

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

No. 25-120, CD1

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR ALTERATIONS AND ADDITIONS TO AN EXISTING SINGLE-UNIT DWELLING, INCLUDING A NEW ATTACHED GARAGE, FRONT GATE, AND SHADE STRUCTURE; REPLACEMENT OF AN EXISTING DRIVEWAY; RELOCATION OF AN EXISTING SWIMMING POOL; DECOMMISSION OF AN EXISTING SAND VOLLEYBALL COURT; AND LANDSCAPING IMPROVEMENTS IN KAILUA, O'AHU.

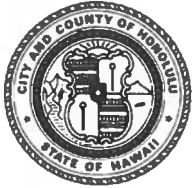
WHEREAS, on January 8, 2025, the Department of Planning and Permitting ("DPP") accepted the application ("File Number 2024/SMA-137") from Beachside LLC (the "Applicant") for a Special Management Area ("SMA") Major Permit for alterations and modifications to an existing two-story single-unit dwelling, including the addition of a new two-car attached garage, front gate, and shade structure (eaves); replacement of an existing driveway; relocation of an existing swimming pool; decommission of an existing sand volleyball court; and landscaping improvements on an approximately 31,228-square-foot 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 §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on April 21, 2025 by Departmental Communication 292 (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:



RESOLUTION

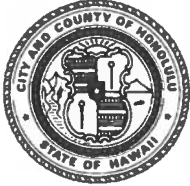
A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-8, and D through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project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

B. To minimize impacts to archaeological, 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 State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until SHPD is able to assess the impact and has made further recommendations for mitigative activity.

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

C. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin.
2. Artificial light from exterior light fixtures on the Project Site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b).
3. Exterior light fixtures on the Project site must be fully shielded, using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture.

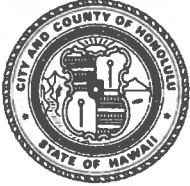


RESOLUTION

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset).
5. Woody plants greater than 15 feet 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 sea turtle is present on land within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

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

- D. 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. If there is not enough excavated soil to use as fill material, the Applicant may need to import a minimal amount of top soil for landscaping purposes. No importation of structural fill is proposed.
 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



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

No. 25-120, CD1

RESOLUTION

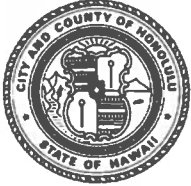
Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the Project site, or the Protocols must be posted at the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution 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.

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 building permit plans.

- E To recognize 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 acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgments" on all Project building permit plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) 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 is a shoreline zoning lot, a portion of which is projected to be impacted by 3.2 feet of sea level rise by the year 2100, and 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 on a shoreline zoning lot. The*



RESOLUTION

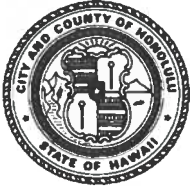
landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."

- F. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated on all Project building permit plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) 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 acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit 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) 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."

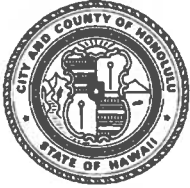


RESOLUTION

- 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, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner hereby acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit 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) 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 for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A.
 3. Landscaping may not extend into any adjoining beach access right-of-way, public or private.
 4. Landscaping in the dune or shoreline area between the dwelling and the shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area.
 5. Any irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified



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CITY AND COUNTY OF HONOLULU

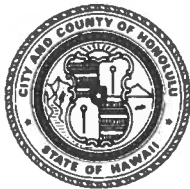
No. 25-120, CD1

RESOLUTION

shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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

- J. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:
1. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.
 2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, or approve an 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 construction permit or building 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-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project



HONOLULU CITY COUNCIL
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No. 25-120, CD1

RESOLUTION

approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Beachside LLC, 4404 Pu'u Panini Avenue, Honolulu, Hawai'i 96816; Keola Chang, Wilson Okamoto Corporation, 1907 South Beretania Street, Suite 400, Honolulu, Hawai'i 96826; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

April 22, 2025
Honolulu, Hawai'i

Councilmembers

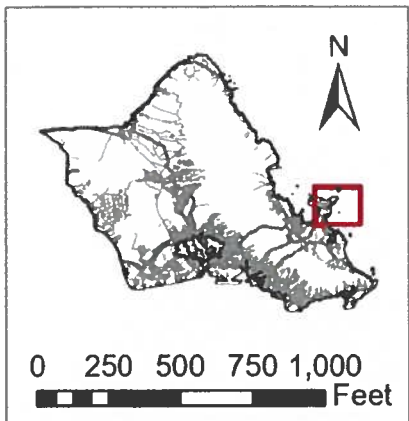
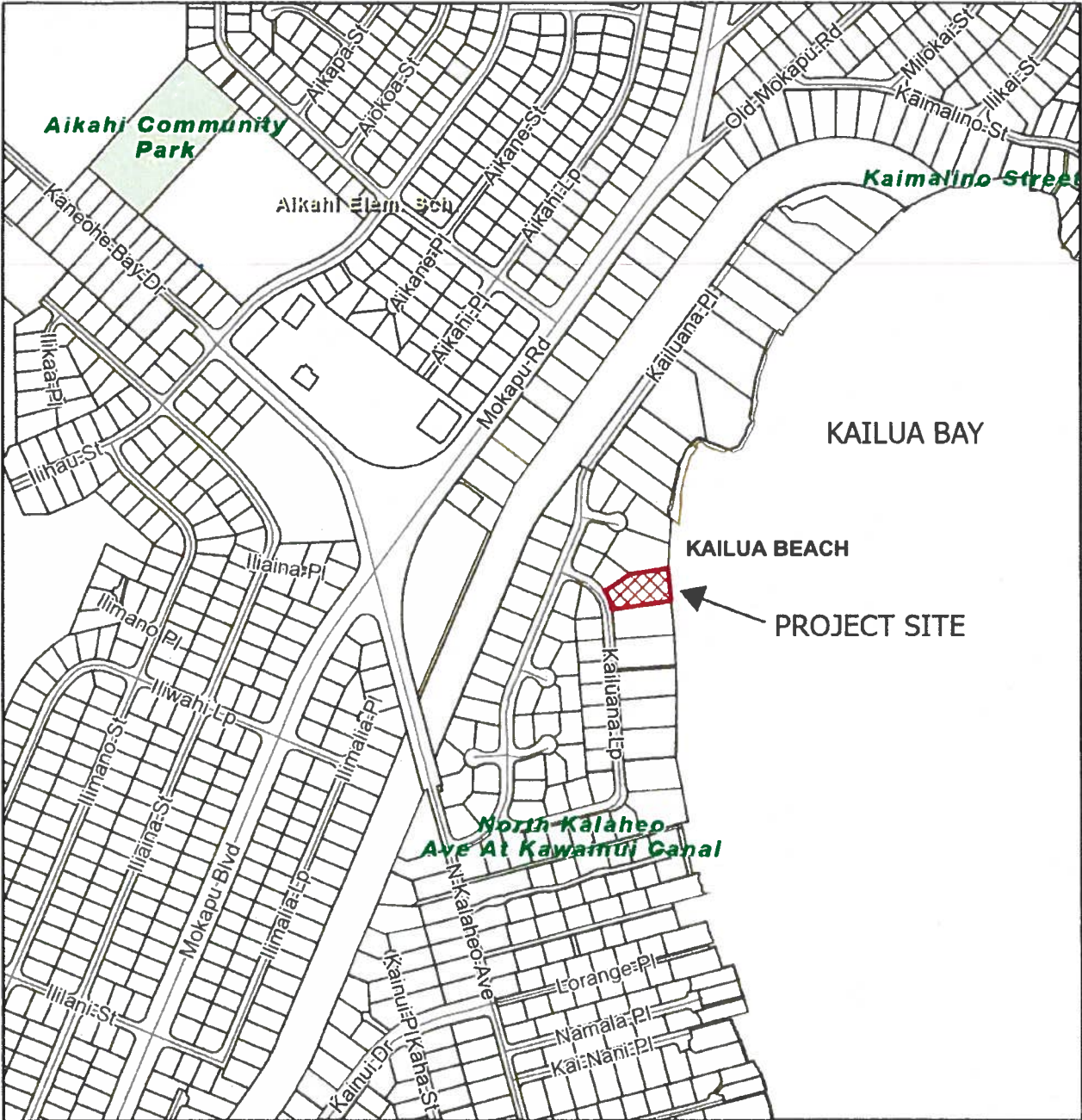


