

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

No. 24-225, CD1

RESOLUTION

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

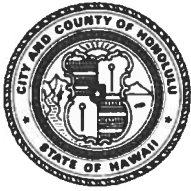
WHEREAS, on July 8, 2024, the DPP held a public hearing at the Frank F. Fasi Municipal Building, which was attended by the Applicant's Agent, DPP staff members, and one member of the public who attended remotely; no verbal testimony was offered; and

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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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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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.

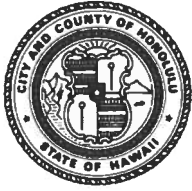
The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- 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."*

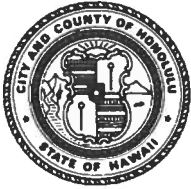
The statements enumerated in this condition must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

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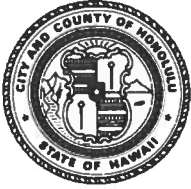
acknowledges (and any successor owner or interested party is hereby notified of) the following:

"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.



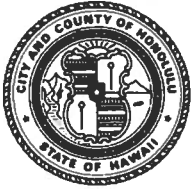
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I. Permits.

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.



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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.

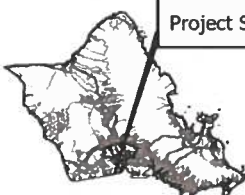
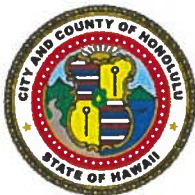
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

September 10, 2024
Honolulu, Hawai'i

_____ Councilmembers



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
- Beach Park
- Right of Way Park
- Within SMA
- Outside SMA

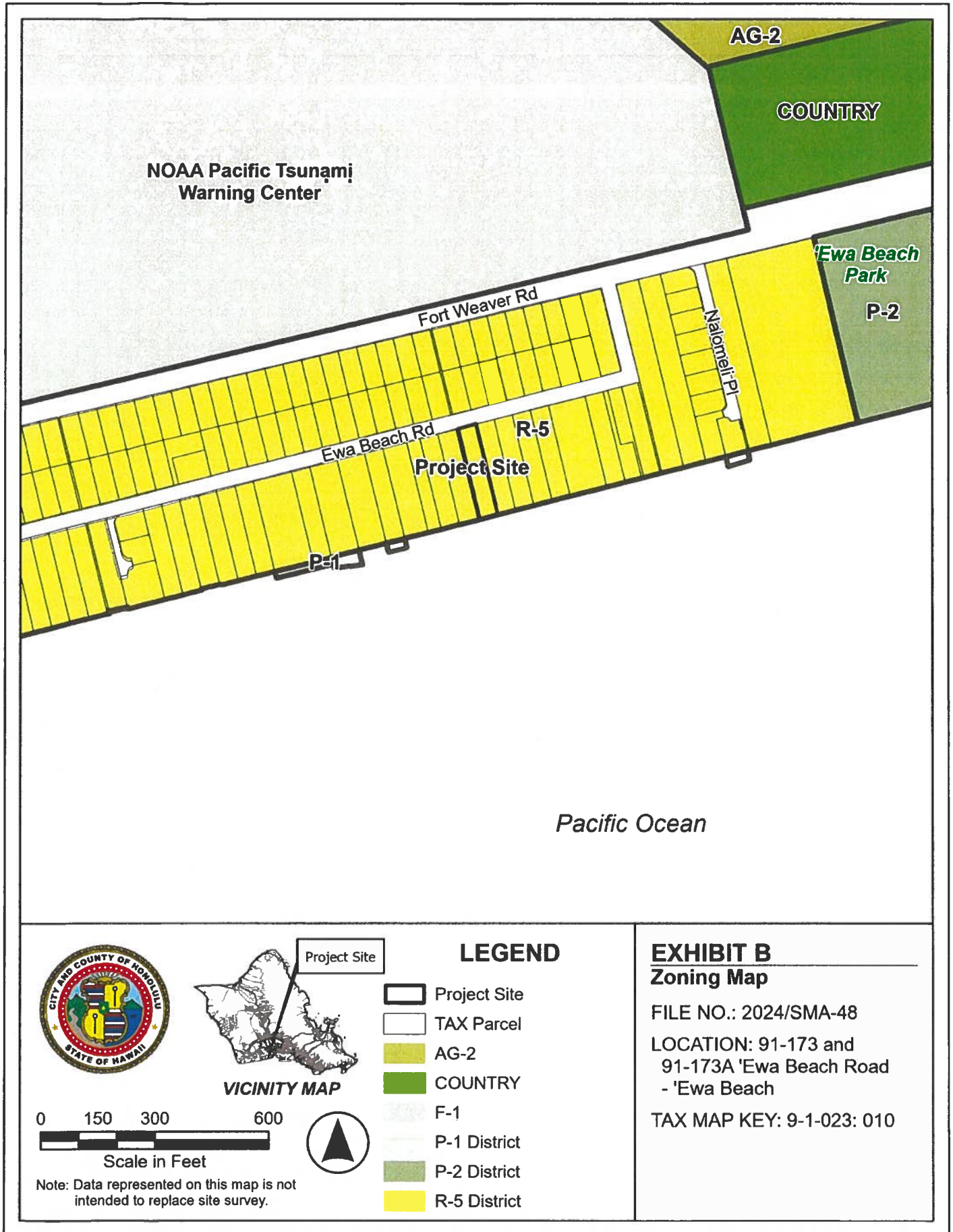
EXHIBIT A

Location Map

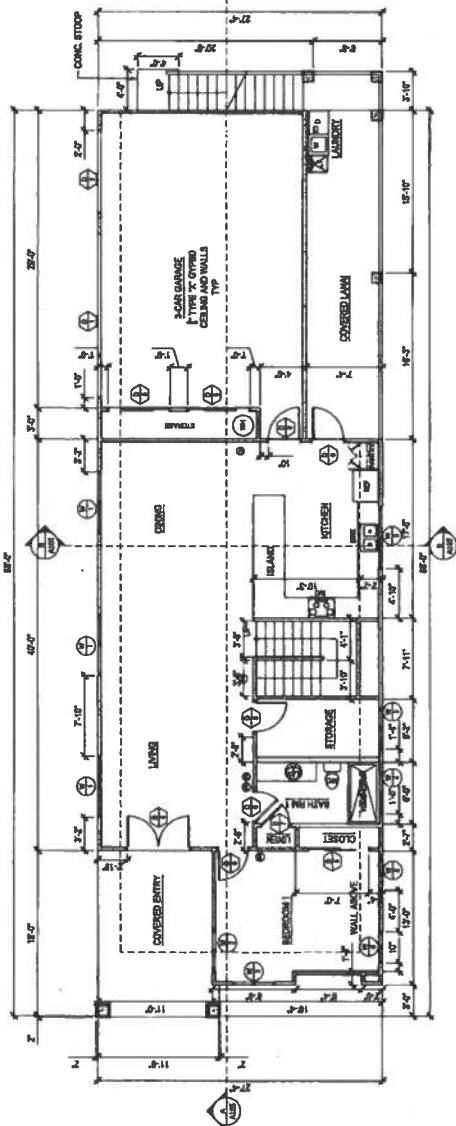
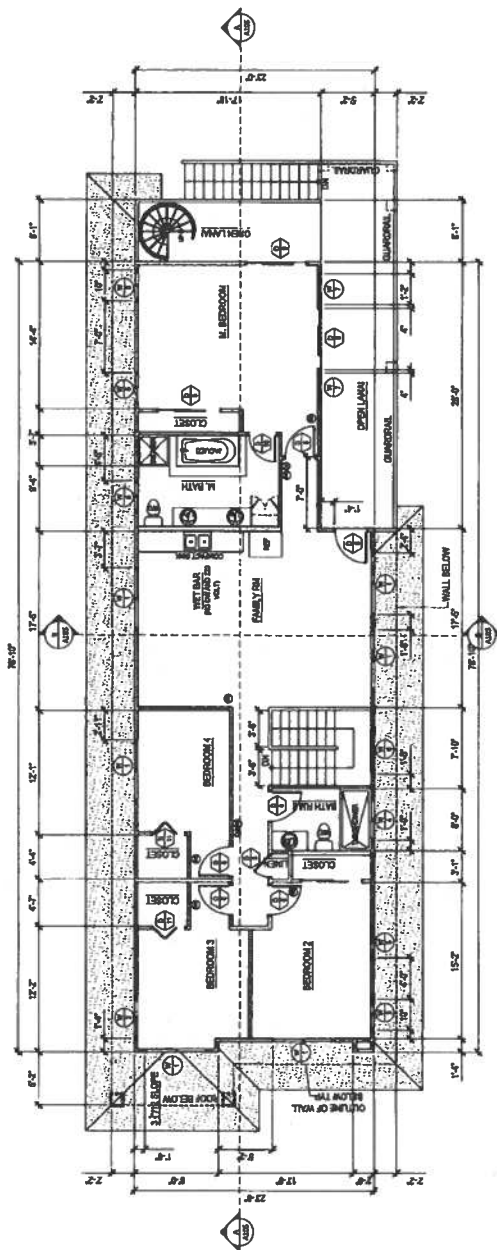
FILE NO.: 2024/SMA-48

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

TAX MAP KEY: 9-1-023: 010



		THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER. I WILL BE LIABLE FOR ANY NEGLIGENCE.	08-10-2010	PROPOSED NEW TWO STORY SFD FOR: MR. & MRS. VIKTORIANO ESTOESTA 91-172A EWA BEACH ROAD EWA BEACH, HAWAII 96706 TNC, 8-10-2010	FLOOR PLANS	
					DATE	SHEET NO.
PROJECT NO.				A101		



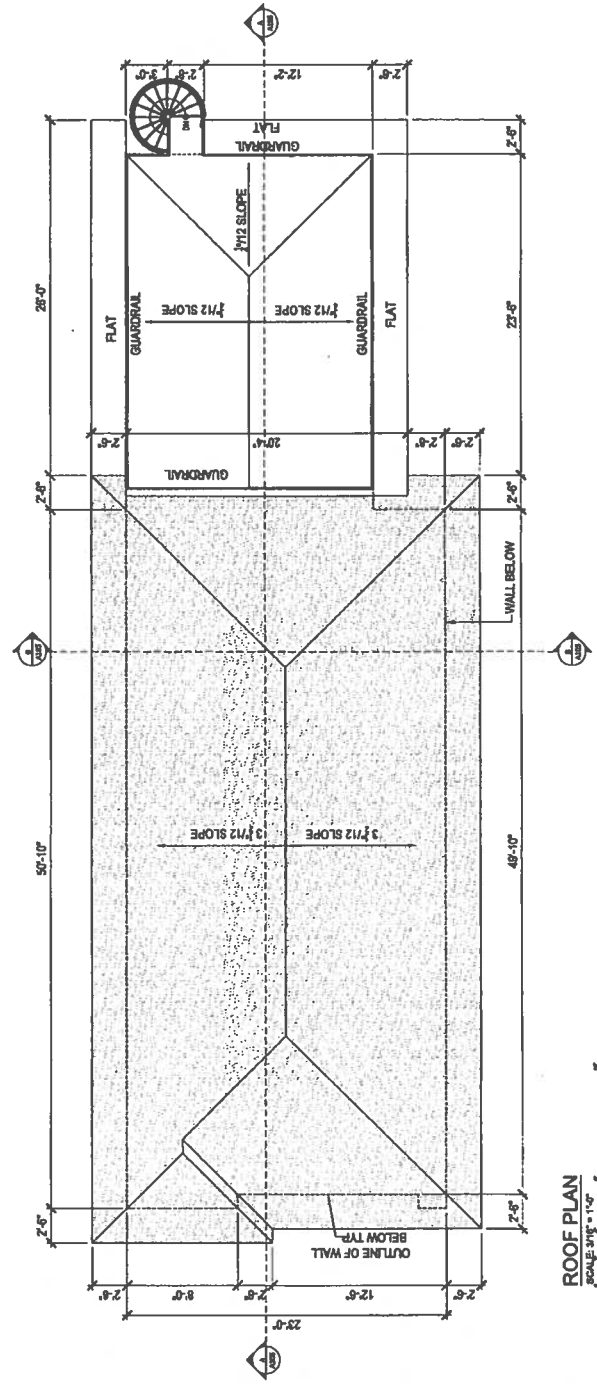


EXHIBIT C-5

MADE IN THE U.S.A.

100% RECYCLED PAPER

100% POST CONSUMER WASTE



THIS WORK WAS PREPARED AT THE OFFICE OF THE ARCHITECT AND ENGINEER, 91-173A EWA BEACH ROAD, EWA BEACH, HAWAII 96706. DATE: 9-1-2020. PROJECT NO.: 200.

PROPOSED NEW TWO STORY SFD FOR:

MR. & MRS. VICTORIANO ESTROETA

91-173A EWA BEACH ROAD

EWA BEACH, HAWAII 96706

TITLE: 9-1-2020

DATE: 9-1-2020

PROJECT NO.: 200

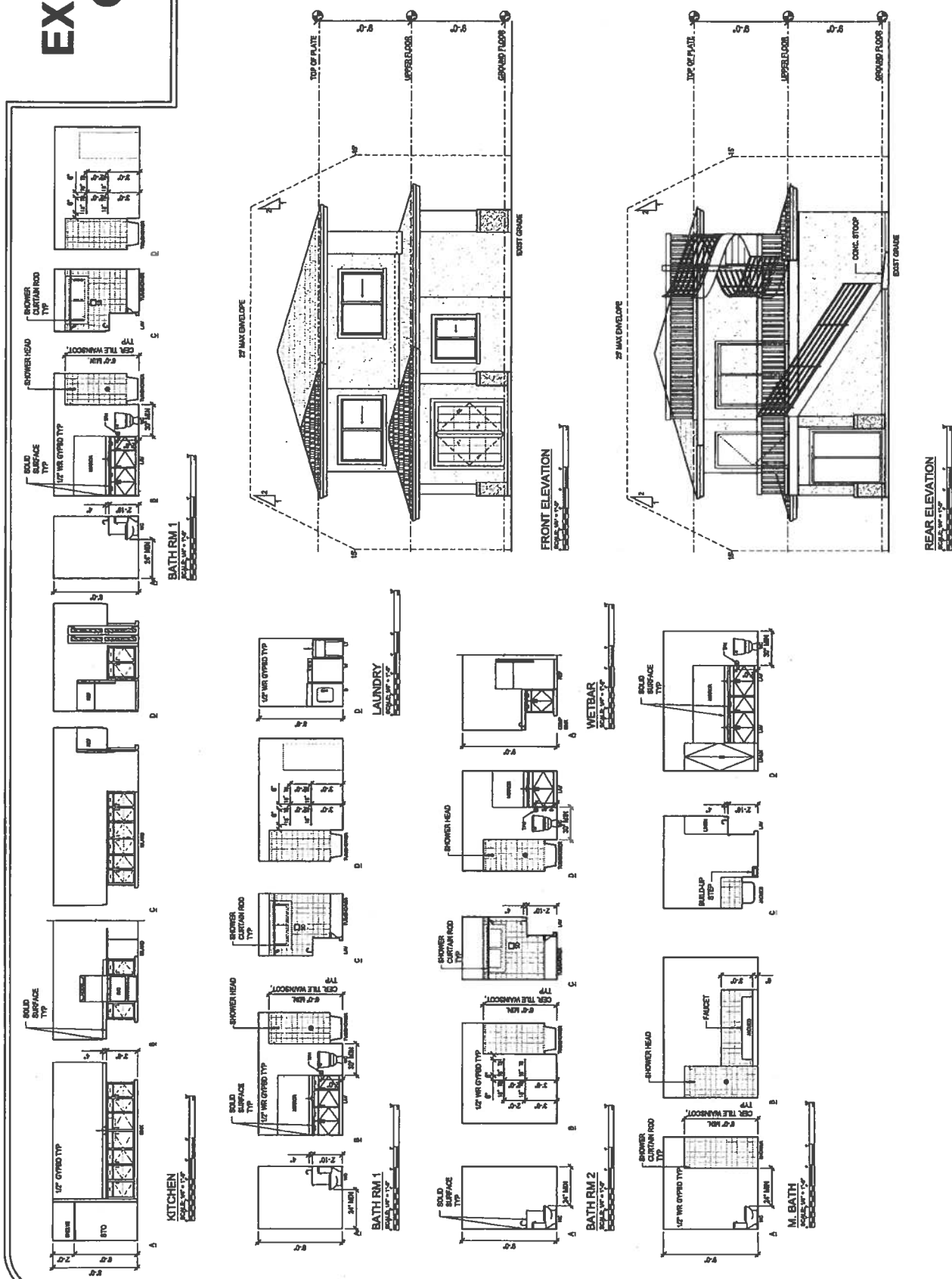


EXHIBIT C-6



THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF CALIFORNIA. MY LICENSE NO. IS 100000000000000.

DATE: 10/1/2019
BY: [Signature]
PROJECT: NEW TWO STORY SFD FOR: 91-173A EWA BEACH ROAD, EWA BEACH, HAWAII 96706
TNC: B-1-023019

PROPOSED NEW TWO STORY SFD FOR:
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TNC: B-1-023019
EXTERIOR ELEVATIONS

PROJECT NO. 100000000000000
A104

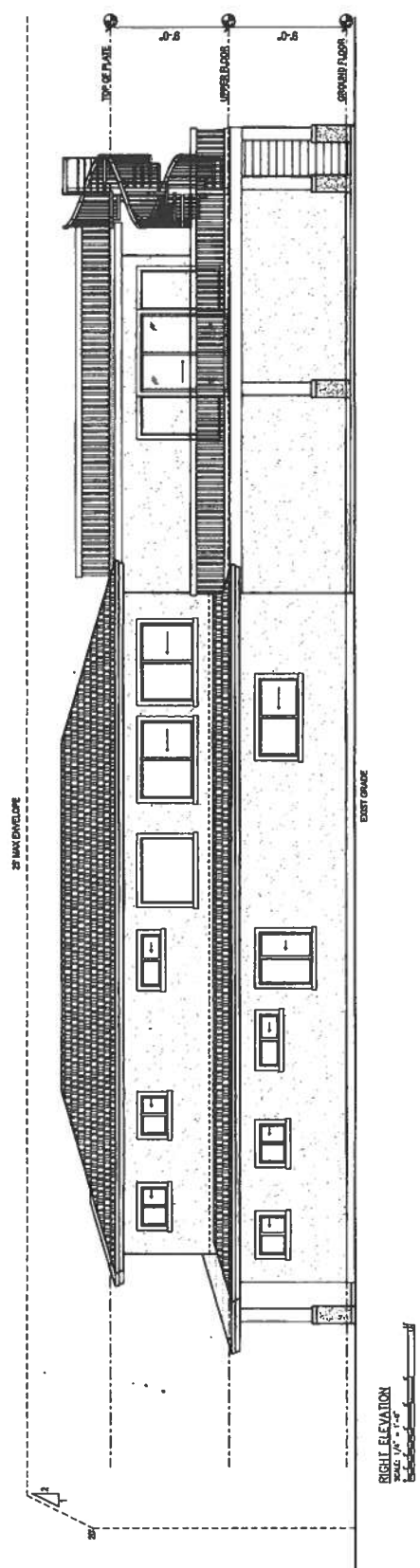
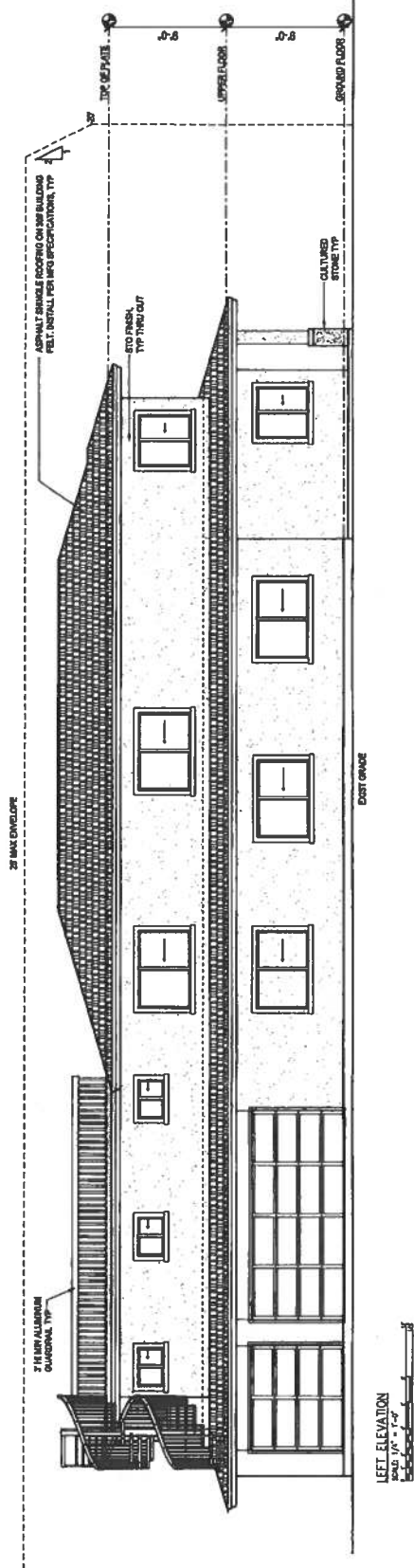


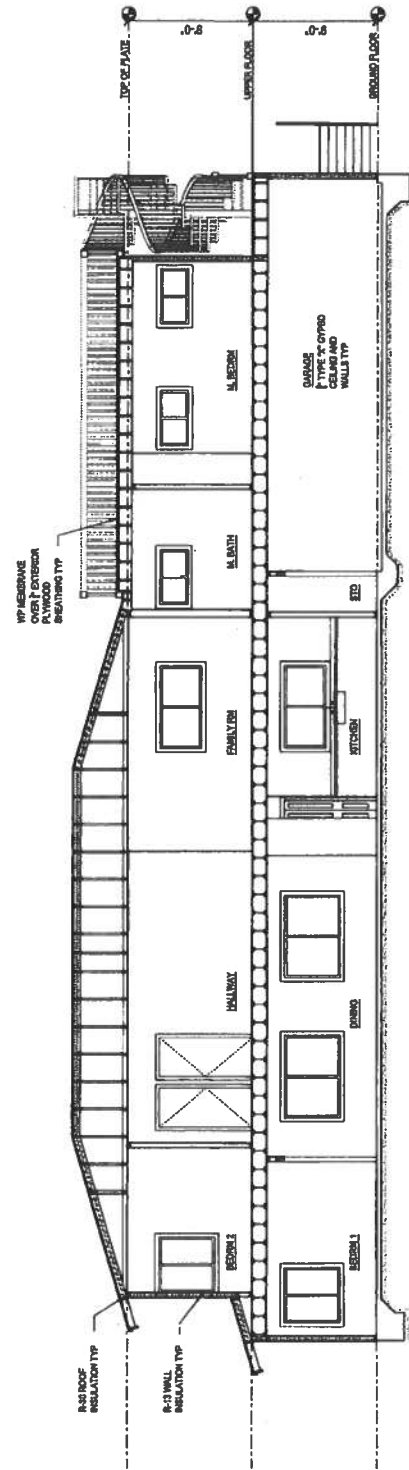
EXHIBIT C-7



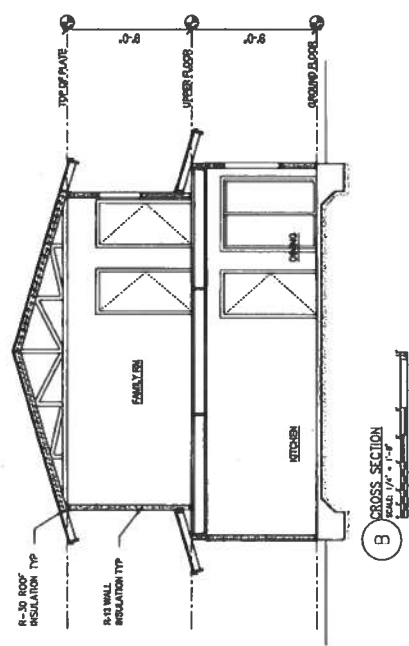
ALL WORK SHALL BE IN ACCORDANCE WITH THE HAWAIIAN BUILDING CODE, AS AMENDED, AND THE HAWAIIAN MECHANICAL CODE, AS AMENDED.

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96708
DATE: 8-1-82
DRAWN BY: BLDG SECTIONS

PROJECT
A105
SHEET NO. 001



A LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"



B CROSS SECTION
SCALE: 1/8" = 1'-0"

7.1 500 X 19" AT 15 O.C MAX WITH BLOCCING AT 8 MAX



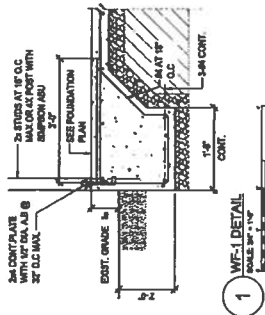
TERMITE PROTECTION:
PROTECTION AGAINST DECAY AND
TERMITES SHALL BE IN ACCORDANCE PER
SEC. 9011

DATE	3/13/24
BY	AC

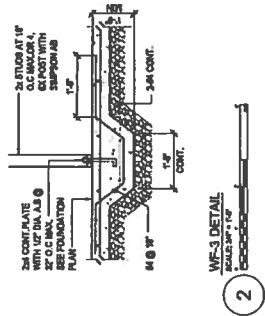
A106

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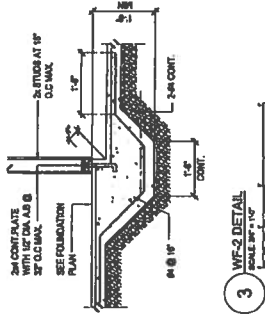
EXHIBIT C-9



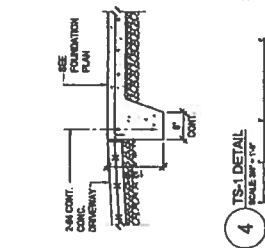
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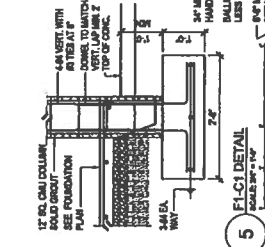
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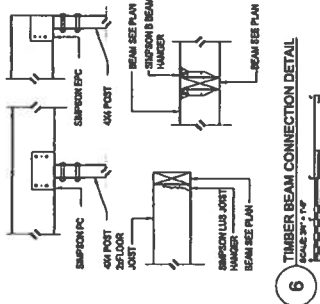
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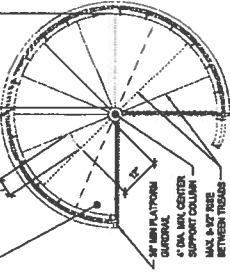
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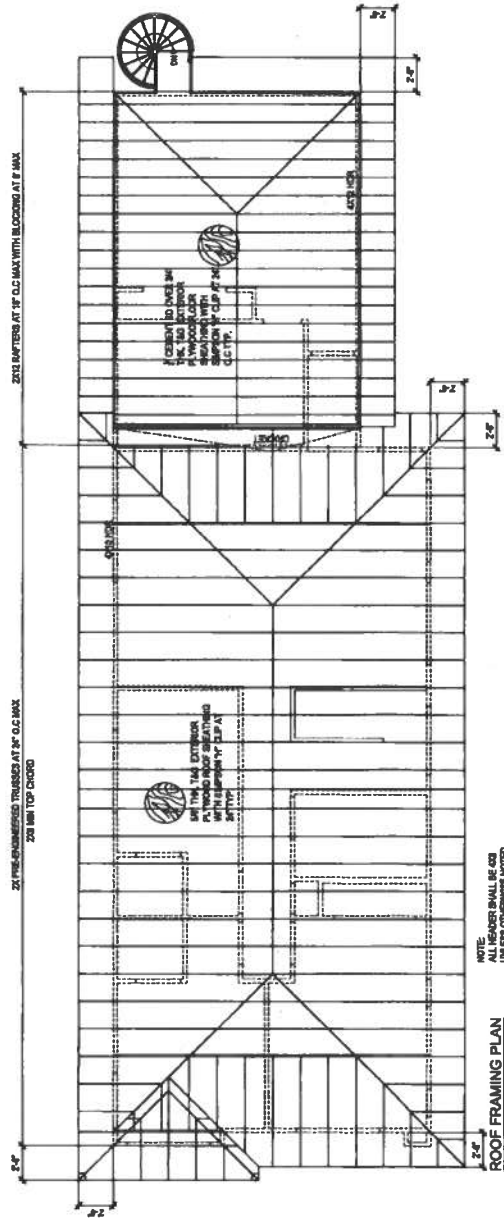
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6

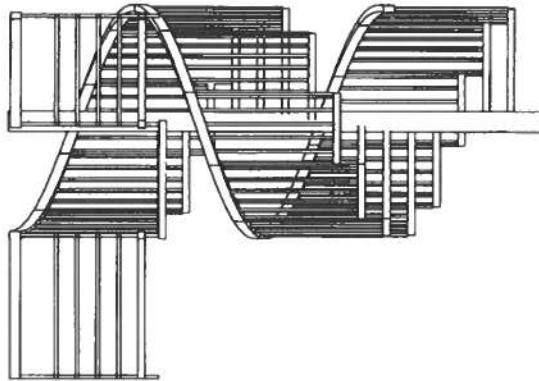


7



ROOF FRAMING PLAN

NOTE:
ALL DIMENSIONS SHALL BE AS SHOWN
UNLESS OTHERWISE NOTED.



7 PRE-FAB SPIRAL STAIR DETAIL

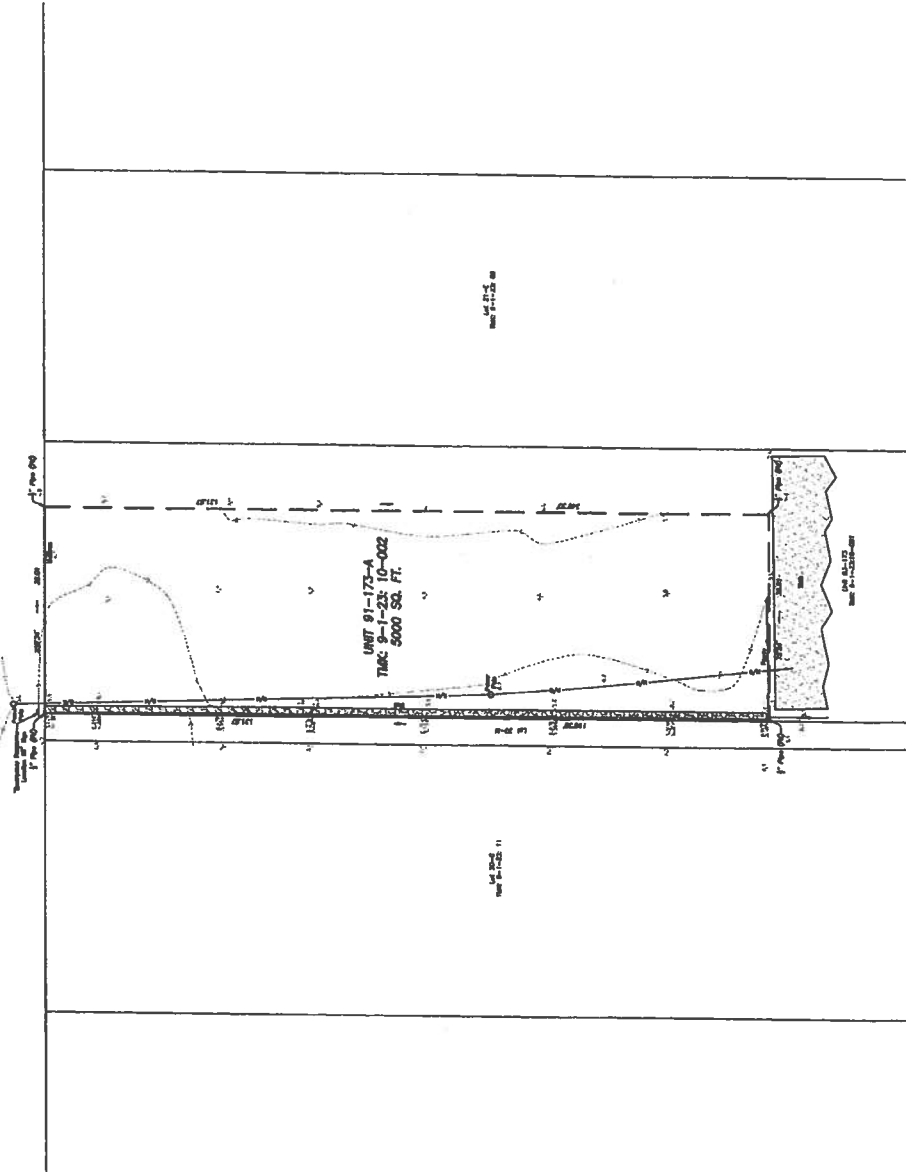
PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOBA
9-13A EWA BEACH ROAD
EWA BEACH, HAWAII 96708
TMK: S-1-023-010
FRAMING PLAN AND DETAILS

A107

PROJECT NO.

EXHIBIT C-10

SCALE: 1 in. = 10 ft.
TRUE NORTH



- LEGEND**
- 1' Contour
 - 2' Contour
 - 3' Contour
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 - 98' Contour
 - 99' Contour
 - 100' Contour



This map was prepared by me or under my supervision.
I am a Licensed Professional Engineer in the State of Florida.
My License No. is 10000.

TOPOGRAPHIC SURVEY MAP
UNIT 91-173-A
91-173 EWA BEACH ROAD
CONDOMINIUM PROPERTY REGIME 2425
TMC: (18-1-23: 10-002
ADDRESS: 91-173A Ewa Beach Road
DATED: July 29, 2024

DATE	7/29/24
PROJECT NO.	91-173-A
SCALE	1 inch = 10 feet
BY	10000
CHECKED BY	
APPROVED BY	
DATE	

SHEET NO.: 001
OF 1 SHEETS

NOTES:
1. All measurements were taken from the ground.
2. All measurements were taken from the ground.
3. All measurements were taken from the ground.
4. All measurements were taken from the ground.

91-292 Ewa Beach Road, Ewa Beach, HI 96708
Phone: 808-381-0005

1

[illegible]

	△	
	△	
	△	
added to a newly added	△	
OWNER B, INC	△	

THIS WORK WAS PERFORMED BY OR UNDER
MY SUPERVISION AND CONSTRUCTION OF THIS
PROJECT WILL BE UNDER MY OBSERVATION
(DP, 4-30-83)



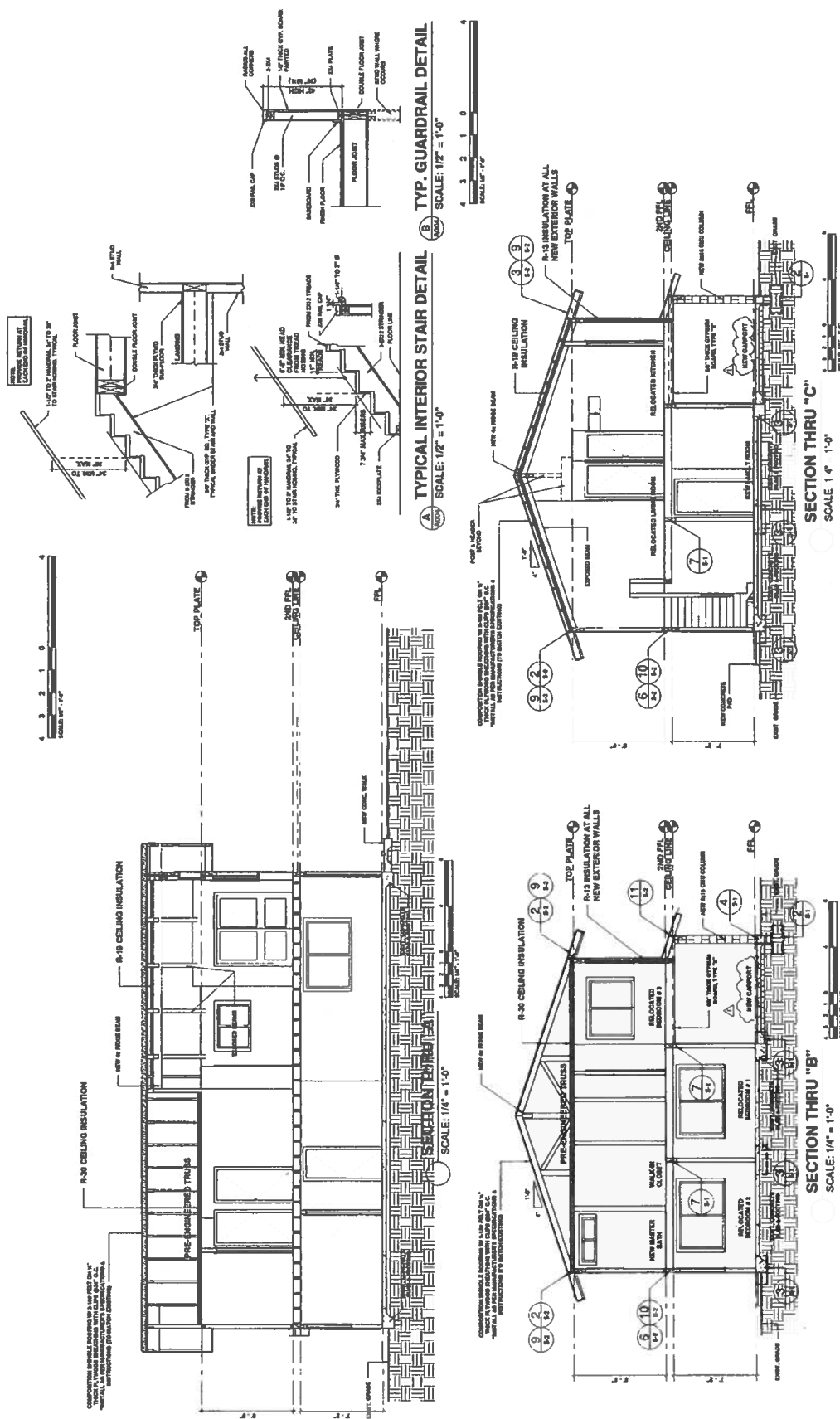
DATE: 11/20/24 9:58:21 PM

CELLULOSE 474728

NEW ADDON & INTERIOR
ALTERATION TO EXISTING
SINGLE FAMILY DWELLING

SUZIE MAI-FRENCH
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII
86706
TAMC 9-1-023:010

Drawing No. A003



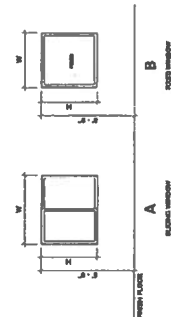
The diagram shows three door configurations labeled A, B, and C, each with a top-down view and dimensions W (width) and H (height).

- A: PGL-INSULATED ALUMINUM PANEL DOOR** - Features a large central panel with four smaller rectangular panels in the corners.
- B: SLIDING GLASS DOOR WITH TTT GLASS** - Features a single large rectangular glass panel.
- C: PGL-INSULATED ALUMINUM PANEL DOOR** - Features a large central panel with four smaller rectangular panels in the corners, similar to A but with a different internal layout.

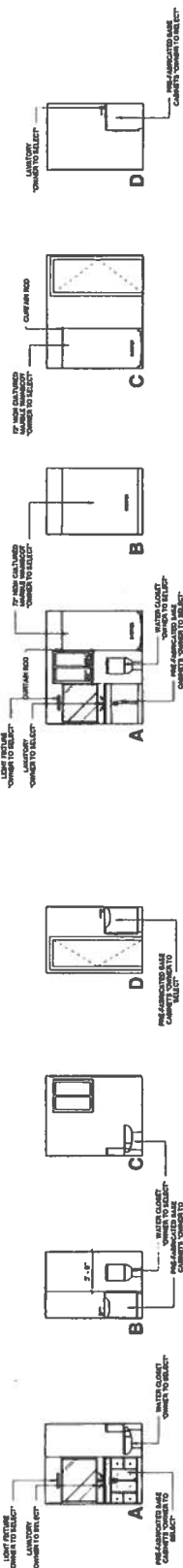
MARK	TYPE/LAYER	SIZE (W x L)	WINDOW SCHEDULE		REMARKS
			GLASSING	FRAMING/MATERIAL	
W-1	A	22' x 48'	SLIDING CLEAR	VINTL	46" MAX. BOTTOM OF WINDOW OPENING TO FINISH FLOOR (BEDROOMS ONLY)
W-2	A	30' x 48"	SLIDING CLEAR	VINTL	46" MAX. BOTTOM OF WINDOW OPENING TO FINISH FLOOR (BEDROOMS ONLY)
W-3	A	37' x 36"	SLIDING CLEAR	VINTL	46" MAX. BOTTOM OF WINDOW OPENING TO FINISH FLOOR (BEDROOMS ONLY)
W-4	A	48' x 36"	SLIDING CLEAR	VINTL	46" MAX. BOTTOM OF WINDOW OPENING TO FINISH FLOOR (BEDROOMS ONLY)
W-5	A	48' x 36"	SLIDING CLEAR	VINTL	46" MAX. BOTTOM OF WINDOW OPENING TO FINISH FLOOR (BEDROOMS ONLY)
W-6	B	36' x 126"	FIXED CLEAR	VINTL	OBSCURE GLASS
W-7	B	36' x 126"	FIXED CLEAR	VINTL	OBSCURE GLASS
W-8	B	36' x 126"	FIXED CLEAR	VINTL	OBSCURE GLASS

MARK	TYPE MARK	SIZE (W x H)	GLAZING		FRAME/MATERIAL	WINDOW SCHEDULE
			SLIDING	CLEAR		
W-1	A	72" x 48"			VINYL	
W-2	A	60" x 48"			VINYL	
W-3	A	30" x 36"			VINYL	
W-4	A	48" x 36"			VINYL	
W-5	A	48" x 116"			VINYL	
W-6	99	36" x 24"			VINYL	

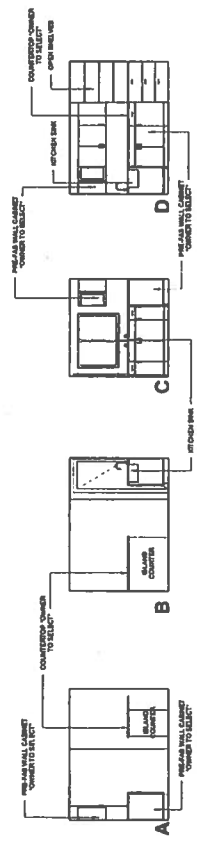
DOOR TYPES
SCALE: 1/4" = 1'-0"



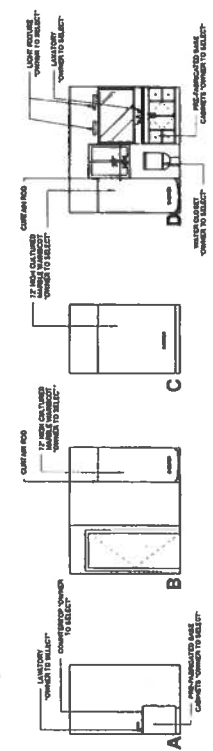
WINDOW TYPES



RELOCATED HALF BATH
SCALE: 1/4" = 1'-0"

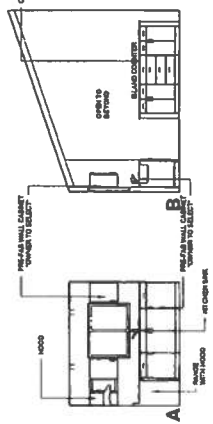


NEW WET BAR
SCALE: 1/4" = 1'-0"



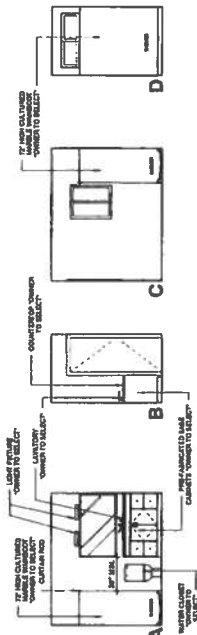
RELOCATED BATH
SCALE: 1/4" = 1'-0"

NEW BATH #2
SCALE: 1/4" = 1'-0"



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

NEW BATH #1
SCALE: 1/4" = 1'-0"

[illegible]

10

SURVEY OFFICE COPY

EWA BEACH ROAD



1" = 40'
GRAPHIC SCALE
0 20 40

EXHIBIT D

LOT 20-G

LOT 20-I
(12.502 S.F.)

LOT 20-E

LOT 20-H

COURT

APPLICATION

RESIDENCE

UNIT 93-173
7502 S.F.

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

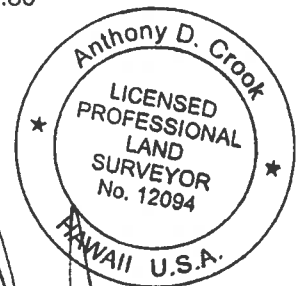
SHORELINE MAP

UNIT 97-173
"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 1-800-855-8297
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

Nalomei Pl

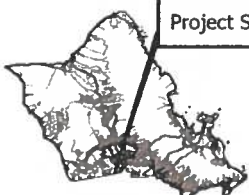
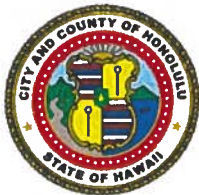
Ewa Beach Rd

Project Site

M2USN
Estuarine
and Marine Wetland

M1RF1L
Estuarine and
Marine Deepwater

Pacific Ocean



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

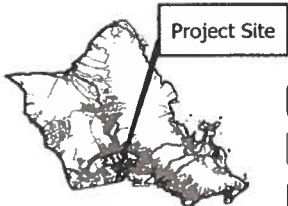
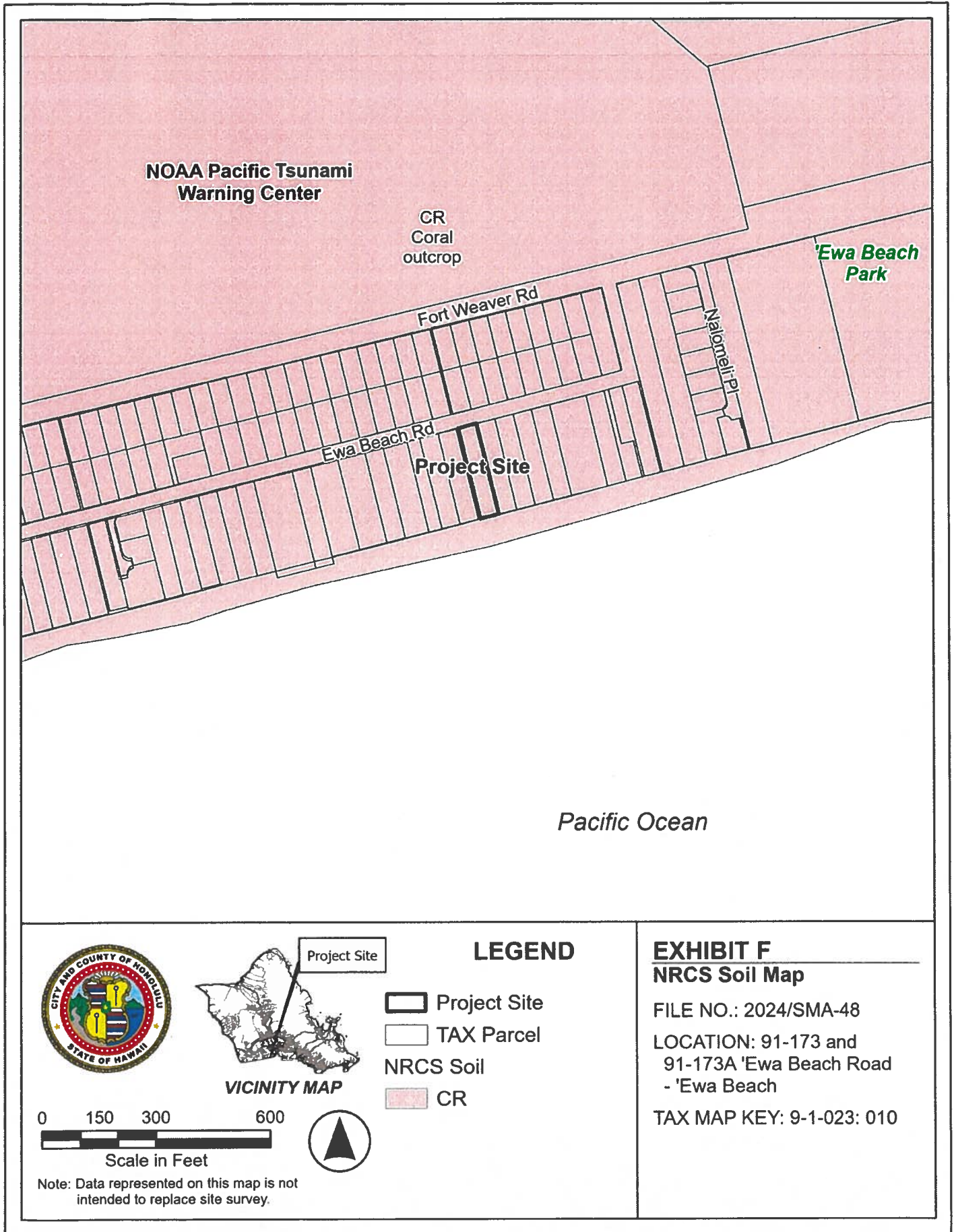
- Project Site
- TAX Parcel
- Wetland**
 - M1RF1L
 - M2USN

**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



VICINITY MAP



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

LEGEND

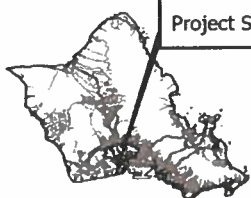
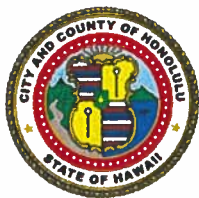
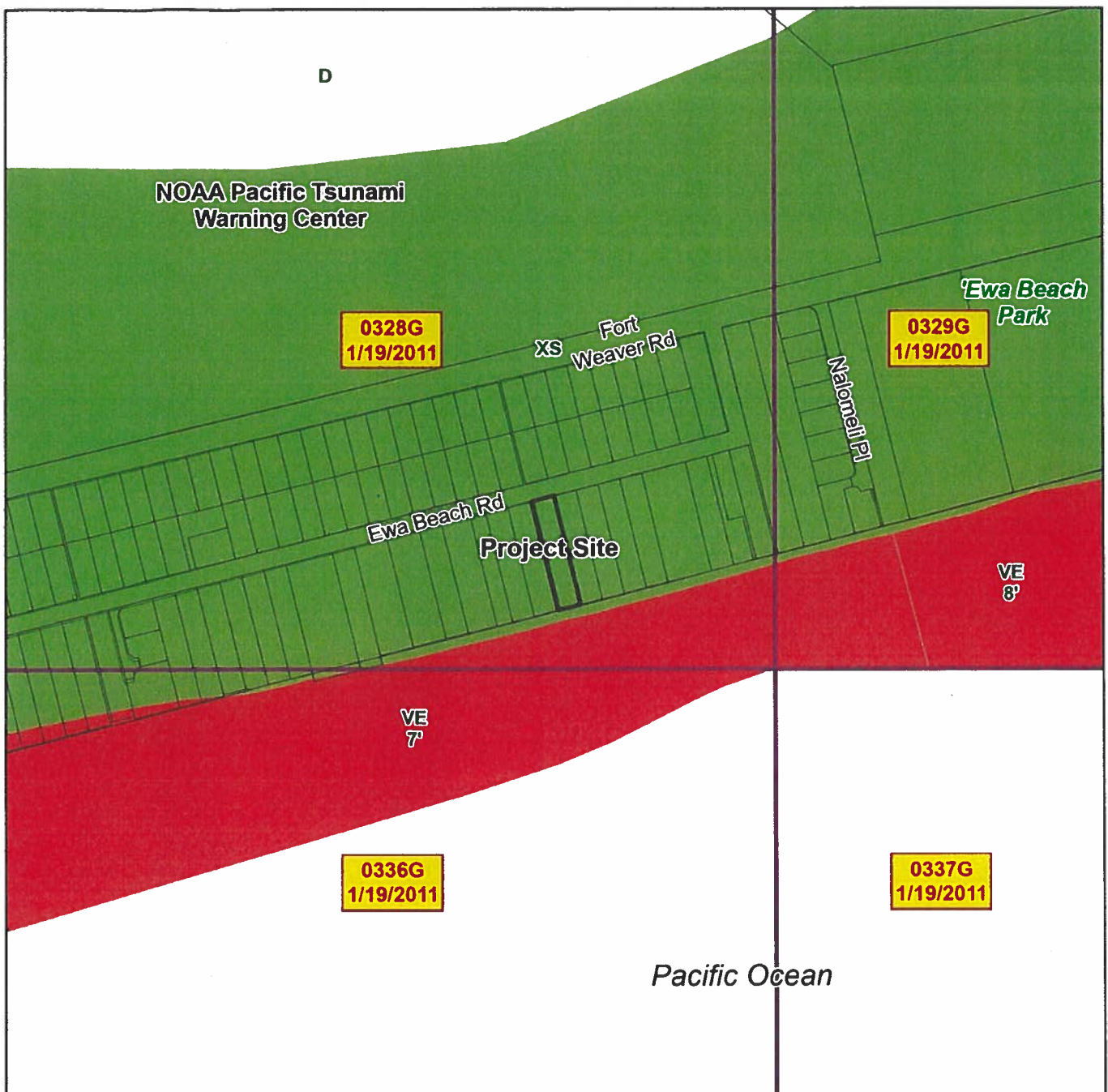
- Project Site
- TAX Parcel
- NRCS Soil
- CR

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



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



LEGEND

- Project Site
- TAX Parcel
- FIRM Flood Panel (Index) 2014
- Flood Zones**
 - D
 - VE
 - XS

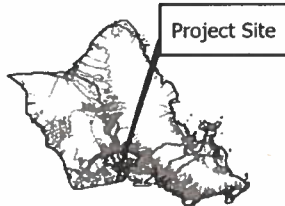
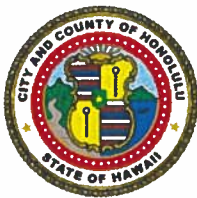
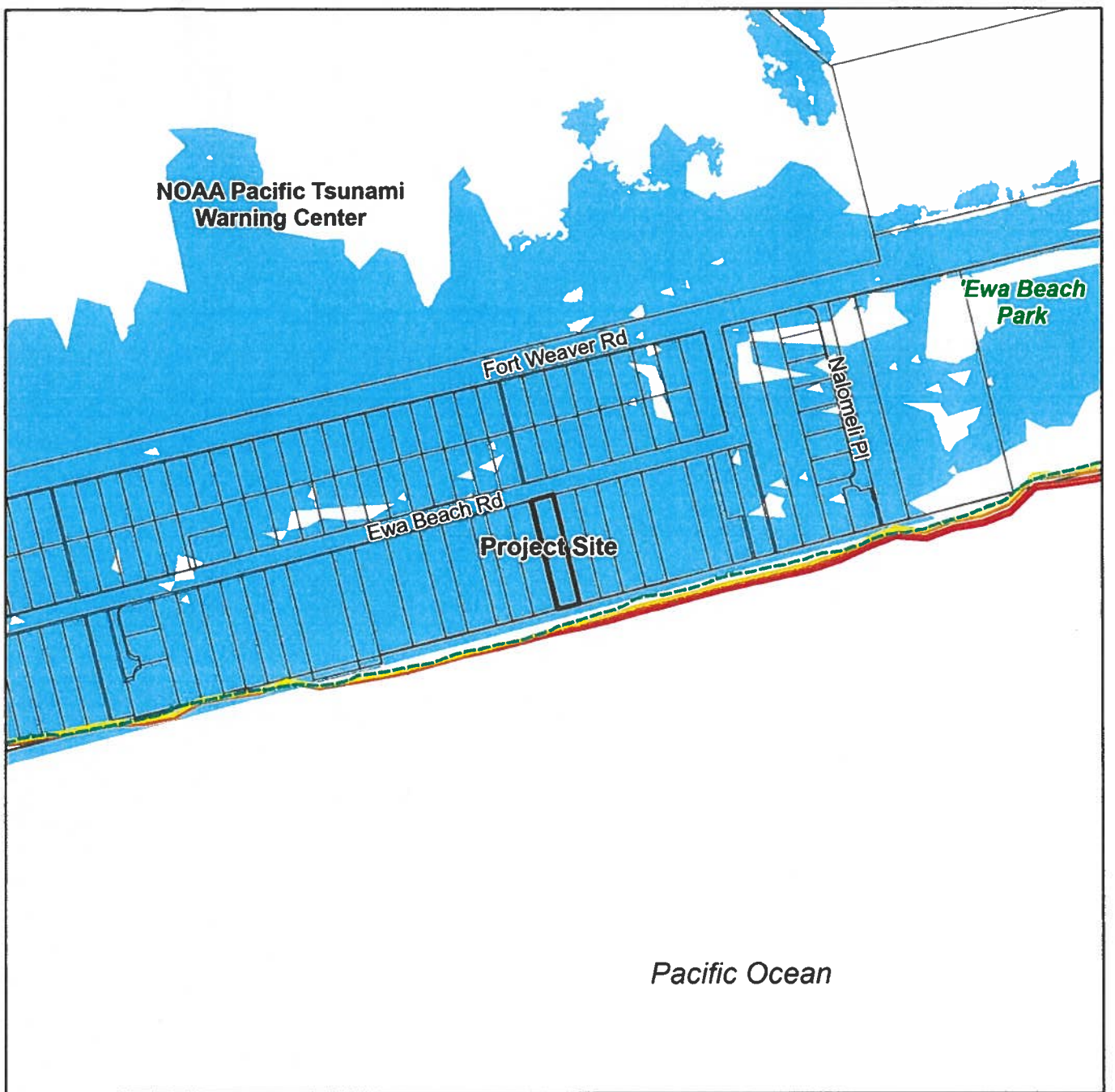
EXHIBIT G

Flood Hazards 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

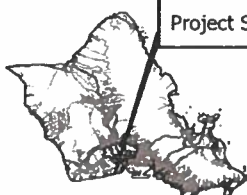
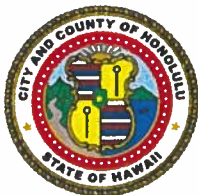
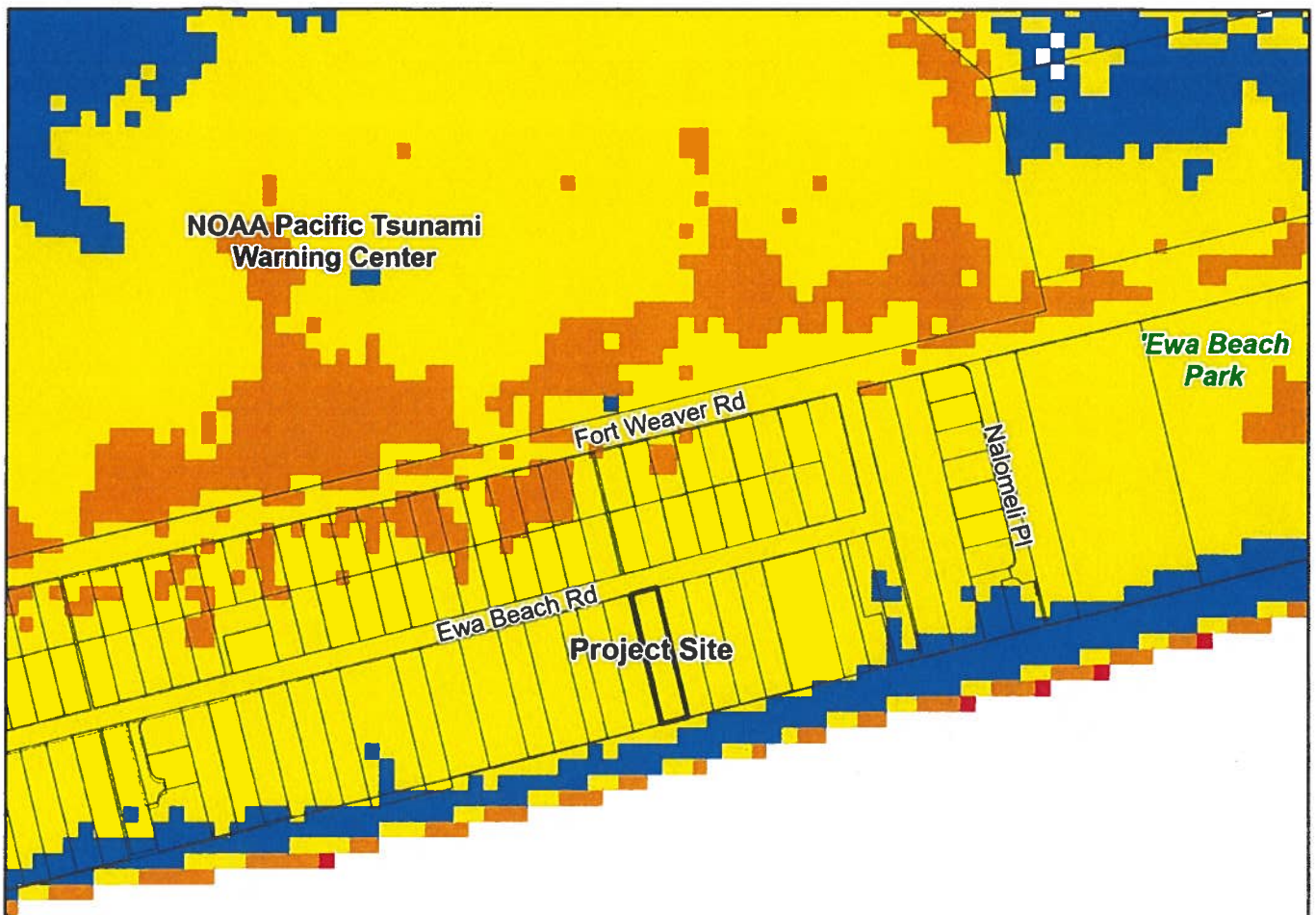
- Project Site
- TAX Parcel
- SLR Exposure Area - 3.2 Ft. Scenario
- SLR - Vegetation Line (2005-2008)
- SLR Coastal Erosion (Line) - 0.5 Ft. Scenario
- SLR Coastal Erosion (Line) - 1.1 Ft. Scenario
- SLR Coastal Erosion (Line) - 2.0 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

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

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

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

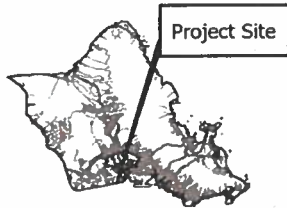
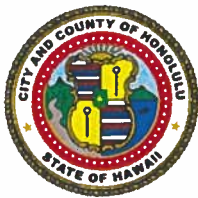
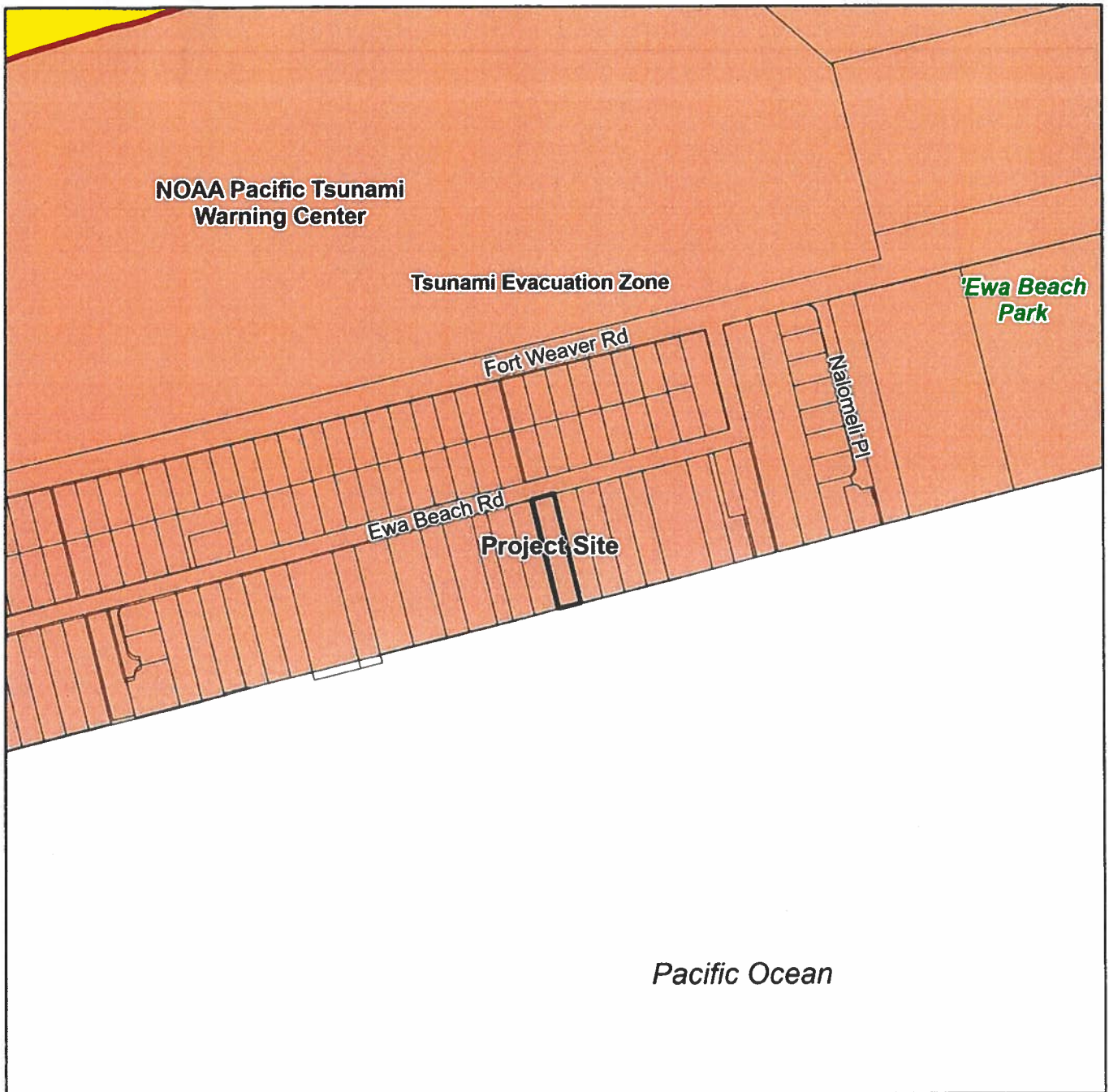
EXHIBIT I

Storm Surge Map

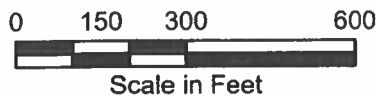
FILE NO.: 2024/SMA-48

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

TAX MAP KEY: 9-1-023: 010



VICINITY MAP



LEGEND

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

EXHIBIT J

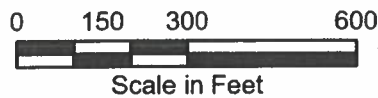
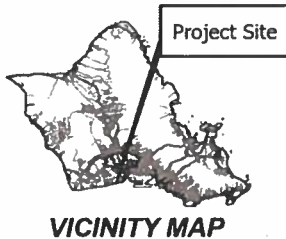
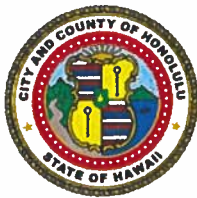
Tsunami Evacuation Map

FILE NO.: 2024/SMA-48

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

TAX MAP KEY: 9-1-023: 010

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



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

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 24-225, CD1

Introduced: 09/10/24 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

Title: 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.

Voting Legend: * = Aye w/Reservations

09/10/24	INTRO	Introduced.
09/25/24	ZON	Reported out for adoption as amended in CD1 form.
		CR-292
		3 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA
		2 ABSENT: SAY, WEYER
10/09/24	CCL	Committee report and Resolution as amended were adopted.
		9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, SAY, TULBA, TUPOLA, WATERS, WEYER

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