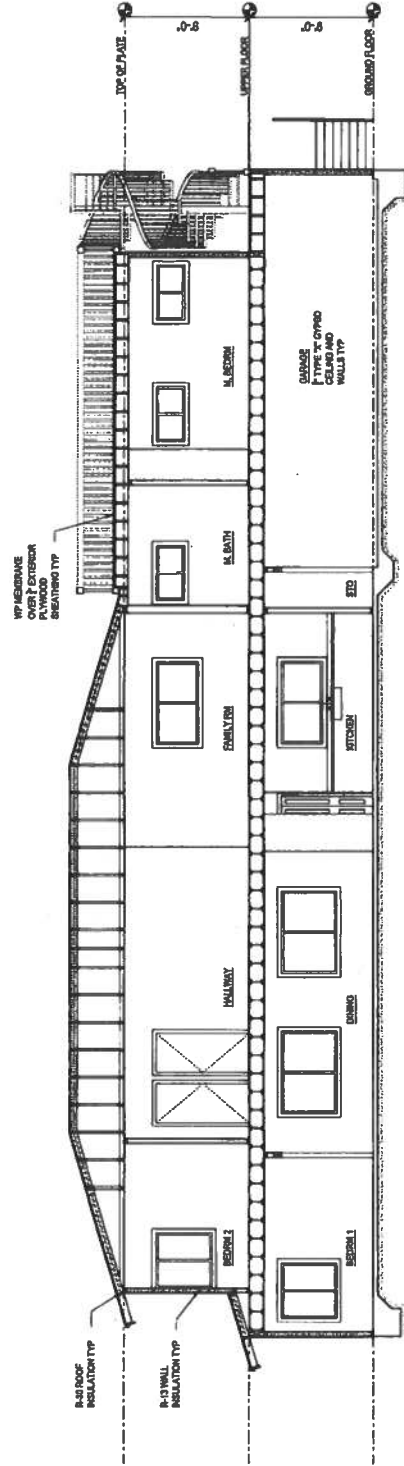
**PROJECT NO. 100**

**A105**

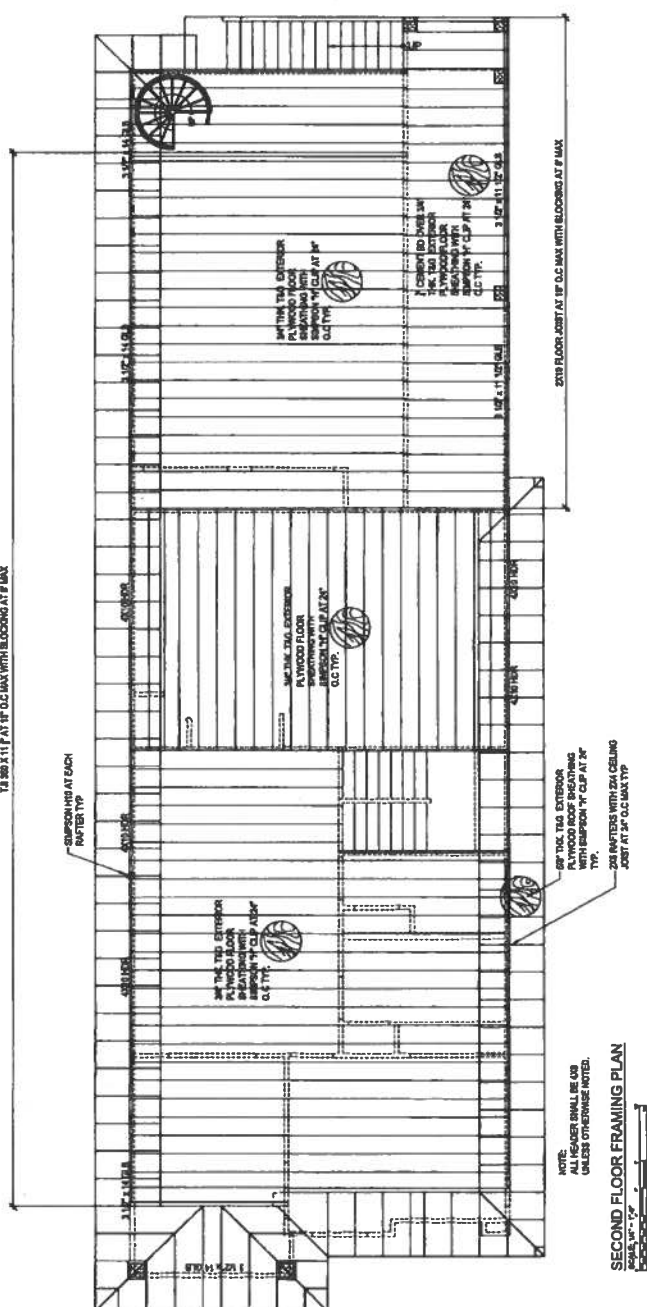
**PROPOSED NEW TWO STORY SFD FOR:**  
 MR. & MRS. WICTORIANO ESTOESTA  
 81-173A EWA BEACH ROAD  
 EWA BEACH, HAWAII 96708  
 TMC: 8-1-023-018

**BUILDING SECTIONS**

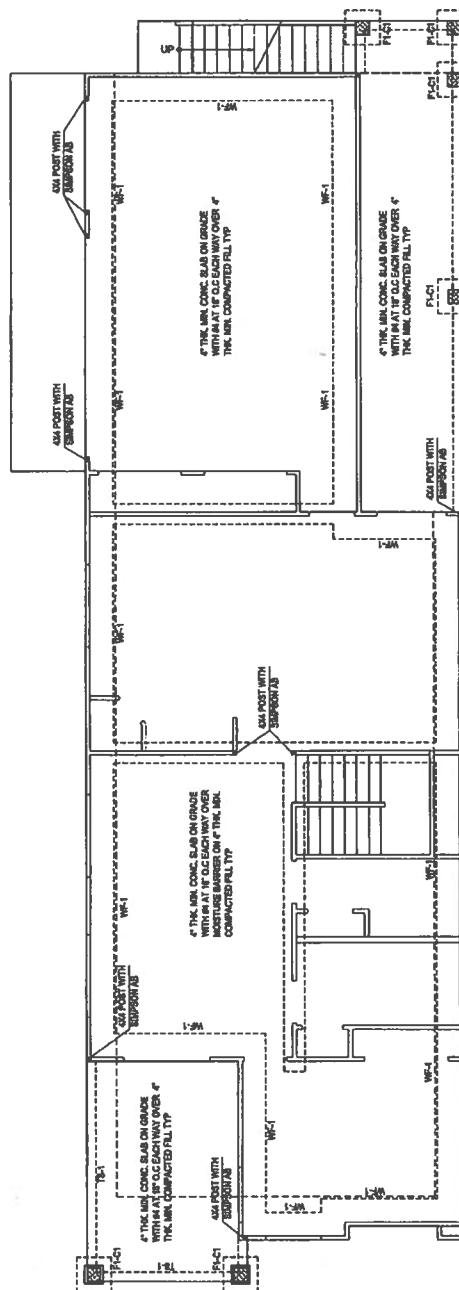
| SECTION   | DATE    | BY  | CHKD. |
|-----------|---------|-----|-------|
| SECTION A | 10/1/02 | DMW | DMW   |
| SECTION B | 10/1/02 | DMW | DMW   |



