

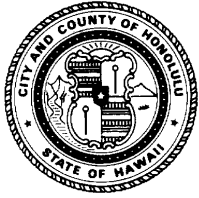
SUMMARY OF PROPOSED COMMITTEE DRAFT:

**RESOLUTION 25-120
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.**

The PROPOSED CD1 makes the following amendments:

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

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR 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."
- B. Amends the first WHEREAS clause to clarify the description of the Project.
- C. Amends Condition D.1, relating to the importation of fill material, by clarifying that 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 material is proposed.
- D. Amends Condition E.2, relating to landowner acknowledgements recognizing the potential for adverse impacts due to coastal hazards, to clarify that the Project zoning lot is a shoreline 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.
- E. Makes miscellaneous technical and nonsubstantive amendments.



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

No. **25-120, CD1**
PROPOSED

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.

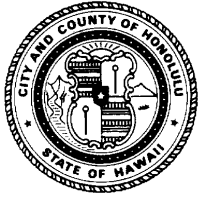
WHEREAS, on January 8, 2025, the Department of Planning and Permitting ("DPP") accepted the application ("File Number 2024/SMA-137") from Beachside LLC (the "Applicant") for a Special Management Area ("SMA") Major Permit for alterations and modifications to an existing two-story single-unit dwelling, 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:

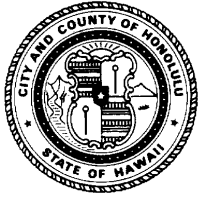


RESOLUTION

- 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.

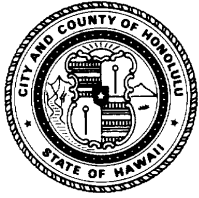


RESOLUTION

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



RESOLUTION

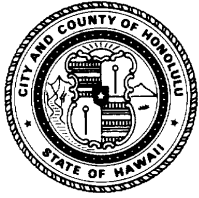
Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the Project site, or the Protocols must be posted at the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution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

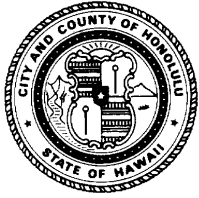
landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."

- 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."

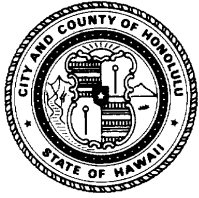


RESOLUTION

- 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

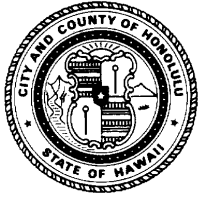


RESOLUTION

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

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

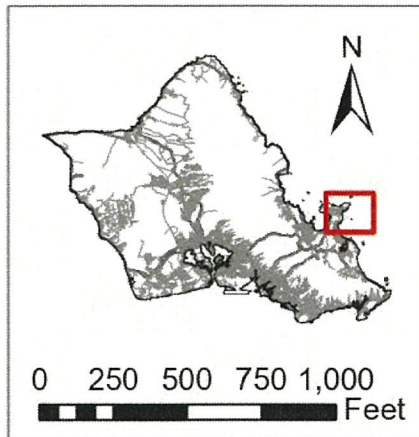


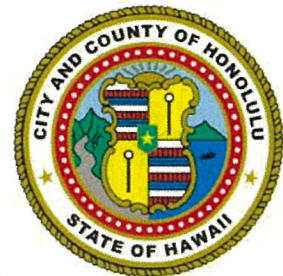
EXHIBIT A LOCATION MAP

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

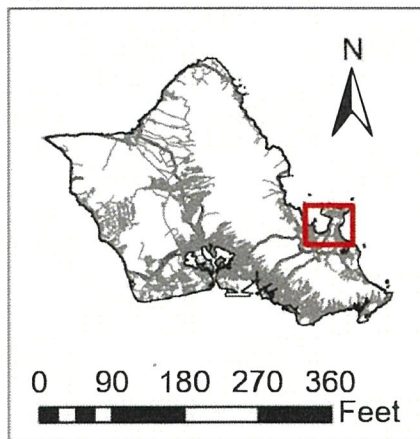
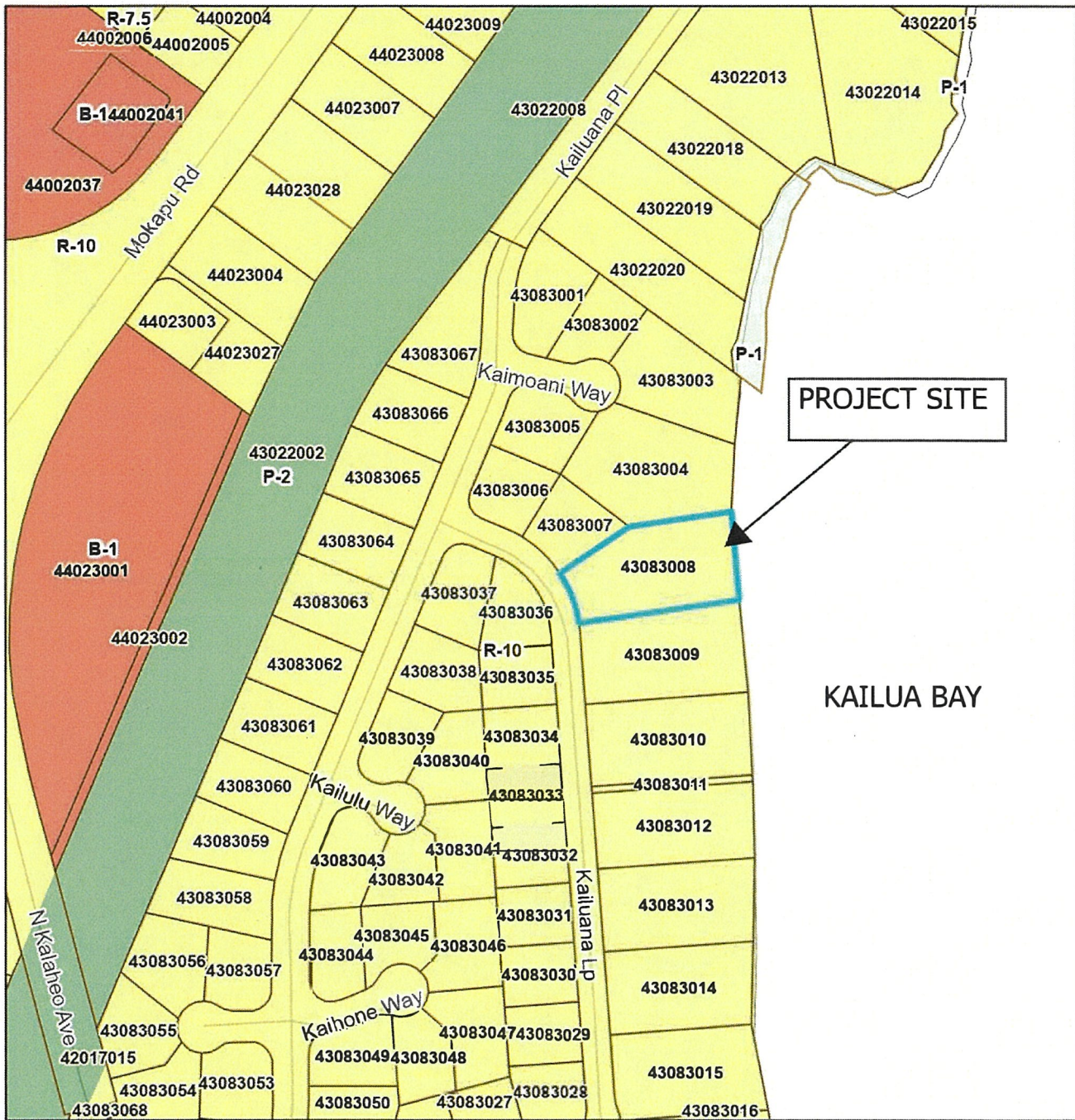