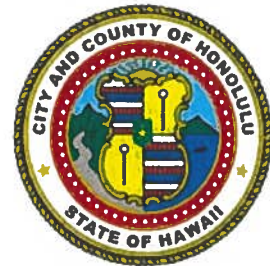
EXHIBIT A LOCATION MAP

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

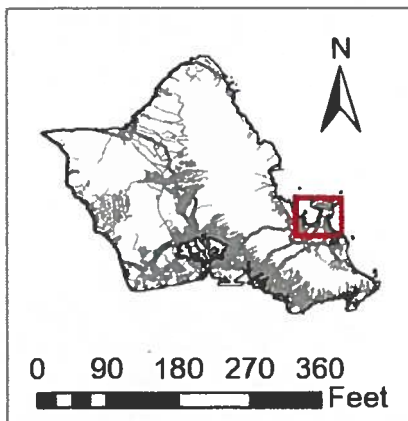
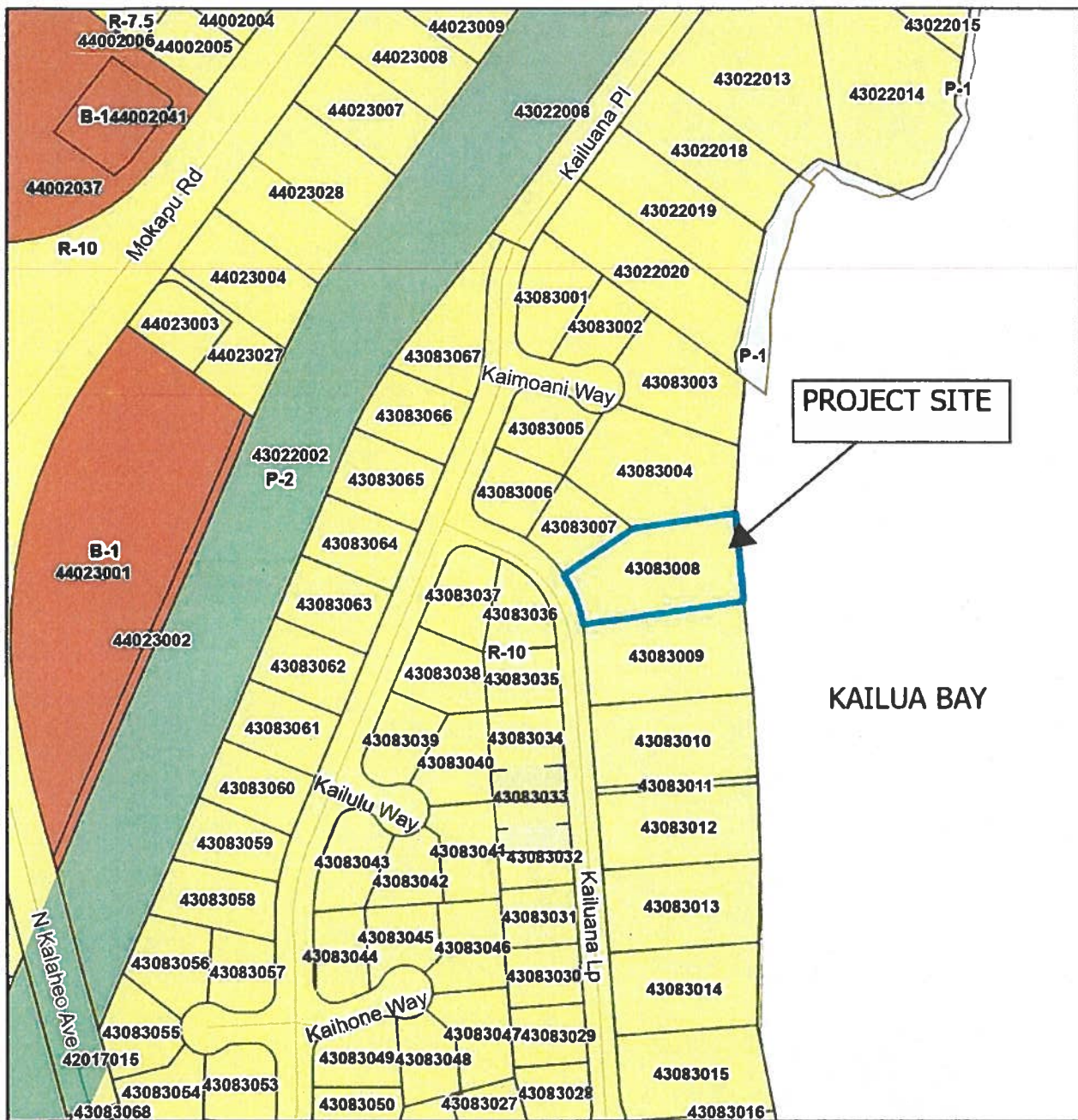


EXHIBIT B ZONING MAP

FILE NO. 2024/SMA-137

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 C-1

Olson Kundig

111 KALANANALOA DRIVE, SUITE 200
HONOLULU, HAWAII 96815
TEL: (808) 551-1111
WWW.OLSONKUNDIG.COM

DAVID A. OLSON
Professional Engineer
License No. 10000
State of Hawaii

PROJECT: 111 KALANANALOA DRIVE, SUITE 200
CLIENT: OLSON KUNDIG
DATE: 08/15/2018
SCALE: 1/8" = 1'-0"

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 1 | 08/15/2018 | ISSUED FOR PERMIT |

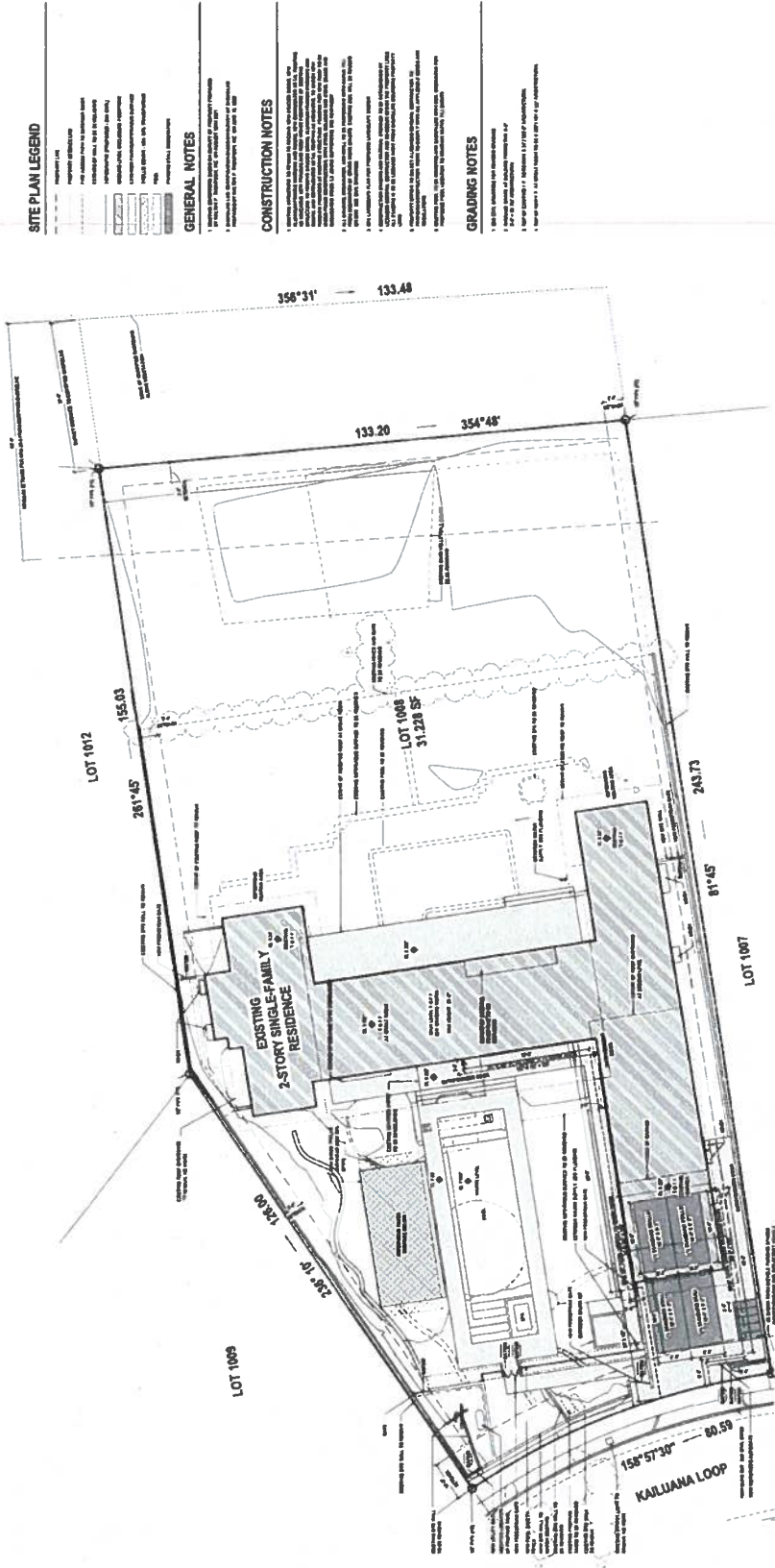
PROJECT: 111 KALANANALOA DRIVE, SUITE 200
CLIENT: OLSON KUNDIG
DATE: 08/15/2018
SCALE: 1/8" = 1'-0"

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CLIENT: OLSON KUNDIG
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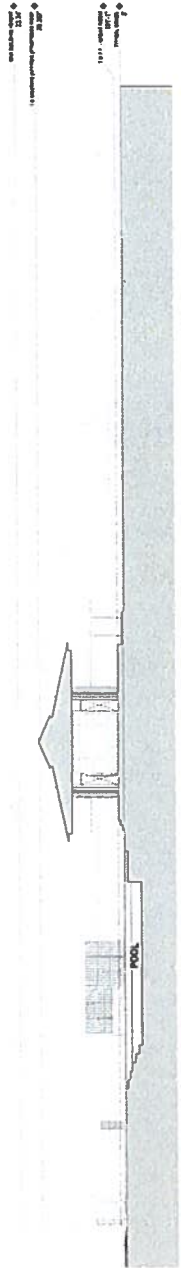
REVISIONS:

| NO. | DATE | DESCRIPTION |
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| 1 | 08/15/2018 | ISSUED FOR PERMIT |

PROJECT: 111 KALANANALOA DRIVE, SUITE 200
CLIENT: OLSON KUNDIG
DATE: 08/15/2018
SCALE: 1/8" = 1'-0"



81 ARCHITECTURAL SITE PLAN



82 SITE SECTION - DW

EXHIBIT C-2

BUILDING AREA TABULATIONS

ALL BUILDING AREAS SHALL BE SHOWN ON THIS SHEET. THE TOTAL BUILDING AREA SHALL BE THE SUM OF THE AREAS OF ALL BUILDINGS. THE TOTAL LOT AREA SHALL BE THE SUM OF THE AREAS OF ALL LOTS. THE TOTAL COVERED LOT AREA SHALL BE THE SUM OF THE AREAS OF ALL COVERED LOTS. THE TOTAL UNCOVERED LOT AREA SHALL BE THE SUM OF THE AREAS OF ALL UNCOVERED LOTS. THE TOTAL COVERED LOT AREA SHALL BE THE SUM OF THE AREAS OF ALL COVERED LOTS. THE TOTAL UNCOVERED LOT AREA SHALL BE THE SUM OF THE AREAS OF ALL UNCOVERED LOTS.

| Building Name | Area (sq. ft.) |
|---------------|----------------|
| Building 1 | 1,000 |
| Building 2 | 2,000 |
| Building 3 | 3,000 |
| Building 4 | 4,000 |
| Building 5 | 5,000 |
| Building 6 | 6,000 |
| Building 7 | 7,000 |
| Building 8 | 8,000 |
| Building 9 | 9,000 |
| Building 10 | 10,000 |
| Building 11 | 11,000 |
| Building 12 | 12,000 |
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| Building 96 | 96,000 |
| Building 97 | 97,000 |
| Building 98 | 98,000 |
| Building 99 | 99,000 |
| Building 100 | 100,000 |

Olson Kundig

1111 BEACHSIDE DRIVE, SUITE 100
LA JOLLA, CALIFORNIA 92037
TEL: (619) 451-1111
WWW.OLSONKUNDIG.COM



Professional Engineer
State of California
Civil Engineering
No. 12345
Exp. 12/31/2025

PROJECT INFORMATION

Project Name: _____
Project Number: _____
Project Location: _____
Project Date: _____
Project Status: _____

CLIENT INFORMATION

Client Name: _____
Client Address: _____
Client Phone: _____
Client Email: _____

DESIGNER INFORMATION

Designer Name: _____
Designer Address: _____
Designer Phone: _____
Designer Email: _____

