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DEPARTMENT OF PLANNING AND PERMITTING
KA ʻOIHANA HOʻOLĀLĀ A ME NĀ PALAPALA ʻAE
CITY AND COUNTY OF HONOLULU

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April 17, 2025

2024/SMA-137 (LP)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaiʻi 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
111 Kaiuluana Loop Beachside Residence
111 Kaiuluana Loop – Kailua
Tax Map Key 4-3-083: 008

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application to alter an existing single-family dwelling, including partial demolition and addition of a new garage, gate, and shade structure, replacement of a driveway, and relocation of an existing swimming pool on a shoreline lot in the R-10 Residential District and SMA in Kailua.

The DPP recommends that the Project be approved, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to archaeological resources, protected species, coastal hazards, coastal dune protection, and the prohibition of short-term rentals.

Pursuant to the Revised Ordinances of Honolulu Chapter 25, the City Council must act within 60 calendar days after receipt of our Findings and Recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension.

DEPT. COM. 292

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Exhibits A, B, C-1 through C-8, and D through L
Draft Resolution

APPROVED BY:

Michael D. Formby, Managing Director
Office of the Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION

BY

BEACHSIDE LLC

FOR A

SPECIAL MANAGEMENT AREA
(SMA) MAJOR PERMIT

File No. 2024/SMA-137 (LP)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

LANDOWNER/APPLICANT:	Beachside LLC
AGENT:	Wilson Okamoto Corporation (Keola Chang)
LOCATION:	111 Kailuana Loop – Kailua (Exhibit A)
TAX MAP KEY:	4-3-083: 008
ZONING:	R-10 Residential District (Exhibit B)
STATE LAND USE:	Urban
DEVELOPMENT PLAN:	Ko'olau Poko Sustainable Communities Plan (KPSCP)

B. Proposal: The Applicant seeks an SMA Major Permit to alter an existing single-family dwelling, including partial demolition and addition of a new attached garage, gate, and shade structure; replacement of a driveway; and relocation of an existing swimming pool on a shoreline lot in the R-10 Residential District and SMA in Kailua (Project; see Exhibits C-1 through C-8). The Applicant will also decommission the existing pool and sand volleyball court located on the makai side of the site.

According to the application, the Project total floor area will be 5,335 square (sq.) feet (ft.), or floor area ratio of 0.17, the total building area will be 4,867 sq. ft., or lot coverage of 16 percent; and the site will have approximately 52 percent impervious surface area. The Project is outside of the 60-foot (ft.) shoreline setback. The Project will be slab on grade construction with 0.68 acres of grading, 420 cubic yards of excavation, and 230 cubic yards of fill. The excavated area is primarily the proposed swimming pool between the existing dwelling and the street. Most of the excavated materials will be used to fill the existing pool that will be abandoned. The remaining excavated area will be paved over or backfilled. The remaining excavated soils from the site will be used to grade contours or revegetate to control erosion. The only off-site fill proposed is top soil for landscaping. The Project will cost approximately $2,046,000.

B. Background: The subject property is a shoreline lot bounded by Kailuana Place to the east and Kailua Beach and Kailua Bay to the west. The site currently is developed with a single-family dwelling, attached garage, and pool. The following is the applicable building permit (BP) history:

- BP No. 67752 was issued on March 1, 1969 for a new residence and fence at the front of the lot.
- BP No. 70170 was issued on May 6, 1969 for a new swimming pool.
- BP No. 75864 was issued on November 29, 1976 to reconstruct the attached carport.
- BP No. 279188 was issued on January 4, 1990 for a new entertainment room, patio, pool equipment room, and laundry room.
- BP No. 280833 was issued on February 9, 1990 for a new concrete masonry unit fence at the front and sides.
- BP No. 283596 was issued on April 6, 1990 to extend an existing entertainment room and a deck.
- BP No. 285972 was issued on May 25, 1990 to reconstruct a driveway.
- BP No. 503011 was issued on December 14, 1999 to add a recreation room.

These permits show that the existing structures were legally constructed.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the Department of Planning and Permitting (DPP) has found:

Lot Area	31,228 sq. ft.
Lot Shape	Trapezoid
Topography	Gradually slopes from mauka to makai of the property. The site's elevation ranges from seven to nine ft. above mean sea level.
Existing Development	One single-family dwelling with attached garage, pool, and sand volleyball area.

Surrounding Uses	To the north – Single-family dwellings To the east – Kailua Beach and Kailua Bay To the west – Single-family dwellings and Kawainui Canal To the south – Single-family dwellings and Kailuana Loop
Nearest Body of Water	*Kailua Beach* - Estuarine and Marine Wetland and Deepwater (United States Fish and Wildlife Service [USFWS] National Wetlands Inventory; see Exhibit D).
Shoreline Change Rate	The shoreline change rate average accretion is 0.62 ft. per year based on the three transects that intersect the site ([1.34 + 1.37 + 1.40] 3 = 1.37) (O'ahu Shoreline Change Viewer; see Exhibit E). Lot transects show accretion and therefore the shoreline setback for the site is 60 ft.
Certified Shoreline Survey (CSS)	The CSS, dated September 13, 2024, shows that the shoreline follows along vegetation as mapped on June 3, 2024 (see Exhibit F).
Soil Classifications (*mauka to makai)*	*Jaucas sands - with zero to 15 percent slopes* - Excessively drained, calcareous soils that occur as narrow strips on coastal plains, adjacent to the ocean. Permeability is rapid. Runoff is very slow to slow, and the hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been removed; and *Beaches* - Deep, well-drained to excessively drained sands or gravelly sands, with a high infiltration rate (low runoff potential) when thoroughly wet (United States Department of Agriculture [USDA] - Natural Resources Conservation Service [NRCS]; see Exhibit G).
Vegetation	The property is landscaped with grass and various trees.
Flood Zone	*Zone X* – Areas outside the one-percent annual chance floodplain and areas protected from the one-percent annual chance flood by levees (Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 15003C0290H, revised November 5, 2014; see Exhibit H).
Sea Level Rise (SLR) – Exposure Area	The Project area is not projected to be impacted by coastal erosion. A quarter of the site will likely be impacted under a scenario envisioning 3.2 ft. of SLR. (University of Hawai'i Pacific Island Ocean Observing System SLR Viewer; see Exhibit I).
Tsunami	The subject property and the surrounding neighborhood is located within the tsunami evacuation zone (see Exhibit J).

Storm Surge	The National Storm Surge Hazards Maps indicate that the Project area is anticipated to be inundated by storm surge up to three ft. during a Category 3 hurricane event (see Exhibit K).
Environmental Compliance	The proposed Project is exempt from environmental review under the Hawai'i Revised Statutes (HRS) Chapter 343. Therefore, no environmental review under HRS Chapter 343, is required.
Agency Comments	During the SMA process, the DPP routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.
Neighborhood Board (NB) / Community Association Presentation	The Agent presented the Project to the Kailua NB No. 31 on December 5, 2024. Written notice was also provided to adjoining property owners, informing them of the presentation. Proof of mailing the notice was provided via a signed affidavit. These materials were submitted as part of the SMA Permit application. The NB approved the Project with conditions related to the SMA.
Public Hearing	The DPP conducted a Public Hearing at 10:00 a.m. on March 3, 2025, at the Frank F. Fasi Municipal Building. Other than the Applicant, Agent, and the DPP staff members, no members of the public were in attendance. No public testimony was submitted. A recording of the public hearing is available upon request.
Other City Permits and Approvals	Construction permits and BPs.

II. ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in the Revised Ordinances of Honolulu (ROH) Chapter 25, §§ 25-3.1 and 25-4.1, as well as HRS §§ 205A-2 and 205A-26.

A.	**Recreational Resources**
	Development within the SMA should provide coastal recreational opportunities to the public. Adequate access, by dedication or other means, to beaches, coastal dunes, recreation areas, and natural reserves must be provided to the extent

consistent with sound conservation principles. Adequate and properly located public recreation areas and wildlife preserves must be preserved.

Implementation of the Project will not adversely impact coastal recreational opportunities for the public because the Project will not result in any change to existing beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices in the near term. Publicly accessible coastal resources in the area include Kailua Beach and Castles Beach with the access points located 1,278 ft. south of the Project site. There is no direct public access to the beach through the subject property, so the Project will not affect these recreational opportunities. Therefore, no conditions of approval are recommended to address recreational resources.

B. Historic and Cultural Resources

Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources.

The Project site is a shoreline lot with underlying soils identified as Jaucas sands and Beaches, which are also considered part of the coastal dune system (see Exhibit G). There is currently no shoreline hardening structure present at the subject property; a sandy beach is present along the shoreline. According to the Applicant, no cultural resources were identified by Cultural Surveys Hawai'i during their field work in 2013.

As Jaucas sands are likely areas to have archaeological sites or remains, and earth-moving activities are proposed, there is potential for encountering previously unknown iwi kūpuna, historic resources, or archaeological resources. It is recommended as a condition of approval that the Applicant must consult with State Historic Preservation Division (SHPD) to implement all mitigation protocols approved or otherwise required by SHPD for all historic and cultural resources (including iwi kūpuna) discovered on the Project site. Furthermore, the Project should be subject to the standard "stop work" condition of approval. This will ensure that 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 must stop work and contact the SHPD. This is recommended as a condition of approval. Provided the Applicant complies with the SHPD's requirements, no adverse impacts to historic or archaeological resources are anticipated.

The DPP assessed the extent to which Native Hawaiian rights are customarily and traditionally exercised within the Project site and the extent to which these rights may be affected or impaired by Project implementation. The Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would Project implementation preclude the practice of Hawaiian

cultural activities. No customarily and traditionally exercised Native Hawaiian practices were observed on or near the Project site. Further, no related critical resources are known to be present on the site. During a site visit by DPP staff, no customarily and traditionally exercised Native Hawaiian practices were observed on the Project site. Given all of this, no adverse impacts to Native Hawaiian rights are anticipated, and therefore, no conditions are recommended in regard to preserving access or opportunities for Hawaiian cultural activities.

C. Scenic and Open Space Resources

Development within the SMA should protect, preserve, and whenever desirable, restore or improve the quality of coastal scenic and open space resources. Alterations to existing landforms and vegetation, other than for the cultivation of coastal-dependent crops, must be limited so they result in minimum adverse impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities. Development that is not dependent on the coast is encouraged to locate mauka of the SMA.

No impacts to any scenic and open space resources are anticipated because the Project area is located within an existing residential subdivision that is similarly developed along the shoreline and the Project involves only additions to an existing single-family dwelling. The City's Coastal View Study does not identify the site or the street frontage as an area within significant coastal views. The Project will have to meet the ROH Chapter 21, the Land Use Ordinance (LUO) development standards for the R-10 Residential District, which will restrict the height. Given all this, substantial impacts to scenic and open space resources are unlikely. Therefore, no conditions of approval are recommended to address scenic and open space resources.

D. Coastal Ecosystems

Development within the SMA should protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption, and minimize adverse impacts on all coastal ecosystems. Solid and liquid waste treatment and disposition must be managed to minimize adverse impacts on SMA resources.

1. Sensitive Coastal Habitats and Species:

   a. Wetlands and Streams: Kailua Beach, located directly east of the Project site, is identified as Estuarine and Marine Deepwater (see Exhibit D). The Project site does not contain any areas designated as wetlands and streams. The Project is approximately 415 ft. away

from Kawainui Stream and approximately 905 ft. away from Kawainui Canal. The Project is not anticipated to result in immediate adverse impacts to the Pacific Ocean, as the Project is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance with the City's Rules will be confirmed during the BP review process.

b. Flora: During the site visit on January 28, 2025, grass and trees were observed throughout the property. No rare, threatened, or endangered floral species are known to be present on the site, and no impacts to these species are anticipated. Therefore, no impacts to threatened or endangered flora species are anticipated, and no related conditions of approval are recommended.

c. Fauna: A review of the USFWS *Information for Planning and Consultation* database revealed there are several threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Sensitive terrestrial mammal species which may be present include the Hawaiian Hoary Bat. Therefore, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian Hoary Bats. Further, woody plants greater than 15 ft. in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup rearing season from June 1 through September 15. These standard measures are recommended as conditions of approval.

Sensitive avian species which may be present include Hawaiian seabirds and water birds (Band-rumped Storm-petrel, Hawaiian Common Gallinule, Hawaiian Coot, Hawaiian Duck, Hawaiian Petrel, Hawaiian Stilt, and Newell's Shearwater), and migratory birds. These species may be impacted by Project implementation, particularly during construction activities. Therefore, standard conditions relating to the protection of these avian species are recommended.

Artificial lighting can be disruptive to avifauna and marine life in their navigation, nesting, and reproductive cycles. Therefore, all outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during the seabird fledgling season from September 15 through December 15. To further mitigate potential lighting impacts, the Applicant should use full cutoff light fixtures for exterior lighting. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These standard measures are recommended as conditions of approval.

All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Turtle is on land within 150 ft. 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, a 300-ft. buffer must be observed. Any Project- related debris that may pose an entanglement threat to monk seals or turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

These are recommended as conditions of approval and should be clearly stated under "Environmental Notes" on any Project construction plans and BP plans.

2. Reefs, Beaches, and Coastal Dunes: The Project's potential impacts on reefs, beaches, and coastal dunes are discussed in Section H, below.

3. Solid and Liquid Waste: Impacts relating to solid and liquid waste are not anticipated. The City and County's Department of Environmental Services will provide solid waste collection. The property is connected to an existing sewer connection. The Project will be required to comply with existing regulations and implement best management practices (BMPs) to minimize potential air and water quality impacts associated with soil disturbance and stormwater or irrigation runoff. Potable water, fire suppression water, and wastewater service for the Project will come from the existing municipal systems which already serve the Project site. Therefore, no impacts related to solid and liquid waste treatment and disposition are anticipated, and no related conditions of approval are recommended.

4. Invasive Species: According to the O'ahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on O'ahu. The Project proposes 0.68 acres of grading, 420 cubic yards of excavation, and 230 cubic yards of fill. The excavated area is primarily the proposed swimming pool between the existing dwelling and the street. The makai side of the property will be filled and will add a new pervious landscaped area. Most of the excavated materials will be used to fill the existing pool that will be abandoned. The remaining excavated area will be paved over or backfilled. The remaining excavated soils from the site will be used to grade contours or revegetate to control erosion. The only off-site fill proposed is top soil for landscaping.

   Flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, Himalayan blackberry, miconia, naio thrips, pampas grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include coconut rhinoceros beetles, coquí frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered,

as well as protocols to prevent the spread of these species. These measures should be conditions of approval.

E. Economic Uses

Development within the SMA should consist of facilities and improvements important to the State's economy and ensure that coastal-dependent development and coastal-related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts within the SMA.

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction through the rental and purchase of equipment, materials, and supplies. Otherwise, additions to the existing dwelling are anticipated to result in minimal changes to the State's economy. Therefore, the Project is not anticipated to result in an adverse impact to the State's economy, and no related conditions of approval are recommended.

F. Coastal Hazards

Development within the SMA should reduce the impacts of coastal hazards on life and property and must be designed to minimize impacts from landslides, erosion, SLR, siltation, or failure in the event of an earthquake.

1. Flooding: The entire Project site is located within Zone X, an area outside the one percent annual chance floodplain, which is not considered a Special Flood Hazard Area (see Exhibit H). Therefore, no conditions of approval specific to flood zone compliance are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System SLR Viewer, half of the site will be impacted by SLR under a scenario envisioning 3.2 ft. of SLR by 2100, but the Project area itself will not be within the impacted area (see Exhibit I). Nevertheless, the Applicant and successor owners must be aware of the potential for coastal hazards at the subject property, and be aware that future shoreline variances for shoreline hardening structures cannot be allowed, as discussed under Section H, below. Further, the Applicant and successor owners must be aware that land area that is lost to coastal erosion or other occurrences and land makai of the shoreline will become part of the State's Land Use Conservation District. Lastly, the Applicant and successor owners should be responsible to clear debris originating from the Project site in the event of a coastal hazards related loss or damage. These are recommended as conditions of approval.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project site is anticipated to be inundated by storm surge of three ft. above the ground in a Category 3 hurricane event or higher (see Exhibit K). Implementation of the Project is not anticipated to increase the potential for adverse impacts related to hurricane storm surge over the existing condition. State and County emergency procedures would also be in place in the event of a hurricane. Therefore, no conditions of approval specific to storm surge are recommended.

4. Tsunami: The site is located within the tsunami evacuation zone (see Exhibit J). In such an event, early warning systems are in place to encourage evacuation to the safe zone. As such, no related condition of approval is recommended.

G. Managed Development and Public Participation

The development review process should stimulate public awareness, education, and participation in coastal management.

The public was made aware of the Project and was given the opportunity to review the proposed Project during the processing of the SMA Major Permit Application. The application materials were also posted on the DPP website. Prior to submitting the SMA Major Permit application, the Applicant presented the Project to the Kailua NB No. 31 on December 5, 2024.

A public hearing was held for the SMA Major Permit application at 10:00 a.m. on Monday March 3, 2025, at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room. Notices of the application and public hearing were published in the Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. No members of the public attended the public hearing and no written testimony was submitted.

A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council meetings. No related conditions of approval are recommended.

H. Beach and Coastal Dune Protection

Development within the SMA should facilitate beach management and protection by safeguarding beaches and coastal dunes for public use and recreation, the benefit of ecosystems, and use as natural buffers against coastal hazards. New structures should be located mauka of the shoreline setback line to conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion.

The Project site is located on soils that are classified as Jaucas Sands and Beaches soils, which are part of the coastal beach and dune system according to the USDA - NCRS Web Soil Survey. The makai portion of the property will be landscaped with existing palms, new canopy trees, and a grass lawn including the area currently developed with a swimming pool. In this area of the beach frontage, the certified shoreline is makai of the property line, and significant vegetation is present makai of the zoning lot. Nevertheless, in order to protect underlying Beach Sands and natural shoreline processes, and for compliance with ROH § 25-6.1(b), landscaping should not be used to artificially fix the shoreline or be maintained in such a way that it effectively hardens the shoreline. The addition of language to ensure the Applicant and future successor owners are aware of this requirement is recommended as a condition of approval.

Further, the Applicant and successor owners should be aware that pursuant to ROH § 26-1.8(b)(3)(E), a determination of hardship as a result of any discretionary land use permit granted after June 16, 1989, is not a basis for requesting a Shoreline Setback Variance (SSV). This means that where a discretionary land use permit is used to authorize development, the Applicant cannot later claim hardship as the basis for an SSV in order to protect that development. This SMA Major Permit is a discretionary land use permit. Therefore, upon approval of this SMA Major Permit, the Applicant is precluded from obtaining a SSV to protect the subject property from erosion or other coastal hazards with new shoreline hardening structures. This is recommended as a condition of approval to ensure that the Applicant and successor owners or interests are fully aware of this regulatory standard.

No impacts to beaches and coastal dunes are anticipated as a result of the Project, because the addition to the dwelling is located within a developed residential lot and will not involve the importation of fill materials, with the exception of topsoil for landscaping. Drainage patterns or storm water infiltration as a result of new impervious surfaces are anticipated to be minimal. According to the Applicant, the amount of impervious surfaces on-site will not exceed 39 percent of the zoning lot, which is well below the maximum 75 percent coverage allowed by the LUO. In addition, current impervious areas will be revegetated between the dwelling and the shoreline. Given this, and the fact that BMPs will mitigate impacts during construction-related activities, adverse impacts on beaches and coastal dunes related to storm water runoff are not anticipated, therefore, no condition of approval is recommended.

I. **Marine and Coastal Resources**

Development within the SMA should promote the protection, use, and development of marine and coastal resources to ensure that these resources are ecologically and environmentally sound and economically beneficial. Impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities resulting from the construction of structures must be minimized. Development within wetland areas should be limited to activities that are dependent on or enhance wetlands, or are otherwise approved by appropriate State and federal agencies.

The Project does not involve the use or management of marine resources. According to the National Wetlands Inventory of the USFWS, this section of the Kailua Bay is identified as Estuarine and Marine Wetland and Deepwater. In the short term, the Project is not anticipated to result in adverse impacts to these marine waters, as the Project is subject to the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. There are no known wetlands located on the Project site itself. Stormwater will be managed on site and the proposed total amount of impervious surfaces will not exceed 39 percent of the lot area. No impacts to bays, estuaries, or nearby water features are anticipated. Therefore, marine and coastal resources are unlikely to be negatively impacted as a result of the proposal in the short-term, and no condition of approval is recommended.

J. **Cumulative Impact or Significant Effect and Compelling Public Interest**

Development within the SMA should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest.

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated, so long as the recommended conditions of approval are implemented. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for residential use and are limited based on the residential development standards of ROH Chapter 21. The Project site is within a previously-established subdivision area to which existing electricity, water, wastewater, and municipal fire suppression water are already available. One SMA Permit was identified over a five-year span and within a 500-ft. radius of the Project site (see Exhibit L). SMA Minor Permit No. 2022/SMA-19 was approved, on May 28, 2022, for the alteration and expansion of an existing dwelling. Because the SMA permit has minimal development proposed, we have concluded that implementation of the Project is unlikely to result in a substantial contribution to cumulative environmental impacts in the area, considering both spatial and temporal factors, so no additional conditions of approval are recommended.

K. Consistency with Plans and Regulations

Development within the SMA must be consistent with the general plan, development plans, sustainable communities plans, and zoning ordinances; provided that a finding of inconsistency does not preclude concurrent processing of amendments to applicable plans or a zone change.

1. ROH Chapter 21, LUO: The Project has been designed to comply with the development standards. The 31,228-sq.-ft. site is located within the R-10 Residential District, which allows the single-family dwelling use. The Project has a floor area of 5,335 sq. ft. which requires five parking spaces. The Applicant proposes four parking spaces and four bicycle parking spaces to substitute one parking space in order to comply with parking requirements. A thorough review of the plans for compliance with the Residential District development standards and other LUO regulations will be conducted during the BP review process.

   Pursuant to LUO Table 21-3, short-term rentals, including both bed and breakfast establishments and transient vacation units, are not allowed in any Residential District. In order to ensure the Applicant and successor owners are aware of this limitation, a statement to this effect is recommended as a condition of approval. Upon compliance with the above-referenced condition, the Project will be consistent with the LUO.

2. ROH Chapter 26, Shoreline Setback Ordinance: The Project uses a 60-ft. shoreline setback which complies with ROH Chapter 26. The shoreline will be protected with the recommended conditions on landscaping and shoreline hardening structures.

3. KPSCP: The KPSCP Land Use Map identifies the Project area as "low density residential." The most applicable KPSCP policies for the preservation of open space preservation and shoreline areas (i.e. SMA resources) are as follows:

   - Protect endangered species and their habitats.
   - Prevent development in areas susceptible to landslides and similar hazards.
   - Locate and design exterior lighting to avoid disturbance to seabirds and marine mammals.
   - Prohibit the use of shoreline armoring structures.
   - Analyze the possible impact of SLR for new public and private projects in shoreline areas and incorporate, where approriate and

feasible, measures to reduce risks and increase resiliency to impacts of SLR.

The Project site is not within any identified sensitive scenic viewshed, open-space recreational area, or wetland on the KPSCP resource maps, as also discussed above. Project implementation would not result in any change to shoreline or recreational access. Standard mitigation measures for the protection of sensitive species are recommended as conditions of approval. Given this, provided the conditions of approval recommended herein are implemented, the proposed alteration and addition to the existing single-family dwelling are generally consistent with the KPSCP. Therefore, no additional conditions of approval related to KPSCP compliance are recommended.

Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. Provided the Project complies with the conditions of approval as described above, the construction of single-family dwellings on a residentially-zoned lot is generally consistent with the KPSCP.

4. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. The most applicable O'ahu GP policies for Natural Environment and Resource Stewardship (i.e. SMA resources) are as follows:

- Objective A, Policy 1 requires the protection of O'ahu's natural environment, especially the shoreline, valleys, ridges, watershed areas, and wetlands from incompatible development;

- Objective A, Policy 4 requires development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion, flood hazards, water-recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property; and

- Objective A, Policy 5 requires sufficient setbacks from O'ahu's shorelines to protect life and property, preserve natural shoreline areas and sandy beaches, and minimize the future need for protective structures or relocation of structures.

Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. Given this, the proposed construction of the single-family detached dwelling on a residentially-zoned lot, is generally consistent with the O'ahu GP. Therefore, no conditions of approval related to O'ahu GP compliance are recommended.

IV. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH §§ 25-3.1 and 25-4.1 and HRS §§ 205A-2 and 205A-26, and found to be consistent with established SMA objectives, policies, and guidelines, are subject to the conditions below. Based on the analysis, the proposed Project will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

V. RECOMMENDATION

Based on the preceding Analysis and Conclusions of Law, it is recommended that this application for a SMA Major Permit be **APPROVED**, subject to the following conditions:

A. Except as required by these conditions of approval, development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-8, and D through L, attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any new application for an SMA Major Permit for the Project will be processed in accordance with the ordinance in effect at the time the application is accepted by the DPP. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution upon review and approval by the Director of the DPP.

B. To minimize impacts to known and unknown archaeological, historic, and 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 Department of Land and Natural Resources, SHPD immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity. The requirements enumerated in the condition, and all mitigation protocols approved or otherwise requred by SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP 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, 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 Section 205A-71(b);

3. Exterior lighting fixtures 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);

5. Woody plants greater than 15 ft. in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup rearing season (June 1 through September 15);

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats.

7. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Turtle is on land within 150 ft. 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, a 300-ft. buffer must be observed. Any Project- related debris that may pose an entanglement threat to monk seals or turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

These requirements enumerated in this condition must be clearly stated under "Environmental Notes" on any Project construction plans and BP plans.

D. In order to minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import nonstructural landscaping soil and no structural fill;

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the OISC;

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy

of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" (Protocols) must be distributed to all workers who will be present at the site, or the Protocols must be posted at the Project site in a visible location accessible to all Project workers, including delivery and haul-out contractors, or both the distribution and posting of the Protocols is required. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities; and

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

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

E. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, the landowner hereby acknowledges the following declarations which must be clearly stated under "Landowner Acknowledgments" on all BP plans:

2. *"The landowner hereby acknowledges that Tax Map Key 4-3-083: 008 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*

3. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-3-083: 008 may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development in close proximity to the shoreline. 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."*

F. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby acknowledges the following declarations which must be clearly stated under "Landowner Acknowledgments" on all BP plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) that bed and breakfast homes and

transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the LUO, are not allowed on Tax Map Key 4-3-083: 008."

G. 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 the following declarations which must be clearly stated under "Land Acknowledgements" on all Project BP plans.

> *"In choosing to implement construction activities at Tax Map Key 4-3-083: 008, the Landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) 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."*

H. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party, may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a SSV or 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 4-3-083: 008, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) 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 shoreline protection structure."*

I. 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 CSS for the shoreline lot, or in the event there is no current CSS 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. The Project's irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS 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 BP plans.

J. The Applicant shall obtain a development permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

1. The DPP Director may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the DPP Director beyond one year from the initial deadline set by Council.

2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director must prepare and submit to the Council a report on the proposed extension, which report must include the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

3. If the Council fails to take final action on the proposed extension within the first to occur of:

   a. Sixty days after receipt of the DPP Director's report; or

   b. The Applicant's then-existing deadline for obtaining a development permit,

   the extension will be deemed to be denied.

K. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO, building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be 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.