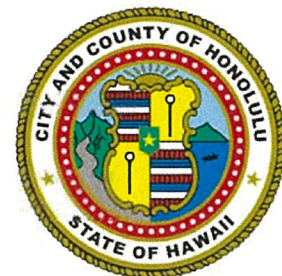
EXHIBIT B ZONING MAP

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

Olson Kundig

1142 South Jackson St., Suite 100
Honolulu, HI 96813
+1 808 461-2100 • Fax +1 808 461-2101

OAHU BEACHSIDE RESIDENCE
1111 KAILUANA LOOP KAILUA, HAWAII 96734
TAC: 04/08/01



1. SEE CIVIL DRAWINGS FOR REVISED GRADING.
2. AVERAGE GRADE AT BUILDING PERIMETER: 8'-0"
8'-0" = 95.75' ARCHITECTURAL
3. TOP OF EXISTING F.F. TO REMAIN 8'-3 1/4" / 109'-0" ARCHITECTURAL
4. TOP OF NEW F.F. AT GREAT ROOM TO BE 8'-3 3/8" / 101'-0 1/2" ARCHITECTURAL

butman
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:	L.R. JR
checked by:	JR
job no.:	21005

revelation

[illegible]EPA COMMENT RESPONSE
2025.03.26

SITE PLAN

sheet:

A110

BUILDING AREA TABULATIONS	
BUILDING AREA CALCULATIONS PER CRS. 30-41 (BUILDING AREA BY FLOOR AND TOTAL FLOOR AREA)	
AREA NAME	AREA
MIN LEVEL FLOOR AREA	4,759.00 SF
UPPER LEVEL FLOOR AREA	406.43 SF
COVERED EXTERIOR	127.45 SF
TOTAL ROOFING FOOTAGE	5,292.88 SF
TOTAL BUILDING COVERAGE = 4,346.87 SF	
FOR TOTAL LOT COVERAGE TABULATIONS INCLUDING PROPOSED IMPERVIOUS SURFACES - SEE TRAFFICWAY SHEET	



PROPOSED LIFE COVERAGE TABLE	
ANNUAL LIFE COVERAGE	ANNUAL PREMIUM
BUILDING COVERAGE	2,350.00 PER YEAR
INFILTRATION SURFACE	2,740.00 PER YEAR
INFILTRATION SURFACE	570.00 PER YEAR
INFILTRATION SURFACE	36.00 PER YEAR
INFILTRATION SURFACE	175.00 PER YEAR
TOTAL LIFE COVERAGE (\$)	3,932.00 PER YEAR

EXISTING LIFE COVERAGE TABLE	
ANNUAL LIFE COVERAGE	ANNUAL PREMIUM
BUILDING COVERAGE	1,708.00 PER YEAR
INFILTRATION SURFACE	2,750.00 PER YEAR
INFILTRATION SURFACE	158.00 PER YEAR
INFILTRATION SURFACE	17.00 PER YEAR
TOTAL EXISTING LIFE COVERAGE	4,633.00 PER YEAR

BUILDING COVERAGE PER CHAPTER 21A, § 2-2	
TOTAL BLDG. AREA: 31,250 SF PER PARCEL	12,500.00 PER YEAR
PROPOSED BUILDING COVERAGE: 12,500 SF	
MAXIMUM BUILDING COVERAGE PER PARCEL: 21A, § 2-2	50,000.00 PER YEAR

SURFACE COVERAGE PER CHAPTER 21A, § 2-2	
12,500.00 SQ YD + 30.00 SQ YD	12,500.00 PER YEAR
30% PROPOSED + 60% MAXIMUM ALLOWABLE	
MAXIMUM SURFACE COVERAGE PER PARCEL: 21A, § 2-2	50,000.00 PER YEAR

Olson Kundig

1032 Kaneohe Avenue, Suite 300
Kaneohe, HI 96749
+1 808 261-9473 • www.olk.com

OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734

THE CHAIRMAN

Stamp/print:


THOMAS W. HENDON
LICENSED PROFESSIONAL
ENGINEER
No. 13367
MECHANICAL
TENN. U.S.A.
thomashendon
SIGNATURE

APRIL 30, 2028

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:	TE
project manager:	JR
drawn by:	LO, JR
checked by:	JR
job no.:	21006

revisions:

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A

no.:	date:	description:
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SWA COMMENT RESPONSE

2025.01.24

100

BUILDING DIAGRAMS.

