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:

OCS2025-0449/5/23/2025 9:44 AM

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.

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 Oʻahu 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 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 Hawaiʻi 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*

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

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

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 Puʻu Panini Avenue, Honolulu, Hawaiʻi 96816; Keola Chang, Wilson Okamato Corporation, 1907 South Beretania Street, Suite 400, Honolulu, Hawaiʻi 96826; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaiʻi 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, Hawaiʻi 96804-2359.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

April 22, 2025
Honolulu, Hawaiʻi

Councilmembers

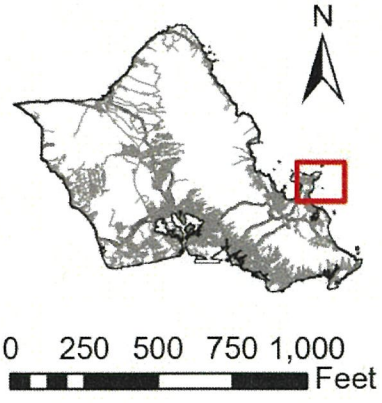


EXHIBIT A
LOCATION MAP

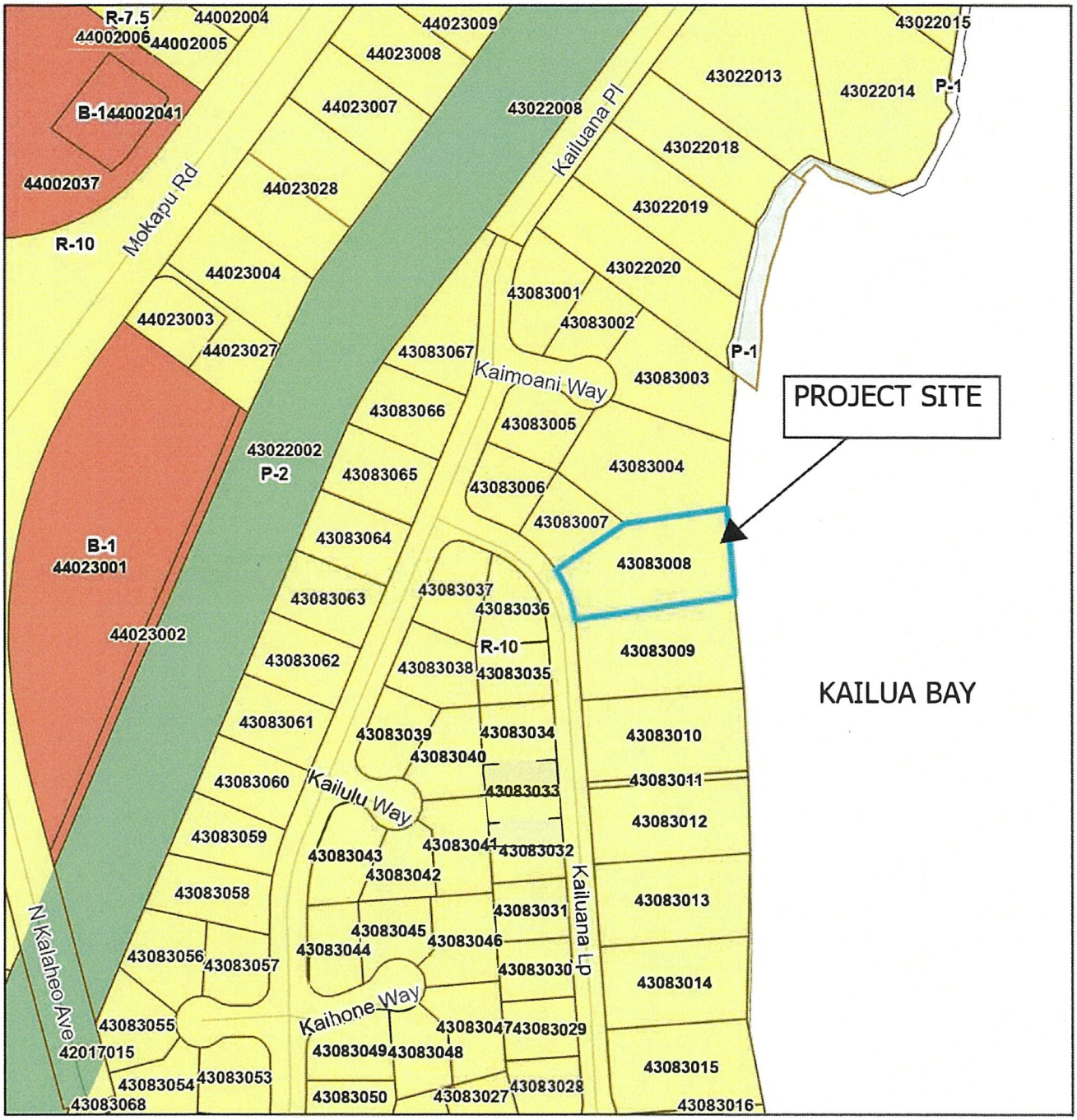
FILE NO. 2024/SMA-137

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



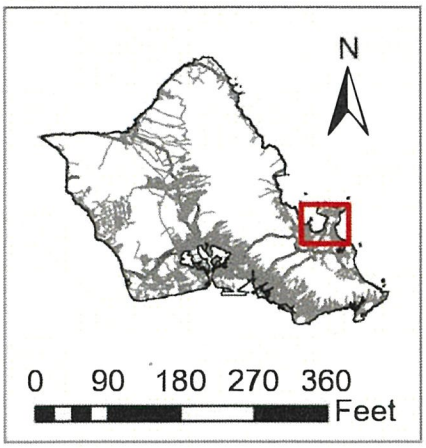


EXHIBIT B
ZONING MAP

FILE NO. 2024/SMA-137

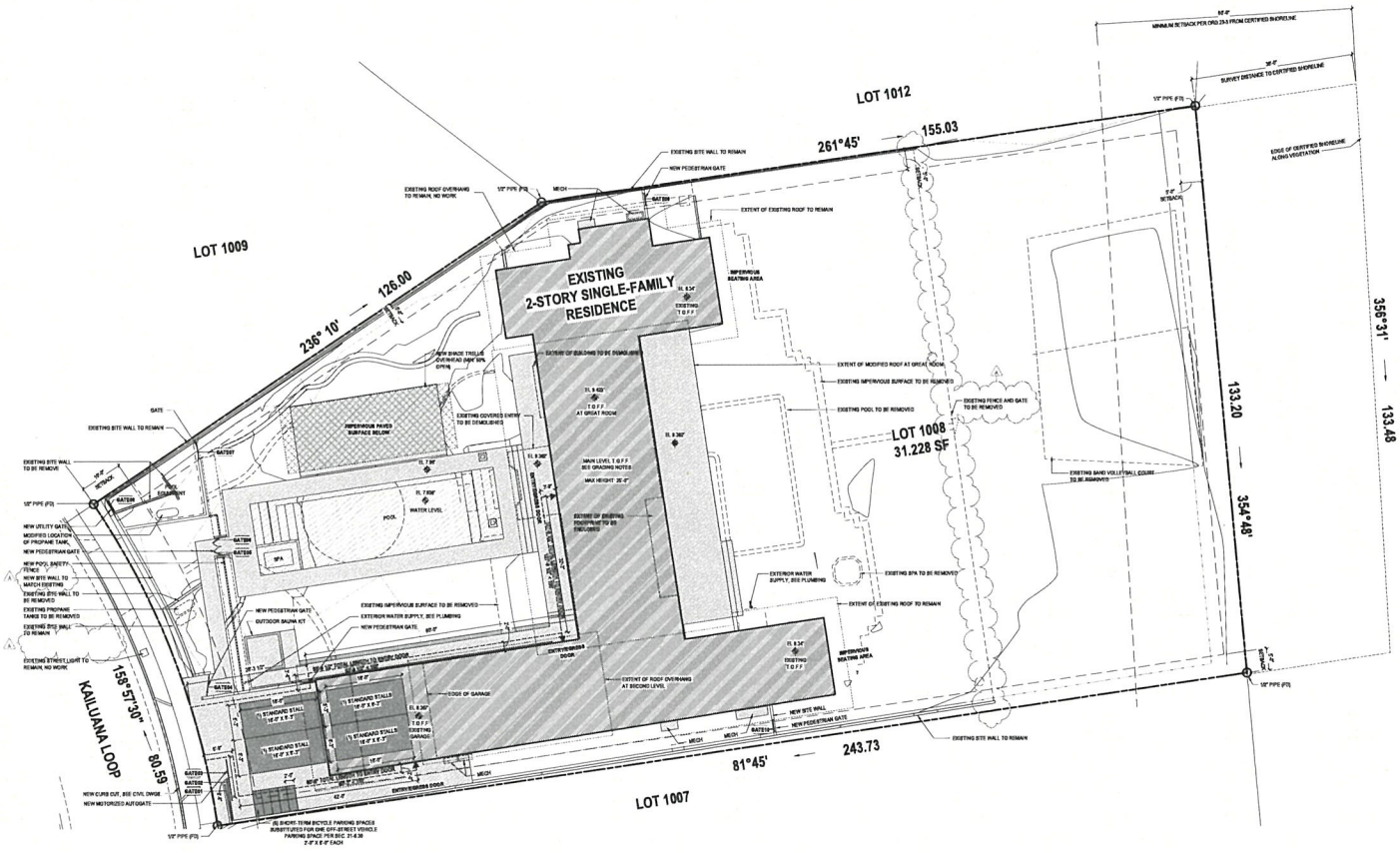
TAX MAP KEY 4-3-083: 008

111 KAILUANA LOOP - KAILUA

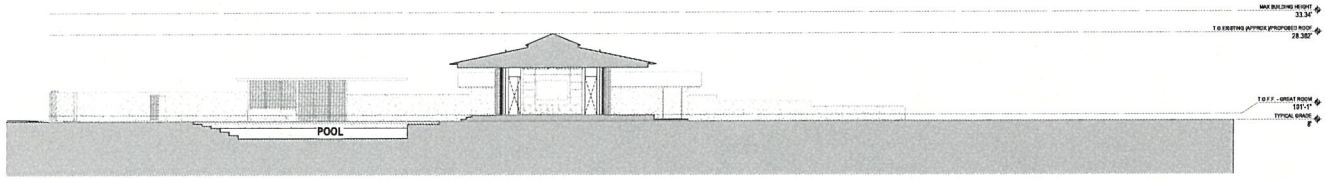
February 2025

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

EXHIBIT C-1



01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



02 SITE SECTION - E/W
SCALE: 1" = 10'-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 12TH 2021
2. SHORELINE LINE CERTIFICATION BASED ON SURVEY OF SHORELINE PREPARED BY WALTER P. THOMPSON, INC. ON JUNE 16, 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 TRELLIS COVER, NEW ALUMINUM FRAMED SCREENING AND STRUCTURE, NEW PAINTED STUCCO SIDING, ALUMINUM FRAMED WINDOWS AND DOORS, AND CORRUGATED METAL ROOFING AS INDICATED, TO MATCH NEW FINISHES PROPOSED AT EXISTING STRUCTURE. FRAMING FOR NEW ROOF TO BE WOOD FRAME CONSTRUCTION, WITH STEEL COLUMNS AND STEEL BEAMS AND ENGINEERED WOOD T.J. JOISTS SUPPORTING THE NEW ROOF
2. ALL GRADING, EXCAVATION, AND INFILL TO BE PERFORMED WITH NATIVE FILL FROM EXCAVATION OF EITHER 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 ENCAMATED 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" = 99.79' 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 9.38' / 101'-0 1/2" ARCHITECTURAL