Dated at Honolulu, Hawai'i, this 17th day of April, 2025.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-8, and D through L



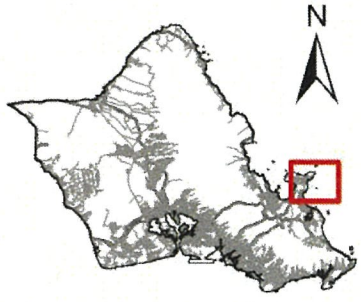


EXHIBIT A
LOCATION MAP

FILE NO. 2024/SMA-137

TAX MAP KEY 4-3-083: 008

111 KAILUANA LOOP - KAILUA

January 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

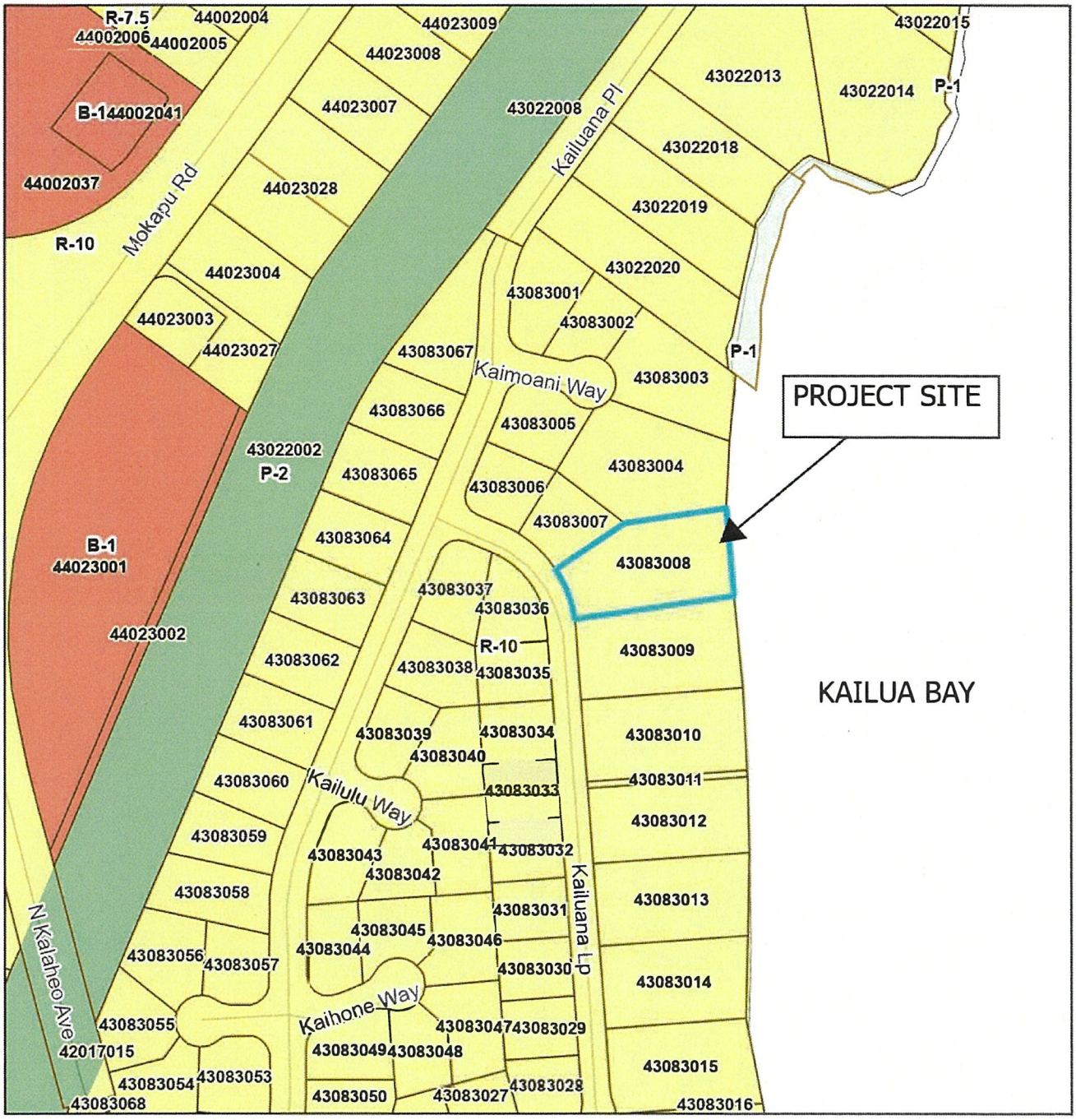




EXHIBIT B
ZONING MAP

FILE NO. 2024/SMA-137

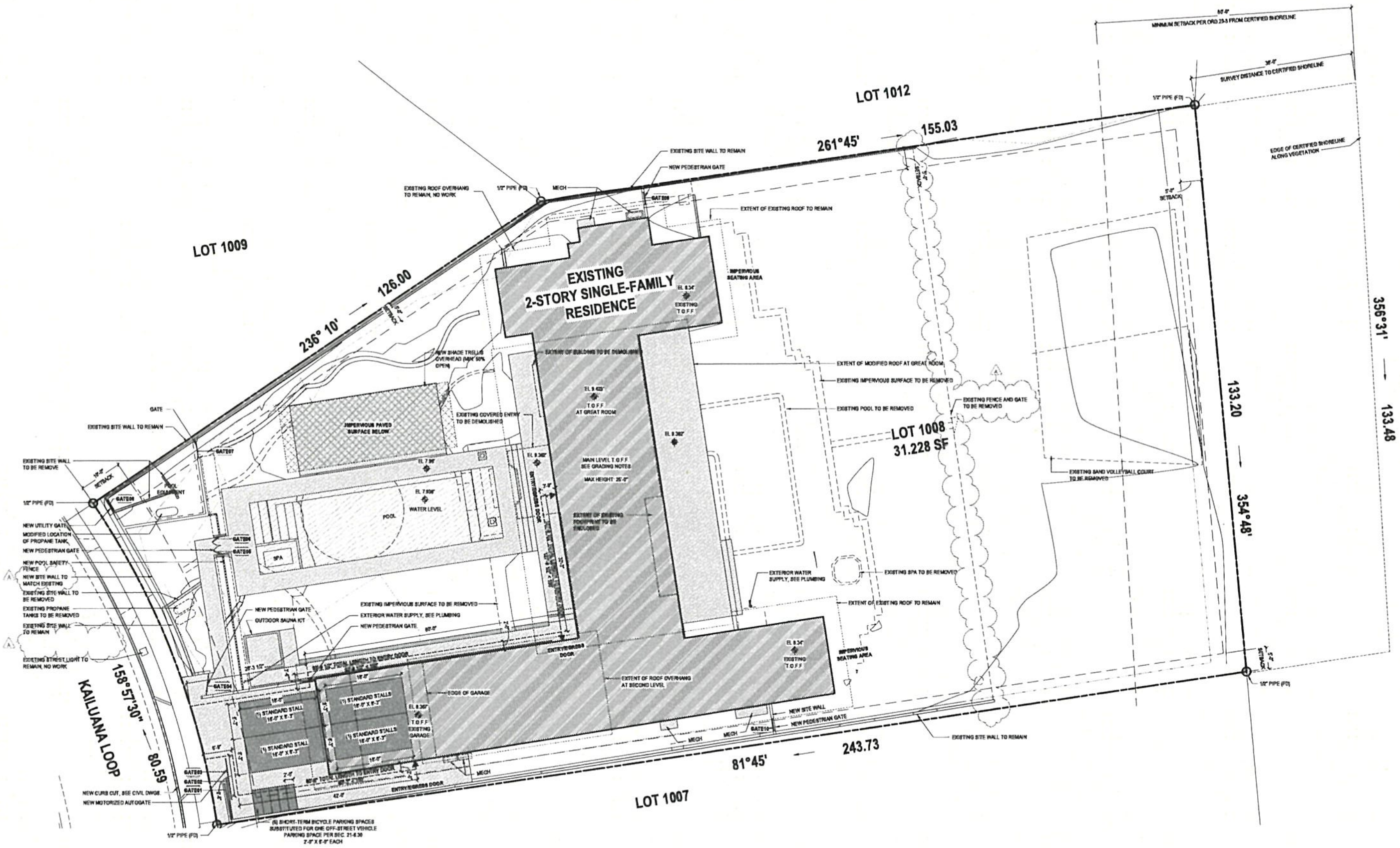
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111 KAILUANA ~~LOOP~~ - KAILUA

February 2025

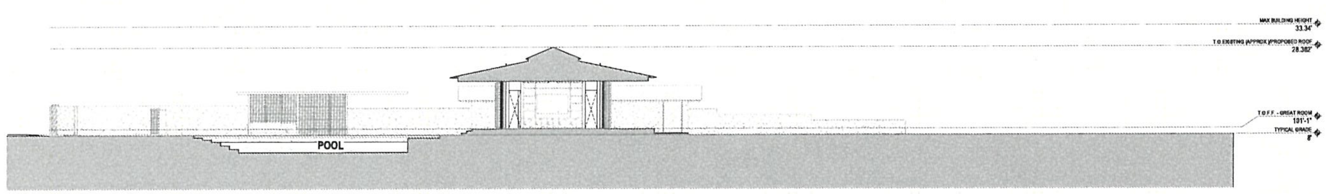
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT C-1



01 ARCHITECTURAL SITE PLAN

SCALE: 1" = 16'-0"



02 SITE SECTION - E/W

SCALE: 1" = 16'-0"

SITE PLAN LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- FIRE ACCESS PATH TO EXTERIOR DOOR
- EXTENTS OF WALL TO BE DEMOLISHED
- TOPOGRAPHY (PROPOSED - SEE CIVIL)
- GROUND LEVEL ENCLOSURE FOOTPRINT
- EXTERIOR PAVING/IMPERVIOUS SURFACE
- TRELLIS COVER - MIN. 50% TRANSPARENT
- POOL
- PARKING STALL DESIGNATION

GENERAL NOTES

1. EXISTING CONDITIONS BASED ON SURVEY OF PROPERTY PREPARED BY WALTER P. THOMPSON, INC. ON AUGUST 13TH 2021
2. SHORELINE LINE CERTIFICATION BASED ON SURVEY OF SHORELINE PREPARED BY WALTER P. THOMPSON, INC. ON JUNE 15, 2022

CONSTRUCTION NOTES

1. EXISTING STRUCTURE TO REMAIN TO RECEIVE NEW STUCCO SIDING, NEW ALUMINUM FRAMED WINDOWS AND DOORS, NEW CORRUGATED METAL ROOFING AS INDICATED. NEW FRAMING AND ROOF WITHIN FOOTPRINT OF EXISTING STRUCTURE TO RECEIVE STUCCO SIDING, ALUMINUM FRAMED WINDOWS AND DOORS, AND CORRUGATED METAL ROOFING AS INDICATED, TO MATCH NEW FINISHES PROVIDED AT EXISTING STRUCTURE. FRAMING FOR NEW ROOF TO BE WOOD FRAME CONSTRUCTION, WITH STEEL COLUMNS AND STEEL BEAMS AND ENGINEERED WOOD TJI JOISTS SUPPORTING THE NEW ROOF.
2. ALL GRADING, EXCAVATION, AND INFILL TO BE PERFORMED WITH NATIVE FILL FROM EXCAVATION OF OTHER WORK ON-SITE. EXISTING SOIL WILL BE REUSED ON SITE. SEE CIVIL DRAWINGS.
3. SEE LANDSCAPE PLAN FOR PROPOSED LANDSCAPE DESIGN.
4. CONSTRUCTION STAGING AND MATERIAL STORAGE TO BE ESTABLISHED BY LICENSED GENERAL CONTRACTOR AND TO OCCUR WITHIN THE PROPERTY LINES. ALL STAGING IS TO BE LOCATED AWAY FROM SHORELINE BOUNDING PROPERTY LINES.
5. PROPERTY OWNER TO SELECT A LICENSED GENERAL CONTRACTOR TO PERFORM CONSTRUCTION WORK TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
6. EXISTING POOL TO BE REMOVED AND BACKFILLED WITH SOIL EXCAVATED FOR PROPOSED POOL LOCATION TO MAINTAIN NATIVE FILL ONSITE.

GRADING NOTES

1. SEE CIVIL DRAWINGS FOR REVISED GRADING.
2. AVERAGE GRADE AT BUILDING PERIMETER: 8'-0"
8'-0" = 99.754' ARCHITECTURAL
3. TOP OF EXISTING F.F. TO REMAIN: 8.34' / 100'-0" ARCHITECTURAL
4. TOP OF NEW F.F. AT GREAT ROOM TO BE 9.382' / 101'-0 1/2" ARCHITECTURAL

Olson Kundig
159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734

stamp/seal:
THOMAS W. KUNDIG
LICENSED PROFESSIONAL ARCHITECT
No. 13307
HAWAII, U.S.A.

SIGNATURE

APRIL 30, 2026

LICENSE EXP. DATE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

principal architect:	TK
project manager:	JB
drawn by:	LG, JR
checked by:	JB
job no.:	21066

revisions:

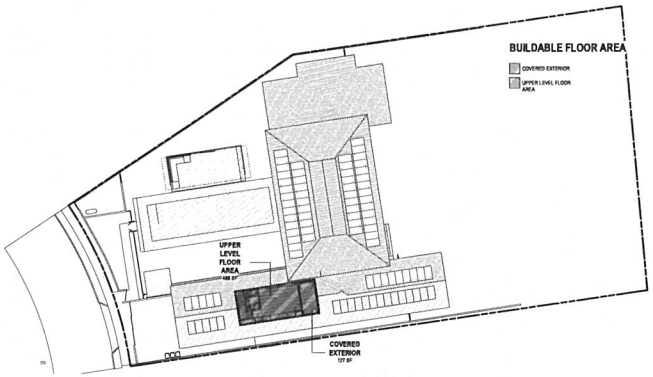
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2025.03.24

title:
SITE PLAN

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A110

EXHIBIT C-2



04 DIAGRAM - BUILDABLE FLOOR AREA (PER ORD. 20-41) - UPPER LEVEL
SCALE: 1" = 20'-0"

PARKING TABULATION LEGEND:

- CALCULATED SQUARE FOOTAGE AREA
- AREA OMITTED FROM SQUARE FOOTAGE CALCULATIONS PER ORD. 21.10
  - GARAGE PER 21-10.1 AND TABLE 21.6.1
  - LANAI PER 21-10.1
  - SUNBRAKE/TRELLIS - MINIMUM 50% OPEN TO SKY PER ORD.21 FIGURE 21.10-4
- DESIGNATED PARKING STALL PER 21.4.6
- AREA BOUNDARIES PER 21-10.1

PARKING CALCULATIONS PER ORD. 20-41

AREA NAME	AREA
MAIN LEVEL FLOOR AREA	4,706.55 SF
UPPER LEVEL FLOOR AREA	466.45 SF
COVERED EXTERIOR	127.45 SF
TOTAL SQUARE FOOTAGE	5,300.44 SF

5,300 / 1,000 = 5.300 PER TABLE 21.6.1
.30 < .50 PER SEC 21.6.2(b)(3)
OFF-STREET PARKING STALLS REQ'D. = 5 - 1 (PER SEC 21-6.30, SEE BELOW)
TOTAL PROVIDED OFF-STREET PARKING STALLS REQ'D. = 4; 4 REQUIRED = SATISFIED

PER SEC 21-6.30 ADJUSTMENTS AND EXCEPTIONS TO PARKING REQUIREMENTS

NOTE: TABULATION AREAS PER ORD 21-10.1
1. "BUILDING AREA" MEANS THE TOTAL AREA OF A ZONING LOT COVERED BY STRUCTURES AND COVERED OPEN AREAS. THE FOLLOWING ARE NOT CONSIDERED BUILDING AREAS:
   1. OPEN AREAS COVERED BY EAVES AND NORMAL OVERHANG OF ROOFS.
   2. UNCOVERED ENTRANCE PLATFORMS, UNCOVERED TERRACES AND UNCOVERED STEPS WHEN THESE FEATURES DO NOT THEMSELVES CONSTITUTE ENCLOSURES FOR BUILDING AREAS BELOW THEM, AND DO NOT EXCEED 30 INCHES IN HEIGHT.
   3. ALL WEATHER SURFACES

(H) INCENTIVES FOR SUSTAINABLE TRANSPORTATION

1. BICYCLE PARKING IN EXCESS OF THE MINIMUM BICYCLE PARKING REQUIREMENTS FOUR SHORT-TERM OR LONG-TERM BICYCLE PARKING SPACES IN EXCESS OF THE MINIMUM BICYCLE PARKING REQUIREMENT MAY BE SUBSTITUTED FOR ONE OFF-STREET VEHICLE PARKING SPACE, UP TO A MAXIMUM OF FOUR VEHICLE PARKING SPACES OR 10 PERCENT OF THE REQUIRED OFF-STREET VEHICLE PARKING SPACES, WHICHEVER IS GREATER. BICYCLE PARKING MUST COMPLY WITH SECTION 21-6.45.

PER SEC. 21-6.50 PARKING SPACE DIMENSIONS AND ACCESS

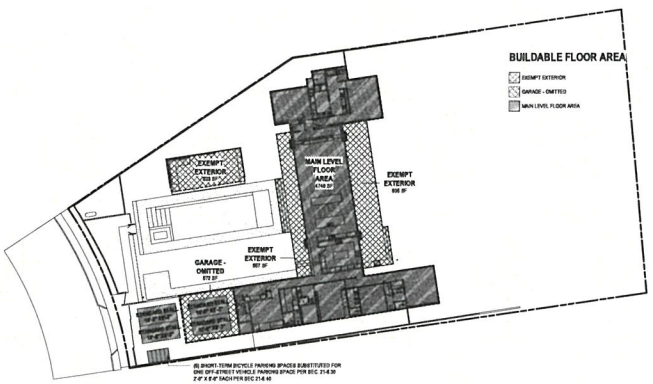
(A) DIMENSIONS OF PARKING SPACES

1. STANDARD PARKING SPACE MUST BE AT LEAST 18 FEET IN LENGTH AND EIGHT FEET THREE INCHES IN WIDTH, WITH PARALLEL SPACES AT LEAST 22 FEET IN LENGTH
2. COMPACT PARKING SPACES MUST BE AT LEAST 16 FEET IN LENGTH AND SEVEN FEET SIX INCHES IN WIDTH, WITH PARALLEL SPACES AT LEAST 18 FEET IN LENGTH
3. ALL PROVIDED PARKING SPACES MUST BE STANDARD-SIZED PARKING SPACES EXCEPT DETACHED DWELLINGS MAY HAVE UP TO 80 PERCENT OF THE TOTAL NUMBER OF PROVIDED PARKING SPACES AS COMPACT PARKING SPACES

(B) ARRANGEMENT OF PARKING SPACES

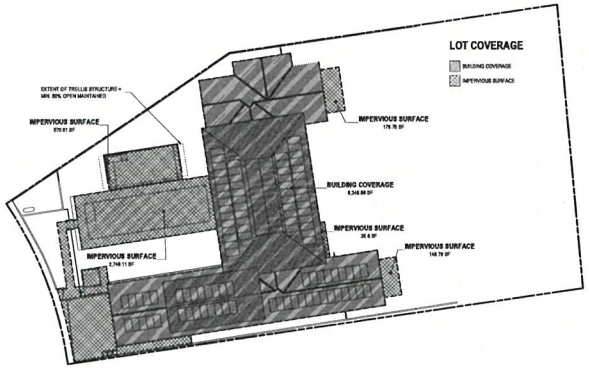
1. ALL PARKING SPACES MUST BE UNOBSTRUCTED; PROVIDED THAT STRUCTURAL SUPPORT COLUMNS MAY ENTER A MAXIMUM OF SIX INCHES INTO THE SIDES OF THE PARKING SPACE. A WALL IS NOT CONSIDERED A STRUCTURAL SUPPORT COLUMN
2. WHERE FIVE OR MORE PARKING SPACES ARE PROVIDED, THE SPACES OR AREA MUST BE DESIGNED OR ARRANGED IN A MANNER SO THAT NO MANEUVERING INTO OR FROM ANY STREET, ALLEY, OR WALKWAY IS NECESSARY IN ORDER FOR A VEHICLE TO ENTER OR LEAVE A SPACE AND THAT ALLOWS ALL VEHICLES TO ENTER THE STREET IN A FORWARD MANNER. PARKING SPACES MUST BE INDIVIDUALLY MARKED. COMPACT SPACES MUST BE LABELED "COMPACT ONLY."
3. ALL PARKING SPACES MUST BE ARRANGED SO THAT ANY MOTOR VEHICLE MAY BE MOVED WITHOUT MOVING ANOTHER MOTOR VEHICLE; PROVIDED THAT TANDEM PARKING IS PERMISSIBLE IN ANY OF THE FOLLOWING INSTANCES:

(C) SURFACE MATERIALS. OFF-STREET PARKING SPACES, PARKING LOTS, AND DRIVEWAYS MUST BE MAINTAINED WITH A DUST-FREE, DURABLE, ALL WEATHER SURFACE EXCEPT IN THE PRESERVATION, AGRICULTURAL AND COUNTRY DISTRICTS, WHERE PARKING LOTS AND DRIVEWAYS MAY BE SURFACED WITH CRUSHED ROCK OR LIMESTONE, OR AS DETERMINED BY THE DIRECTOR PURSUANT TO ARTICLE 2. SUITABLE DUST-FREE ALL-WEATHER SURFACES MAY BE INCLUDED BUT ARE NOT LIMITED TO PERMEABLE PAVERS, INCLUDING GRASS BLOCK, OR SIMILAR SYSTEMS, PROVIDED THAT THE SURFACE IS MAINTAINED TO PREVENT SEDIMENT, DIRT, MUD, OR OTHER DEBRIS FROM BEING TRANSFERRED INTO THE RIGHT-OF-WAY



(E) SHORT-TERM BICYCLE PARKING SPACES SUBSTITUTED FOR ONE OFF-STREET VEHICLE PARKING SPACE PER SEC. 21-6.30
2'-0" X 6'-0" EACH PER SEC 21-6.45

02 DIAGRAM - BUILDABLE FLOOR AREA (PER ORD. 20-41) - MAIN LEVEL
SCALE: 1" = 20'-0"



03 DIAGRAM - PROPOSED LOT COVERAGE
SCALE: 1" = 20'-0"

PROPOSED LOT COVERAGE TABULATION:

AREA NAME	AREA
BUILDING COVERAGE	8,348.88 SF
IMPERVIOUS SURFACE	2,748.11 SF
IMPERVIOUS SURFACE	570.81 SF
IMPERVIOUS SURFACE	36.6 SF
IMPERVIOUS SURFACE	179.76 SF
IMPERVIOUS SURFACE	148.79 SF
TOTAL LOT COVERAGE (SF)	12,032.74 SF

EXISTING LOT COVERAGE TABULATION:

AREA NAME	AREA
BUILDING COVERAGE	7,186.76 SF
IMPERVIOUS SURFACE	2,709.69 SF
IMPERVIOUS SURFACE	156.34 SF
IMPERVIOUS SURFACE	2,739.36 SF
IMPERVIOUS SURFACE	37.18 SF
TOTAL EXISTING LOT COVERAGE	12,818.69 SF

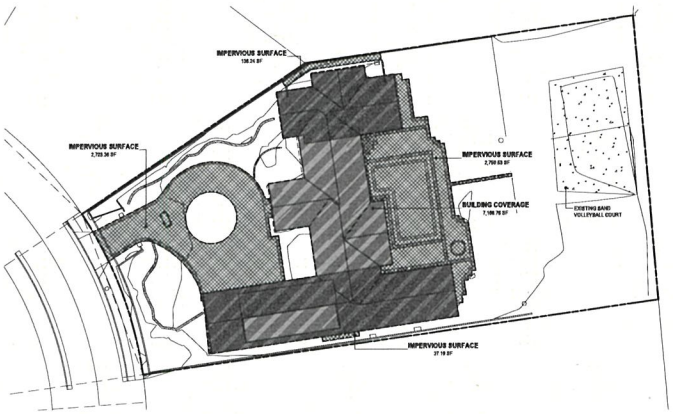
BUILDING COVERAGE PER CHAPTER 21 TABLE 21.3.2

TOTAL SITE AREA: 31,258 SF (PER SURVEY)
PROPOSED BUILDING COVERAGE: 12,032 SF

MAXIMUM BUILDING COVERAGE PER TABLE 21-3.2: 60% OF ZONING LOT

12,000/31,258 = 0.38 = 38%
38% PROVIDED < 60%, MAXIMUM ALLOWABLE

BUILDING COVERATE PER CHAPTER 21 - TABLE 21-3.2: SATISFIED



01 DIAGRAM - EXISTING LOT COVERAGE
SCALE: 1" = 20'-0"

BUILDING AREA TABULATIONS

BUILDING AREA CALCULATIONS PER ORD. 20-41
(BUILDING AREA BY FLOOR AND TOTAL FLOOR AREA)

AREA NAME	AREA
MAIN LEVEL FLOOR AREA	4,706.55 SF
UPPER LEVEL FLOOR AREA	466.45 SF
COVERED EXTERIOR	127.45 SF
TOTAL SQUARE FOOTAGE	5,300.44 SF

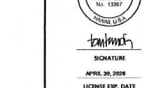
TOTAL BUILDING COVERAGE = 8,348.88 SF

PER TOTAL LOT COVERAGE TABULATIONS INCLUDING PROPOSED IMPERVIOUS SURFACES - SEE DIAGRAMS E&A111

Olson Kundig
159 Stockton Street, 5th Floor, SF, CA 94108
T 415.874.1600 olsonkundig.com

project: OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734
TMK: (1)4008008

stamp/seal:



SIGNATURE

APRIL 30, 2026
LICENSE EXP. DATE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

principal architect:	TK
project manager:	JB
drawn by:	DB, JR
checked by:	JB
job no.:	21006

revisions:

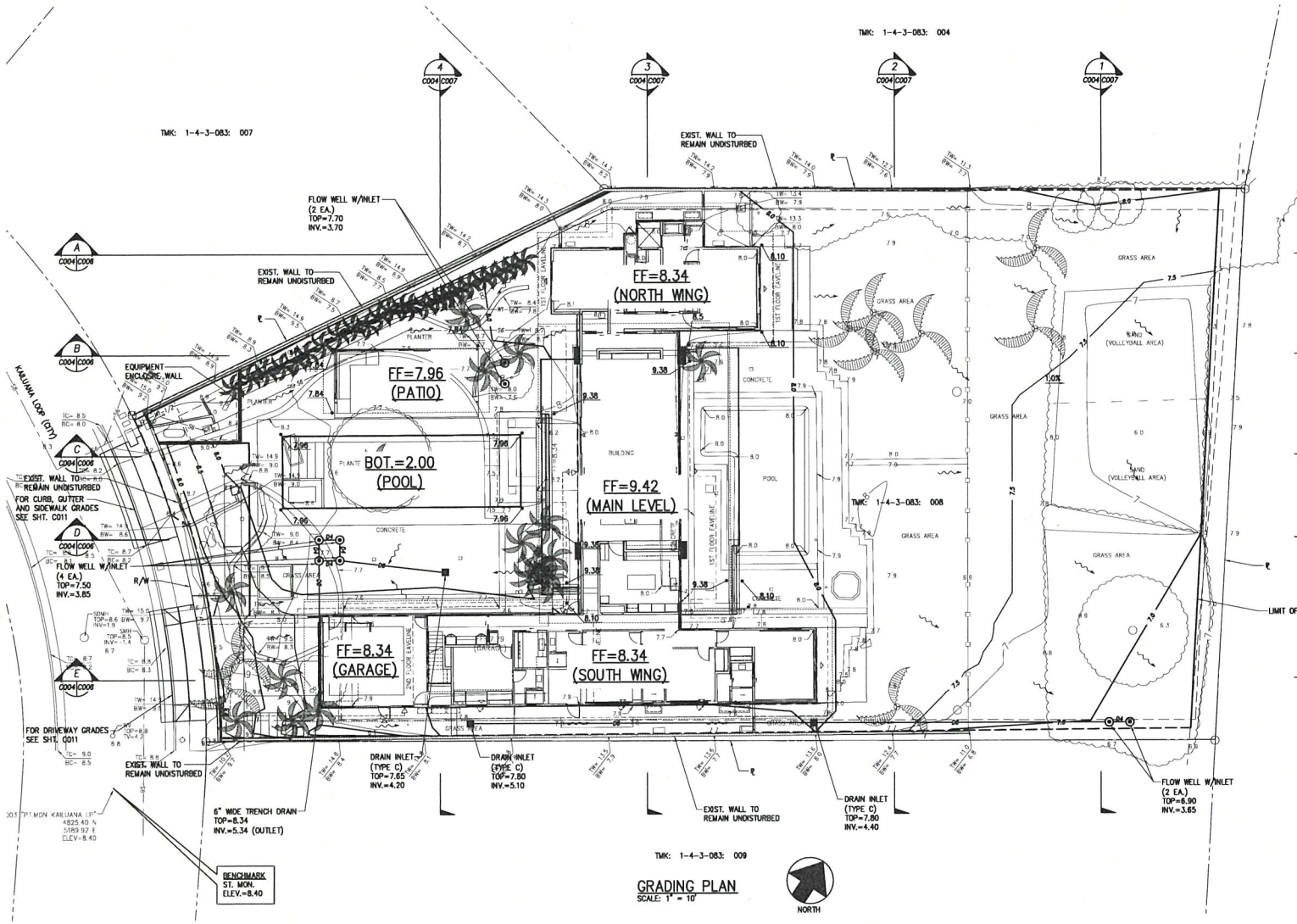
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2026.03.24

title:
BUILDING DIAGRAMS - CODE

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A111

EXHIBIT C-3



GRADING PLAN
SCALE: 1" = 10'

EARTHWORK SUMMARY

TOTAL AREA TO BE GRADED =	0.68 AC.
TOTAL AREA TO BE DISTURBED =	0.68 AC.
TOTAL EXCAVATION =	420 CY.
TOTAL EMBANKMENT =	230 CY.

LEGEND:

- LIMIT OF GRADING/ DISTURBED AREA
- 50 — FINISHED GRADE MAJOR CONTOUR
- 52 — FINISHED GRADE MINOR CONTOUR
- 50 — EXISTING GROUND CONTOUR
- TOP BANK / BOTTOM BANK
- FILL SLOPE
- CUT SLOPE
- 400.00 — FINISH GRADE ELEVATION
- TW=400.00 / BW=390.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- PROPOSED FLOW PATTERN
- A C004|C008 — SHEET SECTION TAKEN / SHEET SECTION VIEW SHOWN ON

GRAPHIC SCALE:
10' 0 10' 20' 40'
1" = 10'

NOTES:

1. THE CONTRACTOR SHALL NOT IMPORT ANY FILL MATERIALS ONTO THE PROJECT SITE WITH EXCEPTION OF TOP SOIL FOR LANDSCAPING PURPOSES. THE EXISTING POOL SHALL BE FILLED WITH ONSITE IN-SITU MATERIALS FROM THE NEW POOL EXCAVATION.
2. THE CONTRACTOR SHALL ENSURE NO RUNOFF IS DIRECTED TOWARDS THE OCEAN, NEIGHBORING PROPERTIES OR THE CITY AND COUNTY OF HONOLULU RIGHT-OF-WAY. ALL BMP'S SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT DURATION.