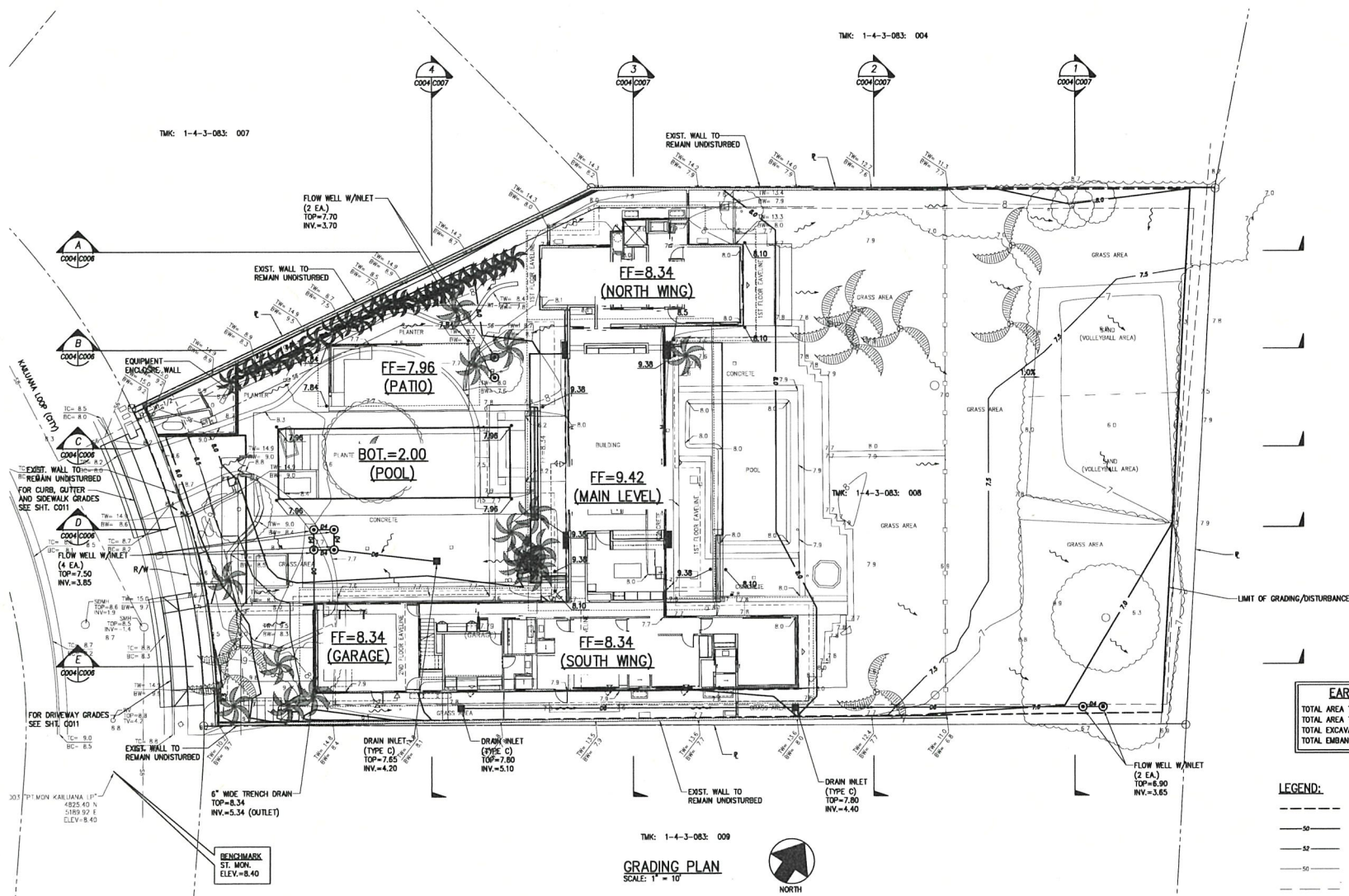
**BUILDING DIAGRAMS -
CODE**

Sheet

444

A111

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:

--- LIMIT OF GRADING/DISTURBED AREA
 --- FINISHED GRADE MAJOR CONTOUR
 --- FINISHED GRADE MINOR CONTOUR
 --- EXISTING GROUND CONTOUR
 --- TOP BANK
 --- BOTTOM BANK
 Y Y Y FILL SLOPE
 P P P CUT SLOPE
 400.00 FINISH GRADE ELEVATION
 400.00 TOP OF WALL ELEVATION
 390.00 BOTTOM OF WALL ELEVATION
 --- PROPOSED FLOW PATTERN

SHEET SECTION TAKEN SHEET SECTION VIEW SHOWN ON

GRAPHIC SCALE:

1" = 10'

NOTES:

- 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 ON-SITE IN-SITU MATERIALS FROM THE NEW POOL EXCAVATION.
- 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.

CHRIS J. NAKAMURA, P.E. (HI NO. 11665)
 2727 BOOTH ROAD, HONOLULU, HI 96813
 PHONE: (808) 381-5422

PROJECT
 OAHU BEACHSIDE RESIDENCE
 111 KALANIANA'OPULU DRIVE, HAWAII 96724

Principal Engineer: CN
 Project Manager: CN
 Drawn By: CN
 Checked By: CN
 Job No.: 21005

Revisions:

No. Date Description

SMA COMMENT RESPONSE
 3/25/21 3.24

Site:

GRADING PLAN

Sheet:

C005

SCALE: 1" = 1'-0"

