HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-184

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF TWO SINGLE-FAMILY DWELLINGS WITH A SWIMMING POOL IN KAILUA, O'AHU.

WHEREAS, on March 25, 2025, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Number 2025/SMA-18) from Ka'apuni LLC (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow the construction of two single-family dwellings with an attached garage and swimming pool, on an approximately 44,356-square-foot ("-ft.") shoreline lot, split-zoned R-10 Residential District and P-1 Restricted Preservation District, located at 144 Ka'apuni Drive, and identified as Tax Map Key 4-3-013: 039 (the "Project"); and

WHEREAS, on May 9, 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, the Applicant's agent, and DPP staff members; no member of the public attended; and

WHEREAS, on June 20, 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 Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1, and Hawai'i Revised Statutes ("HRS") §§ 205A-2 and 205A-26, completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on 06/25/25, by Departmental Communication No. 480 (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 with the conditions enumerated below; now, therefore,

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

A. 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-10, 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 Director of the DPP.

B. Prior to issuance of a building permit for the proposed fencing within the shoreline setback area, the Applicant must obtain a minor shoreline structure permit.

C. To minimize impacts to archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:

1. Prior to commencing any ground-disturbing activity for the Project, the Applicant must submit to the DPP a copy of the written determination from the State Historic Preservation Division ("SHPD") stating that the SHPD has completed its review of the impact of the Project on historic properties pursuant to HRS § 6E-42 and has determined whether any mitigative actions and protocols are required. The Applicant shall implement all mitigative protocols identified, required, or recommended by the SHPD in its written determination; and in the Archaeological Inventory Survey that are approved or otherwise required by SHPD for all historic properties and cultural resources (including iwi kūpuna) discovered on the Project site;

2. Archaeological monitoring must be provided during all subsurface activities; and

3. 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 SHPD immediately. Work in the immediate area must be stopped until the SHPD has assessed the impact and has made further recommendations for mitigative activity.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

RESOLUTION

D. To minimize and address impacts 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 lighting fixtures must be fully shielded, using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture;

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);

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

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

7. All Project-related activities must cease if a Hawaiian monk seal, Green Sea Turtle, or Hawksbill Sea Turtle is on land within 150 ft. of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present, a 300-ft. buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities; and

8. If Project construction activities are scheduled during the breeding and nesting period from March through December, preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of Wedge-Tailed Shearwaters, Hawaiian seabirds, and the Manu-o-Kū (White Tern) prior to and during Project construction as follows:

a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of Hawaiian seabird and migratory bird nests, eggs, or fledglings;

b. If no nests, eggs, or fledglings are discovered, work may proceed;

c. If any nests, eggs, or fledglings are discovered, work may not proceed, and:

(i) The United States Fish and Wildlife Service ("USFWS") and the State of Hawai'i Department of Land and Natural Resources ("DLNR") Division of Forestry and Wildlife ("DOFAW") must be contacted immediately;

(ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS and/or DLNR DOFAW; and

(iii) Written evidence of the survey must be submitted to the DPP Land Use Permits Division.

d. If there is a delay of three or more workdays during the active construction period, the qualified biologist must conduct subsequent preconstruction nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish. Pre-construction nesting surveys are not required for construction activities occurring in January or February (outside of the breeding and nesting period of March through December).

These 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, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgments" on all Project building permit plans:

RESOLUTION

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key (TMK) 4-3-013: 039 is susceptible to coastal hazards, which may result in harm to or loss of life and property." and*

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that TMK 4-3-013: 039 is a shoreline zoning lot 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 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, the landowner hereby acknowledges the following declarations which must be clearly be stated under "Landowner Acknowledgments" on all Project building permit plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 4-3-013: 039."

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 "Land Acknowledgements" on all Project building permit plans.

"*In choosing to implement construction activities at TMK 4-3-013: 039, 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."

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 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 TMK 4-3-013: 039, 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 and irrigation of naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A;

3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;

4. Landscaping in the dune or shoreline area between the dwelling and the shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and

5. Any irrigation systems must be designed so that water does not traverse seaward of the shoreline as depicted in the current Certified Shoreline Survey ("CSS") for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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 must 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 Council.

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

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

   a. 60 days after receipt of the DPP Director's report; or

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

   the extension will be deemed to be denied.

K. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO, building, grading, and grubbing permit approvals, which

RESOLUTION

are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to Wendy Ostojic, Ka'apuni LLC, 3503 Rocky Stream Drive, Fort Collins, Colorado 80528; Peter Vincent, Peter Vincent Architects, Harbor Court, 55 Merchant Street, Suite 1430, Honolulu, Hawai'i, 96813; 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 Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

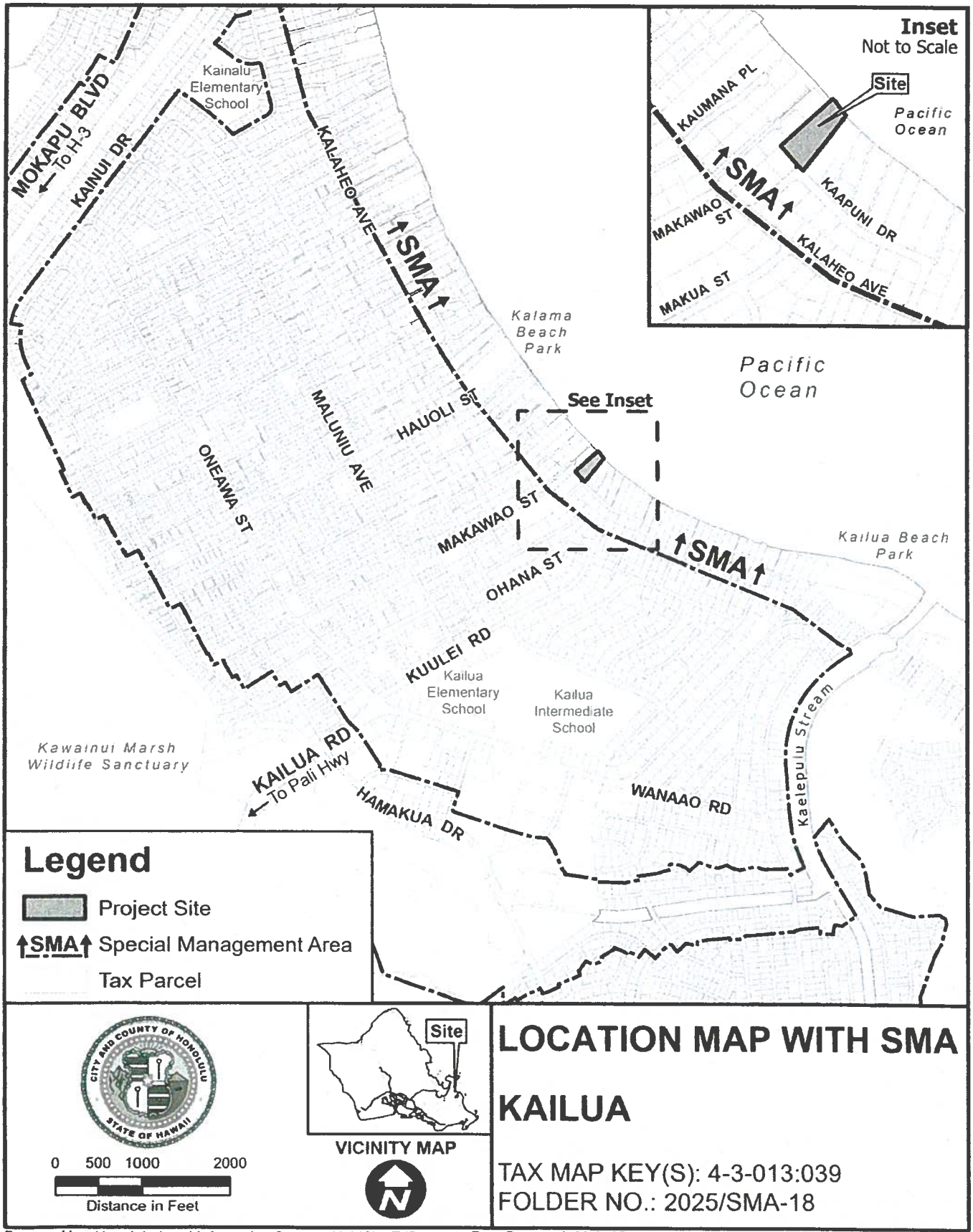
INTRODUCED BY:

Tony Weaton (br)

DATE OF INTRODUCTION:

JUN 26 2025
Honolulu, Hawai'i

Councilmembers



LOCATION MAP WITH SMA

KAILUA

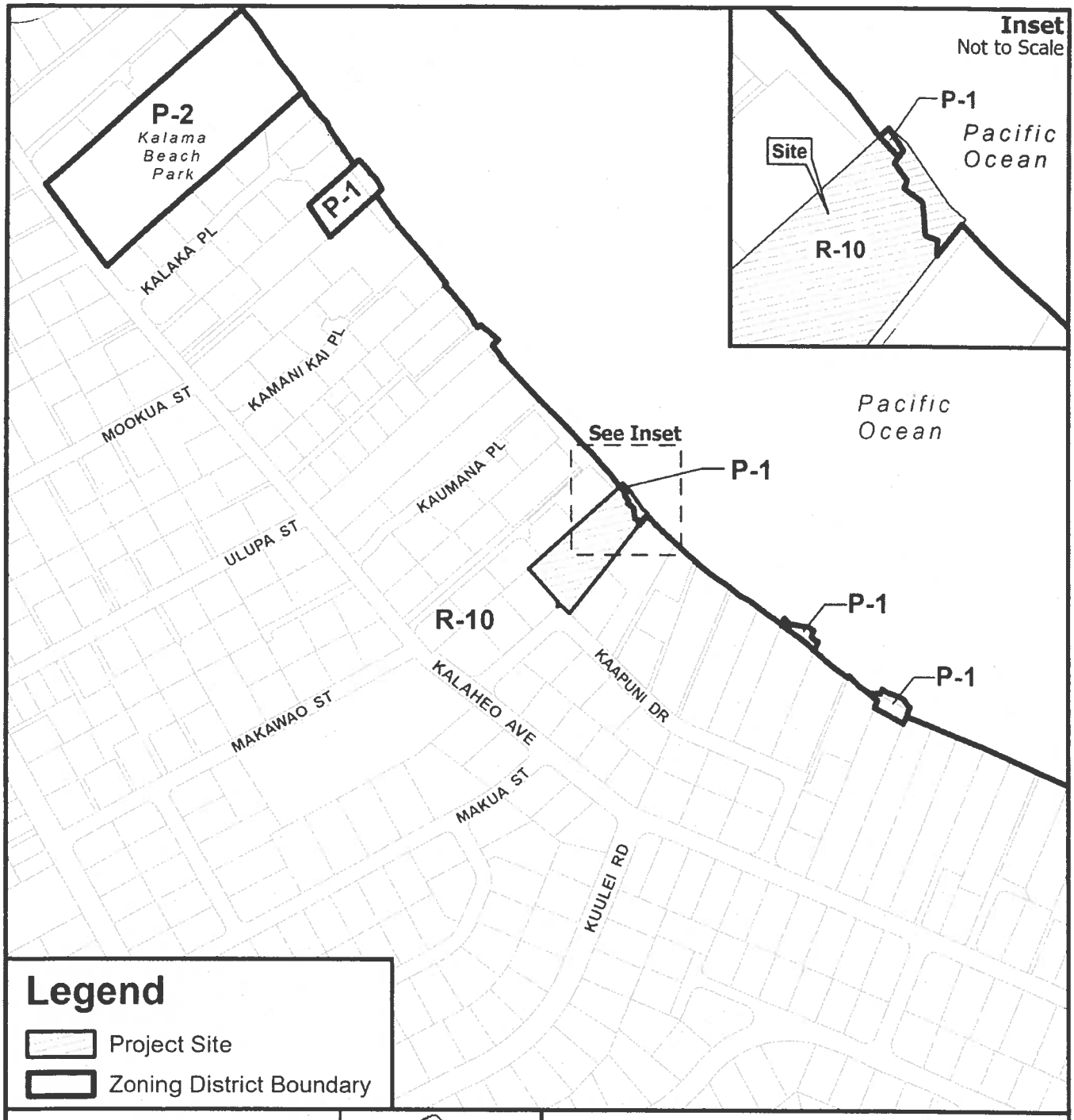
TAX MAP KEY(S): 4-3-013:039
FOLDER NO.: 2025/SMA-18

Prepared by: Honolulu Land Information System (HoLIS) - EJD
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 03/2025

Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT A



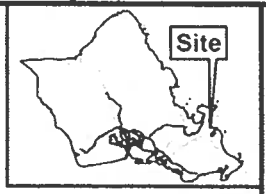
Legend

- Project Site
- Zoning District Boundary

0 150 300 600

Distance in Feet

VICINITY MAP



PORTION OF

ZONING MAP

KAILUA - LANIKAI - KEOLU

TAX MAP KEY(S): 4-3-013:039

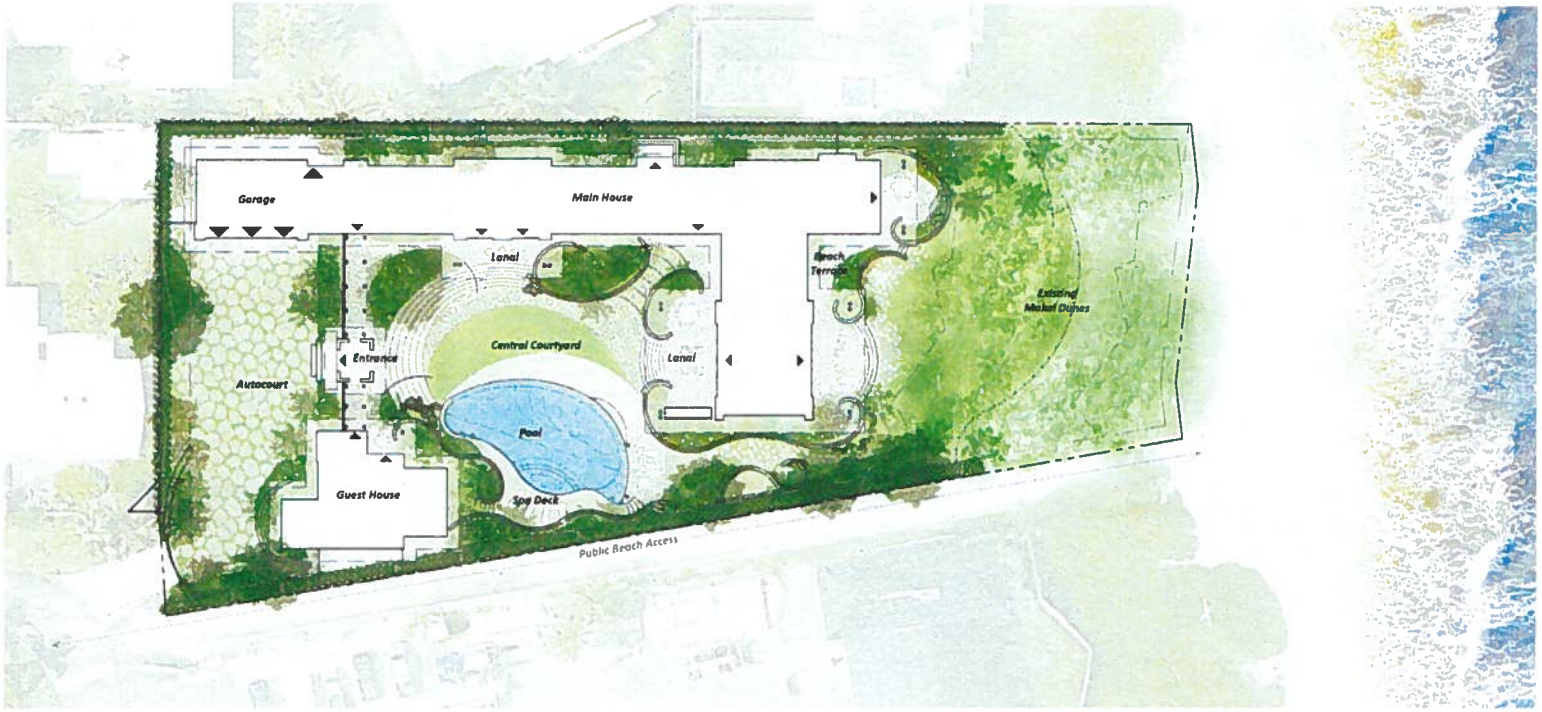
FOLDER NO.: 2025/SMA-18

Prepared by: Honolulu Land Information System (HoLIS) - EJD
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 03/2025

Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT B



144 Kaapuni Drive - November 1, 2024

Site Plan L101

SURFACEDESIGN INC

EXHIBIT C-1

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i

Landscape Site Plan

petervincentarchitects

LUO MATRIX:

TMK:	4-3-013 039
LOT AREA:	44,356 SF
R-10 LOT SIZE:	42,289 SF
P-1 LOT SIZE:	2,067 SF
ZONING DESIGNATION:	R-10 / P-1
DEVELOPMENT PLAN AREAS:	KO'OLAUPOKO
FLOOD ZONES:	X
SPECIAL MANAGEMENT AREA (SMA):	IN SMA
NEIGHBORHOOD BOARD:	31 - KAILUA
STATE LAND USE:	URBAN DISTRICT LOW DENSITY RESIDENTIAL
SETBACKS:	FRONT 10 FT SIDE & REAR YARD 5 FT SHORELINE 60 FT
MAXIMUM BUILDING AREA:	50% OF THE ZONING LOT = 22,178 SF
PROPOSED BUILDING AREA:	13,792 SF (62.2%)
MAXIMUM HEIGHT:	25-30 FT
MAXIMUM LOT COVERAGE:	75% OF ZONING LOT (IMPERVIOUS SURFACES)
PROPOSED LOT COVERAGE:	21,823.6 SF (82.6%)

FLOOR AREA CALCULATIONS:

ZONING LOT AREA: 44,356 SF
MAX FAR: 31,049.20 SF
(0.7 OF ZONING LOT)

	PROPOSED
ENTRY PAVILION:	
FLOOR AREA	198 SF
DWELLING 1:	
GROUND LEVEL	
FLOOR	6,036 SF
COVERED LANAI	1,626 SF
SECOND LEVEL	
FLOOR	1,651 SF
COVERED LANAI	121 SF
FLOOR AREA	9,434 SF
DWELLING 2:	
FLOOR	1,511 SF
COVERED LANAI	92 SF
FLOOR AREA	1,603 SF
STORAGE:	
FLOOR	189 SF
TOTAL FLOOR AREA:	11,424 SF
(36.8% OF ALLOWABLE FLOOR AREA)	
GARAGE	1,205 SF
TOTAL UNDER ROOF	12,629 SF

BUILDING AREA CALCULATIONS:

MAXIMUM BUILDING AREA: 22,178 SF
(50% OF ZONING LOT)

	PROPOSED
ENTRY PAVILION:	
FLOOR AREA (LANAI INCLUDED)	198 SF
EAVES EXCEED 36"	60 SF
DWELLING 1:	
FLOOR AREA (LANAIS INCLUDED)	9,434 SF
EAVE EXCEED 36"	947 SF
GARAGE	1,205 SF
DWELLING 2:	
FLOOR (LANAIS INCLUDED)	1,603 SF
EAVE EXCEED 36"	177 SF
STORAGE:	
FLOOR	168 SF
TOTAL BUILDING AREA:	13,792 SF
(62.2% OF ALLOWABLE BUILDING AREA)	

IMPERVIOUS COVER:

MAX ALLOWED COVERAGE: 33,267 SF
(75% OF ZONING LOT)

	PROPOSED
TOTAL COVERAGE:	20,623.6 SF
(82.6% OF ALLOWABLE LOT COVERAGE)	

PARKING CALCULATIONS:

TOTAL PROPOSED FLOOR AREA:
11,424 SF

REQUIRED OFF-STREET PARKING:
1 STALL PER 1,000 SF (LUO SEC 21-6.20)

PROPOSED OFF-STREET PARKING:
11 STALLS

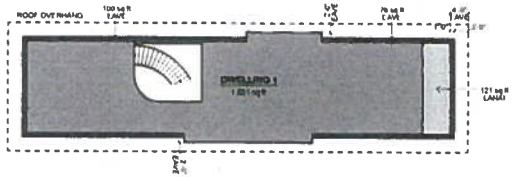
LEGEND:

ENCLOSED:
COVERED LANAI:
GARAGE:
EAVES (>36"):

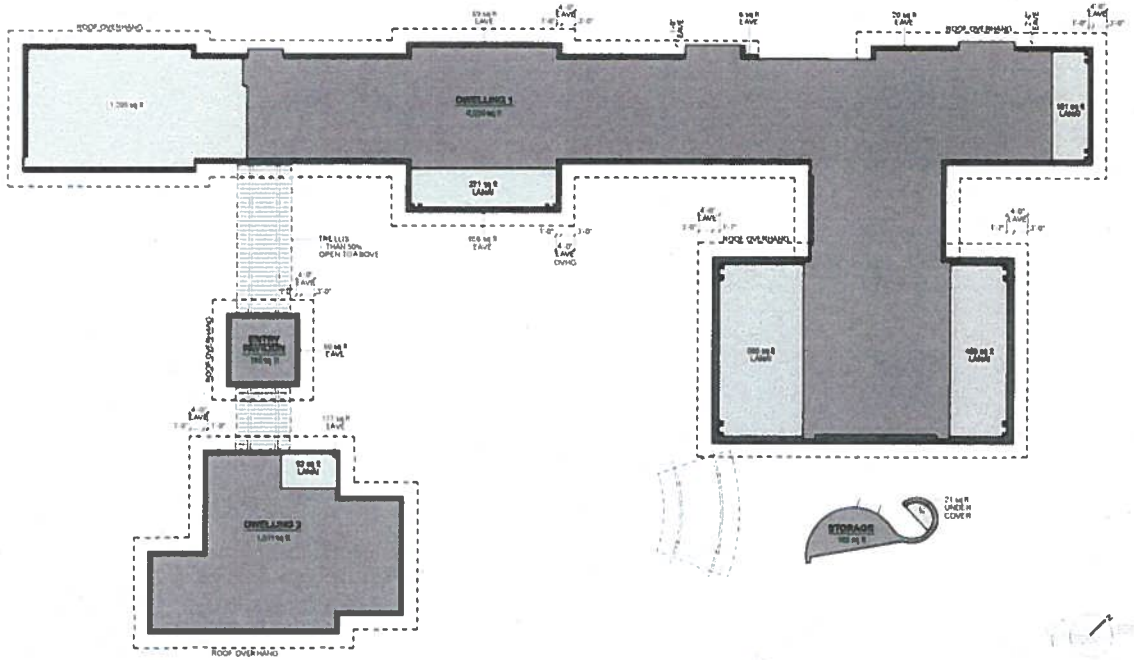
LOT ZONING:



1 ZONING DIAGRAM



3 SECOND LEVEL FLOOR AREA DIAGRAM



2 GROUND LEVEL FLOOR AREA DIAGRAM

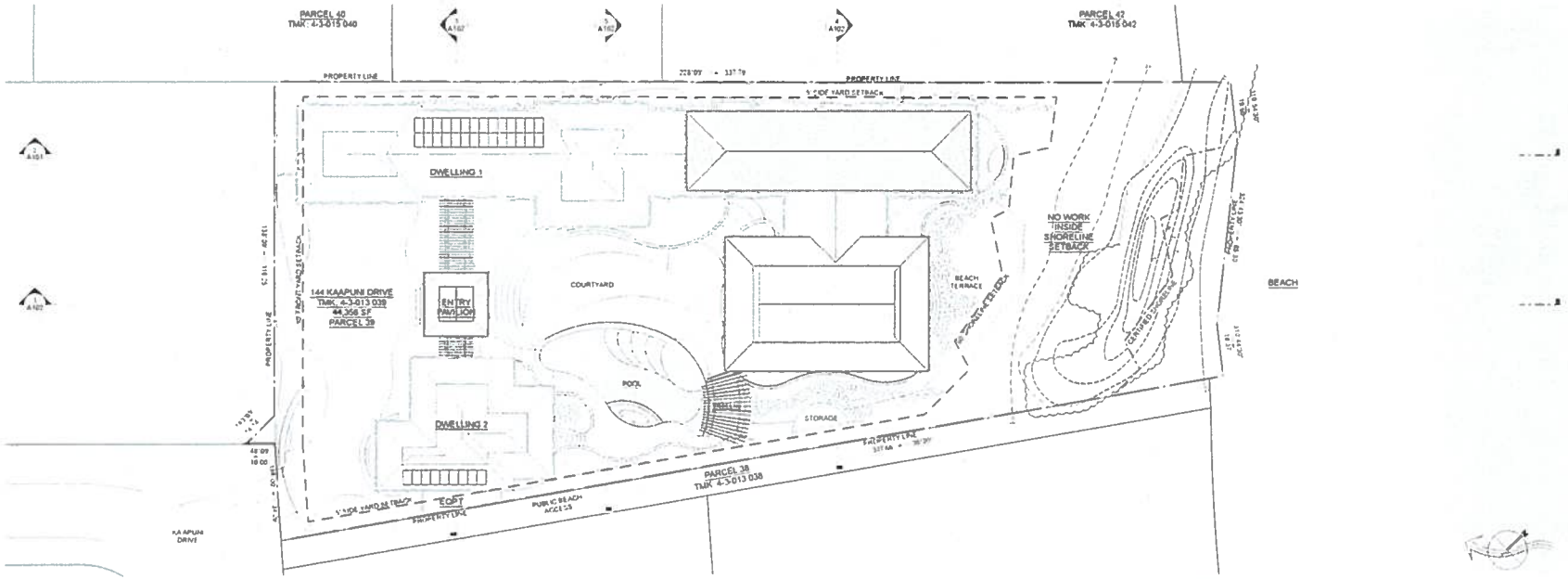
EXHIBIT C-2

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i

Area Calculations

Harbor Court 55 Merchant Street, Suite 1820
Honolulu, Hawaii 96813
T 808.524.8256 F 808.524.8258 E pva@pva.com
www.pva.com

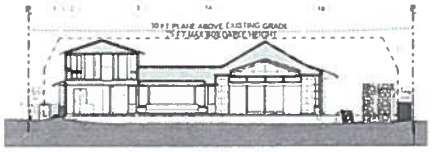
petervincentarchitects



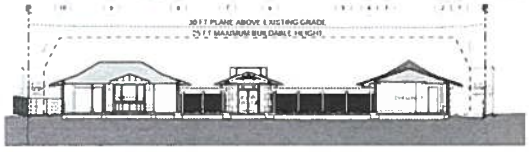
6 SITE PLAN



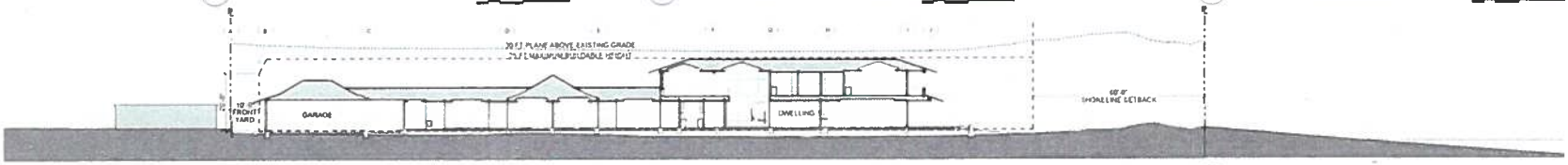
5 SITE SECTION - TRANSVERSE



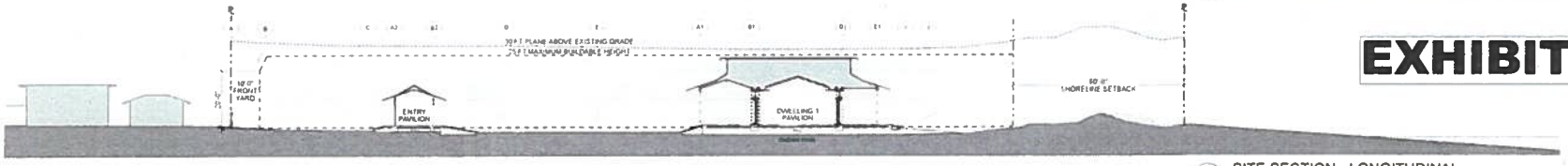
4 SITE SECTION - TRANSVERSE



3 SITE SECTION - TRANSVERSE



2 SITE SECTION - LONGITUDINAL



1 SITE SECTION - LONGITUDINAL

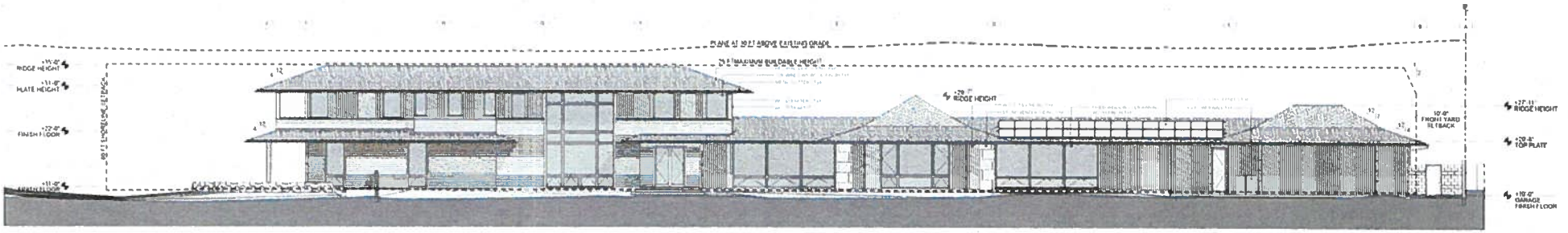
EXHIBIT C-3

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i

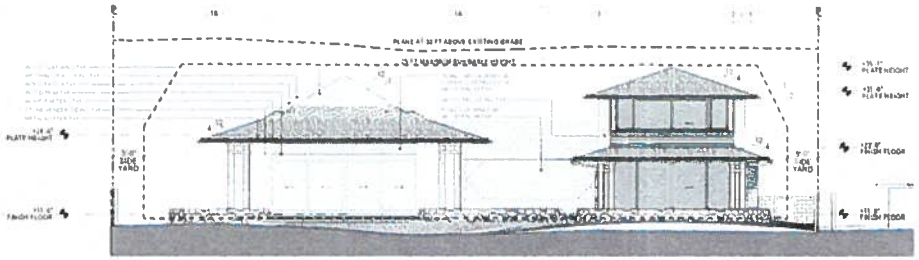
Site Section

Harbor Court 55 Maplehurst Street, Suite 1430
Honolulu, Hawaii 96813
T 808 524 8255 F 808 524 8265 E info@pva.com
www.pva.com

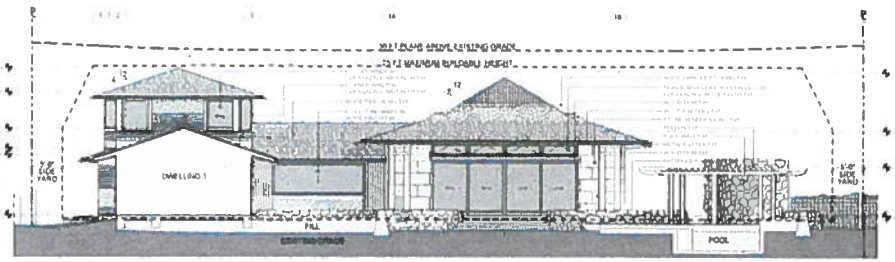
petervincentarchitects



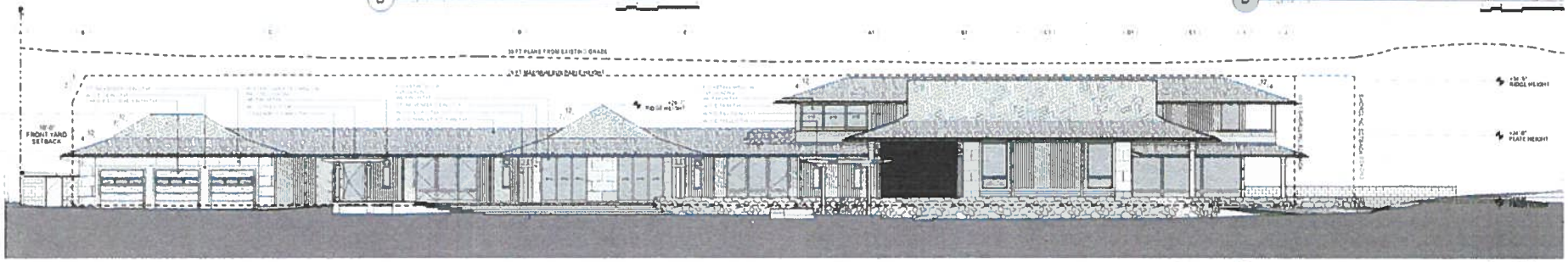
A DWELLING 1: KANEOHE ELEVATION (WEST)



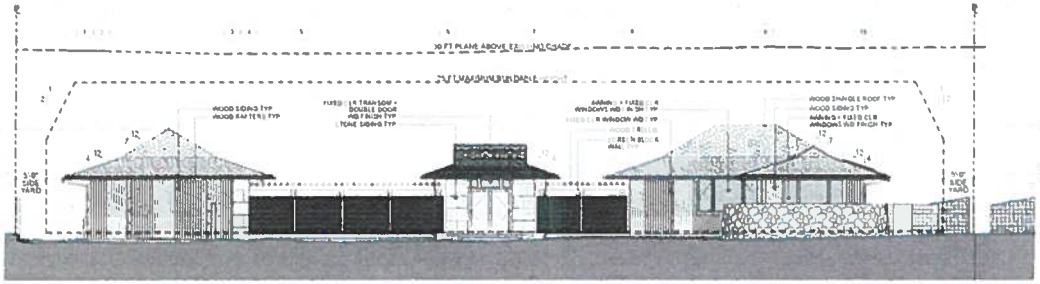
B DWELLING 1: MAKAI ELEVATION (NORTH)



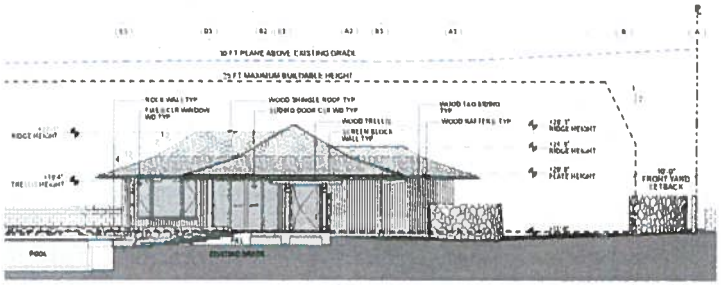
D DWELLING 1: MAUKA ELEVATION (SOUTH)



C DWELLING 1: LANIKAI ELEVATION (EAST)



E DWELLING 2: MAUKA ELEVATION (SOUTH)



F DWELLING 2: LANIKAI ELEVATION (EAST)

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i

Exterior Elevations

EXHIBIT C-4

petervincentarchitects

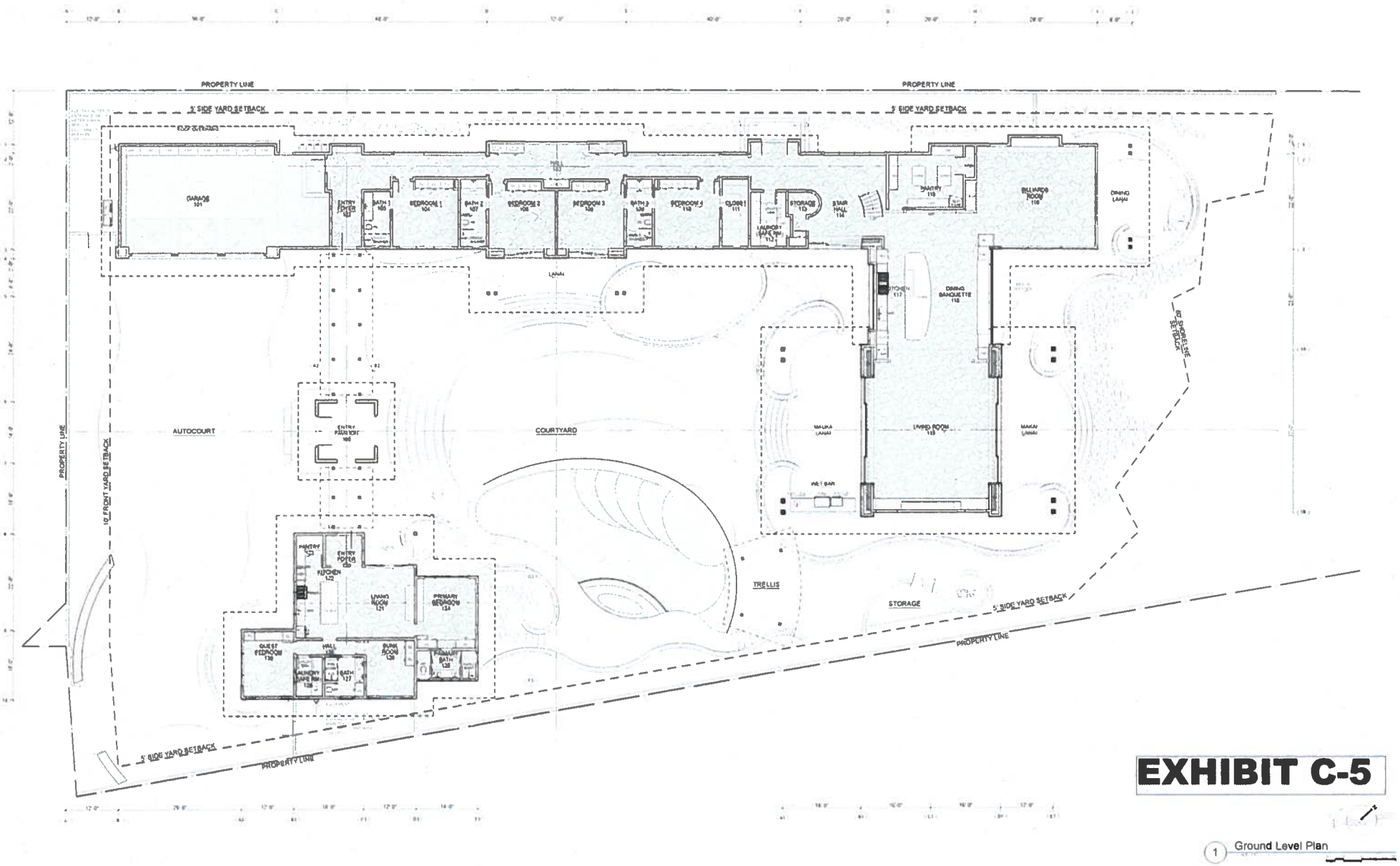


EXHIBIT C-5

1 Ground Level Plan

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i

Ground Level Plan

Homer Court 55 Merchant Street, Suite 1430
Honolulu, Hawaii 96813
T 808 524 8255 F 808 524 8255 E info@pva.com
www.pva.com

PVA
petervincentarchitects

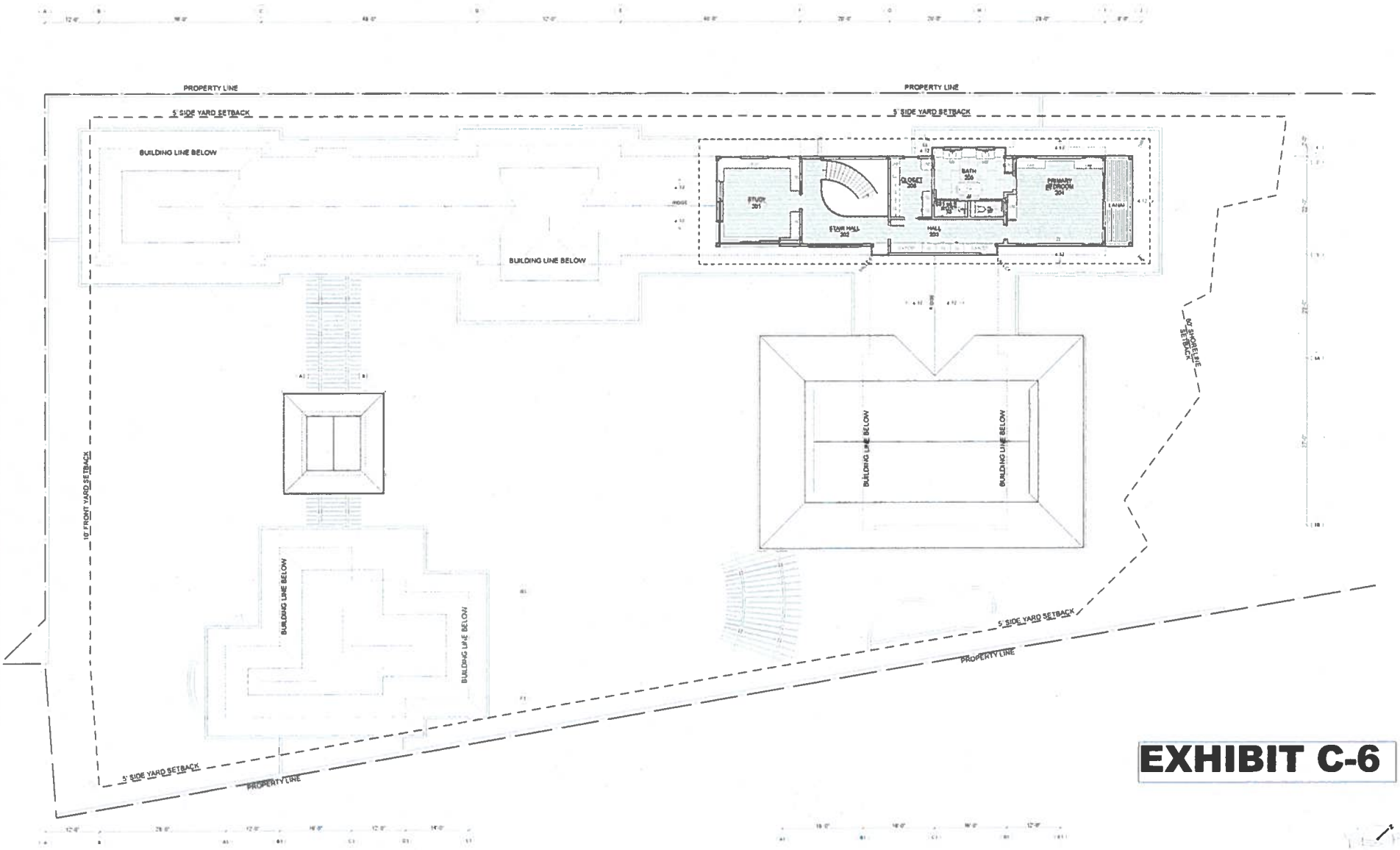


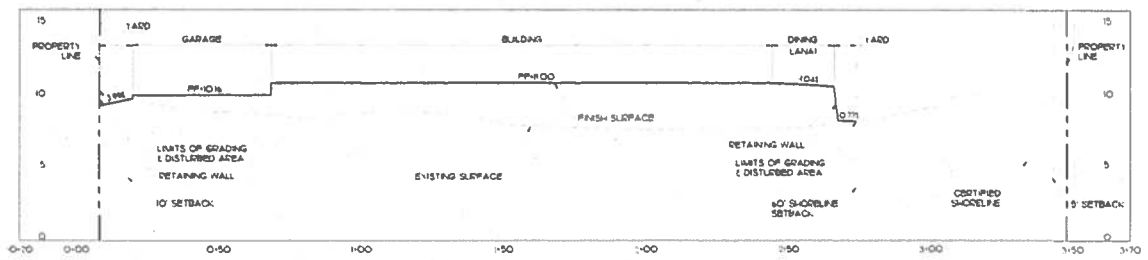
EXHIBIT C-6

1 SECOND LEVEL PLAN

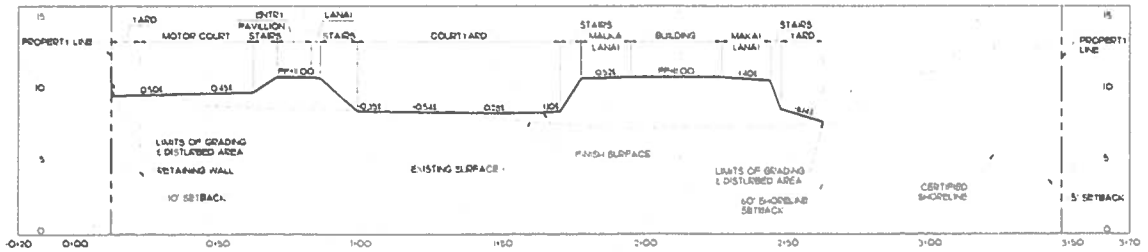
Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i

Second Level Plan

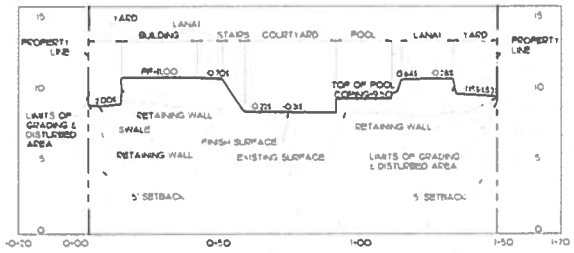
petervincentarchitects



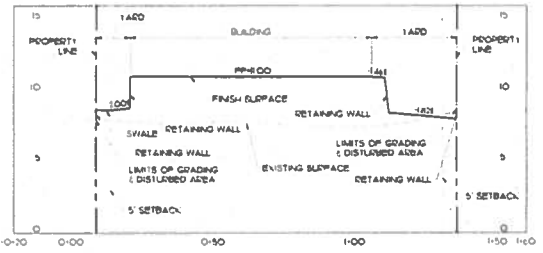
1 C201 GRADING SECTION 1
SCALE: VERT 1" = 4'
HOR 1" = 20'



2 C201 GRADING SECTION 2
SCALE: VERT 1" = 4'
HOR 1" = 20'

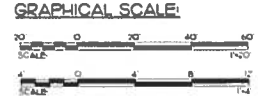


3 C201 GRADING SECTION 3
SCALE: VERT 1" = 4'
HOR 1" = 20'



1 C201 GRADING SECTION 4
SCALE: VERT 1" = 4'
HOR 1" = 20'

GRAPHICAL SCALE:



APPROVED BY:

CHIEF, CIVIL ENGINEERING BRANCH DPP DATE

EXHIBIT C-7

PVA
petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu, Hawaii 96813
808.524.8255 info@pva.com

PALEKANA PERMITS
THIRD PARTY CERTIFICATION

Dempsey Pacific Inc.
Civil Engineering Design and Consulting Services

Ostojic Residence

New Two Single Family Dwellings

TMK 4-3-013-039

144 Kirapuni Drive, Kailua, HI 96734

Project XXX XX
Date August 15, 2024
Drawing GRADING SECTIONS
Scale As Noted
Drawn By RC

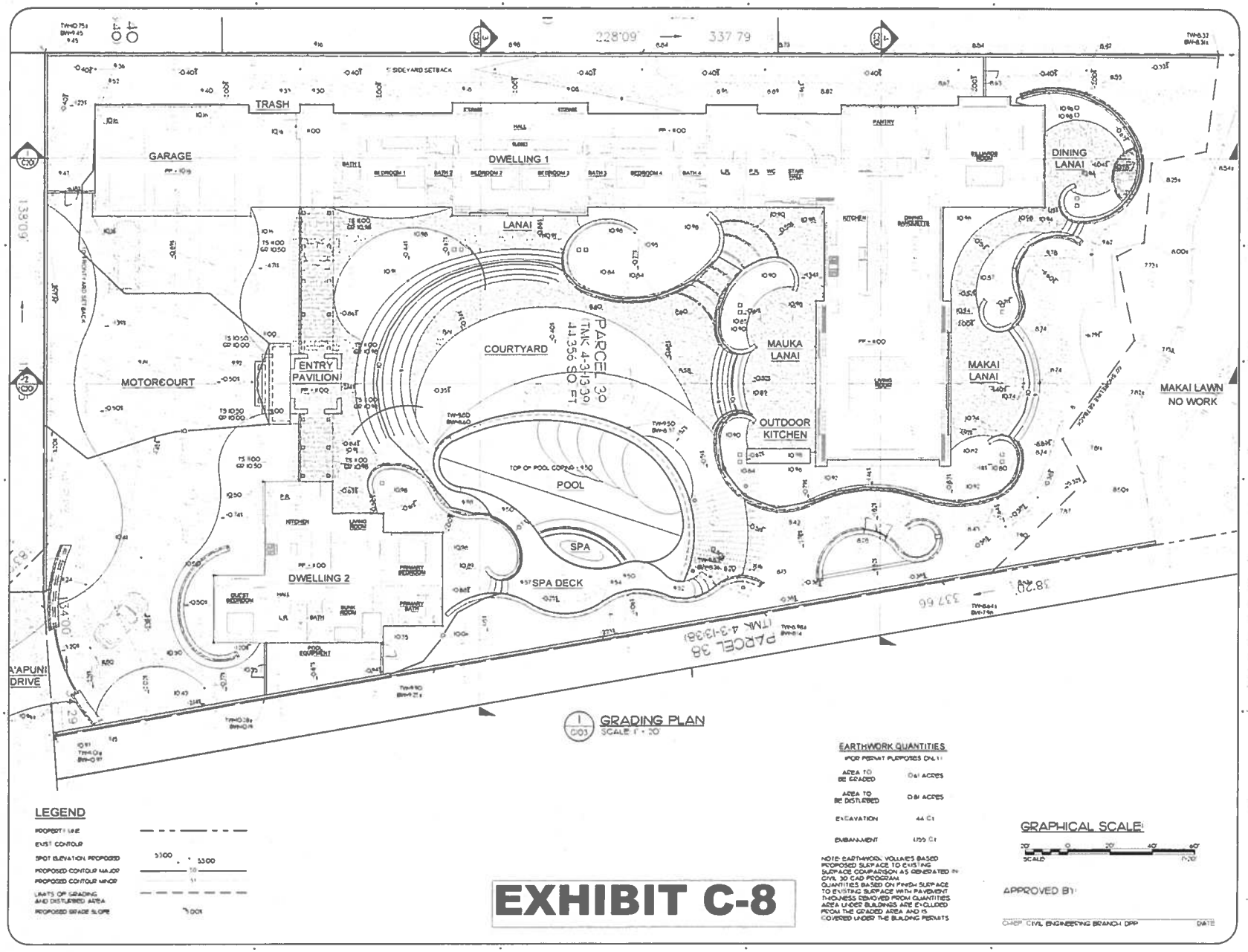
Revisions

Permit Set

LICENSED PROFESSIONAL ENGINEER No. 12058-C HAWAII, U.S.A.

Copyright

C201



LEGEND

PROPERTY LINE

EXIST CONTOUR

SPOT ELEVATION PROPOSED 5300

PROPOSED CONTOUR MAJOR

PROPOSED CONTOUR MINOR

LIMITS OF GRADING AND DISTURBED AREA

PROPOSED GRADE SLOPE 5.00%

EARTHWORK QUANTITIES

FOR PERMIT PURPOSES ONLY

AREA TO BE GRADED	0.61 ACRES
AREA TO BE DISTURBED	0.81 ACRES
EXCAVATION	44 CY
EMBANKMENT	1,155 CY

NOTE: EARTHWORK VOLUMES BASED PROPOSED SURFACE TO EXISTING SURFACE COMPARISON AS GENERATED IN CIVIL 3D CAD PROGRAM. QUANTITIES BASED ON FINISH SURFACE TO EXISTING SURFACE WITH PAVEMENT THICKNESS REMOVED FROM QUANTITIES. AREA UNDER BUILDINGS ARE EXCLUDED FROM THE GRADED AREA AND IS COVERED UNDER THE BUILDING PERMITS

GRAPHICAL SCALE: 20' 0 20' 40' 60' SCALE: 1"=20'

APPROVED BY:

CHIEF, CIVIL ENGINEERING BRANCH, DPP — DATE

EXHIBIT C-8

petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu, Hawaii 96813
808.524.8255 info@pva.com

PALEKAHA PERMITS THIRD PARTY CERTIFICATION

Dempsey Pacific Inc.
Civil Engineering Design and Consulting Services

Ostojic Residence

New Two Single Family Dwellings

TMK 4-3-013:039

144 Ka'apuni Drive Kailua, HI 96734

Project	XXX XX
Date	August 15, 2024
Drawing	GRADING PLAN
Scale	As Noted
Drawn By	RC

Revisions

Permit Set

LICENSED PROFESSIONAL ENGINEER — No. 12954-C — HAWAII, U.S.A.

6/30/2009

Copyright © A...

C103



EXHIBIT C-9

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i

Aerial Views - Front Yard

Harbor Court 55 Merchant Street, Suite 1430
Honolulu, Hawaii 96813
T 808.924.8251 F 808.924.8258 E info@pva.com
www.pva.com

petervincentarchitects



EXHIBIT C-10

Private Residence
144 Ke'apuni Drive, Kailua, Hawai'i

Aerial Views - Makai Yard

Harbor Court 55 Merchant Street Suite 1430
Honolulu Hawaii 96813
T 808.524.8250 F 808.524.8251 E pva@pva.com
www.pva.com

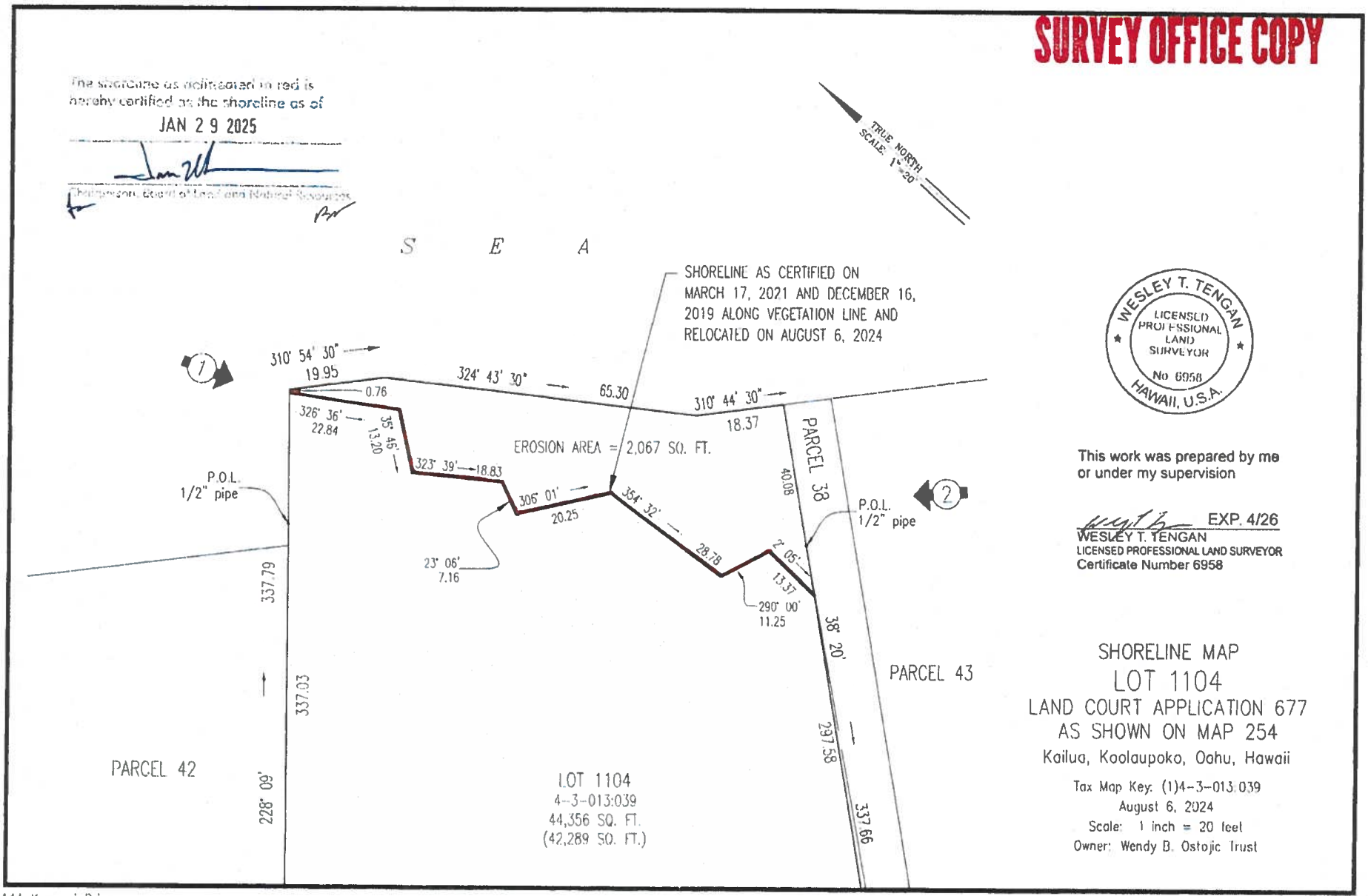
petervincentarchitects

SURVEY OFFICE COPY

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

JAN 29 2025

Chairperson, Board of Land and Natural Resources



WESLEY T. TENGAN
LICENSED PROFESSIONAL LAND SURVEYOR
No 6958
HAWAII, U.S.A.

This work was prepared by me or under my supervision

EXP. 4/26

WESLEY T. TENGAN
LICENSED PROFESSIONAL LAND SURVEYOR
Certificate Number 6958

SHORELINE MAP
LOT 1104
LAND COURT APPLICATION 677
AS SHOWN ON MAP 254
Kailua, Koolaupoko, Oahu, Hawaii

Tax Map Key: (1)4-3-013:039
August 6, 2024
Scale: 1 inch = 20 feet
Owner: Wendy B. Ostojic Trust

144 Kaapuni Drive

(10X15)

EXHIBIT D

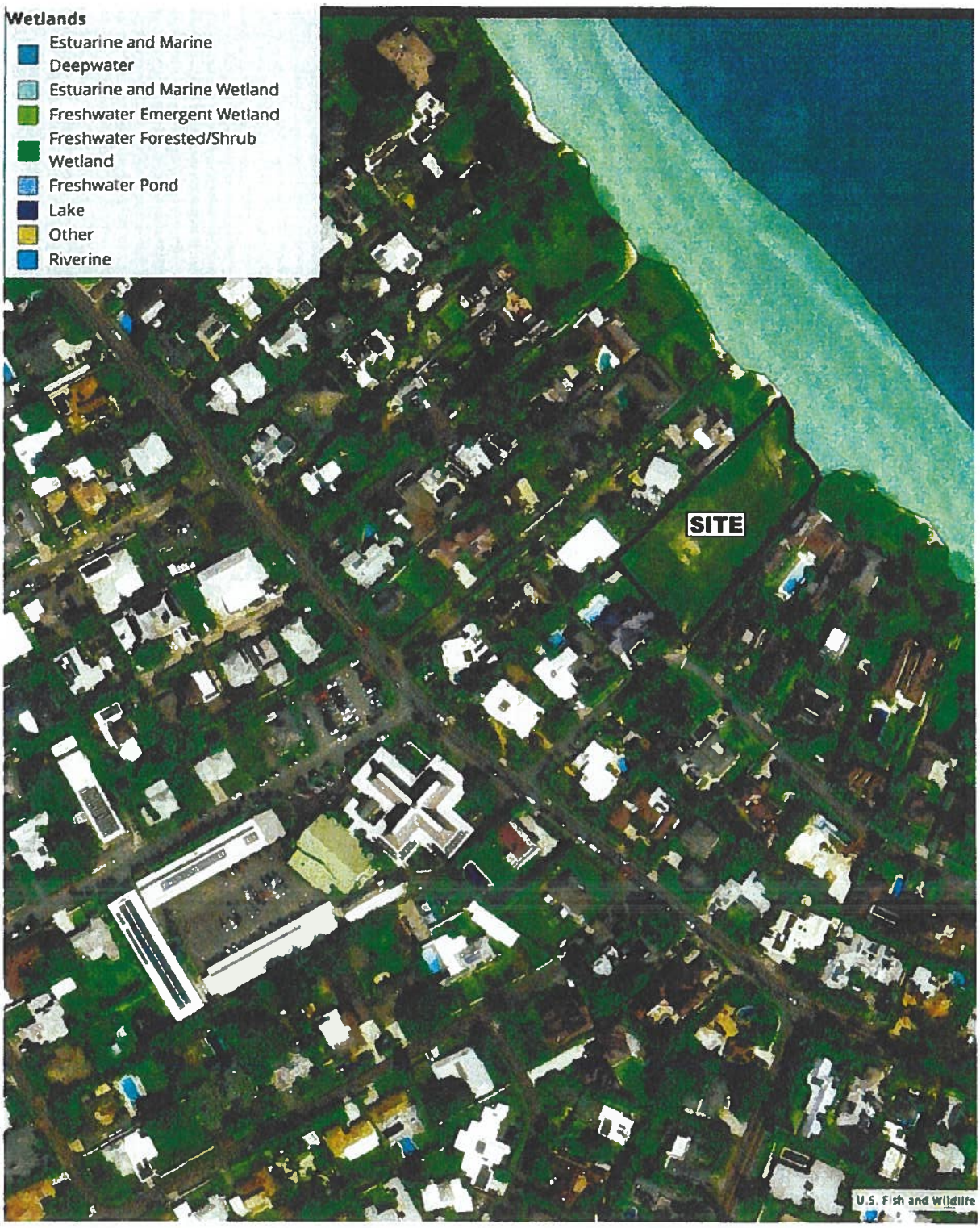


EXHIBIT E - WETLANDS MAP

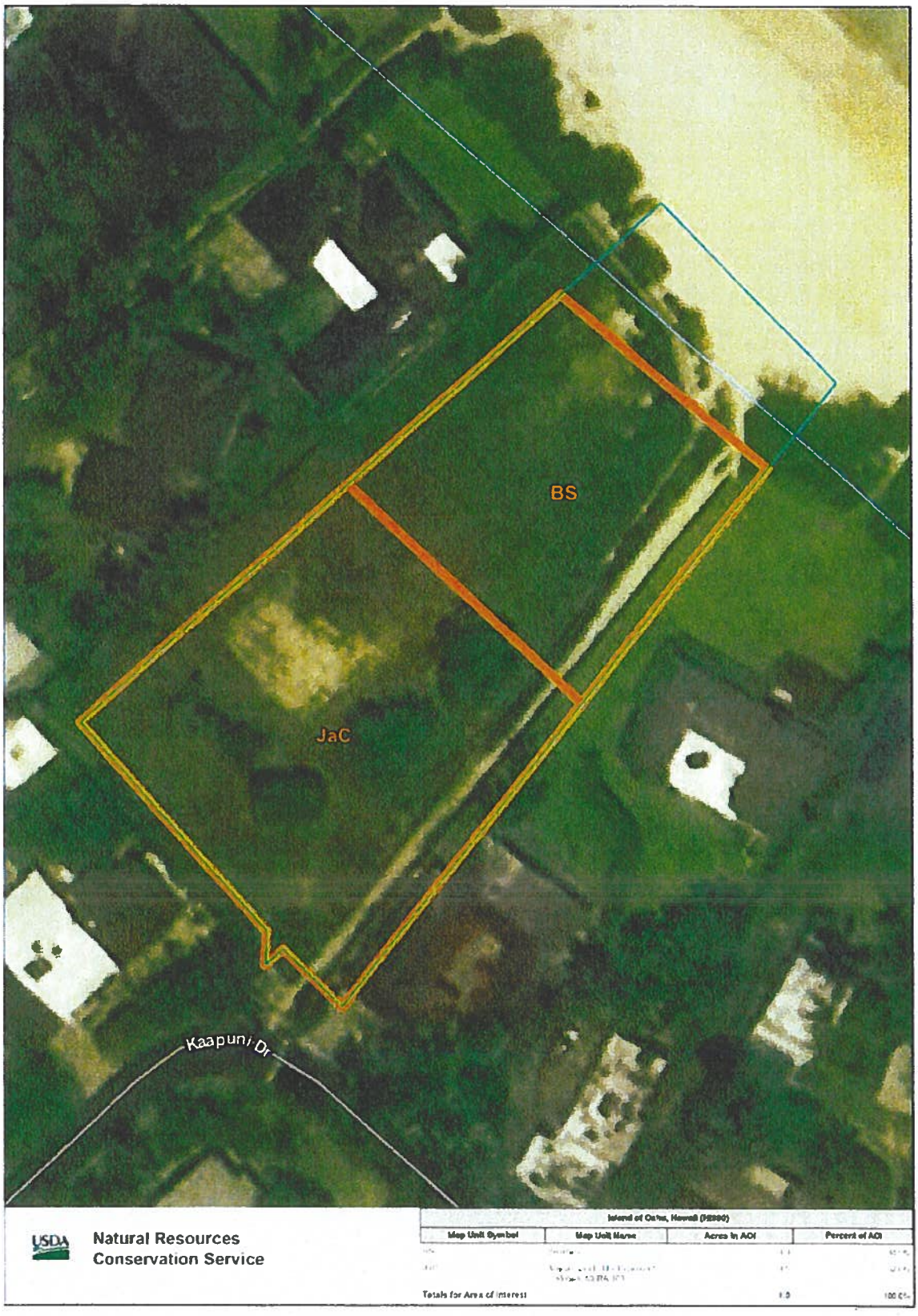
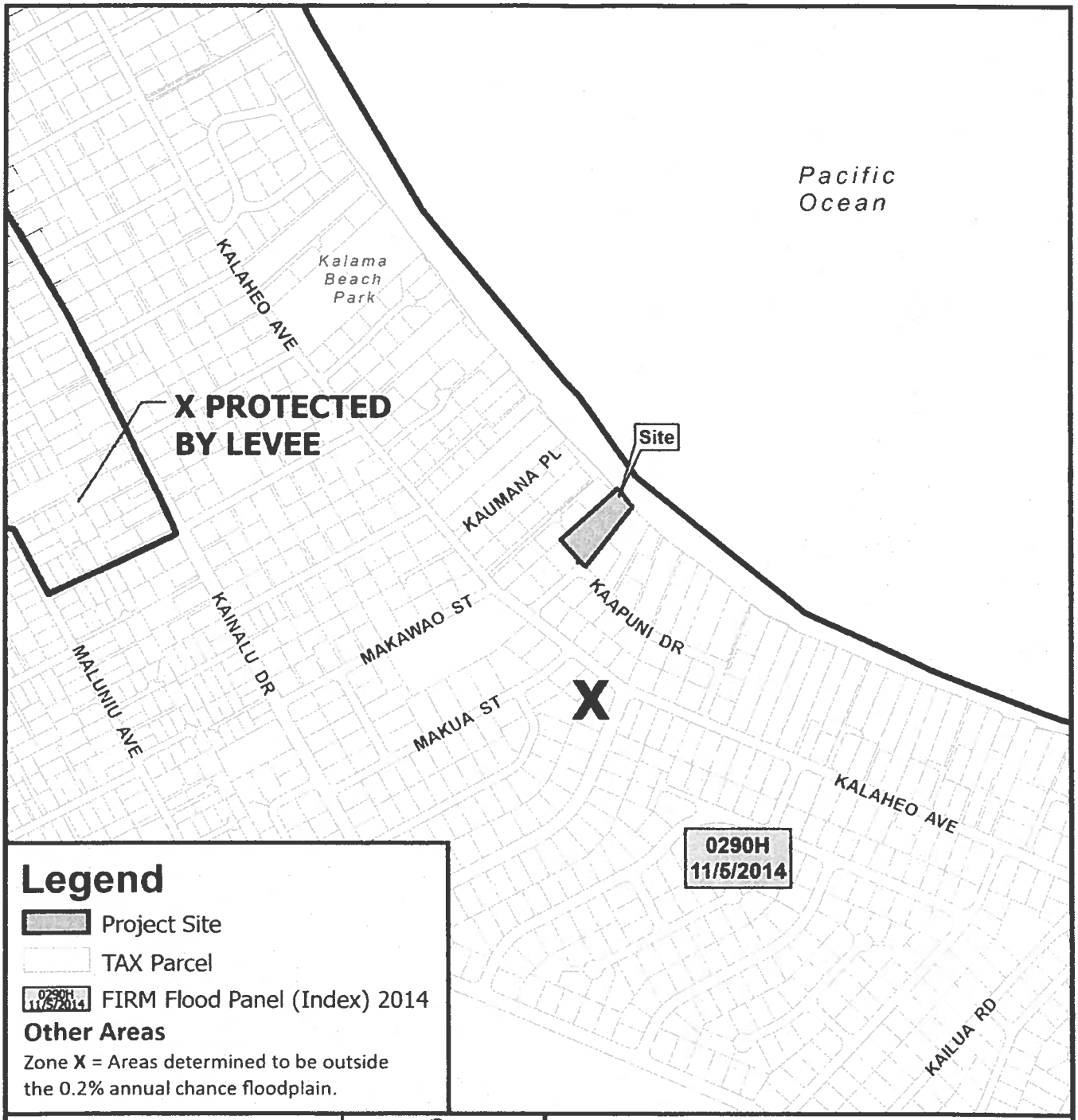


EXHIBIT F - SOILS MAP



Legend

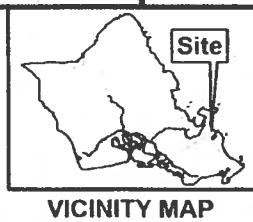
- Project Site
- TAX Parcel
- 0290H 11/5/2014 FIRM Flood Panel (Index) 2014

Other Areas

Zone **X** = Areas determined to be outside the 0.2% annual chance floodplain.

0 200 400 800

Distance in Feet



VICINITY MAP

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0290H

TAX MAP KEY(S): 4-3-013:039

FOLDER NO.: 2025/SMA-18

Prepared by: Honolulu Land Information System (HoLIS) - EJD
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 03/2025

Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT G

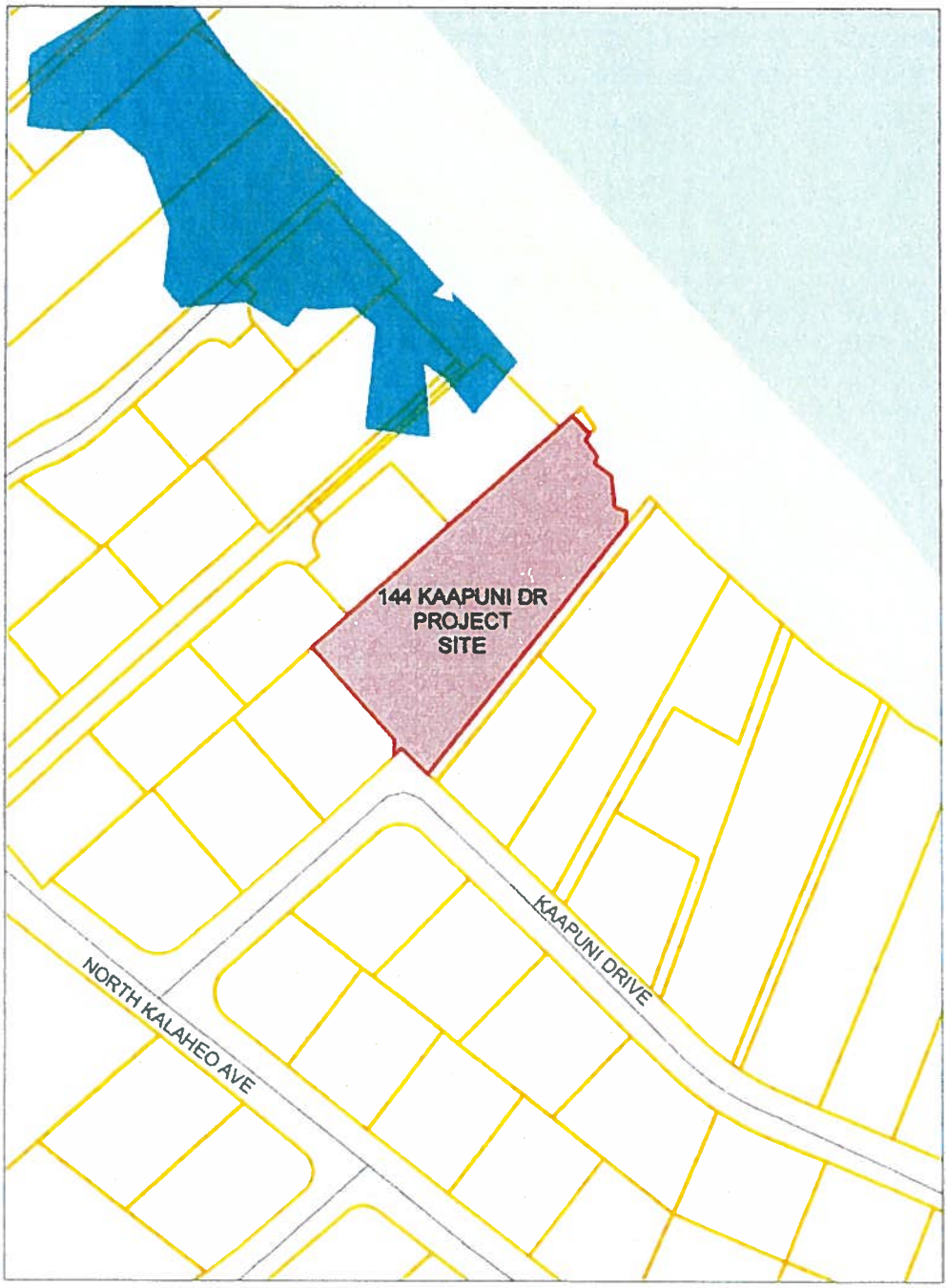
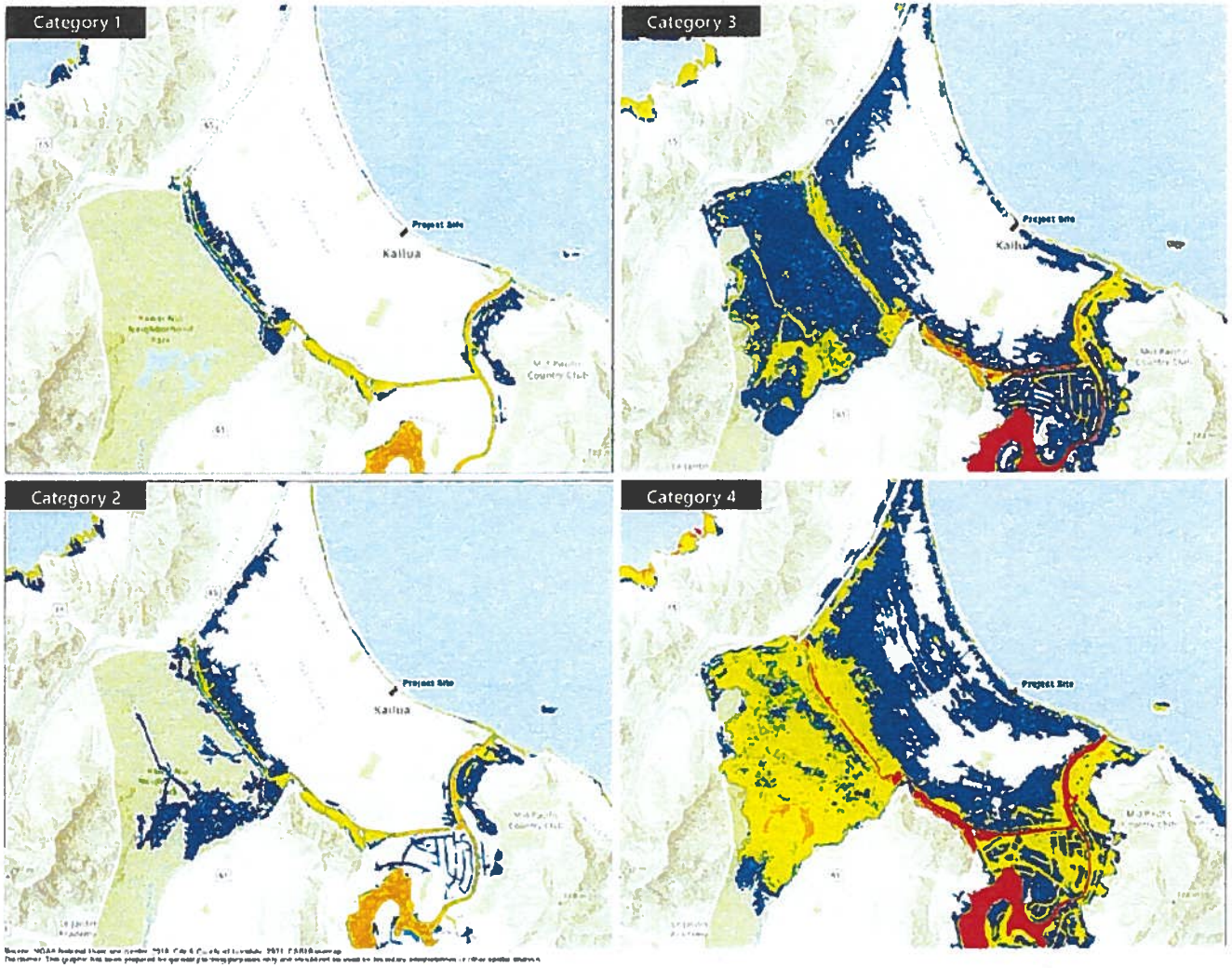


EXHIBIT H - 3.2-FOOT SEA LEVEL RISE MAP



EXHIBIT I - SHORELINE CHANGE RATE MAP



Legend

Project Site

Storm Surge Inundation Height *
(High Tide Scenario)

- Up to 3 Feet above Ground
- Greater than 3 Feet above Ground
- Greater than 6 Feet above Ground
- Greater than 9 Feet above Ground

* Not accounting for erosion, subsidence, sea level change or future construction

Saffir-Simpson Hurricane Wind Scale

Hurricane Category	Wind Speed (miles per hour)
1	74-95
2	96-110
3	111-129
4	130-156

Storm Surge Map

144 Ka'apuni Drive

EXHIBIT J - STORM SURGE MAP

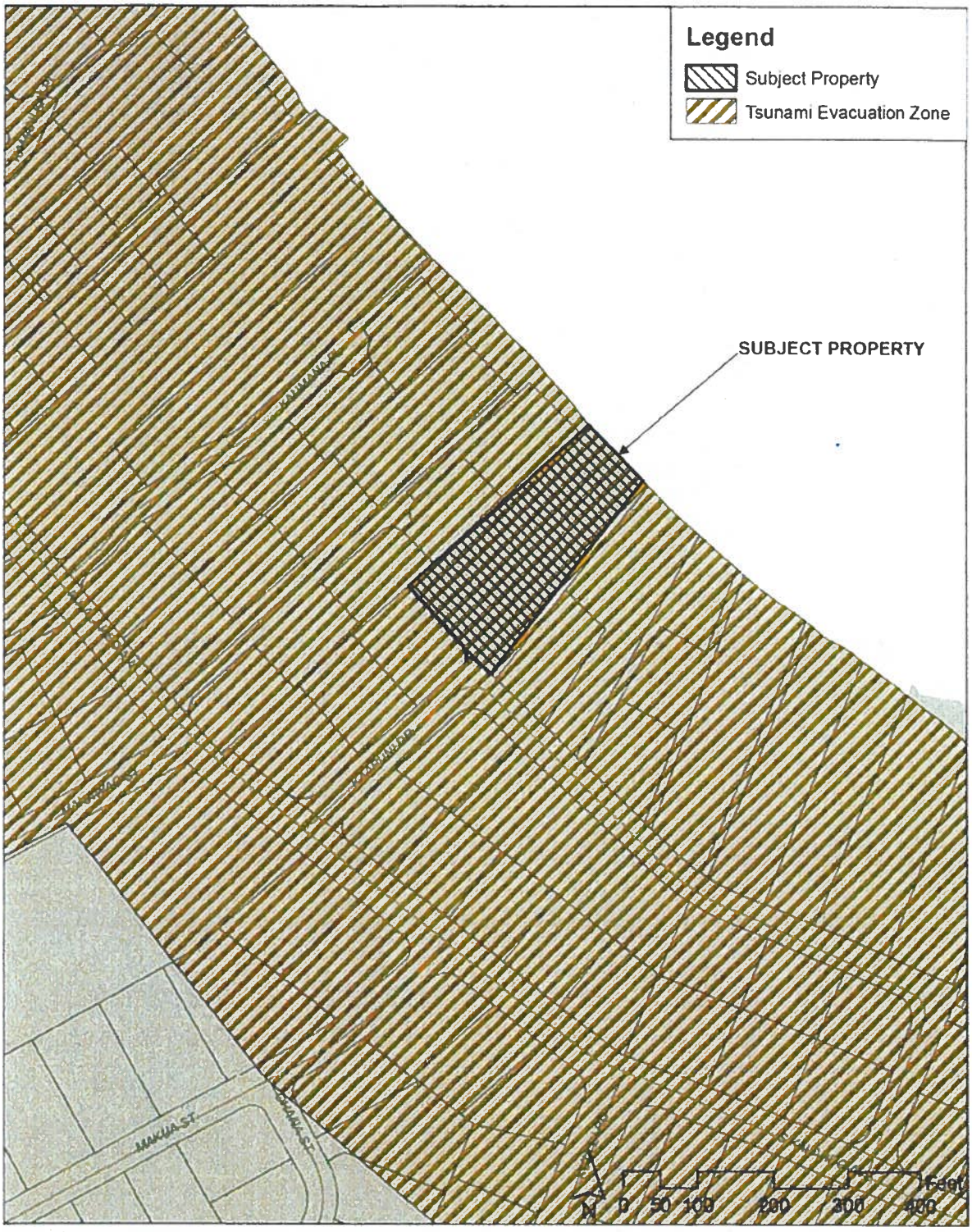
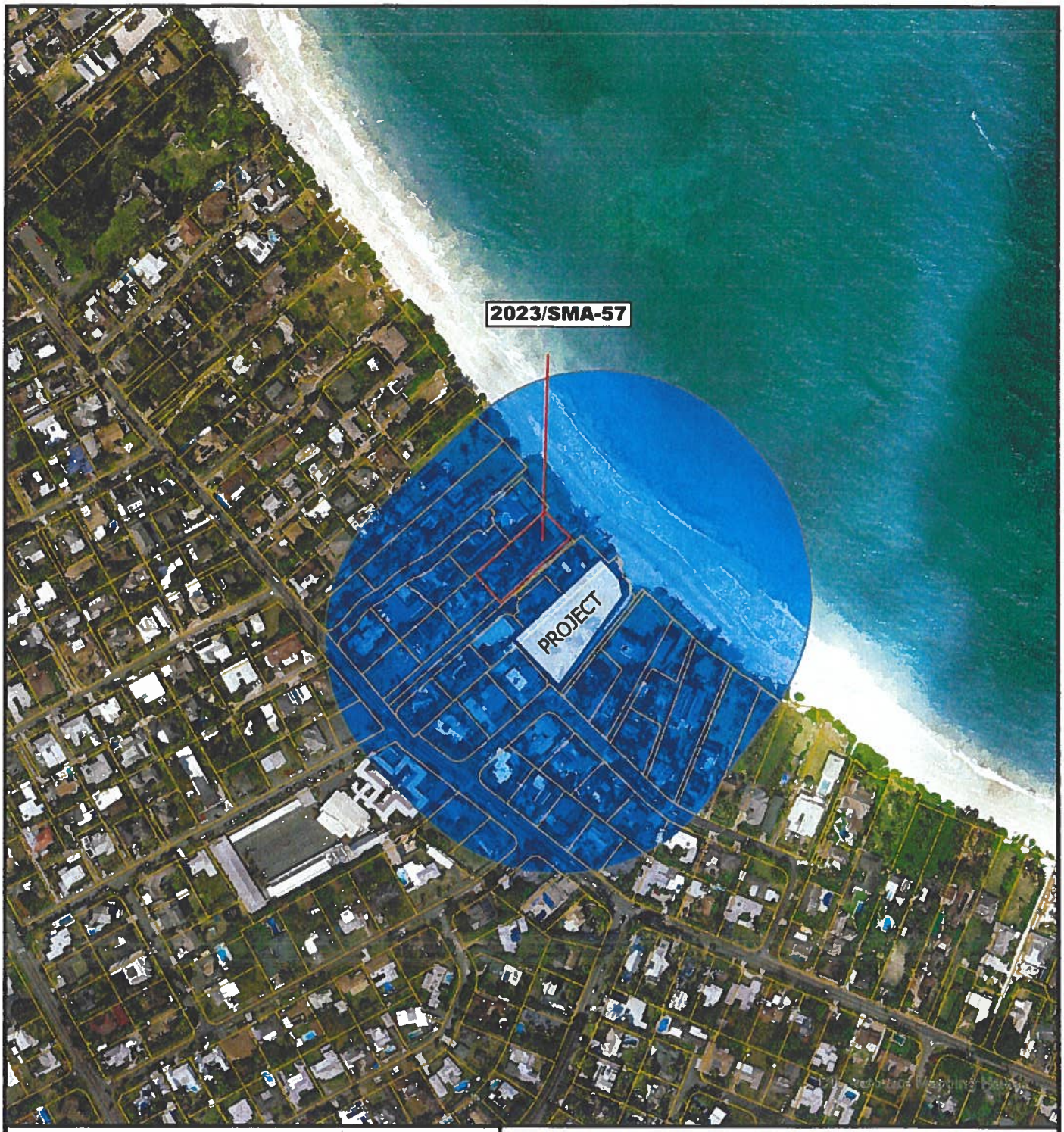
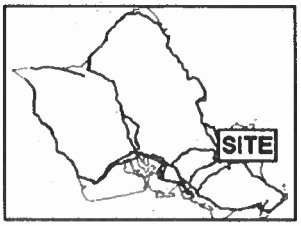


EXHIBIT K - TSUNAMI EVACUATION MAP





VICINITY MAP

0 185 370 740

Scale in Feet

EXHIBIT L

CUMULATIVE IMPACT 500-FOOT BUFFER

Prepared by:

Date Prepared:

Copyright City & County of Honolulu
All Rights Reserved 2025