MAX 15 VDC MAX WITH BLOTTING AT 15 MAX



## SECOND FLOOR FRAMING PLAN



## FOUNDATION PLAN

**TERMINAL PROTECTION:**  
PROTECTION AGAINST DECAY AND  
TERMINATES SHALL BE IN ACCORDANCE PER

A106

1967 100.

PROPOSED NEW TWO STORY SFD FOR:  
MR. & MRS. VICTORIANO ESTOERZA  
81-173A EWA BEACH ROAD  
EWA BEACH, HAWAII 96706  
TMS: 8-1-923018  
FOUNDATION AND FRAMING PLANS

## FOUNDATION AND FRAMING PLANS

EWA BEACH, HAWAII 96708  
TEL: 81-023-010

**STAINLESS STEEL**  
**BEACH HAWAII**

81-173A EWA BEACH ROAD

MR. &amp; MRS. VICTORIANO ESTOPIA

**NOBIS VICTORIANO ESTRELA**

## PROPOSED NEW TWO STORY

**EXHIBIT  
C-9**

3-44 CONT.  
CONC.

[illegible]

5 F1-C1 DETAIL

TS-1 DETAIL

WF-2 DETAIL

WF-3 DETAIL  
SCALE 3/4" = 1'-0"

1 WF-1 DETAIL

Figure 1 consists of four cross-sectional diagrams of beam-to-column connections. (a) Cast-in-place concrete: shows a concrete column with a beam embedded in it. Labels include 'CAST-IN-PLACE CONCRETE', 'BEAM', 'COLUMN', and 'JOINT'. (b) Precast concrete: shows a precast beam with a cast-in-place concrete column. Labels include 'PRECAST CONCRETE', 'CAST-IN-PLACE CONCRETE', 'BEAM', 'COLUMN', and 'JOINT'. (c) Precast concrete with post-tensioning: shows a precast beam with a cast-in-place column and post-tensioning cables. Labels include 'PRECAST CONCRETE', 'CAST-IN-PLACE CONCRETE', 'BEAM', 'COLUMN', 'JOINT', 'POST-TENSIONING', and 'SHEAR KEYS'. (d) Precast concrete with post-tensioning and shear keys: shows a precast beam with a cast-in-place column and post-tensioning cables. Labels include 'PRECAST CONCRETE', 'CAST-IN-PLACE CONCRETE', 'BEAM', 'COLUMN', 'JOINT', 'POST-TENSIONING', and 'SHEAR KEYS'.

## 6 TIMBER BEAM CONNECTION DETAIL

NOTE:  
ALL HEADERS SHALL BE 403  
UNLESS OTHERWISE NOTED.

2'-6"

ROOF FRAMING PLAN

7 PRE-FAB SPIRAL STAIR DETAIL

PRE-FAB SPIRAL STAIR DET

A107

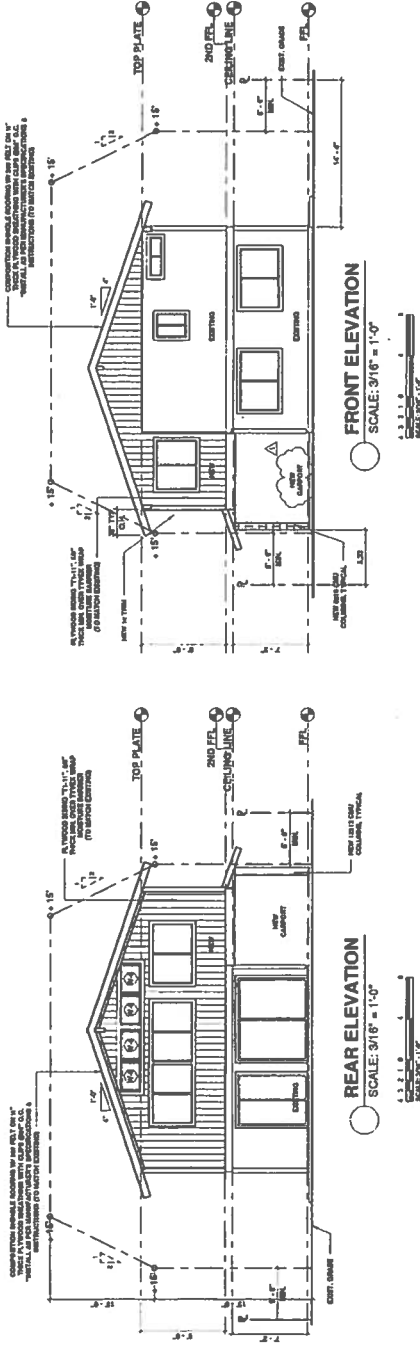
PROPOSED NEW TWO STORY SFD FOR  
R. & MRS. VICTORIANO ESTOESTA  
1-173A EWA BEACH ROAD  
EWA BEACH, HAWAII 96706  
MK: P-1-02310  
FRAMING PLAN AND DETAILS