REVISIONS

| Rev. | Description | Date |
|------|----------------|------------|
| 1 | Initial Design | 10/1/2024 |
| 2 | Revised Design | 10/15/2024 |
| 3 | Final Design | 10/30/2024 |

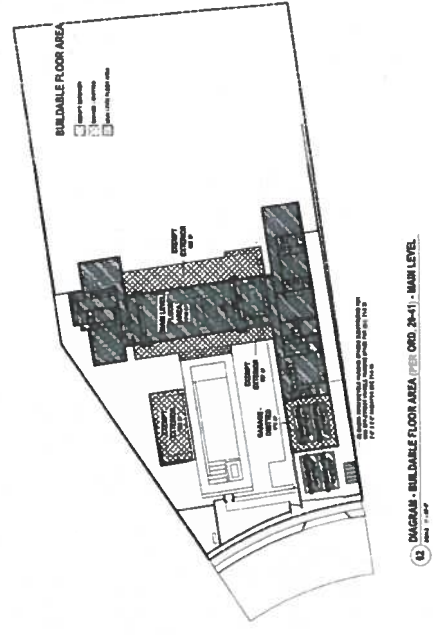
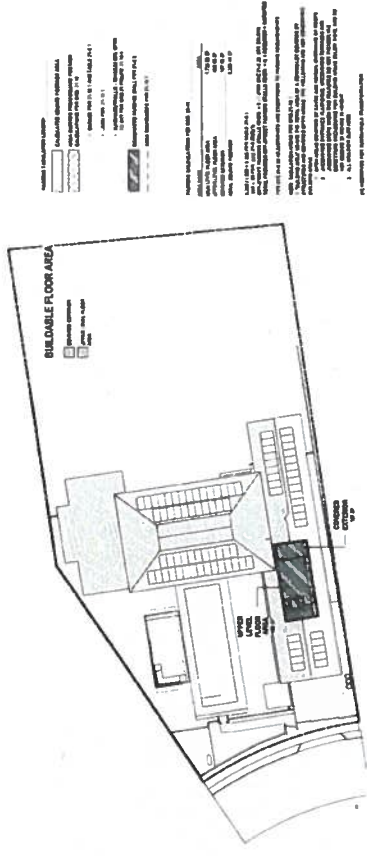
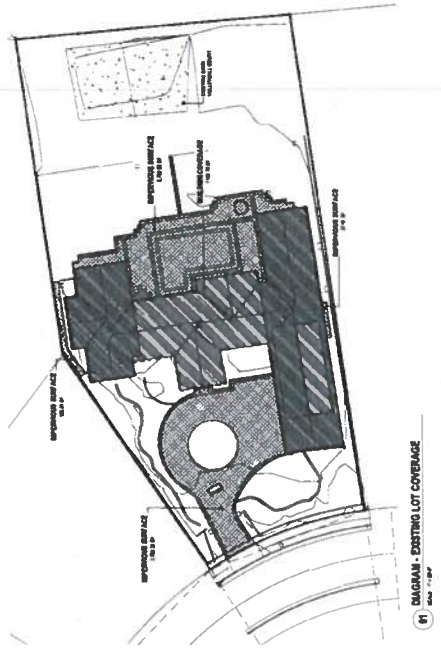
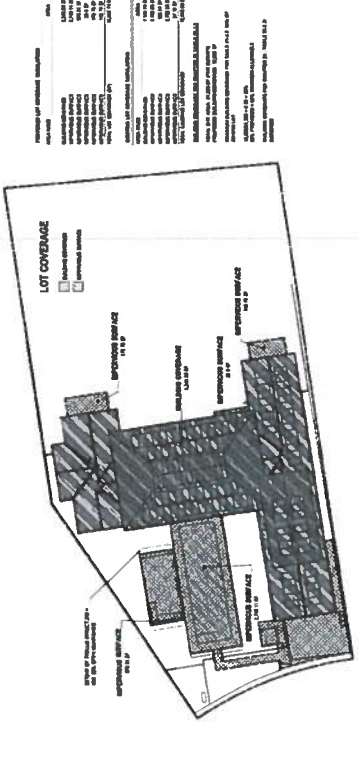
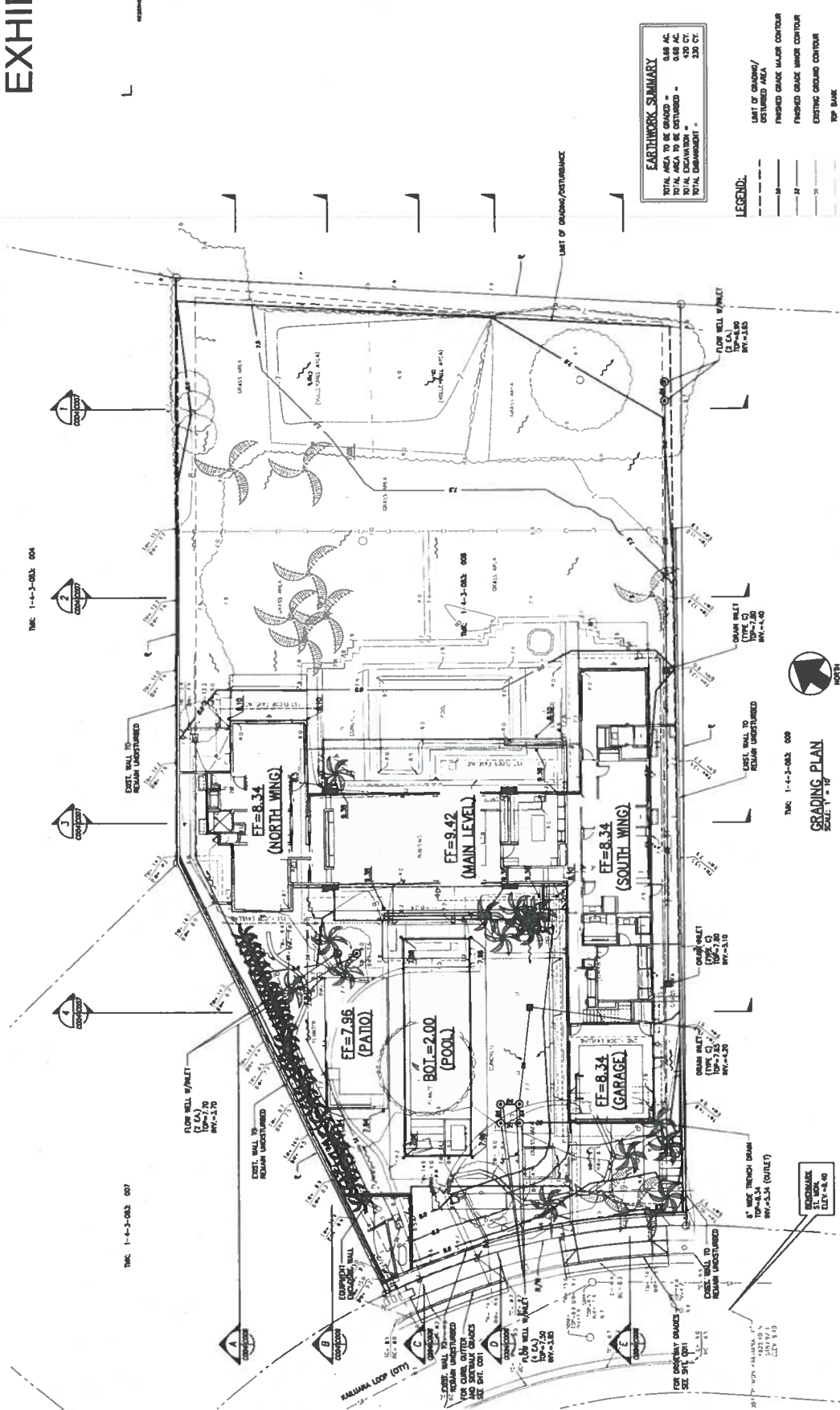


EXHIBIT C-3



| 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:

- 1 LIMIT OF GRADES / DISTURBED AREA
- 2 FINISHED GRADE MAJOR CANTOIR
- 3 FINISHED GRADE MINOR CANTOIR
- 4 EXISTING GRADE CANTOIR
- 5 TOP BANK
- 6 BOTTOM BANK
- FILL SLOPE
- CUT SLOPE
- 8 FINISH GRADE ELEVATION
- 9 TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- PROPOSED FLOW PATH

SEE SHEET 1 FOR FINISHED GRADE ELEVATIONS

GRAPHIC SCALE:
10' 0 10' 20' 40'

CROSS-SECTION VIEW SHOWN ON SHELL SECTION TAVERN

- 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 0-2 1/2" MATERIALS FROM THE NEW POOL EXCAVATION.
 2. THE CONTRACTOR SHALL DISCLOSE NO RUMORS TO THE COASTAL COMMUNITY. THE COASTAL HOMEOWNERS ASSOCIATION, THE CITY AND COUNTY OF HONOLULU, BOAT-OF-WAY, ALL BEM'S SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT DURATION.

C005

CHRS J NAKAMURA, P E (H NO. 11666)
2727 SOUTH ROAD, HONOLULU, HI 96813
PHONE: (808) 581-4022

EXHIBIT C-4

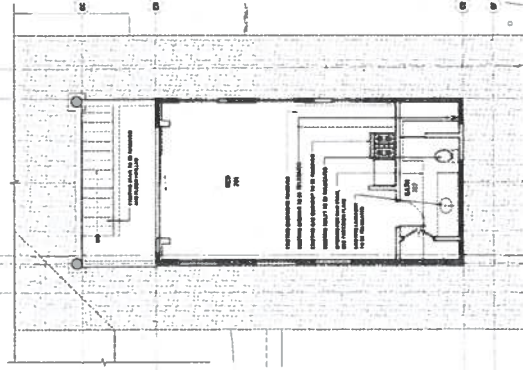
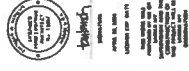
EXISTING / DEMO LEGEND

- EXISTING
- DEMOLITION
- DEMOLITION TO BE RECONSTRUCTED
- DEMOLITION TO BE RECONSTRUCTED WITH NEW FINISHES

EXISTING / DEMO NOTES

1. ALL EXISTING WALLS TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
2. ALL EXISTING FLOORS TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
3. ALL EXISTING CEILING TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
4. ALL EXISTING ROOF TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
5. ALL EXISTING MECHANICAL SYSTEMS TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
6. ALL EXISTING ELECTRICAL SYSTEMS TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
7. ALL EXISTING PLUMBING SYSTEMS TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
8. ALL EXISTING HVAC SYSTEMS TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
9. ALL EXISTING STRUCTURAL SYSTEMS TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
10. ALL EXISTING EXTERIOR FINISHES TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
11. ALL EXISTING INTERIOR FINISHES TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
12. ALL EXISTING LANDSCAPE TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
13. ALL EXISTING UTILITIES TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
14. ALL EXISTING SITEWORK TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
15. ALL EXISTING PAVING TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
16. ALL EXISTING FENCE TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
17. ALL EXISTING GATES TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
18. ALL EXISTING SIGNAGE TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
19. ALL EXISTING LIGHTING TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.
20. ALL EXISTING SECURITY SYSTEMS TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW FINISHES.

