



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

No. 24-226

FILED
SEP 10 2025
PURSUANT TO RCM Sec. 1-2.5

RESOLUTION

DENYING A SPECIAL MANAGEMENT AREA MAJOR PERMIT AND SHORELINE SETBACK VARIANCE TO ALLOW THE EXPANSION AND FORTIFICATION OF A NONCONFORMING CONCRETE SEAWALL IN LANIKAI, O'AHU.

WHEREAS, on May 3, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File Nos. 2024/SMA-44 and 2024/SV-1) of Graham and Elaine Smith (the "Applicant") for a Special Management Area ("SMA") Major Permit and Shoreline Setback Variance ("SSV") to allow the installation of 16-foot deep steel sheet piles on the mauka side of the existing nonconforming seawall, covered and bolted to the seawall by a concrete sheet pile cap, held in place by nine steel tie-back rods attached to nine concrete deadman anchors buried 25 feet mauka of the seawall, including the addition of concrete splash lip of one to 3.5 feet in height atop the nonconforming seawall on an 18,076-square-foot shoreline lot, zoned R-10 Residential District, located at 1226 Mokulua Drive, in Lanikai, and identified as Tax Map Key 4-3-005: 056 ("the Project"); and

WHEREAS, on July 3, 2024 (the Applicant having requested an extension of the 60-day administrative deadline) the DPP held a public hearing at the Fasi Municipal Building 6th Floor Conference Room, which was attended by seven members of the Applicant's Agent and their consultants, and DPP staff; and which was attended remotely by the Applicant and several members of the public. Three members of the public, including a representative of the Surfrider Foundation, provided oral testimony in opposition to the Project.

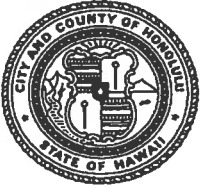
WHEREAS, on August 19, 2024, within 45 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in Revised Ordinances of Honolulu 2021 §§ 25-3.1, 25-4.1, and 26-1.8(b)(3)(B)(C)(D), and Hawai'i Revised Statutes §§ 205A-2, and 205A-26, completed its report and transmitted its findings and recommendation of denial to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on 08/23/24, by Departmental Communication No. 626, and having duly considered all of the findings and reports on the matter, desires to deny the subject application for an SMA Use Permit and SSV; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major Permit and SSV for the Project be denied.

DPP24SMA44

D-626(24)
ZON



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

No. 24-226

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Jeffery Overton, G70, 111 South King Street, Suite 170, Honolulu, Hawai'i 96813; 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:

Tammy Water (br)

By Request

DATE OF INTRODUCTION:

SEP 10 2024

Honolulu, Hawai'i

Councilmembers

FILED
SEP 10 2025

SUBJECT TO ROH Sec. 1-2.5

DPP24SMA44

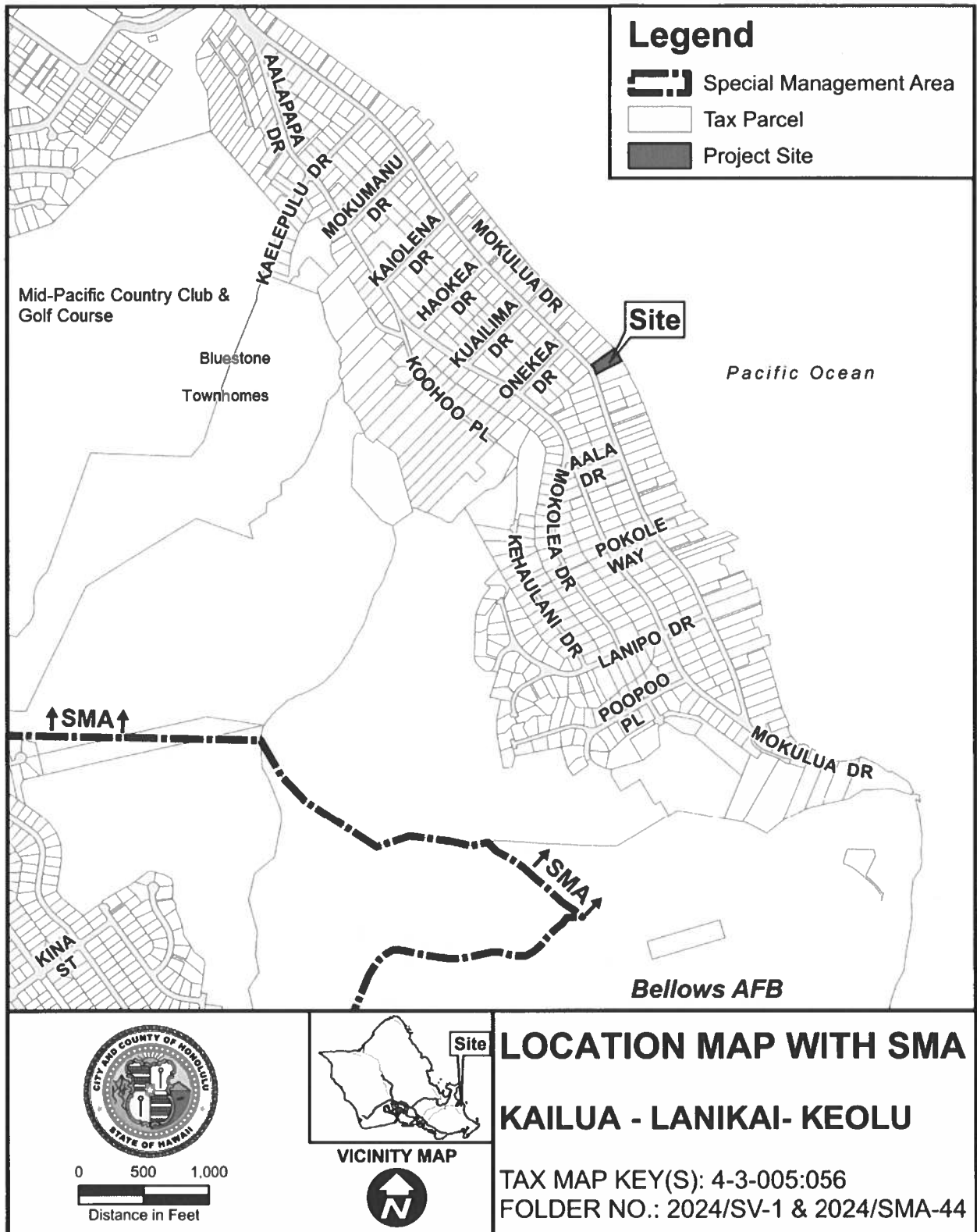


EXHIBIT A



EXHIBIT B

FILE NOS.: 2024/SMA-44
2024/SV-1

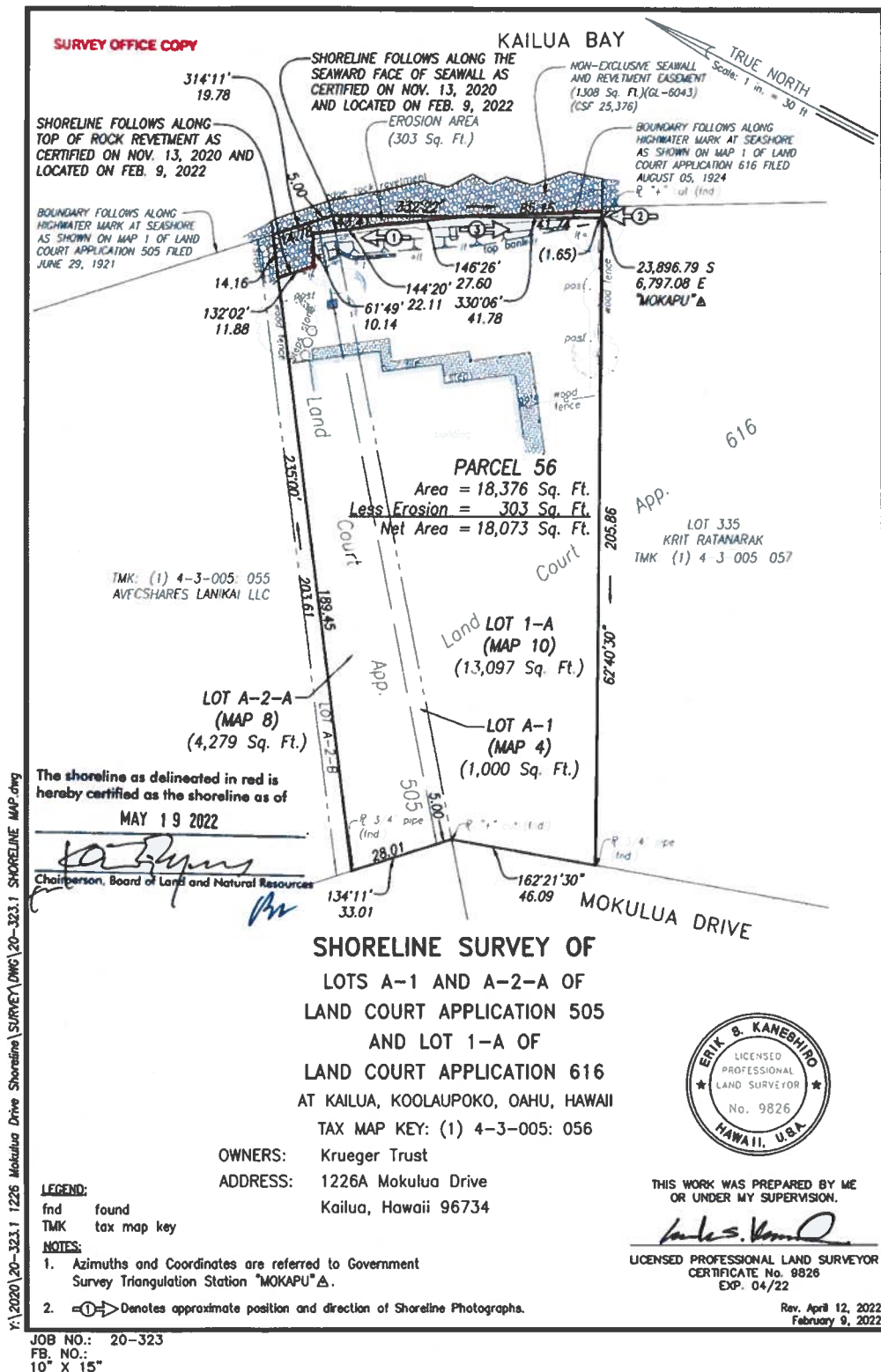


EXHIBIT C

**FILE NOS.: 2024/SMA-44
2024/SV-1**



Conceptual Site Plan

Figure 3.7a

EXHIBIT D-1

FILE NOS.: 2024/SMA-44
2024/SV-1

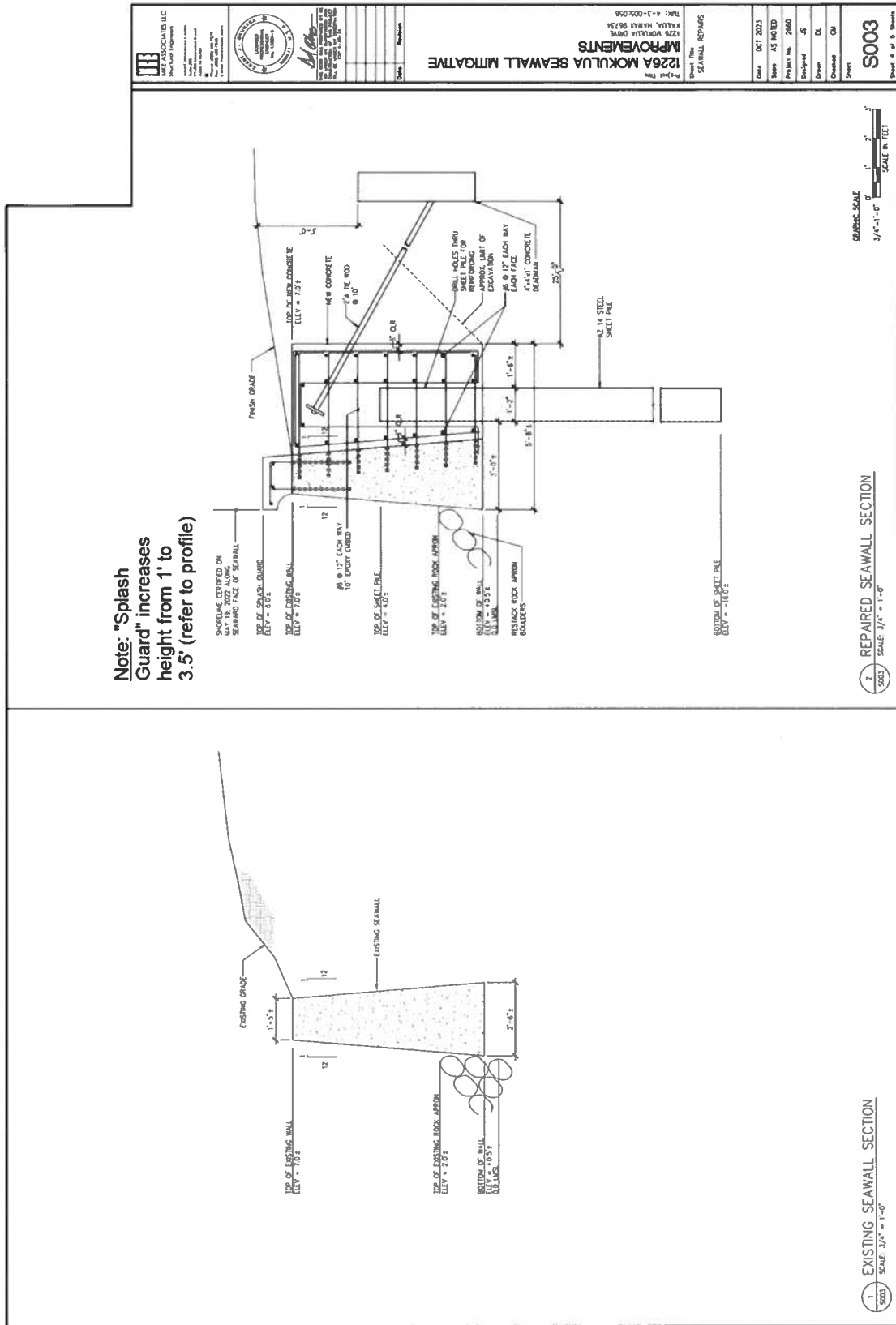


EXHIBIT D-2

FILE NOS.: 2024/SMA-44
2024/SV-1

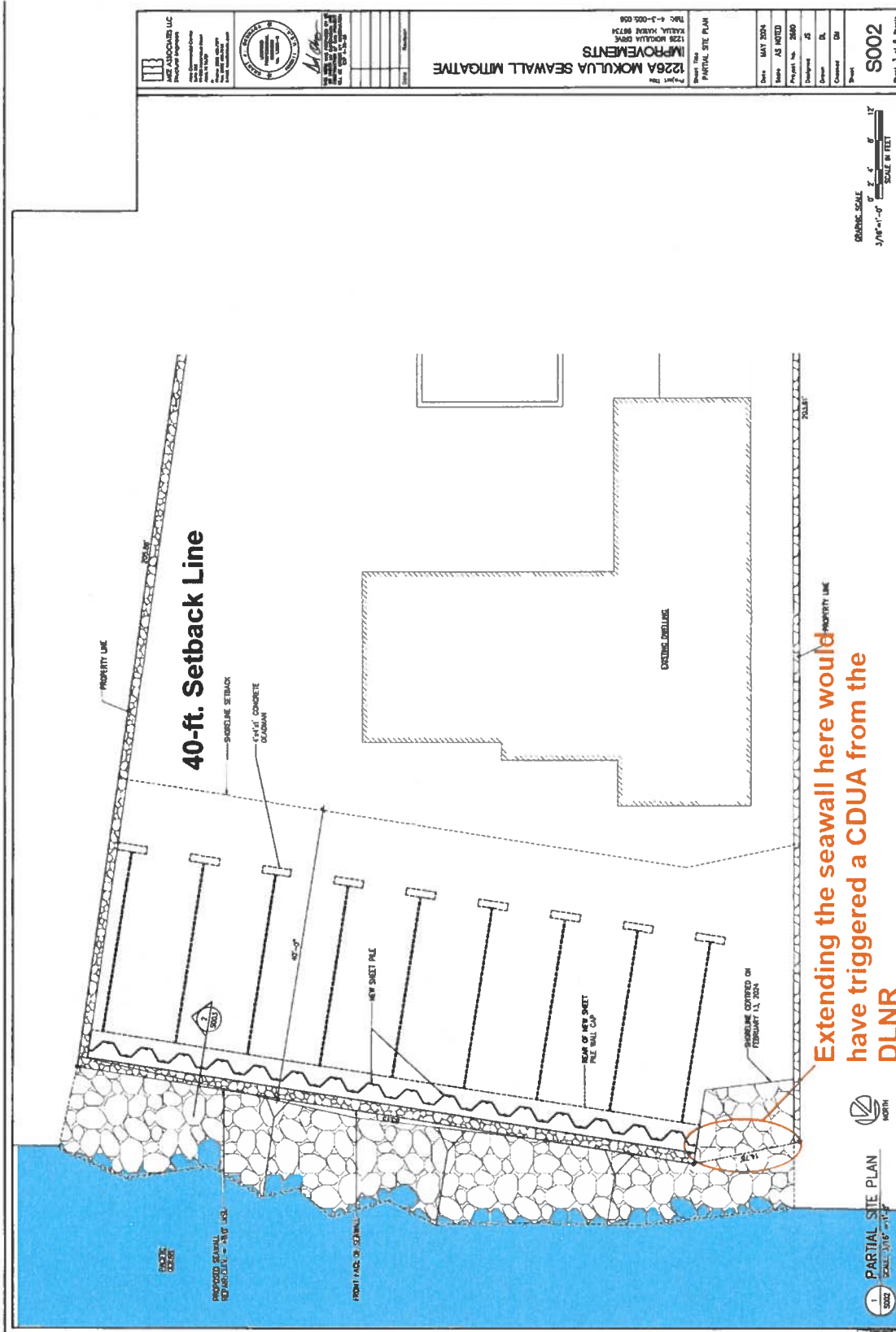


EXHIBIT D-3

FILE NOS.: 2024/SMA-44
2024/SV-1



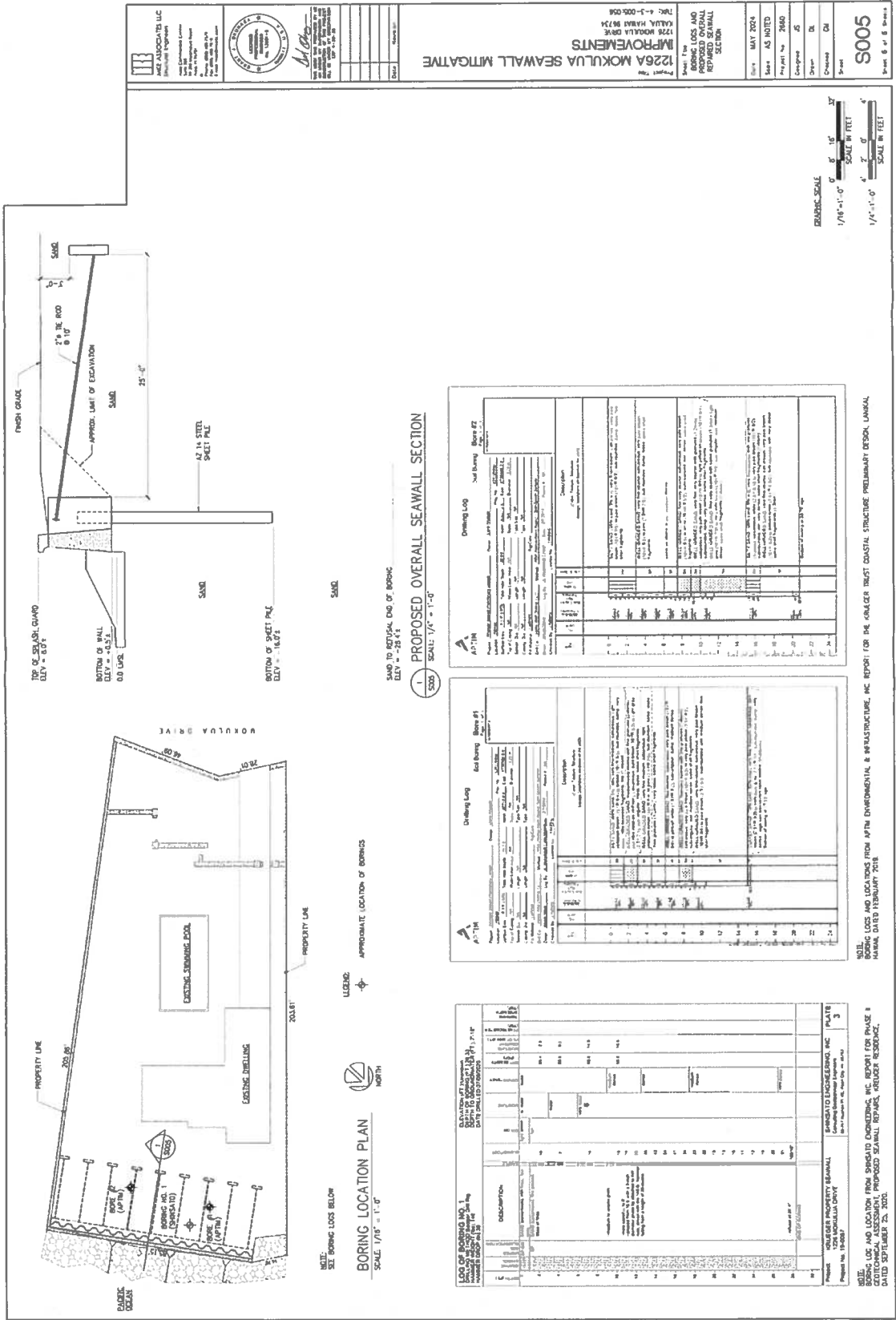