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

A201

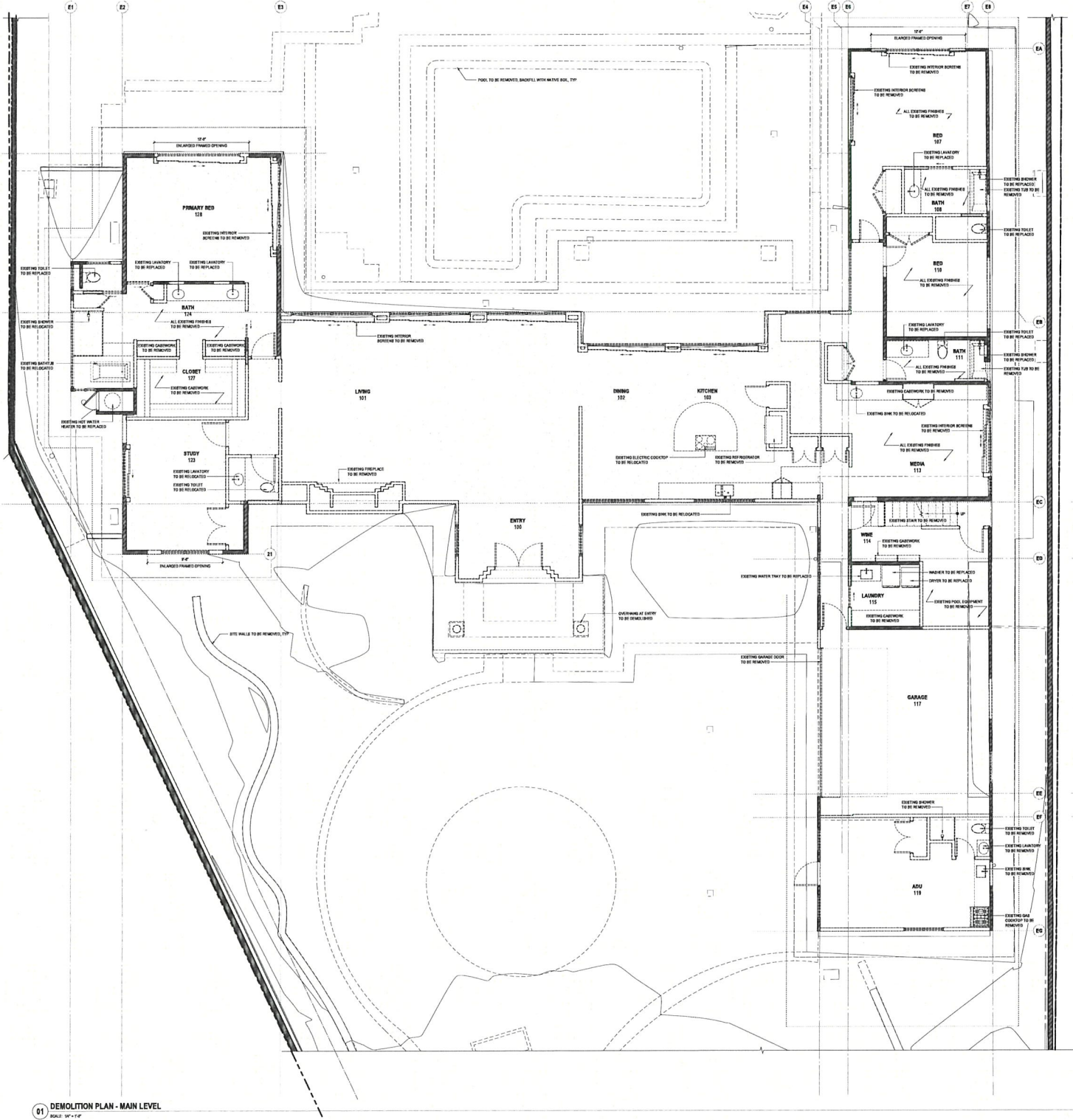
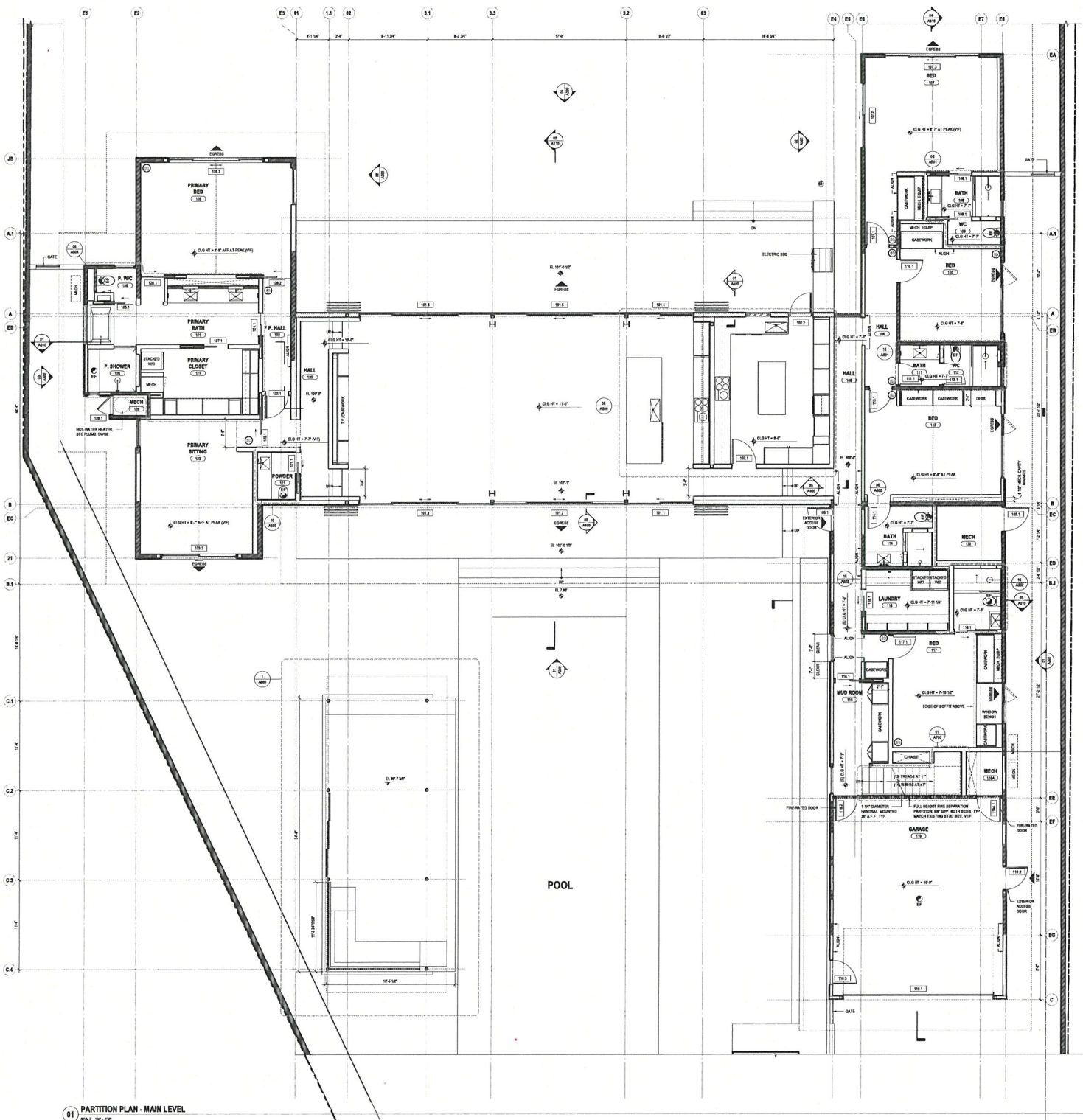


EXHIBIT C-5



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

FLOOR PLAN LEGEND

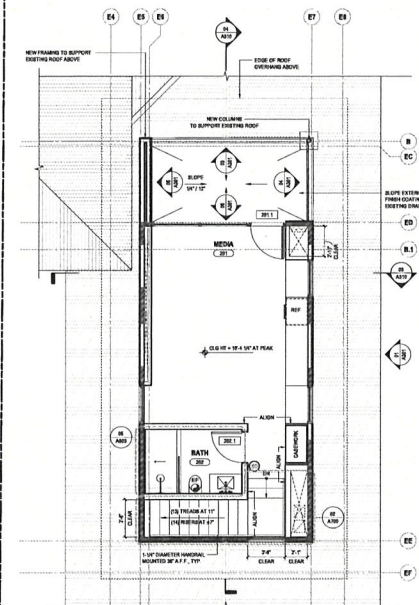
- EXISTING (S) CONSTRUCTION TO REMAIN
- NEW (N) CONSTRUCTION
- NOT IN SCOPE

FLOOR PLAN NOTES

1. WINDOW SIZES ARE COMPATIBLE WITH EXISTING WALLS, WINDOW = 1/2" WOOD FRAMING OR CENTERLINE OF PIERCE IN 1/2"
2. ALL FINISHED FLOORS FROM 1/2" TO 1/2" IN 1/2"
3. WINDOW DIMENSIONS ARE TO CENTER OF WINDOW OR WINDOW OPENING

SYSTEM INTEGRATIONS

- 1. EXISTANT FAN PLAN
- 2. EXISTANT DETECTOR AND GARDEN WORKSPACE DETECTOR



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

Olson Kundig

OAHU BEACHSIDE RESIDENCE
111 KALANIANA'OPULU AVE., HAWAII 96814



SIGNATURE

APRIL 30, 2018

LICENSE EXP. DATE

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

project architect: JL
project manager: JL
drawn by: JL, JR
checked by: JL
job no.: 201801

revisions:

PL: Date: Description:

DATA COMMENT RESPONSE
2018.03.28

Rev:

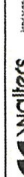
PARTITION PLANS

Sheet

A211

RESERVED FOR OFF STAMP



	1004-8888 873-2824 11140 27th Avenue #101 Honolulu, HI 96818 Tel: (808) 333-5551 Fax: (808) 333-5555
	Project: OAHU BEACHSIDE RESIDENCE 111 KALANILUA LOOP, KALANILUA, HAWAII 96724
Siteplan	
Principal Architect: 10040 Project Manager: 10040 Design By: 10040 Checked By: 10040 Job No.: 10040	
Revision:	
No. Date Description	
NOT FOR CONSTRUCTION	
DESIGN DEVELOPMENT	
04.27.2003	
Site	OVERALL LANDSCAPE SITE PLAN
Sheet	L200

123 1234 56789 1011 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

Olson Kundig

111 KALAMUN LOOP KALIA, HAWAII 96741

10% (minimum)

descript:



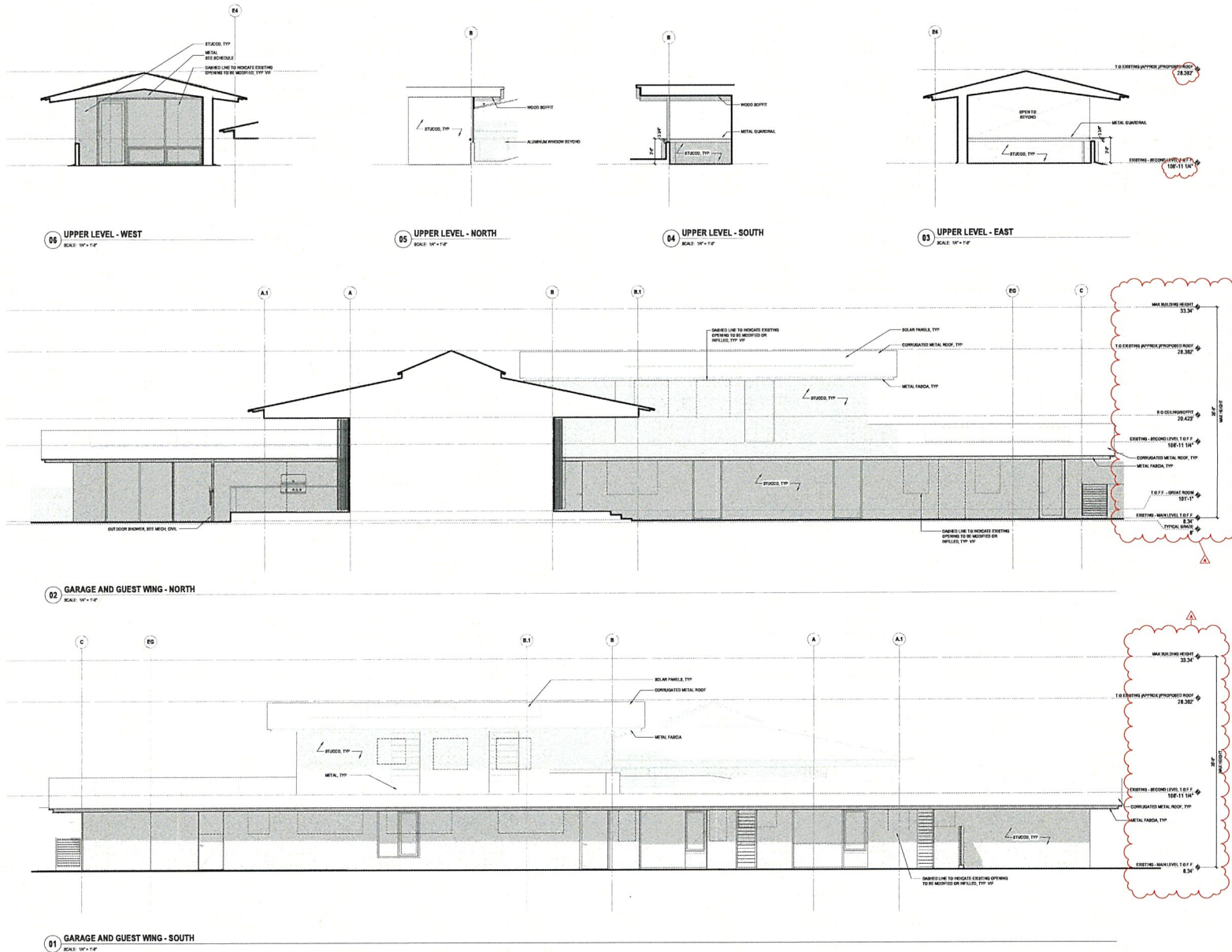
[illegible]

EXHIBIT E



EXHIBIT F

TRUE NORTH
SCALE: 1 IN. = 30 FT.

The shoreline as delineated in red is hereby certified as the shoreline as of

SEP 13 2024

Chairperson, Board of Land and Natural Resources

LOT 1012
TMK: 4-3-083:004

LOT 1009
TMK: 4-3-083:007

LOT 1008
31,228 Sq.Ft.

LOT 1007
TMK: 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 R. K. Akina
Exp. 04/30/26

WPT
Walter P. Thompson, Inc.
Surveying & Mapping

P.O. BOX 3351 HONOLULU, HI 96801
PH. (808) 536-2705 FX. (808) 599-4032

TAX MAP KEY: 4 - 3 - 083 : 008

15"x 21" = 2.19 Sq.Ft.

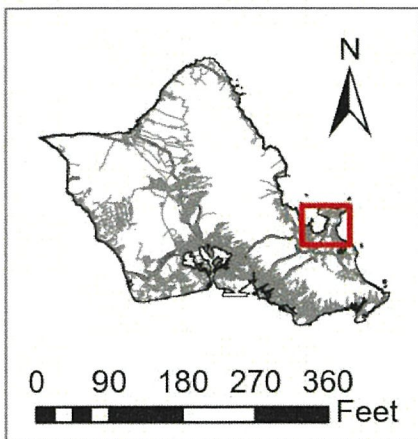
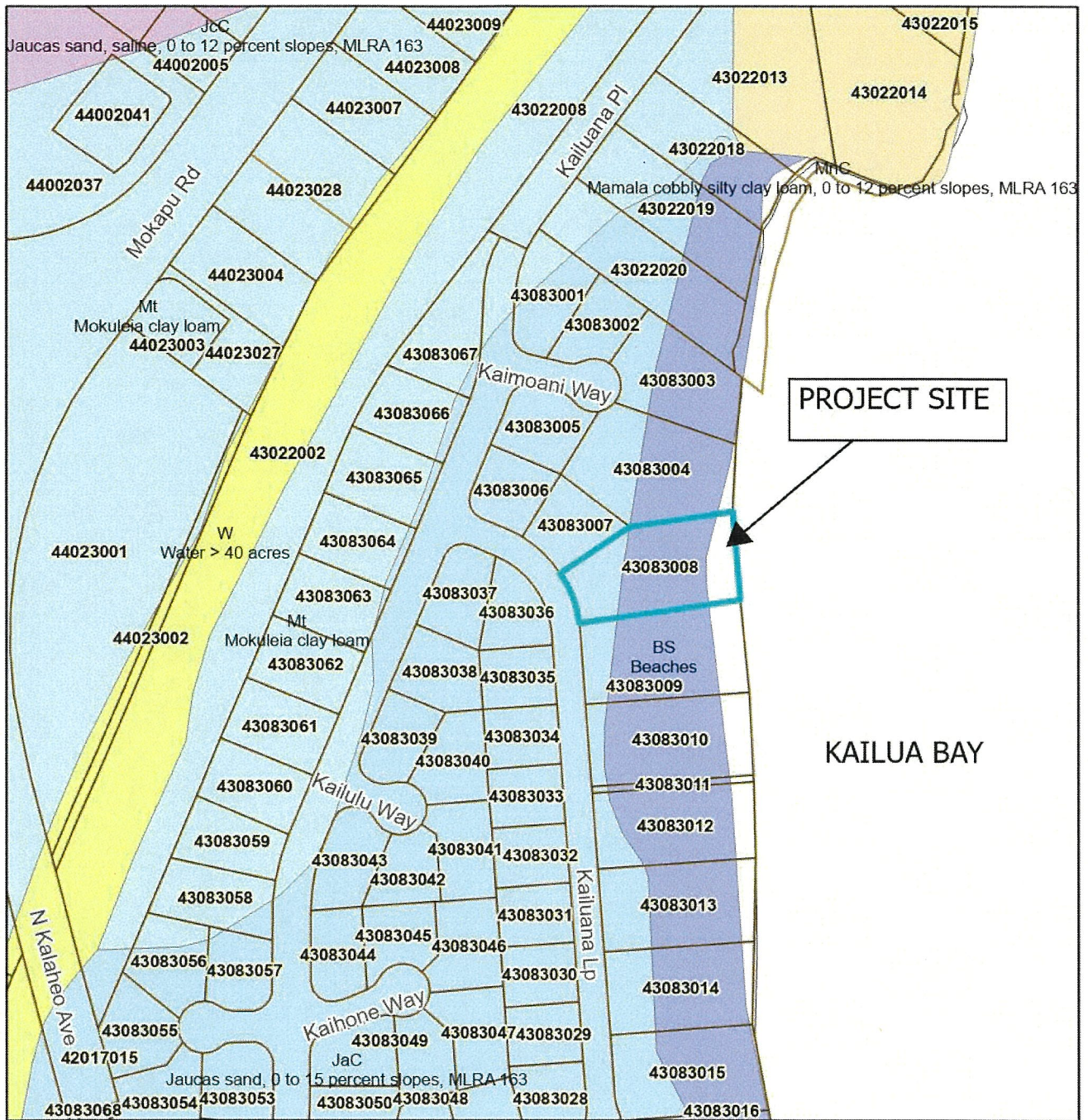


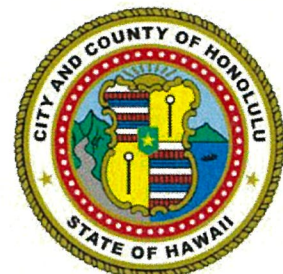
EXHIBIT G SOILS MAP

FILE NO. 2024/SMA-137

TAX MAP KEY 4-3-083: 008

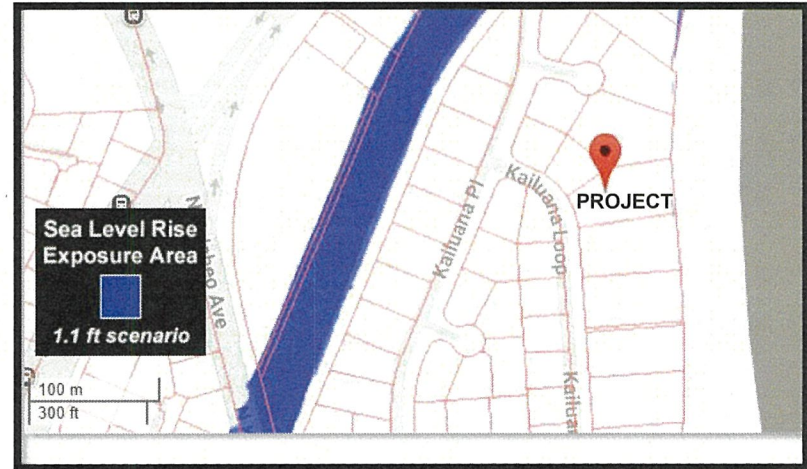
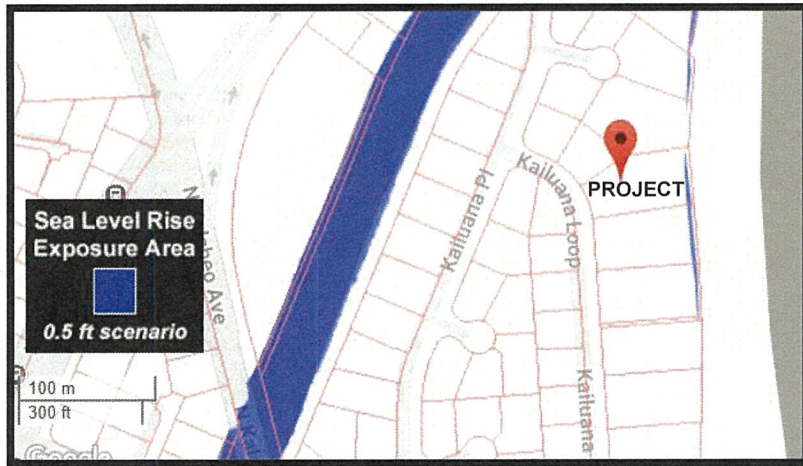
111 KAILUANA LOOP - KAILUA

February 2025



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

EXHIBIT I



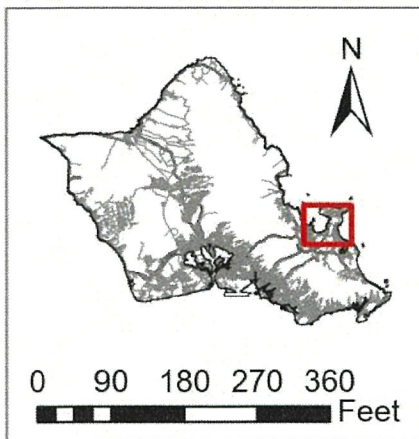
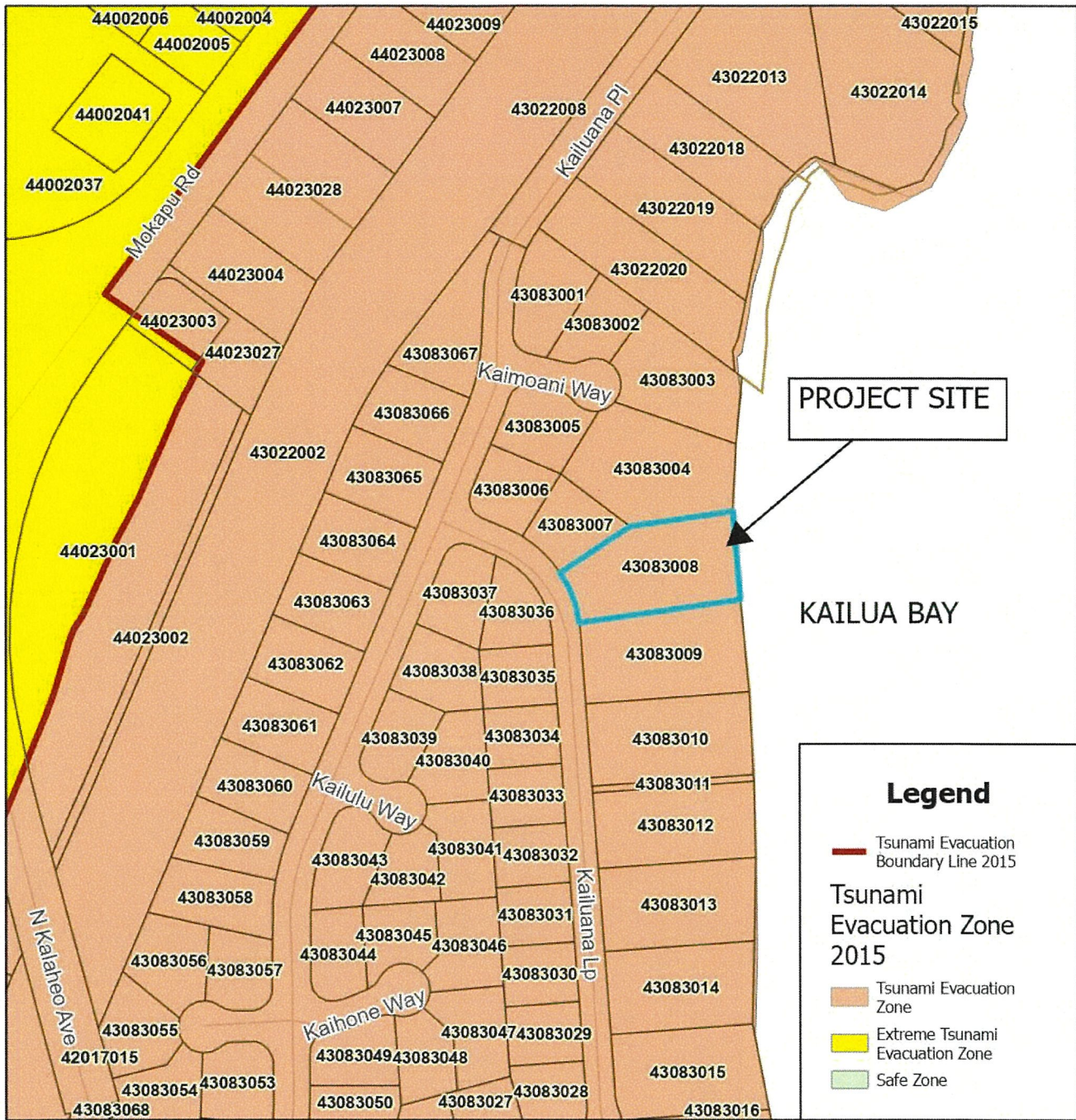


EXHIBIT J TSUNAMI MAP

FILE NO. 2024/SMA-137

TAX MAP KEY 4-3-083: 008

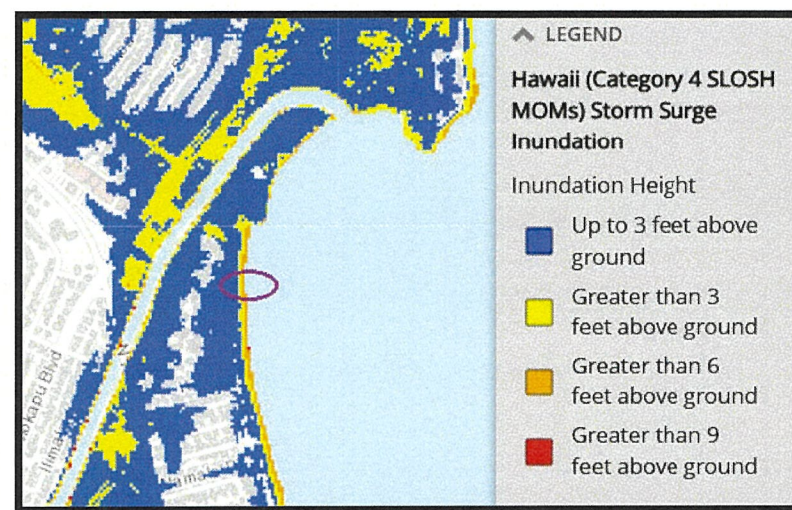
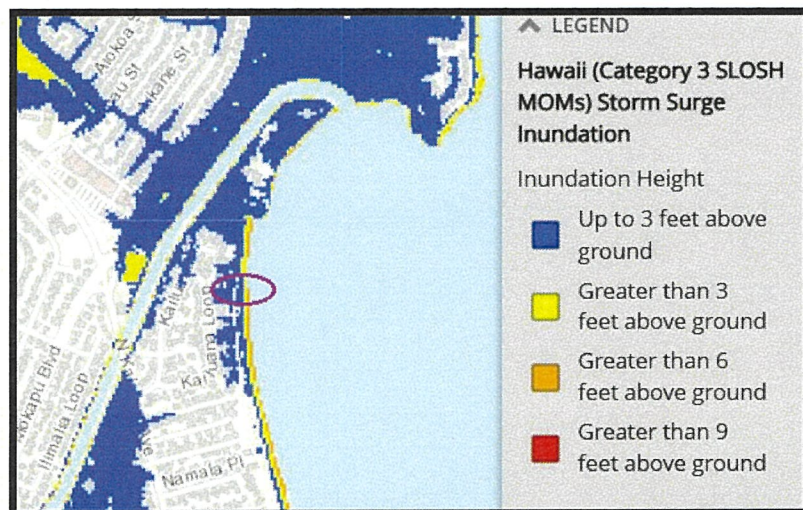
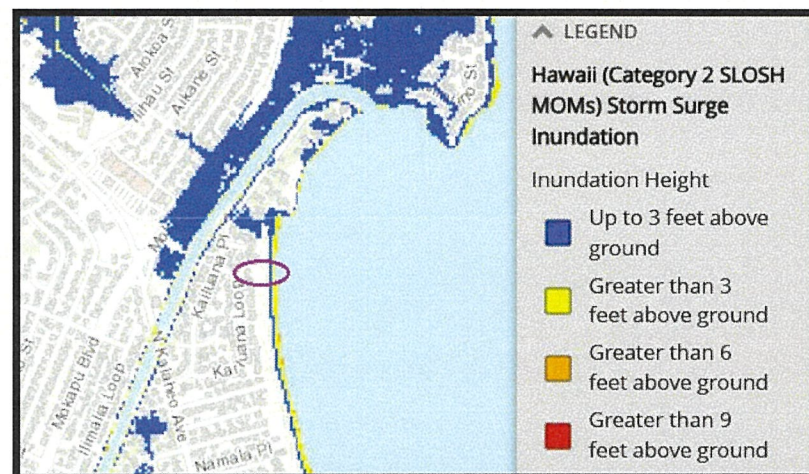
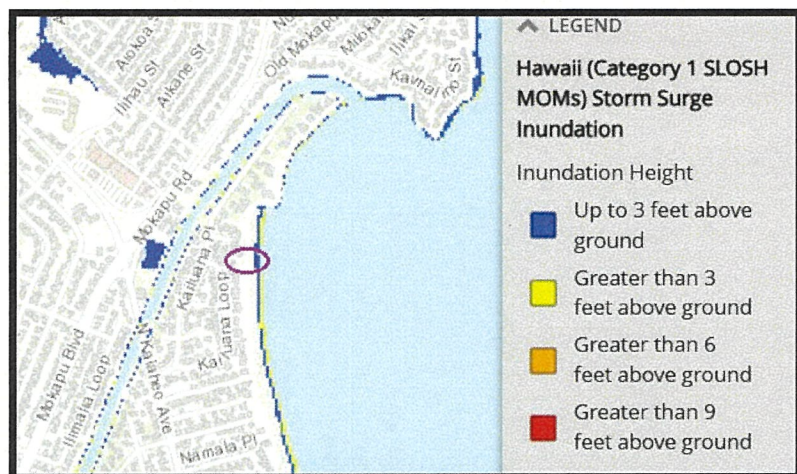
111 KAILUANA LOOP - KAILUA

February 2025



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

EXHIBIT K



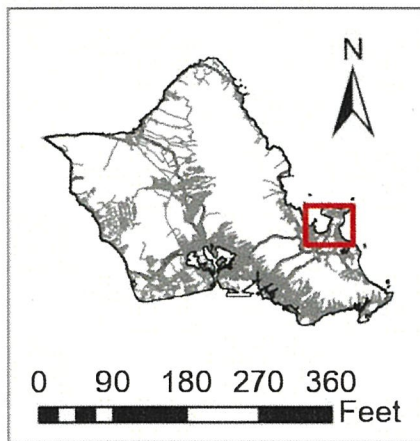
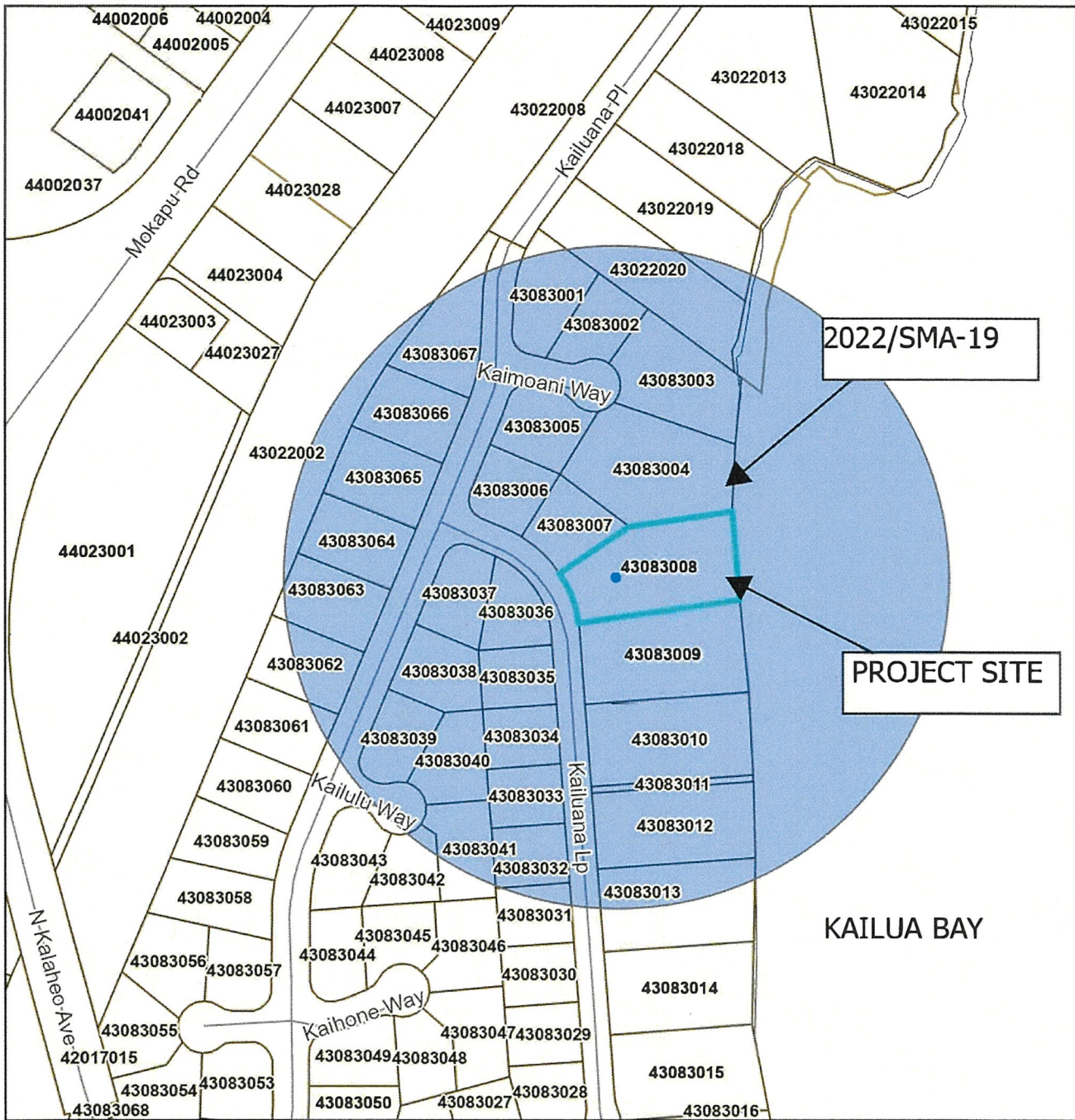


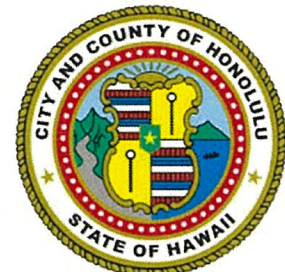
EXHIBIT L CUMULATIVE 500-FT RADIUS MAP

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

Report Title:

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

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