RESERVED FOR DPP STAMP

CHRIS J. NAKAMURA, P.E. (HI NO. 11666)
2727 BOOTH ROAD, HONOLULU, HI 96813
PHONE: (808) 351-4422

project:
OAHU BEACHSIDE RESIDENCE
1111 KAILUANA LOOP KAILUA, HAWAII 96734

stamp/seal:

Principal Engineer: CN
Project Manager: CN
Drawn By: CN
Checked By: CN
Job No.: 21085

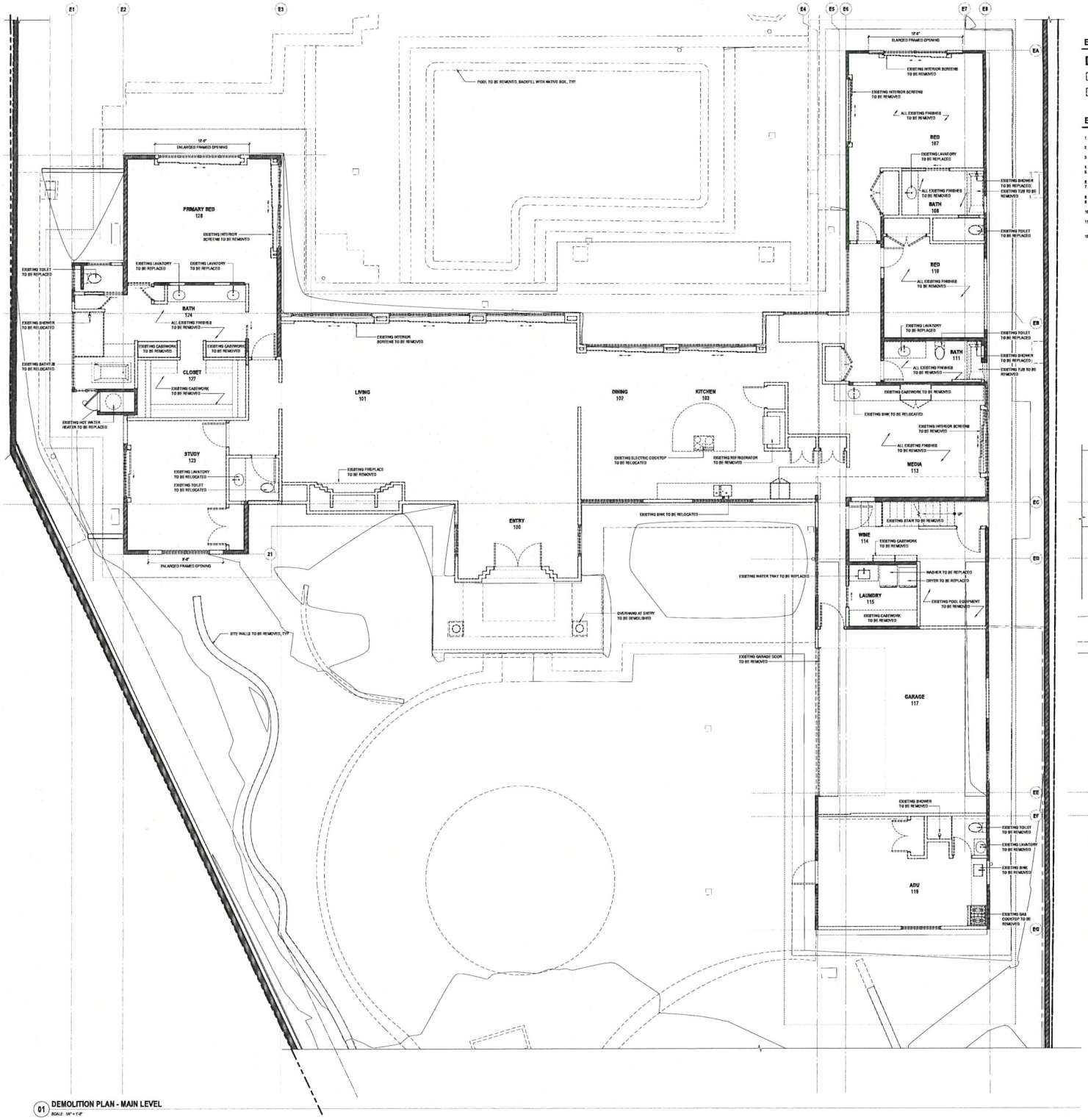
Revisions:

No.:	Date:	Description:
		SMA COMMENT RESPONSE
		2025.03.24

title:
GRADING PLAN

sheet:
C005

EXHIBIT C-4



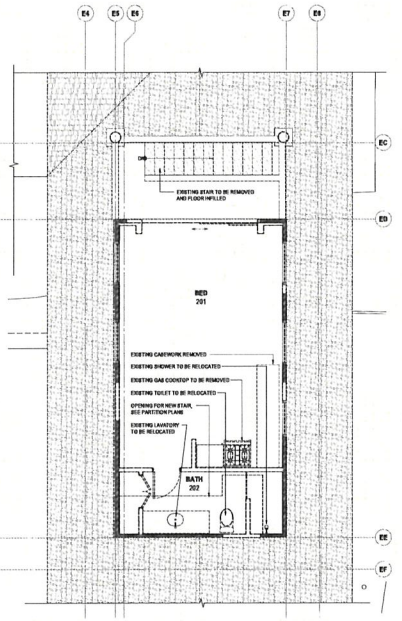
01 DEMOLITION PLAN - MAIN LEVEL
SCALE: 1/4" = 1'-0"

EXISTING / DEMO LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING FLOOR TO BE DEMOLISHED

EXISTING / DEMO NOTES

1. ALL BUILDING STRUCTURAL MEMBERS TO REMAIN UNLESS OTHERWISE NOTED. PREVENT DAMAGE TO STRUCTURAL ELEMENTS AND BUILDING UTILITIES.
2. PROTECT ALL EXISTING WORK TO REMAIN. PROTECT ALL EXISTING WORK FROM DAMAGE DURING CONSTRUCTION.
3. AT JUNCTIONS OF WORK TO REMAIN AND WORK TO BE DEMOLISHED, MAKE NEAT, STRAIGHT, FLUSH, EVEN CUTS.
4. WALLS TO BE REMOVED AS SHOWN, SEE LEGEND
5. ALL INTERIOR FINISHES, MILLWORK, TRIM, FLOORING, PLUMBING FIXTURES AND FITTINGS, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
6. ALL MECHANICAL SYSTEMS TO BE REMOVED UNLESS OTHERWISE NOTED.
7. ALL FIREPLACE FINISHES INCLUDING SURROUNDS, HEARTHS, MANTELS, ETC. TO BE REMOVED.
8. WINDOWS AND FRAMES TO BE REMOVED AS SHOWN, SEE LEGEND
9. ALL UNEXPECTED CONDITIONS OR CONFLICTS WITH THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY
10. ALL WORK SHALL BE EXECUTED WITHOUT AFFECT TO ANY EXISTING STRUCTURE, TENANCY, AND/OR SURFACE FACILITY LOCATED ON ADJACENT LOTS.
11. OPENING AND CLEAR DIMENSIONS ARE APPROXIMATE BASED ON SURVEY DATA. GC TO VERIFY ALL DIMENSIONS IN FIELD AND COORDINATE PROPOSED OPENING REQUIREMENTS PER FRAMING ON CONSTRUCTION PLAN SHEETS
12. EXISTING FIREPLACE, FLUE AND CHIMNEY TO BE REMOVED



02 DEMOLITION PLAN - UPPER LEVEL
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

Olson Kundig
159 Kamani Street, Ste. 201, Honolulu, HI 96813
p. 808 524 1687 | olsonkundig.com

project: OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734
TMK: 430000

stamp/seal:

THOMAS W. KUNDIG
LICENSED PROFESSIONAL ARCHITECT
No. 13367
HAWAII, U.S.A.

SIGNATURE

APRIL 30, 2026
LICENSE EXP. DATE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

principal architect:	TK
project manager:	JB
drawn by:	LE, JH
checked by:	JB
job no.:	21086

revisions:

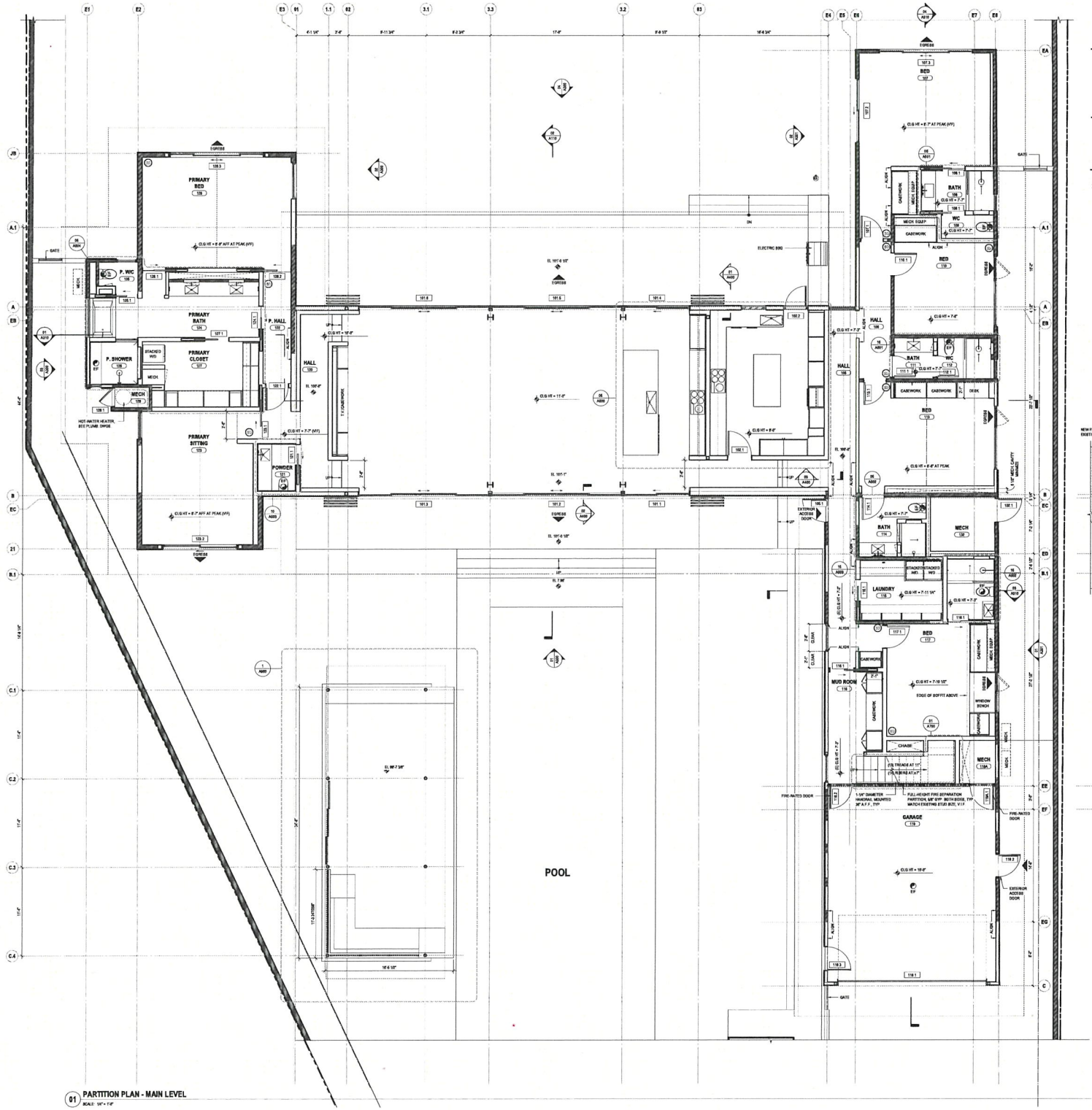
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SMA COMMENT RESPONSE
2025.03.24

title:
DEMOLITION PLANS

sheet:
A201

EXHIBIT C-5



01 PARTITION PLAN - MAIN LEVEL
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND

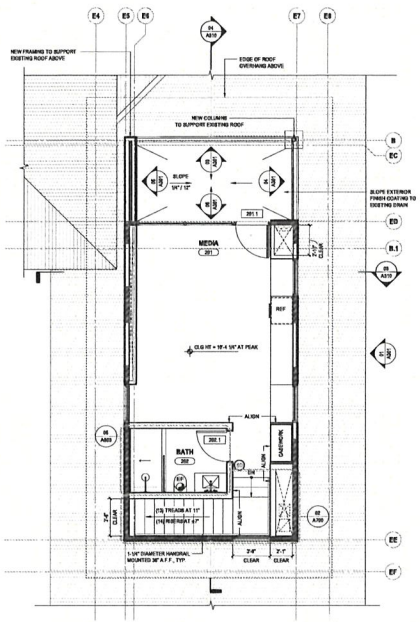
- EXISTING (E) CONSTRUCTION TO REMAIN
- NEW (N) CONSTRUCTION
- NOT IN SCOPE

FLOOR PLAN NOTES

1. WHERE GRIDLINE COINCIDES WITH EXTERIOR WALLS, GRIDLINE = F.O. WOOD FRAMING OR CENTERLINE OF POSTS U.N.O.
2. ALL FRAMED PARTITIONS TO BE 2" PEL X N.O.
3. WINDOW DIMENSIONS ARE TO CENTER OF WINDOW OR ROUGH OPENING

SYSTEM INTEGRATIONS

- EF — EXHAUST FAN PLAN
- SD/CO — SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR



02 PARTITION PLAN - SECOND LEVEL
SCALE: 1/8" = 1'-0"

Olson Kundig
1411 Fifth Avenue Ste. 500
Seattle, WA 98101
p 206 624 5670 olsonkundig.com

project:
OAHU BEACHSIDE RESIDENCE
111 KALUANA LOOP KAILUA, HAWAII 96734
TMK: 4260008

stamp/seal:

THOMAS W. KUNDIG
LICENSED PROFESSIONAL ARCHITECT
No. 13307
HAWAII, U.S.A.

SIGNATURE

APRIL 30, 2026

LICENSE EXP. DATE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

principal architect:	TK
project manager:	JB
drawn by:	LG, JR
checked by:	JB
job no.:	21066

revisions:

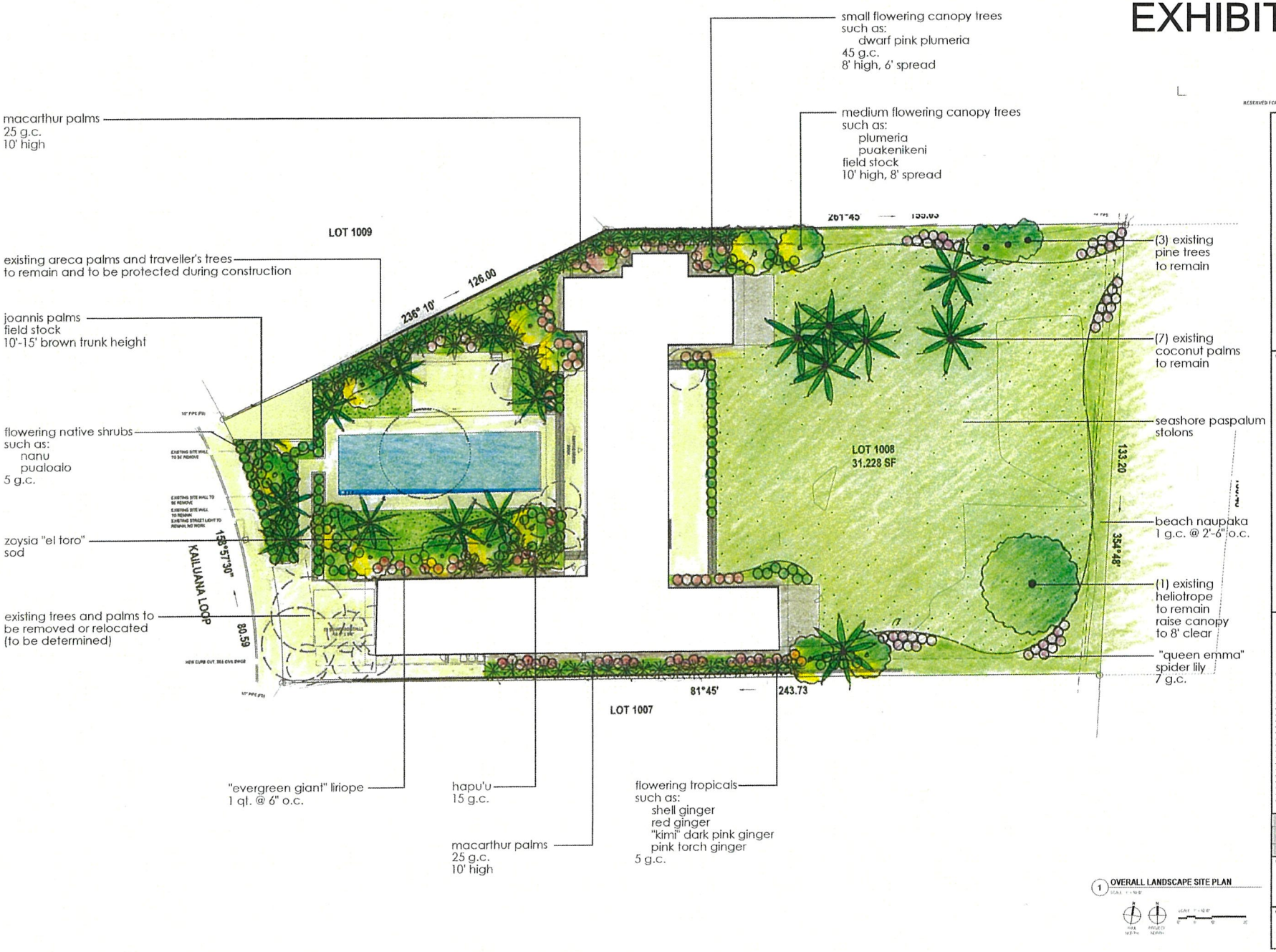
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SMA COMMENT RESPONSE
2026.03.24

title:
PARTITION PLANS

sheet:
A211

EXHIBIT C-6



1 OVERALL LANDSCAPE SITE PLAN

RESERVED FOR DPP STAMP

Walters Kimura Motoda

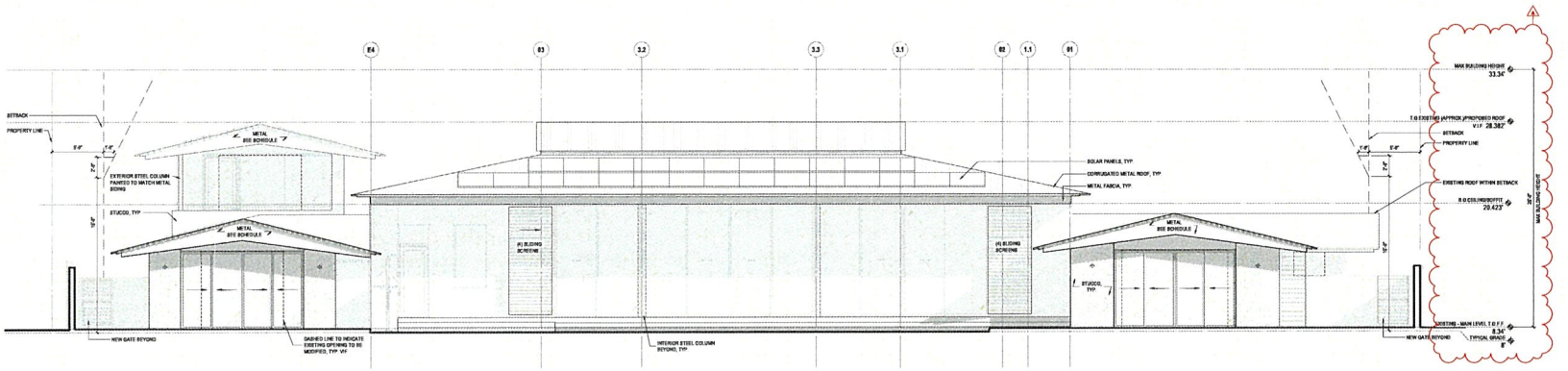
OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA HAWAII 96734

NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT
04.27.2020

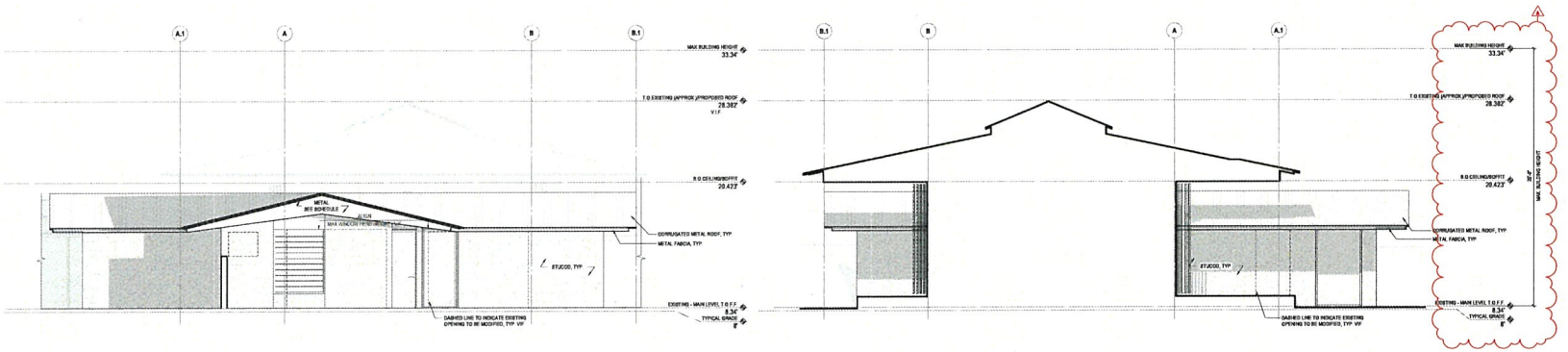
OVERALL LANDSCAPE SITE PLAN

L200

EXHIBIT C-7

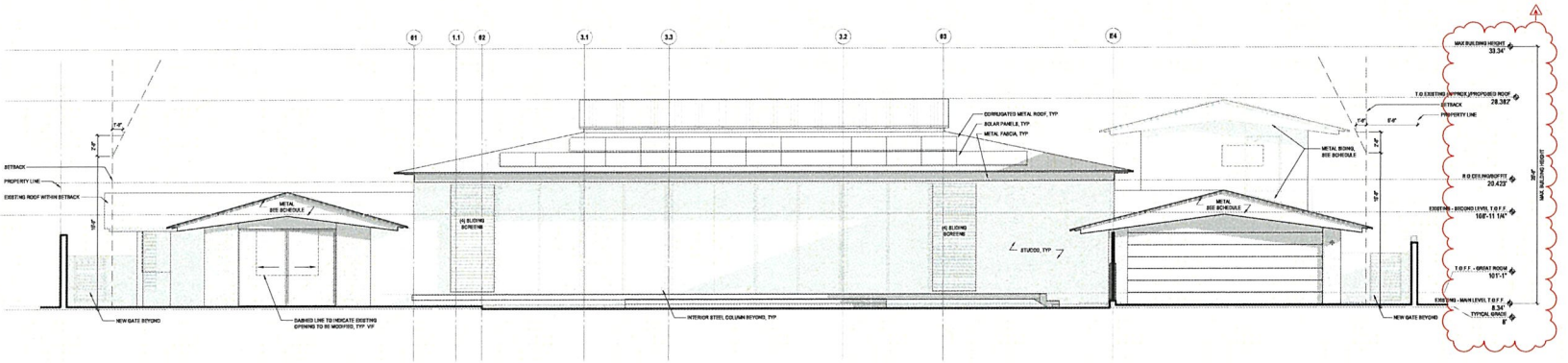


04 EAST ELEVATION
SCALE: 1/4" = 1'-0"



03 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

02 OWNER'S SUITE - SOUTH
SCALE: 1/4" = 1'-0"



01 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Olson Kundig
159 Yesler Way, Suite 204
Seattle, WA 98104
T 206 624 5670 olsonkundig.com

project:
OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734
TMK: 430000

stamp/seal:

THOMAS W. KUNDIG
LICENSED PROFESSIONAL ARCHITECT
No. 13967
HAWAII, U.S.A.

SIGNATURE

APRIL 30, 2026
LICENSE EXP. DATE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

principal architect:	TK
project manager:	JR
drawn by:	LG, JR
checked by:	JR
job no.:	21066

revisions:

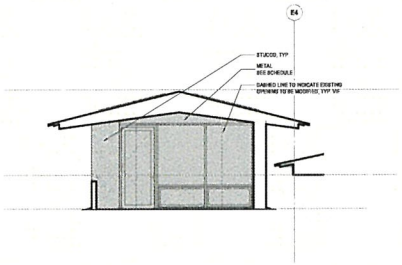
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A	2025.03.24	SMA COMMENT

SMA COMMENT RESPONSE
2025.03.24

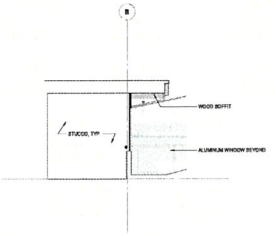
title:
EXTERIOR ELEVATIONS

sheet:
A300

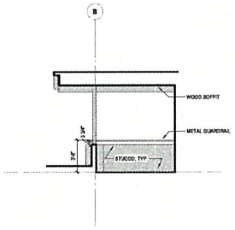
EXHIBIT C-8



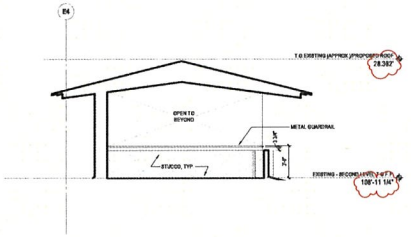
06 UPPER LEVEL - WEST
SCALE: 1/4" = 1'-0"



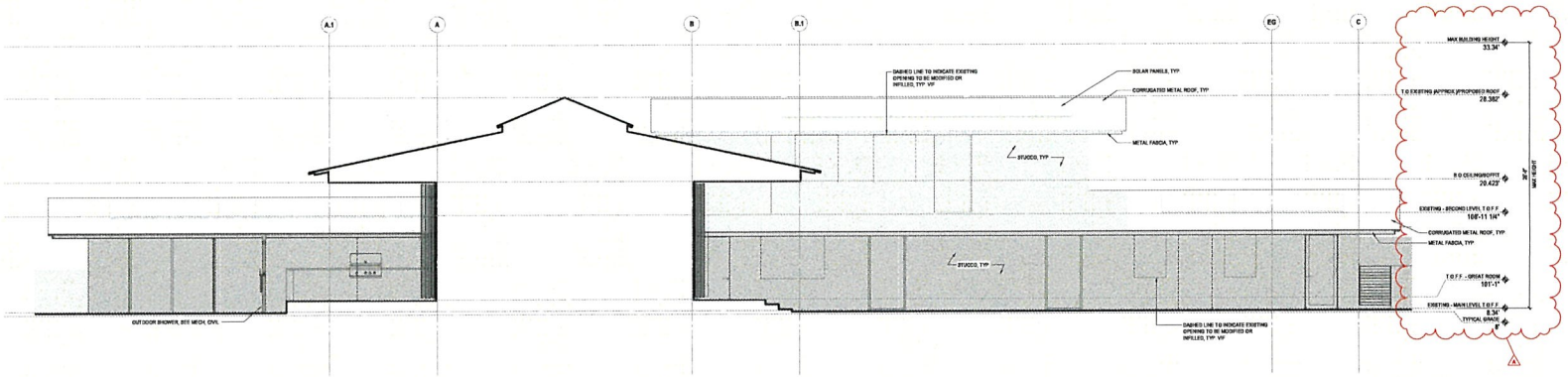
05 UPPER LEVEL - NORTH
SCALE: 1/4" = 1'-0"



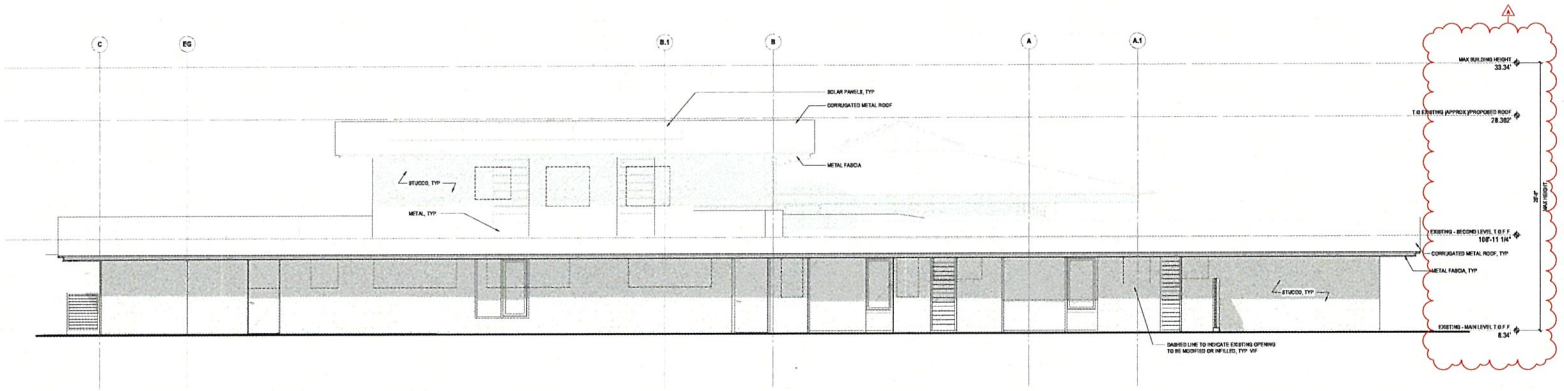
04 UPPER LEVEL - SOUTH
SCALE: 1/4" = 1'-0"



03 UPPER LEVEL - EAST
SCALE: 1/4" = 1'-0"



02 GARAGE AND GUEST WING - NORTH
SCALE: 1/4" = 1'-0"



01 GARAGE AND GUEST WING - SOUTH
SCALE: 1/4" = 1'-0"

Olson Kundig
159 Yesler Way, Suite 204
Seattle, WA 98104
T 206 624 5670 olsonkundig.com

project:
OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734
TMK: 430000

stamp/seal:

LICENSED PROFESSIONAL ARCHITECT No. 13067 HAWAII, U.S.A.