Olson Kundig
1141 Bishop Street, Suite 1600
Honolulu, Hawaii 96813
p 808.833.1900 f 808.833.1901
olsonkundig.com

project: OAHU BEACHSIDE RESIDENCE
location: 1114 KAILUANA LOOP KAILUA, HAWAII 96734
TMK: 4-3-009-003

stamp/seal:

LICENSED PROFESSIONAL ARCHITECT No. 13867 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:	LB, JR
checked by:	JR
job no.:	21008

revisions:

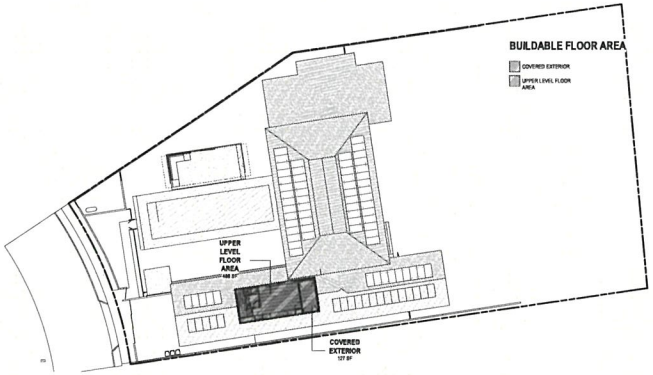
no.:	date:	description:
A	2025.03.24	SMA COMMENT

SMA COMMENT RESPONSE
2025.03.24

title: SITE PLAN

sheet: 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
  - SUNSHADE/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	4,798.55 SF
UPPER LEVEL FLOOR AREA	498.45 SF
COVERED EXTERIOR	127.45 SF
TOTAL SQUARE FOOTAGE	5,386.44 SF

5,386 / 1,000 = 5.386 PER TABLE 21-6.1
.5(4 + .38 PER SEC.21-6.20(B)(1)
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 SURFACE

(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 21-6.40.

PER SEC. 21-6.50 PARKING SPACE DIMENSIONS AND ACCESS

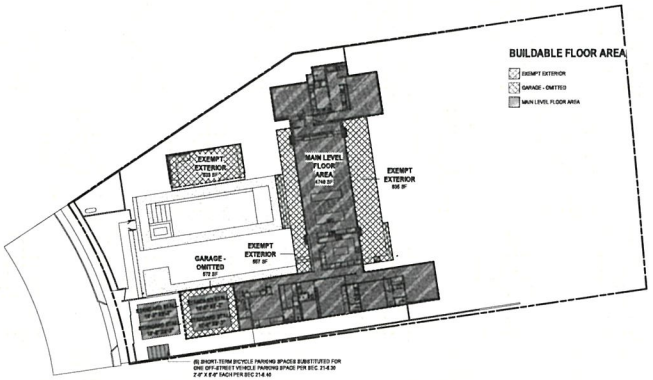
(A) DIMENSIONS OF PARKING SPACES

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 50 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 EXTEND 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, ALLY, 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



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

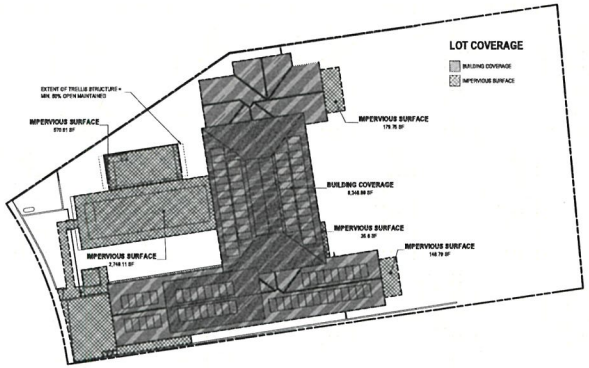
BUILDING AREA TABULATIONS

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

AREA NAME	AREA
MAIN LEVEL FLOOR AREA	4,798.55 SF
UPPER LEVEL FLOOR AREA	498.45 SF
COVERED EXTERIOR	127.45 SF
TOTAL SQUARE FOOTAGE	5,386.44 SF

TOTAL BUILDING COVERAGE = 5,348.88 SF

PER TOTAL LOT COVERAGE TABULATIONS INCLUDING
PROPOSED IMPERVIOUS SURFACES - SEE DIAGRAMS 03/A111



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

PROPOSED LOT COVERAGE TABULATION

AREA NAME	AREA
BUILDING COVERAGE	5,348.88 SF
IMPERVIOUS SURFACE	2,749.11 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	7,198.76 SF
IMPERVIOUS SURFACE	2,709.03 SF
IMPERVIOUS SURFACE	138.34 SF
IMPERVIOUS SURFACE	2,709.38 SF
IMPERVIOUS SURFACE	37.18 SF
TOTAL EXISTING LOT COVERAGE	12,810.69 SF

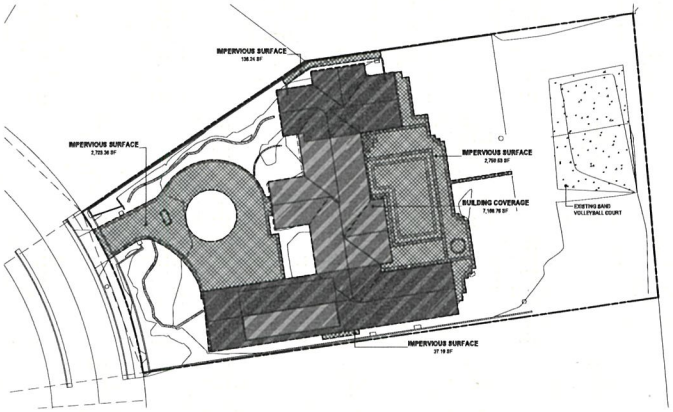
BUILDING COVERAGE PER CHAPTER 21 TABLE 21-3.2

TOTAL SITE AREA: 31,208 SF (PER SURVEY)
PROPOSED BUILDING COVERAGE: 12,032 SF

MAXIMUM BUILDING COVERAGE PER TABLE 21-3.2: 50% OF ZONING LOT

12,032/31,208 = 0.38 = 38%
38% PROVIDED < 50% MAXIMUM ALLOWABLE

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



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

Olson Kundig
1139 Bethel Avenue Ste. 100
Seattle, Washington 98121
t. (206) 624-5670 olsonkundig.com

project:
OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734
TMK: 4290009

stamp/seal:

JONATHAN W. KUNDIG
LICENSED PROFESSIONAL ARCHITECT
No. 13997
HONOLULU, 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:	LN, JR
checked by:	JB
job no.:	21086

revisions:

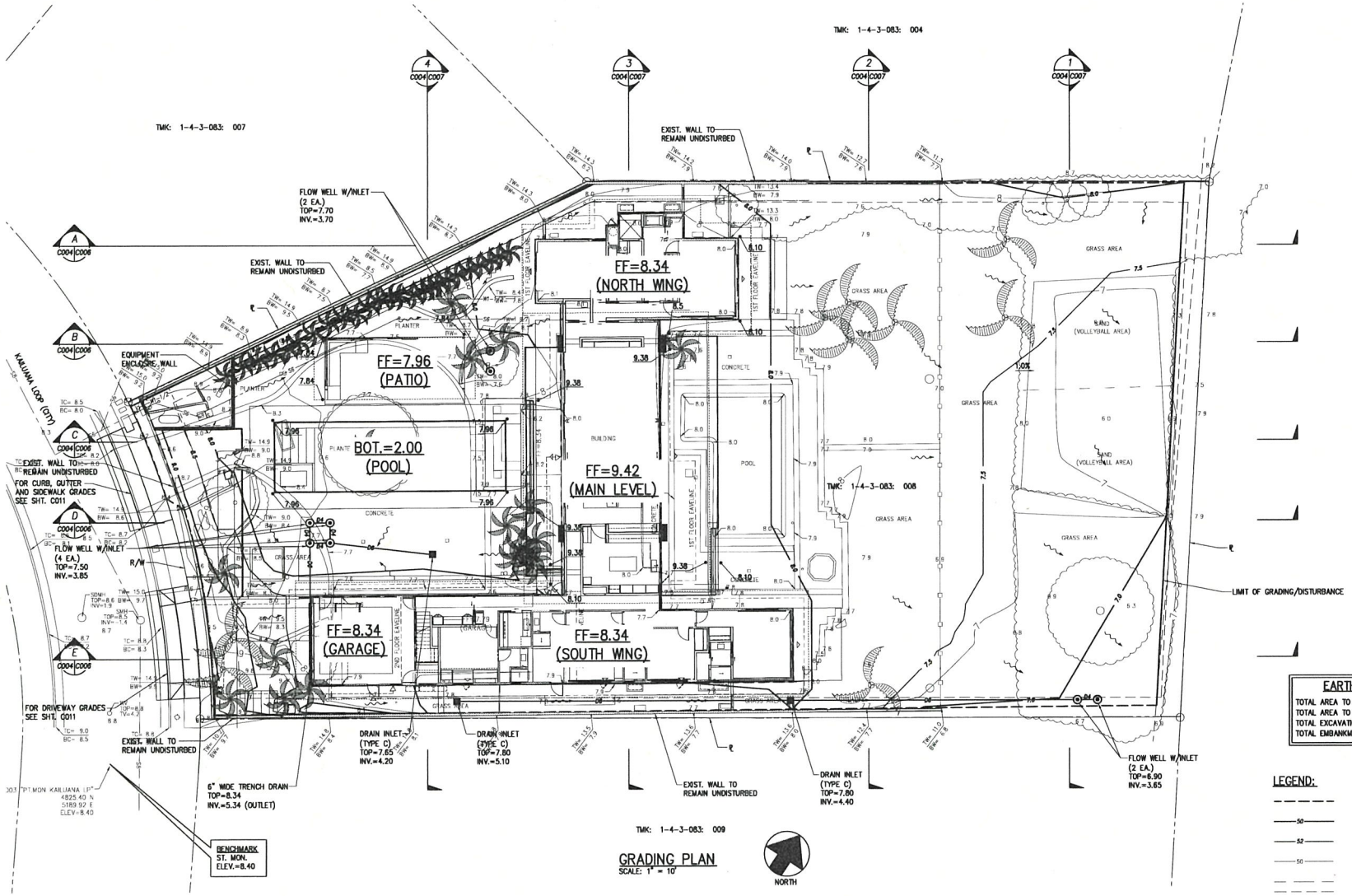
no.:	date:	description:
A	2026.03.24	SMA COMMENT

SMA COMMENT RESPONSE
2026.03.30

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

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.

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

RESERVED FOR DPP STAMP

CHRIS J. NAKAMURA, P.E. (HI NO. 11666)
2727 BOOTH ROAD, HONOLULU, HI 96813
PHONE: (808) 351-0422

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

stamp/seal:

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

Revisions:

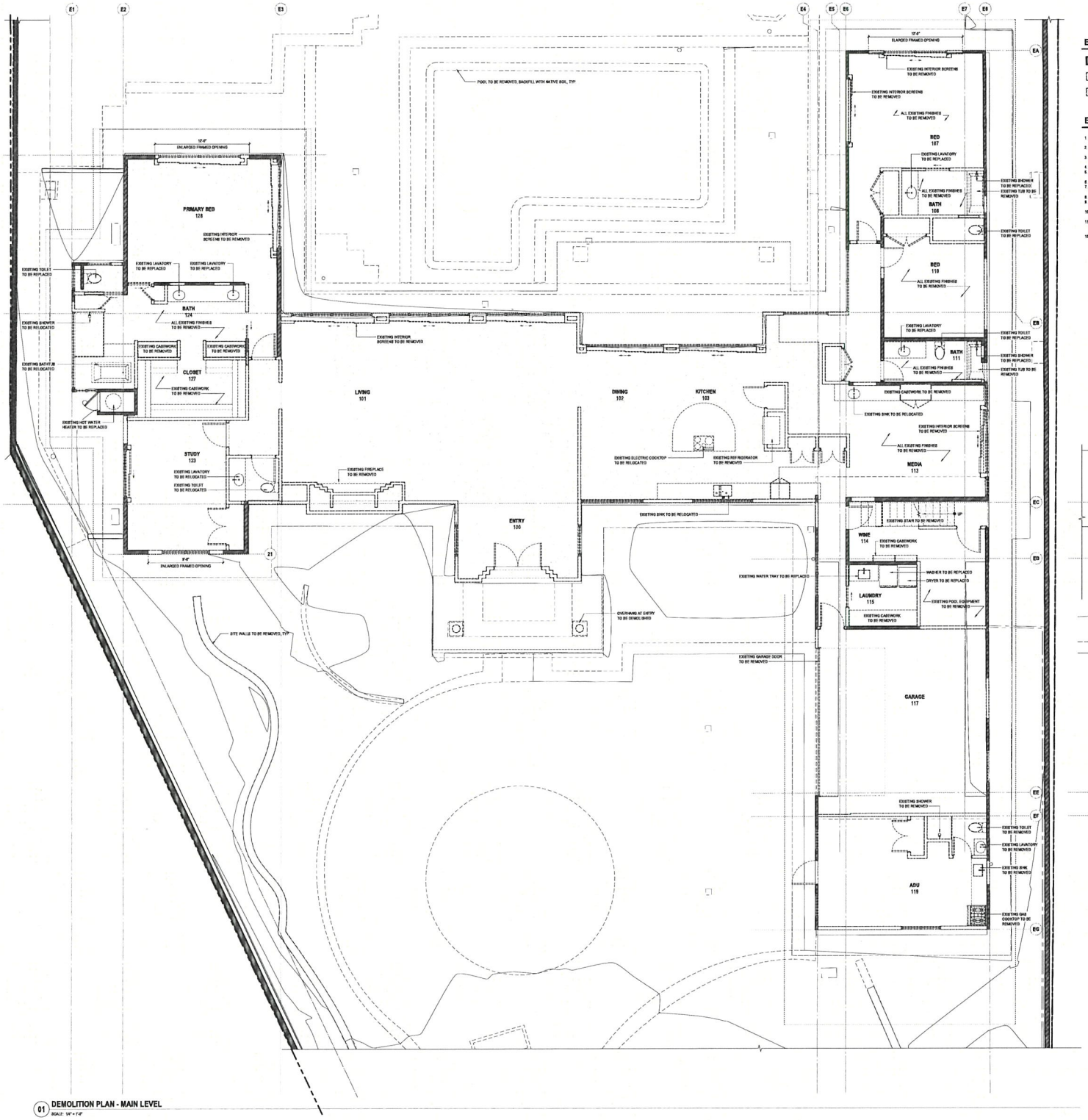
No.:	Date:	Description:

SMA COMMENT RESPONSE
2025.03.34

title: GRADING PLAN

sheet: C005

EXHIBIT C-4



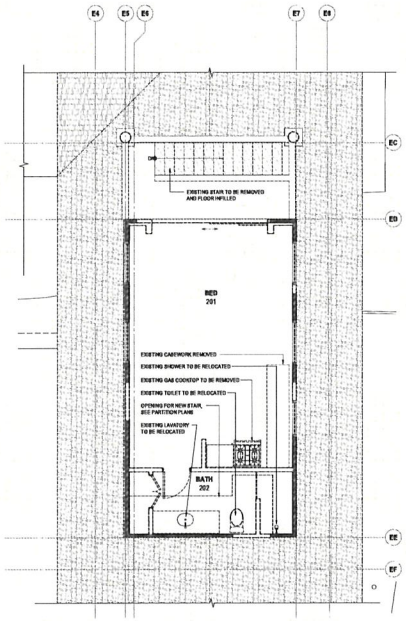
01 DEMOLITION PLAN - MAIN LEVEL
SCALE: 1/4" = 1'-0"

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 WORK
3. AT JUNCTIONS OF WORK TO REMAIN AND WORK TO BE DEMOLISHED, MAKE NEAT, STRAIGHT, PLUMB, EVEN CUES
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"

Olson Kundig
1411 Fairchild Avenue, Suite 200
Pasadena, California 91103
p. 206 624 5670 olsonkundig.com

project: OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734
TMK: 4200008

stamp/seal:

HOWARD W. KUNDIG
LICENSED PROFESSIONAL ARCHITECT
No. 13567
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, JR
checked by: JB
job no.: 21086

revisions:

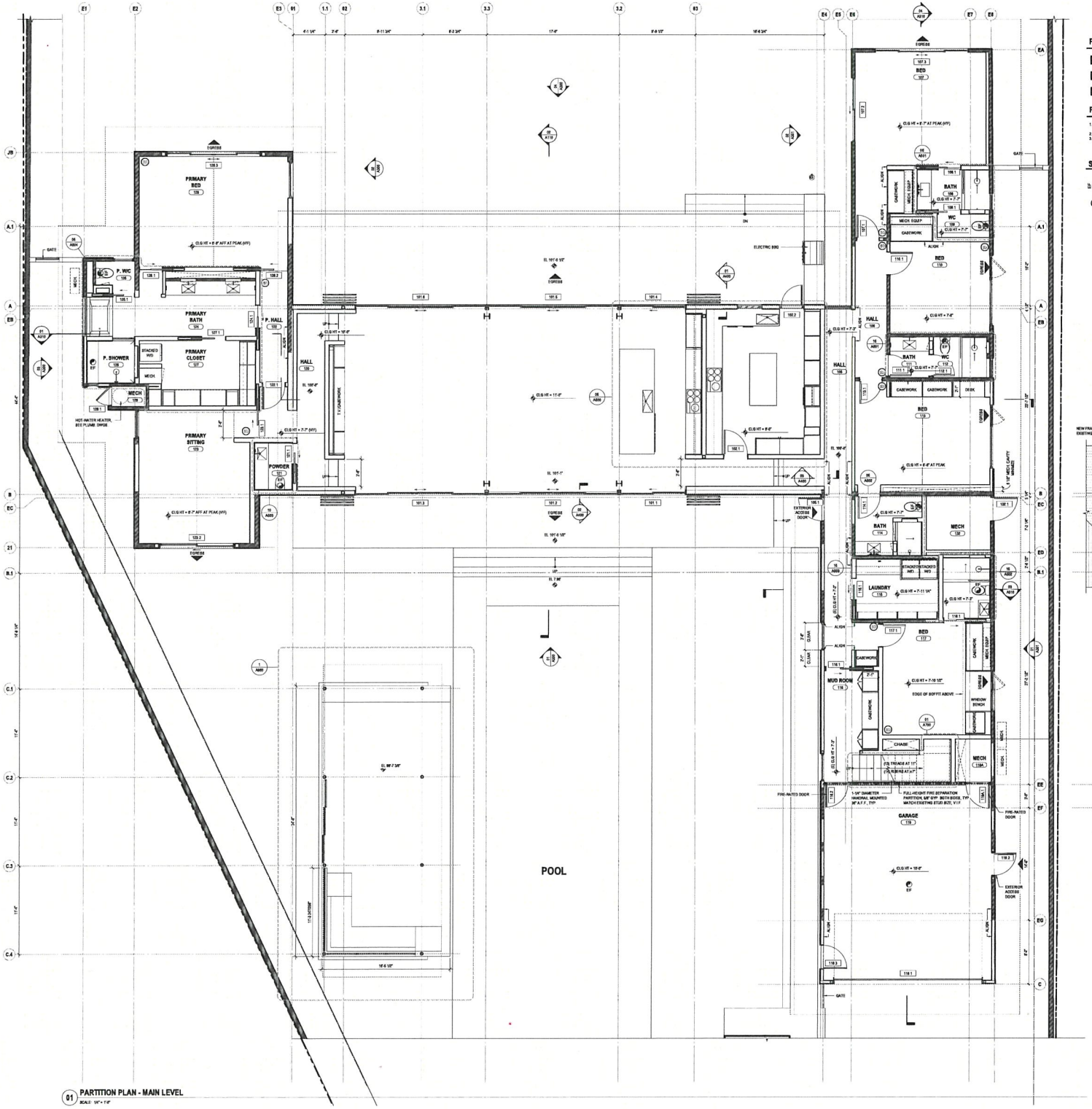
no.:	date:	description:

SHA 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

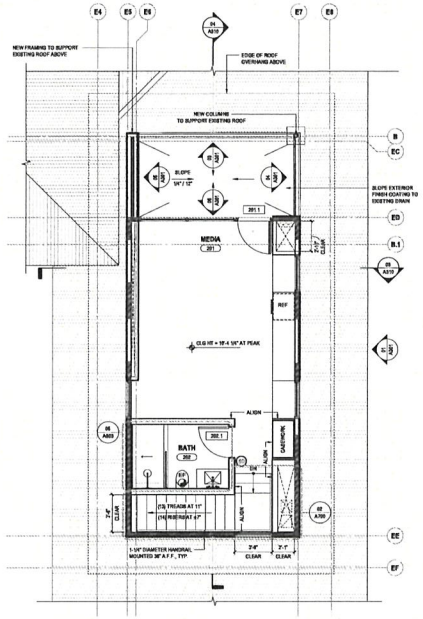
- EXISTING (E) CONSTRUCTION TO REMAIN
- NEW (N) CONSTRUCTION
- NOT IN SCOPE

FLOOR PLAN NOTES

1. WHERE GRIDLINE COINCIDES WITH EXTERIOR WALLS, GRIDLINE = F.O. WOOD FRAMING OR CENTERLINE OF POSTS U.N.O.
2. ALL PRIMARY PARTITIONS TO BE 2x6, U.N.O.
3. WINDOW DIMENSIONS ARE TO CENTER OF WINDOW OR ROUGH OPENING.

SYSTEM INTEGRATIONS

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



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

Olson Kundig
1411 Fourth Avenue Ste. 1, Suite 1010
Seattle, Washington 98101-2211
p. 206 624 5670 olsonkundig.com

project:
OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734
TMK: 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: LG, JR
checked by: JB
job no.: 21086

revisions:

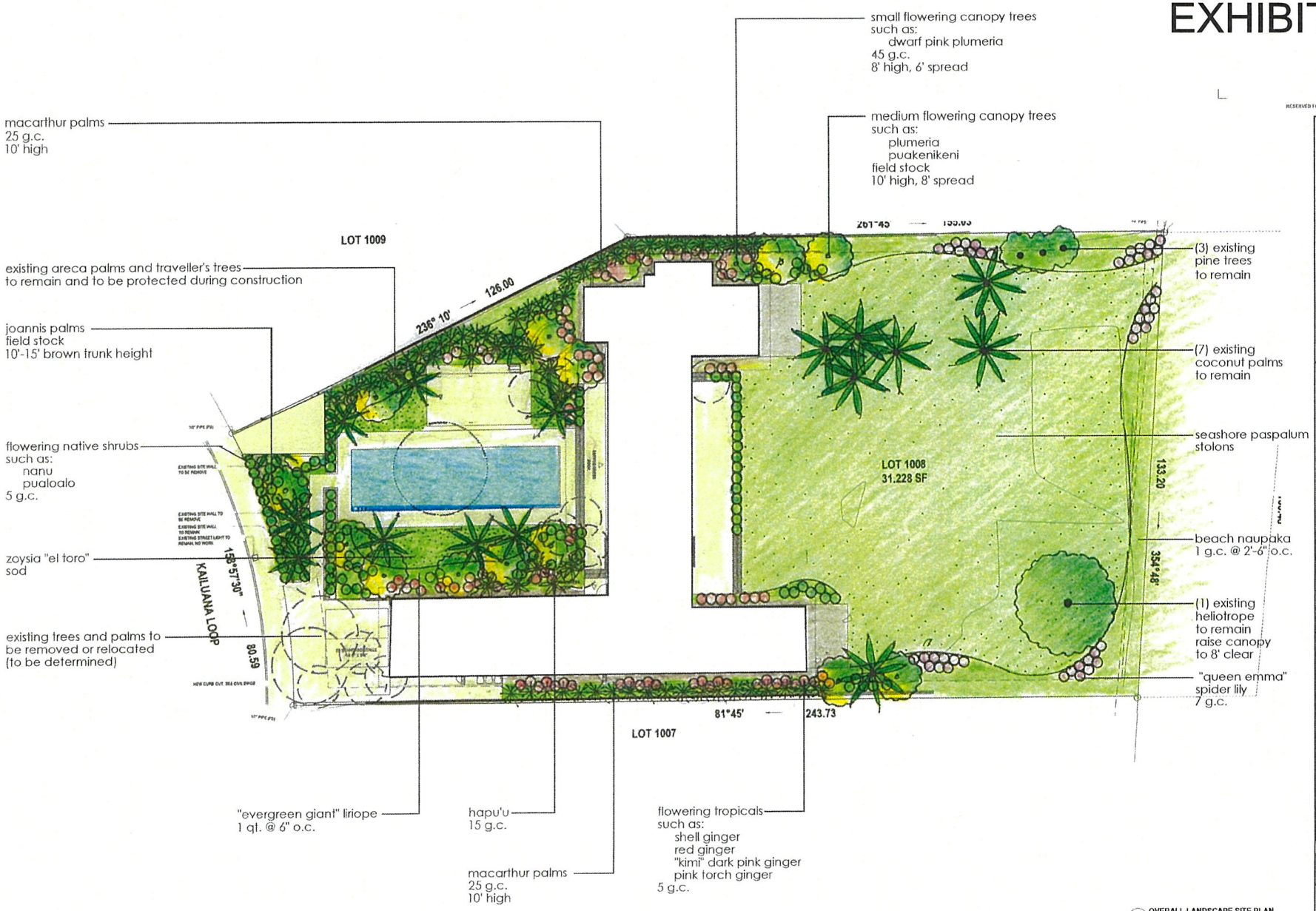
no.:	date:	description:

SMA COMMENT RESPONSE
2025.03.24

title:
PARTITION PLANS

sheet:
A211

EXHIBIT C-6



1 OVERALL LANDSCAPE SITE PLAN

RESERVED FOR DPP STAMP

Landscape architects
1148 Third Avenue
Honolulu, Hawaii 96816
Telephone (808) 739-5591
Fax (808) 739-5595

walters kimura moroda

project
OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734

stamp/seal

Principal Architect
Project Manager
Drawn By
Checked By
Job No.

Revisions

No.	Date	Description

NOT FOR CONSTRUCTION

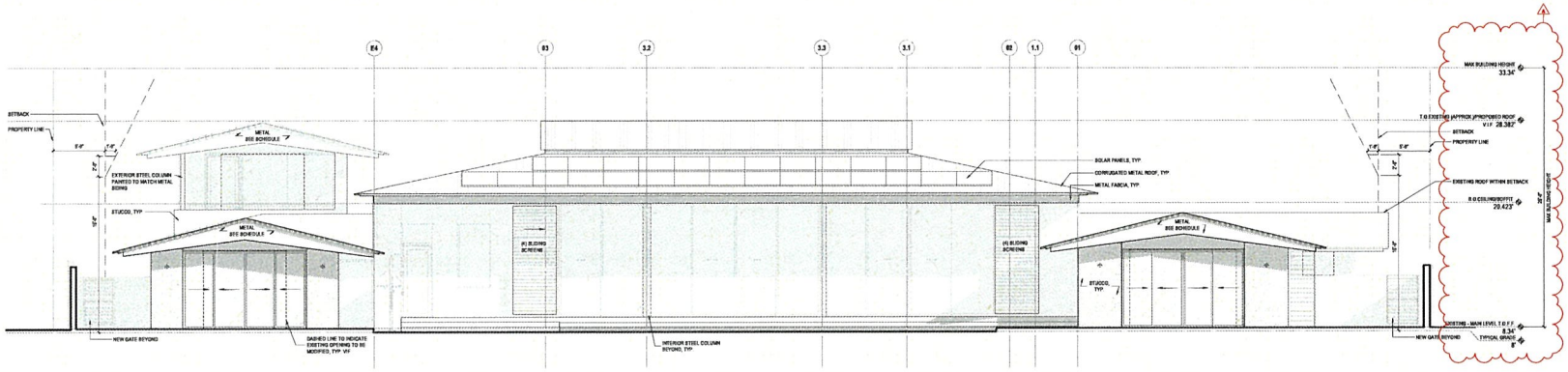
DESIGN DEVELOPMENT

04.27.2023

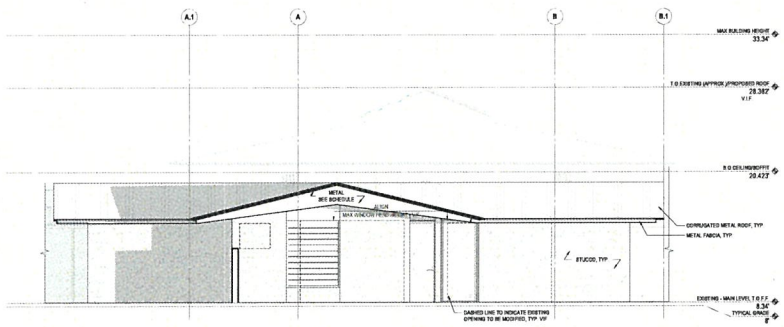
title
OVERALL
LANDSCAPE
SITE PLAN

sheet
L200

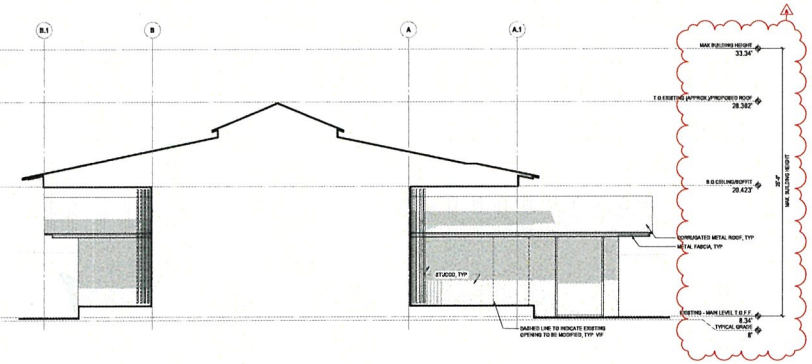
EXHIBIT C-7



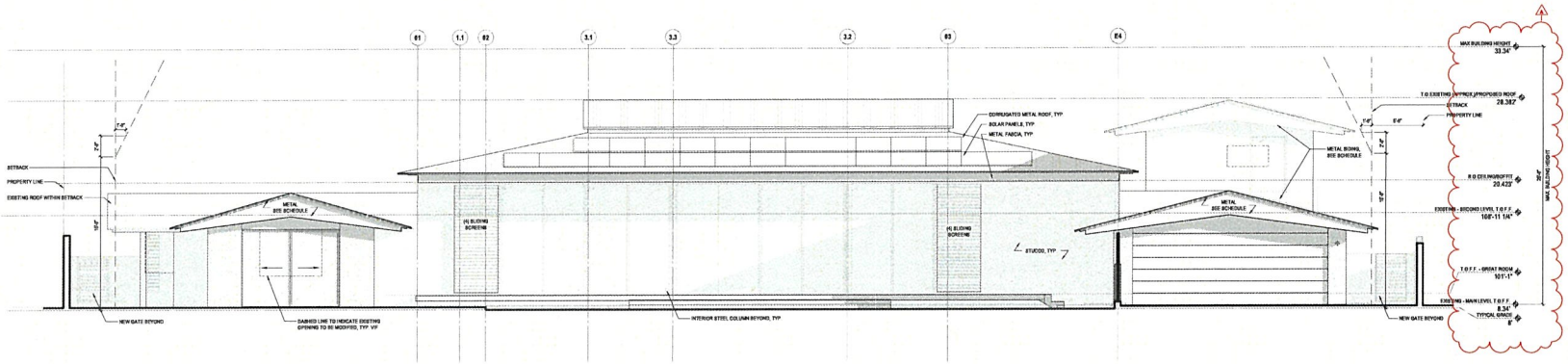
04 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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
1518 Bellevue Avenue | Seattle, WA 98122
T: 206 624 5670 | olsonkundig.com

project:
OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734
TMK: 4200000

stamp/seal:

NORMAN 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: LB, JR
checked by: JR
job no.: 21086

revisions:

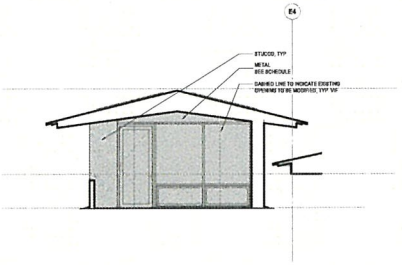
no.:	date:	description:
A	2026.03.24	SMA COMMENT

SMA COMMENT RESPONSE
2026.03.24

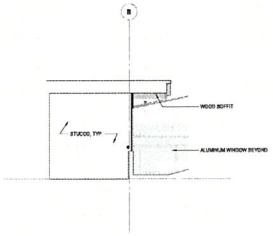
title:
EXTERIOR ELEVATIONS

sheet:
A300

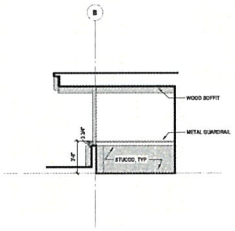
EXHIBIT C-8



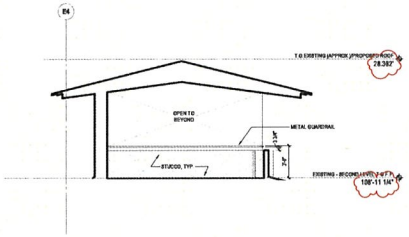
06 UPPER LEVEL - WEST
SCALE: 1/4" = 1'-0"



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



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



03 UPPER LEVEL - EAST
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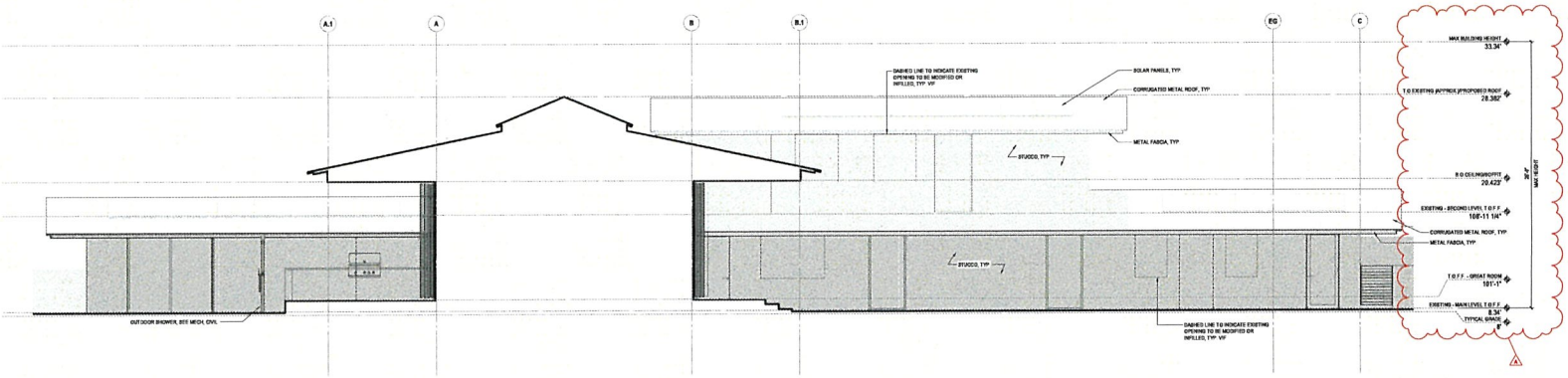
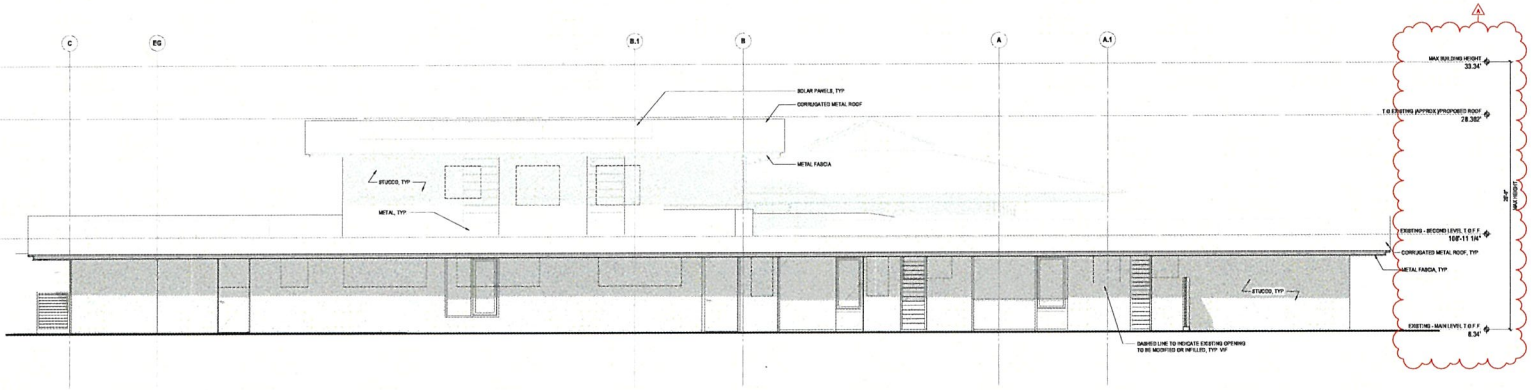


02 GARAGE AND GUEST WING - NORTH
SCALE: 1/4" = 1'-0"



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

Olson Kundig
115 Sansome Street, Suite 204
San Francisco, CA 94104-3602
+ 415 394 5472 olsonkundig.com

project:
OAHU BEACHSIDE RESIDENCE
111 KAILUANA LOOP KAILUA, HAWAII 96734
TMK: 4290009

stamp/seal:

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: LG, JK
checked by: JB
job no.: 21086

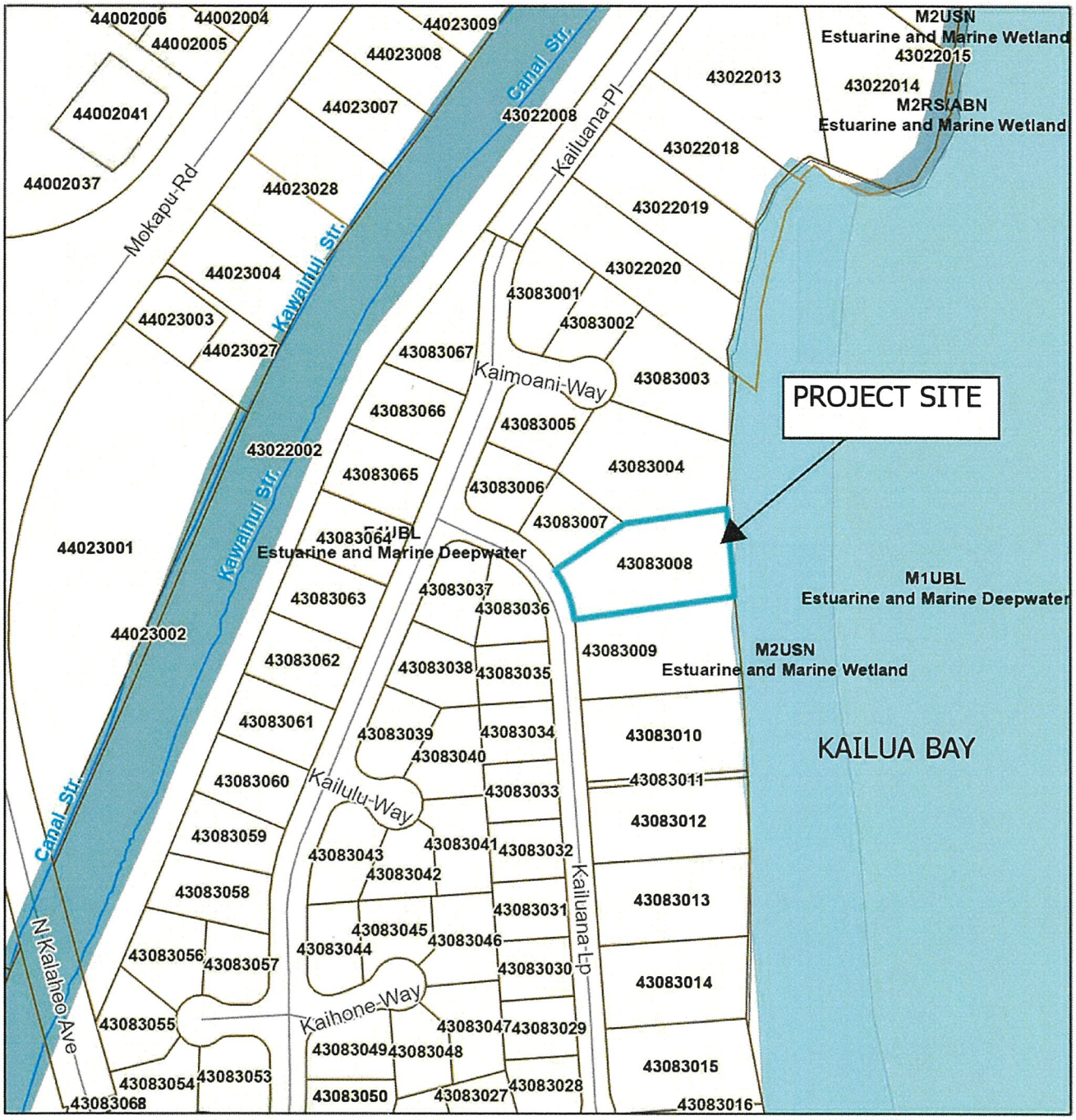
revisions:

no.:	date:	description:
A	2025.03.24	SMA COMMENT

SMA COMMENT RESPONSE
2025.03.24

title:
EXTERIOR ELEVATIONS

sheet:
A301



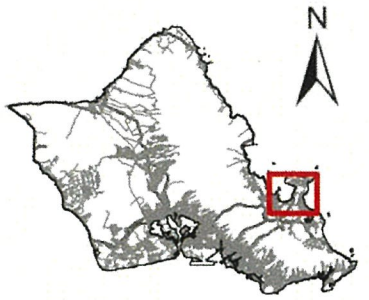


EXHIBIT D
WETLAND MAP

FILE NO. 2024/SMA-137

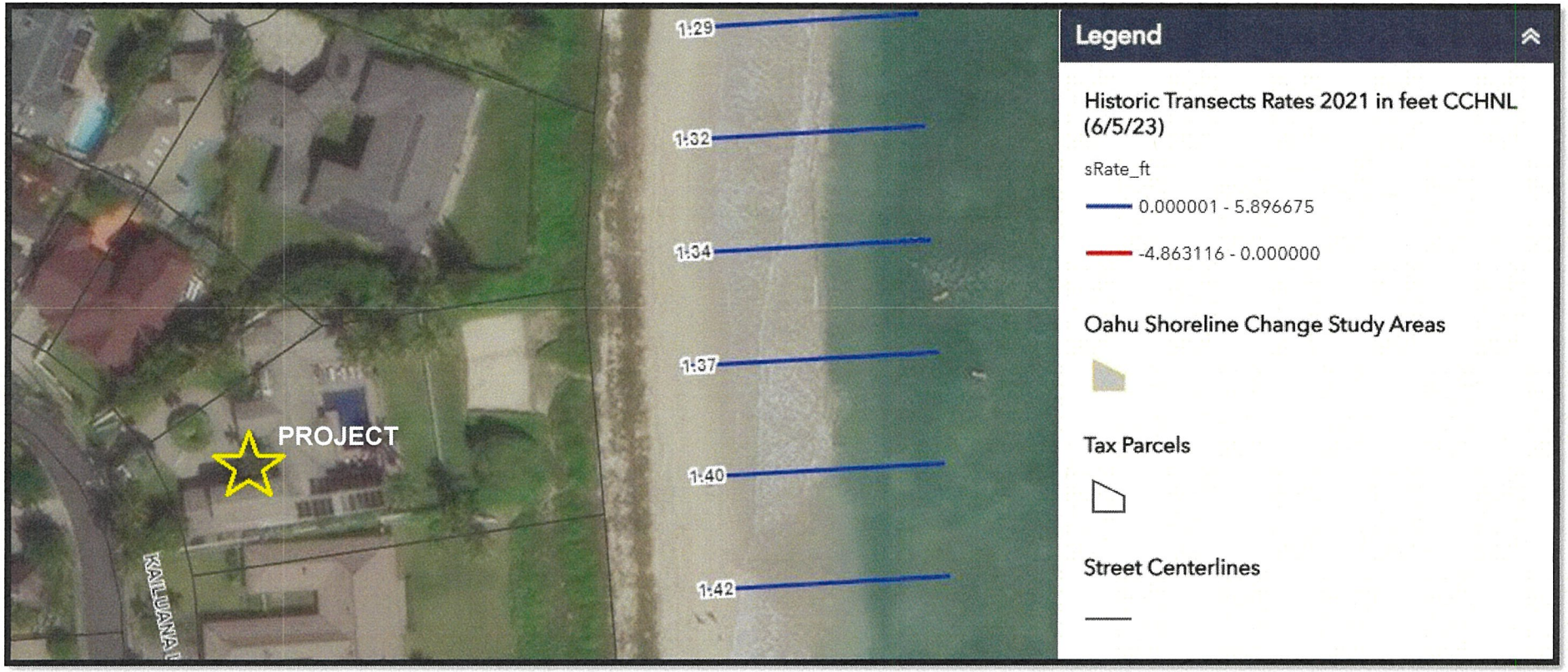
TAX MAP KEY 4-3-083: 008

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)
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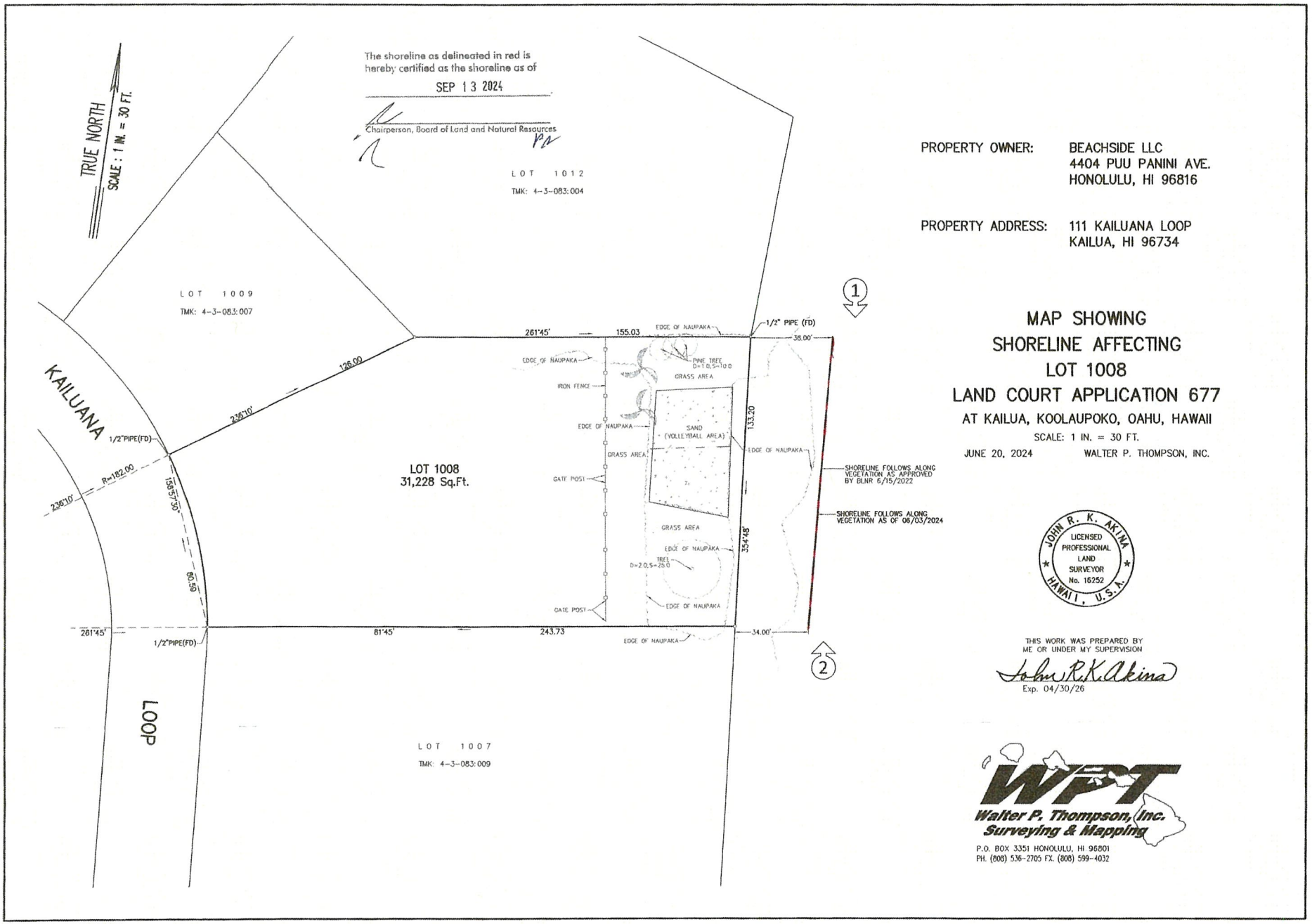
-4.863116 - 0.000000
Oahu Shoreline Change Study Areas
Tax Parcels
Street Centerlines

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

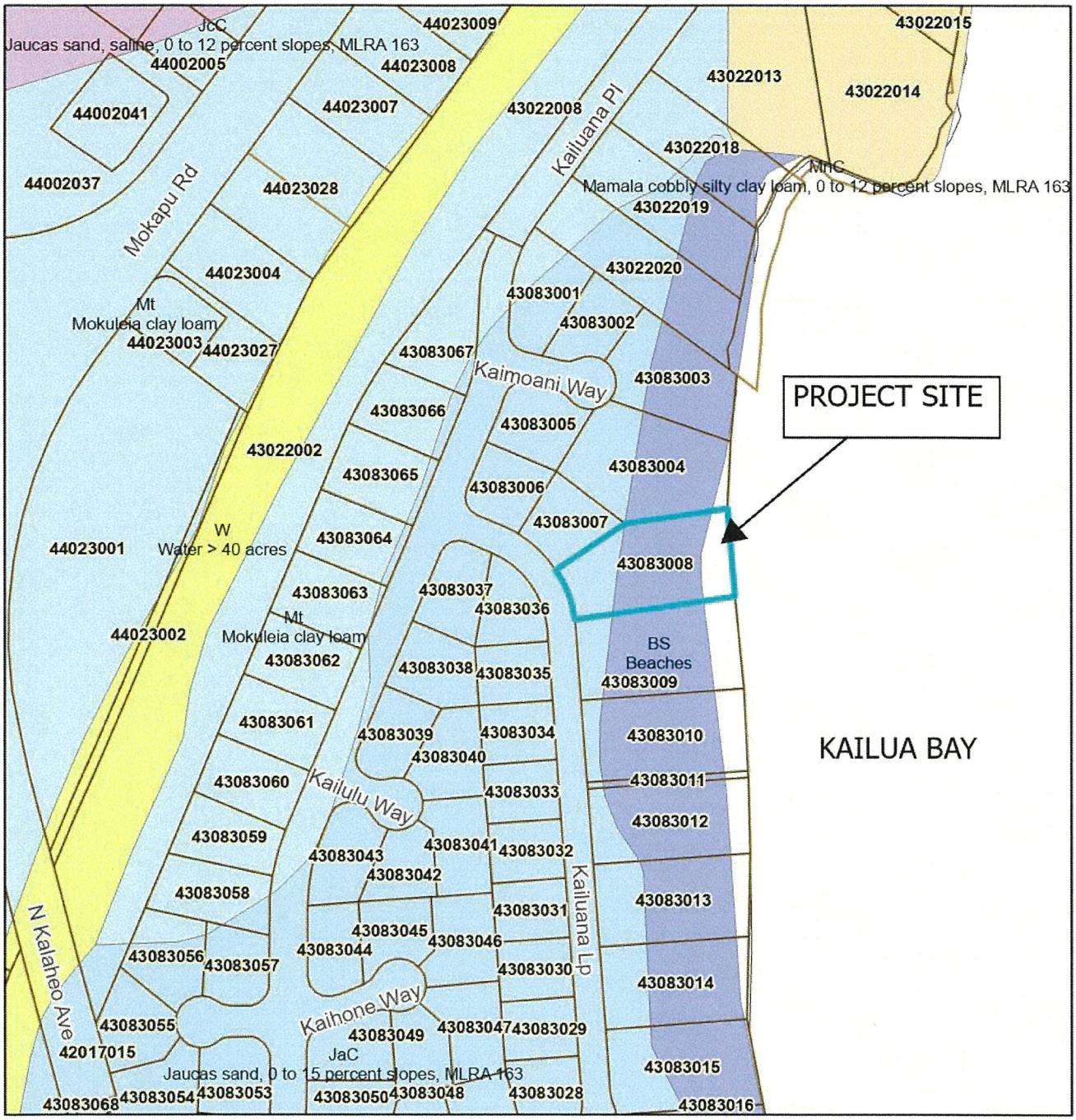
Exp. 04/30/26

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.



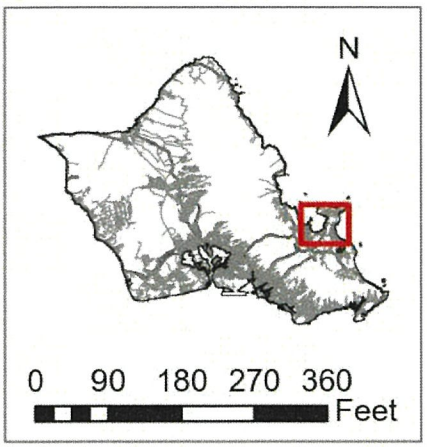


EXHIBIT G
SOILS MAP

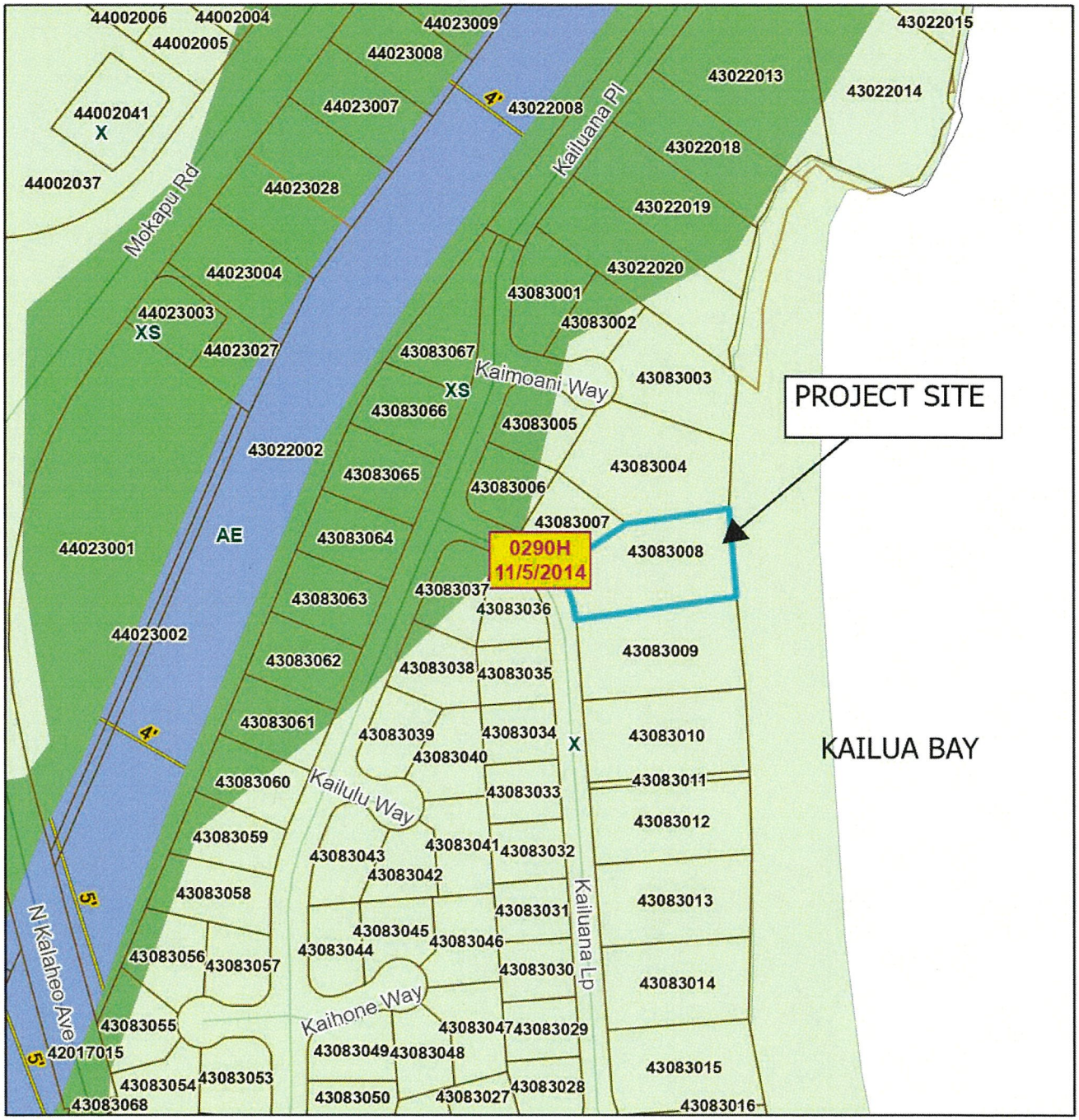
FILE NO. 2024/SMA-137

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



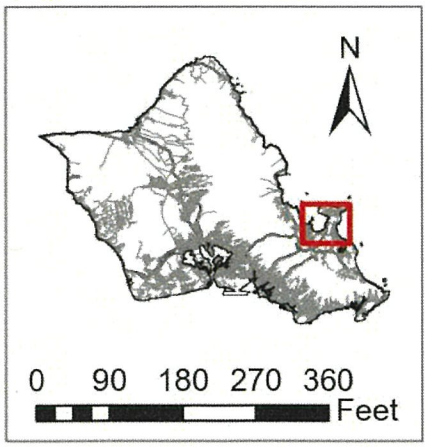


EXHIBIT H
FLOOD MAP

FILE NO. 2024/SMA-137

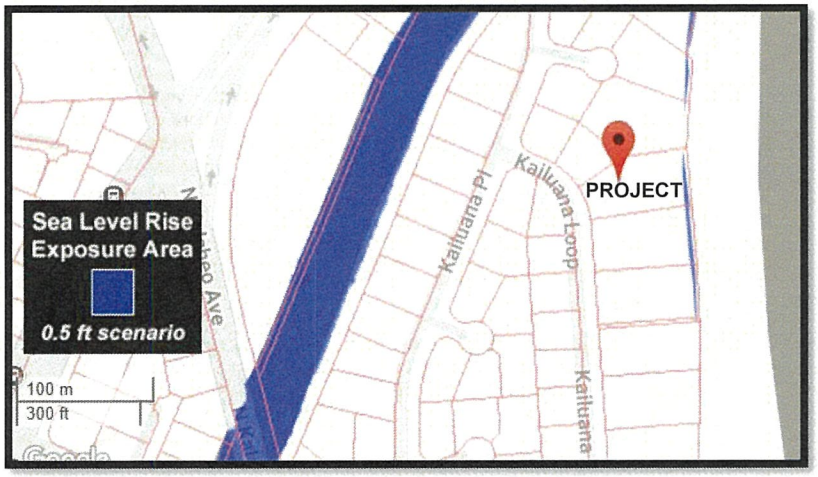
TAX MAP KEY 4-3-083: 008

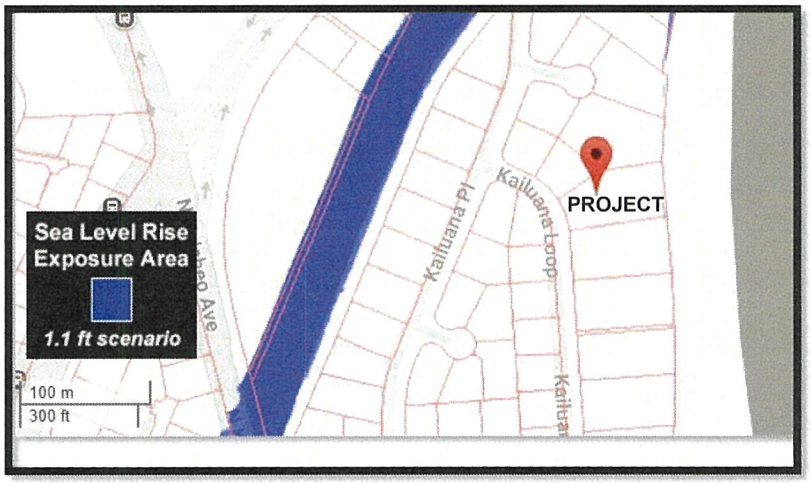
111 KAIULUANA LOOP - KAILUA

February 2025

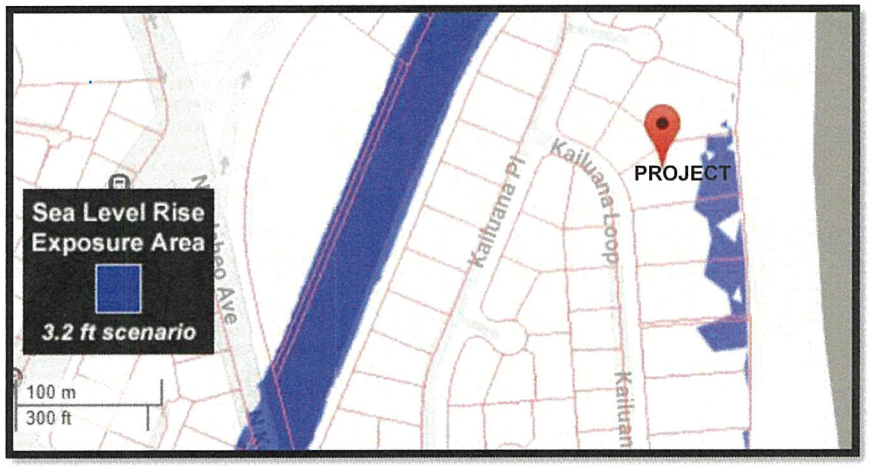
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

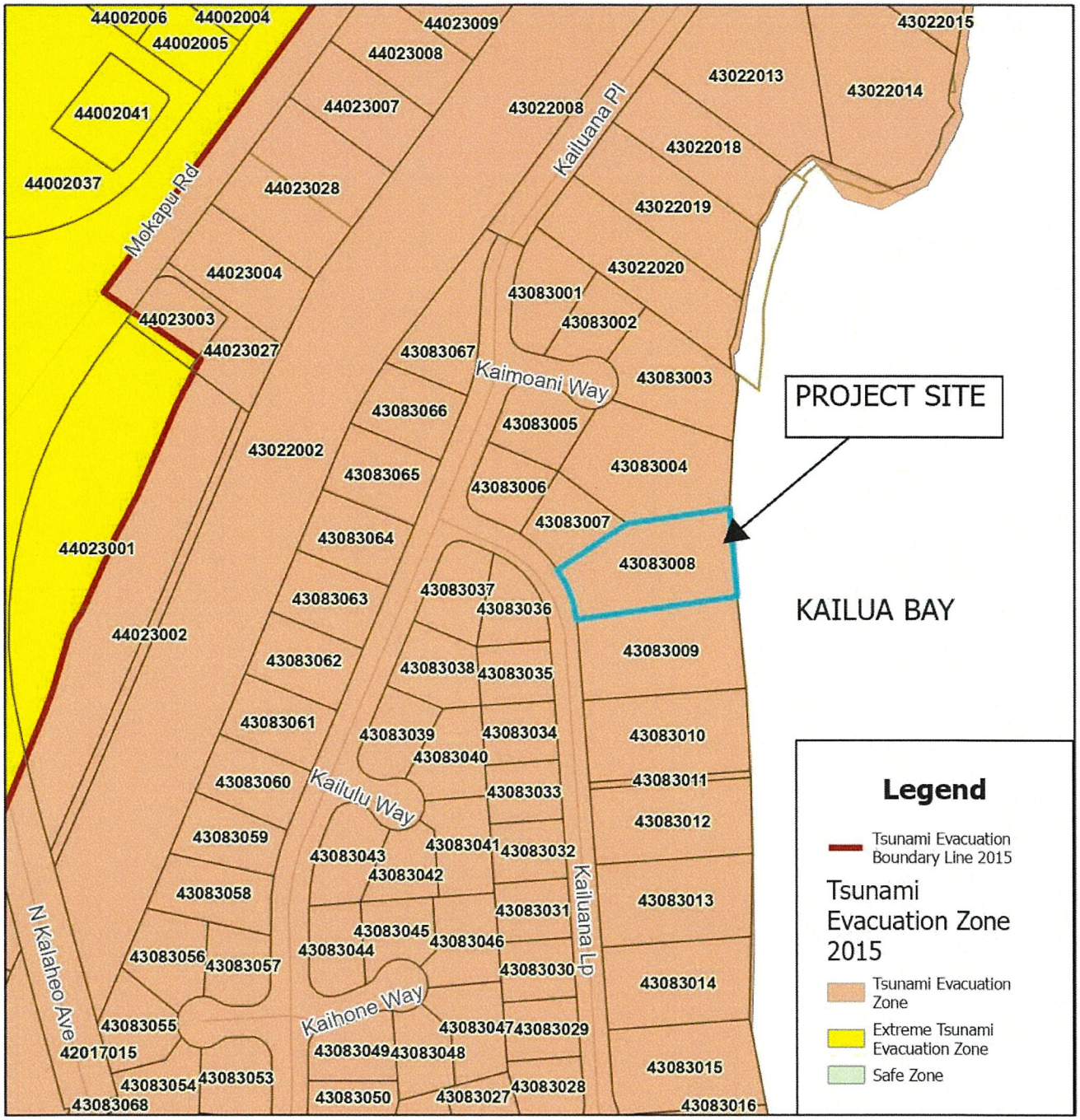
EXHIBIT I


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


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

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


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



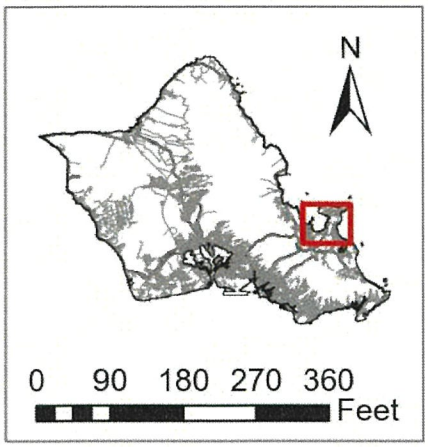


EXHIBIT J
TSUNAMI MAP

FILE NO. 2024/SMA-137

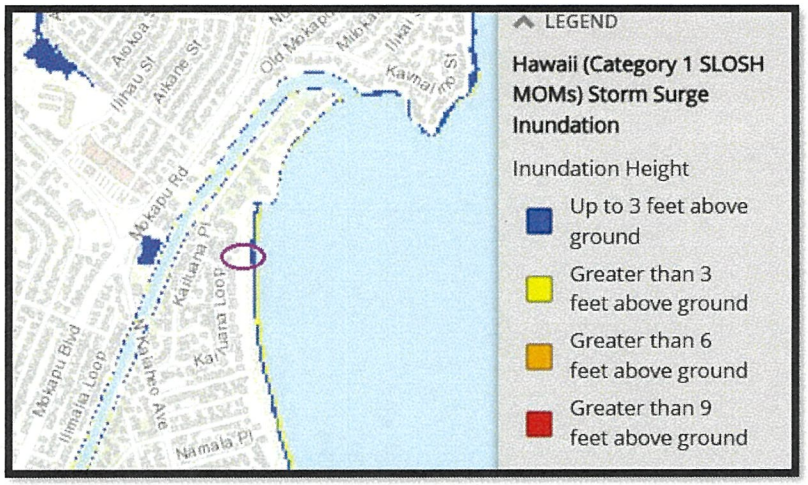
TAX MAP KEY 4-3-083: 008

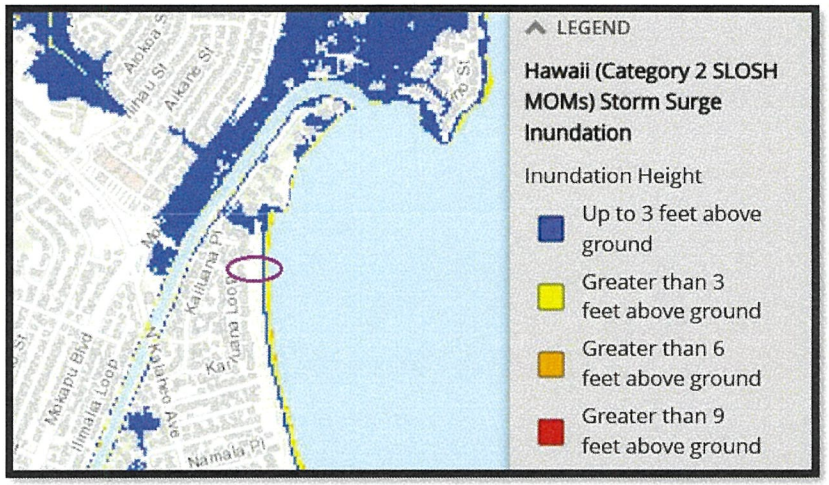
111 KAIULUANA LOOP - KAILUA

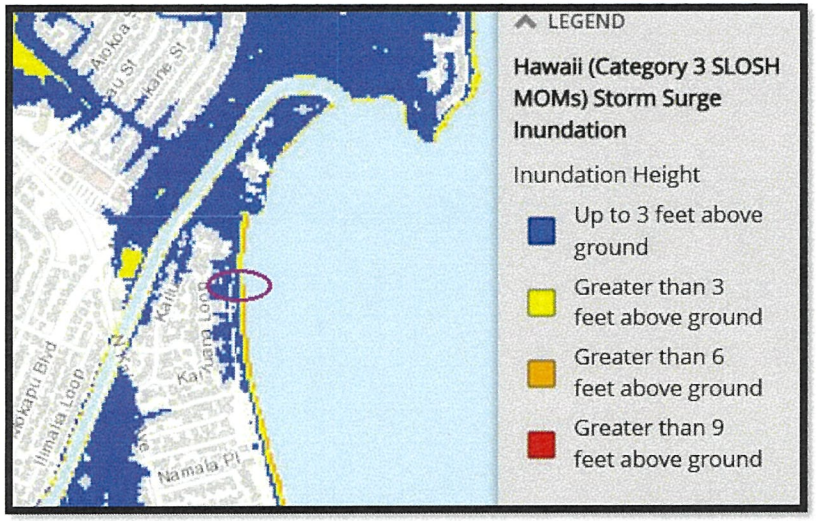
February 2025

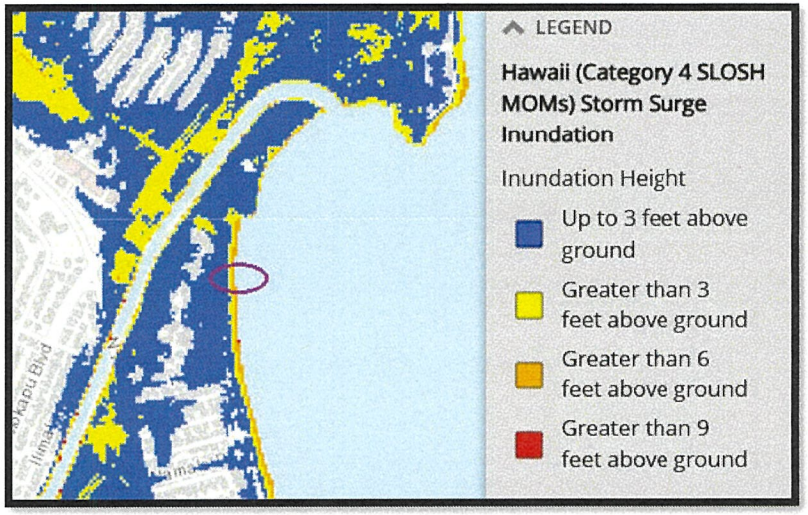
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

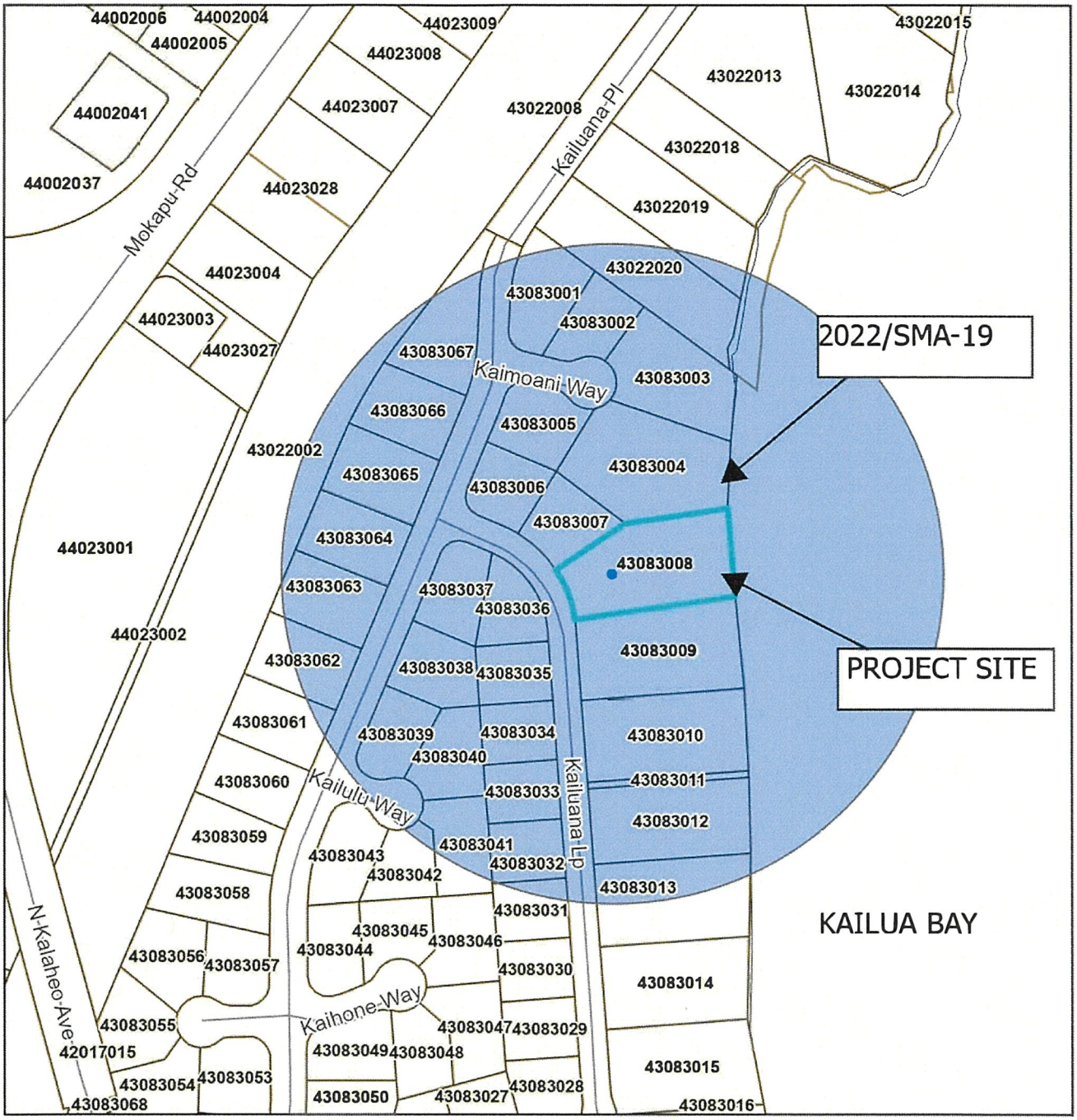
EXHIBIT K


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
Mokapu Blvd
Ilimalia Loop
Kailiana Pl
Kailiana Loop
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
Mokapu Blvd
Ilimalia Loop
Kailiana Pl
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



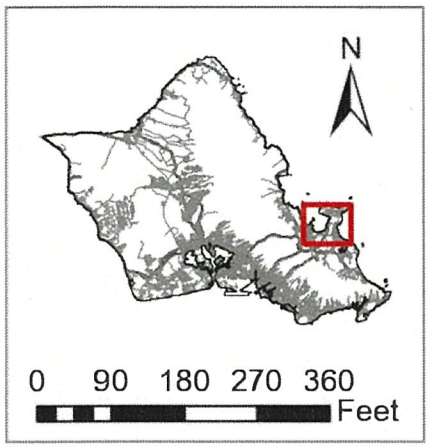


EXHIBIT L
CUMULATIVE 500-FT RADIUS MAP

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

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.