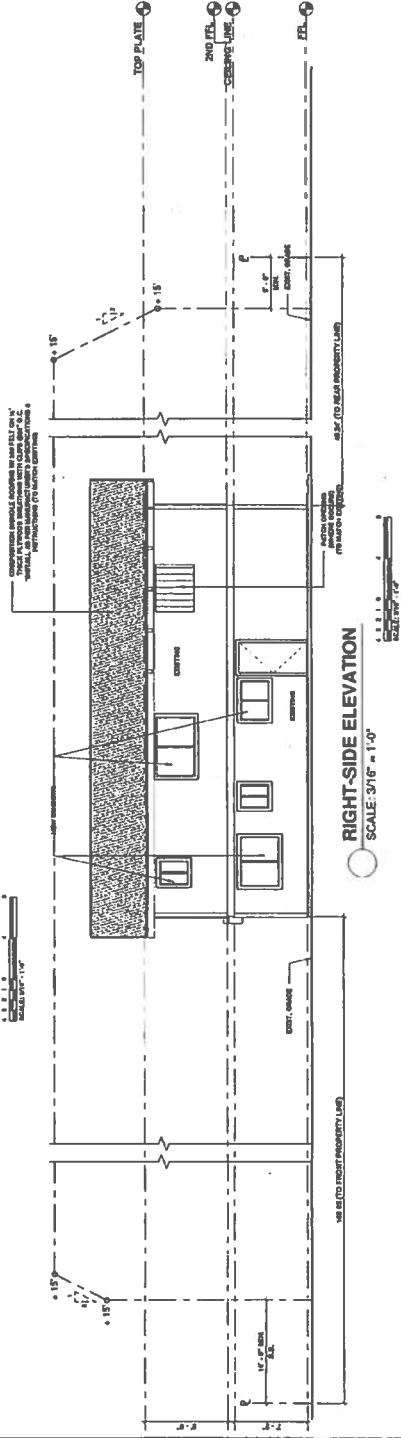
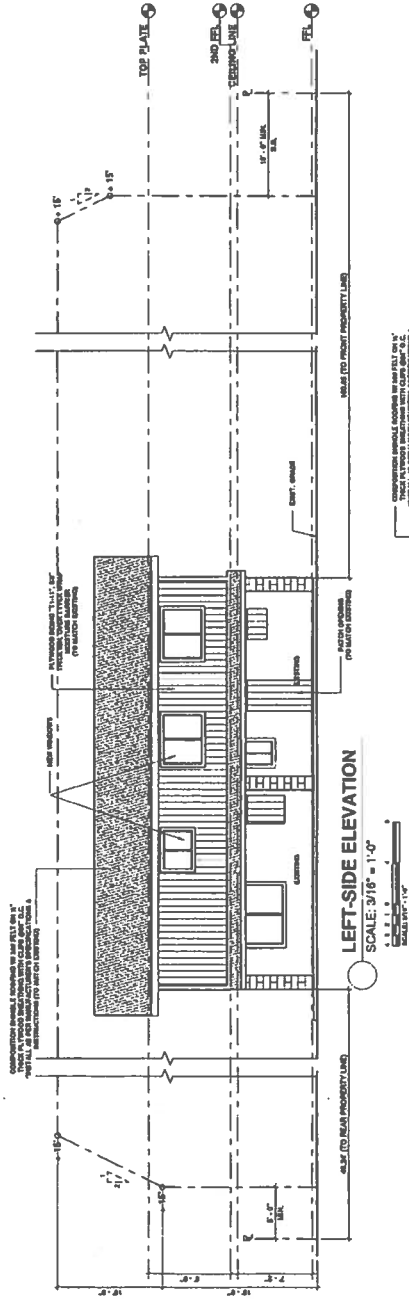


[illegible]

# EXHIBIT C-13



- NOTE: \*DOOR & WINDOWS
- \*ENTRY DOOR: RAISED PANEL, CLEAR SAFETY GLASS, VINYL FRAME (OWNER TO SELECT)
  - \*SLIDING GLASS DOOR: CLEAR SAFETY GLASS, VINYL FRAME (OWNER TO SELECT)
  - \*INTERIOR DOOR: RAISED PANEL, PRE-HUNG, HOLLOW CORE, PAINTED TO SELECT
  - \*CLOSET DOORS (WOOD, BIP-PASS, PRE-HUNG, RAISED PANEL, PRE-HUNG, HOLLOW CORE, (OWNER TO SELECT)
  - \*CLOSET DOORS (WOOD, BIP-PASS, PRE-HUNG, HOLLOW CORE, PAINTED TO SELECT)
  - \*LINEN/CLOSET DOORS: BIP-PASS, PRE-HUNG, HOLLOW CORE, PAINTED TO SELECT
  - \*WINDOWS: \*OWNER'S TO SELECT, VINYL FRAME, CLEAR GLASS UNLESS OTHERWISE NOTED, WITH SCREENS, DOUBLE GLAZE (LOW-E).



**VISION**

Architectural Firm

1000 Kalia Road, Suite 1000  
Honolulu, HI 96813  
Phone: (808) 943-1111  
Fax: (808) 943-1112  
www.visionarchitect.com

THIS WORK WAS PREPARED BY OR UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF THE ARCHITECT AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER HIS OBSERVATION.

(P.O.P. 4-20-05)

ARCHITECT'S SEAL

VISION ARCHITECTS, INC.

1000 KALIA ROAD, SUITE 1000  
HONOLULU, HAWAII 96813  
PHONE: (808) 943-1111  
FAX: (808) 943-1112  
WWW.VISIONARCHITECT.COM

NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

91177 EWA BEACH ROAD, EWA BEACH, HAWAII 96804

1/20/05 9-1-023-010

SCALE: AS NOTED

PROJECT: 05-01

DATE: 1/20/05

BY: [Signature]