SIGNATURE

APRIL 30, 2026
LICENSE EXP. DATE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

principal architect:	TK
project manager:	JP
drawn by:	LU, JK
checked by:	JB
job no.:	21066

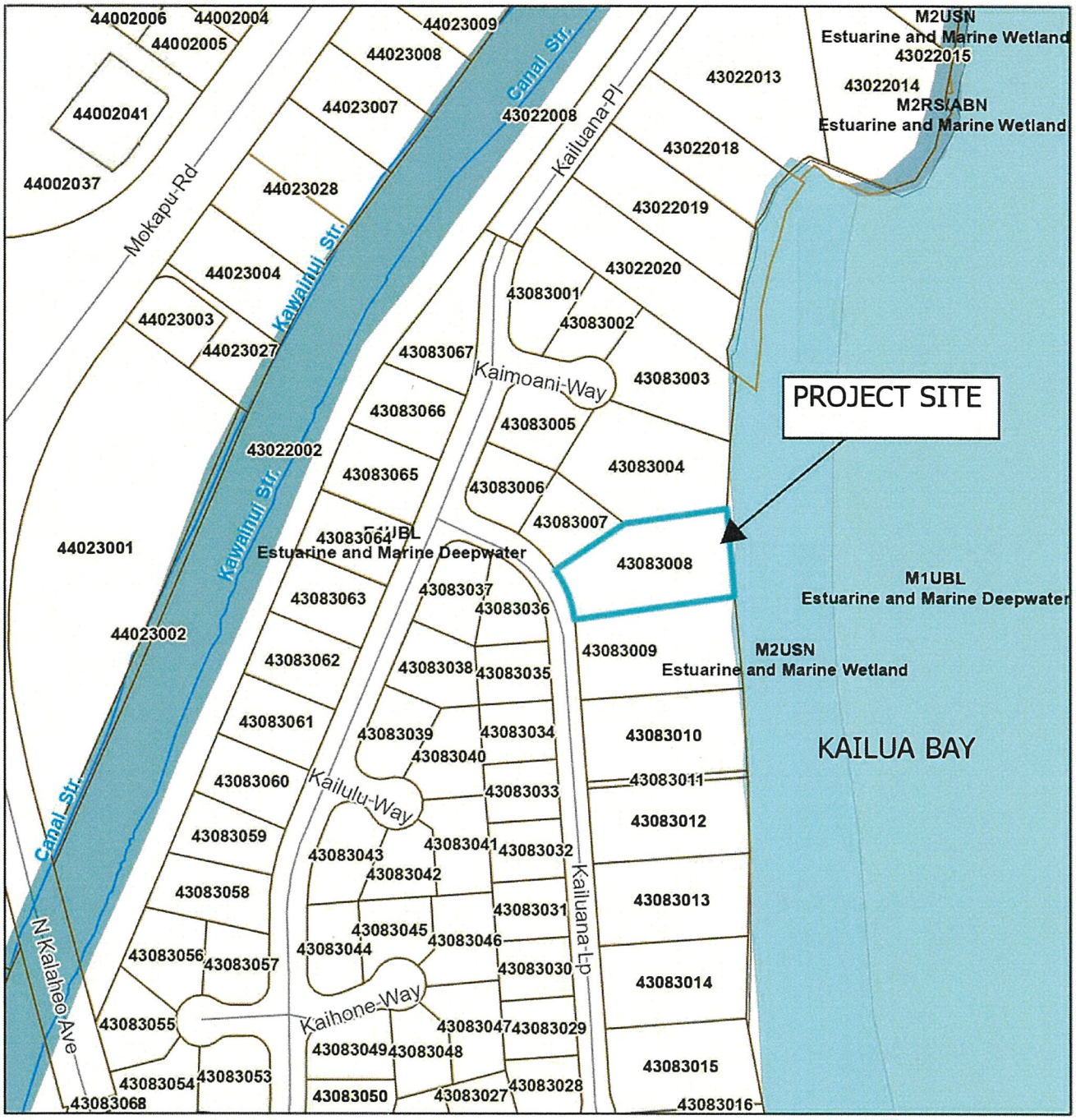
revisions:

no.:	date:	description:
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SMA COMMENT RESPONSE
2025.03.24

title:
EXTERIOR ELEVATIONS

sheet:
A301



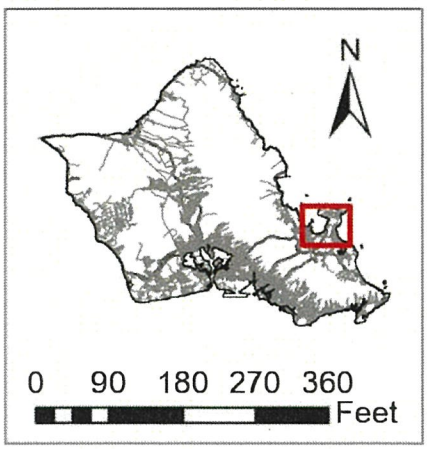


EXHIBIT D
WETLAND MAP

FILE NO. 2024/SMA-137

TAX MAP KEY 4-3-083: 008

111 KAILUANA LOOP - KAILUA

February 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT E

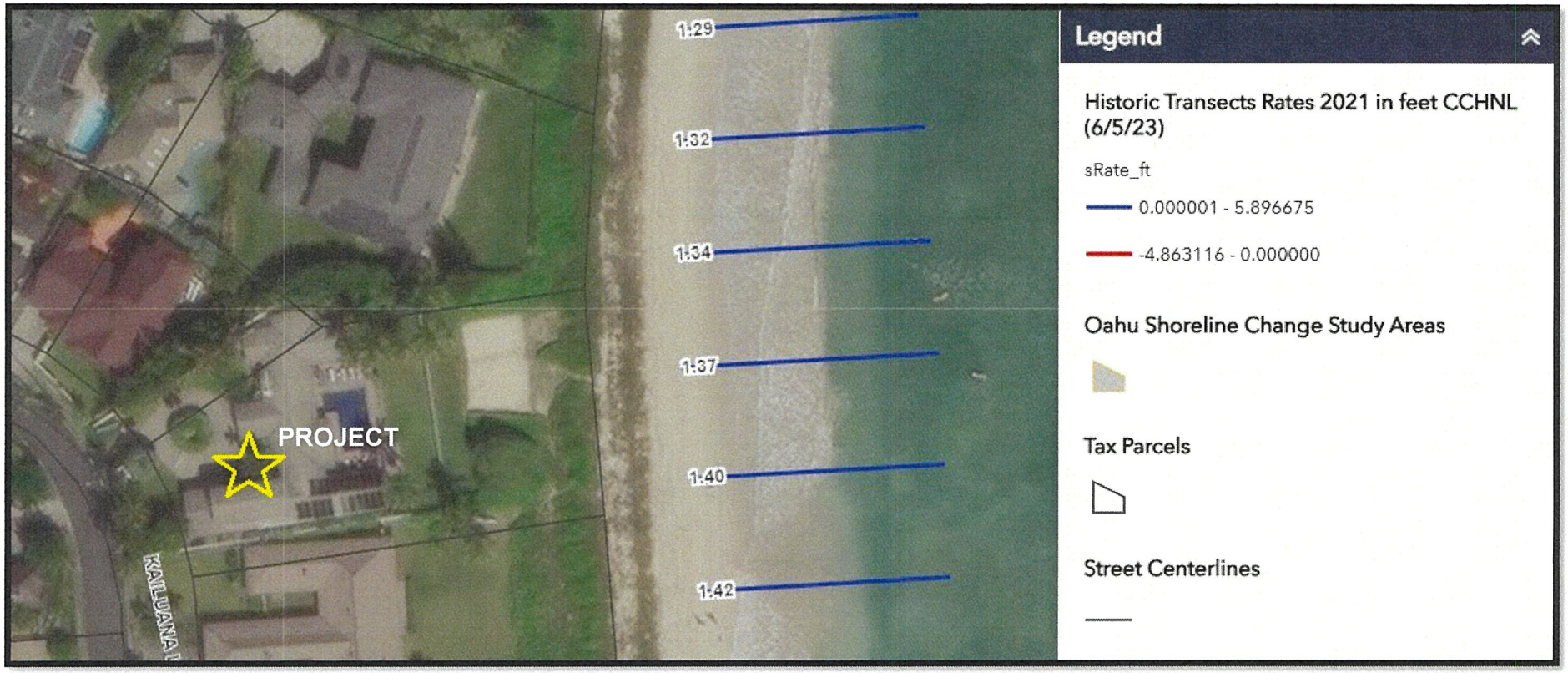
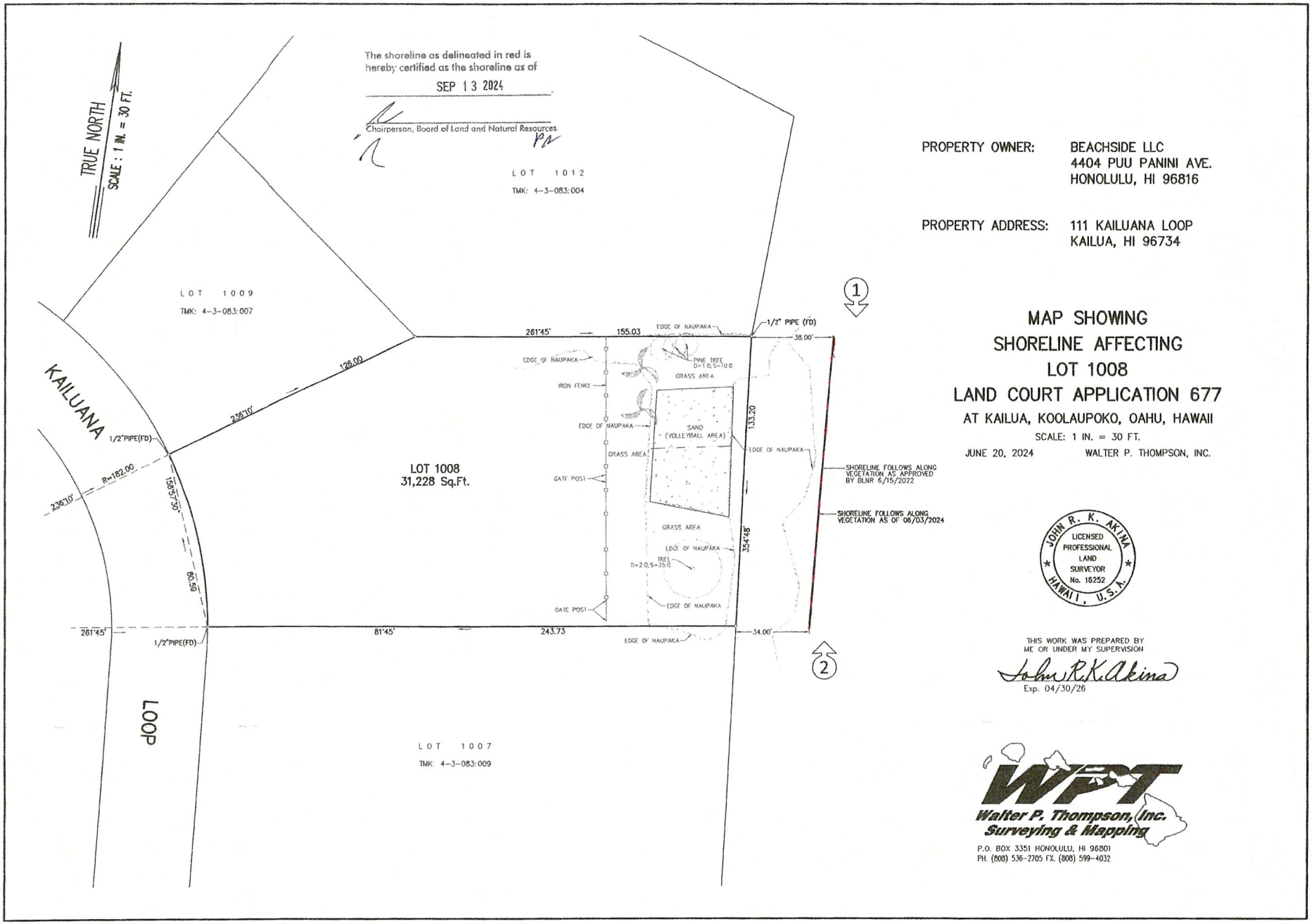

PROJECT
KAILUANA
1:29
1:32
1:34
1:37
1:40
1:42
Legend
Historic Transects Rates 2021 in feet CCHNL (6/5/23)
sRate_ft
0.000001 - 5.896675
-4.863116 - 0.000000
Oahu Shoreline Change Study Areas
Tax Parcels
Street Centerlines

EXHIBIT F



PROPERTY OWNER: BEACHSIDE LLC
4404 PUU PANINI AVE.
HONOLULU, HI 96816

PROPERTY ADDRESS: 111 KAILUANA LOOP
KAILUA, HI 96734

MAP SHOWING
SHORELINE AFFECTING
LOT 1008
LAND COURT APPLICATION 677

AT KAILUA, KOOLAUPOKO, OAHU, HAWAII

SCALE: 1 IN. = 30 FT.

JUNE 20, 2024 WALTER P. THOMPSON, INC.

JOHN R. K. AKINA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 16252
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

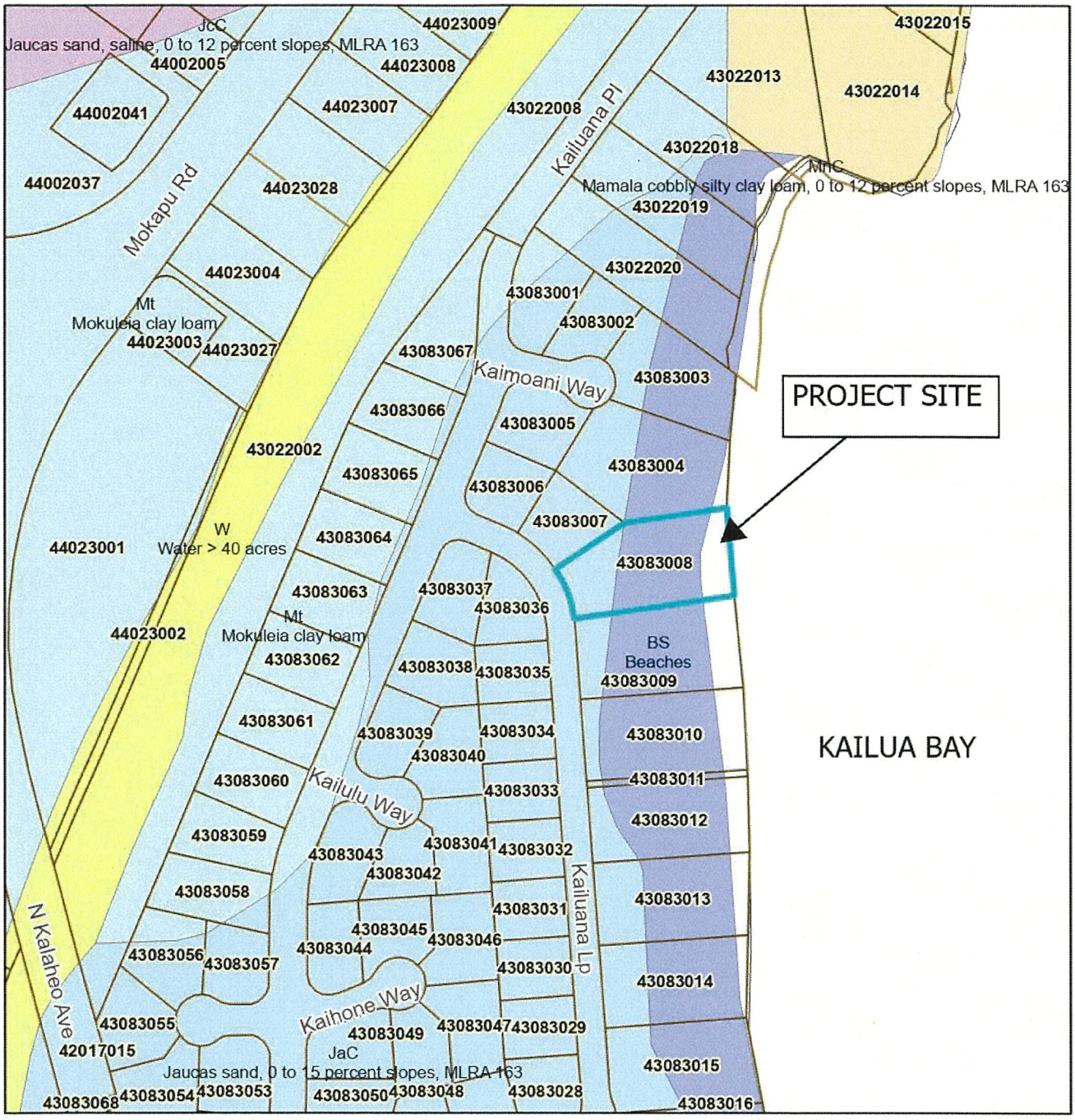
John R. K. Akina
Exp. 04/30/26

Walter P. Thompson, Inc.
Surveying & Mapping
P.O. BOX 3351 HONOLULU, HI 96801
PH. (808) 536-2705 FX. (808) 599-4032

240110c00 dwg/1764.02/fdj/20240603

TAX MAP KEY : 4 - 3 - 083 : 008

15"x 21" = 2.19 Sq.Ft.





0 90 180 270 360 Feet

EXHIBIT G
SOILS MAP

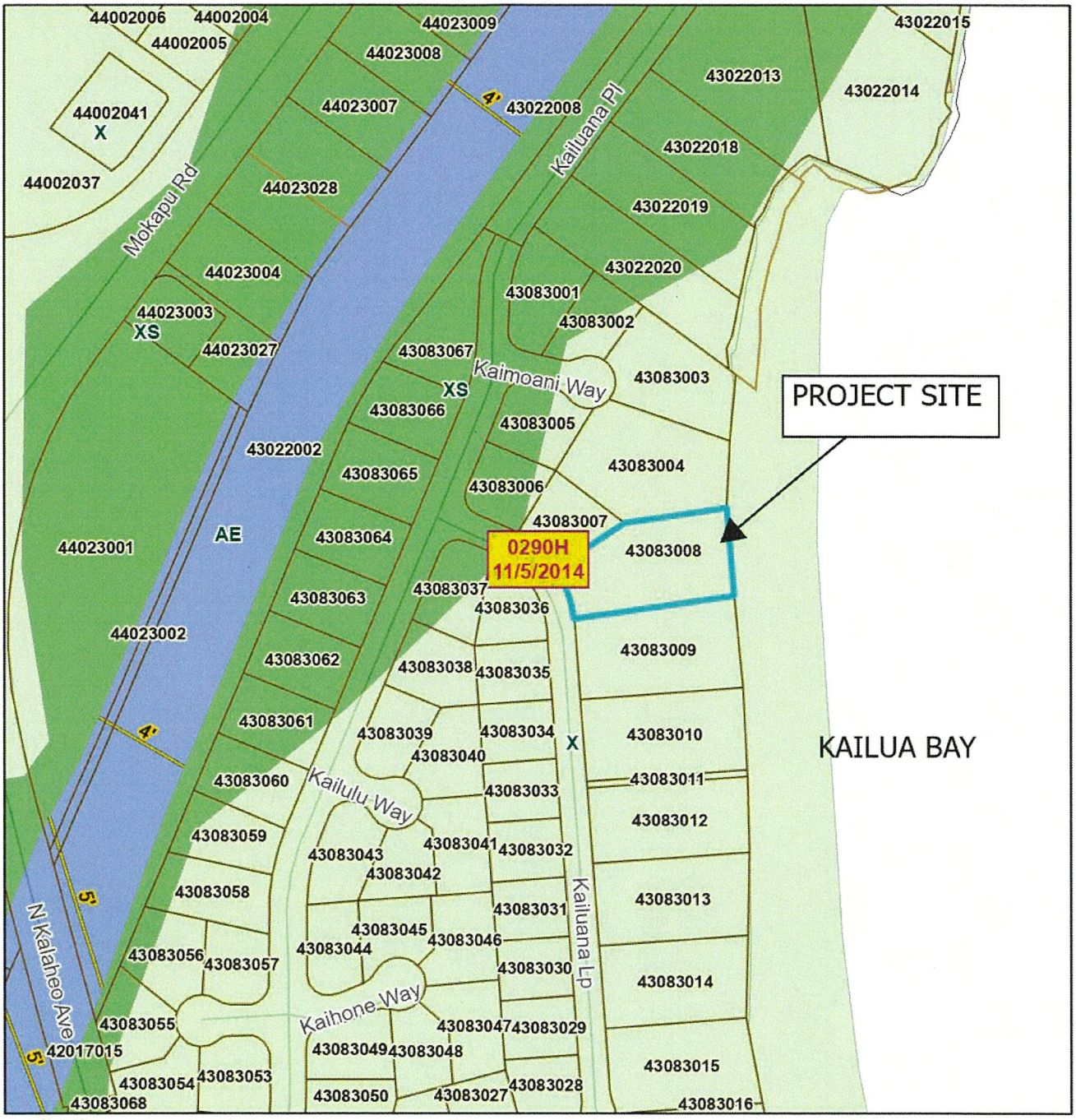
FILE NO. 2024/SMA-137

TAX MAP KEY 4-3-083: 008

111 KAIULUANA LOOP - KAILUA

February 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu



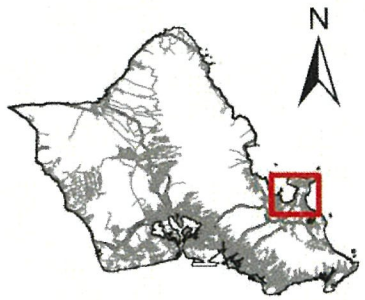


EXHIBIT H
FLOOD MAP

FILE NO. 2024/SMA-137

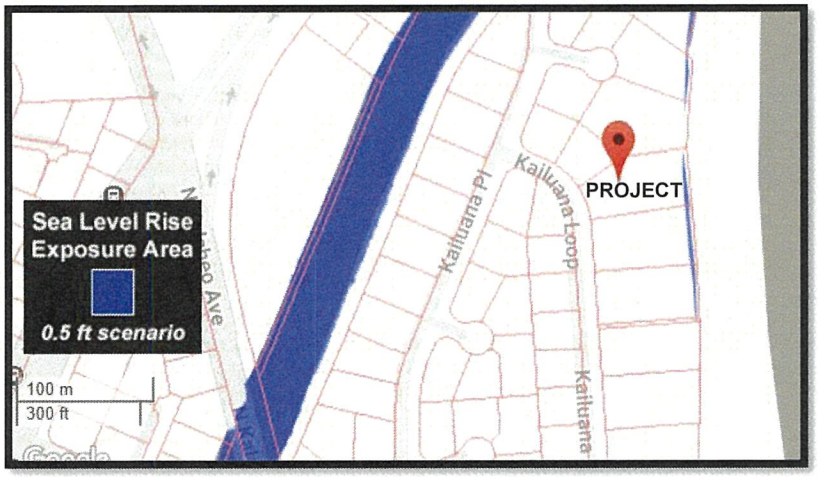
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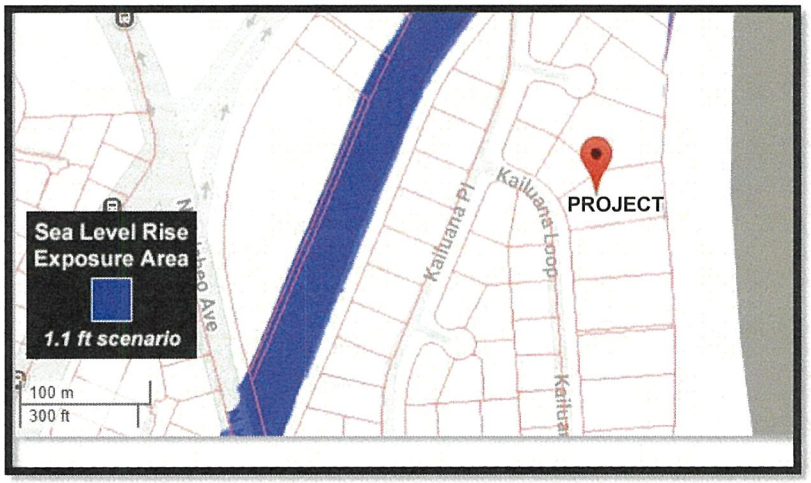
111 KAIULUANA LOOP - KAILUA

February 2025

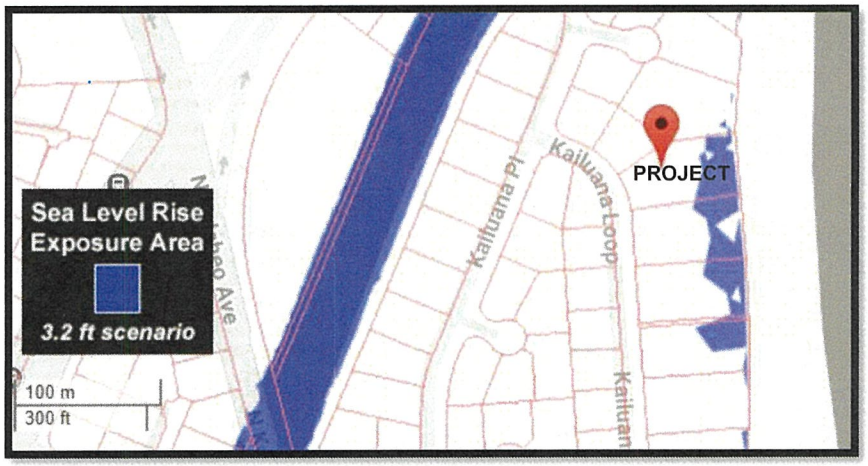
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT I


Sea Level Rise
Exposure Area
0.5 ft scenario
PROJECT
Kailuana Pl
Kailuana Loop
100 m
300 ft


Sea Level Rise
Exposure Area
1.1 ft scenario
PROJECT
Kailuana Pl
Kailuana Loop
100 m
300 ft


Sea Level Rise
Exposure Area
2.0 ft scenario
PROJECT
Kailuana Pl
Kailuana Loop
100 m
300 ft


Sea Level Rise
Exposure Area
3.2 ft scenario
PROJECT
Kailuana Pl
Kailuana Loop
100 m
300 ft