EXHIBIT D-5

FILE NOS.: 2024/SMA-44
2024/SV-1

NZ14 (hot rolled sheet piles)

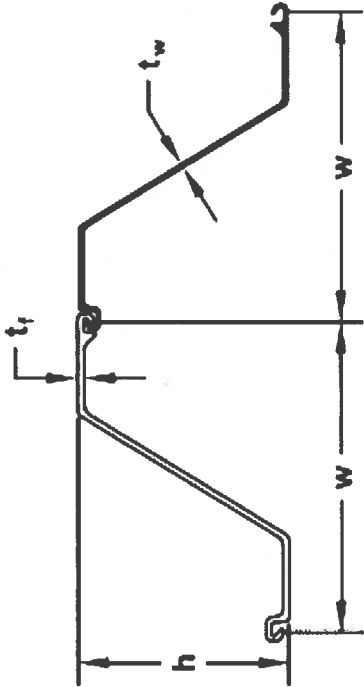
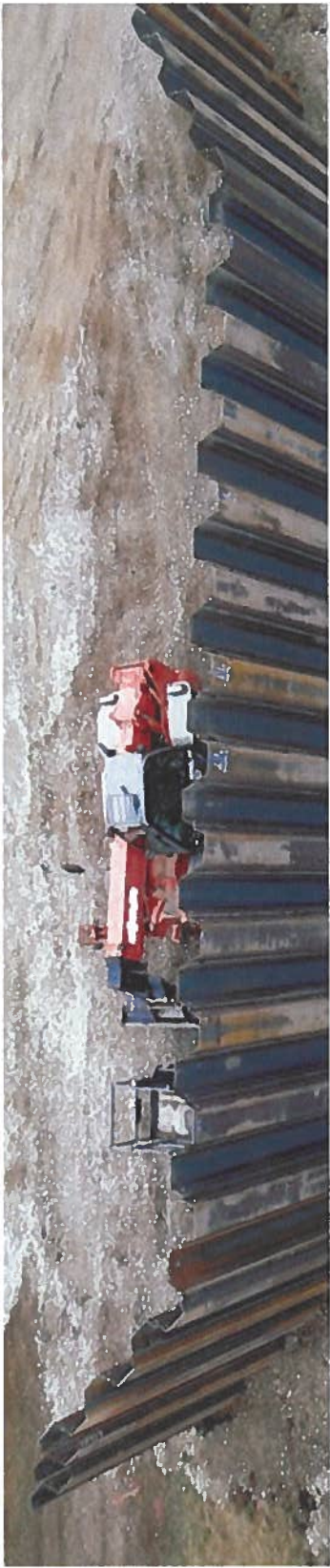


EXHIBIT D-6

Section description	Product group	Shape	Section Modulus	Moment of Inertia	Width	Height	Thickness flange web	Weight single	Weight	Coating 2 sides	Coating area
			in ³ /ft cm ³ /mm	in ⁴ /ft cm ⁴ /mm	inch mm	inch mm	inch mm	lbs/ft kg/m	lbs/ft ² kg/m ²	ft ² /ft m ² /m	ft ² /ft ² m ² /m ²
NZ14	hot rolled sheet pile	Z	25.65 437.9	171.7 2346.2	30.31 769	13.39 340	0.375 9.5	55 81.35	21.77 106.281	6.1 1.85	1.208 1.86



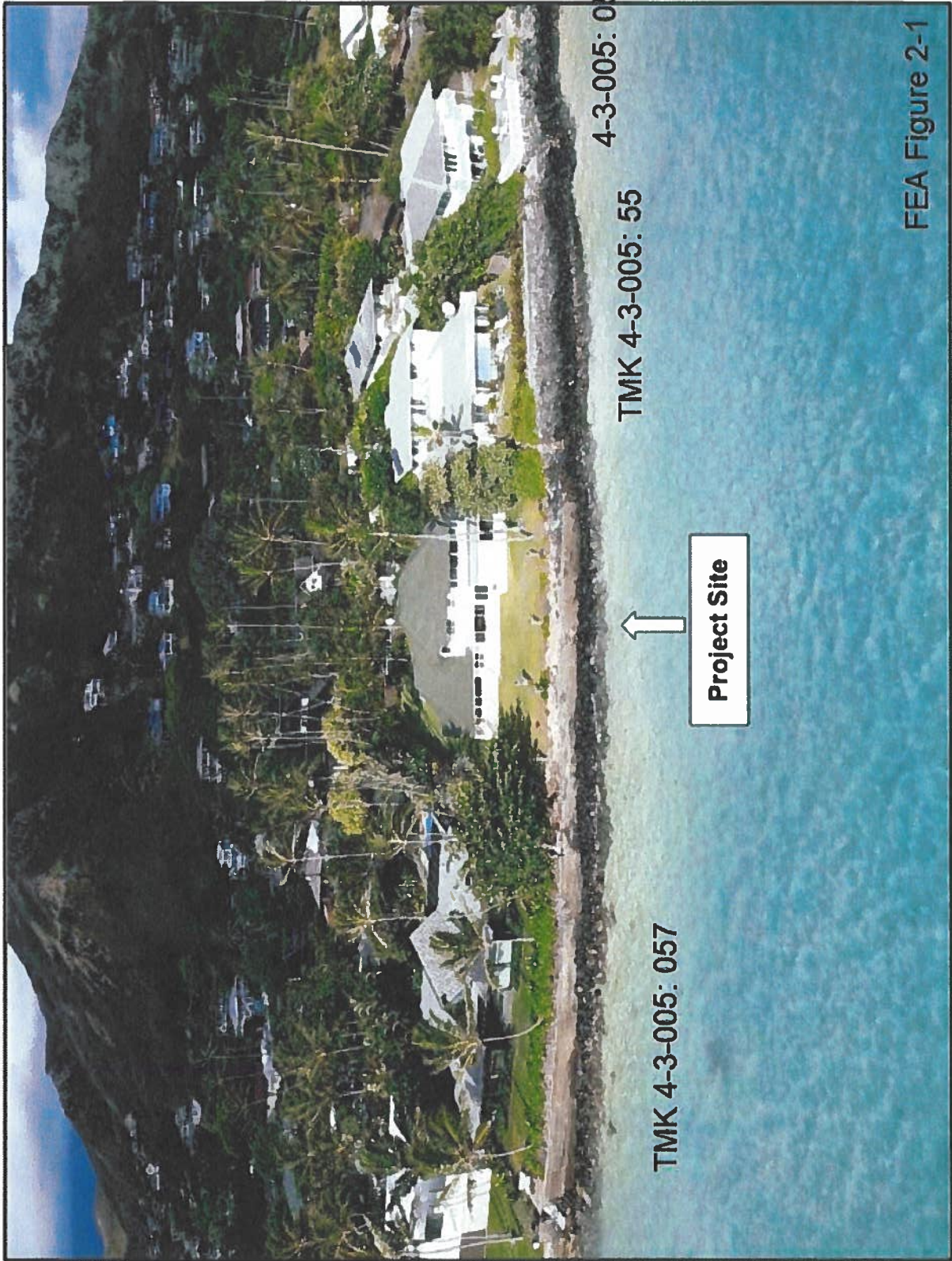


EXHIBIT E-1

**FILE NOS.: 2024/SMA-44
2024/SV-1**

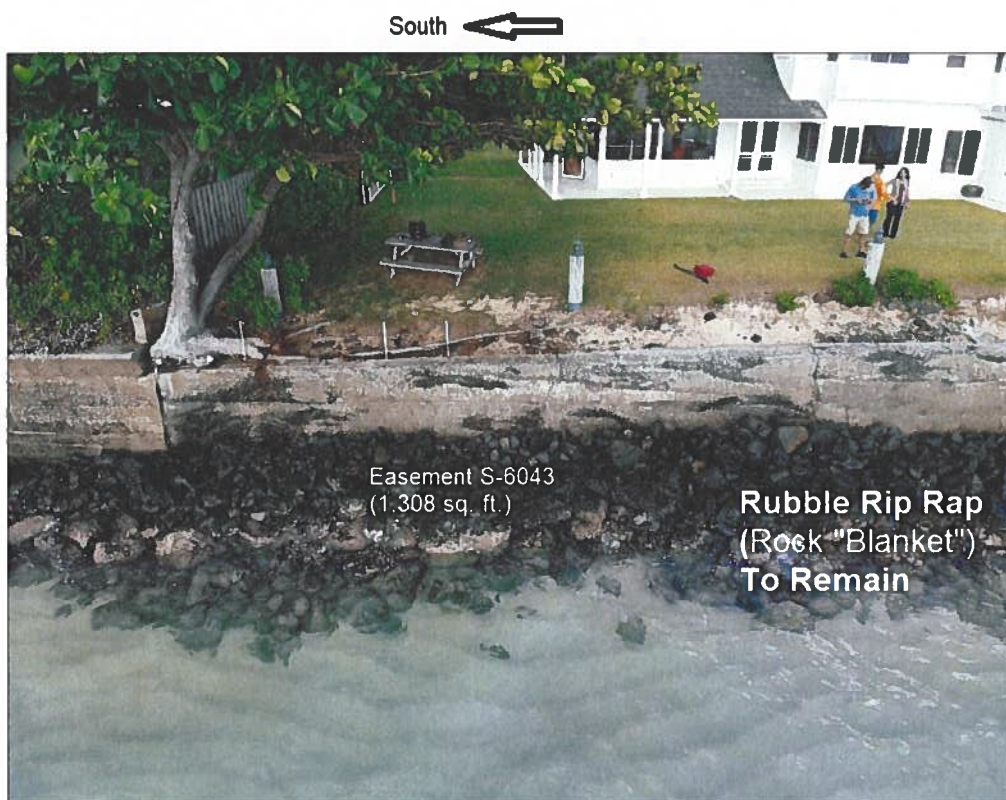
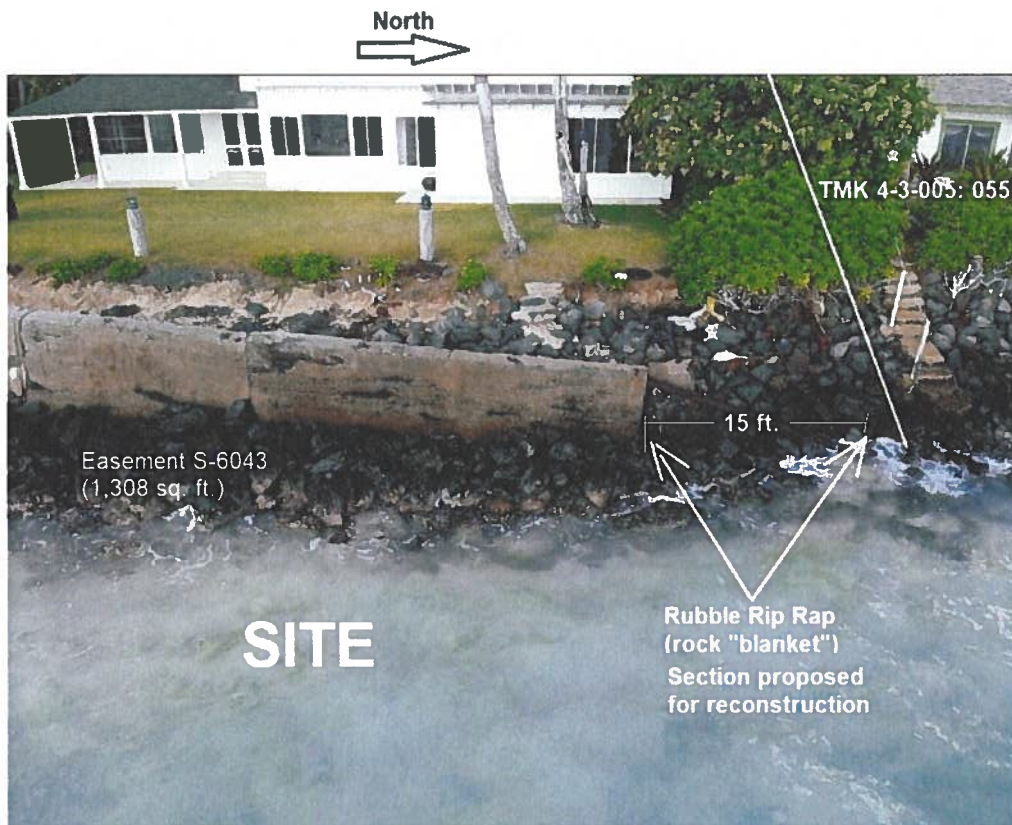


EXHIBIT E-2

**FILE NOS.: 2024/SMA-44
2024/SV-1**



EXHIBIT E-3

**FILE NOS.: 2024/SMA-44
2024/SV-1**

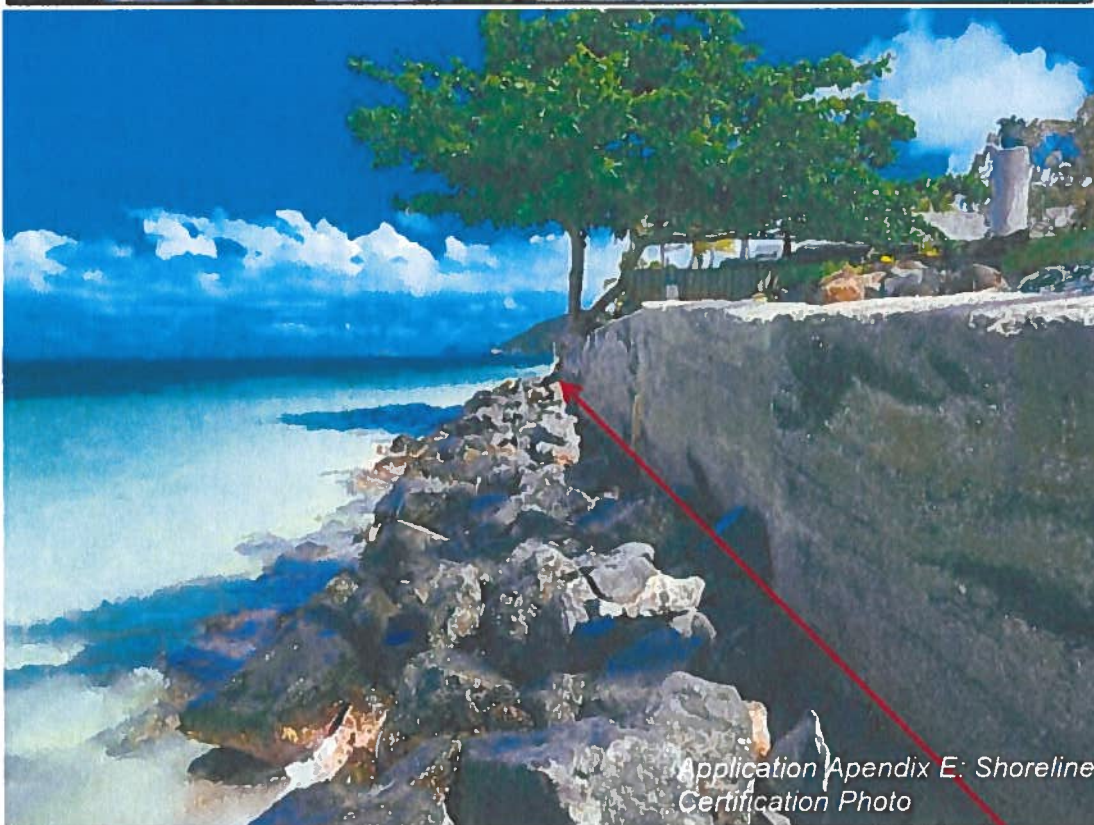
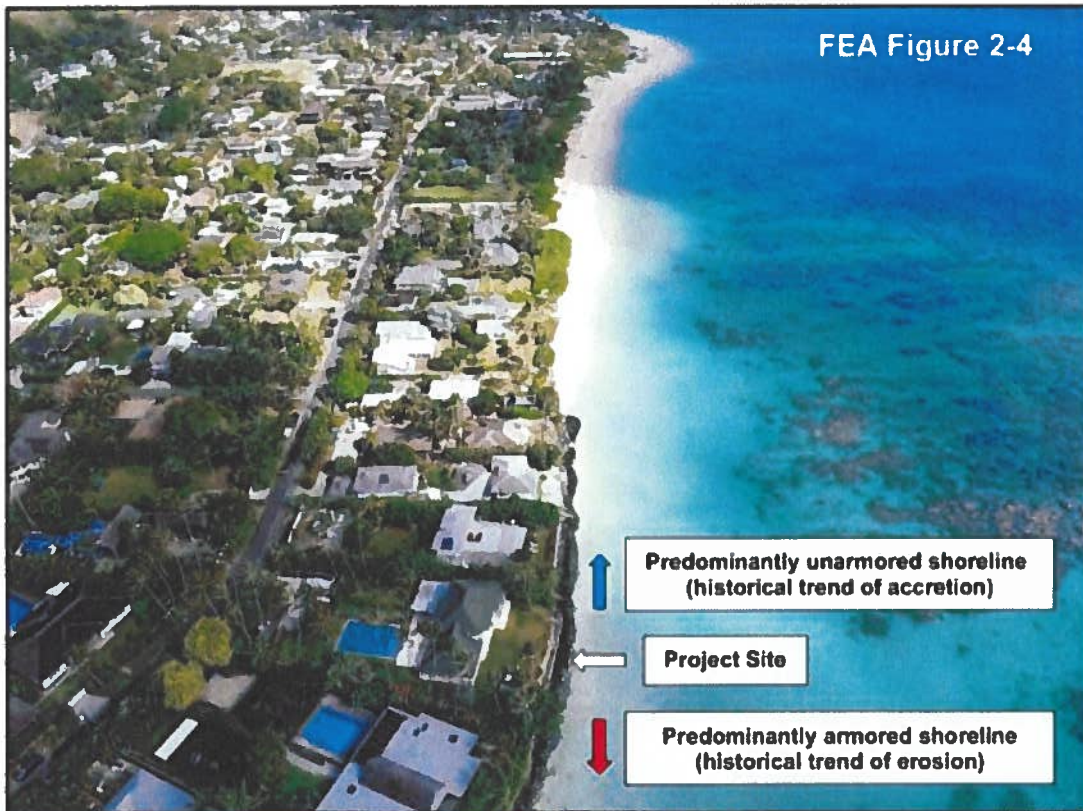
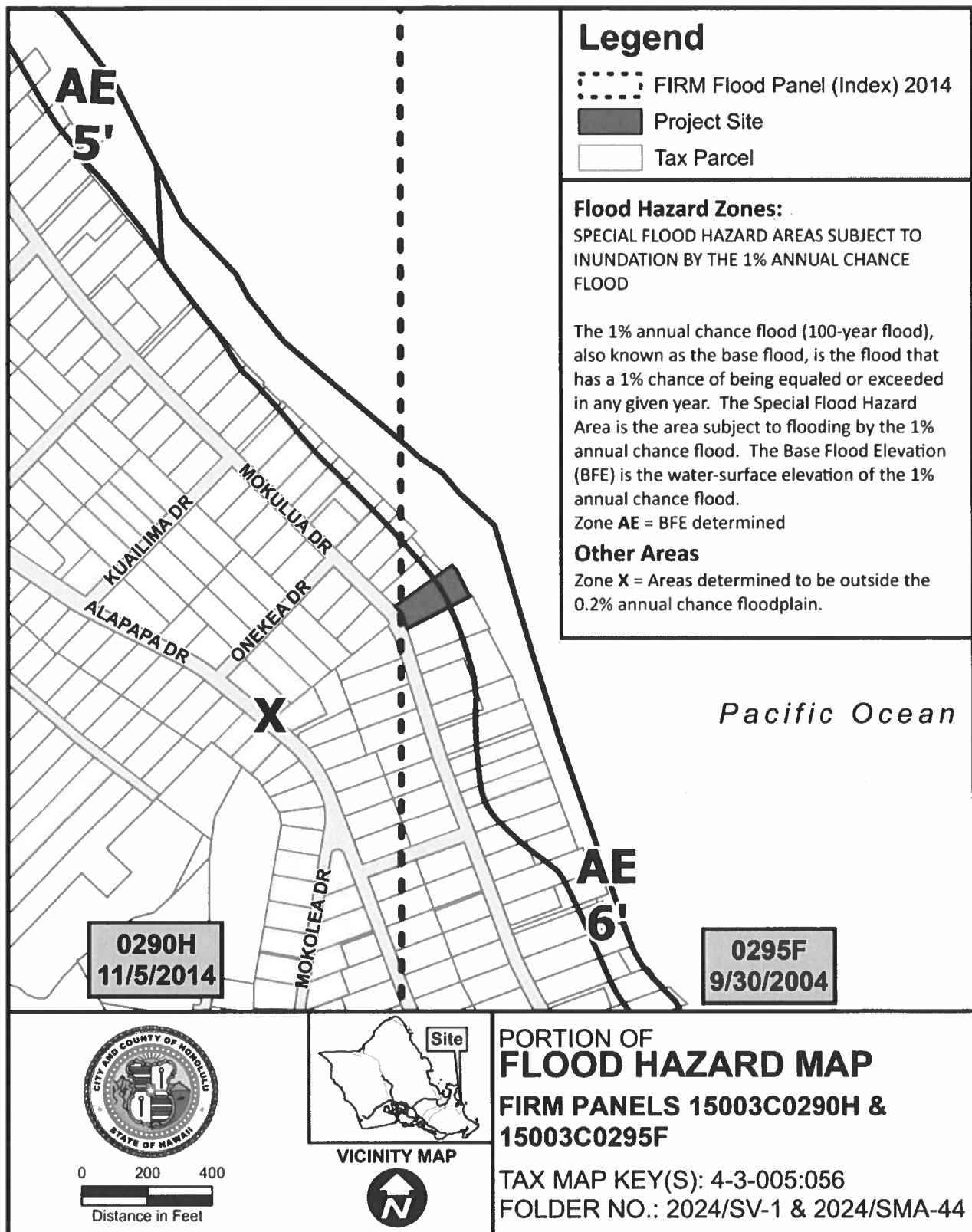


EXHIBIT G

**FILE NOS.: 2024/SMA-44
2024/SV-1**



Prepared by: Honolulu Land Information System (HoLIS) - ADS
 Department of Planning & Permitting (DPP)
 City and County of Honolulu

Date Prepared: 05/2024

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EXHIBIT F

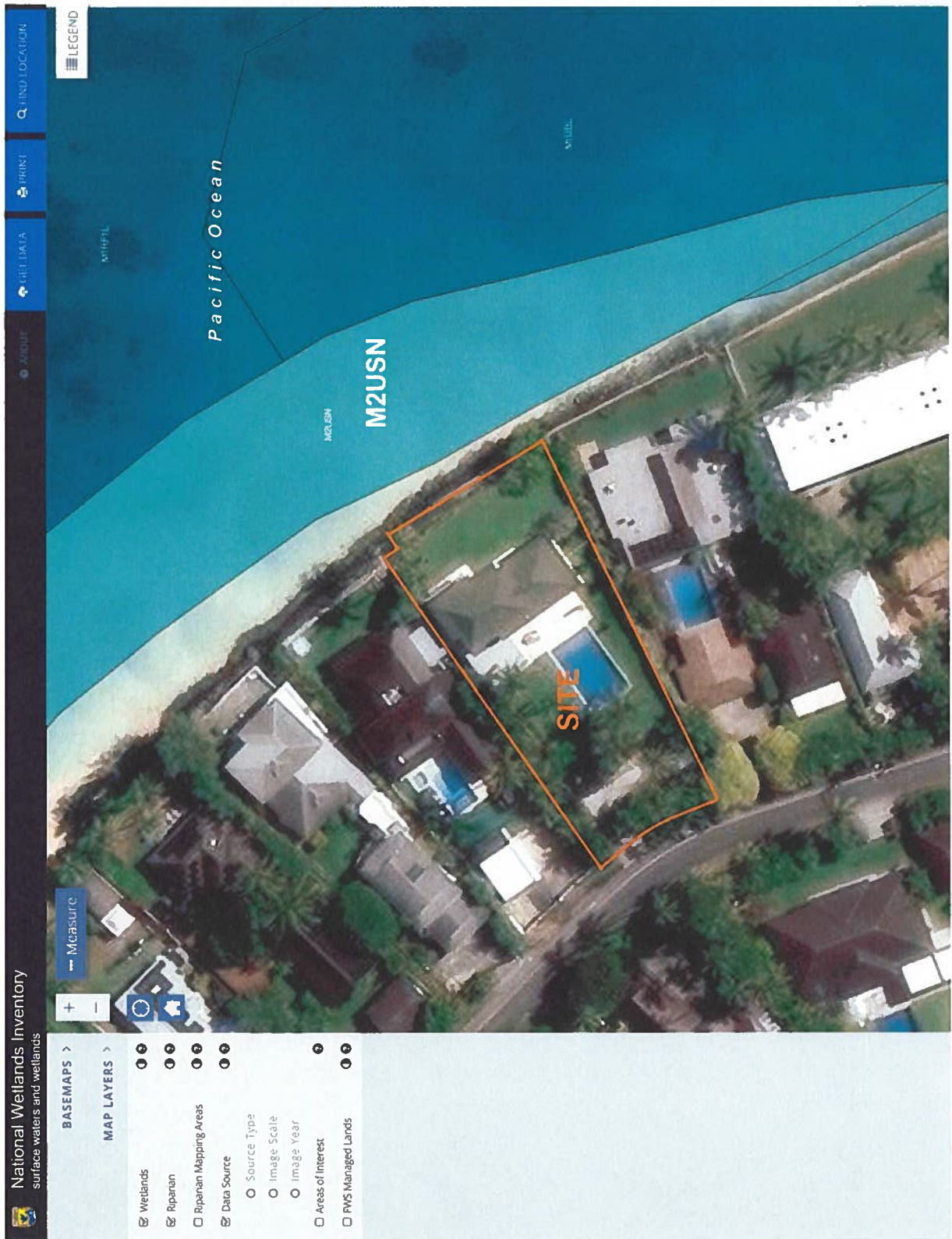


EXHIBIT H

**FILE NOS.: 2024/SMA-44
2024/SV-1**

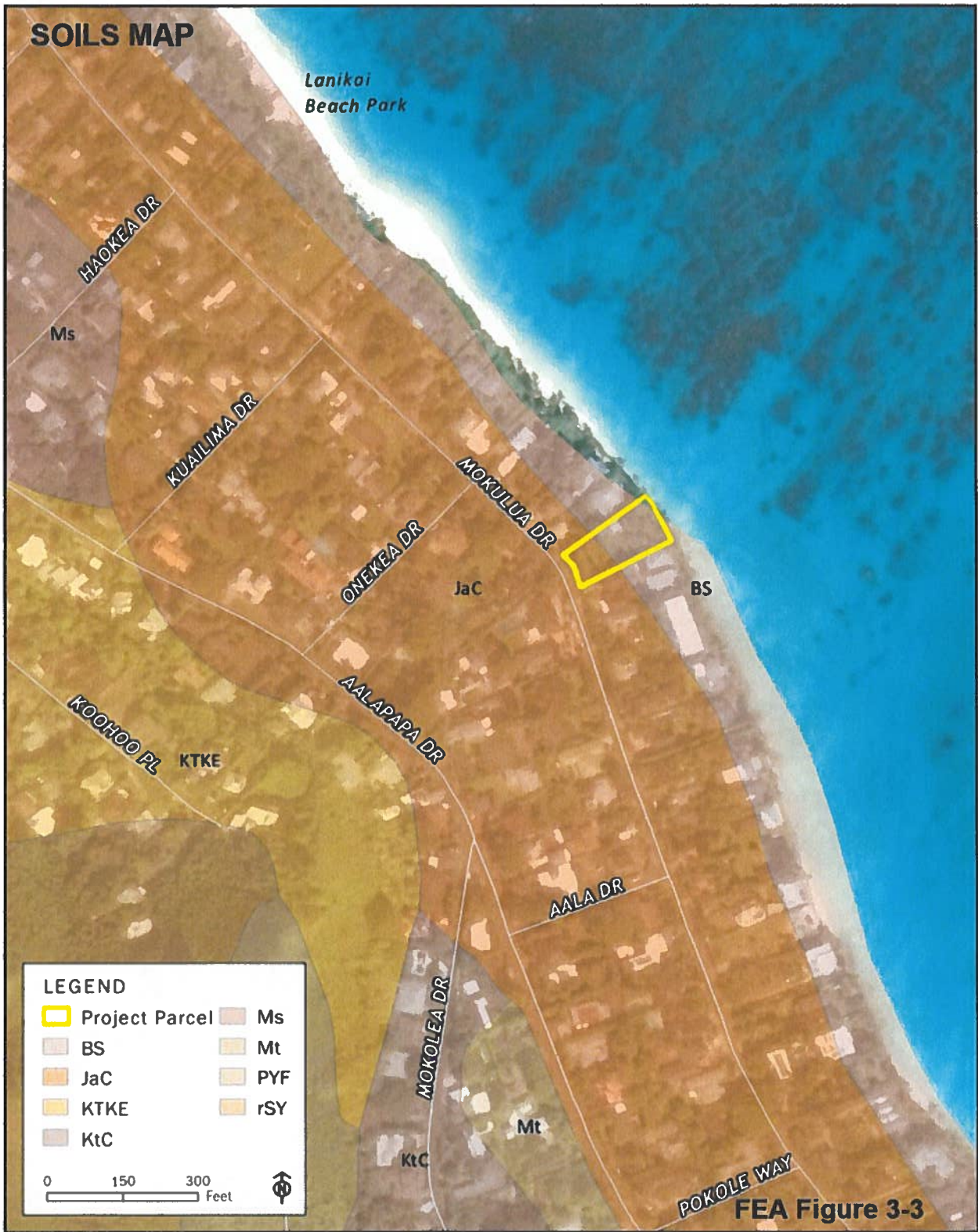


EXHIBIT I

FILE NOS.: 2024/SMA-44
2024/SV-1

Sea Level Rise : State of Hawai'i Sea Level Rise Viewer

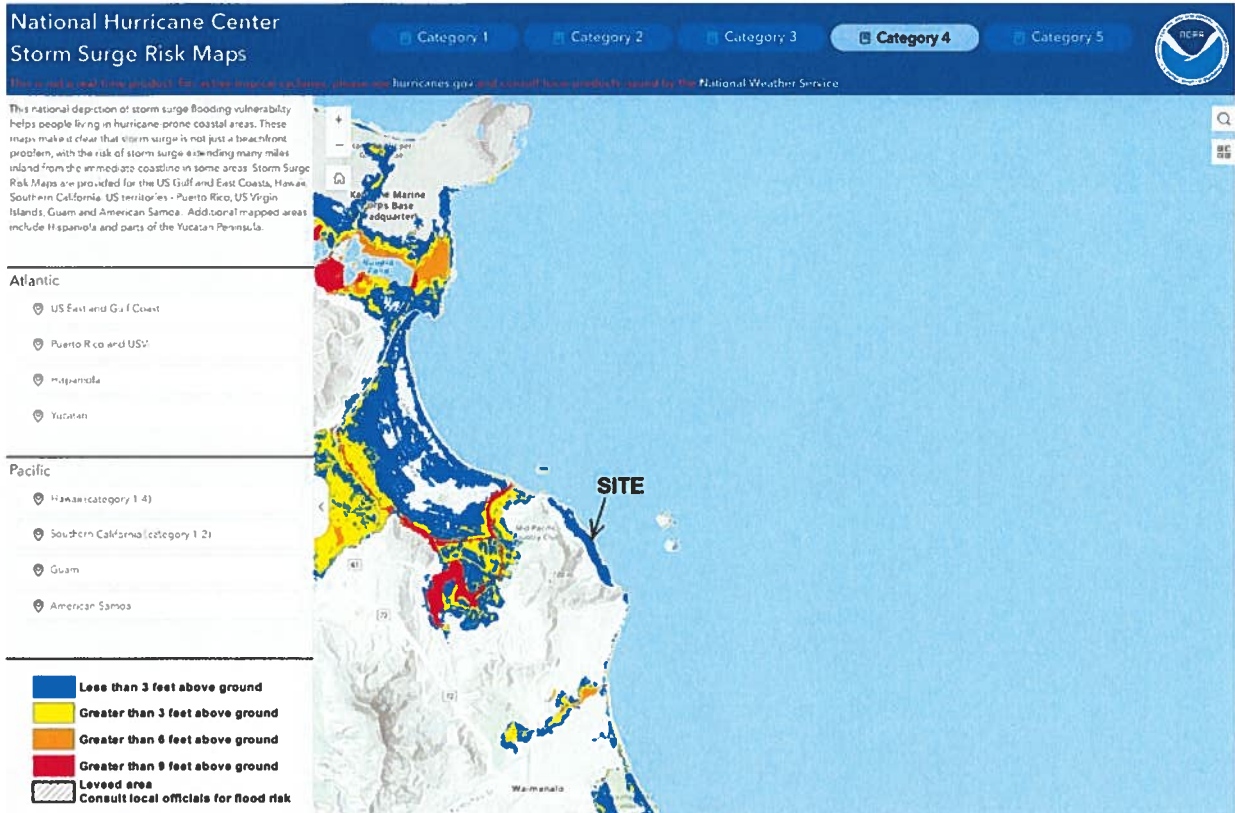
An Interactive Mapping Tool in Support of the State of Hawai'i Sea Level Rise Vulnerability and Adaptation Report

[view full-screen map](#)



EXHIBIT J

FILE NO.: 2024/SMA-44
2024/SV-1



TSUNAMI EVACUATION MAP (Dept. of Emergency Management)



EXHIBIT L

FILE NO.: 2024/SMA-44
2024/SV-1

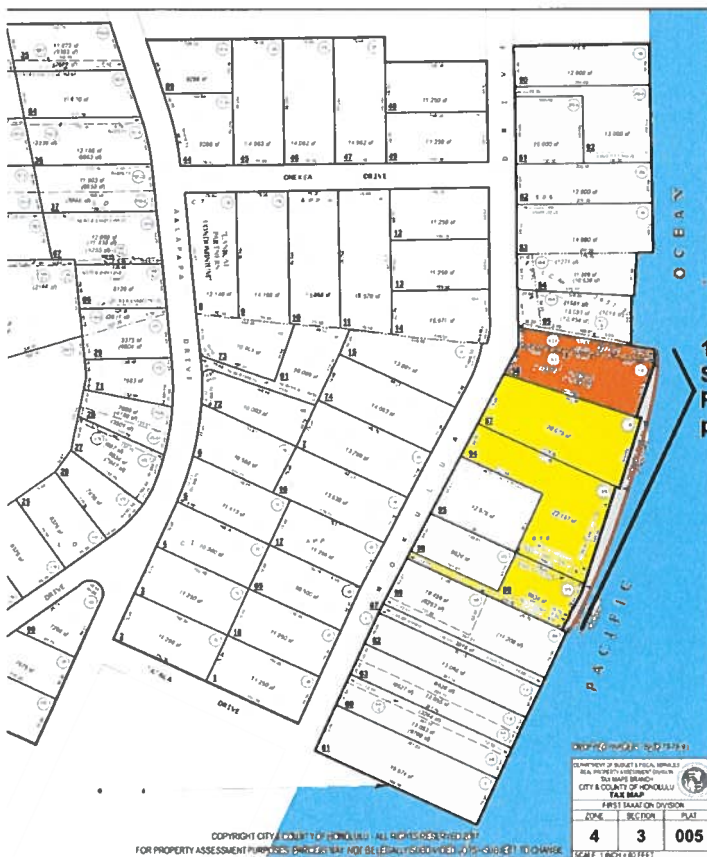
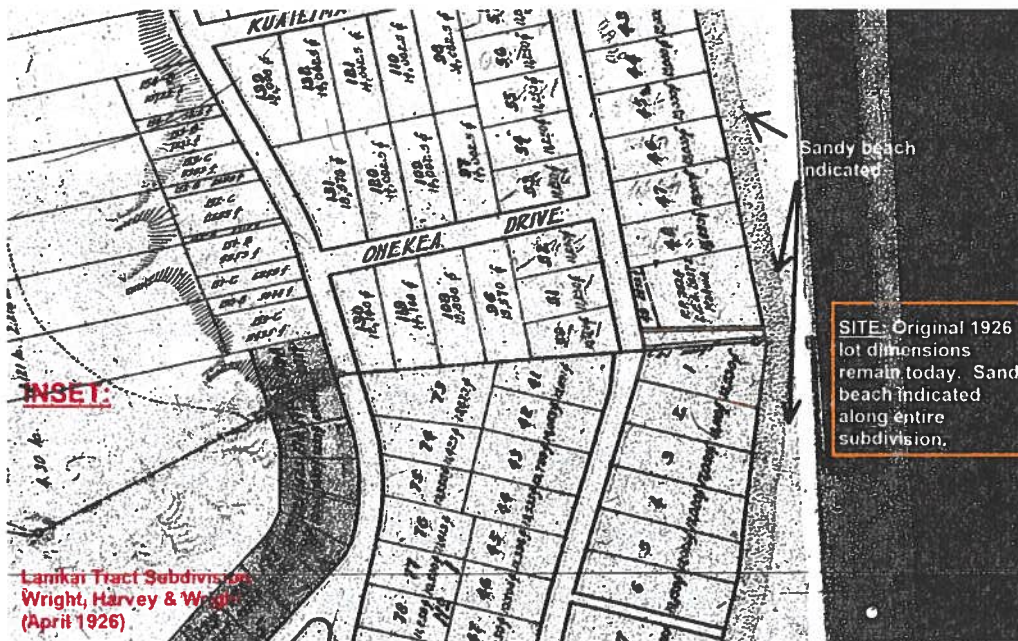


EXHIBIT M-1

**FILE NO.: 2024/SMA-44
2024/SV-1**



1986 DPP Shoreline Photo



SITE

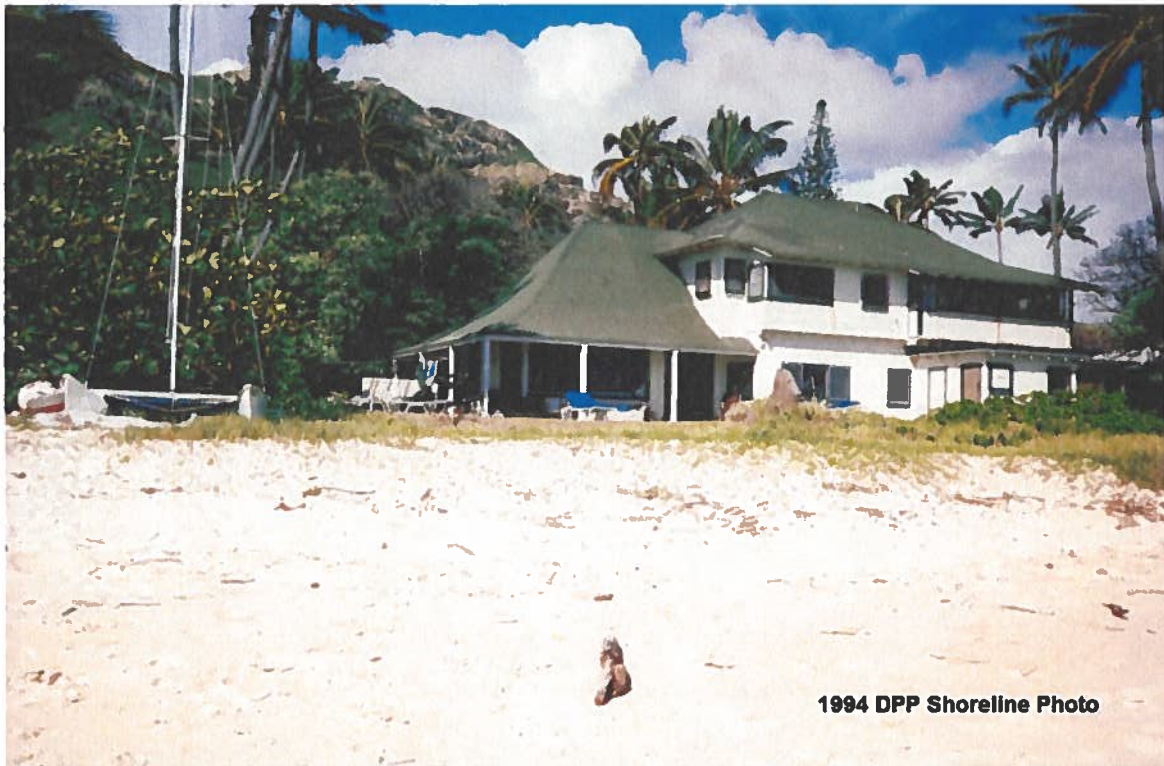
Approximate location of 1968 "Rock blanket"

4-3-05

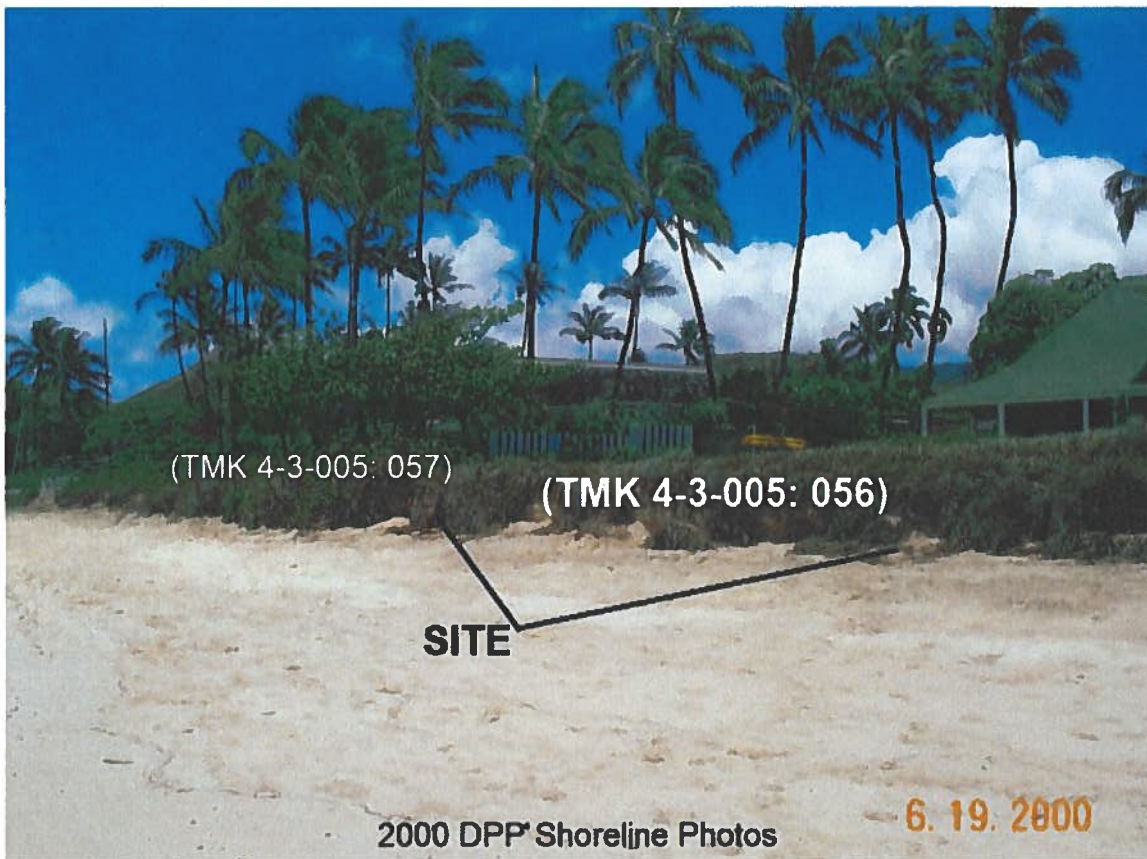
4-12-1989
1989 DPP Shoreline Photo

EXHIBIT M-2

FILE NO.: 2024/SMA-44
2024/SV-1



1994 DPP Shoreline Photo



2000 DPP Shoreline Photos

6. 19. 2000

EXHIBIT M-3

**FILE NO.: 2024/SMA-44
2024/SV-1**

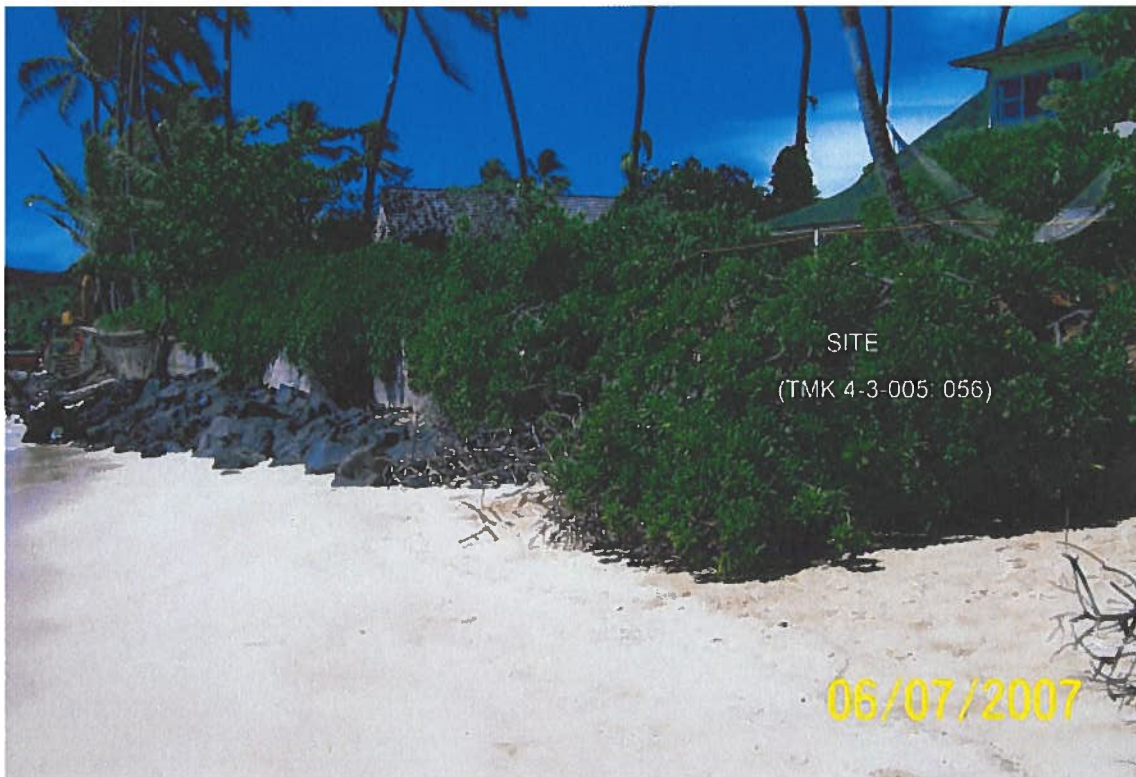


EXHIBIT M-4

**FILE NO.: 2024/SMA-44
2024/SV-1**

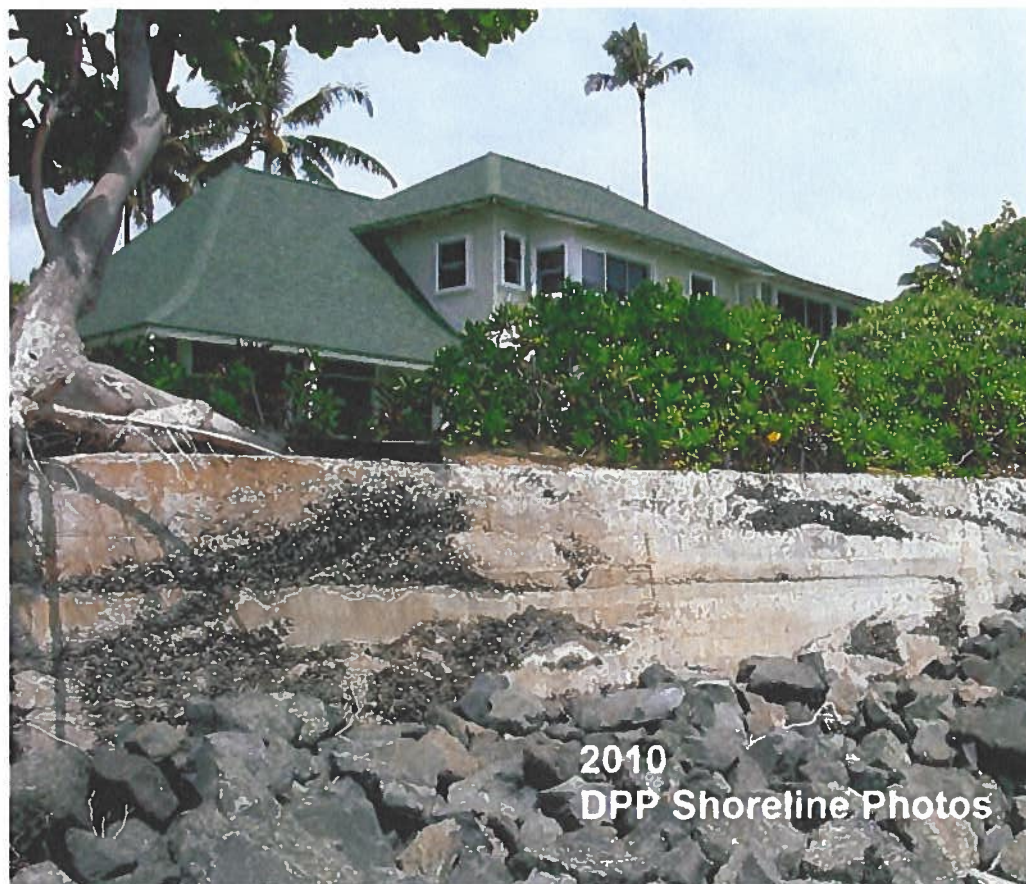


EXHIBIT M-5

**FILE NO.: 2024/SMA-44
2024/SV-1**