Olson Kundig
111 KALANIANA'OLE PARKWAY, SUITE 200
HONOLULU, HAWAII 96813
TEL: (808) 551-1111
WWW.OLSONKUNDIG.COM



12 DEMOLITION PLAN - UPPER LEVEL
Scale: 1/8" = 1'-0"

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

DEMOLITION PLANS
A201

11 DEMOLITION PLAN - MAIN LEVEL
Scale: 1/8" = 1'-0"

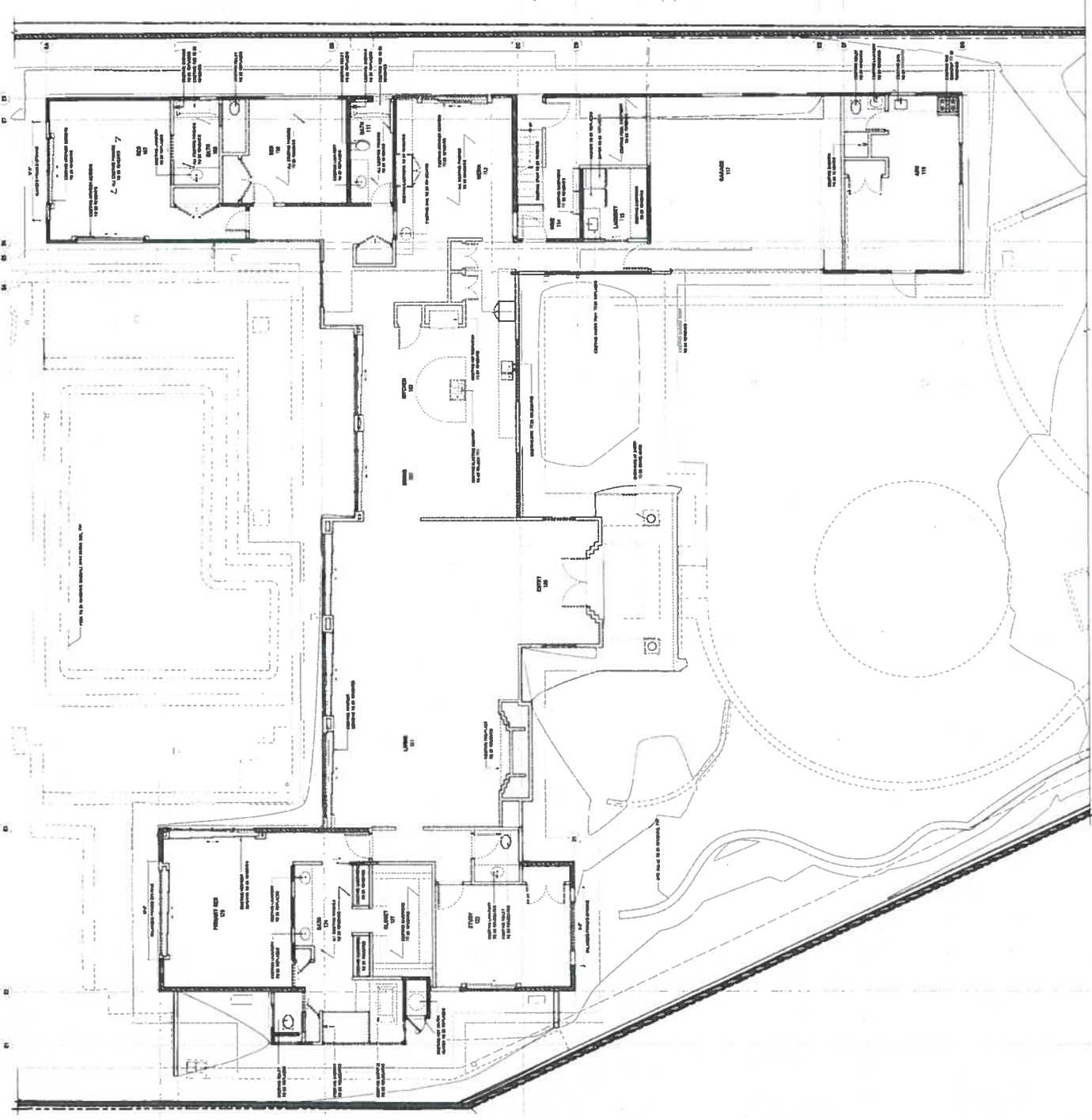


EXHIBIT C-5

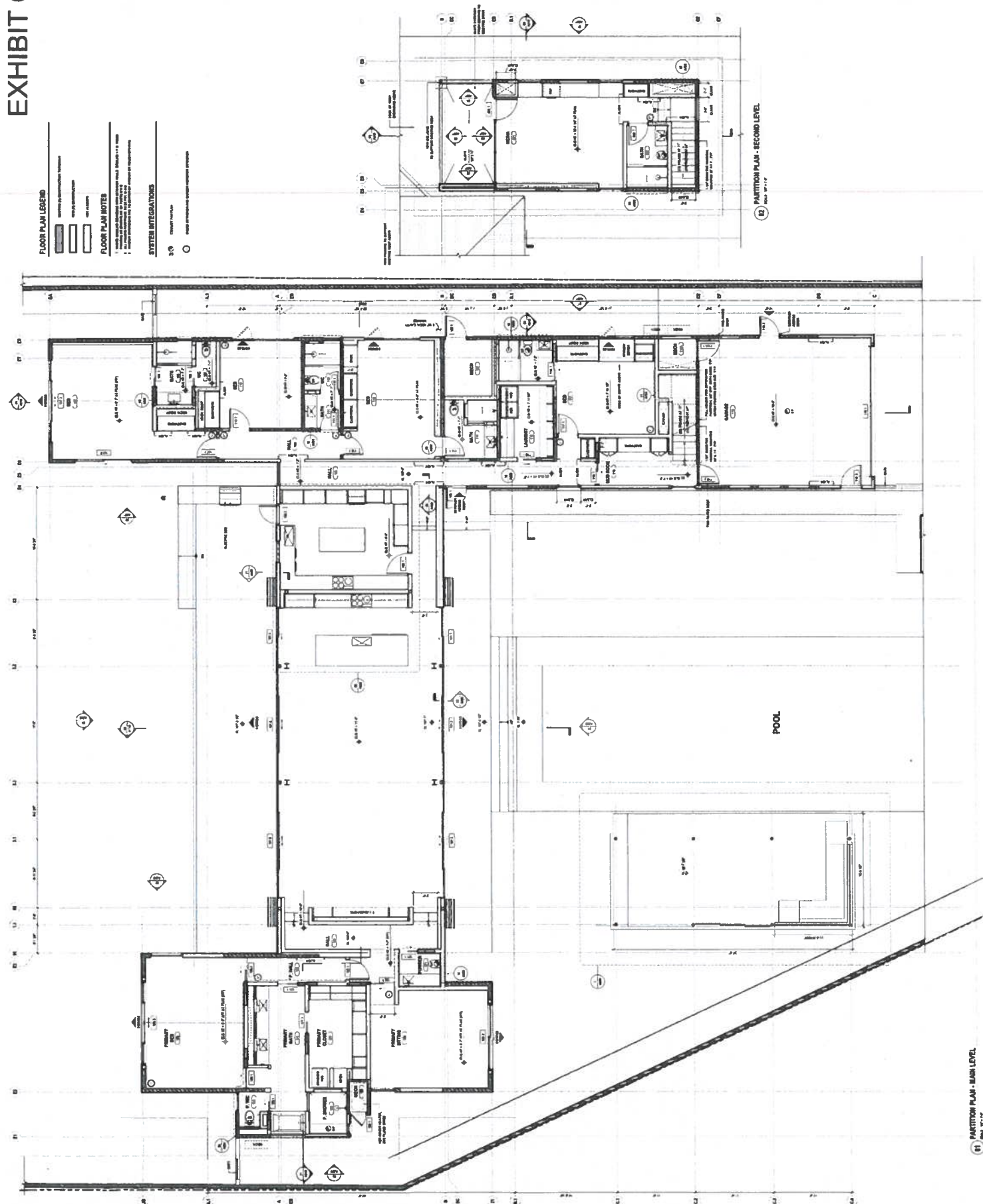


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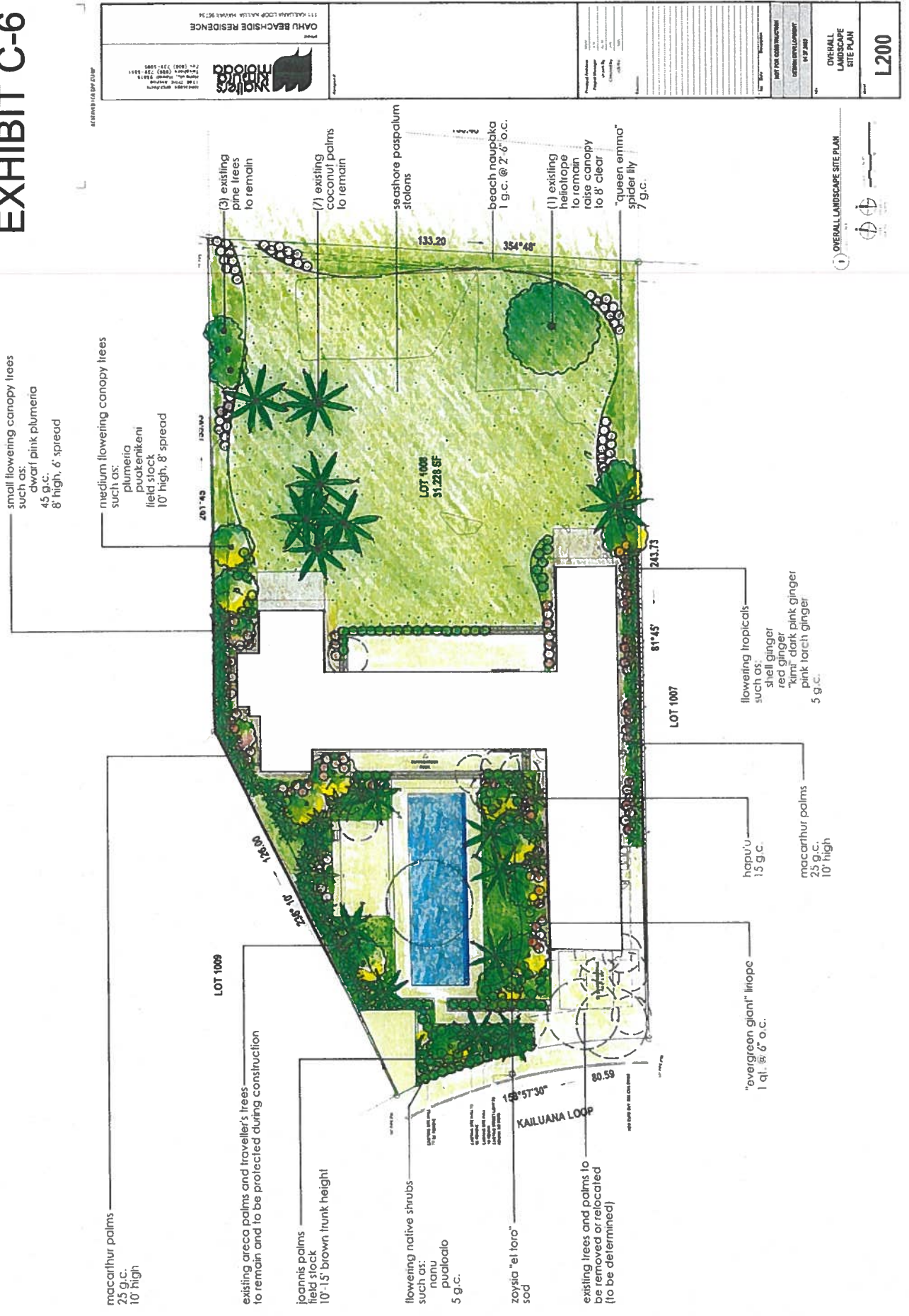