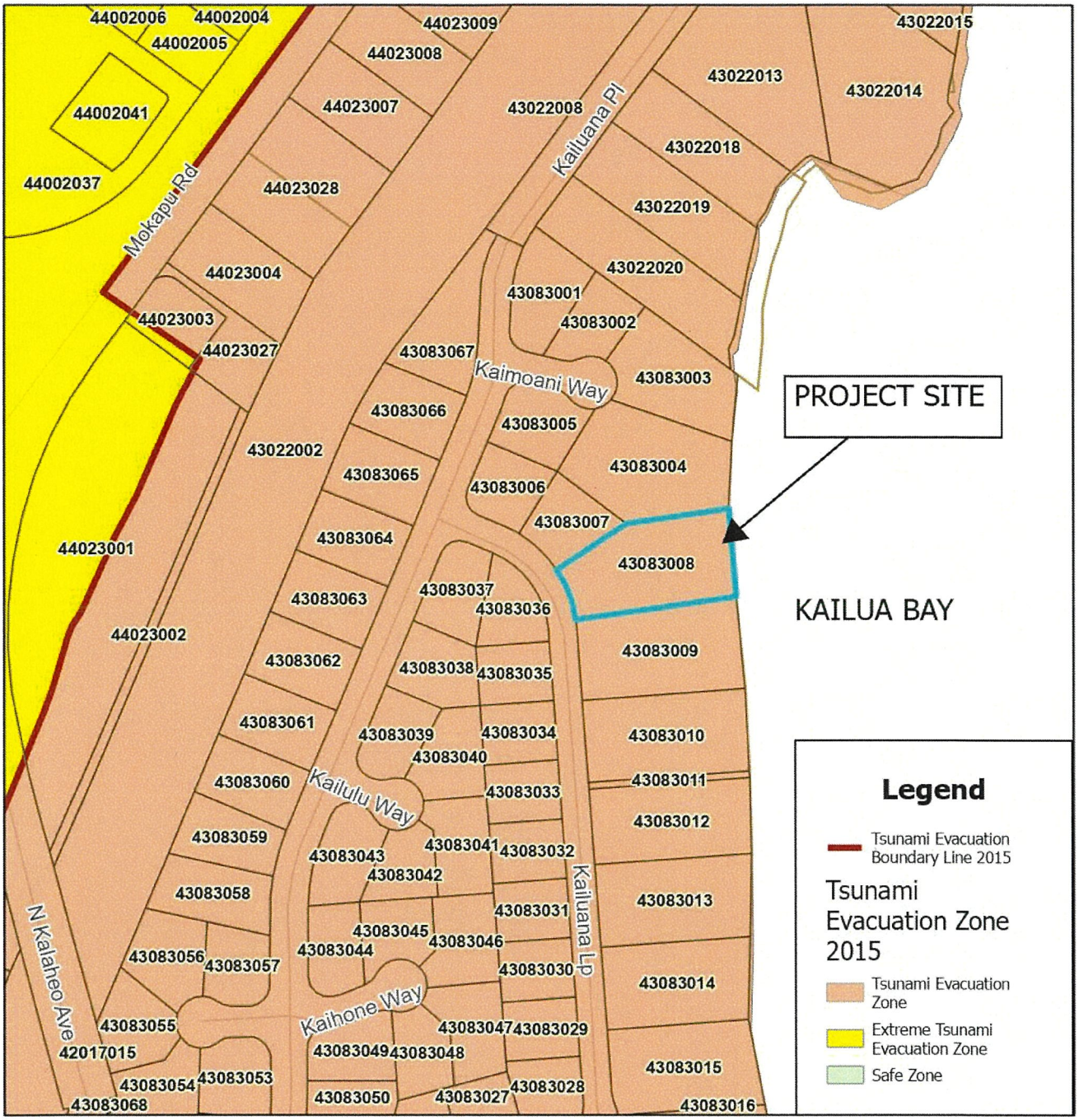


EXHIBIT J
TSUNAMI MAP

FILE NO. 2024/SMA-137

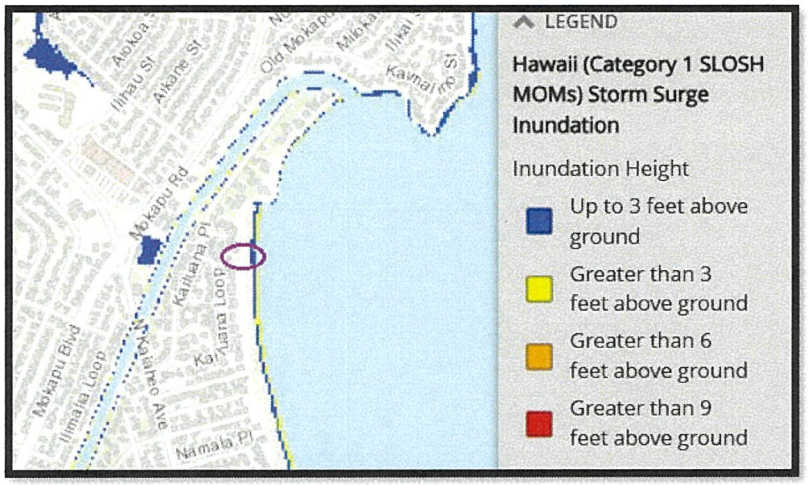
TAX MAP KEY 4-3-083: 008

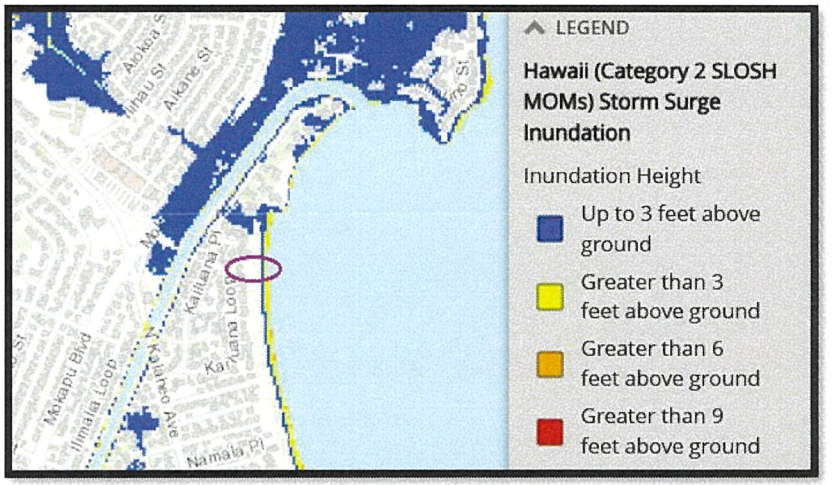
111 KAIULUANA LOOP - KAILUA

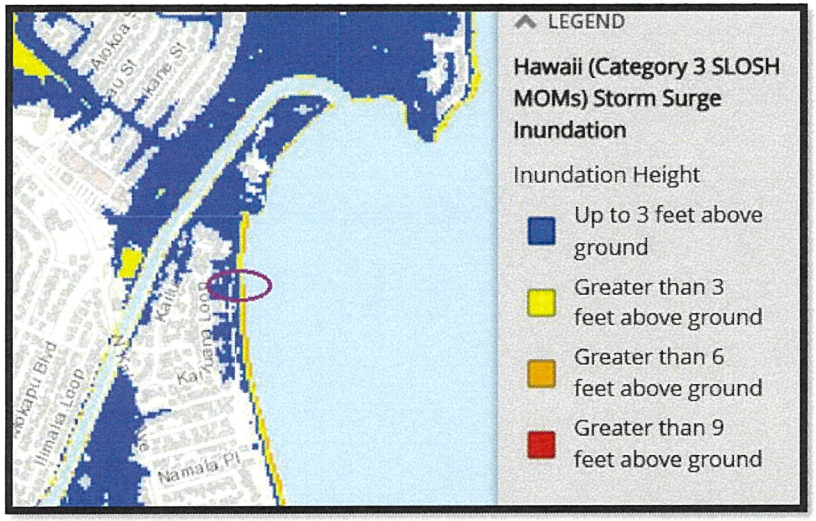
February 2025

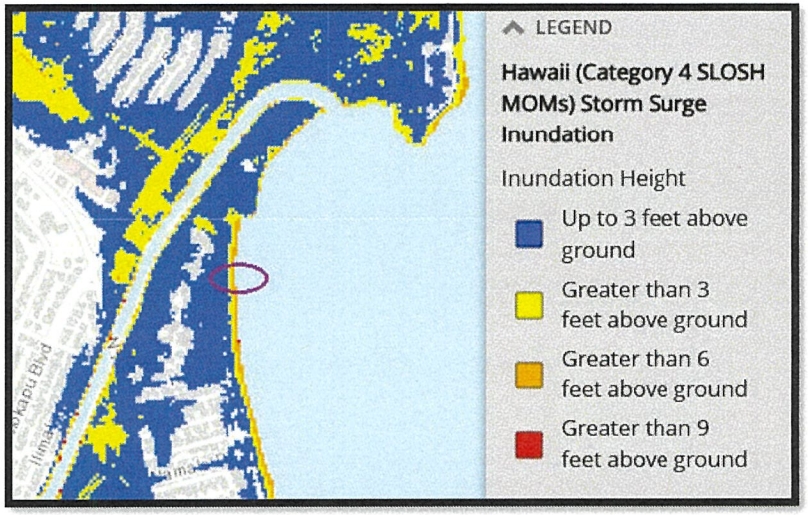
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

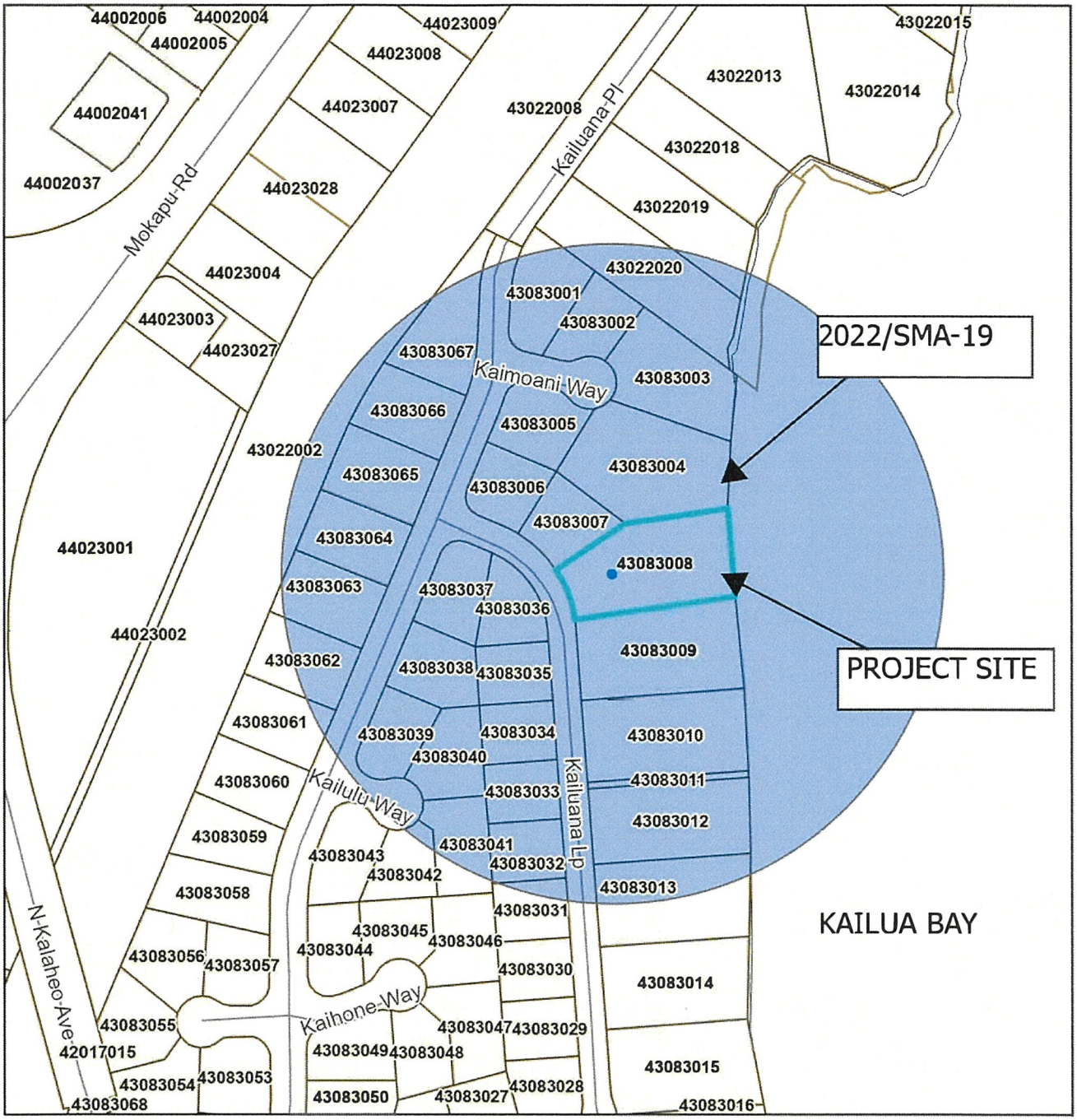
EXHIBIT K


LEGEND
Hawaii (Category 1 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Mokapu Rd
Kailiana Pl
Kailiana Loop
Mokapu Blvd
Ilimalia Loop
Kalaheo Ave
Namala Pl


LEGEND
Hawaii (Category 2 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Kailiana Pl
Kailiana Loop
Mokapu Blvd
Ilimalia Loop
Kalaheo Ave
Namala Pl


LEGEND
Hawaii (Category 3 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Mokapu Blvd
Ilimalia Loop
Namala Pl


LEGEND
Hawaii (Category 4 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Mokapu Blvd



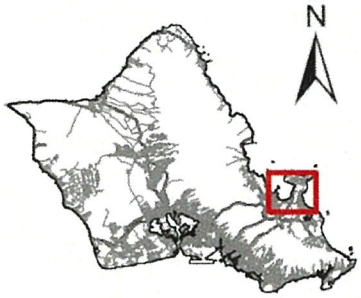


EXHIBIT L
CUMULATIVE 500-FT RADIUS MAP

FILE NO. 2024/SMA-137

TAX MAP KEY 4-3-083: 008

111 KAIULUANA LOOP - KAILUA

February 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR ALTERATIONS AND ADDITIONS TO AN EXISTING SINGLE-FAMILY DWELLING WITH A NEW ATTACHED GARAGE, GATE, AND SHADE STRUCTURE; AND RELOCATION OF AN EXISTING POOL IN KAILUA, O'AHU.

WHEREAS, on January 8, 2025, the Department of Planning and Permitting ("DPP") accepted the application ("File Number 2024/SMA-137") from Beachside LLC (the "Applicant") for a Special Management Area ("SMA") Major Permit to alter an existing single-family dwelling, including the addition of a new attached garage, gate, and shade structure, replacement of a driveway, and relocation of an existing swimming pool on an approximately 31,228-square ("sq.") -foot ("ft.") shoreline lot in the R-10 Residential District, located at 111 Kailuana Loop, and identified as Tax Map Key 4-3-083: 008 (the "Project"); and

WHEREAS, on March 3, 2025, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant's agent and DPP staff members; and

WHEREAS, on April 17, 2025, within 45 working days after the close of the public hearing the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1 and the Hawai'i Revised Statues ("HRS") §§ 205A-2 and 205A-26, 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 _____, by Departmental Communication No. _____, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit with 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. Except as required by these conditions of approval, development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-8, and D through L, attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any new application for an SMA Major Permit for the Project will be processed in accordance with the ordinance in effect at the time the application is accepted by the DPP. Any change that does not have a significant

effect on coastal resources may be considered a minor modification and may be permitted under this resolution upon review and approval by the Director of the DPP.

B. To minimize impacts to known and unknown archaeological, historic, and 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 Department of Land and Natural Resources, State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity. The requirements enumerated in the condition, and all mitigation protocols approved or otherwise required by SHPD, must be clearly be stated under "Environmental Notes" on all Project construction permit plans and building permit (BP) 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, 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 Section 205A-71(b);

3. Exterior lighting fixtures 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);

5. Woody plants greater than 15 ft. in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup rearing season (June 1 through September 15);

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats.

7. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Turtle is on land within 150 ft. 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, a 300-ft. buffer must be observed. Any Project- related debris that may pose an entanglement threat to monk seals or turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

These requirements enumerated in this condition must be clearly stated under "Environmental Notes" on any Project construction plans and BP plans.

D. In order to minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import nonstructural landscaping soil and no structural fill;

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee ("OISC");

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the site, or the Protocols must be posted at the Project site in a visible location accessible to all Project workers, including delivery and haul-out contractors, or both the distribution and posting of the Protocols is required. All onsite Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities; and

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible

federal or State of Hawai'i agency charged with the eradication and management of invasive species.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP 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, the landowner hereby acknowledges the following declarations which must be clearly stated under "Landowner Acknowledgments" on all BP plans:

1. *"The landowner hereby acknowledges that Tax Map Key 4-3-083: 008 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-3-083: 008 may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development in close proximity to the shoreline. 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."*

F. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby acknowledges the following declarations which must be clearly stated on all "Landowner Acknowledgements" on all Project BP plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 4-3-083: 008."

G. 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 the following declarations which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

"In choosing to implement construction activities at Tax Map Key 4-3-083: 008, the Landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) 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."

H. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party, may claim hardship due to erosion, SLR, 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 the following declarations which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

"*In choosing to undertake the development at Tax Map Key 4-3-083: 008, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) 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 shoreline protection structure.*"

I. 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 ("CSS") for the shoreline lot, or in the event there is no current CSS 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. The Project's irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS 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 BP plans.

J. The Applicant shall obtain a development permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

1. The DPP Director may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the DPP Director beyond one year from the initial deadline set by Council.

2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director must prepare and submit to the Council a report on the proposed extension, which report must include the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

3. If the Council fails to take final action on the proposed extension within the first to occur of:

   a. Sixty days after receipt of the DPP Director's report; or

   b. The Applicant's then-existing deadline for obtaining a development permit,

   the extension will be deemed to be denied.

K. 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, building, grading, and grubbing permit approvals. They are subject

to separate review and approval. The Applicant shall be 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.

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Beachside LLC, 4404 Pu'u Panini Avenue, Honolulu, Hawai'i 96816; Keola Chang, Wilson Okamato Corporation, 1907 South Beretania Street, Suite 400, Honolulu, Hawai'i 96826; 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:

_____

_____

_____

_____

_____

_____

DATE OF INTRODUCTION: _____

_____

_____

_____
Honolulu, Hawai'i

_____
Councilmembers



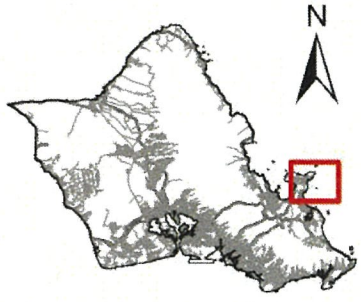


EXHIBIT A
LOCATION MAP

FILE NO. 2024/SMA-137

TAX MAP KEY 4-3-083: 008

111 KAILUANA LOOP - KAILUA

January 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

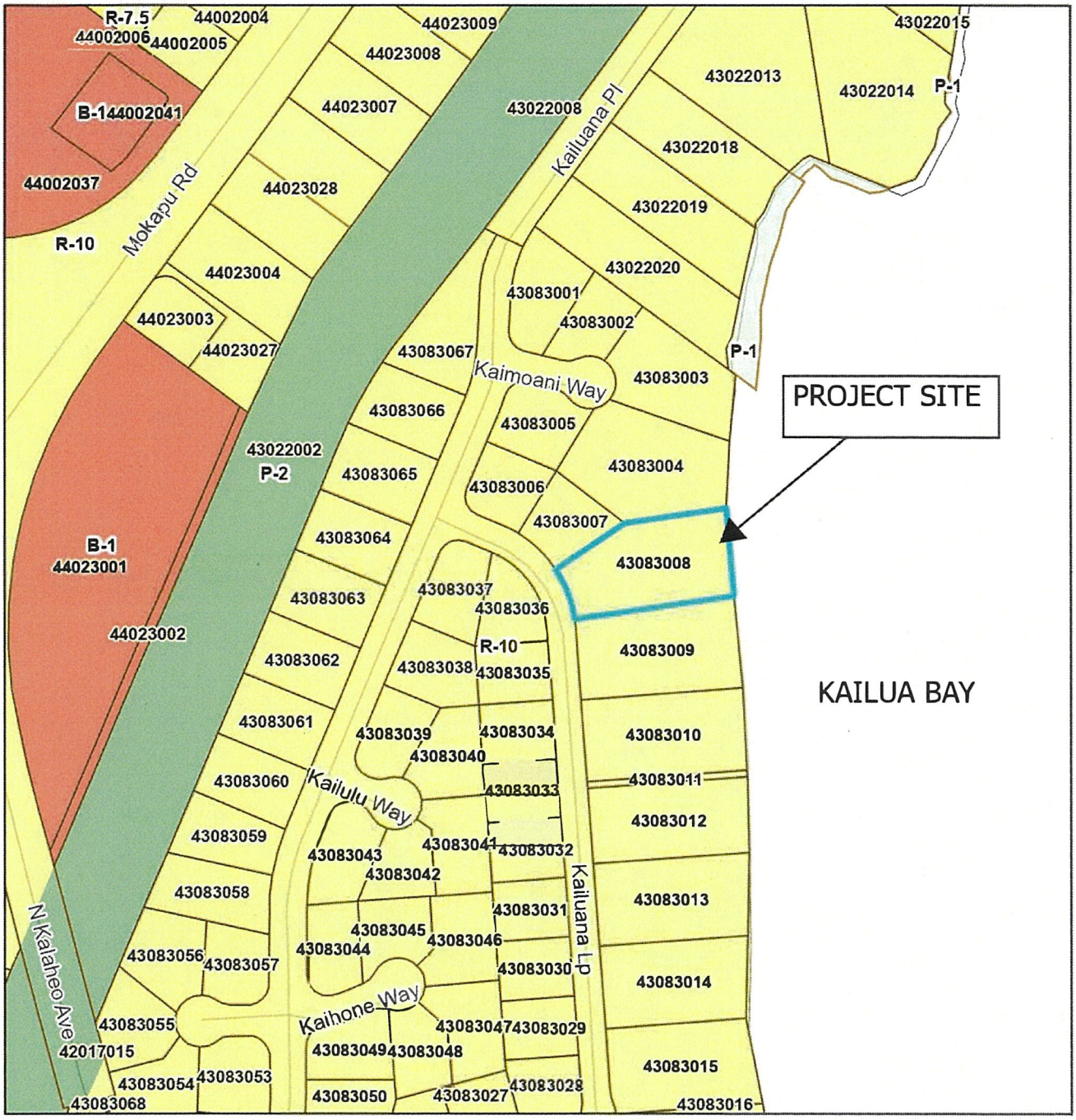




EXHIBIT B
ZONING MAP

FILE NO. 2024/SMA-137

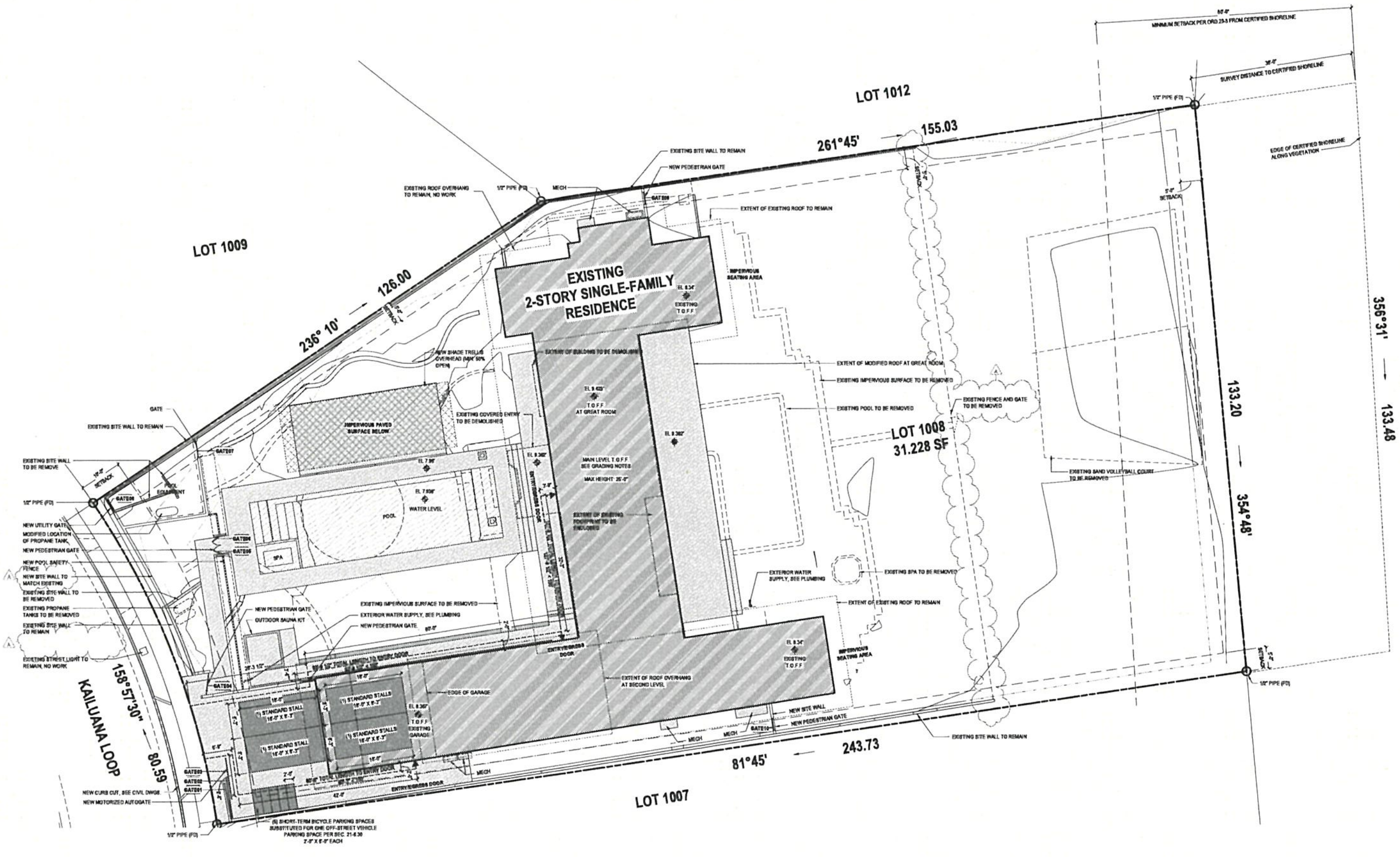
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111 KAILUANA ~~LOOP~~ - KAILUA

February 2025

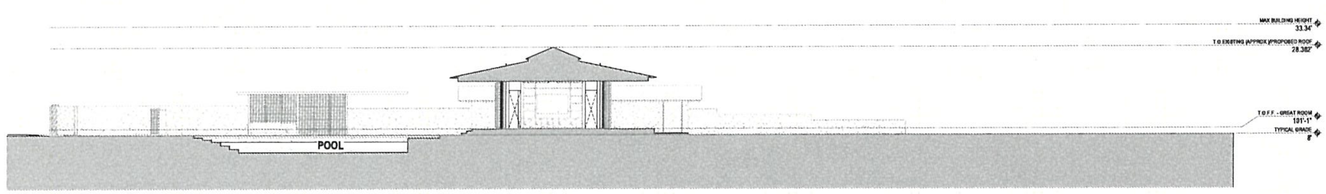
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT C-1



01 ARCHITECTURAL SITE PLAN

SCALE: 1" = 16'-0"



02 SITE SECTION - E/W

SCALE: 1" = 16'-0"

SITE PLAN LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- FIRE ACCESS PATH TO EXTERIOR DOOR
- EXTENTS OF WALL TO BE DEMOLISHED
- TOPOGRAPHY (PROPOSED - SEE CIVIL)
- GROUND LEVEL ENCLOSURE FOOTPRINT
- EXTERIOR PAVING/IMPERVIOUS SURFACE
- TRELLIS COVER - MIN. 50% TRANSPARENT
- POOL
- PARKING STALL DESIGNATION

GENERAL NOTES

1. EXISTING CONDITIONS BASED ON SURVEY OF PROPERTY PREPARED BY WALTER P. THOMPSON, INC. ON AUGUST 13TH 2021
2. SHORELINE LINE CERTIFICATION BASED ON SURVEY OF SHORELINE PREPARED BY WALTER P. THOMPSON, INC. ON JUNE 15, 2022

CONSTRUCTION NOTES

1. EXISTING STRUCTURE TO REMAIN TO RECEIVE NEW STUCCO SIDING, NEW ALUMINUM FRAMED WINDOWS AND DOORS, NEW CORRUGATED METAL ROOFING AS INDICATED. NEW FRAMING AND ROOF WITHIN FOOTPRINT OF EXISTING STRUCTURE TO RECEIVE STUCCO SIDING, ALUMINUM FRAMED WINDOWS AND DOORS, AND CORRUGATED METAL ROOFING AS INDICATED, TO MATCH NEW FINISHES PROVIDED AT EXISTING STRUCTURE. FRAMING FOR NEW ROOF TO BE WOOD FRAME CONSTRUCTION, WITH STEEL COLUMNS AND STEEL BEAMS AND ENGINEERED WOOD TJI JOISTS SUPPORTING THE NEW ROOF.
2. ALL GRADING, EXCAVATION, AND INFILL TO BE PERFORMED WITH NATIVE FILL FROM EXCAVATION OF OTHER WORK ON-SITE. EXISTING SOIL WILL BE REUSED ON SITE. SEE CIVIL DRAWINGS.
3. SEE LANDSCAPE PLAN FOR PROPOSED LANDSCAPE DESIGN.
4. CONSTRUCTION STAGING AND MATERIAL STORAGE TO BE ESTABLISHED BY LICENSED GENERAL CONTRACTOR AND TO OCCUR WITHIN THE PROPERTY LINES. ALL STAGING IS TO BE LOCATED AWAY FROM SHORELINE BOUNDING PROPERTY LINES.
5. PROPERTY OWNER TO SELECT A LICENSED GENERAL CONTRACTOR TO PERFORM CONSTRUCTION WORK TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
6. EXISTING POOL TO BE REMOVED AND BACKFILLED WITH SOIL EXCAVATED FOR PROPOSED POOL LOCATION TO MAINTAIN NATIVE FILL ONSITE.

GRADING NOTES

1. SEE CIVIL DRAWINGS FOR REVISED GRADING.
2. AVERAGE GRADE AT BUILDING PERIMETER: 8'-0"
8'-0" = 99.754' ARCHITECTURAL
3. TOP OF EXISTING F.F. TO REMAIN: 8.34' / 100'-0" ARCHITECTURAL
4. TOP OF NEW F.F. AT GREAT ROOM TO BE 9.382' / 101'-0 1/2" ARCHITECTURAL

Olson Kundig

159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:

OAHU BEACHSIDE RESIDENCE

111 KAILUANA LOOP KAILUA, HAWAII 96734

stamp/seal:

THOMAS W. KUNDIG
LICENSED PROFESSIONAL ARCHITECT
No. 13367
HAWAII U.S.A.