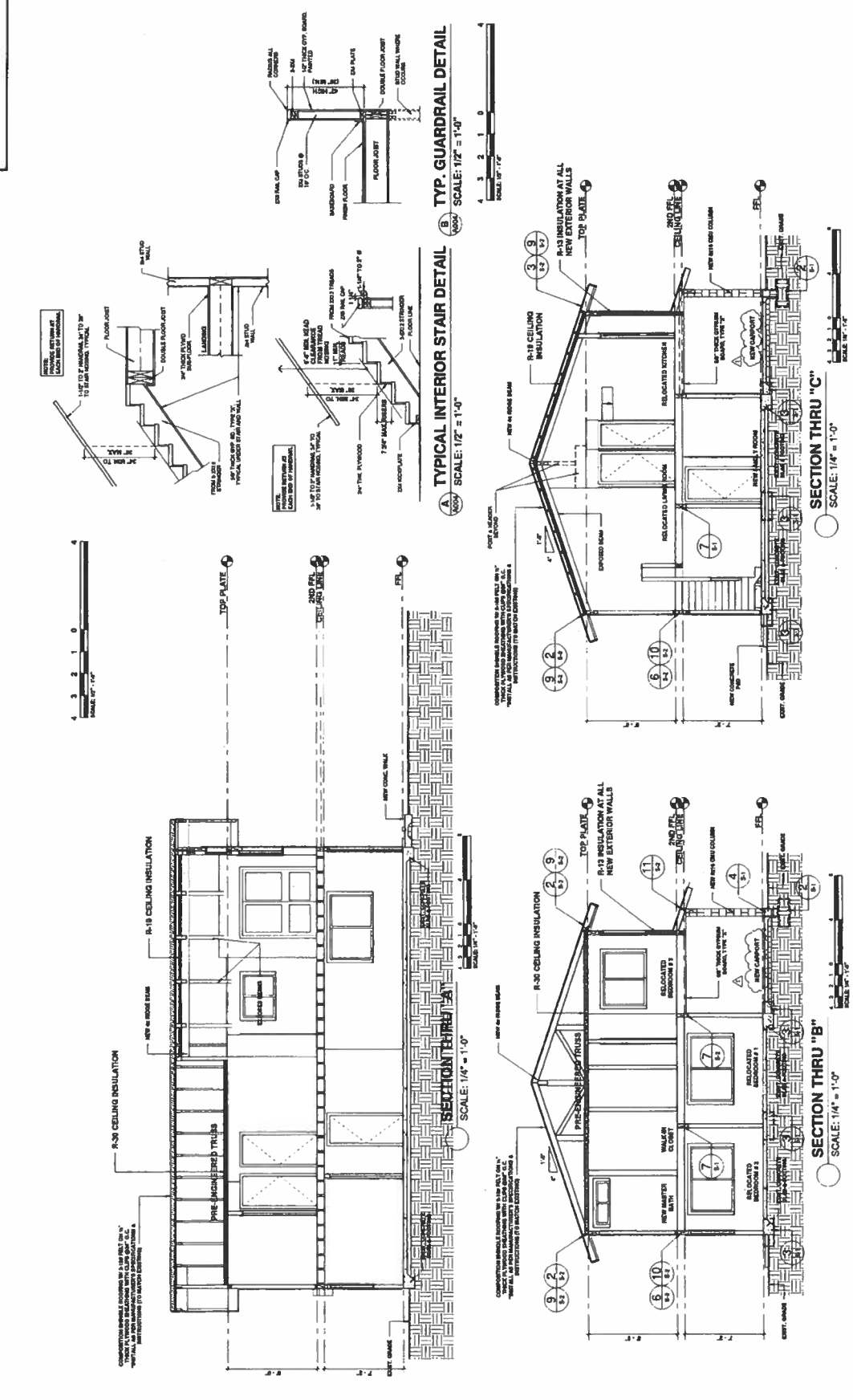
FOR: [Signature]

**A003**

Drawn by: [Signature]

Checked by: [Signature]

DATE: 1/20/05



# EXHIBIT C-15

| DOOR SCHEDULE |           |                    |                         |
|---------------|-----------|--------------------|-------------------------|
| MARK          | TYPE MARK | SIZE (W x H x T)   | REMARKS                 |
| D-1           | A         | 36" x 80" x 1 3/4" | PRE-HUNG, 3-PART HINGES |
| D-2           | B         | 36" x 80" x 1 3/4" | PRE-HUNG, 3-PART HINGES |
| D-3           | A         | 36" x 80" x 1 3/4" | PRE-HUNG, 3-PART HINGES |
| D-4           | A         | 36" x 80" x 1 3/4" | PRE-HUNG, 3-PART HINGES |
| D-5           | A         | 36" x 80" x 1 3/4" | PRE-HUNG, 3-PART HINGES |
| D-6           | A         | 36" x 80" x 1 3/4" | PRE-HUNG, 3-PART HINGES |
| D-7           | C         | 36" x 80" x 1 3/4" | PRE-HUNG, 3-PART HINGES |
| D-8           | C         | 36" x 80" x 1 3/4" | PRE-HUNG, 3-PART HINGES |
| D-9           | C         | 36" x 80" x 1 3/4" | PRE-HUNG, 3-PART HINGES |

| WINDOW SCHEDULE |           |              |                |
|-----------------|-----------|--------------|----------------|
| MARK            | TYPE MARK | SIZE (W x H) | REMARKS        |
| W-1             | A         | 36" x 80"    | GLAZING, CLEAR |
| W-2             | A         | 36" x 80"    | GLAZING, CLEAR |
| W-3             | A         | 36" x 80"    | GLAZING, CLEAR |
| W-4             | A         | 36" x 80"    | GLAZING, CLEAR |
| W-5             | A         | 36" x 80"    | GLAZING, CLEAR |
| W-6             | A         | 36" x 80"    | GLAZING, CLEAR |
| W-7             | A         | 36" x 80"    | GLAZING, CLEAR |
| W-8             | A         | 36" x 80"    | GLAZING, CLEAR |
| W-9             | A         | 36" x 80"    | GLAZING, CLEAR |