EXHIBIT C-7

Olson Kundig
111 KALANIANA'OLELA AVENUE, SUITE 200
HONOLULU, HAWAII 96813
TEL: (808) 943-8300
WWW.OLSONKUNDIG.COM

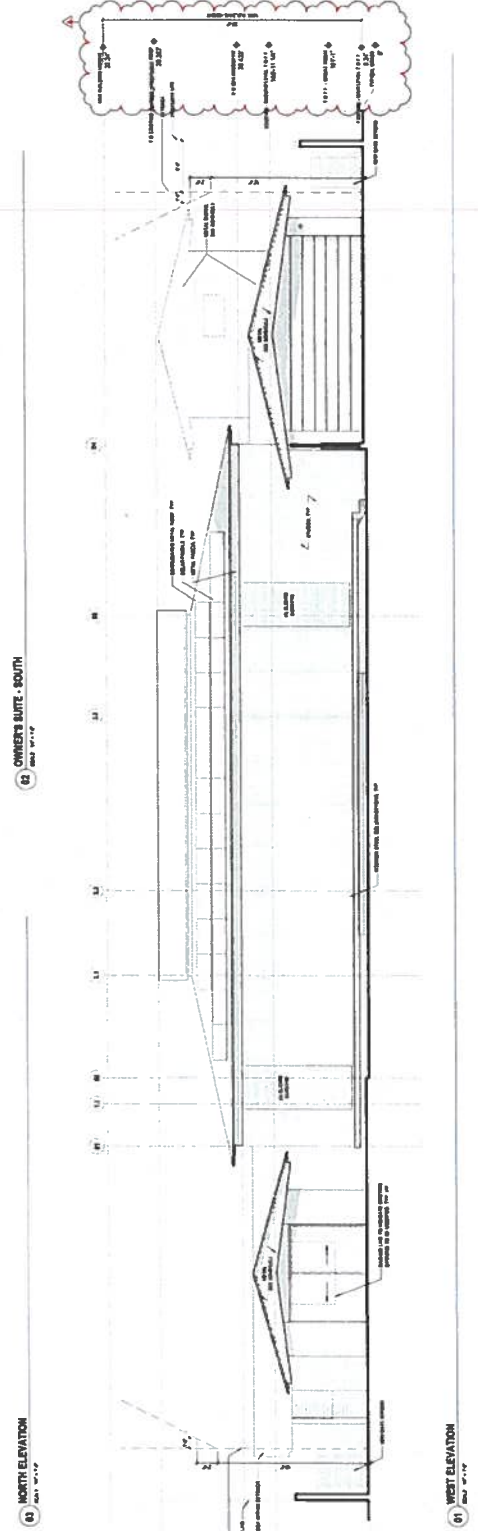
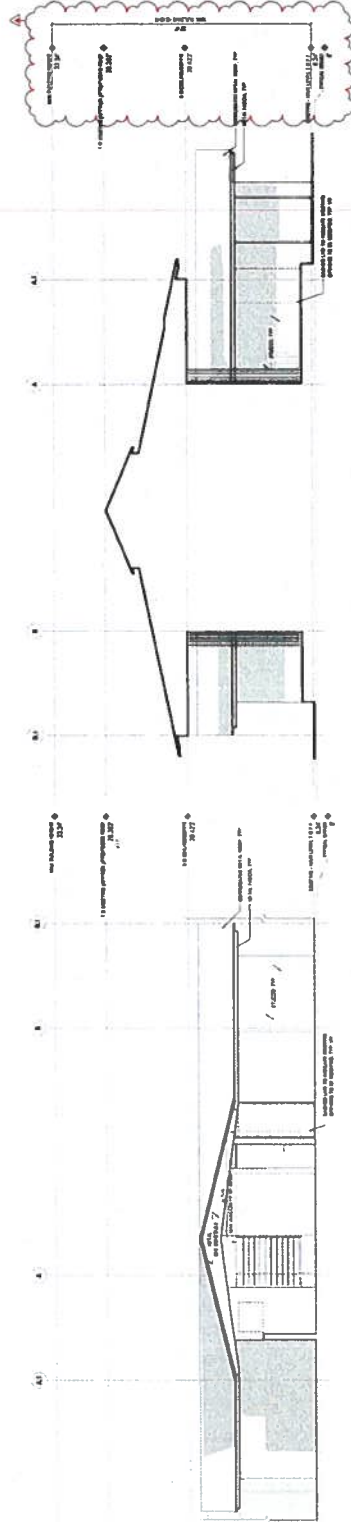
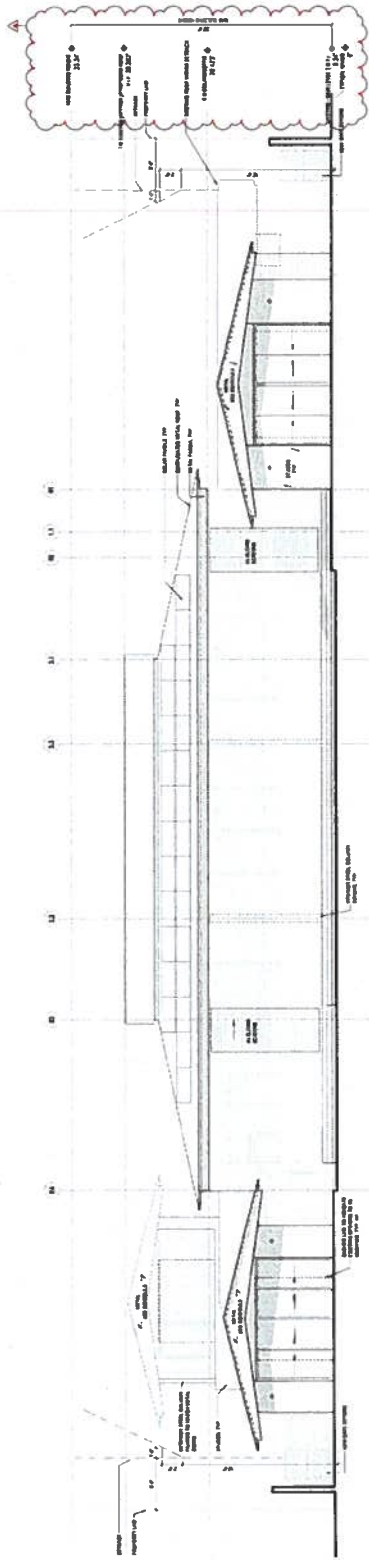


DAVID OLSON
REGISTERED PROFESSIONAL ENGINEER
NO. 10154
HAWAII
EXPIRATION DATE: 12/31/2024

EXTERIOR ELEVATIONS

A300

DATE: 01/14/2024
PROJECT: 111 KALANIANA'OLELA AVENUE, SUITE 200
DRAWN BY: DAVID OLSON
CHECKED BY: DAVID OLSON
SCALE: AS SHOWN



OWNER'S SUITE - SOUTH
01/14/2024

EXHIBIT C-8

| | | |
|--|--|--|
| <p>Olson Kundig</p> <p>111 KALAMIA LOOP KALAM, KAWAHA 96741</p> <p>111 KALAMIA LOOP KALAM, KAWAHA 96741</p> | | <p>PLAN</p> <p>111 KALAMIA LOOP KALAM, KAWAHA 96741</p> |
| <p>Olson Kundig</p> <p>111 KALAMIA LOOP KALAM, KAWAHA 96741</p> <p>111 KALAMIA LOOP KALAM, KAWAHA 96741</p> | | <p>PLAN</p> <p>111 KALAMIA LOOP KALAM, KAWAHA 96741</p> |