SIGNATURE

APRIL 30, 2026

LICENSE EXP. DATE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

principal architect:	TK
project manager:	JB
drawn by:	LB, JR
checked by:	JB
job no.:	21086

revisions:

no.:	date:	description:
A	2025.03.24	SMA COMMENT

SMA COMMENT RESPONSE

2025.03.24

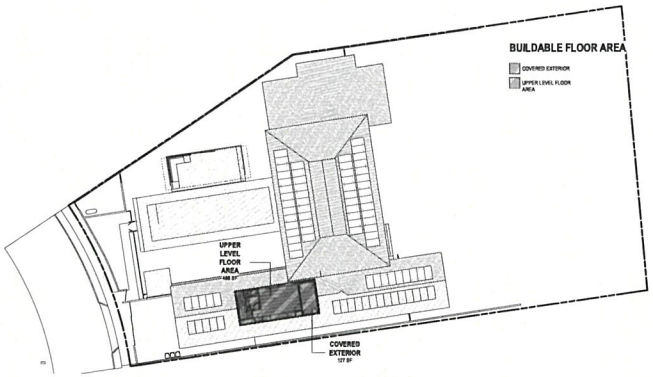
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SITE PLAN

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A110

EXHIBIT C-2



04 DIAGRAM - BUILDABLE FLOOR AREA (PER ORD. 20-41) - UPPER LEVEL
SCALE: 1" = 20'-0"

PARKING TABULATION LEGEND:

- CALCULATED SQUARE FOOTAGE AREA
- AREA OMITTED FROM SQUARE FOOTAGE CALCULATIONS PER ORD. 21.10
  - GARAGE PER 21-10.1 AND TABLE 21.6.1
  - LANAI PER 21-10.1
  - SUNBRAKE/TRELLIS - MINIMUM 50% OPEN TO SKY PER ORD.21 FIGURE 21.10-4
- DESIGNATED PARKING STALL PER 21.4.6
- AREA BOUNDARIES PER 21-10.1

PARKING CALCULATIONS PER ORD. 20-41

AREA NAME	AREA
MAIN LEVEL FLOOR AREA	4,706.55 SF
UPPER LEVEL FLOOR AREA	466.45 SF
COVERED EXTERIOR	127.45 SF
TOTAL SQUARE FOOTAGE	5,300.44 SF

5,300 / 1,000 = 5.300 PER TABLE 21.6.1
.30 < .50 PER SEC 21.6.2(b)(3)
OFF-STREET PARKING STALLS REQ'D. = 5 - 1 (PER SEC 21-6.30, SEE BELOW)
TOTAL PROVIDED OFF-STREET PARKING STALLS REQ'D. = 4; 4 REQUIRED = SATISFIED

PER SEC 21-6.30 ADJUSTMENTS AND EXCEPTIONS TO PARKING REQUIREMENTS

NOTE: TABULATION AREAS PER ORD 21-10.1
1. "BUILDING AREA" MEANS THE TOTAL AREA OF A ZONING LOT COVERED BY STRUCTURES AND COVERED OPEN AREAS. THE FOLLOWING ARE NOT CONSIDERED BUILDING AREAS:
   1. OPEN AREAS COVERED BY EAVES AND NORMAL OVERHANG OF ROOFS.
   2. UNCOVERED ENTRANCE PLATFORMS, UNCOVERED TERRACES AND UNCOVERED STEPS WHEN THESE FEATURES DO NOT THEMSELVES CONSTITUTE ENCLOSURES FOR BUILDING AREAS BELOW THEM, AND DO NOT EXCEED 30 INCHES IN HEIGHT.
   3. ALL WEATHER SURFACES

(H) INCENTIVES FOR SUSTAINABLE TRANSPORTATION

1. BICYCLE PARKING IN EXCESS OF THE MINIMUM BICYCLE PARKING REQUIREMENTS FOUR SHORT-TERM OR LONG-TERM BICYCLE PARKING SPACES IN EXCESS OF THE MINIMUM BICYCLE PARKING REQUIREMENT MAY BE SUBSTITUTED FOR ONE OFF-STREET VEHICLE PARKING SPACE, UP TO A MAXIMUM OF FOUR VEHICLE PARKING SPACES OR 10 PERCENT OF THE REQUIRED OFF-STREET VEHICLE PARKING SPACES, WHICHEVER IS GREATER. BICYCLE PARKING MUST COMPLY WITH SECTION 21-6.45.

PER SEC. 21-6.50 PARKING SPACE DIMENSIONS AND ACCESS

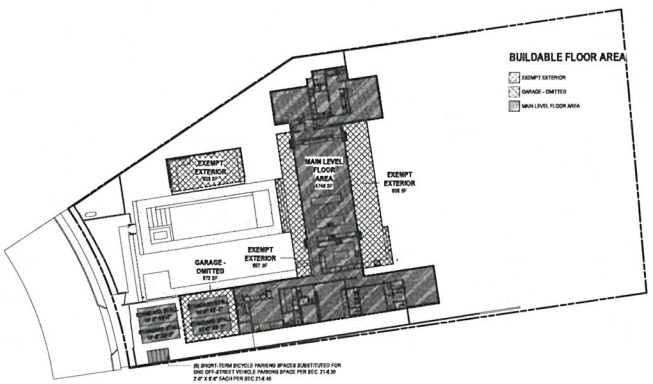
(A) DIMENSIONS OF PARKING SPACES

1. STANDARD PARKING SPACE MUST BE AT LEAST 18 FEET IN LENGTH AND EIGHT FEET THREE INCHES IN WIDTH, WITH PARALLEL SPACES AT LEAST 22 FEET IN LENGTH
2. COMPACT PARKING SPACES MUST BE AT LEAST 16 FEET IN LENGTH AND SEVEN FEET SIX INCHES IN WIDTH, WITH PARALLEL SPACES AT LEAST 18 FEET IN LENGTH
3. ALL PROVIDED PARKING SPACES MUST BE STANDARD-SIZED PARKING SPACES EXCEPT DETACHED DWELLINGS MAY HAVE UP TO 80 PERCENT OF THE TOTAL NUMBER OF PROVIDED PARKING SPACES AS COMPACT PARKING SPACES

(B) ARRANGEMENT OF PARKING SPACES

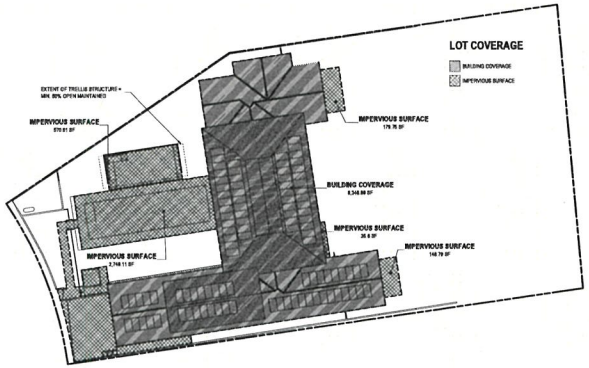
1. ALL PARKING SPACES MUST BE UNOBSTRUCTED; PROVIDED THAT STRUCTURAL SUPPORT COLUMNS MAY ENTER A MAXIMUM OF SIX INCHES INTO THE SIDES OF THE PARKING SPACE. A WALL IS NOT CONSIDERED A STRUCTURAL SUPPORT COLUMN
2. WHERE FIVE OR MORE PARKING SPACES ARE PROVIDED, THE SPACES OR AREA MUST BE DESIGNED OR ARRANGED IN A MANNER SO THAT NO MANEUVERING INTO OR FROM ANY STREET, ALLEY, OR WALKWAY IS NECESSARY IN ORDER FOR A VEHICLE TO ENTER OR LEAVE A SPACE AND THAT ALLOWS ALL VEHICLES TO ENTER THE STREET IN A FORWARD MANNER. PARKING SPACES MUST BE INDIVIDUALLY MARKED. COMPACT SPACES MUST BE LABELED "COMPACT ONLY."
3. ALL PARKING SPACES MUST BE ARRANGED SO THAT ANY MOTOR VEHICLE MAY BE MOVED WITHOUT MOVING ANOTHER MOTOR VEHICLE; PROVIDED THAT TANDEM PARKING IS PERMISSIBLE IN ANY OF THE FOLLOWING INSTANCES:

(C) SURFACE MATERIALS. OFF-STREET PARKING SPACES, PARKING LOTS, AND DRIVEWAYS MUST BE MAINTAINED WITH A DUST-FREE, DURABLE, ALL WEATHER SURFACE EXCEPT IN THE PRESERVATION, AGRICULTURAL AND COUNTRY DISTRICTS, WHERE PARKING LOTS AND DRIVEWAYS MAY BE SURFACED WITH CRUSHED ROCK OR LIMESTONE, OR AS DETERMINED BY THE DIRECTOR PURSUANT TO ARTICLE 2. SUITABLE DUST-FREE ALL-WEATHER SURFACES MAY BE INCLUDED BUT ARE NOT LIMITED TO PERMEABLE PAVERS, INCLUDING GRASS BLOCK, OR SIMILAR SYSTEMS, PROVIDED THAT THE SURFACE IS MAINTAINED TO PREVENT SEDIMENT, DIRT, MUD, OR OTHER DEBRIS FROM BEING TRANSFERRED INTO THE RIGHT-OF-WAY



(E) SHORT-TERM BICYCLE PARKING SPACES SUBSTITUTED FOR ONE OFF-STREET VEHICLE PARKING SPACE PER SEC. 21-6.30
2'-0" X 6'-0" EACH PER SEC 21-6.45

02 DIAGRAM - BUILDABLE FLOOR AREA (PER ORD. 20-41) - MAIN LEVEL
SCALE: 1" = 20'-0"



03 DIAGRAM - PROPOSED LOT COVERAGE
SCALE: 1" = 20'-0"

PROPOSED LOT COVERAGE TABULATION:

AREA NAME	AREA
BUILDING COVERAGE	8,348.88 SF
IMPERVIOUS SURFACE	2,748.11 SF
IMPERVIOUS SURFACE	570.81 SF
IMPERVIOUS SURFACE	36.6 SF
IMPERVIOUS SURFACE	179.76 SF
IMPERVIOUS SURFACE	148.79 SF
TOTAL LOT COVERAGE (SF)	12,032.74 SF

EXISTING LOT COVERAGE TABULATION:

AREA NAME	AREA
BUILDING COVERAGE	7,186.76 SF
IMPERVIOUS SURFACE	2,709.69 SF
IMPERVIOUS SURFACE	156.34 SF
IMPERVIOUS SURFACE	2,739.36 SF
IMPERVIOUS SURFACE	37.18 SF
TOTAL EXISTING LOT COVERAGE	12,818.69 SF

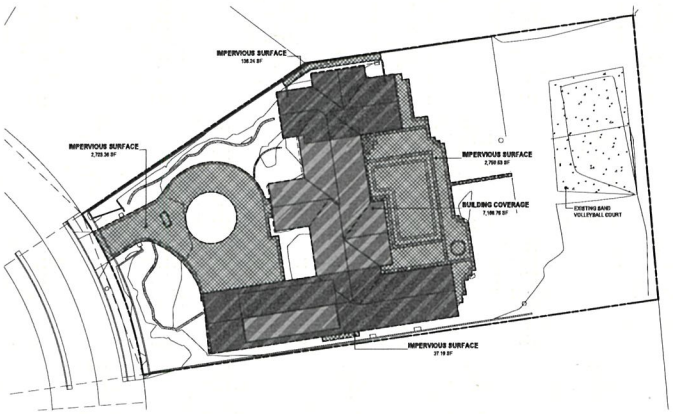
BUILDING COVERAGE PER CHAPTER 21 TABLE 21.3.2

TOTAL SITE AREA: 31,258 SF (PER SURVEY)
PROPOSED BUILDING COVERAGE: 12,032 SF

MAXIMUM BUILDING COVERAGE PER TABLE 21-3.2: 60% OF ZONING LOT

12,000/31,258 = 0.38 = 38%
38% PROVIDED < 60%, MAXIMUM ALLOWABLE

BUILDING COVERATE PER CHAPTER 21 - TABLE 21-3.2: SATISFIED



01 DIAGRAM - EXISTING LOT COVERAGE
SCALE: 1" = 20'-0"

BUILDING AREA TABULATIONS

BUILDING AREA CALCULATIONS PER ORD. 20-41
(BUILDING AREA BY FLOOR AND TOTAL FLOOR AREA)

AREA NAME	AREA
MAIN LEVEL FLOOR AREA	4,706.55 SF
UPPER LEVEL FLOOR AREA	466.45 SF
COVERED EXTERIOR	127.45 SF
TOTAL SQUARE FOOTAGE	5,300.44 SF

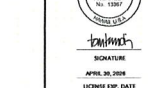
TOTAL BUILDING COVERAGE = 8,348.88 SF

PER TOTAL LOT COVERAGE TABULATIONS INCLUDING PROPOSED IMPERVIOUS SURFACES - SEE DIAGRAMS E&A111

Olson Kundig
159 Stockton Street, 5th Floor, SF, CA 94108
T 415.874.1600 olsonkundig.com

project: OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734
TMK: (1)4008008

stamp/seal:



SIGNATURE

APRIL 30, 2026
LICENSE EXP. DATE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

principal architect:	TK
project manager:	JB
drawn by:	DB, JR
checked by:	JB
job no.:	21006

revisions:

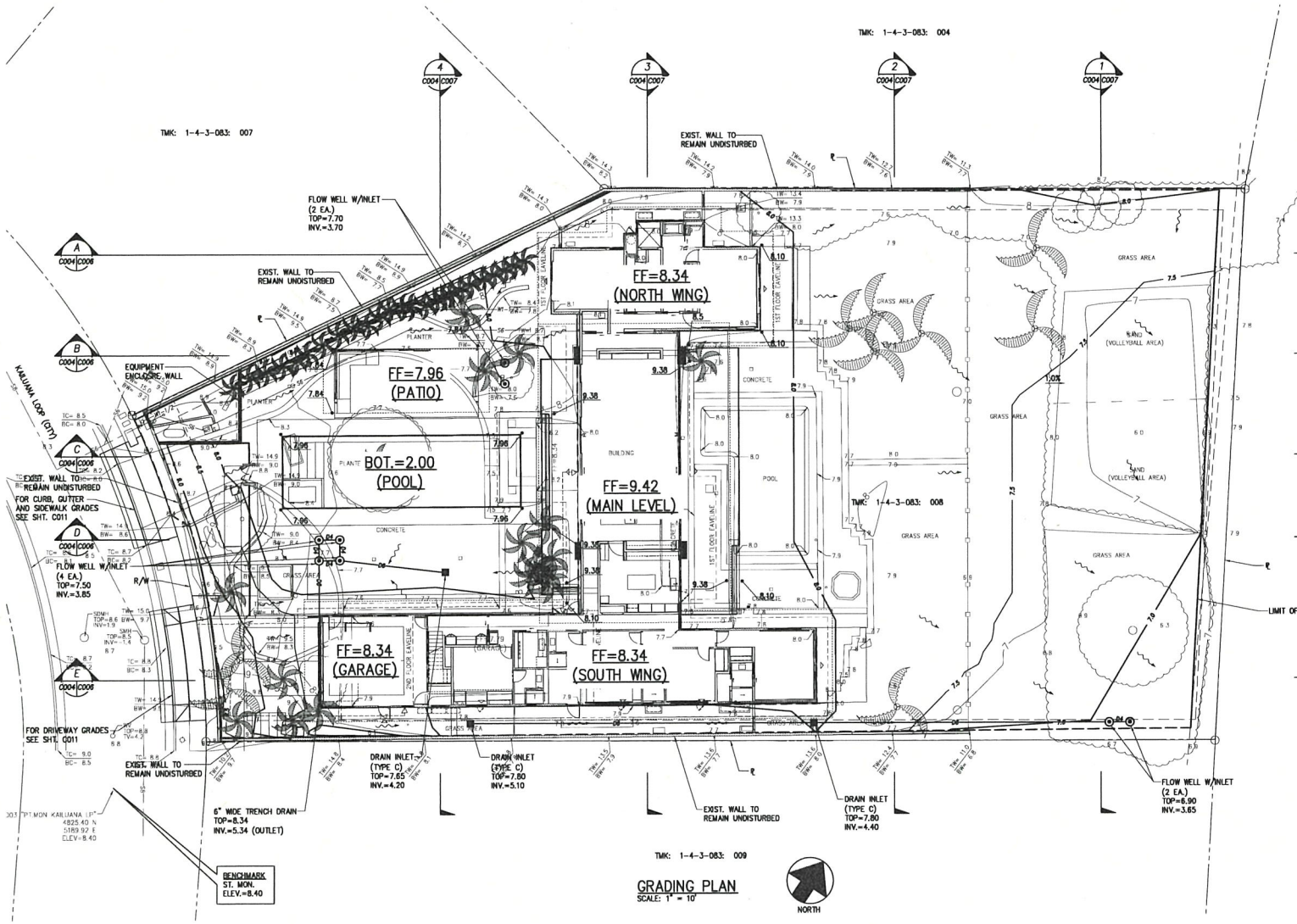
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A	2026.03.24	SMA COMMENT

SMA COMMENT RESPONSE
2026.03.24

title:
BUILDING DIAGRAMS - CODE

sheet:
A111

EXHIBIT C-3



GRADING PLAN
SCALE: 1" = 10'

EARTHWORK SUMMARY

TOTAL AREA TO BE GRADED =	0.68 AC.
TOTAL AREA TO BE DISTURBED =	0.68 AC.
TOTAL EXCAVATION =	420 CY.
TOTAL EMBANKMENT =	230 CY.

LEGEND:

- LIMIT OF GRADING/ DISTURBED AREA
- 50 — FINISHED GRADE MAJOR CONTOUR
- 52 — FINISHED GRADE MINOR CONTOUR
- 50 — EXISTING GROUND CONTOUR
- TOP BANK / BOTTOM BANK
- FILL SLOPE
- CUT SLOPE
- 400.00 — FINISH GRADE ELEVATION
- TW=400.00 / BW=390.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- PROPOSED FLOW PATTERN
- A C004|C008 — SHEET SECTION TAKEN / SHEET SECTION VIEW SHOWN ON

GRAPHIC SCALE:
10' 0 10' 20' 40'
1" = 10'

NOTES:

1. THE CONTRACTOR SHALL NOT IMPORT ANY FILL MATERIALS ONTO THE PROJECT SITE WITH EXCEPTION OF TOP SOIL FOR LANDSCAPING PURPOSES. THE EXISTING POOL SHALL BE FILLED WITH ONSITE IN-SITU MATERIALS FROM THE NEW POOL EXCAVATION.
2. THE CONTRACTOR SHALL ENSURE NO RUNOFF IS DIRECTED TOWARDS THE OCEAN, NEIGHBORING PROPERTIES OR THE CITY AND COUNTY OF HONOLULU RIGHT-OF-WAY. ALL BMP'S SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT DURATION.

RESERVED FOR DPP STAMP

CHRIS J. NAKAMURA, P.E. (HI NO. 11666)
2727 BOOTH ROAD, HONOLULU, HI 96813
PHONE: (808) 351-4422

project:
OAHU BEACHSIDE RESIDENCE
1111 KAILUANA LOOP KAILUA, HAWAII 96734

stamp/seal:

Principal Engineer: CN
Project Manager: CN
Drawn By: CN
Checked By: CN
Job No.: 21085

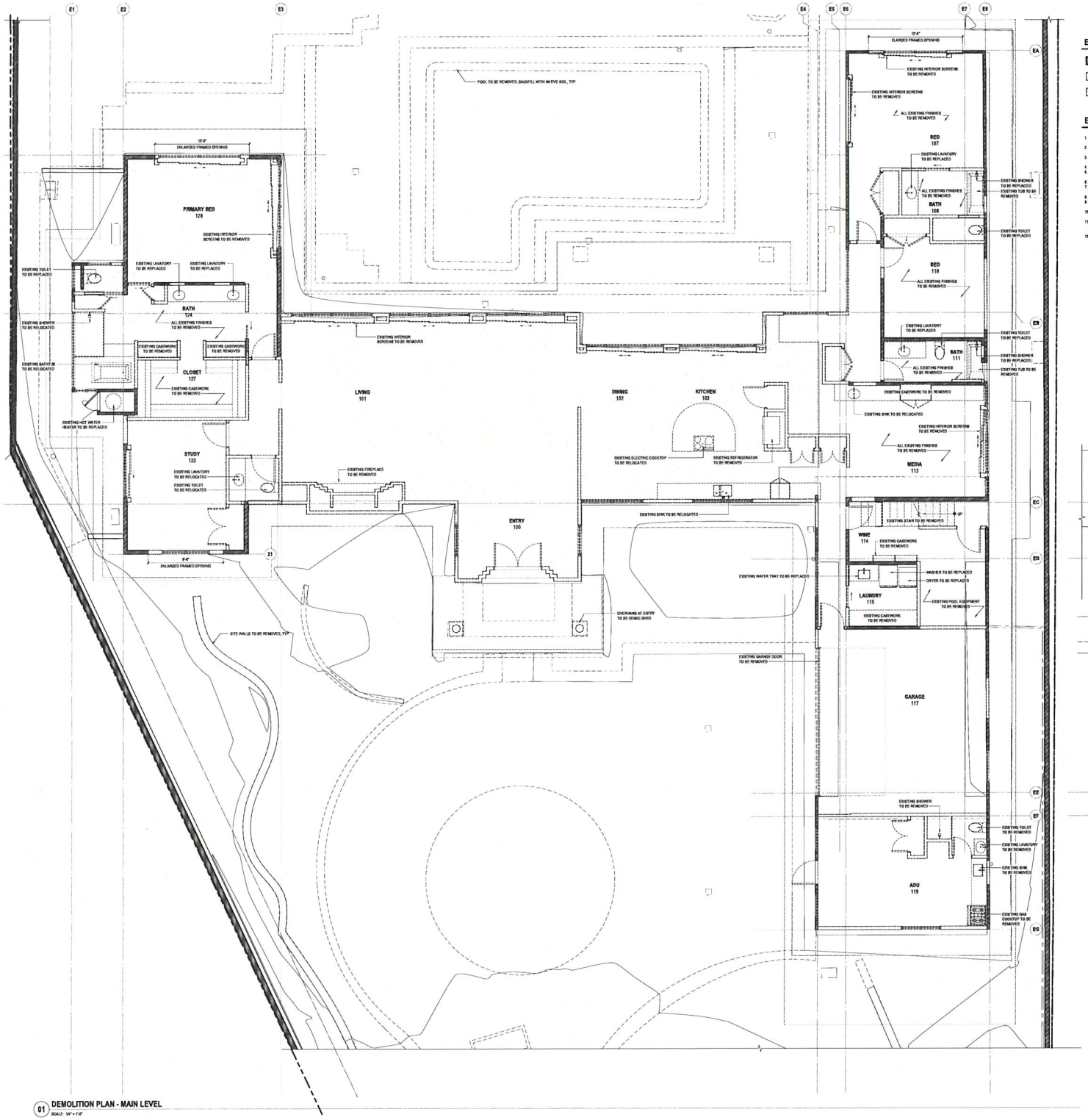
Revisions:

No.:	Date:	Description:
		SMA COMMENT RESPONSE
		2025.03.24

title:
GRADING PLAN

sheet:
C005

EXHIBIT C-4



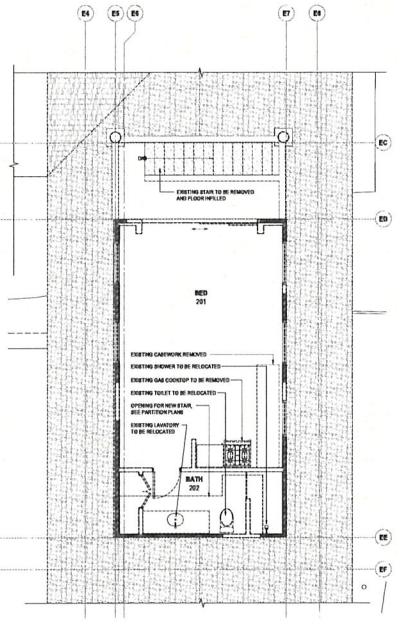
01 DEMOLITION PLAN - MAIN LEVEL
SCALE: 1/4" = 1'-0"

EXISTING / DEMO LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING FLOOR TO BE DEMOLISHED

EXISTING / DEMO NOTES

1. ALL BUILDING STRUCTURAL MEMBERS TO REMAIN UNLESS OTHERWISE NOTED. PREVENT DAMAGE TO STRUCTURAL ELEMENTS AND BUILDING UTILITIES.
2. PROTECT ALL EXISTING WORK TO REMAIN. PROTECT ALL EXISTING WORK FROM DAMAGE DURING CONSTRUCTION.
3. AT JUNCTIONS OF WORK TO REMAIN AND WORK TO BE DEMOLISHED, MAKE NEAT, STRAIGHT, FLUSH, EVEN CUTS.
4. WALLS TO BE REMOVED AS SHOWN, SEE LEGEND
5. ALL INTERIOR FINISHES, MILLWORK, TRIM, FLOORING, PLUMBING FIXTURES AND FITTINGS, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
6. ALL MECHANICAL SYSTEMS TO BE REMOVED UNLESS OTHERWISE NOTED.
7. ALL FIREPLACE FINISHES INCLUDING SURROUNDS, HEARTHS, MANTELS, ETC. TO BE REMOVED.
8. WINDOWS AND FRAMES TO BE REMOVED AS SHOWN, SEE LEGEND
9. ALL UNEXPECTED CONDITIONS OR CONFLICTS WITH THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY
10. ALL WORK SHALL BE EXECUTED WITHOUT AFFECT TO ANY EXISTING STRUCTURE, TENANCY, AND/OR SURFACE FACILITY LOCATED ON ADJACENT LOTS.
11. OPENING AND CLEAR DIMENSIONS ARE APPROXIMATE BASED ON SURVEY DATA. GC TO VERIFY ALL DIMENSIONS IN FIELD AND COORDINATE PROPOSED OPENING REQUIREMENTS PER FRAMING ON CONSTRUCTION PLAN SHEETS
12. EXISTING FIREPLACE, FLUE AND CHIMNEY TO BE REMOVED



02 DEMOLITION PLAN - UPPER LEVEL
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

Olson Kundig
159 Kamani Street, Ste. 201, Honolulu, HI 96813
p. 808 524 1687 | olsonkundig.com

project: OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734
TMK: 430000

stamp/seal:

THOMAS W. KUNDIG
LICENSED PROFESSIONAL ARCHITECT
No. 13367
HAWAII, U.S.A.

SIGNATURE

APRIL 30, 2026
LICENSE EXP. DATE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

principal architect:	TK
project manager:	JB
drawn by:	LE, JH
checked by:	JB
job no.:	21086

revisions:

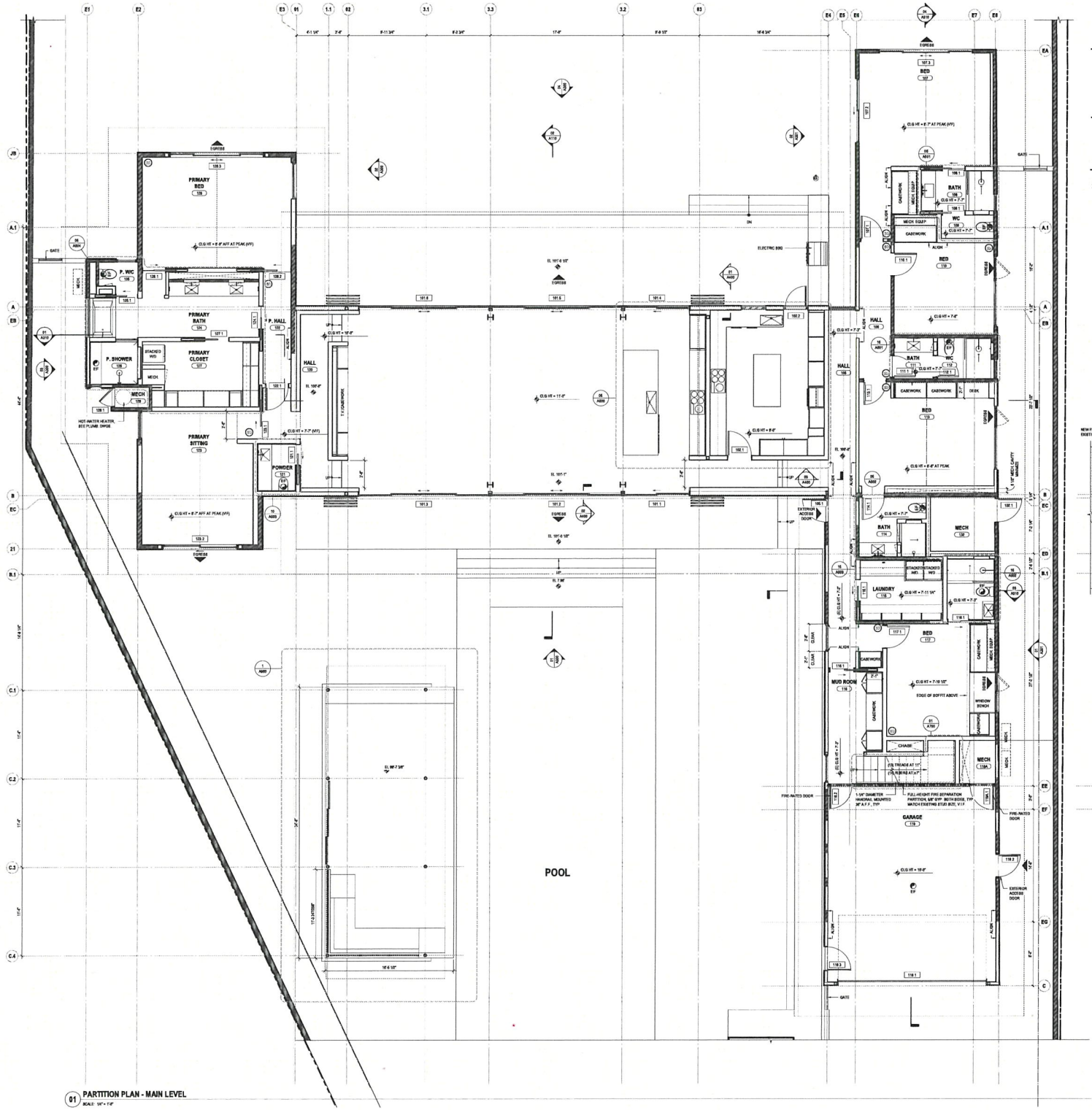
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SMA COMMENT RESPONSE
2025.03.24

title:
DEMOLITION PLANS

sheet:
A201

EXHIBIT C-5



01 PARTITION PLAN - MAIN LEVEL
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND

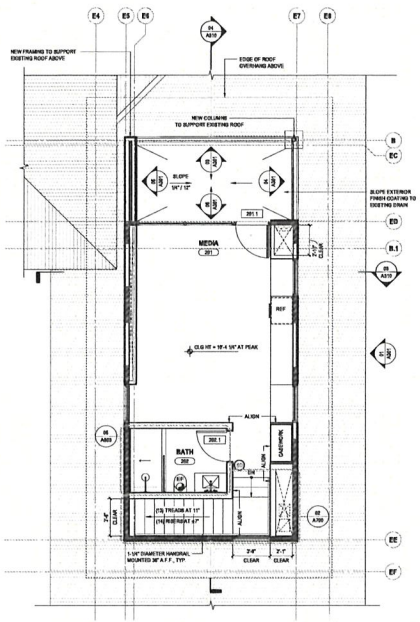
- EXISTING (E) CONSTRUCTION TO REMAIN
- NEW (N) CONSTRUCTION
- NOT IN SCOPE

FLOOR PLAN NOTES

1. WHERE GRIDLINE COINCIDES WITH EXTERIOR WALLS, GRIDLINE = F.O. WOOD FRAMING OR CENTERLINE OF POSTS U.N.O.
2. ALL FRAMED PARTITIONS TO BE 2" PEL X N.O.
3. WINDOW DIMENSIONS ARE TO CENTER OF WINDOW OR ROUGH OPENING

SYSTEM INTEGRATIONS

- EF — EXHAUST FAN PLAN
- SD/CO — SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR



02 PARTITION PLAN - SECOND LEVEL
SCALE: 1/8" = 1'-0"

Olson Kundig
1411 Fifth Avenue Ste. 500
Seattle, WA 98101
p 206 624 5670 olsonkundig.com

project:
OAHU BEACHSIDE RESIDENCE
111 KALUANA LOOP KAILUA, HAWAII 96734
TMK: 4260008

stamp/seal:

THOMAS W. KUNDIG
LICENSED PROFESSIONAL ARCHITECT
No. 13307
HAWAII, U.S.A.