## DOOR TYPES

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



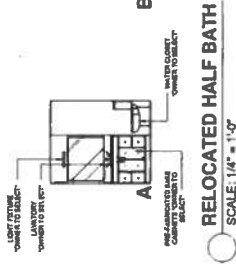
## WINDOW TYPES

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



## RELOCATED HALF BATH

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



## NEW WET BAR

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



## NEW BATH # 1

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



## NEW BATH # 2

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



## RELOCATED BATH

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



## RELOCATED KITCHEN

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



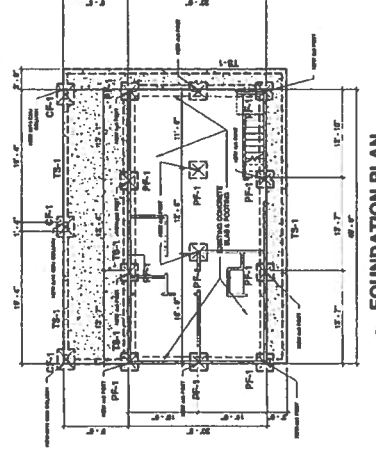
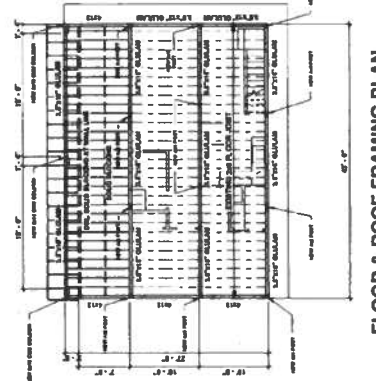
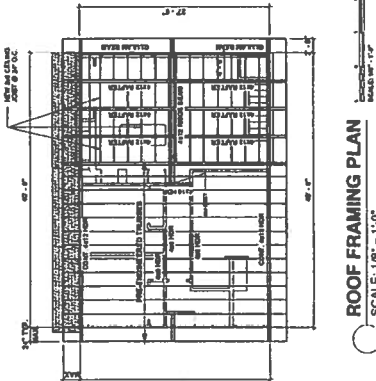
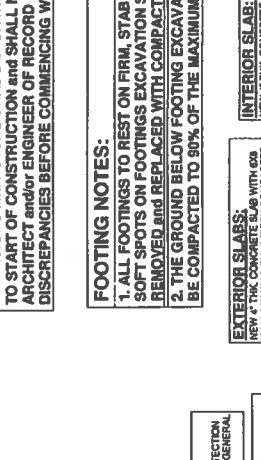
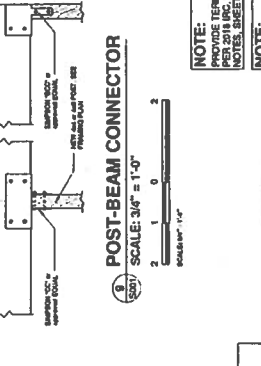
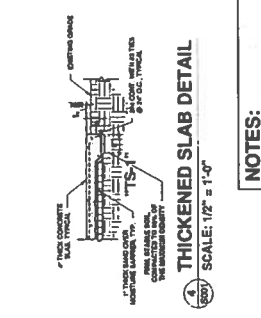
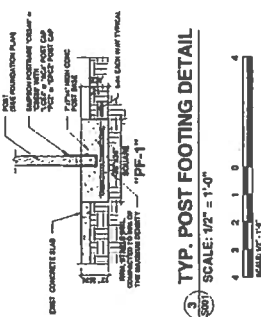
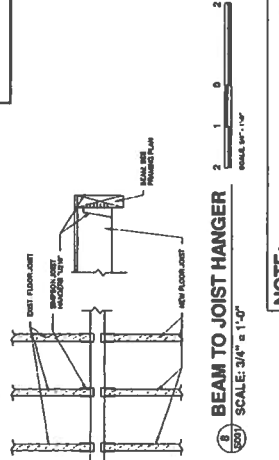
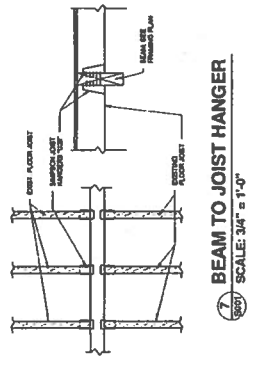
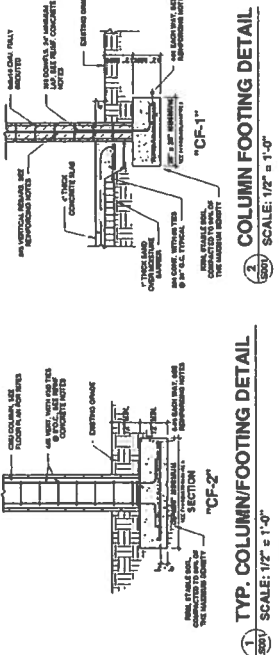
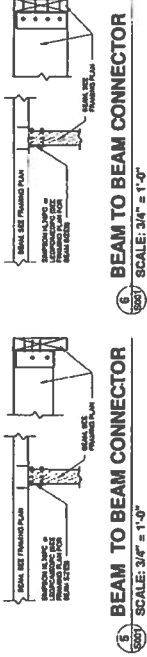
THIS WORK WAS PREPARED BY OR UNDER THE SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.  
DATE: 10/1/03  
BY: [Signature]  
FOR: [Signature]  
SCALE: 1/4" = 1'-0"

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

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

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

# EXHIBIT C-16



**NOTE:**  
CONTRACTOR TO VERIFY ACTUAL SITE CONDITIONS, DIMENSIONS AND ACTUAL GRADE ELEVATIONS PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER OF RECORD IN CASE OF DISCREPANCIES BEFORE COMMENCING WORK.

**FOOTING NOTES:**  
1. ALL FOOTINGS TO REST ON FIRM, STABLE SOIL. SOFT SPOTS ON FOOTINGS EXCAVATION SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL.  
2. THE GROUND BELOW FOOTING EXCAVATION SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY.

**EXTERIOR SLABS:**  
NEW 4" THK. CONCRETE SLAB WITH 808 X 1010 W.W. ON 4" THK. COMPACTED BASECOURSE. PROVIDE CONSTRUCTION JOINTS AT ALL EXTERIOR WALLS, CORNERS, AND OPENINGS.

**NOTE:**  
PROVIDE TERMITE PROTECTION PER 2018 IRC, R701, AND GENERAL NOTES, SHEET A-1.

**NOTE:**  
ALL BEARING LUMBER AND PLYWOOD SHEATHING SHALL BE TREATED WITH PRESERVATIVE AND NOT PAINTED PER 2018 IRC, R301 AND GENERAL NOTES, SHEET A-1.

**NOTES:**  
ALL ANCHORS AND HOLD-DOWNS MUST BE ALIGNED AND SPACED AS SHOWN



**SURVEY OFFICE COPY**

EWA BEACH ROAD



1" = 40'  
GRAPHIC SCALE  
0 20 40

# EXHIBIT D

LOT 20-G

UNIT 93-173-A  
5000 S.F.

LOT 20-I  
(12,502 S.F.)

LOT 20-E

LOT 20-H

APPLICATION

COURT

RESIDENCE

UNIT 93-173  
7502 S.F.

LAND

The shoreline as delineated in red is  
hereby certified as the shoreline as of  
OCT 29 2023

Chairperson, Board of Land and Natural Resources

Shoreline follows along the  
debris line as certified on  
December 16, 2019 and  
surveyed 8/3/2023

Photo Location

Shoreline follows along the  
upper reaches of the waves—  
Certified 10/01/2021 and  
surveyed 8/3/2023

OCEAN

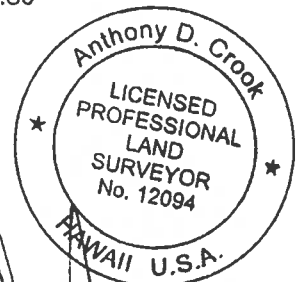
## SHORELINE MAP

UNIT 93-173  
"91-173 EWA BEACH ROAD"  
CONDOMINIUM MAP NO. 2424  
BEING A PORTION OF LOT 20-I  
LAND COURT APPLICATION NUMBER 242, MAP 10

AT PUULOA, EWA, OAHU, HAWAII

Address:  
91-173 Ewa Beach Road  
Ewa Beach, HI 96706

Owners:  
SUZIE MAI-FRENCH



THIS MAP WAS PREPARED BY ME OR  
UNDER MY SUPERVISION.  
MY LICENSE EXPIRES: APRIL 30, 2024

ANTHONY D. CROOK  
LICENSED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE No. 12094

AILANA SURVEYING & GEOMATICS LLC  
PHONE (808)346-1818  
FAX 1-800-655-6297  
INFO@AILANASURVEYING.COM

MAP DATED: October 25, 2023

TMK(1)9-1-023-010-0001

NOAA Pacific Tsunami  
Warning Center

'Ewa Beach  
Park

Fort Weaver Rd

Nalae Pt

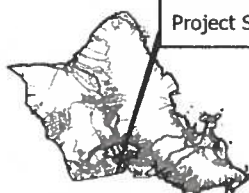
Ewa Beach Rd

Project Site

M2USN  
Estuarine  
and Marine Wetland

M1RF1L  
Estuarine and  
Marine Deepwater

Pacific Ocean



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
- TAX Parcel
- Wetland
- M1RF1L
- M2USN

## EXHIBIT E Wetlands Map

FILE NO.: 2024/SMA-48

LOCATION: 91-173 and  
91-173A 'Ewa Beach Road  
- 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

NOAA Pacific Tsunami  
Warning Center

CR  
Coral  
outcrop

**'Ewa Beach  
Park**

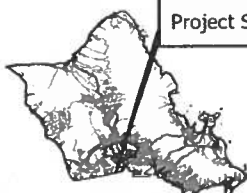
Fort Weaver Rd

Nalomei Pl

Ewa Beach Rd

**Project Site**

*Pacific Ocean*



Project Site

## LEGEND

-  Project Site
-  TAX Parcel
-  NRCS Soil
-  CR

0 150 300 600  
Scale in Feet



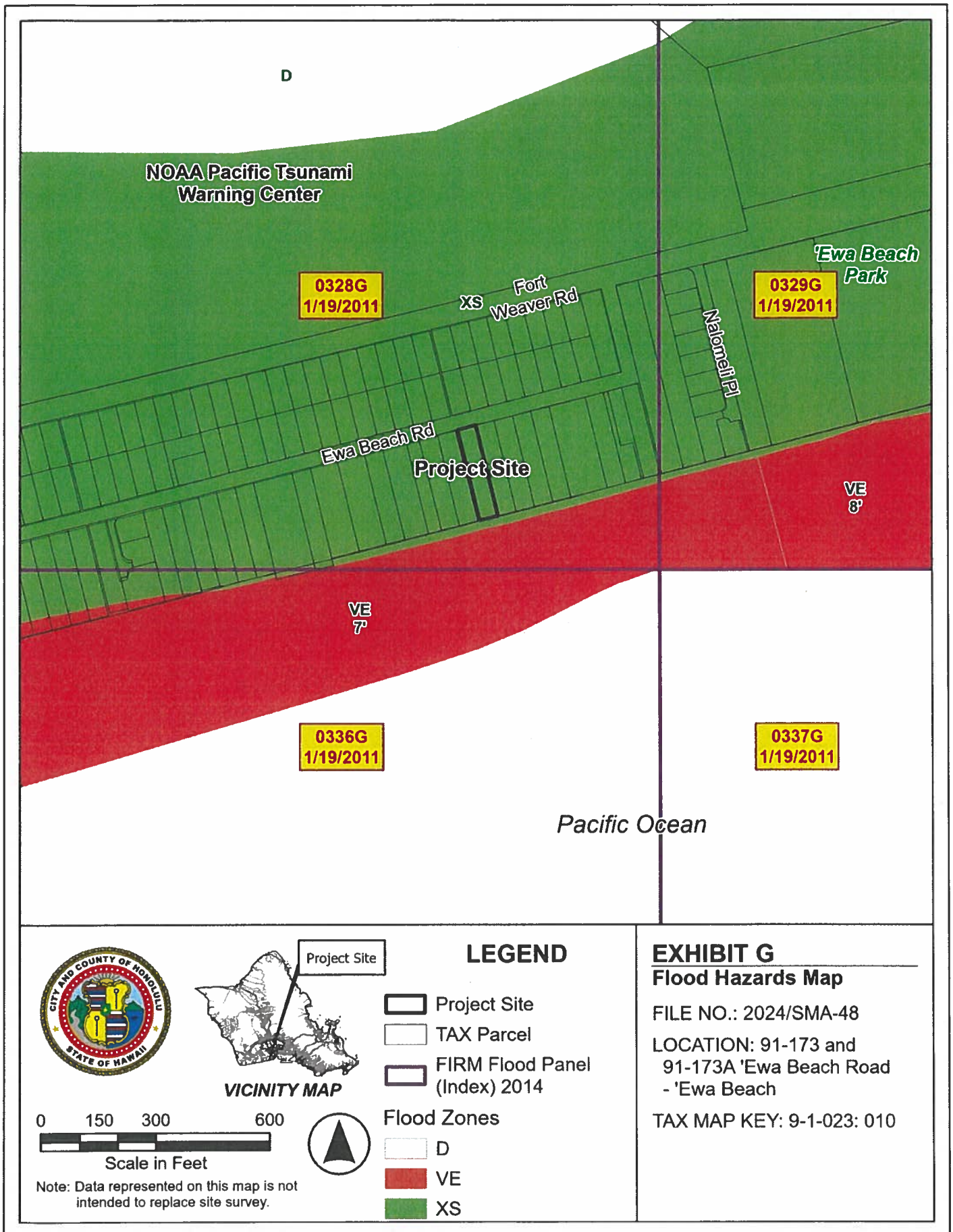
Note: Data represented on this map is not  
intended to replace site survey.

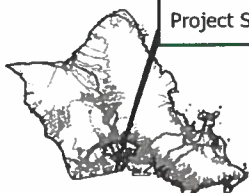
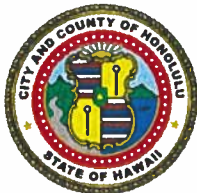
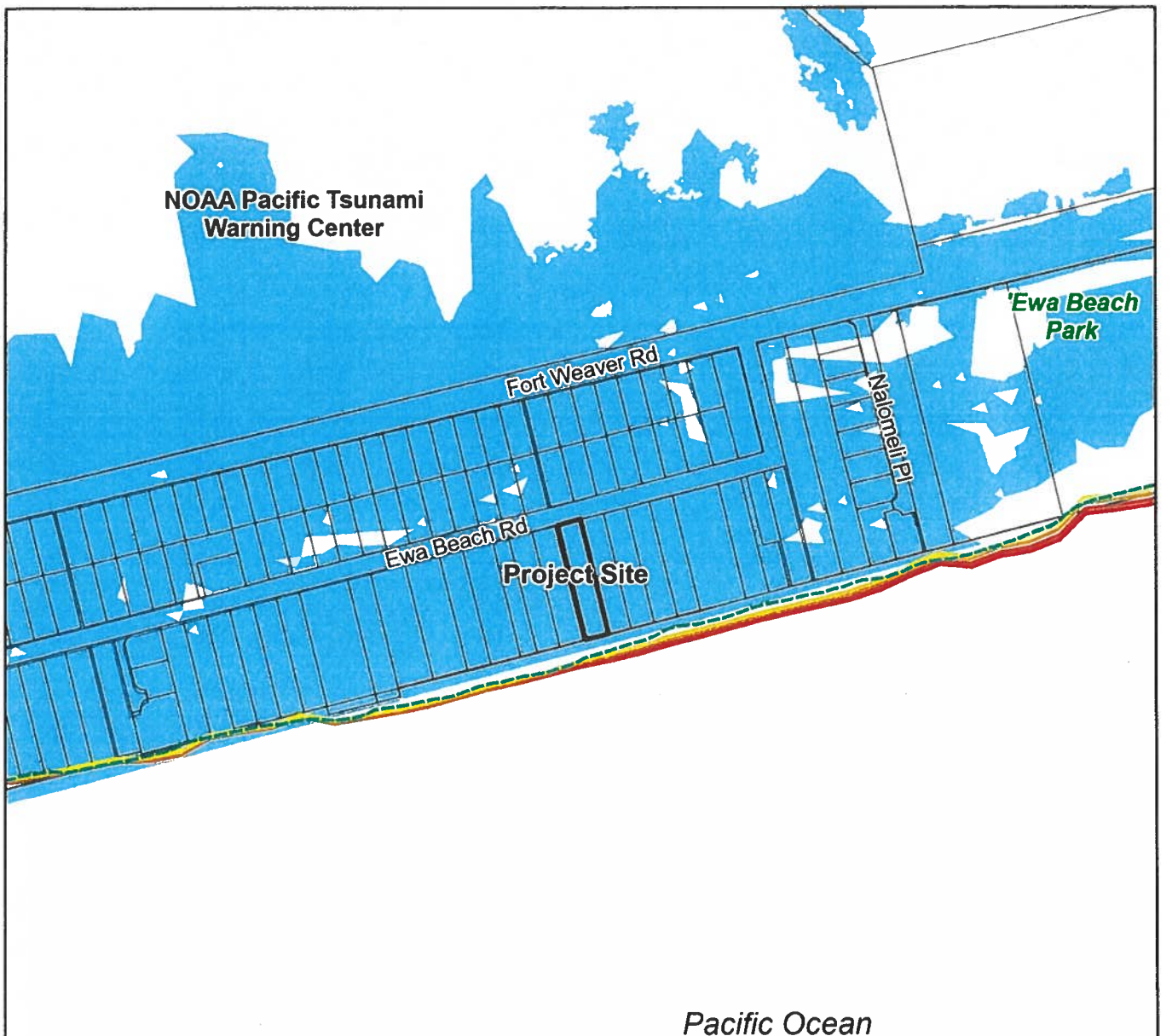
## EXHIBIT F NRCS Soil Map

FILE NO.: 2024/SMA-48

LOCATION: 91-173 and  
91-173A 'Ewa Beach Road  
- 'Ewa Beach

TAX MAP KEY: 9-1-023: 010





VICINITY MAP

0 150 300 600



Scale in Feet

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



## LEGEND

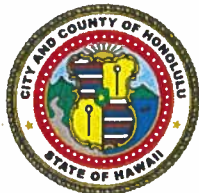
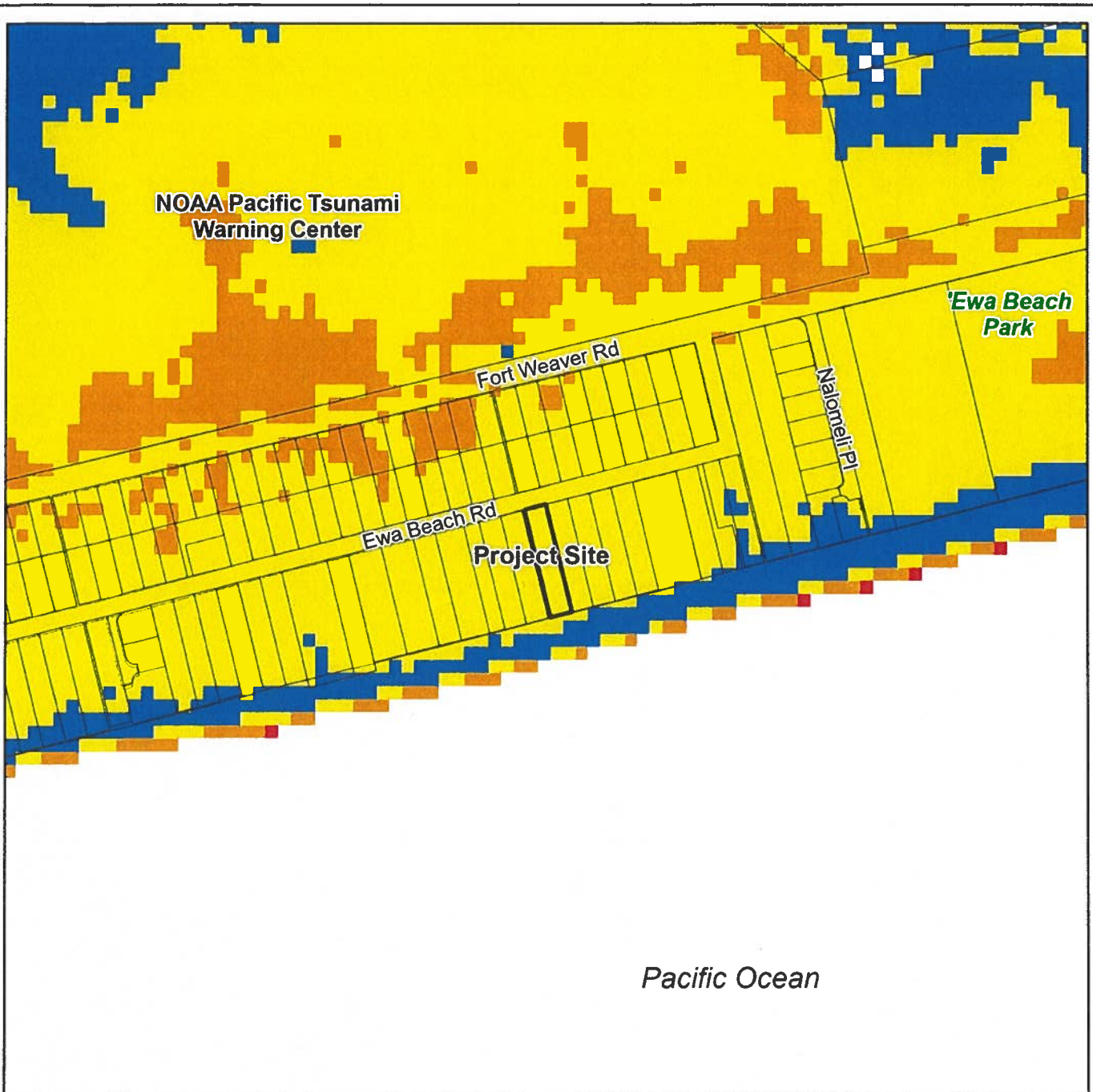
- Project Site
- TAX Parcel
- SLR Exposure Area - 3.2 Ft. Scenario
- SLR - Vegetation Line (2005-2008)
- SLR Coastal Erosion (Line) - 0.5 Ft. Scenario
- SLR Coastal Erosion (Line) - 1.1 Ft. Scenario
- SLR Coastal Erosion (Line) - 2.0 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

## EXHIBIT H Sea Level Rise Map

FILE NO.: 2024/SMA-48

LOCATION: 91-173 and  
91-173A 'Ewa Beach Road  
- 'Ewa Beach

TAX MAP KEY: 9-1-023: 010



VICINITY MAP



Scale in Feet

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



### LEGEND

- Project Site
- TAX Parcel

#### Storm Surge during a Category 4 Hurricane Event

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

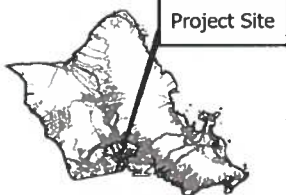
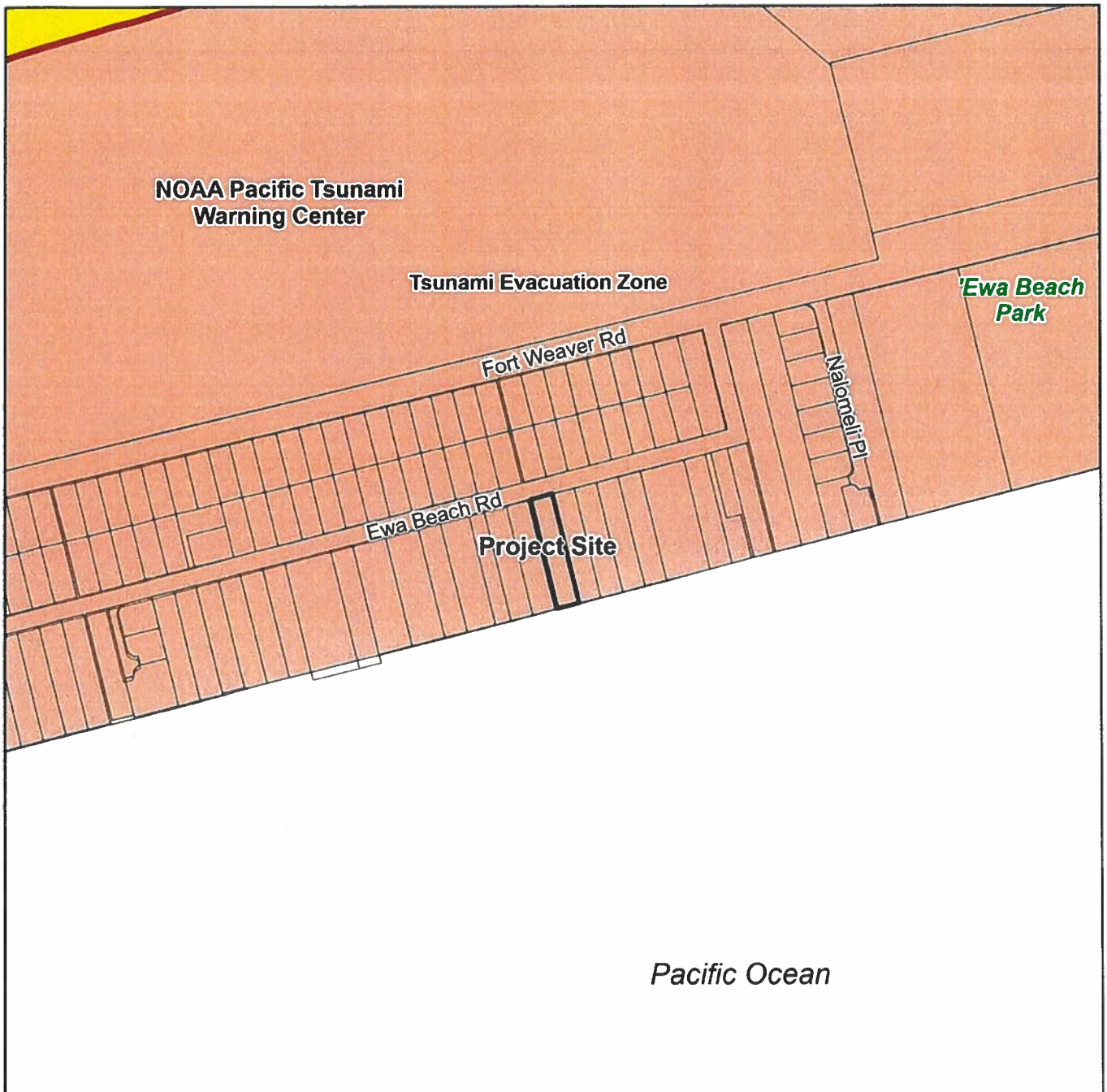
### EXHIBIT I

#### Storm Surge Map

FILE NO.: 2024/SMA-48

LOCATION: 91-173 and  
91-173A 'Ewa Beach Road  
- 'Ewa Beach

TAX MAP KEY: 9-1-023: 010



**VICINITY MAP**



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



## LEGEND

-  Project Site
-  TAX Parcel
-  Tsunami Evacuation Boundary Line 2015
-  Tsunami Evacuation Zone
-  Extreme Tsunami Evacuation Zone

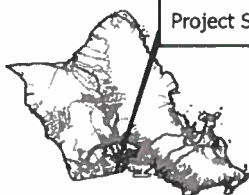
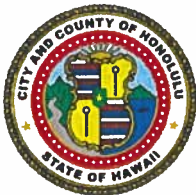
## EXHIBIT J

### Tsunami Evacuation Map

FILE NO.: 2024/SMA-48

LOCATION: 91-173 and  
91-173A 'Ewa Beach Road  
- 'Ewa Beach

TAX MAP KEY: 9-1-023: 010



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
- TAX Parcel
- Within 500 feet of Project Site

## EXHIBIT K

### Cumulative Projects Map

FILE NO.: 2024/SMA-48

LOCATION: 91-173 and  
91-173A 'Ewa Beach Road  
- 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

**Report Title:**

Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP"); 'Ewa Beach, O'ahu

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*