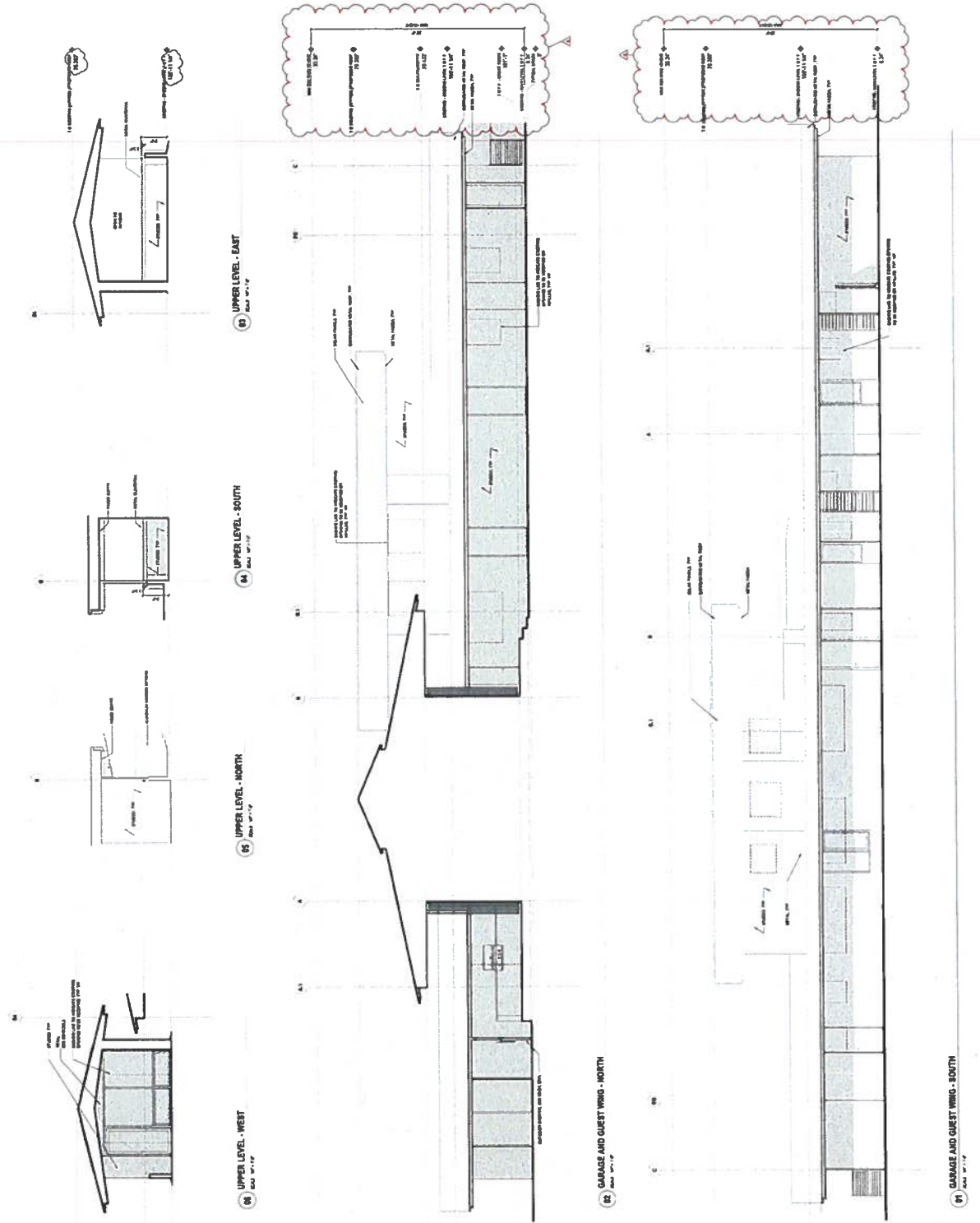
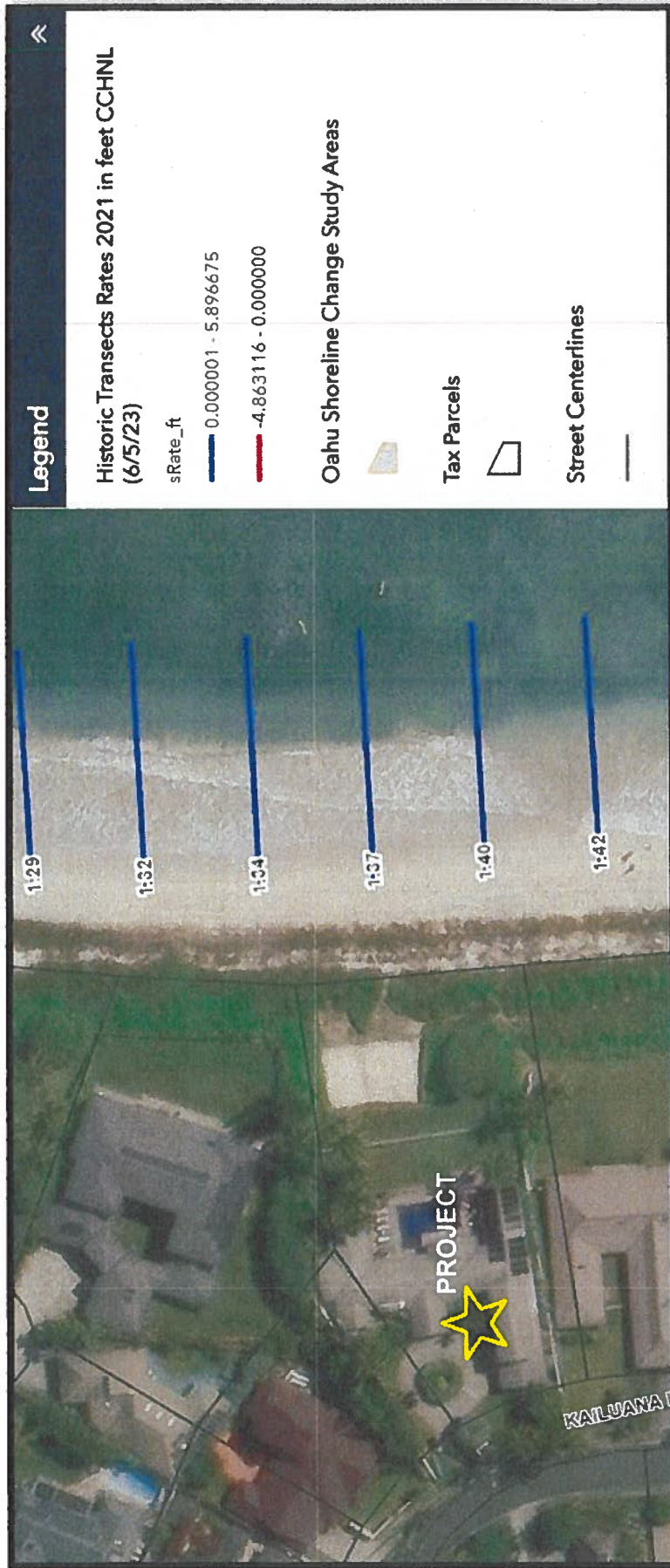


EXHIBIT E



SEP 13 2024

Chairperson, Board of Land and Natural Resources ^{12A-}

LOT 1012
TAK-4-S-083.004

COI 1009
 MAX. 4-3-085 007

L O I 1007
TAK 4-3-083 009

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.



THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION

John P. Kulkarni

Exp: 04/30/26



15" x 21" 219 Sq.Ft.

TAX MAP KEY: 4 - 3 - 083 : 008

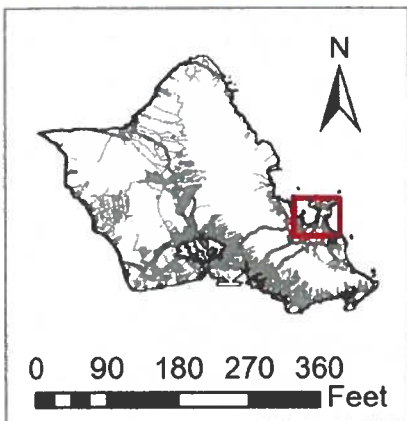
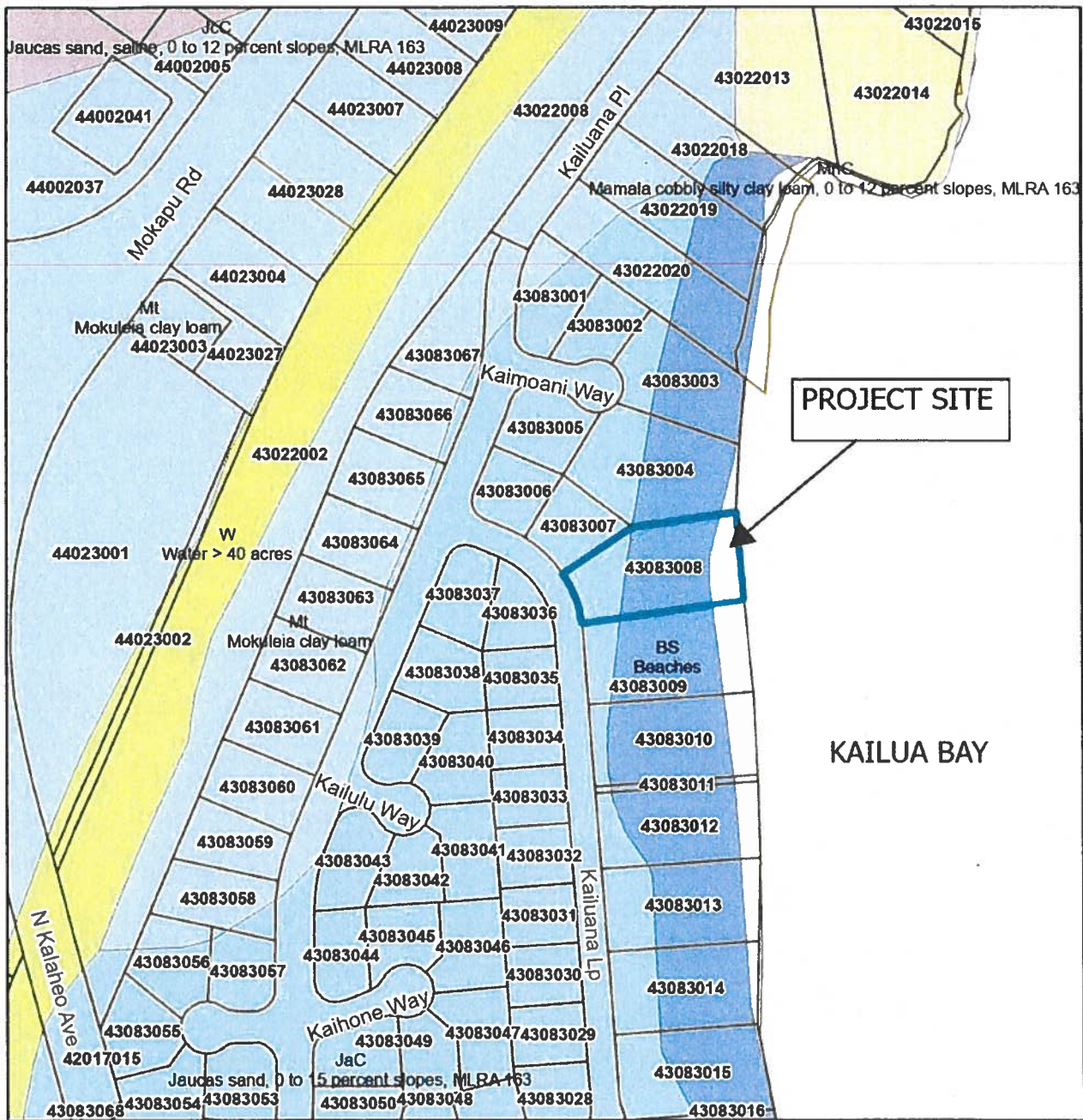


EXHIBIT G SOILS MAP

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

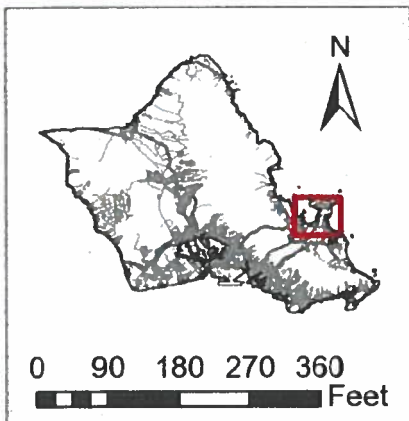
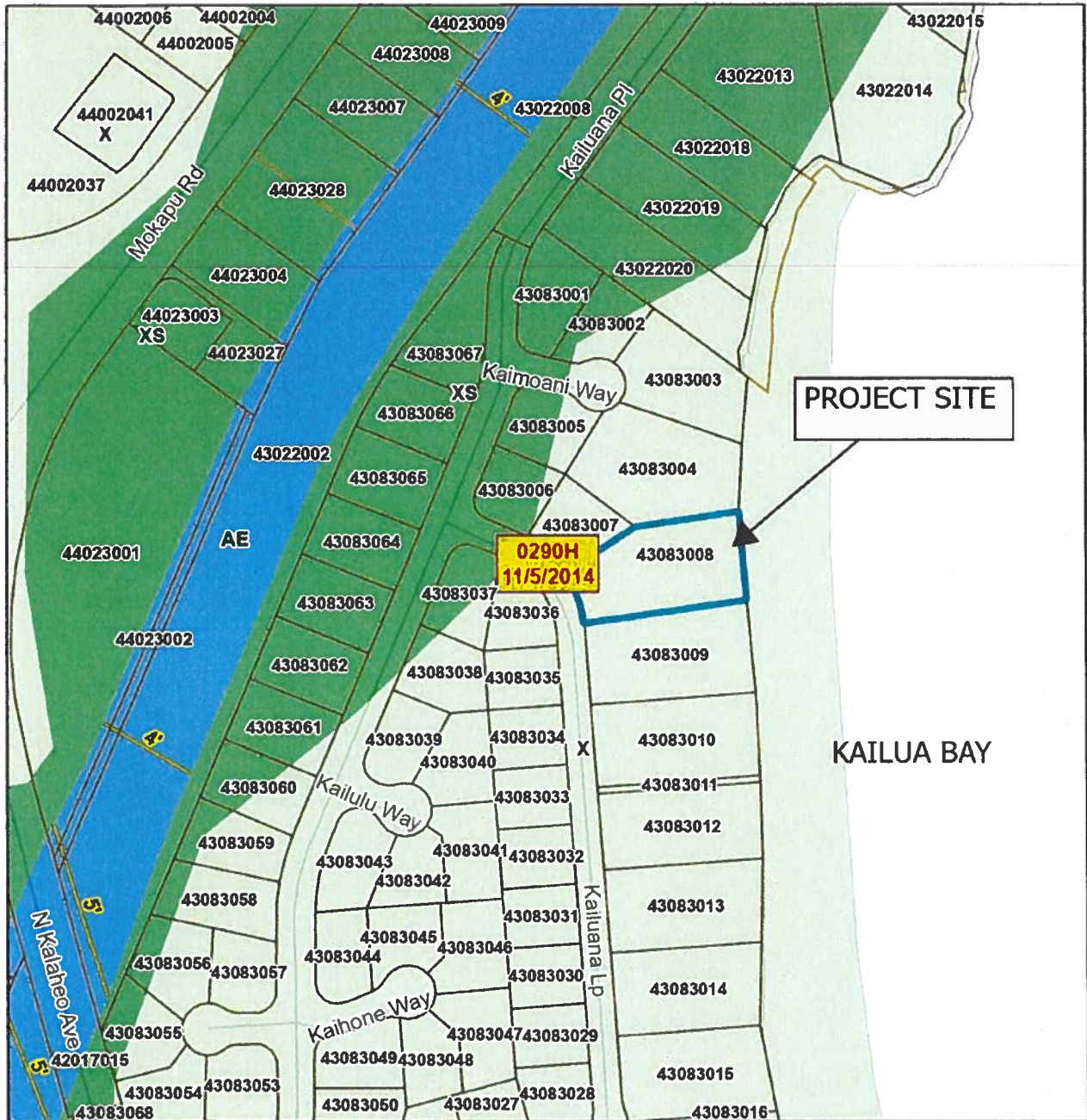


EXHIBIT H FLOOD MAP

FILE NO. 2024/SMA-137

TAX MAP KEY 4-3-083: 008

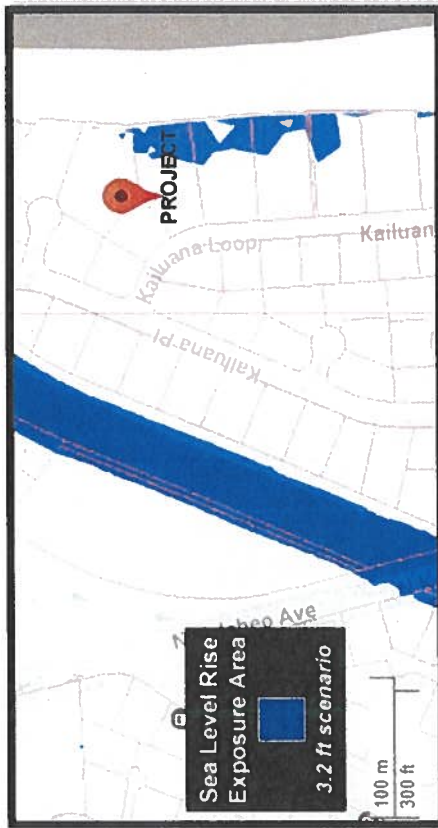
111 KAIULUANA LOOP - KAILUA

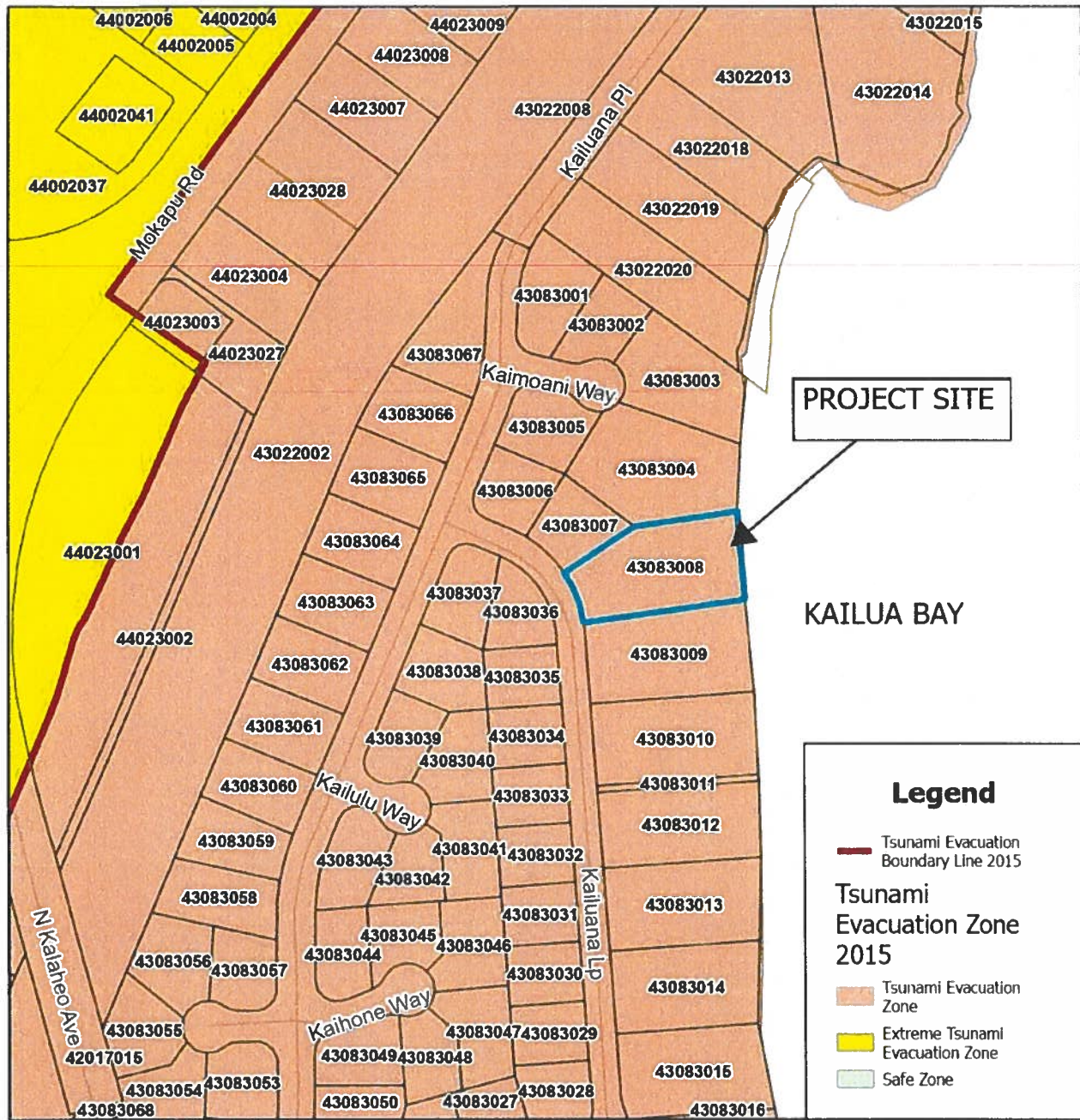
February 2025



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

EXHIBIT I





PROJECT SITE

KAILUA BAY

Legend

Tsunami Evacuation Boundary Line 2015

Tsunami Evacuation Zone 2015

Tsunami Evacuation Zone

Extreme Tsunami Evacuation Zone

Safe Zone

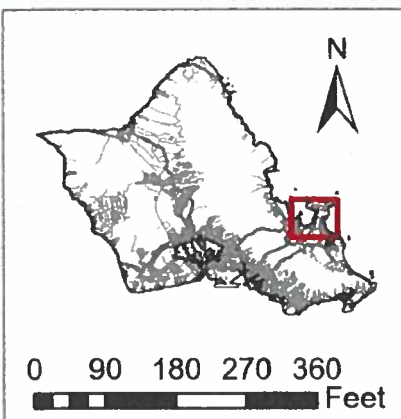


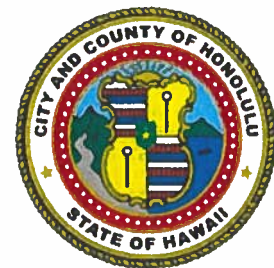
EXHIBIT J TSUNAMI MAP

FILE NO. 2024/SMA-137

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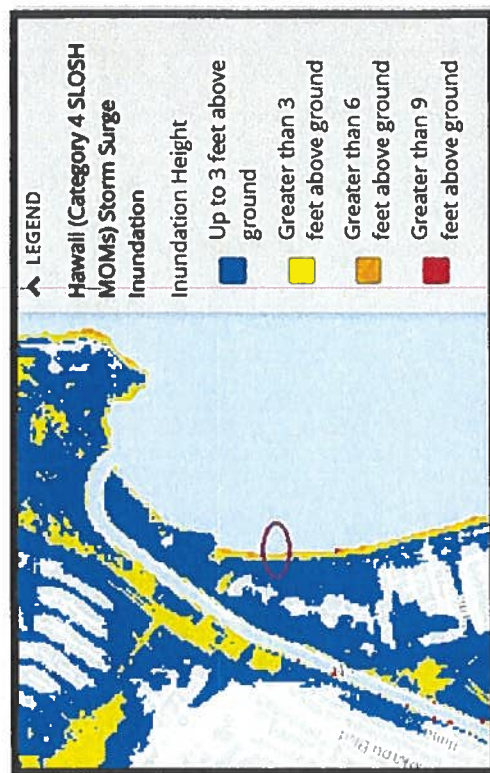
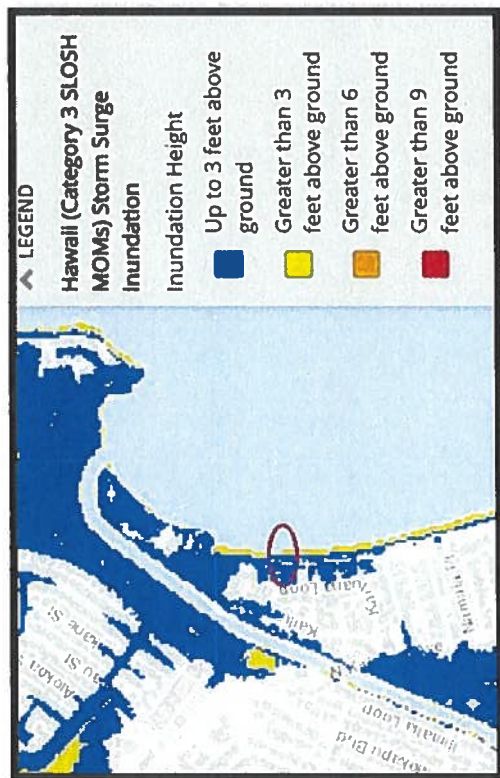
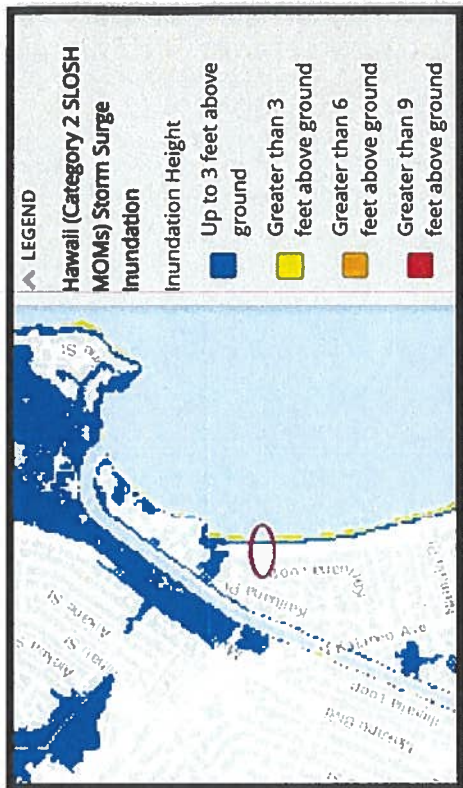
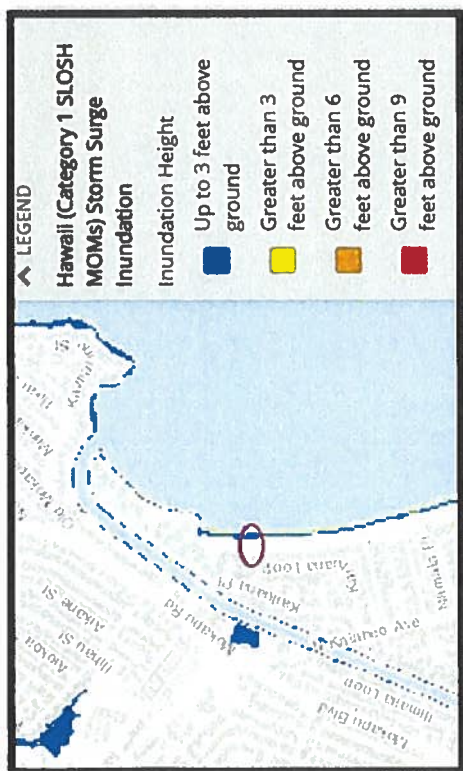
111 KAILUANA LOOP - KAILUA

February 2025



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

EXHIBIT K



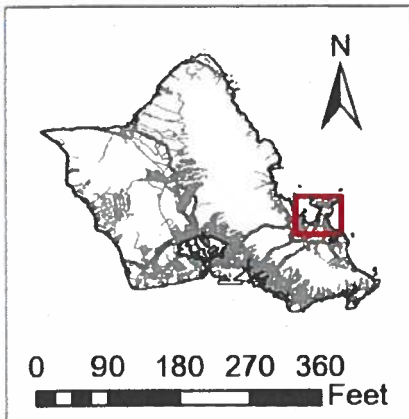
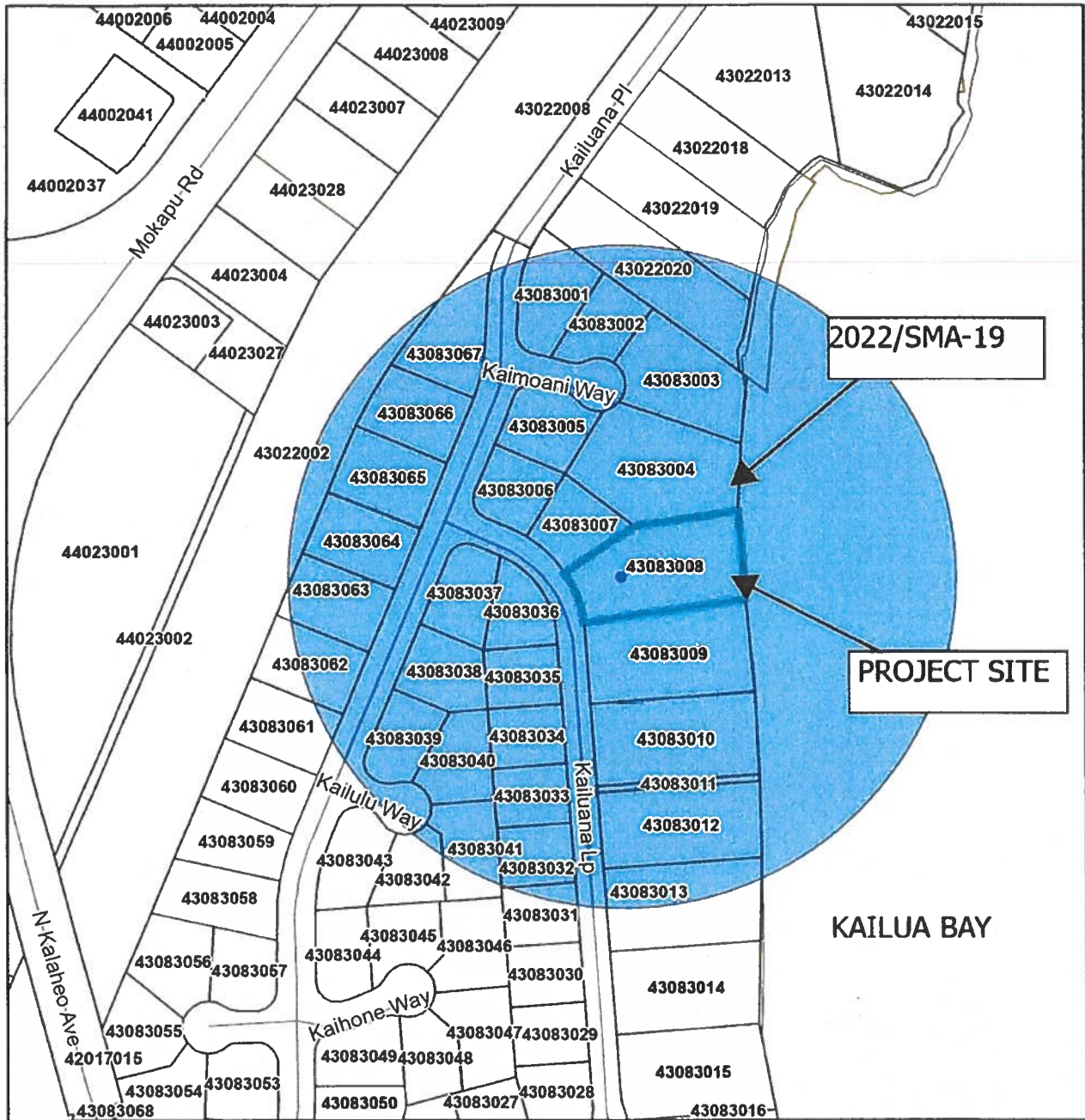


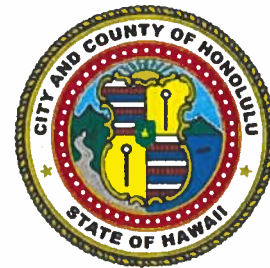
EXHIBIT L **CUMULATIVE** **500-FT RADIUS** **MAP**

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

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 25-120, CD1

Introduced: 04/22/25 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

Title: GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR ALTERATIONS AND ADDITIONS TO AN EXISTING SINGLE-UNIT DWELLING, INCLUDING A NEW ATTACHED GARAGE, FRONT GATE, AND SHADE STRUCTURE; REPLACEMENT OF AN EXISTING DRIVEWAY; RELOCATION OF AN EXISTING SWIMMING POOL; DECOMMISSION OF AN EXISTING SAND VOLLEYBALL COURT; AND LANDSCAPING IMPROVEMENTS IN KAILUA, O'AHU.

Voting Legend: * = Aye w/Reservations

| | | |
|----------|-------|---|
| 04/22/25 | INTRO | Introduced. |
| 05/29/25 | ZON | Reported out for adoption as amended in CD1 form. CR-226 5 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, WEYER |
| 06/04/25 | CCL | Committee report and Resolution as amended were adopted. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER |

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.



GLEN I. TAKAHASHI, CITY CLERK



TOMMY WATERS, CHAIR AND PRESIDING OFFICER