SIGNATURE

APRIL 30, 2026

LICENSE EXP. DATE

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principal architect:	TK
project manager:	JB
drawn by:	LG, JR
checked by:	JB
job no.:	21066

revisions:

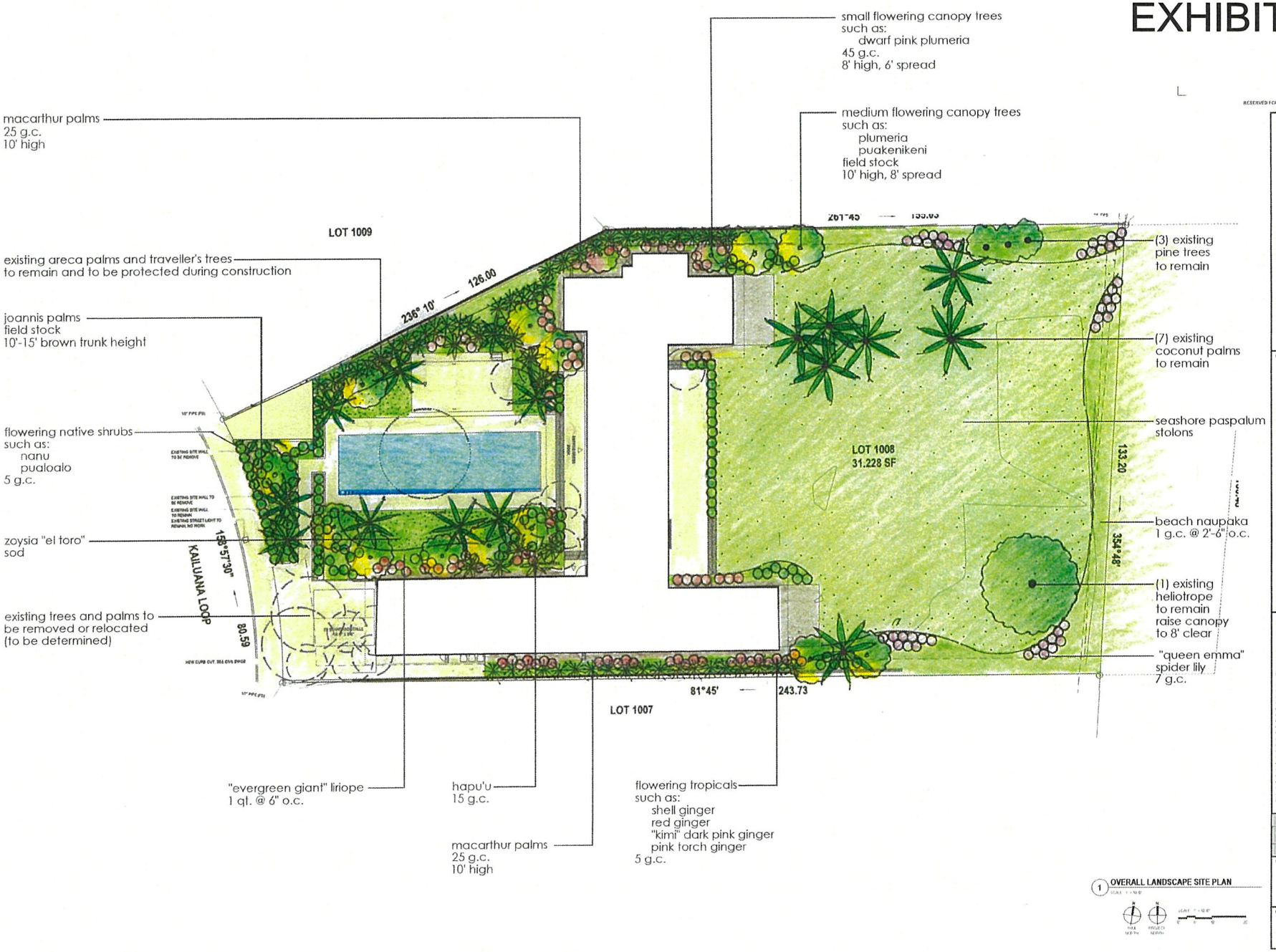
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SMA COMMENT RESPONSE
2026.03.24

title:
PARTITION PLANS

sheet:
A211

EXHIBIT C-6



1 OVERALL LANDSCAPE SITE PLAN

RESERVED FOR DPP STAMP

Walters Kimura Motoda

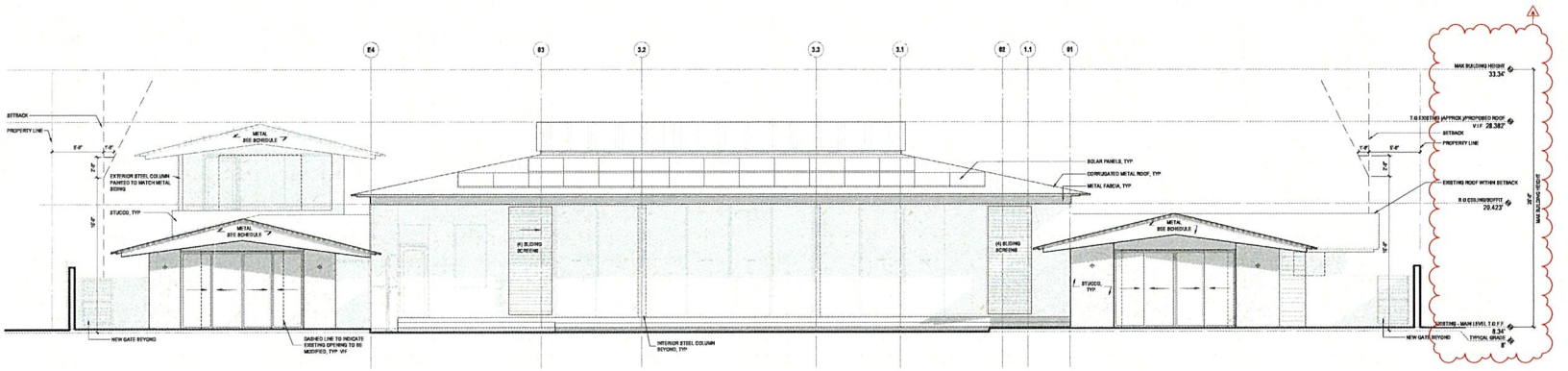
OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA HAWAII 96734

NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT
04.27.2020

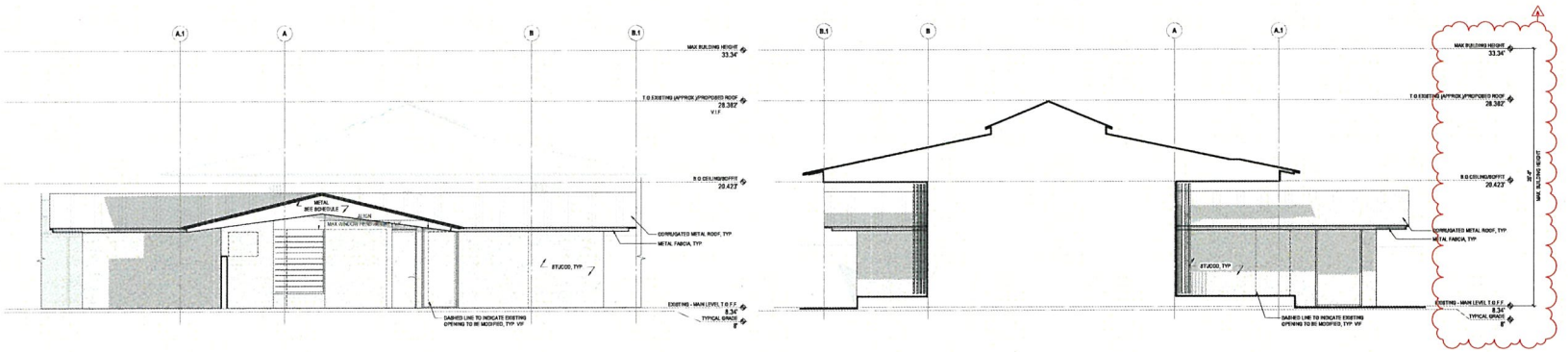
OVERALL LANDSCAPE SITE PLAN

L200

EXHIBIT C-7

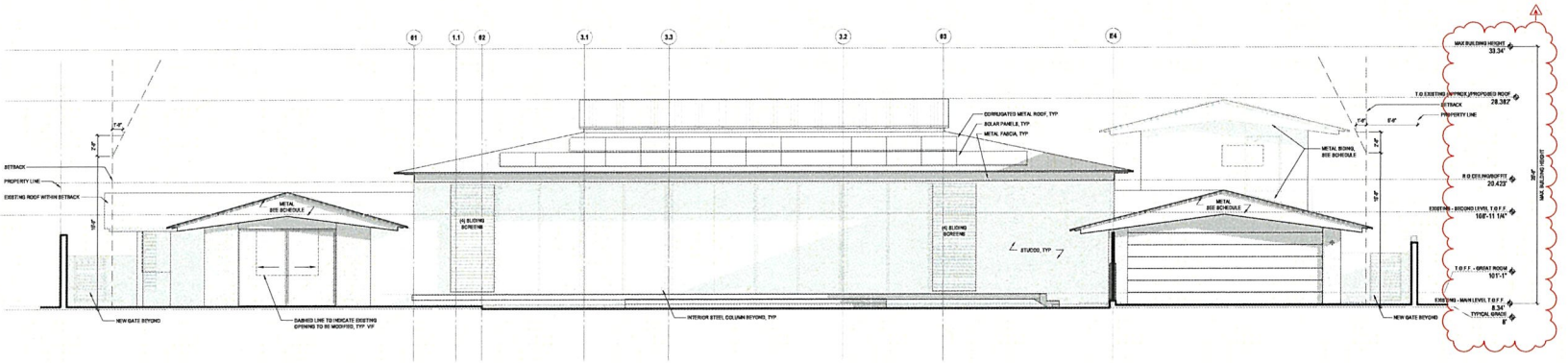


04 EAST ELEVATION
SCALE: 1/4" = 1'-0"



03 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

02 OWNER'S SUITE - SOUTH
SCALE: 1/4" = 1'-0"



01 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Olson Kundig
159 Yesler Way, Suite 204
Seattle, WA 98104
T 206 624 5670 olsonkundig.com

project:
OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734
TMK: 430000

stamp/seal:

THOMAS W. KUNDIG
LICENSED PROFESSIONAL ARCHITECT
No. 13967
HAWAII, U.S.A.

SIGNATURE

APRIL 30, 2026
LICENSE EXP. DATE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

principal architect:	TK
project manager:	JR
drawn by:	LG, JR
checked by:	JR
job no.:	21066

revisions:

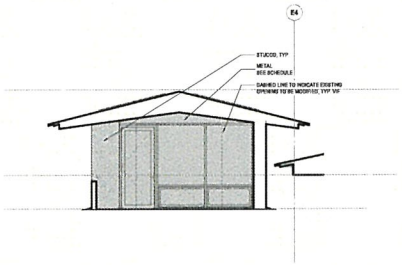
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SMA COMMENT RESPONSE
2025.03.24

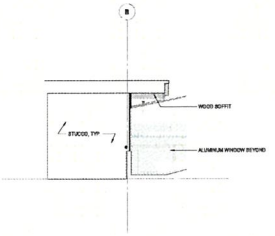
title:
EXTERIOR ELEVATIONS

sheet:
A300

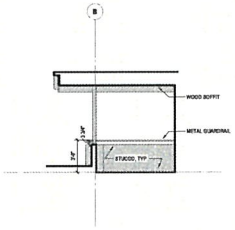
EXHIBIT C-8



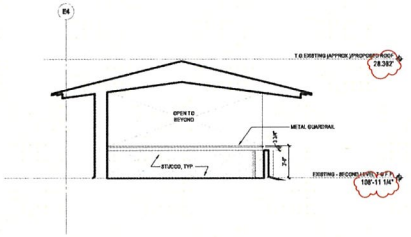
06 UPPER LEVEL - WEST
SCALE: 1/4" = 1'-0"



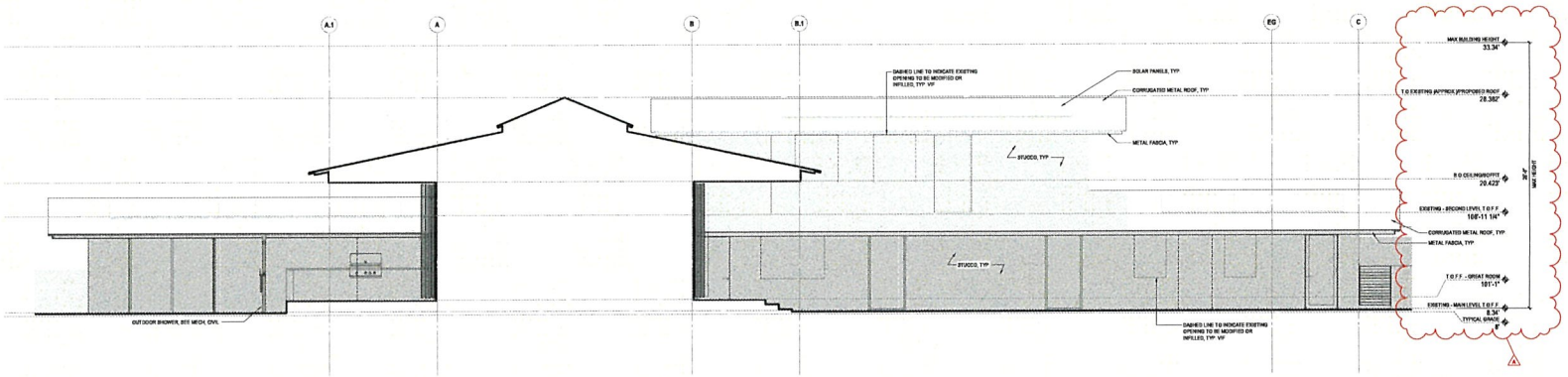
05 UPPER LEVEL - NORTH
SCALE: 1/4" = 1'-0"



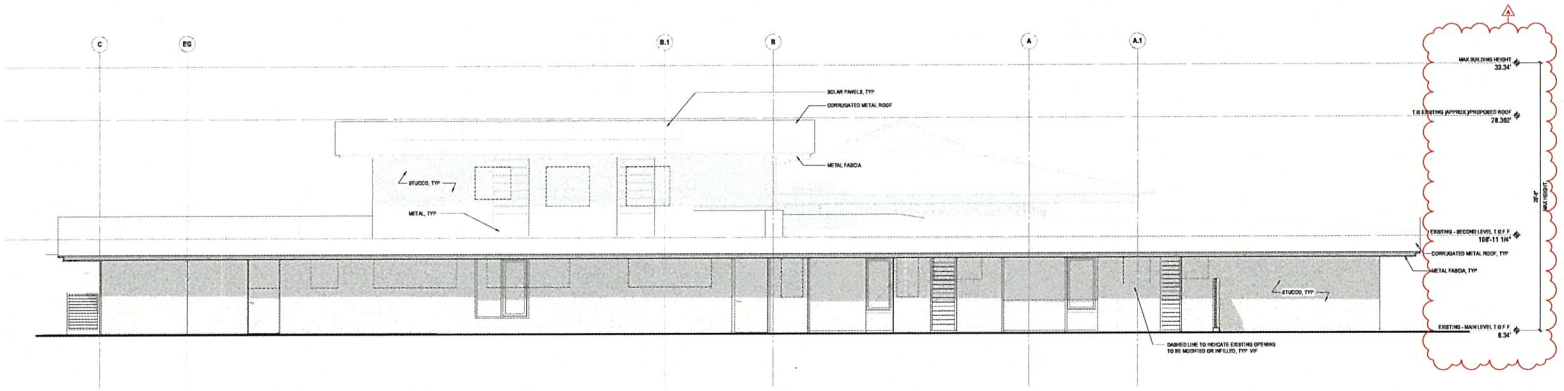
04 UPPER LEVEL - SOUTH
SCALE: 1/4" = 1'-0"



03 UPPER LEVEL - EAST
SCALE: 1/4" = 1'-0"



02 GARAGE AND GUEST WING - NORTH
SCALE: 1/4" = 1'-0"



01 GARAGE AND GUEST WING - SOUTH
SCALE: 1/4" = 1'-0"

Olson Kundig
159 Yesler Way, Suite 204
Seattle, WA 98104
T 206 624 5670 olsonkundig.com

project:
OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734
TMK: 430000

stamp/seal:

LICENSED PROFESSIONAL ARCHITECT No. 13067 HAWAII, U.S.A.

SIGNATURE

APRIL 30, 2026
LICENSE EXP. DATE

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principal architect:	TK
project manager:	JP
drawn by:	LU, JK
checked by:	JB
job no.:	21066

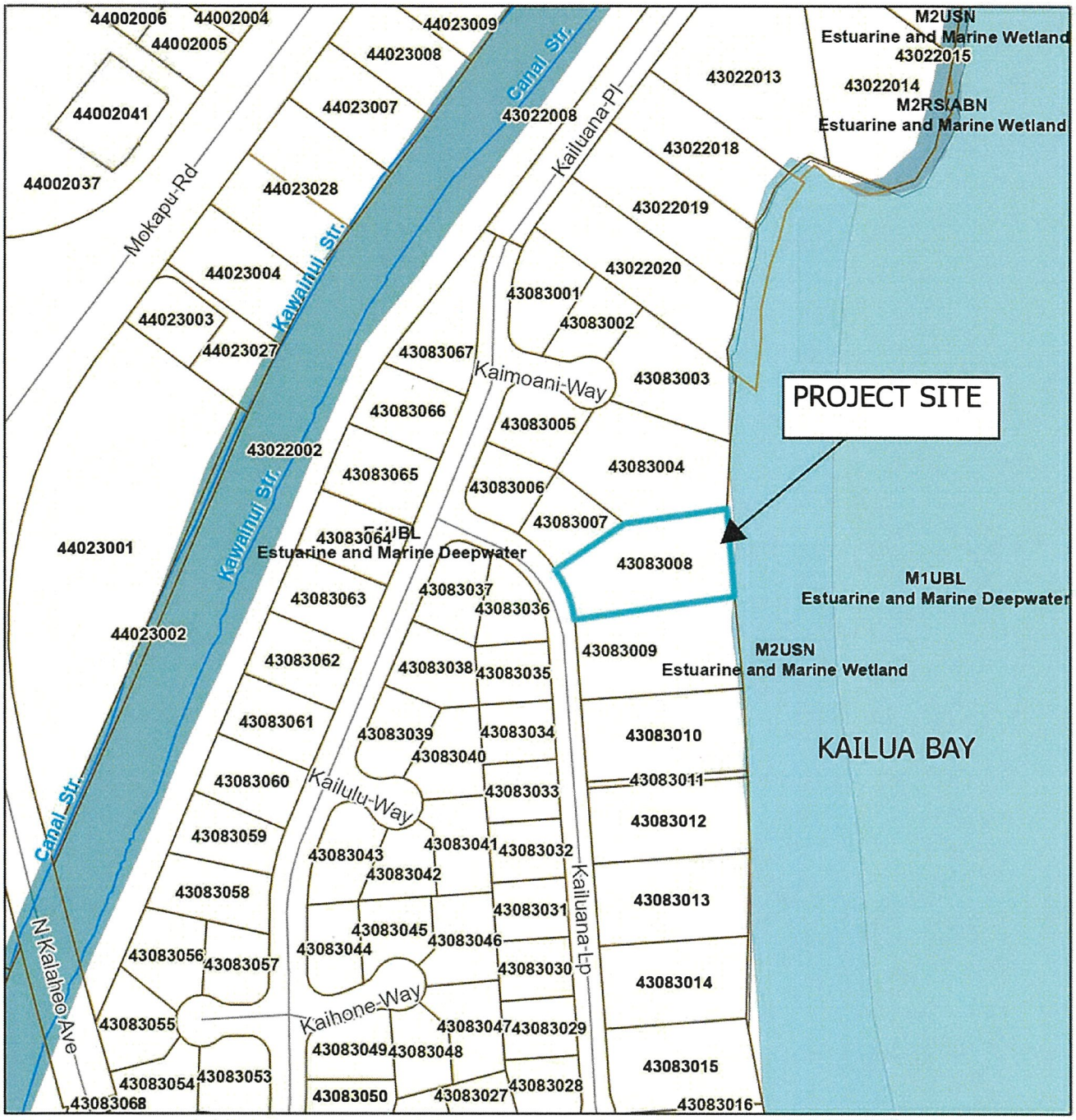
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SMA COMMENT RESPONSE
2025.03.24

title:
EXTERIOR ELEVATIONS

sheet:
A301



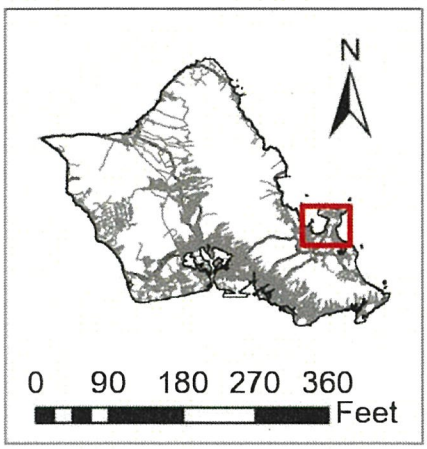


EXHIBIT D
WETLAND MAP

FILE NO. 2024/SMA-137

TAX MAP KEY 4-3-083: 008

111 KAILUANA LOOP - KAILUA

February 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT E

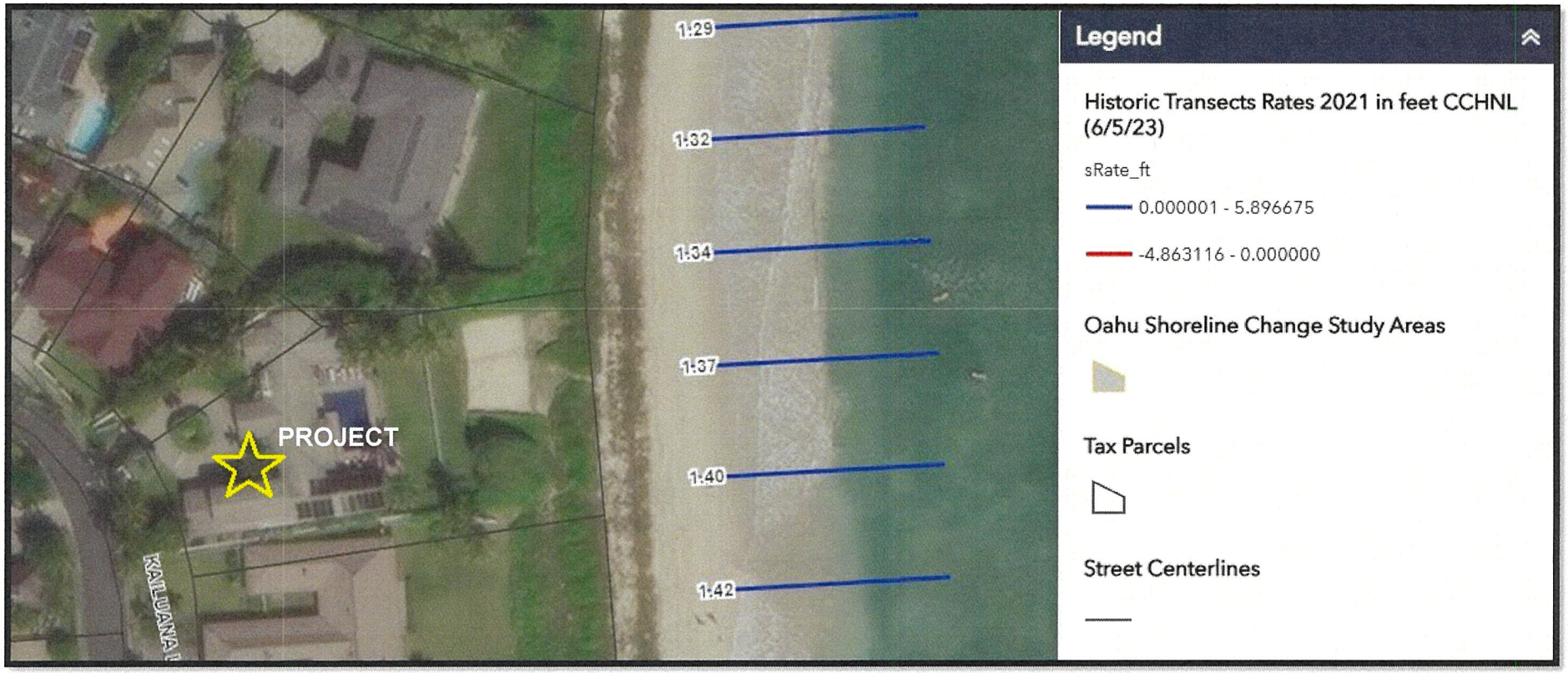
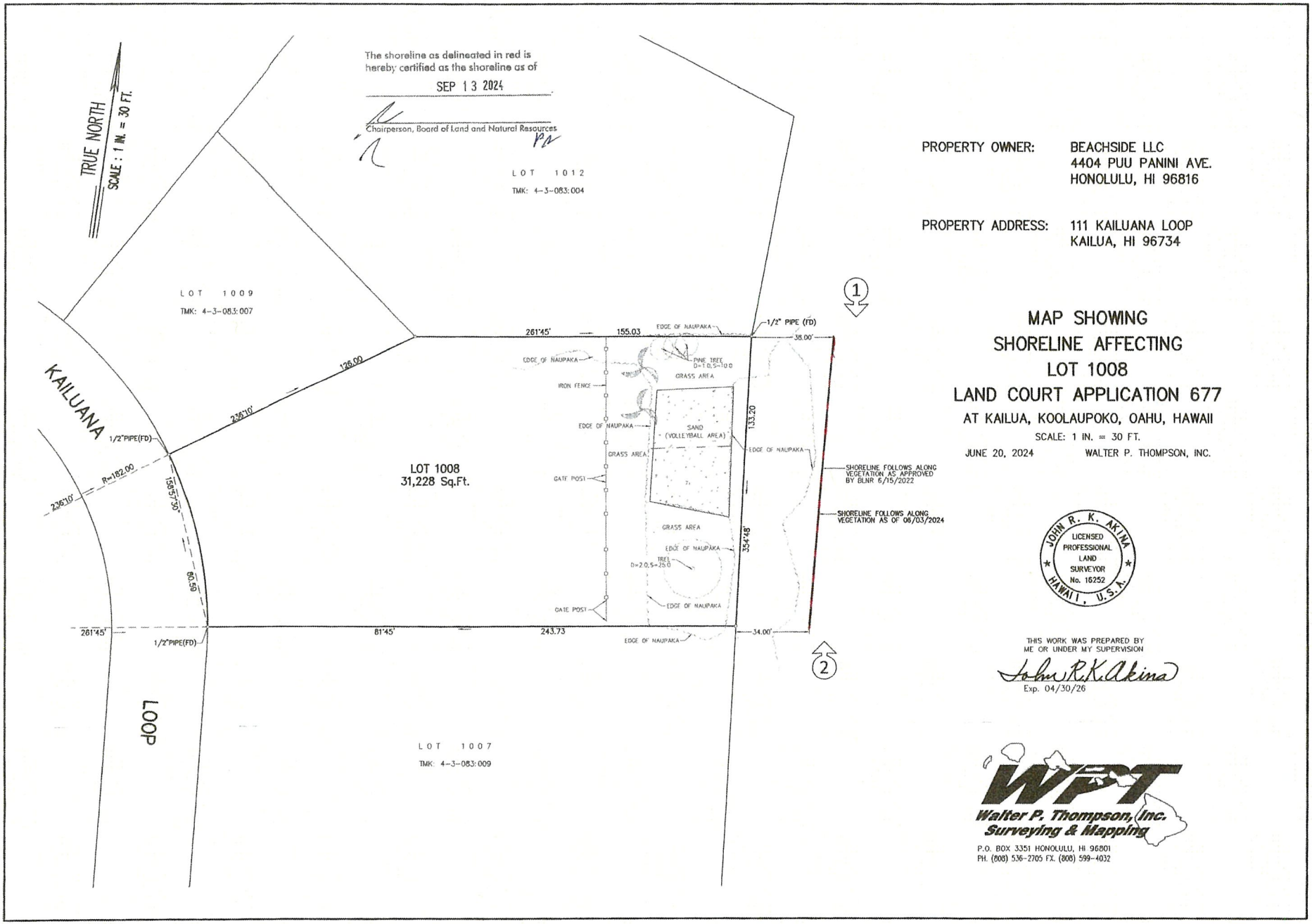

PROJECT
KAILUANA
1:29
1:32
1:34
1:37
1:40
1:42
Legend
Historic Transects Rates 2021 in feet CCHNL (6/5/23)
sRate_ft
0.000001 - 5.896675
-4.863116 - 0.000000
Oahu Shoreline Change Study Areas
Tax Parcels
Street Centerlines

EXHIBIT F



PROPERTY OWNER: BEACHSIDE LLC
4404 PUU PANINI AVE.
HONOLULU, HI 96816

PROPERTY ADDRESS: 111 KAILUANA LOOP
KAILUA, HI 96734

MAP SHOWING
SHORELINE AFFECTING
LOT 1008
LAND COURT APPLICATION 677

AT KAILUA, KOOLAUPOKO, OAHU, HAWAII

SCALE: 1 IN. = 30 FT.

JUNE 20, 2024 WALTER P. THOMPSON, INC.

JOHN R. K. AKINA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 16252
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

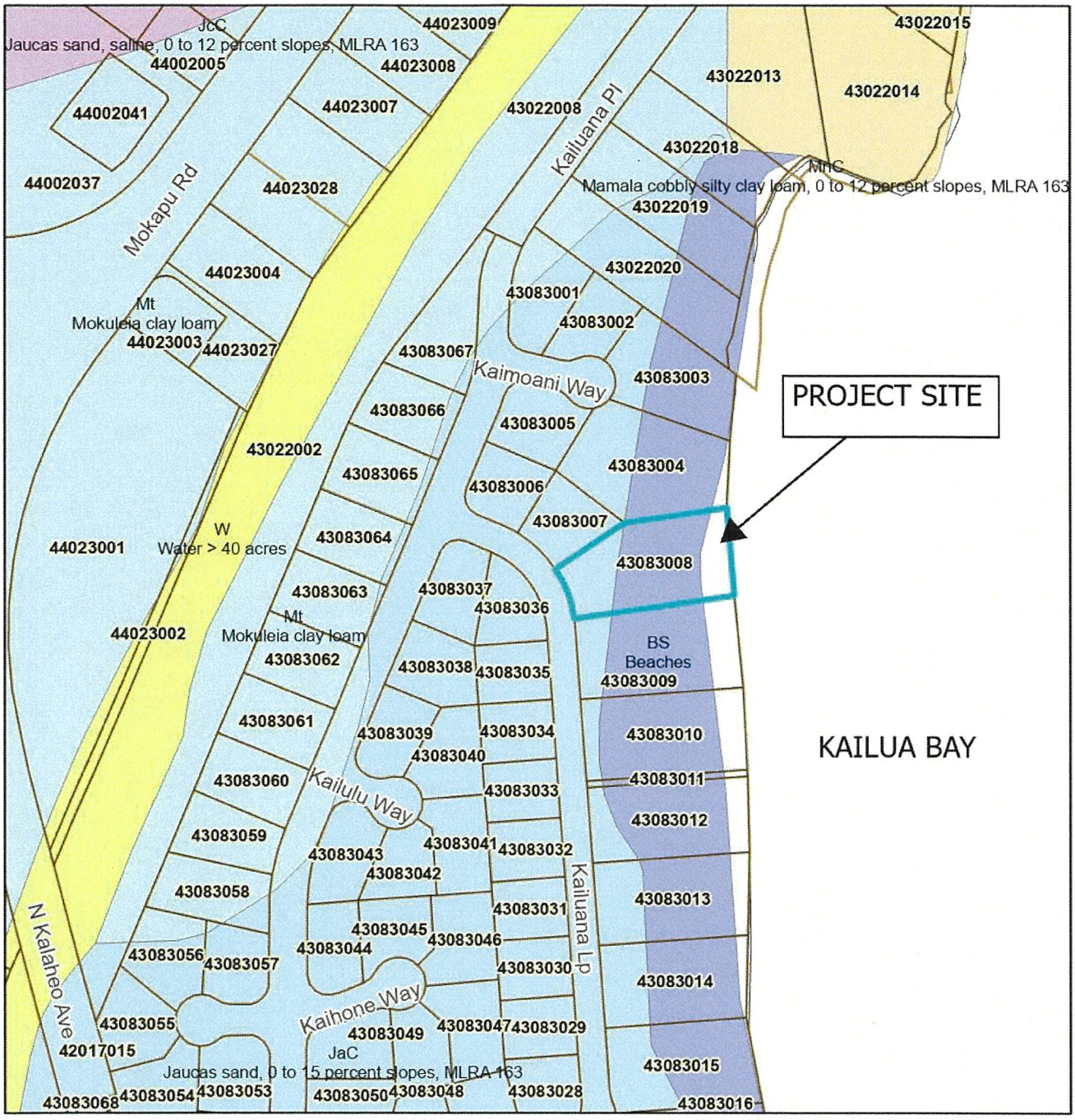
John R. K. Akina
Exp. 04/30/26

Walter P. Thompson, Inc.
Surveying & Mapping
P.O. BOX 3351 HONOLULU, HI 96801
PH. (808) 536-2705 FX. (808) 599-4032

240110c00 dwg/1764.02/fdj/20240603

TAX MAP KEY : 4 - 3 - 083 : 008

15"x 21" = 2.19 Sq.Ft.





0 90 180 270 360 Feet

EXHIBIT G
SOILS MAP

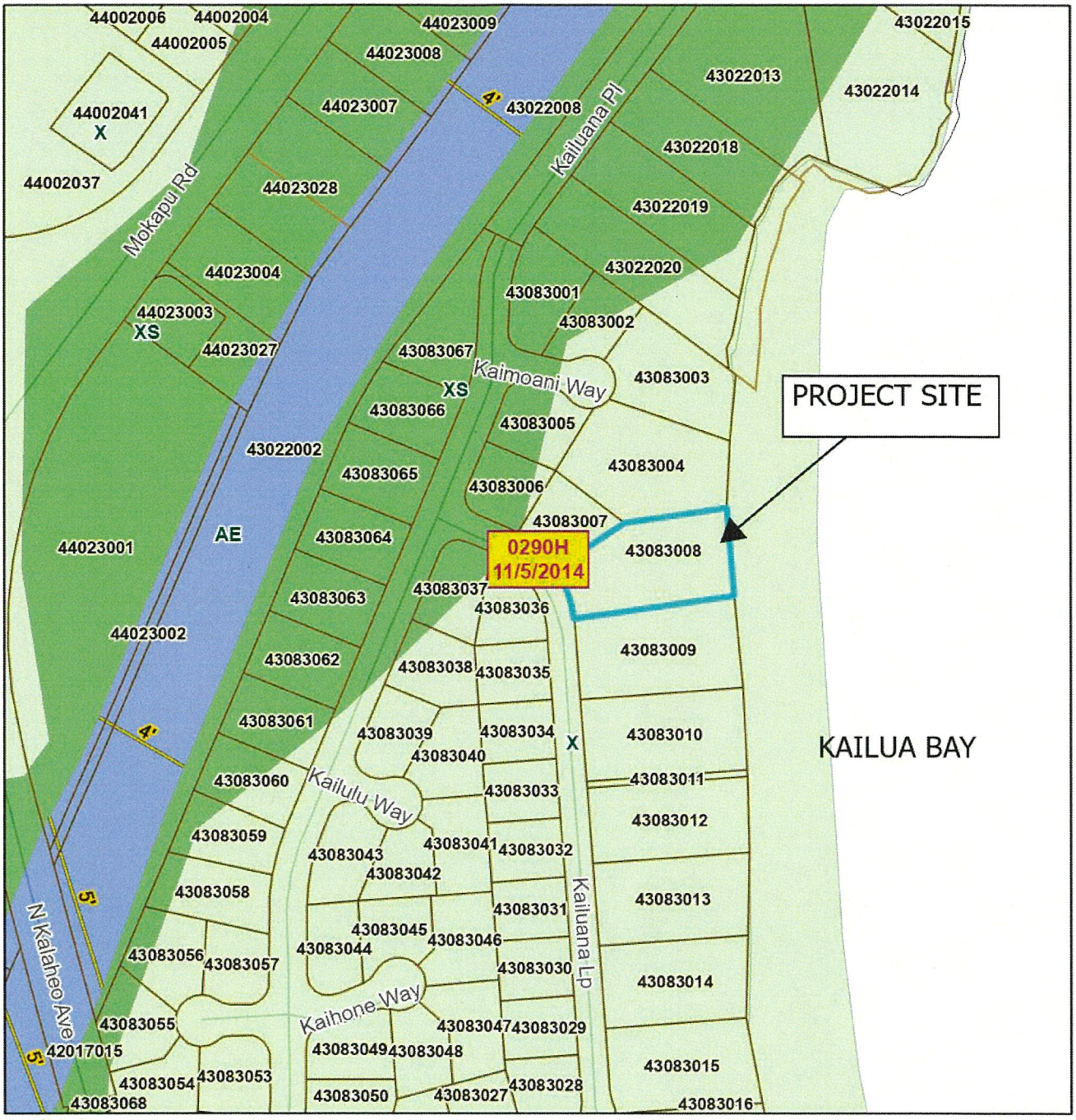
FILE NO. 2024/SMA-137

TAX MAP KEY 4-3-083: 008

111 KAIULUANA LOOP - KAILUA

February 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu



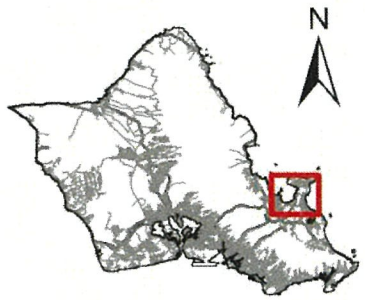


EXHIBIT H
FLOOD MAP

FILE NO. 2024/SMA-137

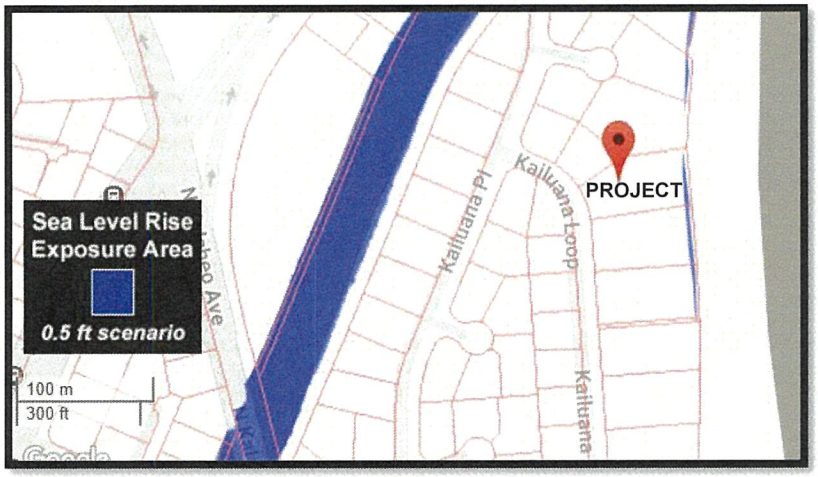
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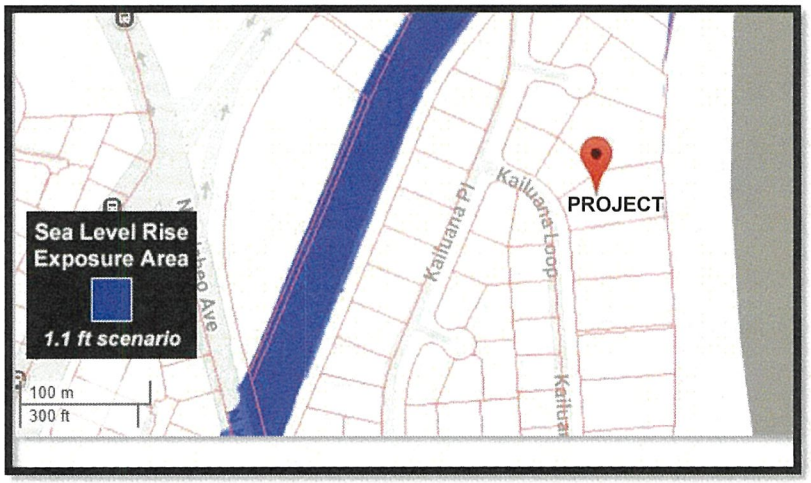
111 KAIULUANA LOOP - KAILUA

February 2025

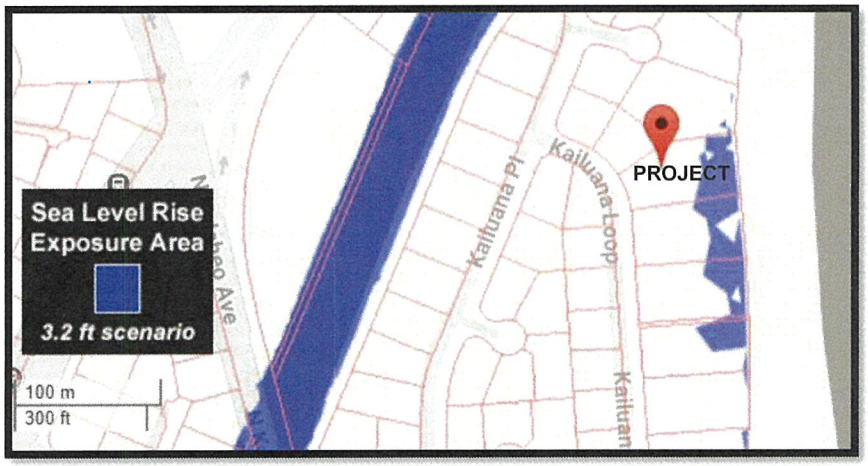
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT I


Sea Level Rise
Exposure Area
0.5 ft scenario
PROJECT
Kailuana Pl
Kailuana Loop
100 m
300 ft


Sea Level Rise
Exposure Area
1.1 ft scenario
PROJECT
Kailuana Pl
Kailuana Loop
100 m
300 ft


Sea Level Rise
Exposure Area
2.0 ft scenario
PROJECT
Kailuana Pl
Kailuana Loop
100 m
300 ft


Sea Level Rise
Exposure Area
3.2 ft scenario
PROJECT
Kailuana Pl
Kailuana Loop
100 m
300 ft

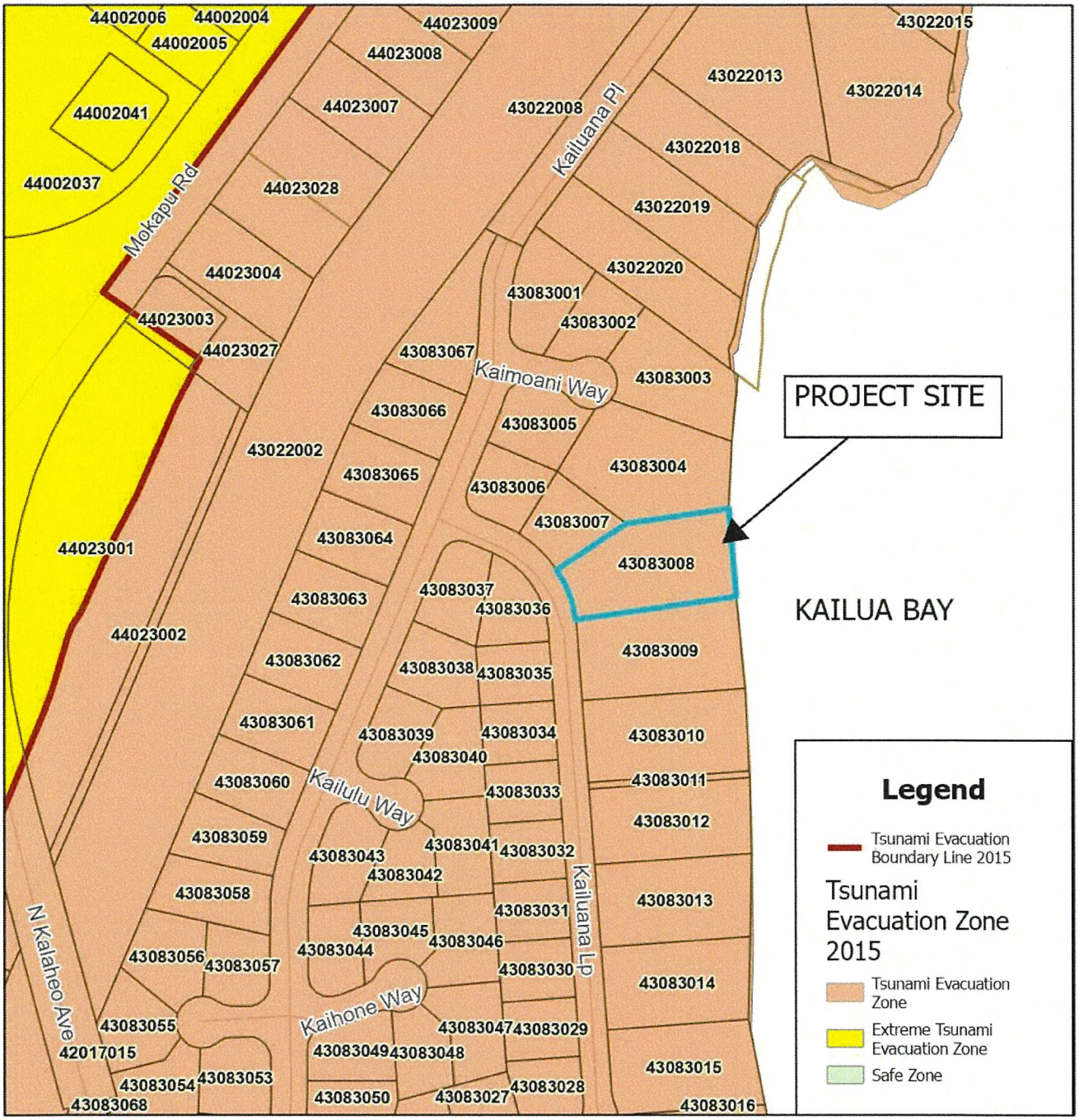


EXHIBIT J
TSUNAMI MAP

FILE NO. 2024/SMA-137

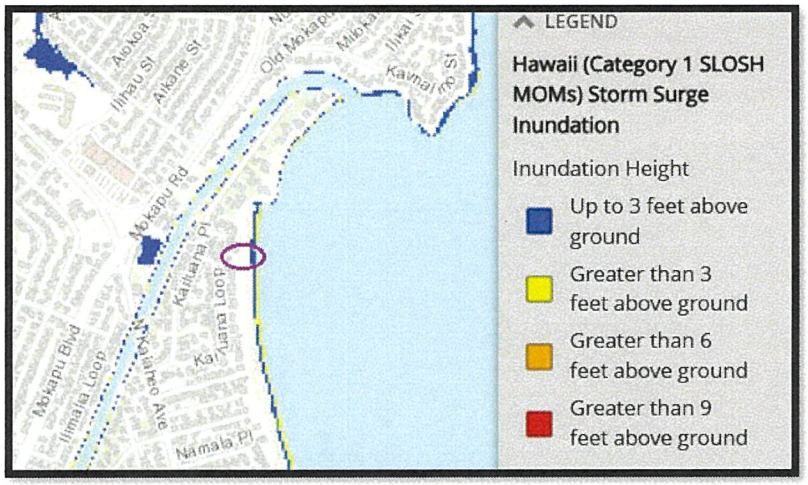
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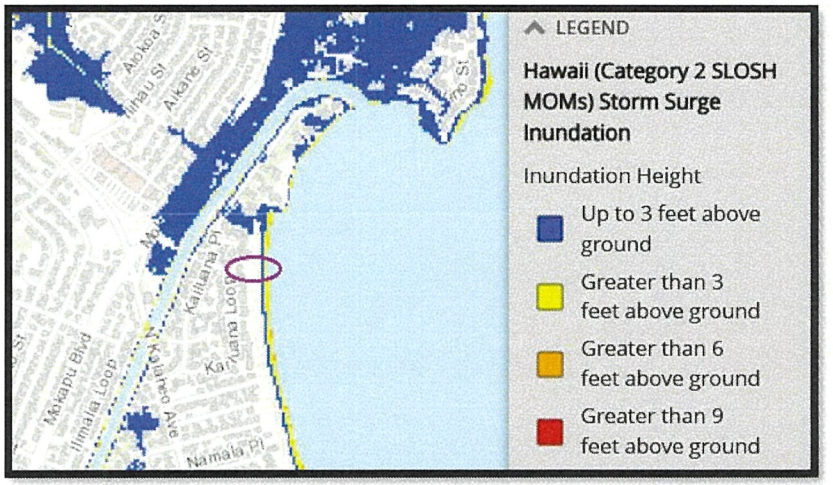
111 KAIULUANA LOOP - KAILUA

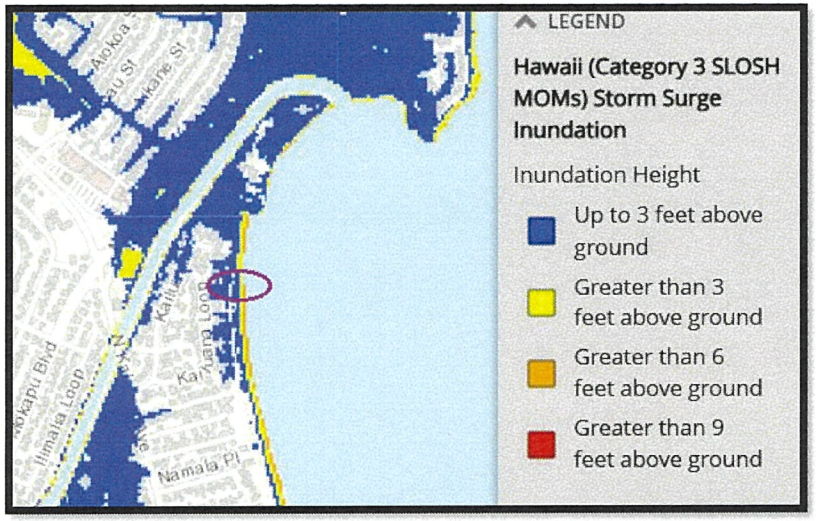
February 2025

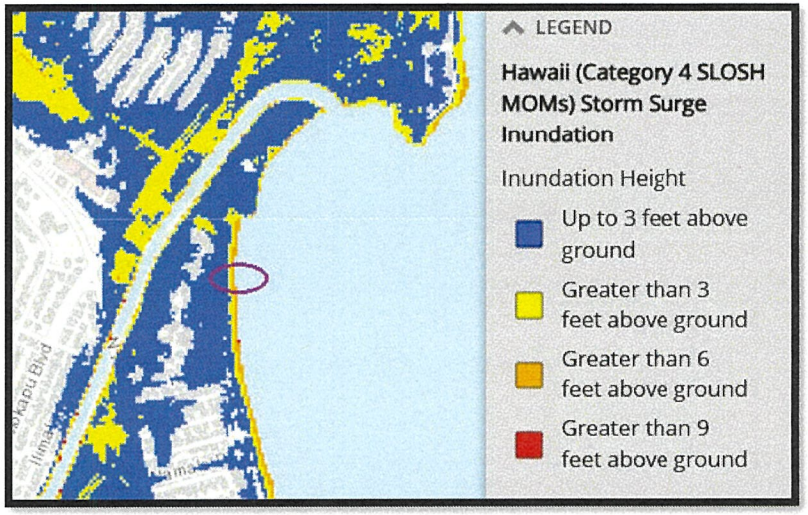
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

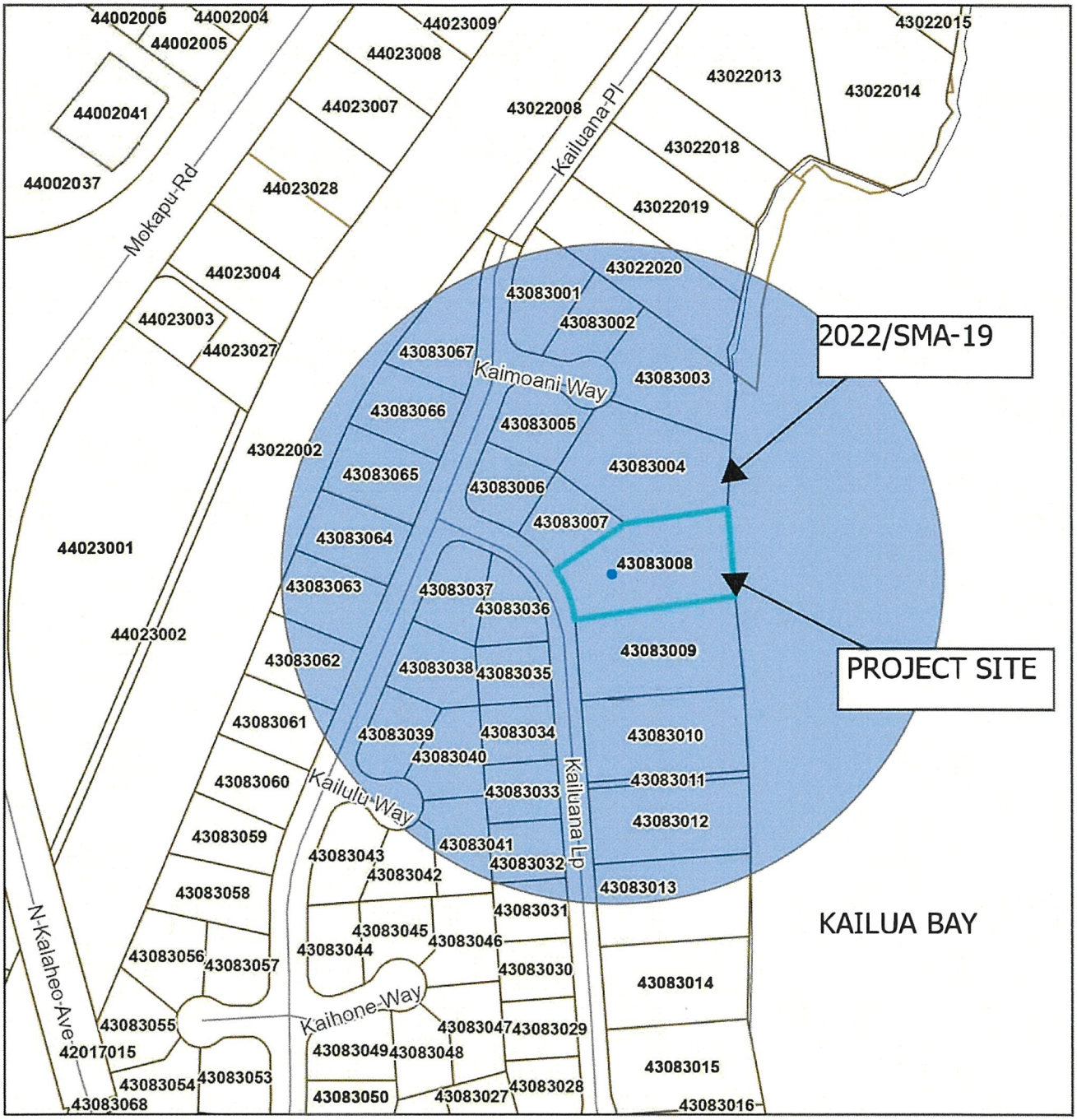
EXHIBIT K


LEGEND
Hawaii (Category 1 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Mokapu Rd
Kailiana Pl
Kailiana Loop
Mokapu Blvd
Ilimalia Loop
Kalaheo Ave
Namala Pl


LEGEND
Hawaii (Category 2 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Kailiana Pl
Kailiana Loop
Mokapu Blvd
Ilimalia Loop
Kalaheo Ave
Namala Pl


LEGEND
Hawaii (Category 3 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Mokapu Blvd
Ilimalia Loop
Namala Pl


LEGEND
Hawaii (Category 4 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Mokapu Blvd



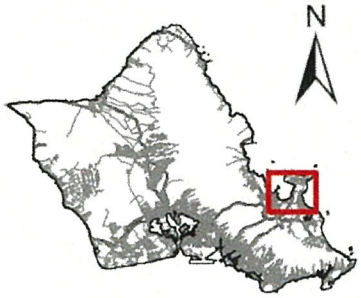


EXHIBIT L
CUMULATIVE 500-FT RADIUS MAP

FILE NO. 2024/SMA-137

TAX MAP KEY 4-3-083: 008

111 KAIULUANA LOOP - KAILUA

February 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu