'25JUL18 PM 3:50 CITY CLERK

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

July 14, 2025

2025/SMA-19 (LP)

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

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
The Cove Redevelopment
92-1089 Ali'inui Drive – Ko 'Olina
Tax Map Key 9-1-057: 027

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application for The Cove redevelopment including the demolition of existing buildings and construction of 12 buildings on a shoreline lot in the B-1 Neighborhood Business District and SMA in Ko 'Olina.

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

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

DEPT. COM. 574

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

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Exhibits A, B, C-1 through C-6, and D through L
Draft Resolution

APPROVED BY:

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

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

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION

BY

COVE CAMPBELL KOBAYASHI, LLC

FOR A

SPECIAL MANAGEMENT AREA
(SMA) MAJOR PERMIT

File No. 2025/SMA-19 (LP)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

LANDOWNER:	Campbell Hawai'i Investor, LLC
APPLICANT:	Cove Campbell Kobayashi, LLC
AGENT:	G70 (Tracy Camuso)
LOCATION:	92-1089 Ali'inui Drive – Ko 'Olina (Exhibit A)
TAX MAP KEY:	9-1-057: 027
ZONING:	B-1 Neighborhood Business District (B-1 District) (Exhibit B)
STATE LAND USE:	Urban
DEVELOPMENT PLAN:	'Ewa Development Plan (DP)

B. Proposal: The Applicant seeks an SMA Major Permit for The Cove redevelopment including the demolition of existing buildings and construction of 12 buildings on a shoreline lot in the B-1 District and SMA in Ko 'Olina (Project; see Exhibits C-1 and C-6). The development will be used for an amphitheater and performing arts venue (theater), four restaurants (eating establishments), a village walk retail area (retail establishments), a wedding chapel (personal services), and accessory support spaces (see Exhibit C-1). These are all permitted uses in the

B-1 District. The development will consist of 16 buildings as described in the table below:

Building No.	Building Use	Building Area (square feet [sq. ft.])	Floor Area (sq. ft.)
1	Restaurant with outdoor dining	15,252	15,252
2	Commercial space	13,255	13,255
3	Commercial space	7,505	7,505
4	Support building	1,856	1,856
5	Restaurant with outdoor dining	6,230	6,230
6	Restaurant with outdoor dining	8,866	8,866
7	Restaurant	438	438
8	Support building	10,098	10,098
9	Amphitheater with 650 seats (does not count toward building area and floor area)	12,183	12,183
10	Support building	997	997
11	Support building	133	133
12	Existing wedding chapel building	1,994	1,994
13	Existing wedding chapel building	1,660	1,660
14	Uncovered trash receptacles	0	0
15	Cart Storage	127	127
16 and 17	Tiki Bar (concessions)	378	378
Total		68,789	68,789

According to the application, the Project total floor area will be 68,789 sq. ft., which equates to a floor area ratio of 0.15. The total building area will be 68,789 sq. ft. or a lot coverage of 15 percent and the site will have approximately 37 percent impervious surface area. The existing parking will be reconfigured and additional landscaping will be added to the site to enhance new structures, open spaces, walkways, and outdoor seating. The Project will be slab on grade construction with 6.47 acres of grading, 3,720 cubic yards of excavation, and 7,100 cubic yards of fill. The Project is outside of the 60-foot (ft.) shoreline setback and will use the 75-ft. waiver line. The Project is anticipated to be completed by 2027. The Project will cost approximately $135,600,000.

B. Background: The subject property is a shoreline lot bounded by Ali'inui Drive to the south and Ka'ula Bay to the north. The site currently is developed with Paradise Cove consisting of 25 buildings. A 10-ft.-wide public access easement is located on the eastern and western portions of the property. The following is the applicable zoning permit history:

- Conditional Use Permit (CUP) No. 79/CUP-15 was approved for Paradise Cove, an outdoor amusement facility on January 21, 1980.

- Ordinance No. 89-27 (Zone Change No. 88/Z-2) was approved to rezone the subject parcel from AG-2 General Agriculture District to B-1 District on February 23, 1989.
- Resolution No. 93-318 (SMA Major Permit No. 93/SMA-32) was approved to allow the redevelopment and expansion of Paradise Cove on October 20, 1993.
- CUP No. 93/CUP2-7 was approved for the redevelopment of Paradise Cove on November 1, 1993.
- Zoning Variance No. 94/VAR-70 was approved to allow an off-street parking facility with 203 parking spaces on the adjacent lot at the Lanikūhonua Cultural Institute (Parcel 29) as supplemental parking for Paradise Cove on March 23, 1995.
- CUP No. 2025/CUP-4 is concurrently being processed to expand the outdoor amusement facility use.

II. EXISTING CONDITIONS

The following table summarizes the existing conditions for the site and surrounding area:

Lot Area	472,757 sq. ft. (10.85 acres)
Lot Shape	Irregular
Topography	Gradually slopes from mauka to makai of the property. The site's elevation ranges from seven to nine ft. above mean sea level.
Existing Development	Outdoor amusement facility.
Surrounding Uses	To the north – Vacant lot and Kahe Point Beach Park To the east – Ali'inui Drive, Kai Lani At Ko 'Olina, and Ko 'Olina Resort To the west – Ka'ula Bay To the south – Lanikūhonua Cultural Institute
Nearest Body of Water	*Ka'ula Bay* - Estuarine and Marine Wetland, Estuarine and Marine, and Estuarine and Marine Deepwater (United States Fish and Wildlife Service [USFWS] National Wetlands Inventory; see Exhibit D).
Shoreline Change Rate	No historical erosion data has been collected (O'ahu Shoreline Change Viewer). Therefore, the shoreline setback is 60 ft. mauka from the certified shoreline.
Certified Shoreline Survey	The expired certified shoreline survey, dated August 3, 2021, shows that the shoreline follows along vegetation as mapped on March 20, 2021 (see Exhibit E). Pursuant to Department of Planning and Permitting (DPP) Administrative Rules Relating to Shoreline Setbacks and the SMA, Chapter 31 Section 20-31-14(c), the requirement for a

	certified shoreline survey has been waived by the Director of the DPP because the proposed structures and activities are located inland of and parallel to the 60-ft. regulatory shoreline plus at least 15 ft. All proposed structures are located at least 75 ft. from the presumed shoreline.
Soil Classifications (*mauka to makai)*	*Keaau clay – with zero to two percent slopes* – Consists of deep, poorly drained soils that formed in alluvium weathered from basic igneous rock. This soil type covers the majority of the site; *Coral outcrop* - Very deep, somewhat poorly drained soils that formed in sandy loam till on till plains and moraines. This soil type runs along most of the makai portion of the site; *Jaucas sands - with zero to 15 percent slopes* - Excessively drained, calcareous soils that occur as narrow strips on coastal plains, adjacent to the ocean. Permeability is rapid. Runoff is very slow to slow, and the hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been removed. This soil type is only mapped on small areas near the shoreline; and *Keaau clay, saline* - moderately shallow, with slopes ranging from zero to two percent. This soil type is found in the southern portion of the site. (United States Department of Agriculture [USDA] - Natural Resources Conservation Service [NRCS]; see Exhibit F.)
Vegetation	The property is landscaped with grass and various trees.
Flood Zone (*mauka to makai)*	*Flood Zone D* – An area of undetermined but possible flood hazards. *Flood Zone VE* – Base flood elevation of eight ft., areas subject to inundation by the one-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action (Federal Emergency Management Agency, Flood Insurance Rate Map Panel Nos. 15003C0301G and 15003C0303G revised January 19, 2011; see Exhibit G).
Sea Level Rise (SLR) – Exposure Area	A quarter of the site will be impacted by annual high wave flooding under the scenario 3.2 ft. of SLR. (University of Hawai'i Pacific Island Ocean Observing System SLR Viewer; see Exhibit H).

Tsunami	The subject property and the surrounding neighborhood is located within the tsunami evacuation zone (see Exhibit I).
Storm Surge	The National Storm Surge Hazards Maps indicate that the Project area is not anticipated to be inundated by storm surge during a hurricane event (see Exhibit J).
Geology	The Project area has majority reef, lagoon, and landside deposits with alluvium on the mauka portion. Outside of the Project area are minor beach deposits on the southerly makai portion of the lot. (United States Geology Survey [USGS] and University of Hawai'i Pacific Island Ocean Observing System SLR Viewer; see Exhibit K).
Dunes	The site is not identified as containing dune systems or marine sands. (USDA NRCS and University of Hawai'i Pacific Island Ocean Observing System SLR Viewer; see Exhibit L).

III. ENVIRONMENTAL DISCLOSURE AND PUBLIC PARTICIPATION

The following table summarizes the Project's compliance with the applicable environmental disclosure and public outreach requirements:

Environmental Disclosure Document	The Final Environmental Impact Statement (EIS) was accepted by the DPP and published in *The Environmental Notice* on March 8, 2025.
Agency Comments	During the EIS, the Applicant routed comment requests to various Federal, State, and City agencies. All letters and comments received were attached as an appendix in the EIS. During the SMA review process, the DPP routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.

Neighborhood Board (NB) / Community Association Presentation	The Agent presented the Project to the Makakilo-Kapolei-Honokai NB No. 34 on May 22, 2024. Written notice was also provided to adjoining property owners, informing them of the presentation. Proof of mailing the notice was provided via a signed affidavit. These materials were submitted as part of the SMA Permit application. The NB approved the Project with conditions related to the SMA.
Public Hearing	The DPP conducted a public hearing at 10:30 a.m. on April 28, 2025, at the Kapolei Hale. The Applicant, Agent, and the DPP staff members, and 50 members of the public were in attendance. A total of 43 testimonies were submitted (38 in support, one in opposition, and four comments).

IV. FINDINGS AND ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in Revised Ordinances of Honolulu (ROH) § 25-3.1, as well as Hawai'i Revised Statutes (HRS) §§ 205A-2 and 205A-26(1).

A. Recreational Resources - ROH § 25-3.1(a)

"Development within the SMA should provide coastal recreational opportunities to the public. Adequate access, by dedication or other means, to beaches, coastal dunes, recreation areas, and natural reserves must be provided to the extent consistent with sound conservation principles. Adequate and properly located public recreation areas and wildlife preserves must be preserved."
See also HRS § 205A-2(b)(1) and (c)(1), and § 205A-26(1)(A) and (B).

Implementation of the Project will not adversely impact coastal recreational opportunities for the public because the Project will not result in any change to existing beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices in the near term. Publicly accessible coastal resources in the area include Ka'ula Bay. Public access easements to Ka'ula Bay are located on the eastern and western portions of the Project site. The access easements to the beach will remain in place, so the Project will not affect these recreational opportunities. Therefore, no conditions of approval are recommended to address coastal recreational resources.

B. Historic and Cultural Resources – ROH § 25-3.1(b)

"Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources."
See also HRS § 205A-2(b)(2) and (c)(2).

The Project site is a shoreline lot with underlying soils identified as Jaucas sands, Coral Outcrop, Keaau Clay, Saline, and Keaau Clay (see Exhibit F). An archaeological inventory survey (AIS) and cultural impact study were conducted to assess historical and cultural resources on the site (Cultural Surveys Hawai'i, 2024). The AIS also identified one human skeletal remain, and one burial preserve and relocation of five human skeletal remains.

The AIS identified a coastal wetland on the site consisting of two features: coastal backwater marshland located on the southern portion of the site and a habitation area outside of the site. According to the AIS, the wetlands appear to be filled in by the early 1900s as it was no longer depicted on historic maps. The wetlands are considered no longer existing.

Consultation with signatories of the 1995 Burial Agreement and known cultural and lineal descendants have been completed. A burial site component of a data recovery and preservation plan is currently under review with the State Historic Preservation Division (SHPD). As a recommended condition of approval, the Applicant should be required to submit an archaeological monitoring plan to the SHPD and submit a copy of the written acceptance from the SHPD stating that SHPD has completed its review of the Project and its impact on historic properties pursuant to HRS Section 6E-42.

Furthermore, as with any action that includes earth-moving activities, there is potential for encountering previously unknown iwi kūpuna, historic resources, or archaeological resources. Therefore, the Project should be subject to the standard "stop work" condition of approval. This will ensure that if, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant must stop work and contact the SHPD. This is recommended as a condition of approval. Provided the Applicant complies with the SHPD's requirements, no adverse impacts to historic or archaeological resources are anticipated.

The DPP assessed the extent to which Native Hawaiian rights are customarily and traditionally exercised within the Project site and the extent to which these rights may be affected or impaired by Project implementation. The Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would Project implementation preclude the practice of Hawaiian cultural activities. No customarily and traditionally exercised Native Hawaiian practices were observed on or near the Project site. Further, no related critical resources are known to be present on the site. During a site visit by DPP staff, no customarily and traditionally exercised Native Hawaiian practices were observed on the Project site. Given all of this, no adverse impacts to Native Hawaiian rights are anticipated, and therefore, no conditions are recommended in regard to preserving access or opportunities for Hawaiian cultural activities.

C. Scenic and Open Space Resources – ROH § 25-3.1(c)

"Development within the SMA should protect, preserve, and whenever desirable, restore or improve the quality of coastal scenic and open space resources. Alterations to existing land forms and vegetation, other than for the cultivation of coastal dependent crops, must be limited so they result in minimum adverse impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities. Development that is not dependent on the coast is encouraged to locate mauka of the SMA."
See also HRS § 205A-2(b)(3) and (c)(3) and § 205A-26(1)(D).

No impacts to any scenic and open space resources are anticipated because the Project area is located within an area that is similarly developed along the shoreline. The City's Coastal View Study (1987) identifies the site as a coastal roadway area with intermittent coastal views. The B-1 District limits the height to 40 ft. and the Project was designed with a maximum height of 36.5 ft. to reduce visual impacts. The Project must also comply with the unilateral agreement under Ordinance No. 89-27, which restricts the lot coverage to 30 percent in order to preserve open space. Given all this, substantial impacts to scenic and open space resources are unlikely. Therefore, no conditions of approval are recommended to address scenic and open space resources.

D. Coastal Ecosystems – ROH § 25-3.1(d)

"Development within the SMA should protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption, and minimize adverse impacts on all coastal ecosystems. Solid and liquid waste treatment and disposition must be managed to minimize adverse impacts on SMA resources." See also HRS § 205A-2(b)(4) and (c)(4) and § 205A-26(1)(C).

The Project will be a commercial use on a business-zoned lot, and will be designed to avoid impacts to coastal ecosystems. Nonetheless, there is potential for temporary impacts to protected species during Project construction, as discussed below.

1. Sensitive Coastal Habitats and Species:

   a. Wetlands and Streams: Ka'ula Bay, located directly west of the Project site, is identified as Estuarine and Marine Deepwater (see Exhibit D). The Project is approximately 75 ft. away from Milo Cove and Ka'ula Bay. The Project site does not contain any areas designated as wetlands and streams. The Project is not anticipated to result in immediate adverse impacts to the Pacific Ocean, as the structure are all setback at least 75 ft. from the presumed shoreline and the overall Project is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations that will ensure storm

water and runoff are managed on-site. Compliance with the City's Rules will be confirmed during the building permit (BP) review process.

b. Flora: During the site visit on April 28, 2025, grass, trees, and shrubbery were observed throughout the property. No rare, threatened, or endangered floral species are known to be present on the site. The site has been developed for decades and has been modified by human activity. The Project proposes to install a variety of native, Polynesian-introduced, and tropical canopy trees. In order to minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, use of native plants for new landscaping with no use of invasive species is recommended as a condition of approval.

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

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

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

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

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

d. Invasive Species: According to the O'ahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on O'ahu. Flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, Himalayan blackberry, miconia, naio thrips, pampas grass, and the fungi that causes rapid 'ōhi'a death. Fauna species include coconut rhinoceros beetles, coquí frogs, and little fire ants.

The Project proposes 6.47 acres of grading, 3,720 cubic yards of excavation, and 7,100 cubic yards of fill. The fill will consist of the excavated soil and 3,380 cubic yards of imported structural fill (i.e. non-expansive soil such as crushed coral) and will be placed primarily beneath the hardscape and building areas (see Exhibit C-3). No grading activities will occur within 75 ft. of the presumed shoreline and the grading activities will occur in areas with Keaau clay and coral outcrop soils.

An invasive species management plan, including observation and treatment, will be prepared prior to construction to mitigate the spread of the coconut rhinoceros beetle for any existing and new palm trees on-site. To manage host materials and plants that may contain the coconut rhinoceros beetle (in any stage of life), the Applicant should be required to comply with the State Department of Agriculture's Plant Quarantine Interim Rule restricting the movement of coconut rhinoceros beetle host material. The OISC also provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. These measures are recommended as conditions of approval.

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

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

Upon implementation of the recommended conditions, along with standard water quality and erosion BMPs, potential impacts to coastal ecosystems will be mitigated.

E. Economic Uses – ROH § 25-3.1(e)

"Development within the SMA should consist of facilities and improvements important to the State's economy, and ensure that coastal-dependent development and coastal-related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts within the SMA."
See also HRS § 205A-2(b)(5) and (c)(5).

The Project will provide both positive short-term and long-term impacts to the economy by generating revenue for the State and creating jobs. The Project will create 1,429 jobs in short-term construction and 817 long-term jobs during operation. There is currently a jobs-housing imbalance where a majority of jobs are within the downtown Honolulu area and many residents must commute a long distance from home. The Project will expand the job opportunities in West O'ahu and will help to alleviate traffic congestion and reduce transportation costs. The Project is anticipated to generate $4.6 million in State government revenue and $2.1 million in City revenue annually. The Project is not anticipated to result in an adverse impact to the State's economy therefore, no related conditions of approval are recommended.

F. Coastal Hazards – ROH § 25-3.1(f)

"Development within the SMA should reduce impacts of coastal hazards on life and property, and must be designed to minimize impacts from landslides, erosion, sea level rise, siltation, or failure in the event of earthquake."
See also HRS § 205A-2(b)(6) and (c)(6) and § 205A-26(1)(D).

1. Flooding: The entire Project site is located within Flood Zone D, an area of undetermined but possible flood hazards and a small portion near the shoreline is within Flood Zone VE, areas subject to inundation by the one-percent-annual-chance flood event with additional hazards due to

storm- induced velocity wave action, with a base flood elevation of eight ft. (see Exhibit G). No structures are located within Flood Zone VE and therefore, no conditions of approval specific to flood zone compliance are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System SLR Viewer, one quarter of the site will be impacted by SLR (see Exhibit H). Plans show Buildings 1, 5, 6, and 7 (restaurants) within the 3.2 ft. SLR exposure area (see Exhibit C-4). Building 1 is completely within the expected impact area with 3.2 ft. of SLR and a portion of Buildings 5, 6, and 7 are anticipated to be impacted mainly in the outdoor dining area with 3.2 ft. of SLR. Pursuant to ROH § 25-4.1(b)(6), the City Council must minimize, wherever reasonable, risk to development from SLR and other coastal hazards by siting habitable structures outside of the SLR exposure area. As a commercial use, the structures do not include habitable space (i.e. the structures are not dwellings or lodgings and do not accommodate overnight stays). Furthermore, because the entire southern portion of the site is mapped as being impacted by SLR, Building 1 would have to be relocated to an entirely different portion of the site. This is not feasible because the location of existing development (like the parking areas) and the proposed locations of other structures.

   The Applicant and successor owners must be aware of the potential for coastal hazards at the subject property, and be aware that future shoreline variances for shoreline hardening structures cannot be allowed, as discussed under Section H, below. Further, the Applicant and successor owners must be aware that land area that is lost to coastal erosion or other occurrences, land makai of the shoreline becomes part of the State's Land Use Conservation District. Lastly, the Applicant and successor owners should be responsible to clear debris originating from the Project site in the event of a coastal hazards related loss or damage. These are recommended as conditions of approval.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project site is anticipated to be inundated by storm surge of three ft. above the ground in a Category 4 hurricane event or higher (see Exhibit J). Implementation of the Project is not anticipated to increase the potential for adverse impacts related to hurricane storm surge over the existing condition. All structures will be 75 ft. away from the shoreline. State and County emergency procedures would also be in place in the event of a hurricane. Therefore, no conditions of approval specific to storm surge are recommended.

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

G. Managed Development and Public Participation – ROH § 25-3.1(g)

"The development review process should stimulate public awareness, education, and participation in coastal management."
See also HRS § 205A-2(b)(7) and (8) and 205A-2(c)(7) and (8).

The public was made aware of the Project and was given the opportunity to review the proposed Project during the processing of the SMA Major Permit Application. The application materials were also posted on the DPP website. Prior to submitting the SMA Major Permit application, the Applicant presented the Project to NB No. 34 on May 22, 2024.

A public hearing was held for the SMA Major Permit application at 10:30 a.m. on Monday April 28, 2025, at the Kapolei Hale. Notices of the application and public hearing were published in the Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. 50 members of the public attended the public hearing and a total of 43 testimonies were submitted (38 in support, one in opposition, and four comments). Those in support agreed that the development would provide jobs in the area. Those who opposed or provided comments were concerned about noise and traffic. These concerns will be mitigated in the Project's design and addressed in the processing of the Conditional use Permit.

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

H. Beach and Coastal Dune Protection – ROH § 25-3.1(h)

"Development within the SMA should facilitate beach management and protection by safeguarding beaches and coastal dunes for public use and recreation, the benefit of ecosystems, and use as natural buffers against coastal hazards. New structures should be located mauka of the shoreline setback line to conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion."
See also HRS § 205A-2(b)(9) and (c)(9).

No impacts to coastal dunes are anticipated as a result of the Project because the USDA surveys do not classify the site as containing dunes (see Exhibit K). USGS survey shows some beach deposits on the makai southern edge of the site, outside of the development area. The remainder of the site is categorized as reef, lagoon, and landslide deposits (see Exhibit K). The beach will be safeguarded for public use and recreation because the existing public access easements will be maintained. New structures will be located mauka of the presumed shoreline setback line plus a buffer of 15 ft.

Drainage patterns or stormwater infiltration as a result of new impervious surfaces are anticipated to be minimal. According to the Applicant, the amount of impervious surfaces on-site will not exceed 37 percent of the zoning lot. Given this, and the fact that BMPs will mitigate impacts during construction-related activities, adverse impacts on beaches and coastal dunes related to stormwater runoff are not anticipated, therefore, no condition of approval is recommended.

The makai portion of the property will be landscaped with existing palms, new canopy trees, naupaka bushes, and a grass lawn (see Exhibit C-6). In order to minimize interference with the natural shoreline processes, and for compliance with ROH Section 25-6.1(b), landscaping should not be used to artificially fix the shoreline or be maintained in such a way that it effectively hardens the shoreline. The addition of language to ensure the Applicant and future successor owners are aware of this requirement is recommended as a condition of approval.

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

I.	**Marine and Coastal Resources – ROH § 25-3.1(i)**
	"Development within the SMA should promote the protection, use, and development of marine and coastal resources to ensure that these resources are ecologically and environmentally sound and economically beneficial. Impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities resulting from the construction of structures must be minimized. Development within wetland areas should be limited to activities that are dependent on or enhance wetlands, or are otherwise approved by appropriate State and federal agencies." *See also HRS § 205A-2(b)(10) and (c)(10).*

The Project does not involve the use or management of marine resources. According to the National Wetlands Inventory of the USFWS, this section of the Ka'aula Bay is identified as Estuarine, Marine Wetland, and Deepwater. In the short term, the Project is not anticipated to result in adverse impacts to these marine waters, as the Project is subject to the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations.

Stormwater will be managed on-site and the proposed total amount of impervious surfaces will not exceed 37 percent of the lot area. No impacts to bays, estuaries, or nearby water features are anticipated. Therefore, marine and coastal resources are unlikely to be negatively impacted as a result of the proposal in the short-term, and no condition of approval is recommended.

J. **Cumulative Impact or Significant Effect and Compelling Public Interest – ROH § 25-3.1(j)**

"Development within the SMA should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest." See also HRS § 205A-26(2)(A).

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated, so long as the recommended conditions of approval are implemented. The Project site is within a previously-established area to which existing electricity, water, wastewater, and municipal fire suppression water are already available and the redevelopment of the site will result in a more resilient design by removing existing structures from the shoreline setback and relocating new structures farther mauka. The total number of visitors to the site may slightly increase with the new retail establishments but the number of visitors for the lū'au will remain the same. Furthermore, no other SMA Permits were identified over a five-year span and within a 500-ft. radius of the Project site. We have concluded that implementation of the Project is unlikely to result in a substantial contribution to cumulative environmental impacts in the area, considering both spatial and temporal factors, so no additional conditions of approval are recommended.

K. **Consistency with Plans and Regulations – ROH § 25-3.1(k)**

"Development within the SMA must be consistent with the general plan, development plans, sustainable communities plans, and zoning ordinances; provided that a finding of inconsistency does not preclude concurrent processing of amendments to applicable plans or a zone change." See also HRS § 205A-26(2)(C).

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. ROH Chapter 21, Land Use Ordinance (LUO): The 472,757 sq.-ft. site is located within the B-1 District, which allows the outdoor amusement facility use. CUP No. 2025/CUP-4 is concurrently being processed to expand the outdoor amusement facility use. The Project has been designed to comply with the development standards of the B-1 District. A thorough review of the plans for compliance with the Business District development standards,

special use standards and other LUO regulations will be confirmed during the CUP and BP review process.

2. ROH Chapter 26, Shoreline Setback Ordinance: The minimum shoreline setback for the site is 60 ft. and plans show that the structures will be at least 75-ft. from the location of the presumed shoreline. Per DPP Administrative Rules, Chapter 31, Section 20-31-14(e), the Director may waive the requirement of a certified shoreline survey if the proposed structures or activities will be located inland of and parallel to the regulatory shoreline a distance of at least the applicable shoreline setback for the site as established by ROH §26-1.4(a) plus 15 ft., up to a maximum of 145 ft. The shoreline setback for the site as established by ROH §26-1.4(a) is 60 ft. Since the proposal involves structures and activities at least 75 ft. from the presumed shoreline, the Director has waived the requirement of a certified shoreline survey.

   The Applicant provided an expired certified shoreline survey, dated August 3, 2021, showing that the shoreline follows along vegetation as mapped on March 20, 2021, (see Exhibit E). The Applicant further provided historical evidence that the 2021 location of the shoreline has been consistent over time and is a reasonable indicator of the current location of the regulatory shoreline. The State Department of Land and Natural Resources, Land Division scrutinized this information and compared it to information they had received about storm surge on the property. Ultimately the Land Division did not oppose DPP's waiver of the requirement for a certified shoreline survey. Given this 15-ft. "buffer" between the 60-ft. minimum setback and the 75-ft. setback provided, the DPP finds that the proposed structures and activities are consistent with ROH Chapter 26.

   Pursuant to HRS Chapter 205A-43(a), the State established the setbacks along shorelines at no less than 40 ft. inland from the shoreline. The provided 75-ft. setbacks also comply with this State-level requirement.

3. 'Ewa DP: The 'Ewa DP Land Use Map identifies the Project area as a "resort/recreation area". The most applicable 'Ewa DP policies for natural resources, shoreline areas (i.e. SMA resources), and urban form are as follows:

   - Protect valuable habitat for waterbirds and other endangered animals and plants.

   - Require surveys for proposed new development areas to identify endangered species habitat, and require appropriate mitigation for adverse impacts on endangered species due to new development.

- Reduce light pollution's adverse impact on wildlife and human health and its unnecessary consumption of energy by using, where sensible, fully shielded lighting fixtures using lower wattage.

- Provide public pedestrian access to the shoreline at intervals of approximately 1/4 mile, except where access is restricted by the military for security reasons. To make this access usable by the public, provide adequate parking.

- Provide, at a minimum, a 60-ft. setback along the shoreline, and, where possible, expand the setback to 150 ft. where justified, based on historic or adopted projections of shoreline erosion rates.

- Analyze the possible impact of SLR for new public and private projects in shoreline areas and incorporate, where appropriate and feasible, measures to reduce risks and increase resiliency to impacts of sea level rise.

- Public access should be provided along the shoreline fronting Paradise Cove, but not in a formal manner as that provided by Ko 'Olina resort sites.

- Limit building heights at Paradise Cove to no more than 40 ft. in height.

The development will be consistent with the 'Ewa DP by limiting the building height and providing public access along the shoreline. All the buildings will have a height below 40 ft. and the buildings have been configured to break up the visual bulk for residents and visitors passing by. The existing public access easements to the shoreline will remain and public parking will continue to be available. The Project site is not within any identified sensitive scenic viewshed, open space recreational area, or wetland on the 'Ewa DP maps, as also discussed above. Project implementation would not result in any change to shoreline or recreational access. Standard mitigation measures for the protection of sensitive species are recommended as conditions of approval. Given this, provided the conditions of approval recommended herein are implemented, the proposed redevelopment is generally consistent with the 'Ewa DP. Therefore, no additional conditions of approval related to 'Ewa DP compliance are recommended.

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

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

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

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

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

V. CONCLUSIONS OF LAW

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

VI. RECOMMENDATION

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

A. Except as required by these conditions of approval development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-6, and D through L attached hereto and incorporated 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 recognize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, 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 Acknowledgements" on all Project BP plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key (TMK) 9-1-057: 027 is susceptible to coastal hazards, which may result in harm or loss of life and property."*

2. "*The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that TMK 9-1-057: 027 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 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.*"

C. 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, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

"In choosing to implement construction activities at TMK 9-1-057: 027 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."

D. 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 BP 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 2021, Chapter 21, the Land Use Ordinance, are not allowed on TMK 9-1-057: 027."

E. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a SSV 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 BP plans:

"In choosing to undertake the development at TMK 9-1-057: 027. the landowner hereby acknowledges (and any successor owner or interested party is 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 new shoreline protection structure."

F. 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 the issuance of any construction permit or BP for the Project, the Applicant, in consultation with the SHPD, shall prepare and submit to SHPD an archaeological monitoring plan (AMP) that meets the requirements of Hawai'i Administrative Rules Chapter 13-279. The Applicant shall submit to the DPP a copy of the SHPD's written acceptance of the Project's AMP and any required mitigation protocols.

2. 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 SHPD immediately. Work in the immediate area must be stopped until 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 BP plans.

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

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b);

3. Exterior lighting fixtures must be fully shielded, using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture;

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

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

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

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

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

H. 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 the planting 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 zoning 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 dwellings and shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and

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 BP plans.

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

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 3,380 cubic yards of structural fill material.

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

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

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 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.

5. To the extent practicable, native Hawaiian plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the publication *Native Hawaiian Plants for Landscaping, Conservation, and Reforestation, at* https://www.ctahr.hawaii.edu/oc/freepubs/pdf/of-30.pdf.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle (in any stage of life), the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material.

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

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

1. The DPP Director may extend this period if the Applicant demonstrates good cause, 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 development permit,

   the extension will be deemed to be denied.

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

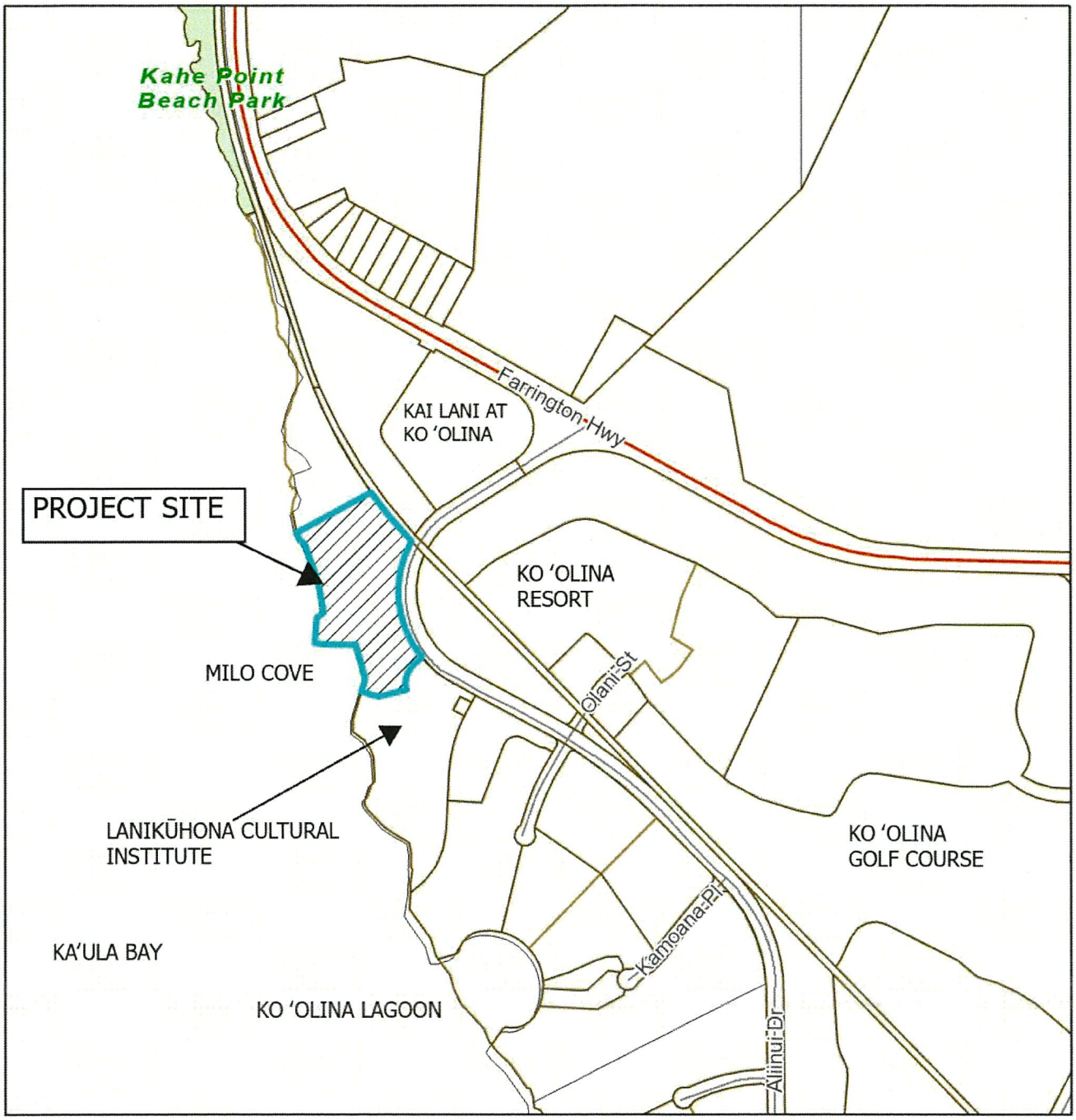
for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

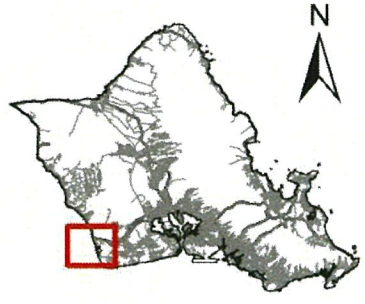
Dated at Honolulu, Hawai'i, this 14th day of July, 2025.

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

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-6, and D through L





0 340 680 1,0201,360 Feet

EXHIBIT A
LOCATION MAP

FILE NOS. – 2025/SMA-19 AND 2025/CUP-4

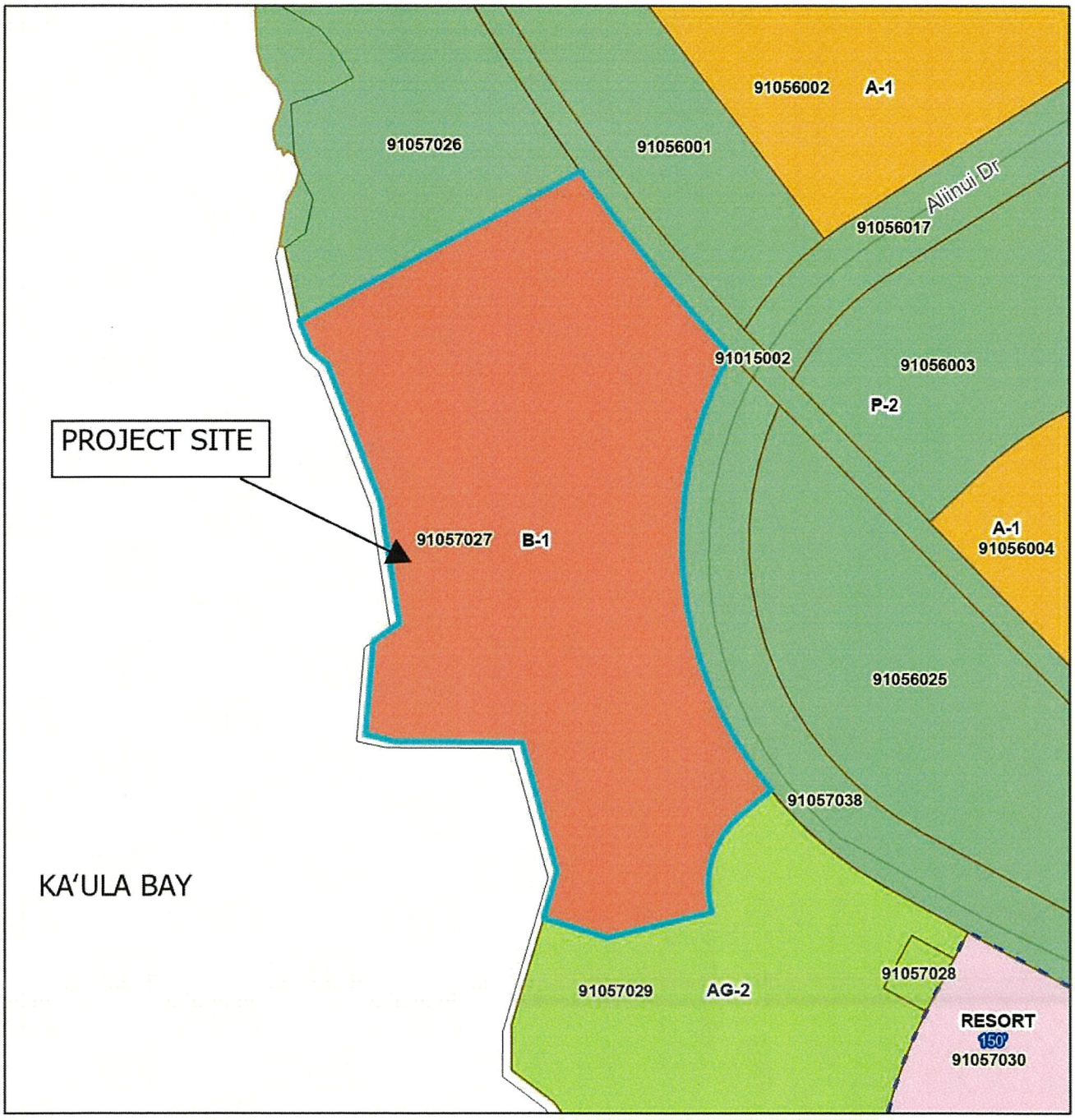
TAX MAP KEY 9-1-057: 027

92-1089 ALIINUI DRIVE - KO 'OLINA

July 2025

CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

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



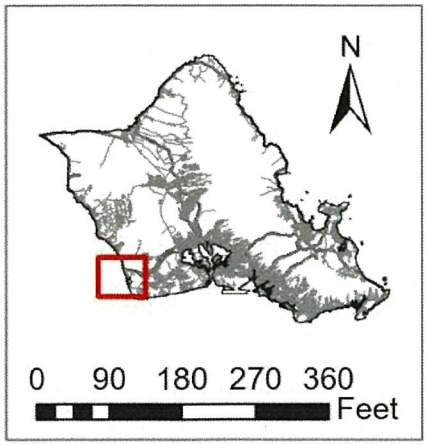


EXHIBIT B
ZONING MAP

FILE NO. 2025/SMA-19

TAX MAP KEY 9-1-057: 027

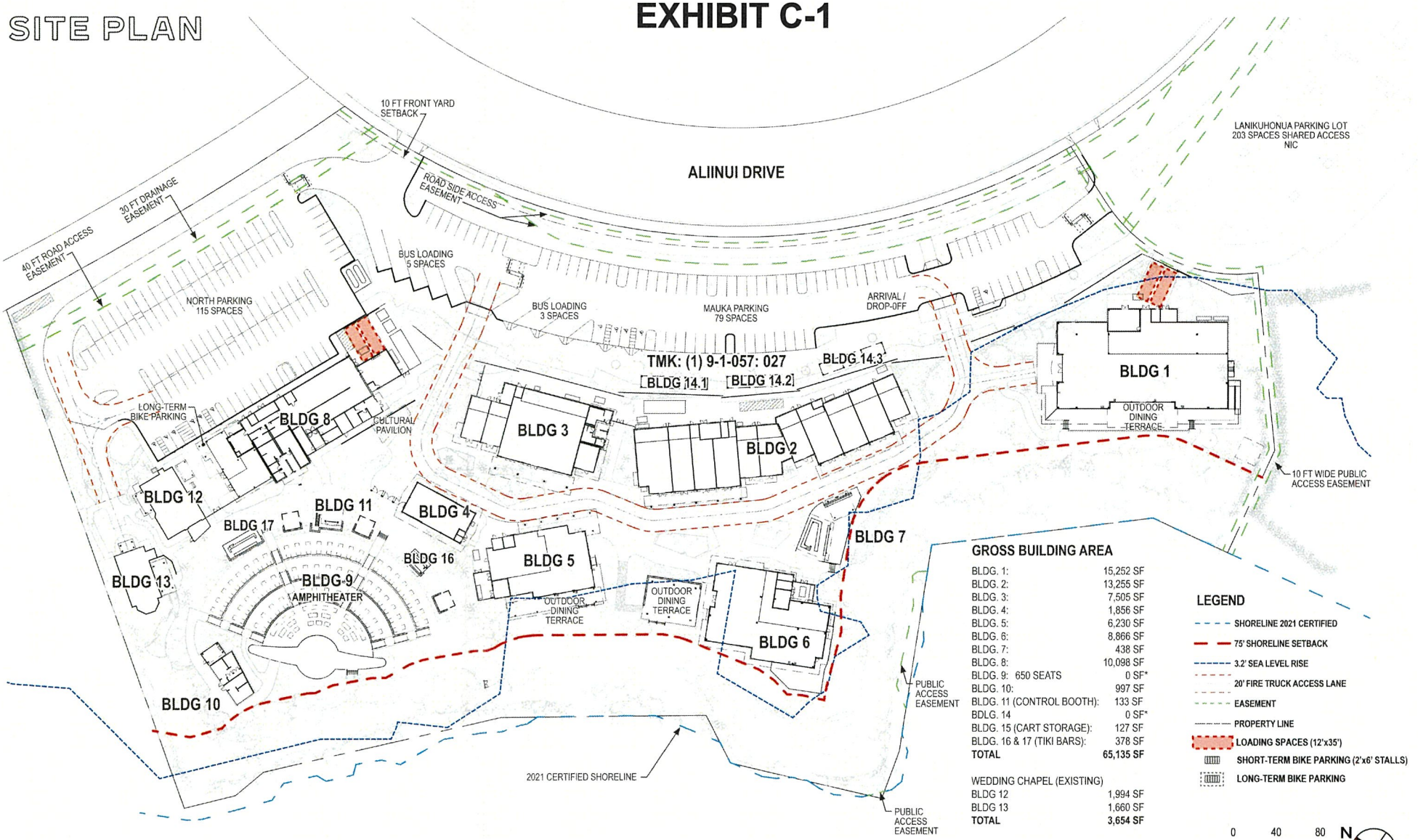
92-1089 ALIINUI DRIVE - KO 'OLINA

April 2025

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

EXHIBIT C-1

SITE PLAN



GROSS BUILDING AREA

BLDG. 1:	15,252 SF
BLDG. 2:	13,255 SF
BLDG. 3:	7,505 SF
BLDG. 4:	1,856 SF
BLDG. 5:	6,230 SF
BLDG. 6:	8,866 SF
BLDG. 7:	438 SF
BLDG. 8:	10,098 SF
BLDG. 9: 650 SEATS	0 SF*
BLDG. 10:	997 SF
BLDG. 11 (CONTROL BOOTH):	133 SF
BDLG. 14	0 SF*
BLDG. 15 (CART STORAGE):	127 SF
BLDG. 16 & 17 (TIKI BARS):	378 SF
TOTAL	**65,135 SF**

WEDDING CHAPEL (EXISTING)	
BLDG 12	1,994 SF
BLDG 13	1,660 SF
TOTAL	**3,654 SF**

TOTAL BUILDING AREA	**68,789 SF**

*Pursuant to Article 10: Definitions Section 21-10.1, ROH, this does not count towards overall building area.

LEGEND

- SHORELINE 2021 CERTIFIED
- 75' SHORELINE SETBACK
- 3.2' SEA LEVEL RISE
- 20' FIRE TRUCK ACCESS LANE
- EASEMENT
- PROPERTY LINE
- LOADING SPACES (12'x35')
- SHORT-TERM BIKE PARKING (2'x6' STALLS)
- LONG-TERM BIKE PARKING

0 40 80 N

EXHIBIT C-2

DEMOLITION PLAN

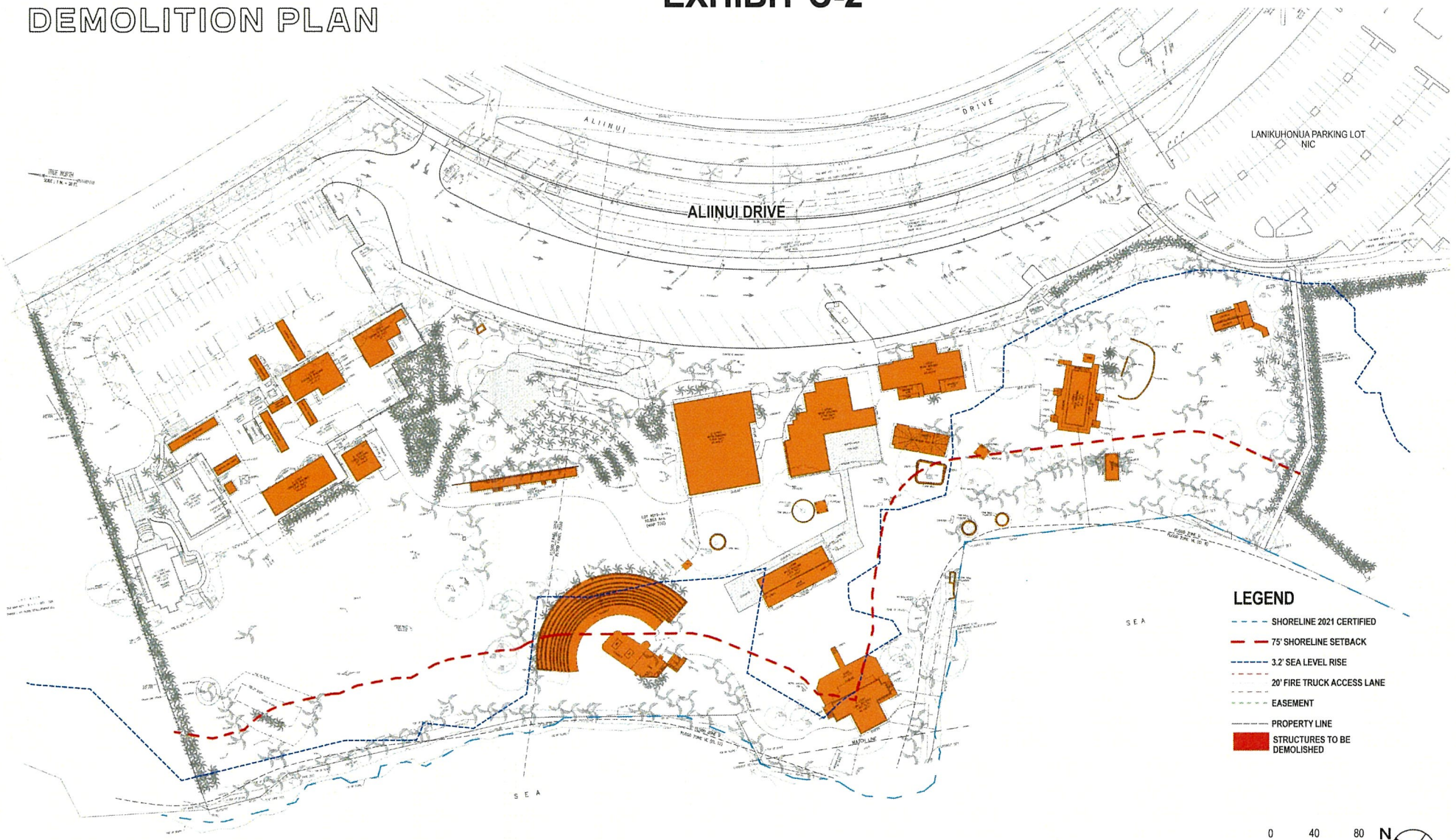
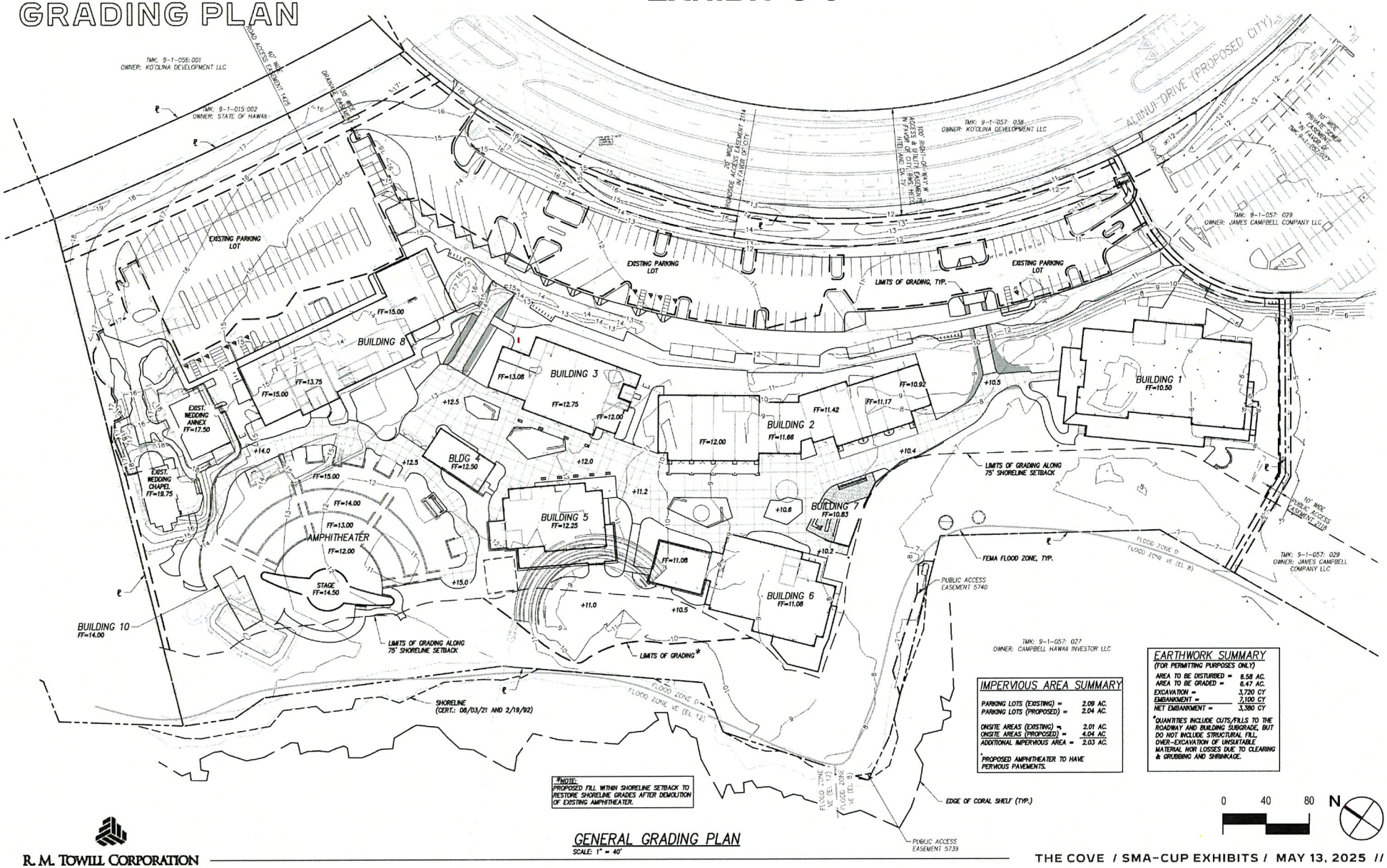


EXHIBIT C-3

GRADING PLAN



*NOTE:
PROPOSED FILL WITHIN SHORELINE SETBACK TO RESTORE SHORELINE GRADES AFTER DEMOLITION OF EXISTING AMPHITHEATER.

IMPERVIOUS AREA SUMMARY

PARKING LOTS (EXISTING) =	2.09 AC.
PARKING LOTS (PROPOSED) =	2.04 AC.
ONSITE AREAS (EXISTING) =	2.01 AC.
ONSITE AREAS (PROPOSED) =	4.04 AC.
ADDITIONAL IMPERVIOUS AREA =	2.03 AC.

*PROPOSED AMPHITHEATER TO HAVE PERVIOUS PAVEMENTS.

EARTHWORK SUMMARY

(FOR PERMITTING PURPOSES ONLY)

AREA TO BE DISTURBED =	8.58 AC.
AREA TO BE GRADED =	6.47 AC.
EXCAVATION =	3,720 CY
EMBANKMENT =	7,100 CY
NET EMBANKMENT =	3,380 CY

*QUANTITIES INCLUDE CUTS/FILLS TO THE ROADWAY AND BUILDING SUBGRADE, BUT DO NOT INCLUDE STRUCTURAL FILL, OVER-EXCAVATION OF UNSUITABLE MATERIAL NOR LOSSES DUE TO CLEARING & GRUBBING AND SHRINKAGE.

GENERAL GRADING PLAN

SCALE: 1" = 40'

EXHIBIT C-4

SEA LEVEL RISE EXPOSURE AREA PLAN

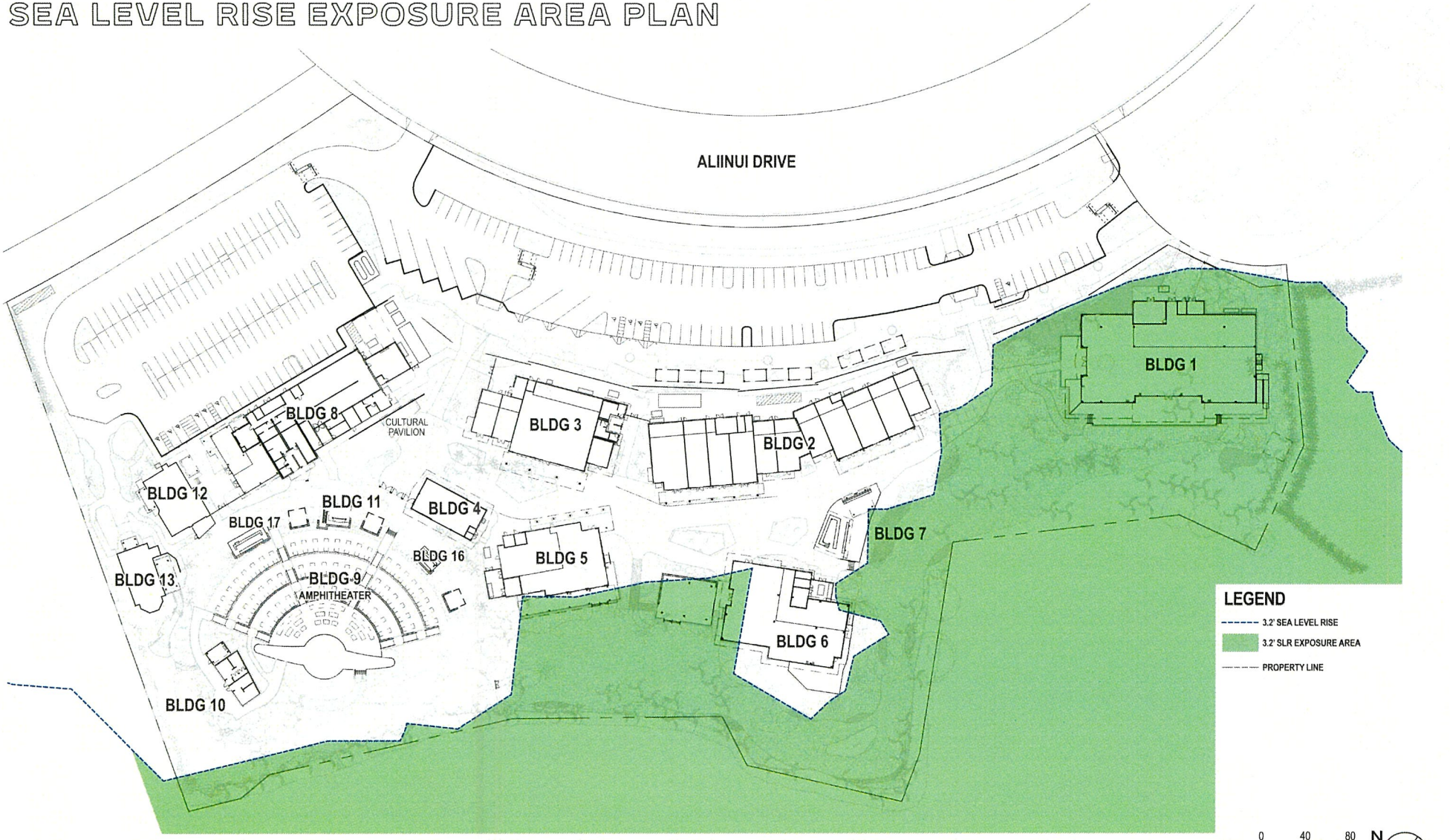


EXHIBIT C-5

ARCHAEOLOGICAL SITE PLAN



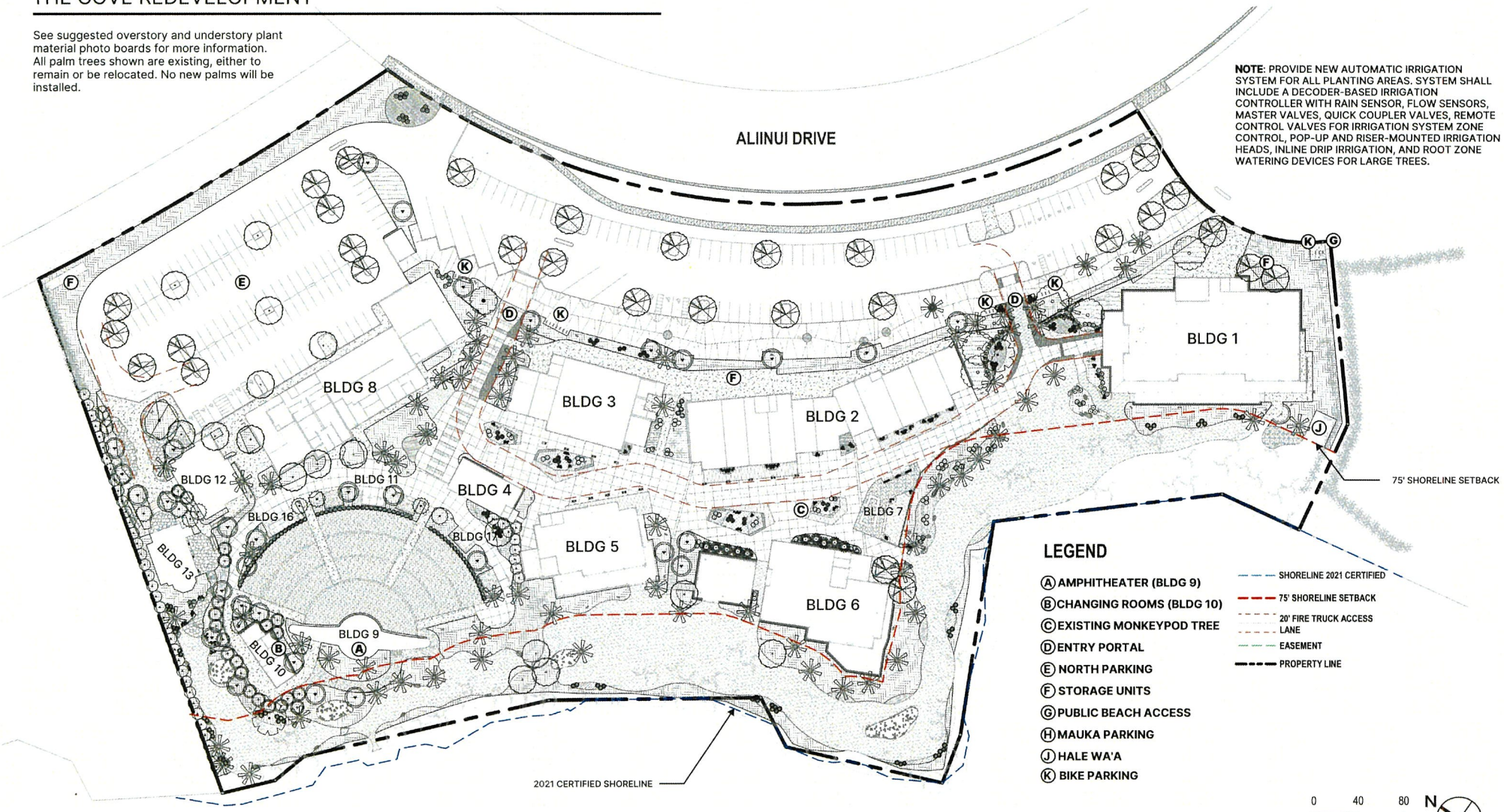
EXHIBIT C-6

OVERALL LANDSCAPE SITE PLAN

THE COVE REDEVELOPMENT

See suggested overstory and understory plant material photo boards for more information. All palm trees shown are existing, either to remain or be relocated. No new palms will be installed.

NOTE: PROVIDE NEW AUTOMATIC IRRIGATION SYSTEM FOR ALL PLANTING AREAS. SYSTEM SHALL INCLUDE A DECODER-BASED IRRIGATION CONTROLLER WITH RAIN SENSOR, FLOW SENSORS, MASTER VALVES, QUICK COUPLER VALVES, REMOTE CONTROL VALVES FOR IRRIGATION SYSTEM ZONE CONTROL, POP-UP AND RISER-MOUNTED IRRIGATION HEADS, INLINE DRIP IRRIGATION, AND ROOT ZONE WATERING DEVICES FOR LARGE TREES.

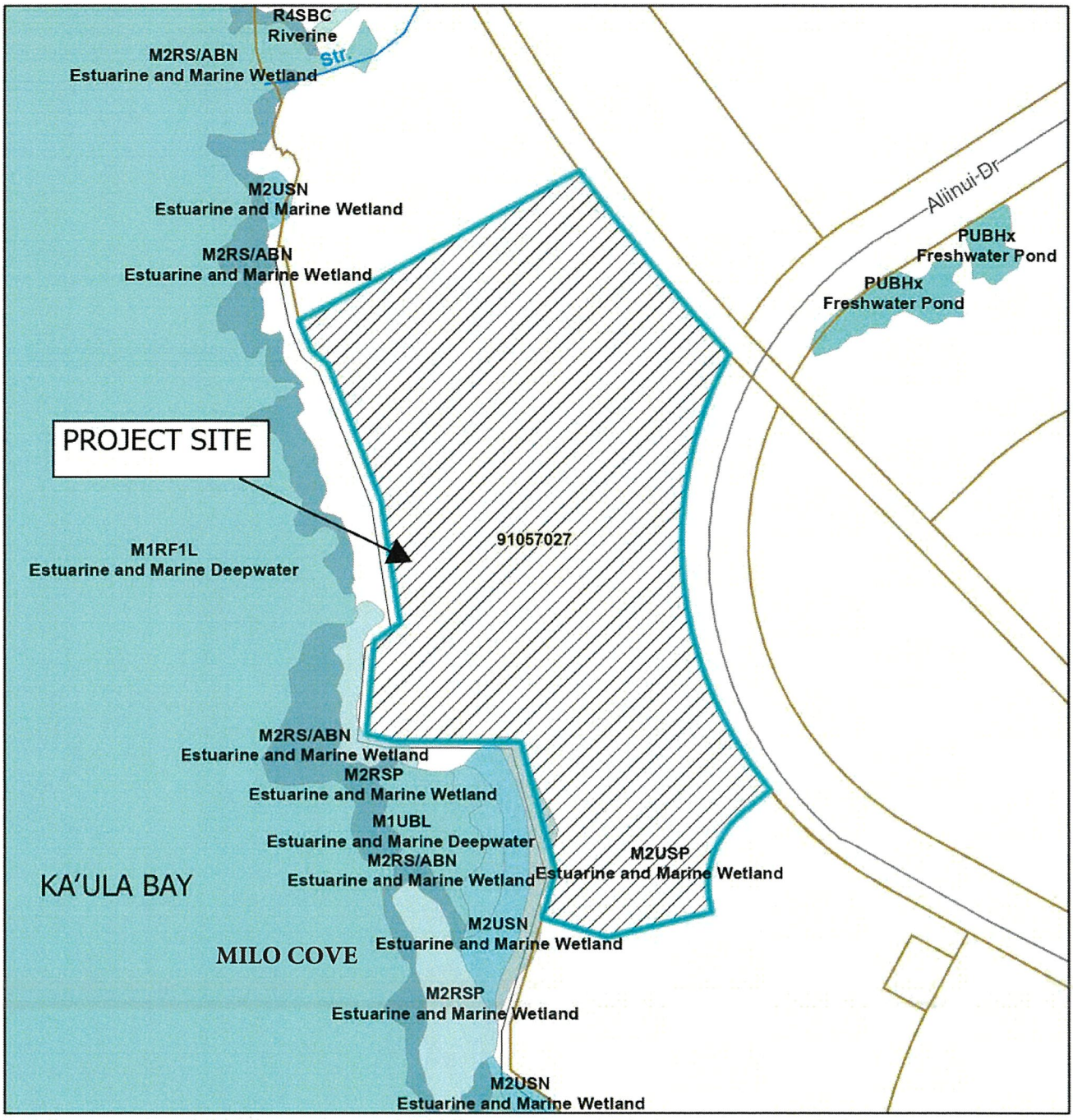


LEGEND

- Ⓐ AMPHITHEATER (BLDG 9)
- Ⓑ CHANGING ROOMS (BLDG 10)
- Ⓒ EXISTING MONKEYPOD TREE
- Ⓓ ENTRY PORTAL
- Ⓔ NORTH PARKING
- Ⓕ STORAGE UNITS
- Ⓖ PUBLIC BEACH ACCESS
- Ⓗ MAUKA PARKING
- Ⓙ HALE WA'A
- Ⓚ BIKE PARKING

- SHORELINE 2021 CERTIFIED
- 75' SHORELINE SETBACK
- 20' FIRE TRUCK ACCESS LANE
- EASEMENT
- PROPERTY LINE

0 40 80 N



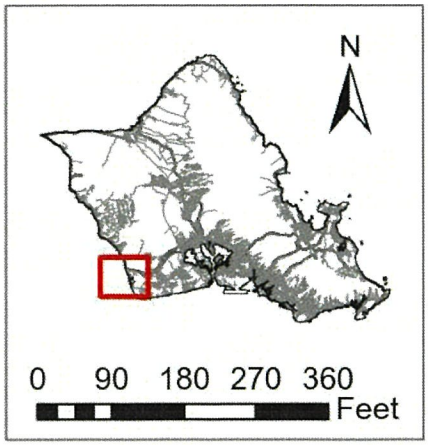


EXHIBIT D
WETLAND MAP

FILE NO. 2025/SMA-19

TAX MAP KEY 9-1-057: 027

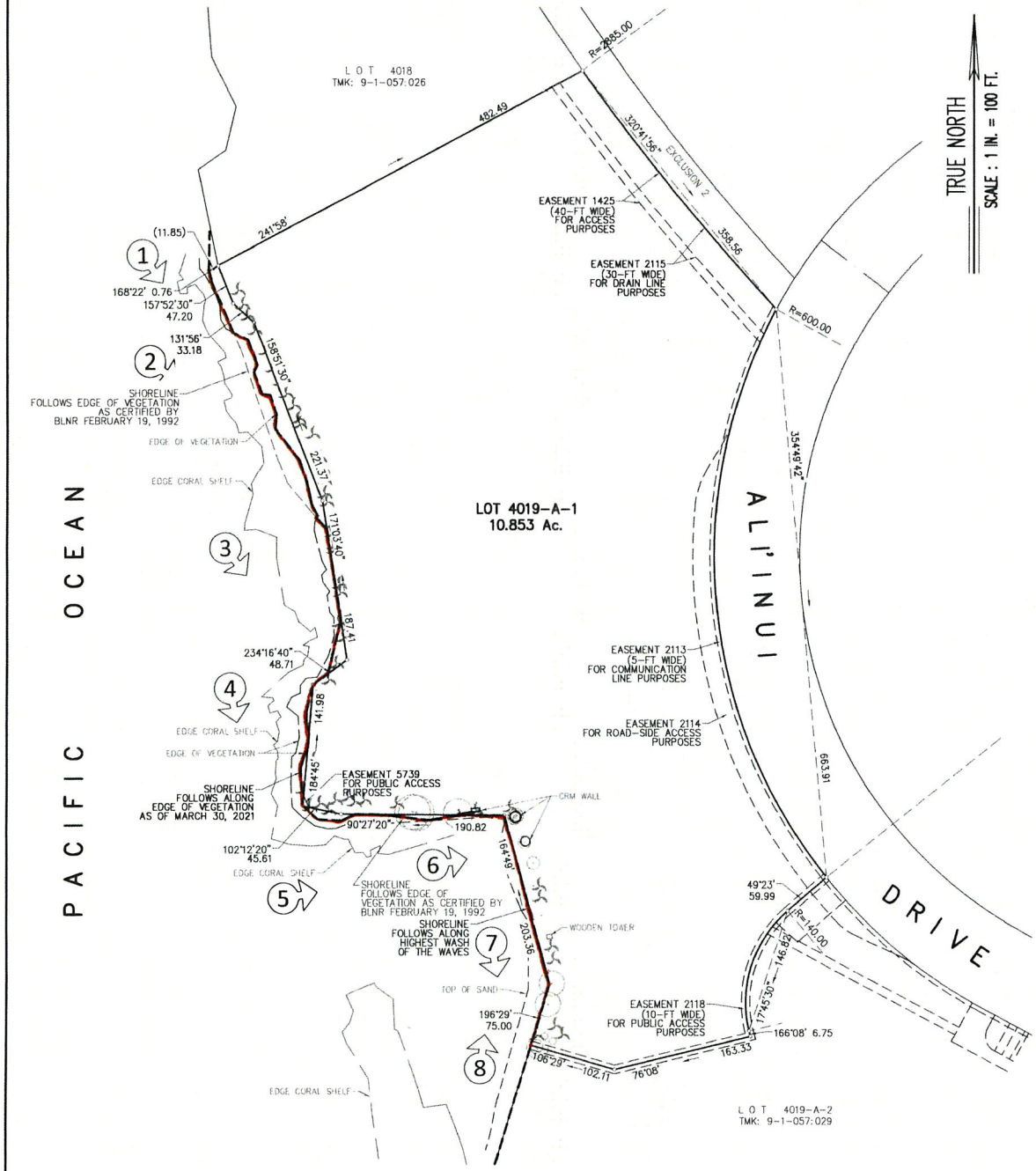
92-1089 ALIINUI DRIVE - KO 'OLINA

April 2025

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

EXHIBIT E

SURVEY OFFICE COPY



MAP SHOWING
SHORELINE CERTIFICATION
LOT 4019-A-1
LAND COURT APPLICATION 1069, MAP 463

AT HONOULIULI, EWA, OAHU, HAWAII

SCALE: 1 IN. = 100 FT.

APRIL 7, 2021 WALTER P. THOMPSON, INC.

PROPERTY ADDRESS: 92-1089 ALIINUI DRIVE
KAPOLEI, HI 96707

PROPERTY OWNER: CAMPBELL HAWAII INVESTOR LLC

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

AUG 0 3 2021

Chairperson, Board of Land and Natural Resources

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. 04/30/22

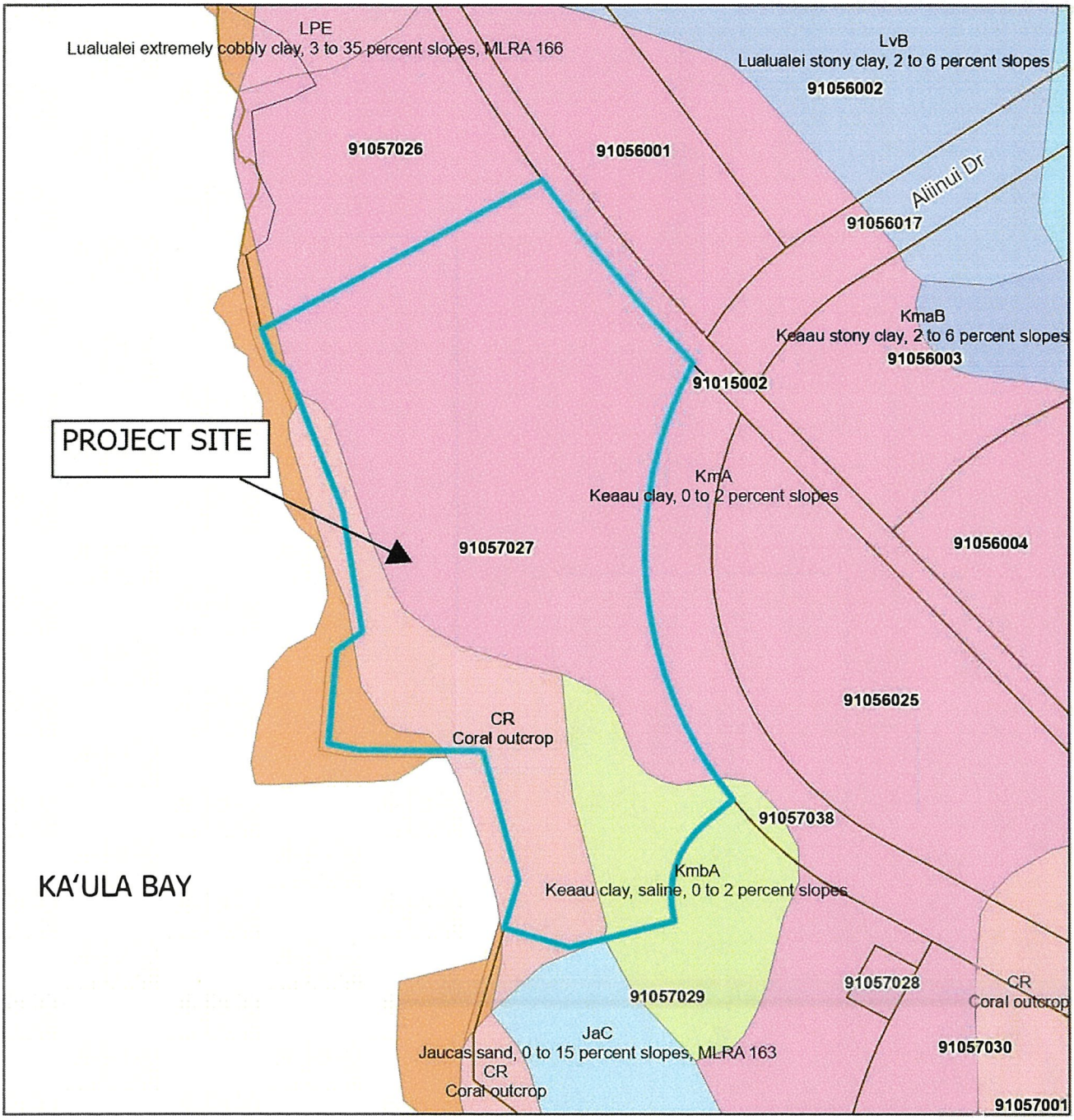
Walter P. Thompson, Inc.
Surveying & Mapping
P.O. BOX 3351 HONOLULU, HI 96801
PH. (808) 536-2705 FX. (808) 599-4032

21062c00.dwg/1703.71/ggsc/20210331

TAX MAP KEY : 9 - 1 - 057 : 027

PICTURE INDEX

15"x 21" = 2.19 Sq.Ft.



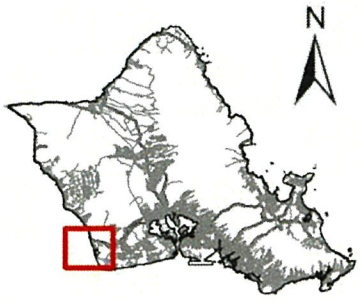


EXHIBIT F
SOILS MAP

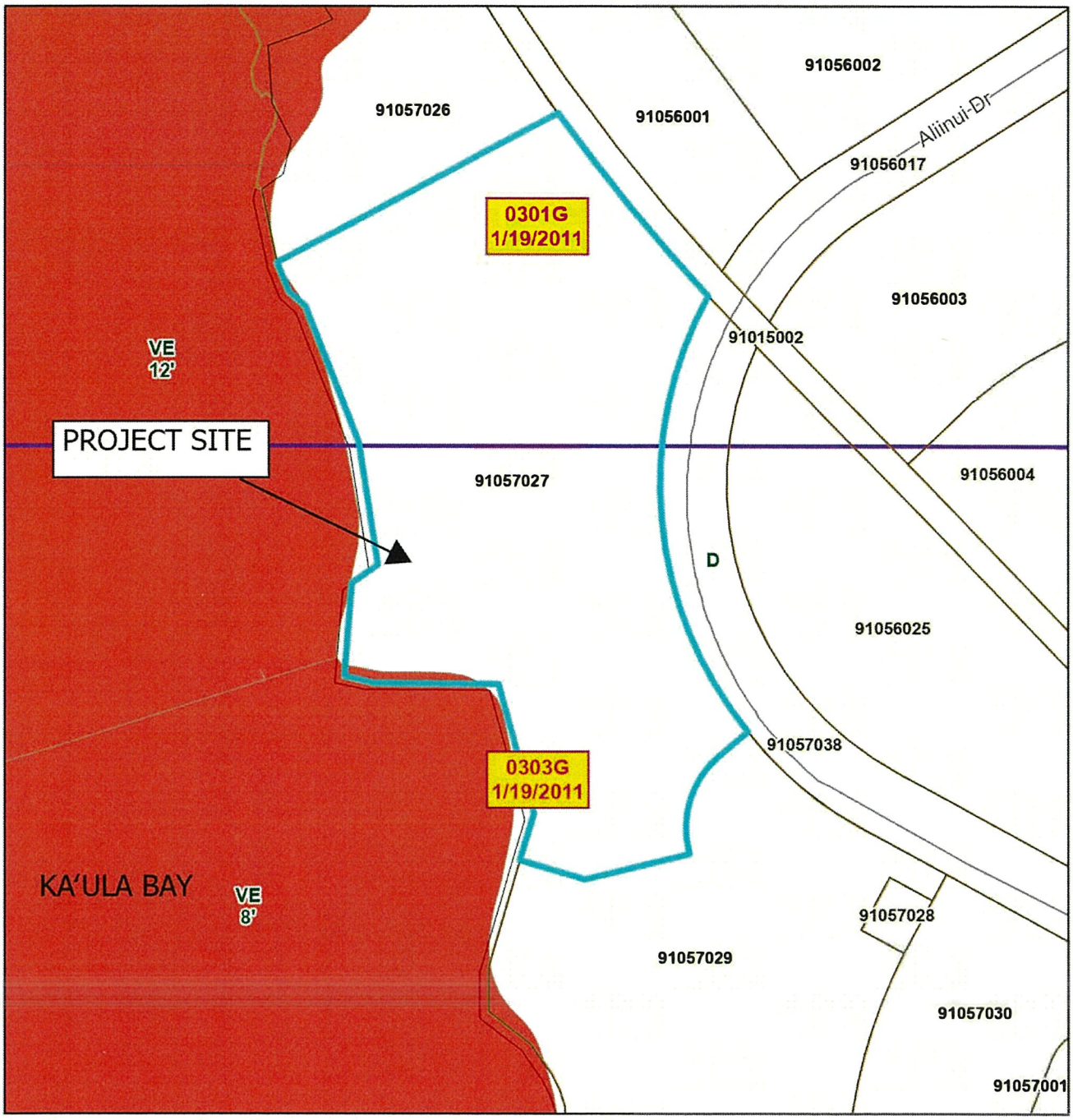
FILE NO. 2025/SMA-19

TAX MAP KEY 9-1-057: 027

92-1089 ALIINUI DRIVE - KO 'OLINA

April 2025

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



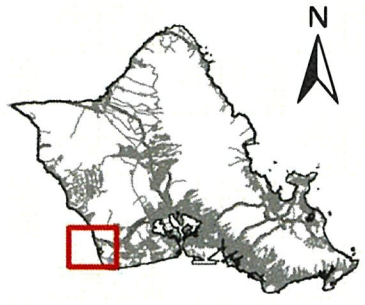


EXHIBIT G
FLOOD ZONE MAP

FILE NO. 2025/SMA-19

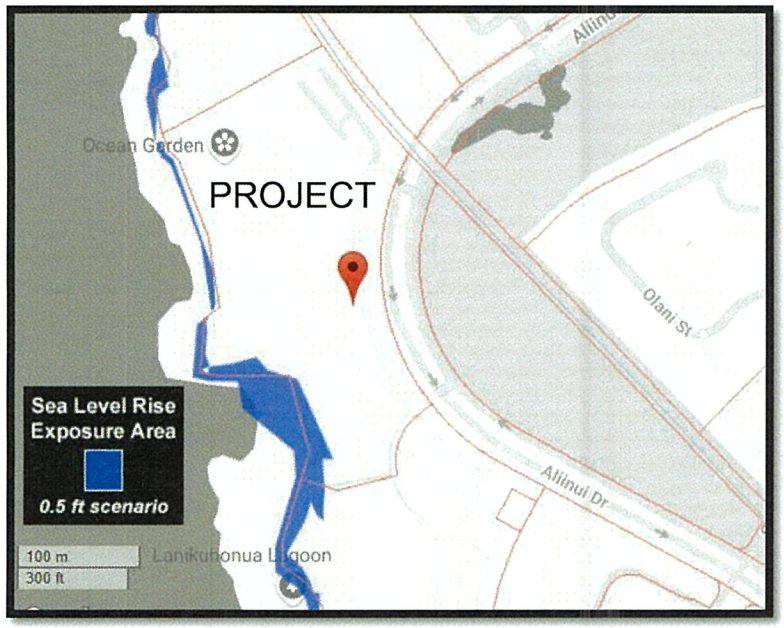
TAX MAP KEY 9-1-057: 027

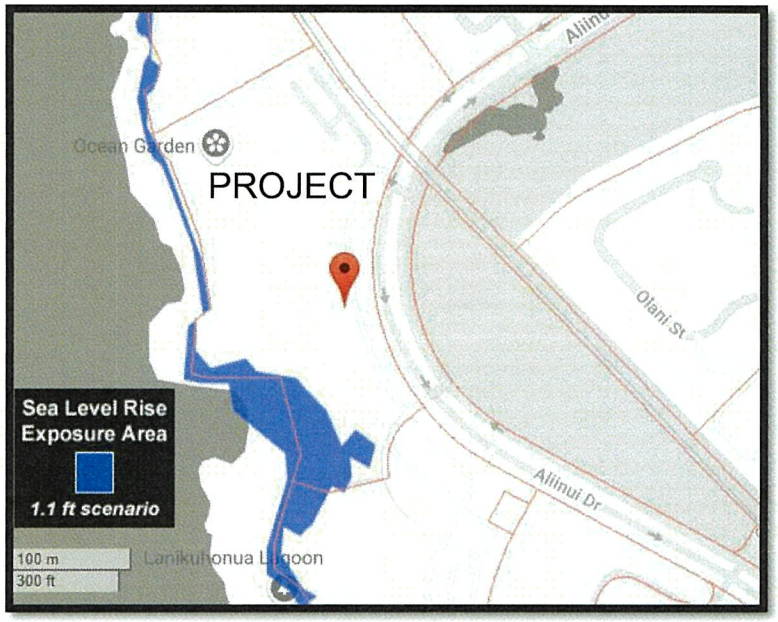
92-1089 ALIINUI DRIVE - KO 'OLINA

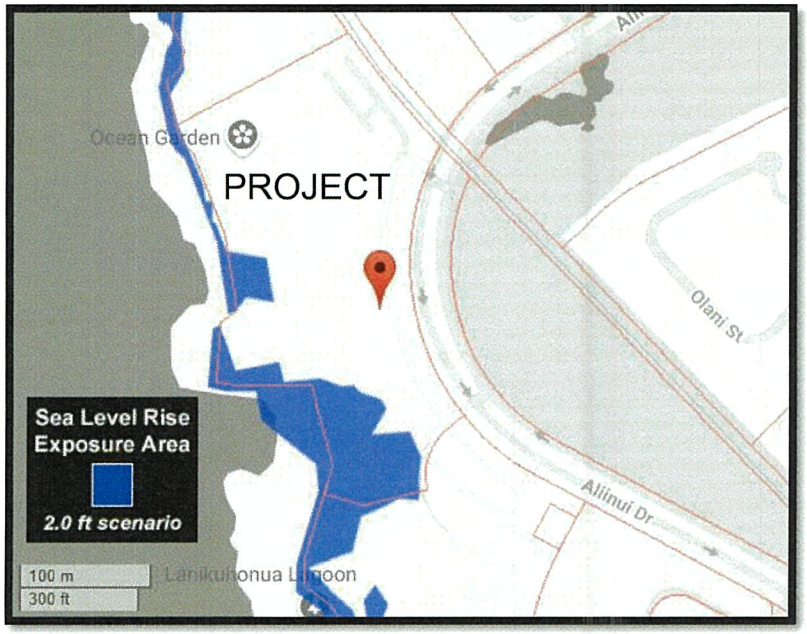
April 2025

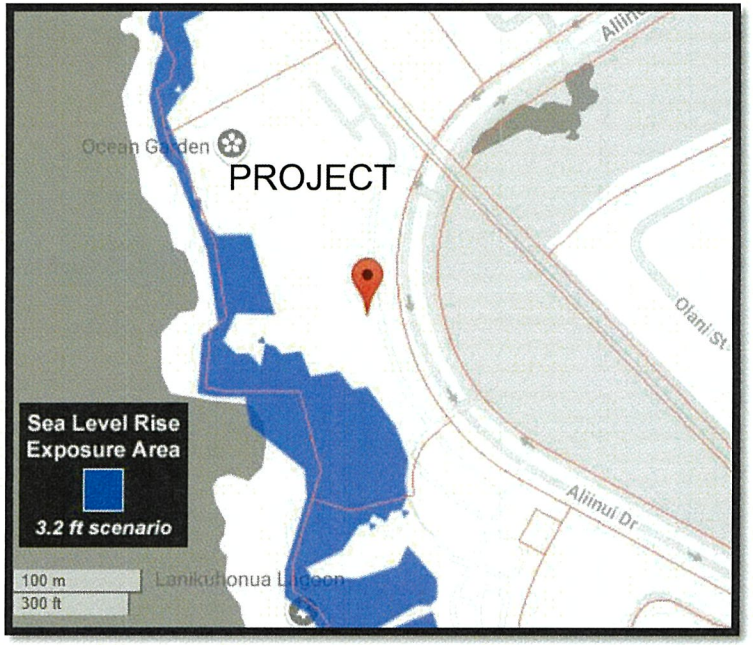
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

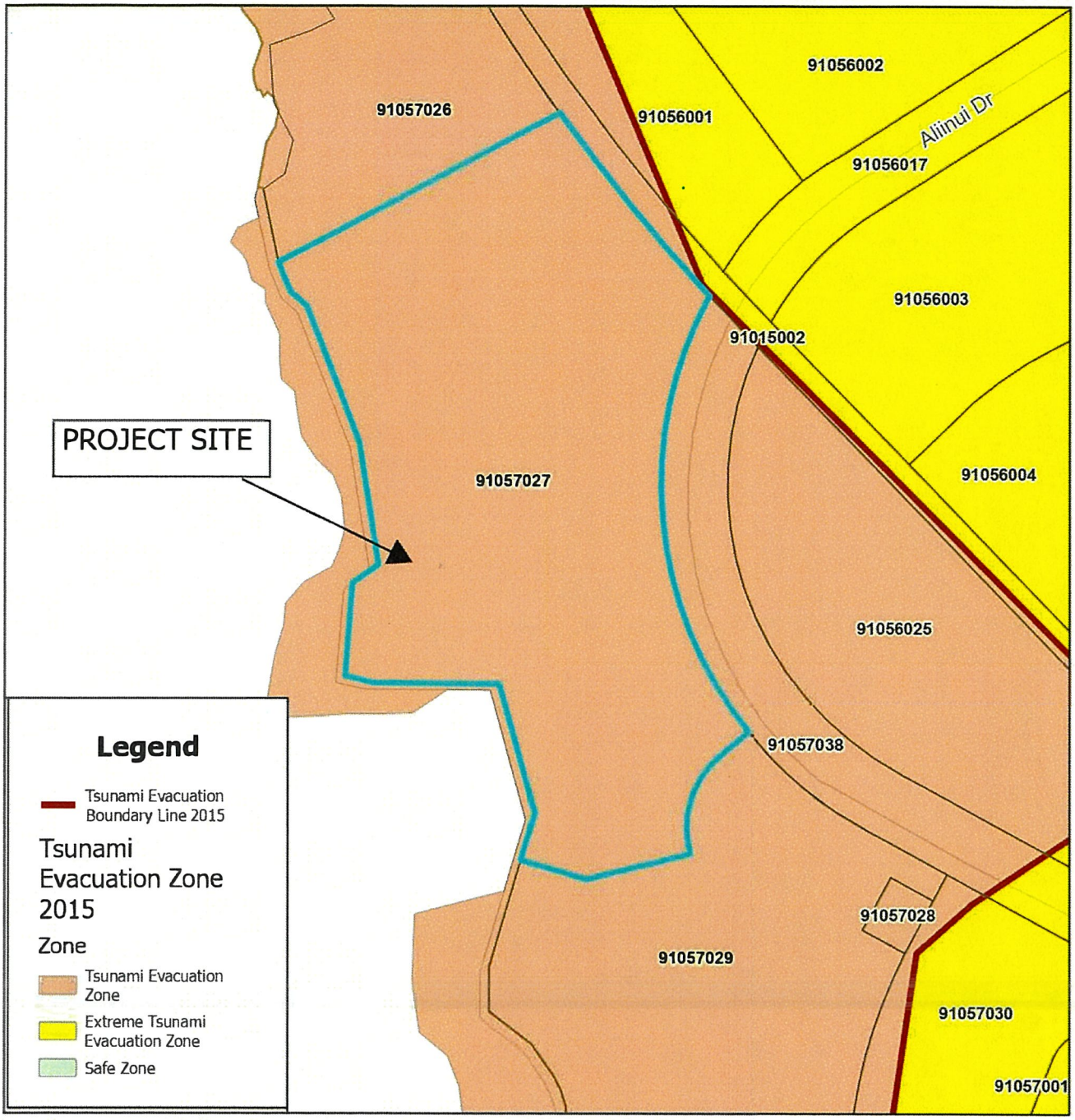
EXHIBIT H

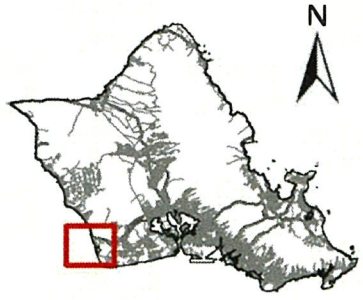

PROJECT
Ocean Garden
Olani St
Aliinui Dr
Sea Level Rise Exposure Area
0.5 ft scenario
100 m
300 ft


PROJECT
Ocean Garden
Olani St
Aliinui Dr
Sea Level Rise Exposure Area
1.1 ft scenario
100 m
300 ft


PROJECT
Olani St
Aliinui Dr
Sea Level Rise Exposure Area
2.0 ft scenario
100 m
300 ft


PROJECT
Olani St
Aliinui Dr
Sea Level Rise Exposure Area
3.2 ft scenario
100 m
300 ft





0 90 180 270 360 Feet

EXHIBIT I
TSUNAMI EVACATION ZONE MAP

FILE NO. 2025/SMA-19

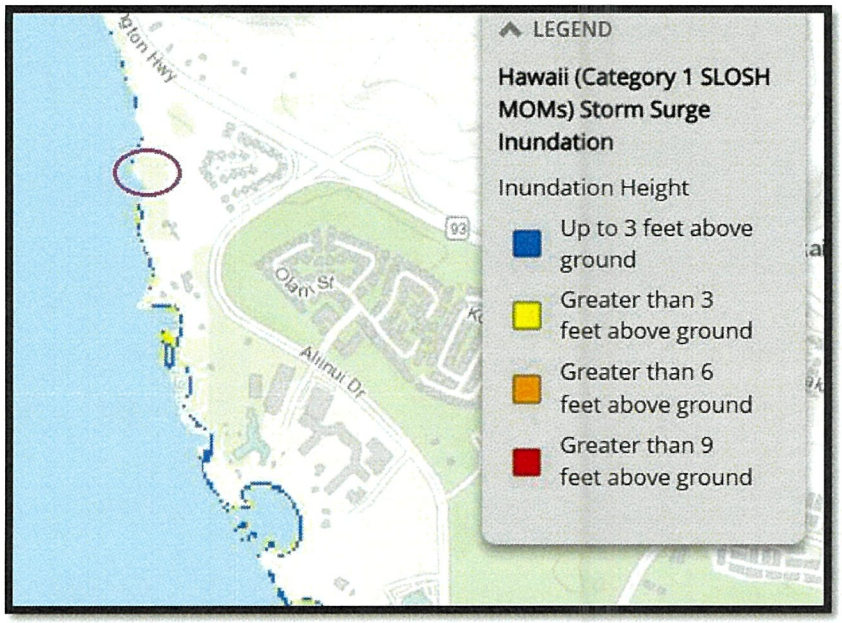
TAX MAP KEY 9-1-057: 027

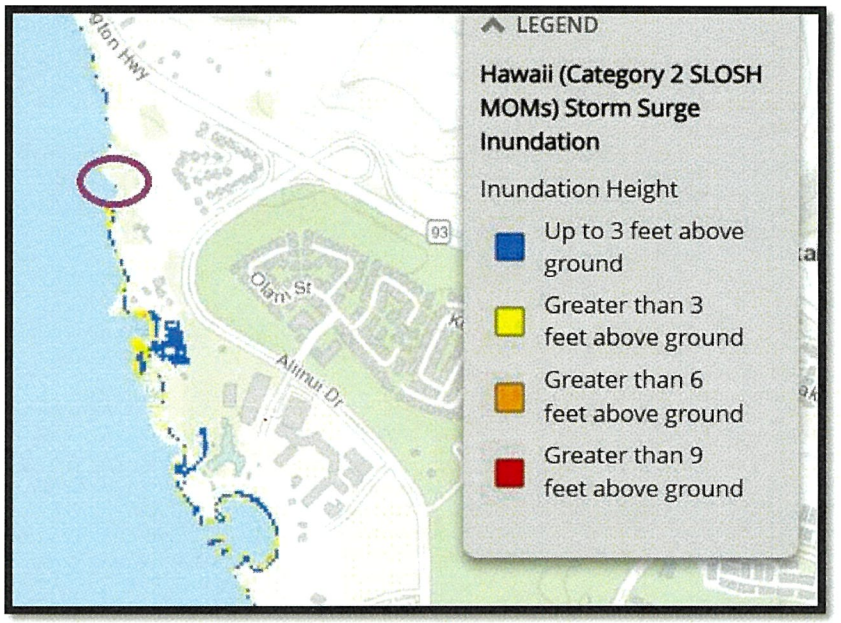
92-1089 ALIINUI DRIVE - KO 'OLINA

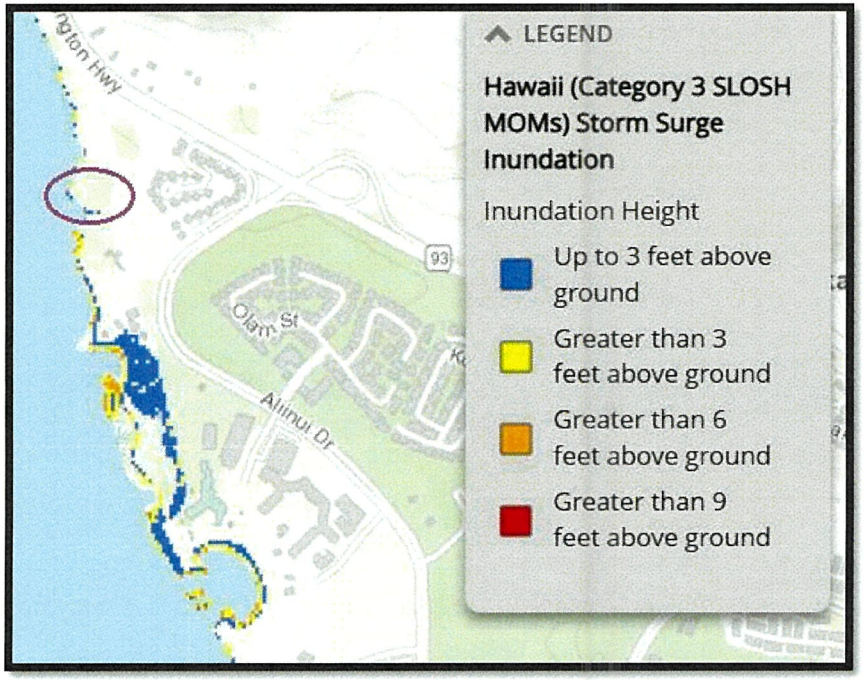
April 2025

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

EXHIBIT J


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
93
Olani St
Aliinui Dr


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
93
Olani St
Aliinui Dr


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
93
Olani St
Aliinui Dr

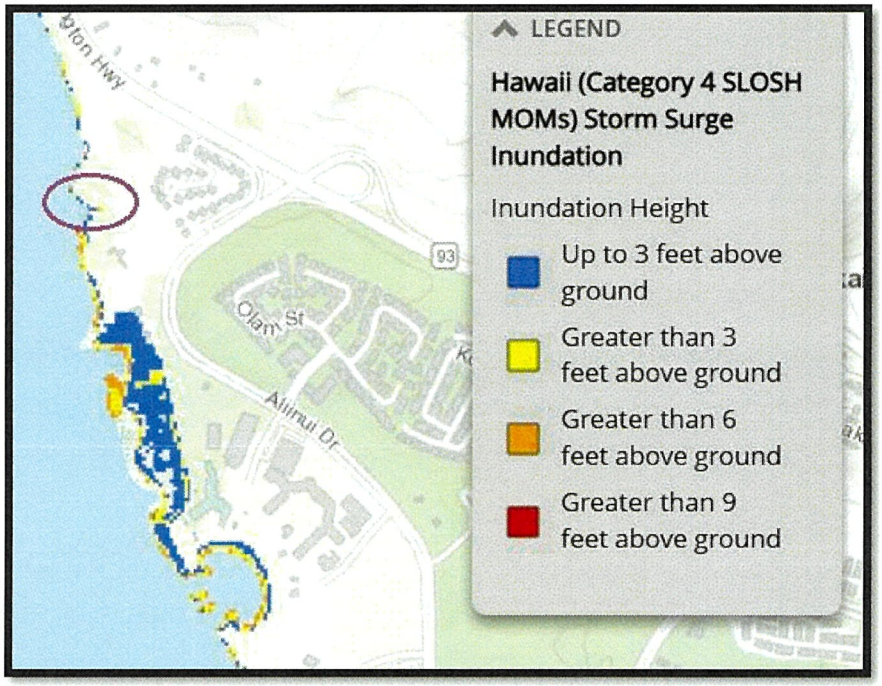
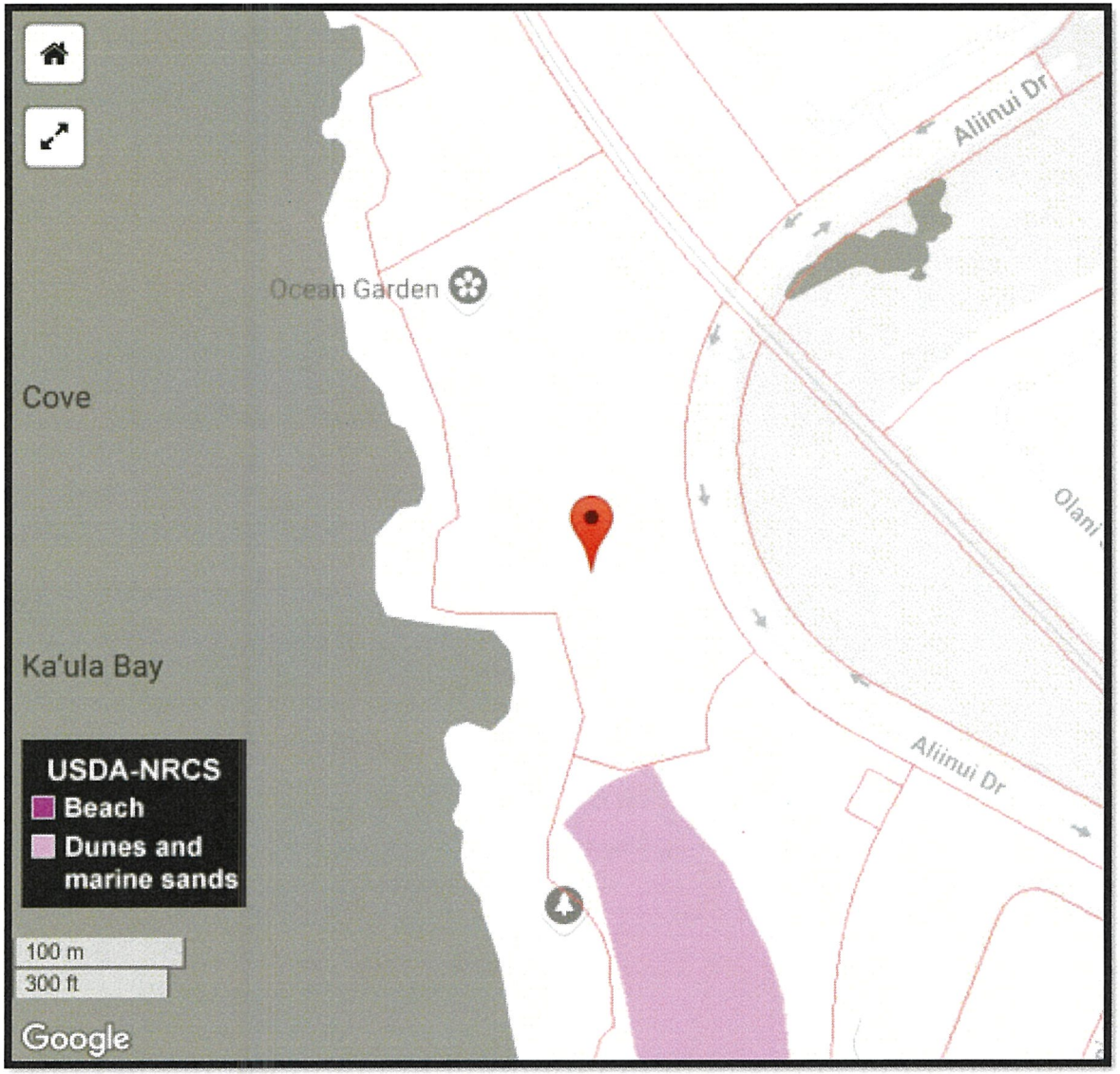

LEGEND
Hawaii (Category 4 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
93
Olani St
Aliinui Dr

EXHIBIT K


Ocean
Cove
USGS Geology
Beach deposits
Dune
Reef, lagoon, and landslide deposits
Alluvium
Volcanics
100 m
300 ft
Google

EXHIBIT L


Ocean Garden
Cove
Ka'ula Bay
Aliinui Dr
Aliinui Dr
USDA-NRCS
Beach
Dunes and marine sands
100 m
300 ft
Google

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____.

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE COVE REDEVELOPMENT IN KO ʻOLINA, OʻAHU.

WHEREAS, on March 27, 2025, the Department of Planning and Permitting ("DPP") accepted the application (File Number 2025/SMA-19) from Cove Campbell Kobayashi, LLC (the "Applicant") for a Special Management Area ("SMA") Major Permit for the demolition of existing buildings and construction of 12 buildings on an approximately 472,757-square ("sq.") -foot ("ft.") shoreline lot in the B-1 Neighborhood Business District, located at 92-1089 Aliʻinui Drive, and identified as Tax Map Key 9-1-057: 027 (the "Project"); and

WHEREAS, on April 28, 2025, the DPP held a public hearing on the application at the Kapolei Hale, Conference Rooms A, B, and C, 1000 Uluʻōhiʻa Street, Kapolei, Hawaiʻi, which was attended by the Applicant's agent and DPP staff members; and

WHEREAS, on July 14, 2025, within 45 working days after the close of the public hearing the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1 and the Hawaiʻi Revised Statues ("HRS") §§ 205A-2 and 205A-26, completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on _____ by Departmental Communication No. _____, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit with the conditions enumerated below; now, therefore,

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

A. Except as required by these conditions of approval development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-6, and D through L attached hereto and incorporated 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.

RESOLUTION

B. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise ("SLR"), 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 Acknowledgements" on all Project Building Permit ("BP") plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key (TMK) 9-1-057: 027 is susceptible to coastal hazards, which may result in harm or loss of life and property."*

2. "*The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that TMK 9-1-057: 027 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 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.*"

C. 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, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

1. "*In choosing to implement construction activities at TMK 9-1-057: 027 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."*

D. 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 BP plans:

1. *"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 2021, Chapter 21, the Land Use Ordinance, are not allowed on TMK 9-1-057: 027."*

E. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

1. *"In choosing to undertake the development at TMK 9-1-057: 027. the landowner hereby acknowledges (and any successor owner or interested party is 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 new shoreline protection structure."*

F. 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 the issuance of any construction permit or BP for the Project, the Applicant, in consultation with the State Historic Preservation Division ("SHPD"), shall prepare and submit to SHPD an archaeological monitoring plan ("AMP") that meets the requirements of Hawai'i Administrative Rules Chapter 13-279. The Applicant shall submit to the DPP a copy of the SHPD's written acceptance of the Project's AMP and any required mitigation protocols.

2. 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 SHPD immediately. Work in the immediate area must be stopped until 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 BP plans.

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

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b);

3. Exterior lighting fixtures must be fully shielded, using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture;

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

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

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

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

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

H. 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 the planting 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 zoning 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 dwellings and shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and

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 BP plans.

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

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 3,380 cubic yards of structural fill material.

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and

leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee ("OISC").

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

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 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.

5. To the extent practicable, native Hawaiian plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the publication *Native Hawaiian Plants for Landscaping, Conservation, and Reforestation, at* https://www.ctahr.hawaii.edu/oc/freepubs/pdf/of-30.pdf.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle (in any stage of life), the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material.

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

I. The Applicant must obtain a construction permit or BP for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a

construction permit or BP within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

1. The DPP Director may extend this period if the Applicant demonstrates good cause, 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 development permit,

   the extension will be deemed to be denied.

J. 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 is 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; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____.

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Matthew Pennaz, Cove Campbell Kobayashi, LLC, 1288 Ala Moana Boulevard, Suite 201, Honolulu, Hawai'i 96814; Tracy Camuso, G70, 111 South King Street, Suite 170, 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:

_____

_____

_____

_____

_____

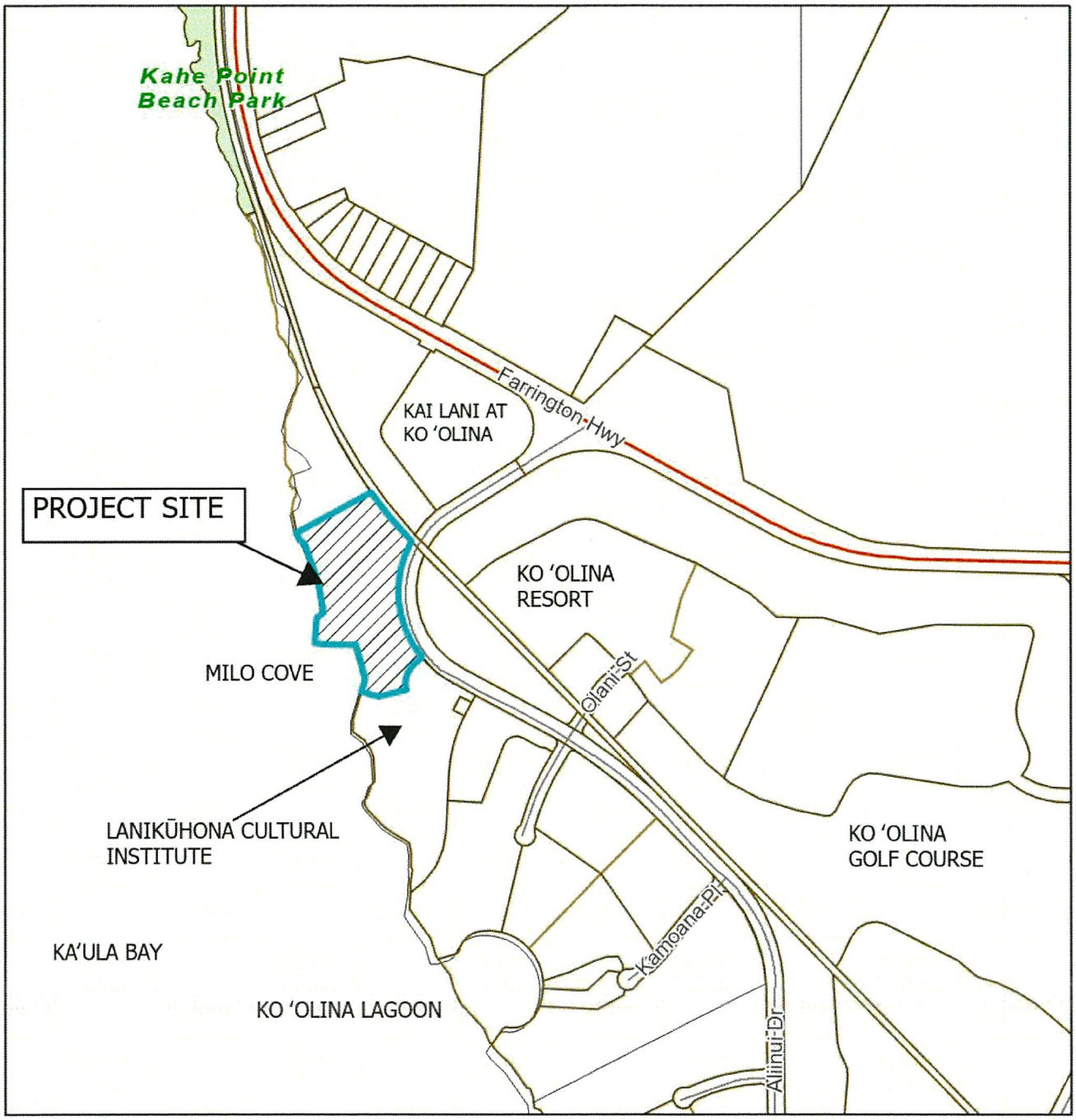
_____

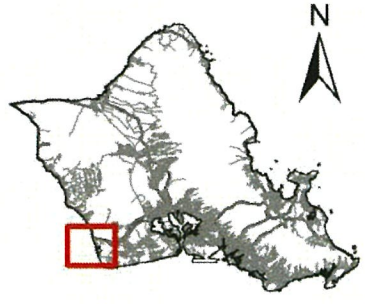
DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers





0 340 680 1,0201,360 Feet

EXHIBIT A
LOCATION MAP

FILE NOS. – 2025/SMA-19 AND 2025/CUP-4

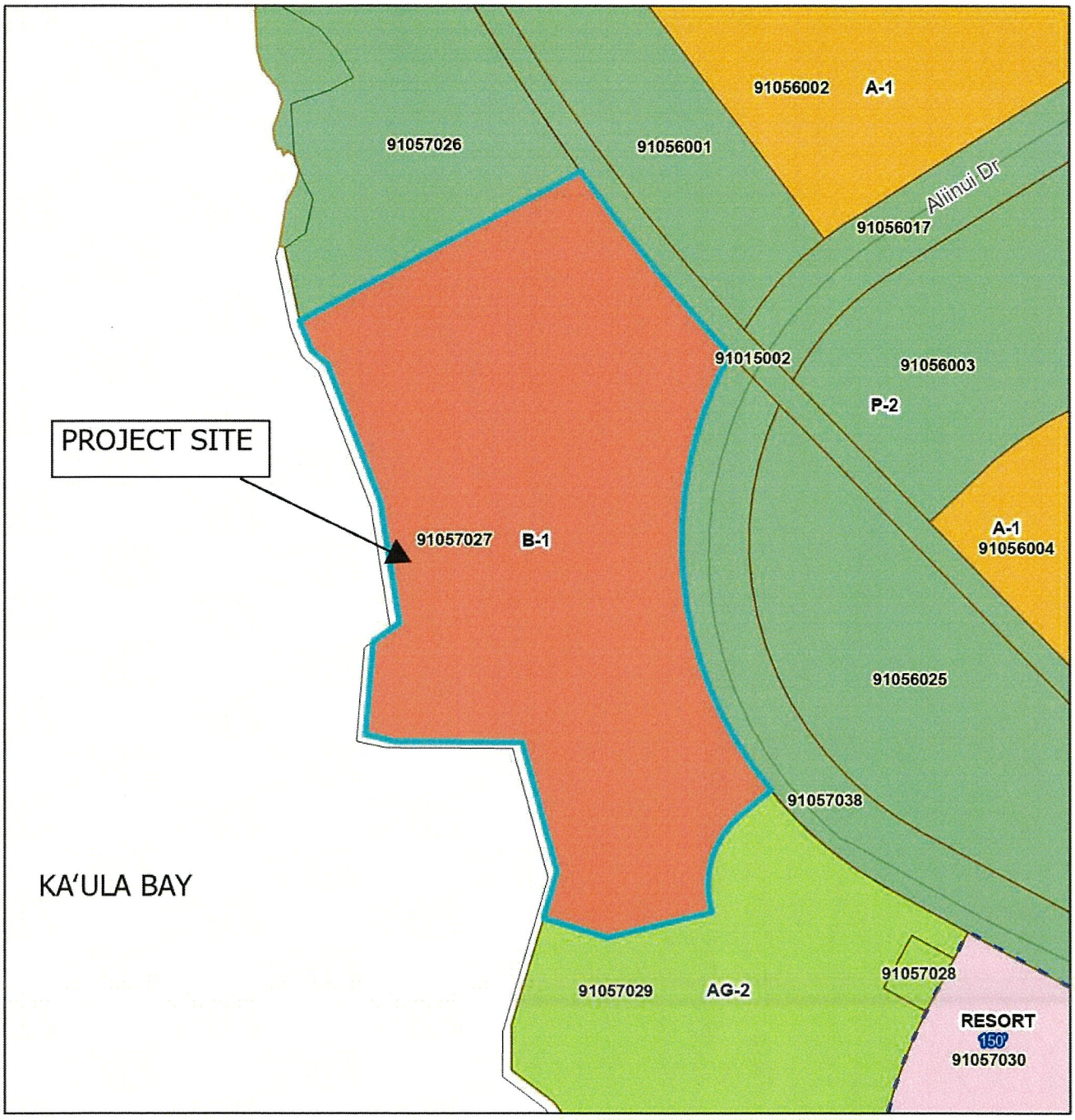
TAX MAP KEY 9-1-057: 027

92-1089 ALIINUI DRIVE - KO 'OLINA

July 2025

CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

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



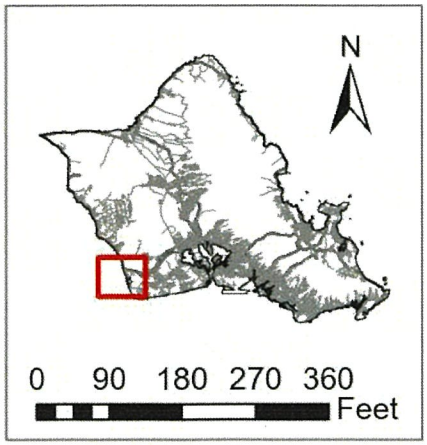


EXHIBIT B
ZONING MAP

FILE NO. 2025/SMA-19

TAX MAP KEY 9-1-057: 027

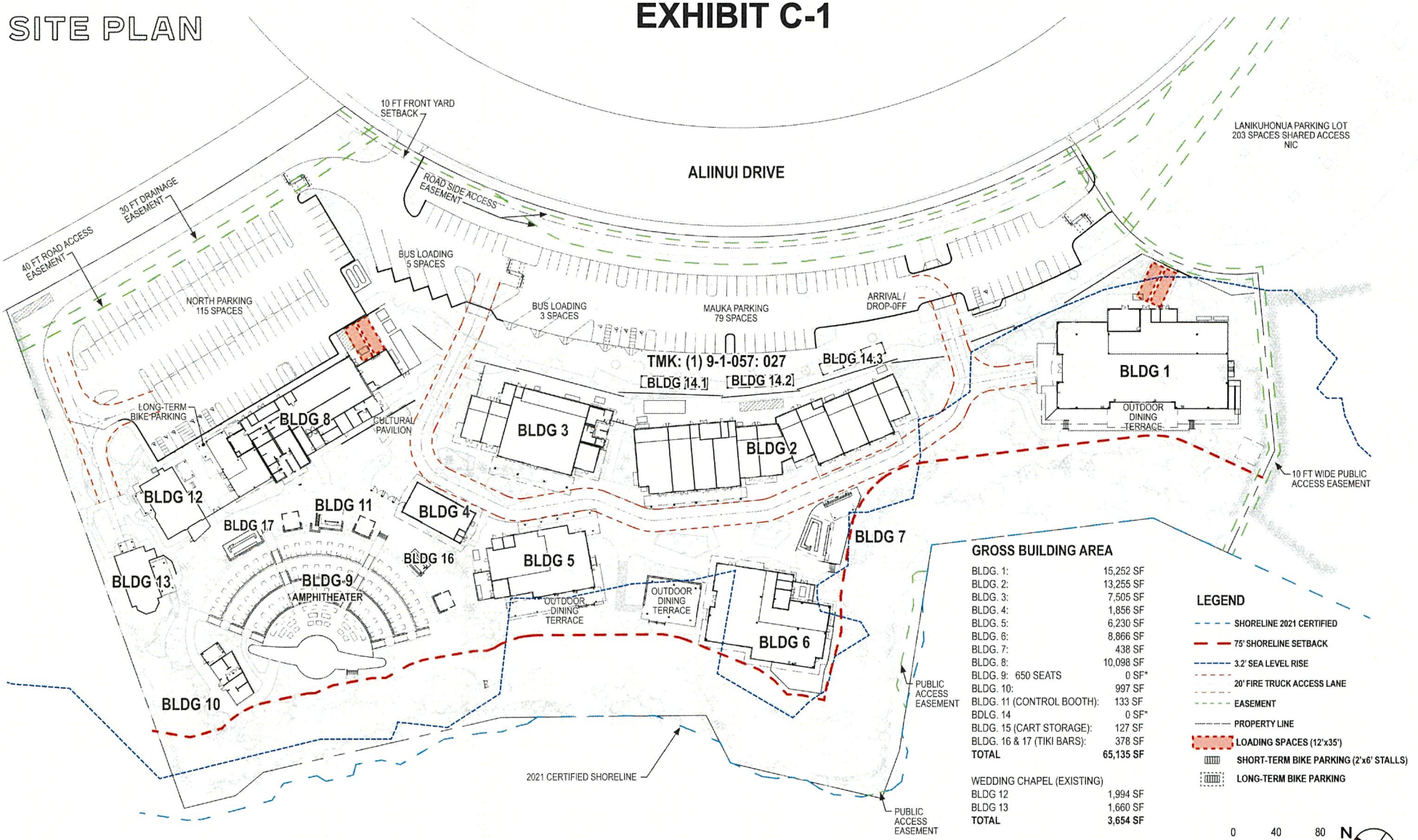
92-1089 ALIINUI DRIVE - KO 'OLINA

April 2025

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

EXHIBIT C-1

SITE PLAN



GROSS BUILDING AREA

BLDG. 1:	15,252 SF
BLDG. 2:	13,255 SF
BLDG. 3:	7,505 SF
BLDG. 4:	1,856 SF
BLDG. 5:	6,230 SF
BLDG. 6:	8,866 SF
BLDG. 7:	438 SF
BLDG. 8:	10,098 SF
BLDG. 9: 650 SEATS	0 SF*
BLDG. 10:	997 SF
BLDG. 11 (CONTROL BOOTH):	133 SF
BDLG. 14	0 SF*
BLDG. 15 (CART STORAGE):	127 SF
BLDG. 16 & 17 (TIKI BARS):	378 SF
TOTAL	**65,135 SF**

WEDDING CHAPEL (EXISTING)	
BLDG 12	1,994 SF
BLDG 13	1,660 SF
TOTAL	**3,654 SF**

TOTAL BUILDING AREA	**68,789 SF**

*Pursuant to Article 10: Definitions Section 21-10.1, ROH, this does not count towards overall building area.

LEGEND

- SHORELINE 2021 CERTIFIED
- 75' SHORELINE SETBACK
- 3.2' SEA LEVEL RISE
- 20' FIRE TRUCK ACCESS LANE
- EASEMENT
- PROPERTY LINE
- LOADING SPACES (12'x35')
- SHORT-TERM BIKE PARKING (2'x6' STALLS)
- LONG-TERM BIKE PARKING

0 40 80 N

EXHIBIT C-2

DEMOLITION PLAN

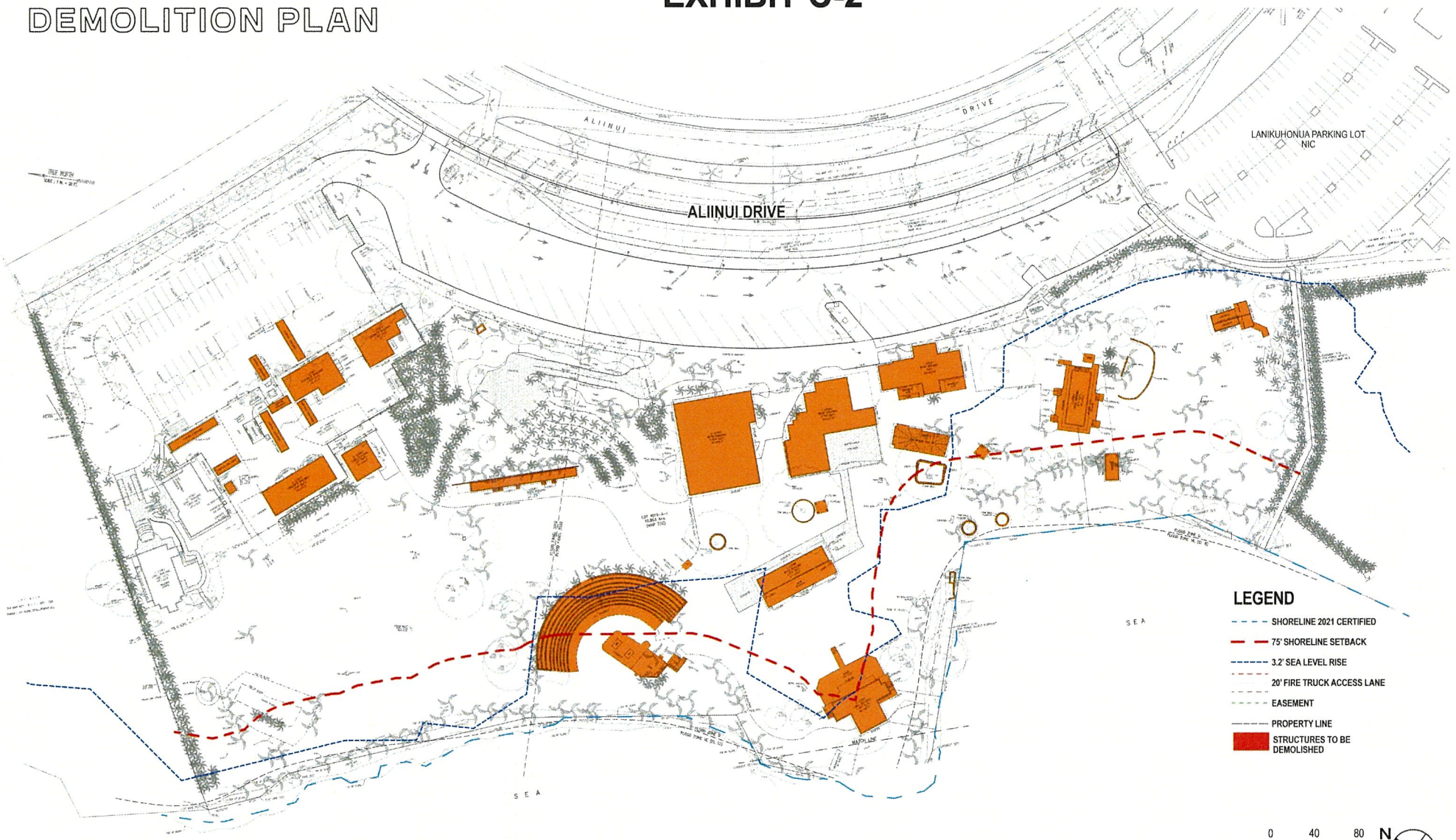
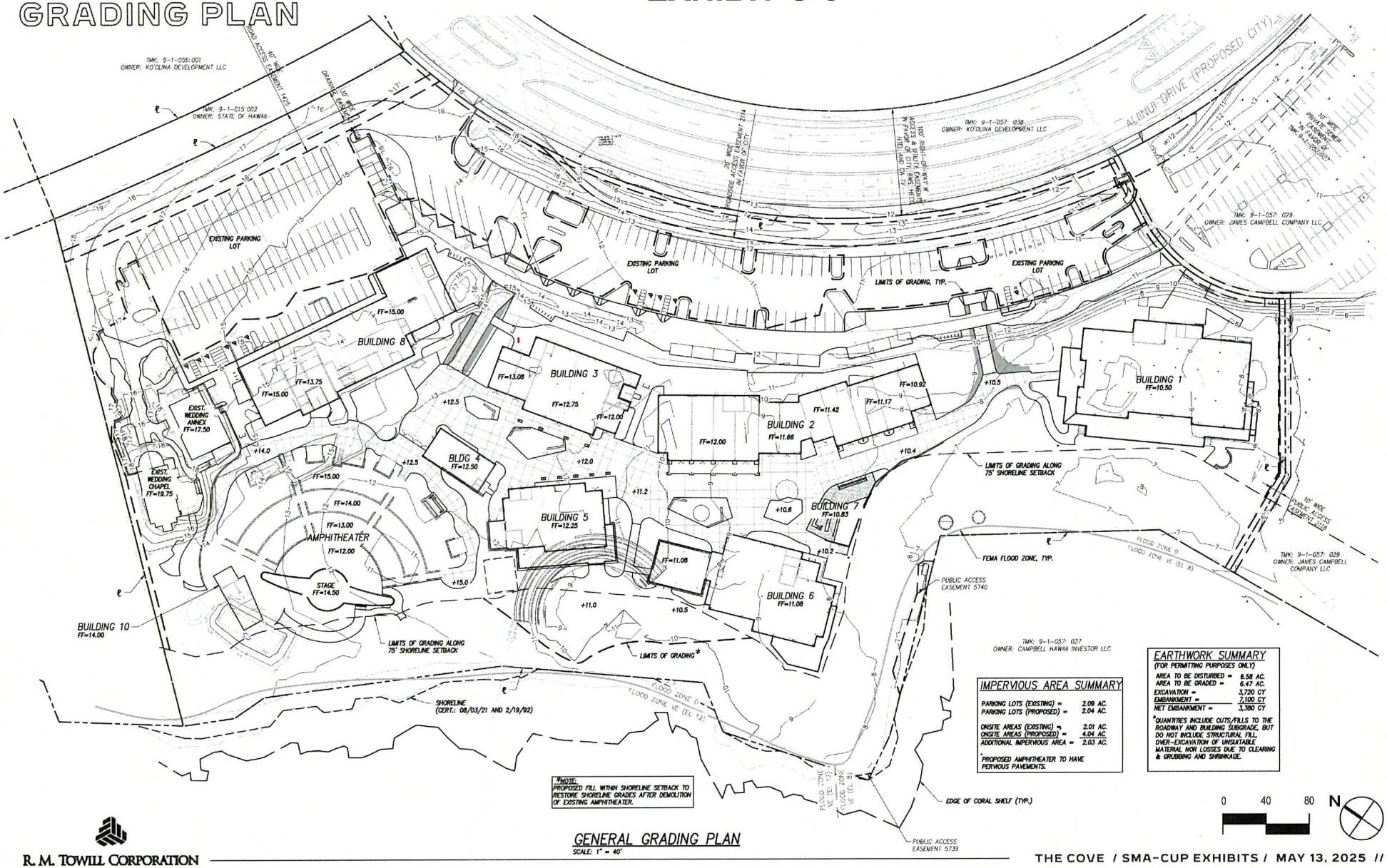


EXHIBIT C-3

GRADING PLAN



*NOTE:
PROPOSED FILL WITHIN SHORELINE SETBACK TO RESTORE SHORELINE GRADES AFTER DEMOLITION OF EXISTING AMPHITHEATER.

IMPERVIOUS AREA SUMMARY

PARKING LOTS (EXISTING) =	2.09 AC.
PARKING LOTS (PROPOSED) =	2.04 AC.
ONSITE AREAS (EXISTING) =	2.01 AC.
ONSITE AREAS (PROPOSED) =	4.04 AC.
ADDITIONAL IMPERVIOUS AREA =	2.03 AC.

*PROPOSED AMPHITHEATER TO HAVE PERVIOUS PAVEMENTS.

EARTHWORK SUMMARY

(FOR PERMITTING PURPOSES ONLY)

AREA TO BE DISTURBED =	8.58 AC.
AREA TO BE GRADED =	6.47 AC.
EXCAVATION =	3,720 CY
EMBANKMENT =	7,100 CY
NET EMBANKMENT =	3,380 CY

*QUANTITIES INCLUDE CUTS/FILLS TO THE ROADWAY AND BUILDING SUBGRADE, BUT DO NOT INCLUDE STRUCTURAL FILL, OVER-EXCAVATION OF UNSUITABLE MATERIAL NOR LOSSES DUE TO CLEARING & GRUBBING AND SHRINKAGE.

GENERAL GRADING PLAN

SCALE: 1" = 40'

EXHIBIT C-4

SEA LEVEL RISE EXPOSURE AREA PLAN

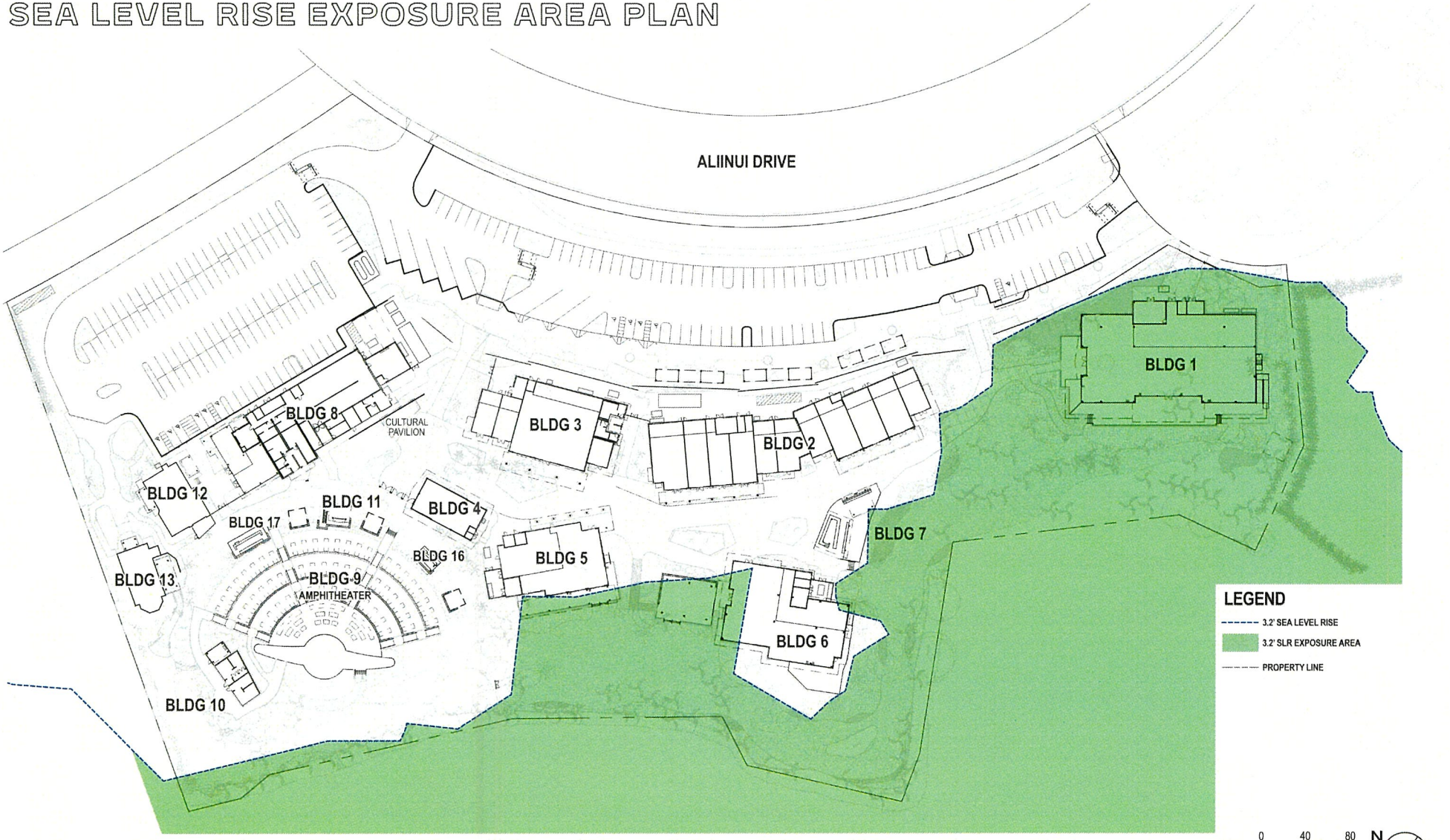


EXHIBIT C-5

ARCHAEOLOGICAL SITE PLAN



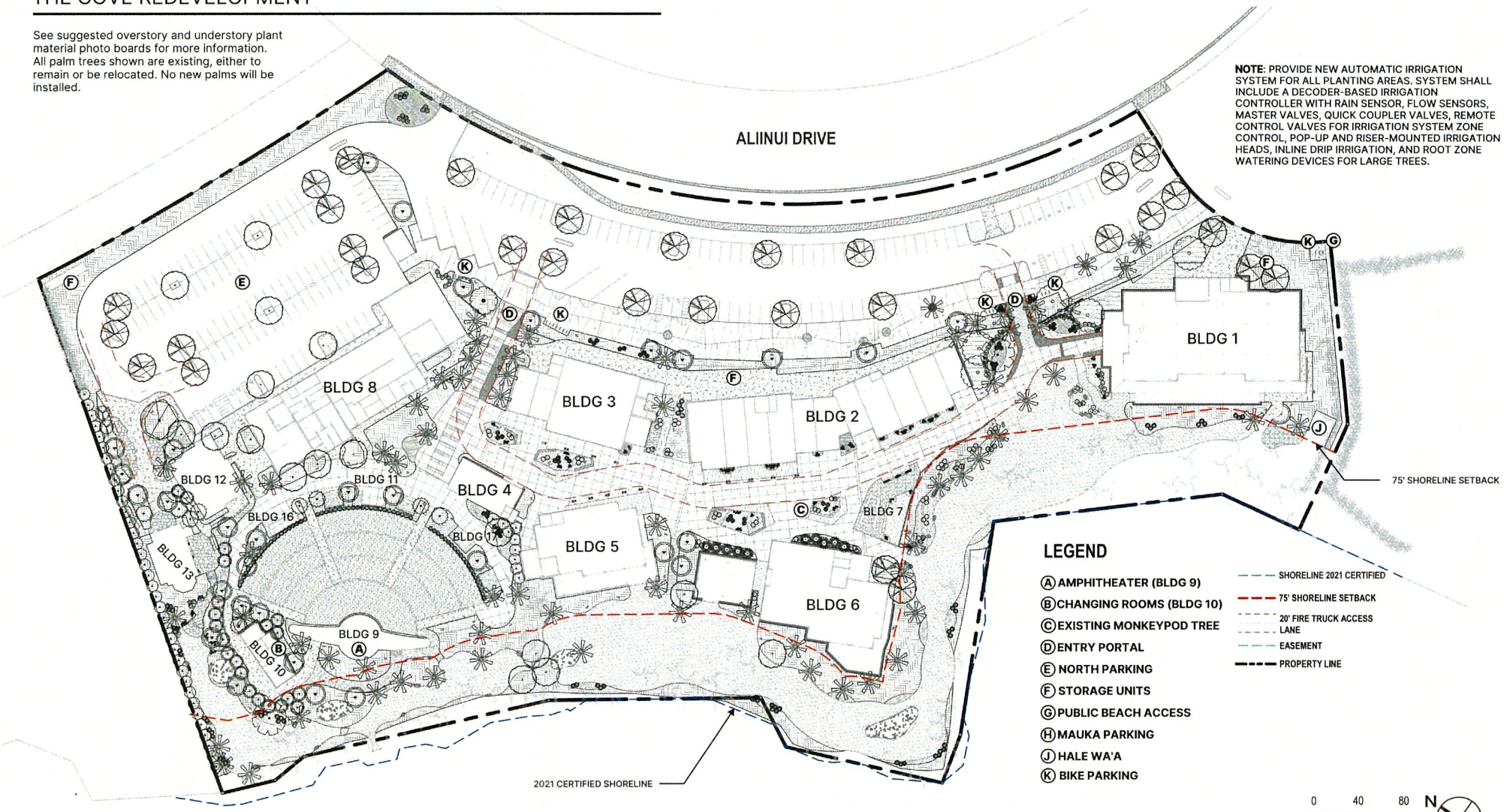
EXHIBIT C-6

OVERALL LANDSCAPE SITE PLAN

THE COVE REDEVELOPMENT

See suggested overstory and understory plant material photo boards for more information. All palm trees shown are existing, either to remain or be relocated. No new palms will be installed.

NOTE: PROVIDE NEW AUTOMATIC IRRIGATION SYSTEM FOR ALL PLANTING AREAS. SYSTEM SHALL INCLUDE A DECODER-BASED IRRIGATION CONTROLLER WITH RAIN SENSOR, FLOW SENSORS, MASTER VALVES, QUICK COUPLER VALVES, REMOTE CONTROL VALVES FOR IRRIGATION SYSTEM ZONE CONTROL, POP-UP AND RISER-MOUNTED IRRIGATION HEADS, INLINE DRIP IRRIGATION, AND ROOT ZONE WATERING DEVICES FOR LARGE TREES.

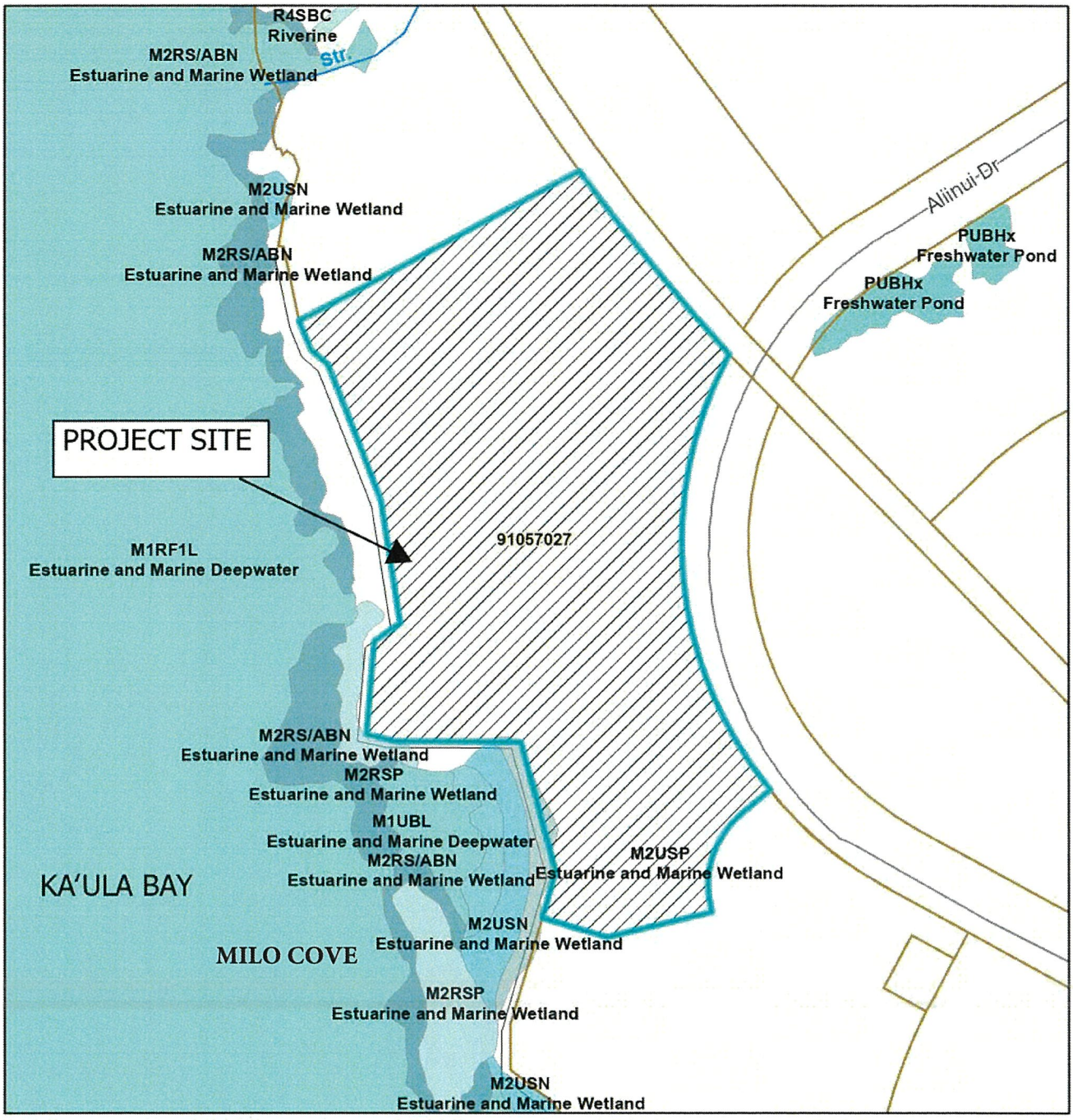


LEGEND

- Ⓐ AMPHITHEATER (BLDG 9)
- Ⓑ CHANGING ROOMS (BLDG 10)
- Ⓒ EXISTING MONKEYPOD TREE
- Ⓓ ENTRY PORTAL
- Ⓔ NORTH PARKING
- Ⓕ STORAGE UNITS
- Ⓖ PUBLIC BEACH ACCESS
- Ⓗ MAUKA PARKING
- Ⓙ HALE WA'A
- Ⓚ BIKE PARKING

- SHORELINE 2021 CERTIFIED
- 75' SHORELINE SETBACK
- 20' FIRE TRUCK ACCESS LANE
- EASEMENT
- PROPERTY LINE

0 40 80 N



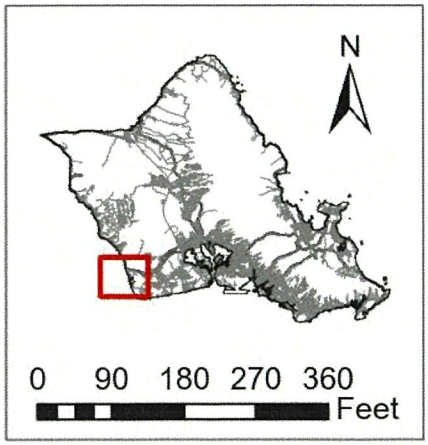


EXHIBIT D
WETLAND MAP

FILE NO. 2025/SMA-19

TAX MAP KEY 9-1-057: 027

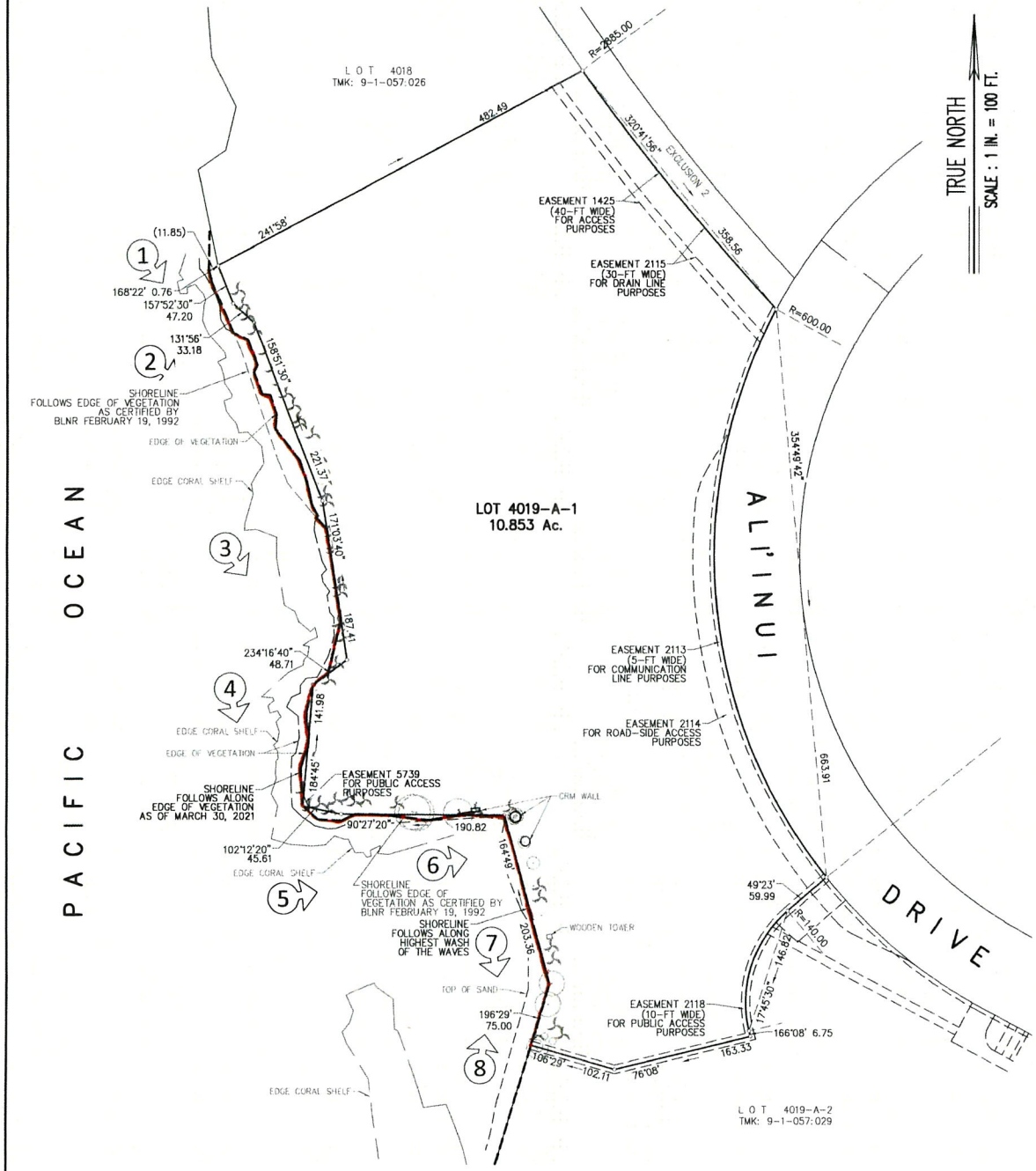
92-1089 ALIINUI DRIVE - KO 'OLINA

April 2025

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

EXHIBIT E

SURVEY OFFICE COPY



MAP SHOWING
SHORELINE CERTIFICATION
LOT 4019-A-1
LAND COURT APPLICATION 1069, MAP 463

AT HONOULIULI, EWA, OAHU, HAWAII

SCALE: 1 IN. = 100 FT.

APRIL 7, 2021 WALTER P. THOMPSON, INC.

PROPERTY ADDRESS: 92-1089 ALIINUI DRIVE
KAPOLEI, HI 96707

PROPERTY OWNER: CAMPBELL HAWAII INVESTOR LLC

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

AUG 0 3 2021

Chairperson, Board of Land and Natural Resources

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. 04/30/22

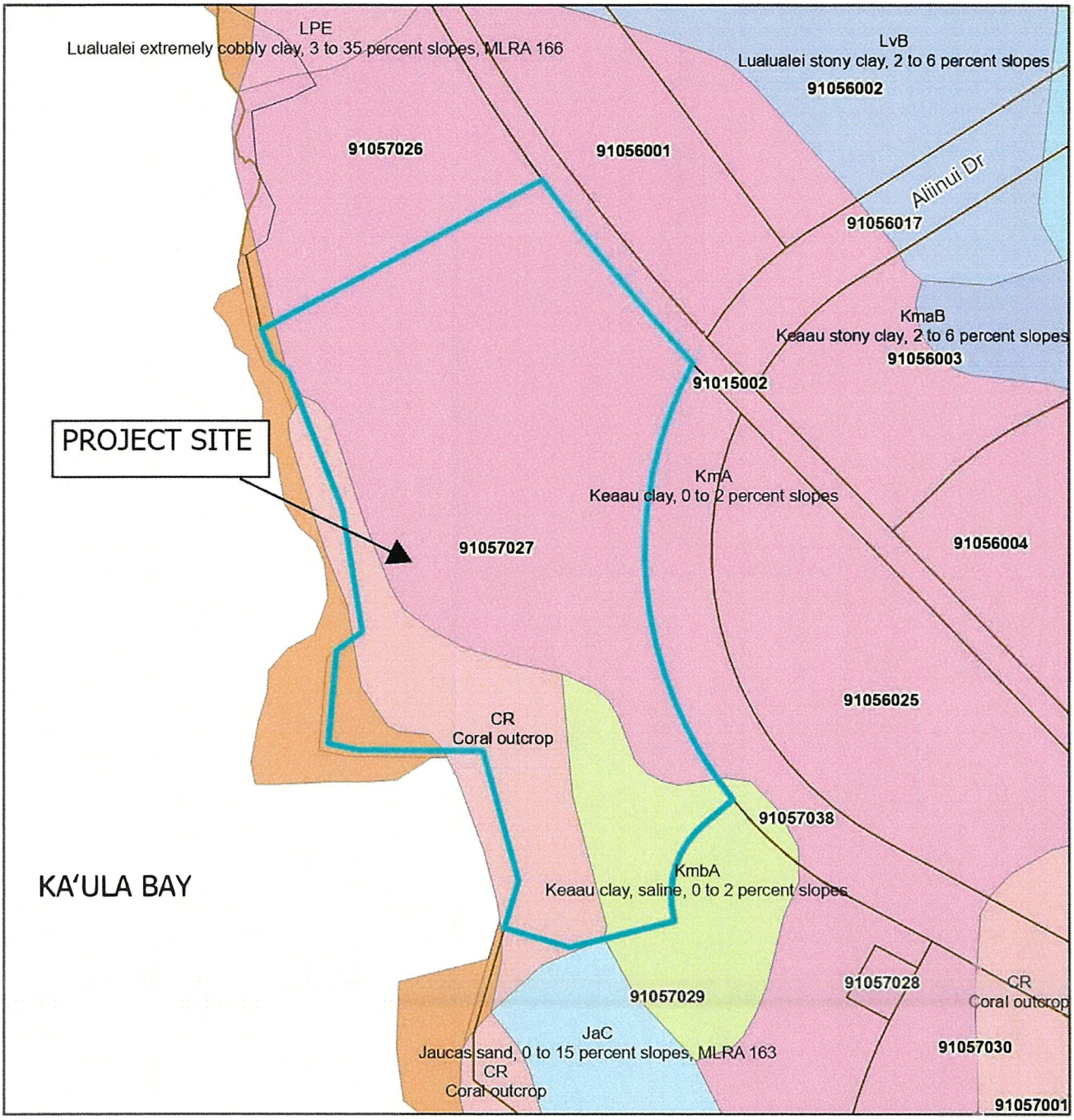
Walter P. Thompson, Inc.
Surveying & Mapping
P.O. BOX 3351 HONOLULU, HI 96801
PH. (808) 536-2705 FX. (808) 599-4032

21062c00.dwg/1703.71/ggsc/20210331

TAX MAP KEY : 9 - 1 - 057 : 027

PICTURE INDEX

15"x 21" = 2.19 Sq.Ft.



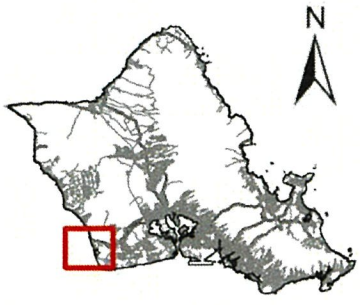


EXHIBIT F
SOILS MAP

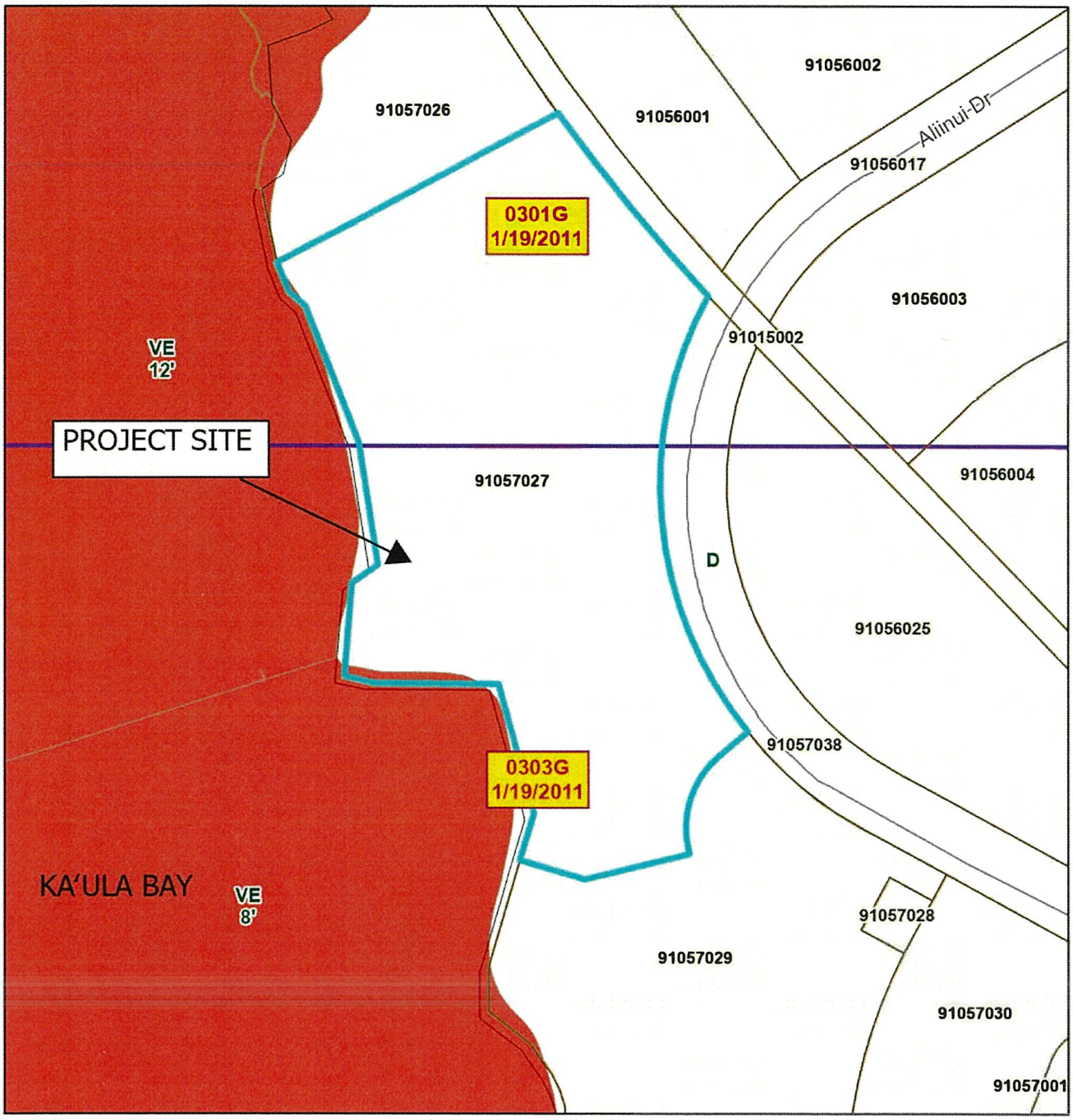
FILE NO. 2025/SMA-19

TAX MAP KEY 9-1-057: 027

92-1089 ALIINUI DRIVE - KO 'OLINA

April 2025

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



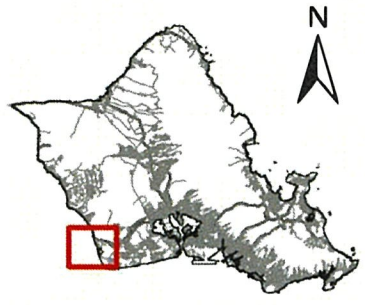


EXHIBIT G
FLOOD ZONE MAP

FILE NO. 2025/SMA-19

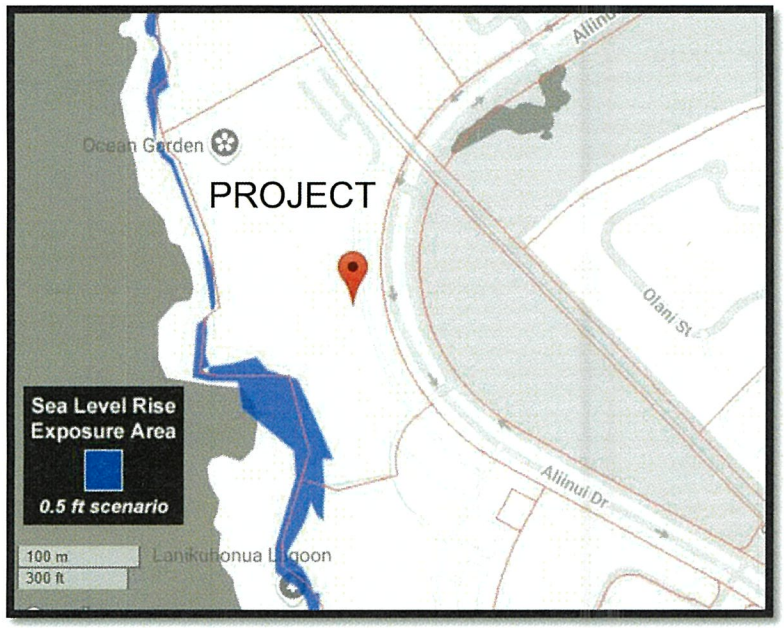
TAX MAP KEY 9-1-057: 027

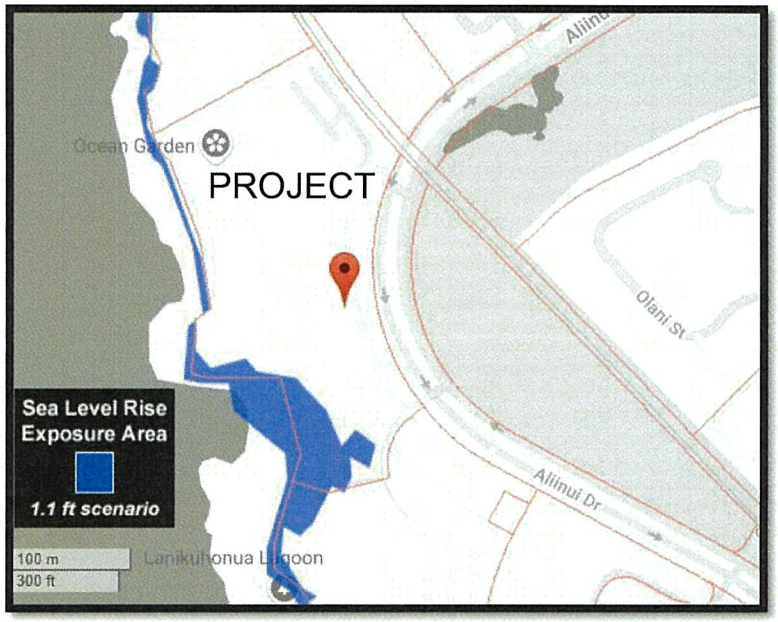
92-1089 ALIINUI DRIVE - KO 'OLINA

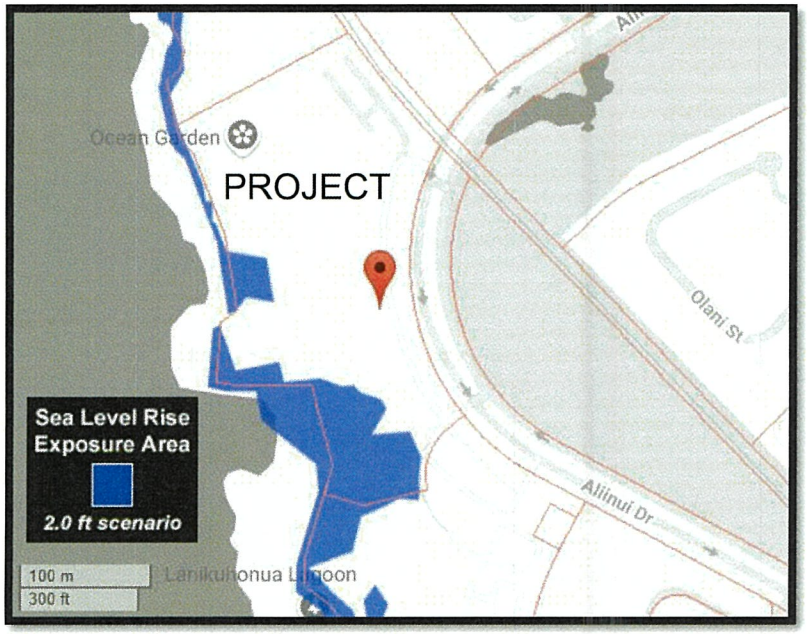
April 2025

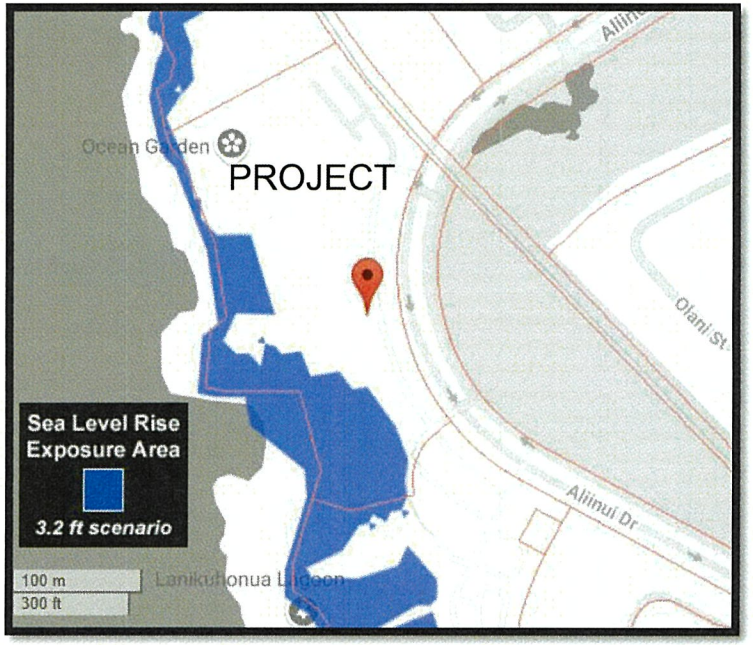
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

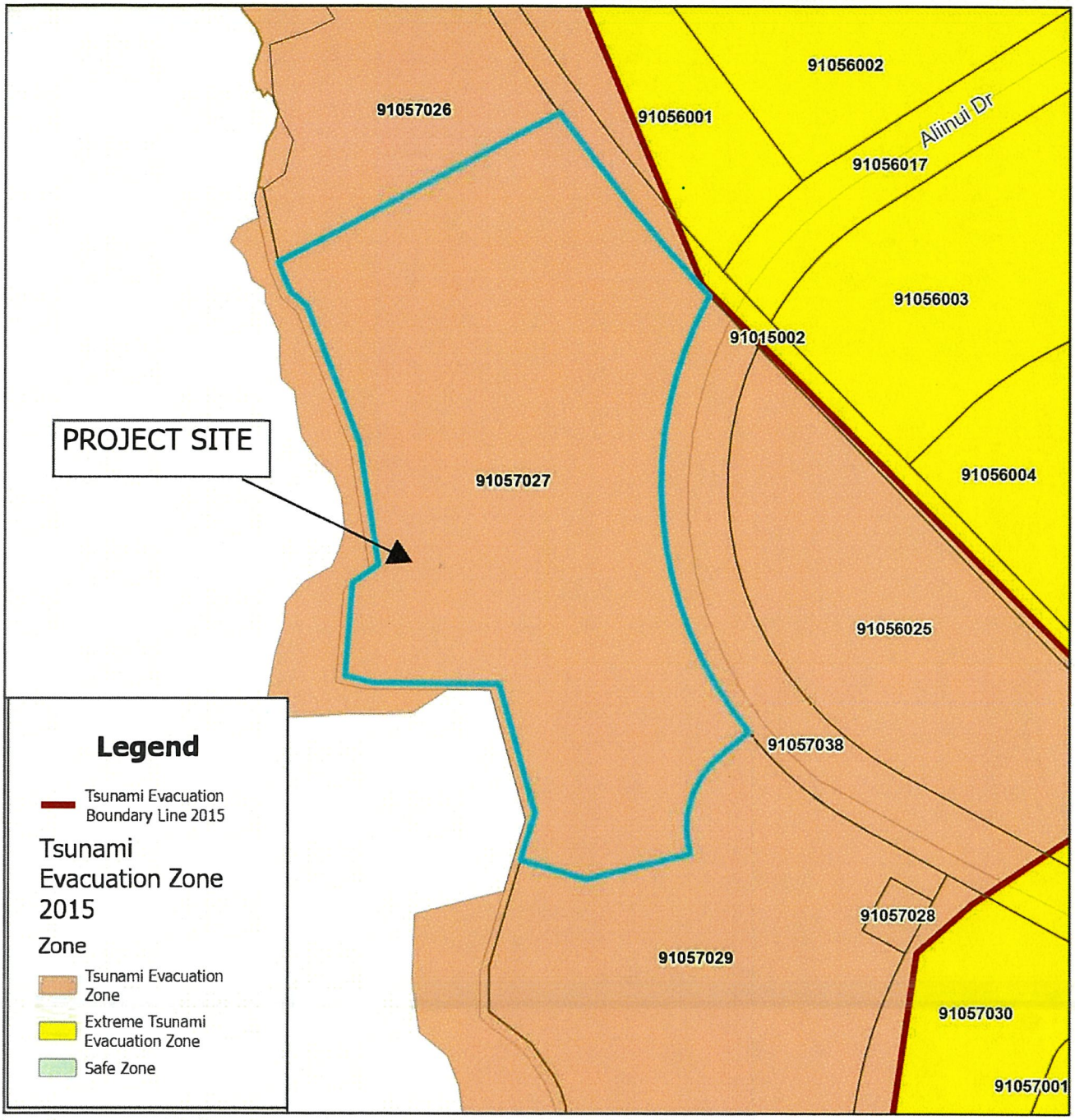
EXHIBIT H

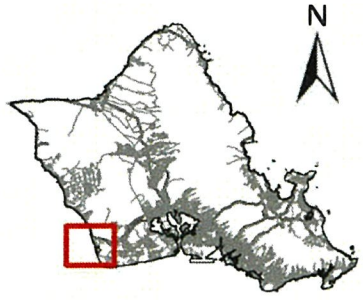

PROJECT
Ocean Garden
Olani St
Aliinui Dr
Sea Level Rise Exposure Area
0.5 ft scenario
100 m
300 ft


PROJECT
Ocean Garden
Olani St
Aliinui Dr
Sea Level Rise Exposure Area
1.1 ft scenario
100 m
300 ft


PROJECT
Olani St
Aliinui Dr
Sea Level Rise Exposure Area
2.0 ft scenario
100 m
300 ft


PROJECT
Olani St
Aliinui Dr
Sea Level Rise Exposure Area
3.2 ft scenario
100 m
300 ft





0 90 180 270 360 Feet

EXHIBIT I
TSUNAMI EVACATION ZONE MAP

FILE NO. 2025/SMA-19

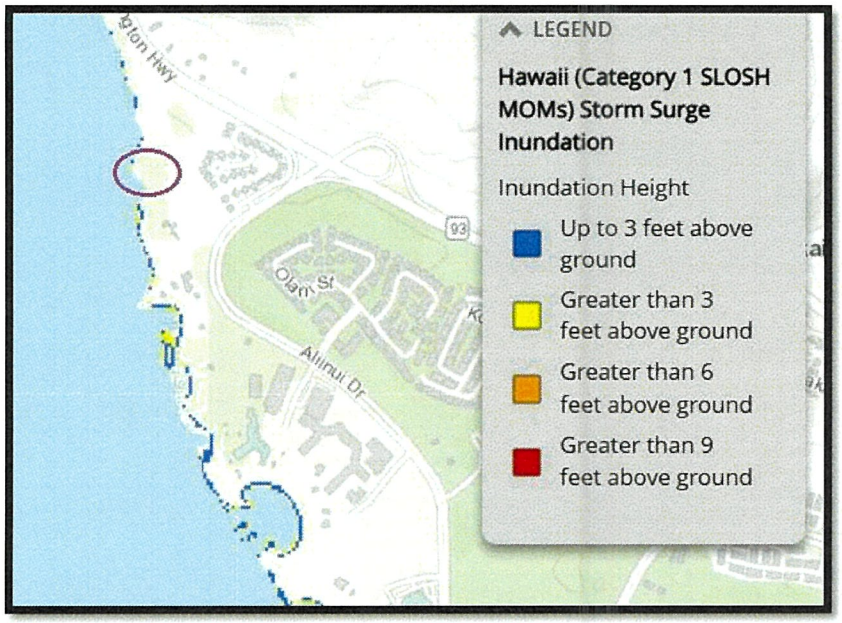
TAX MAP KEY 9-1-057: 027

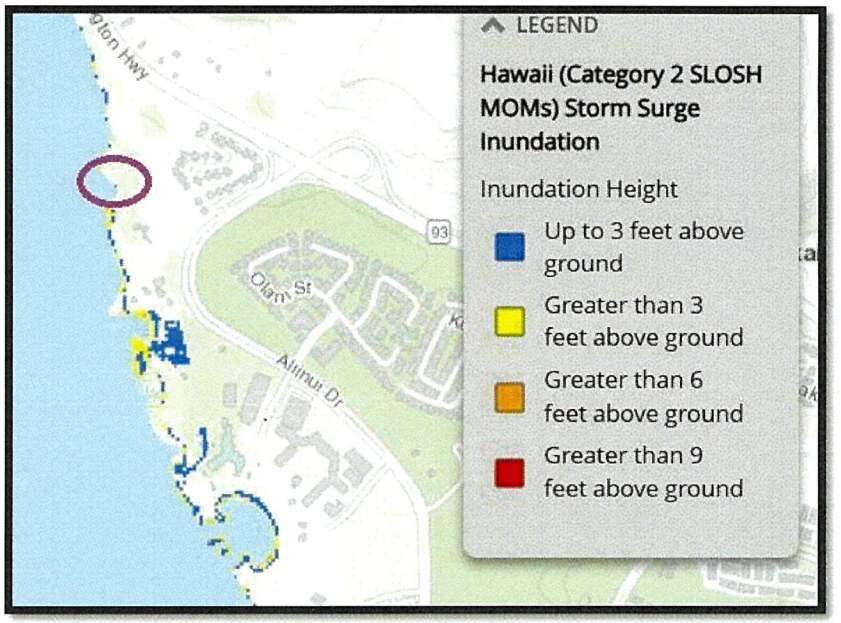
92-1089 ALIINUI DRIVE - KO 'OLINA

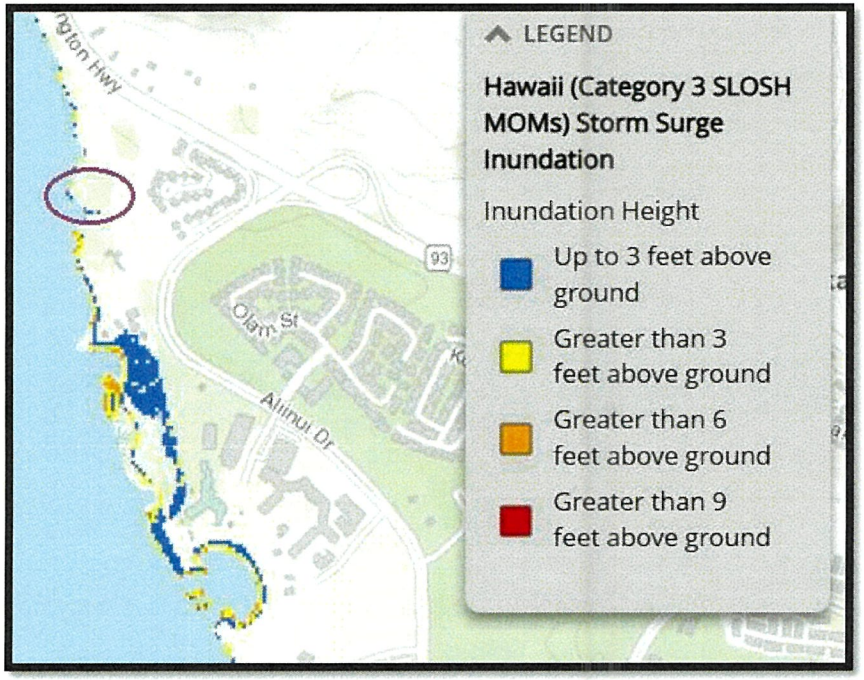
April 2025

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

EXHIBIT J


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
93
Olani St
Aliinui Dr


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
93
Olani St
Aliinui Dr


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
93
Olani St
Aliinui Dr

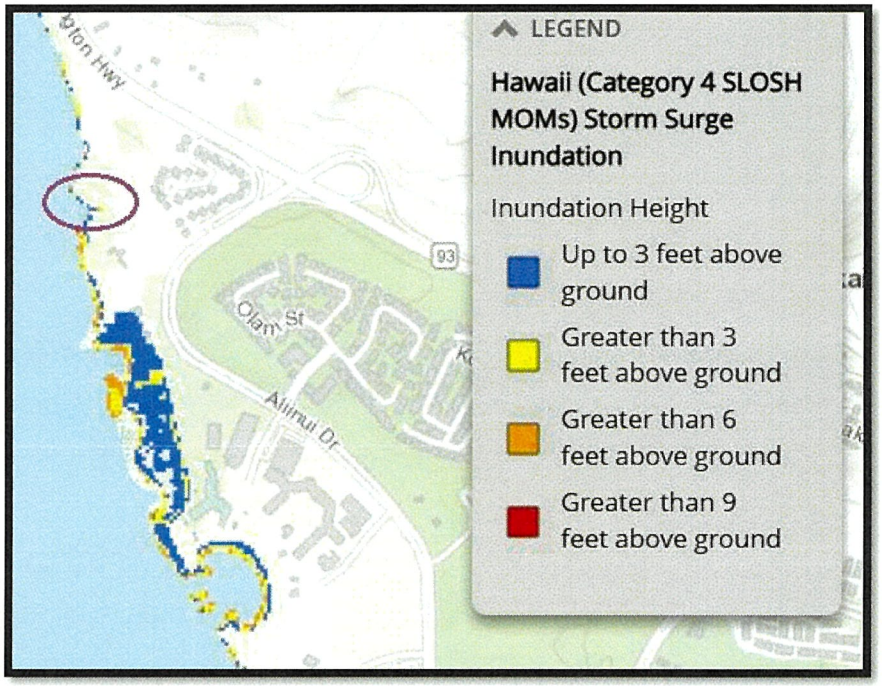
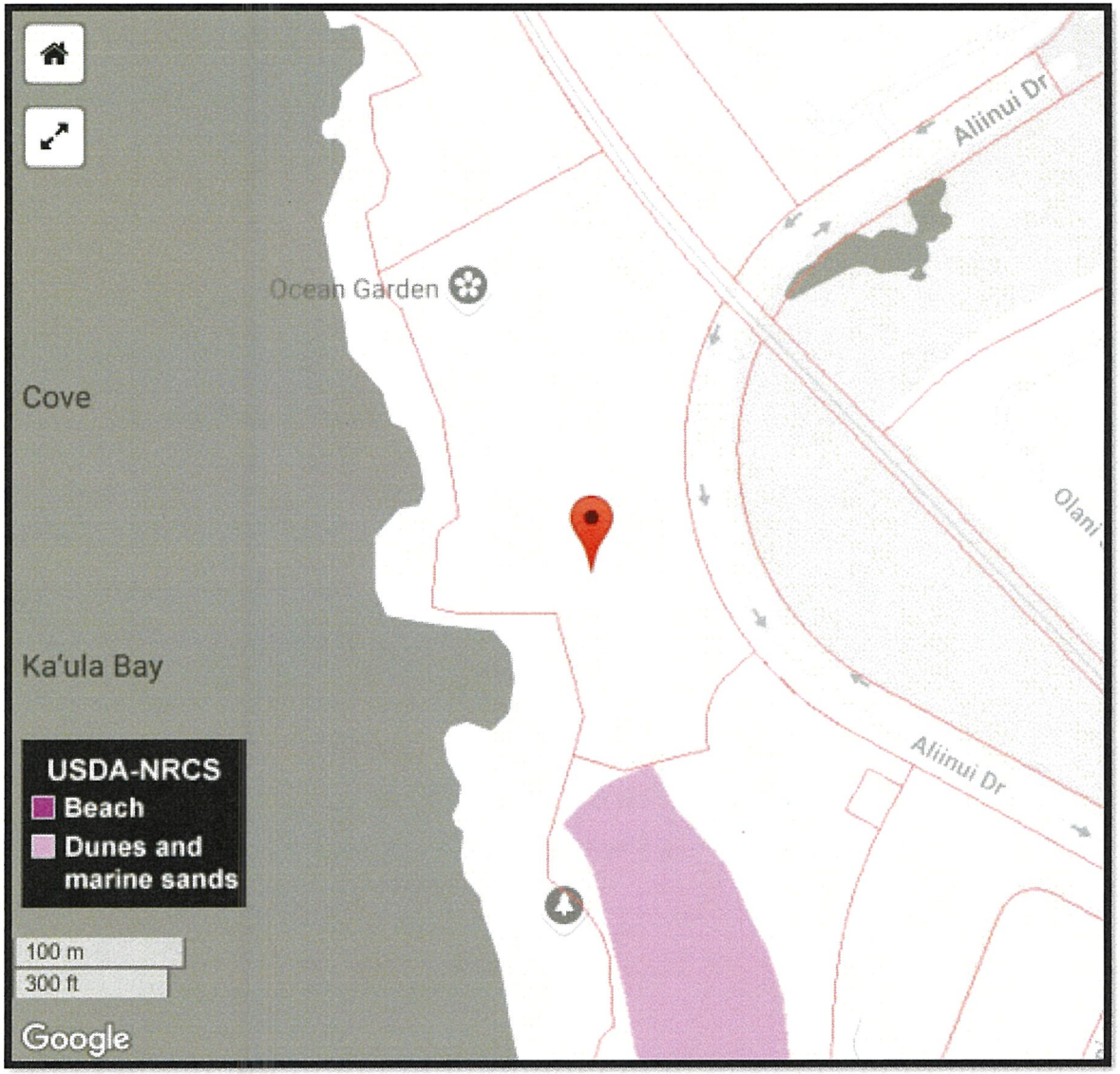

LEGEND
Hawaii (Category 4 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
93
Olani St
Aliinui Dr

EXHIBIT K


Ocean
Cove
USGS Geology
Beach deposits
Dune
Reef, lagoon, and landslide deposits
Alluvium
Volcanics
100 m
300 ft
Google

EXHIBIT L


Ocean Garden
Cove
Ka'ula Bay
Aliinui Dr
Aliinui Dr
USDA-NRCS
Beach
Dunes and marine sands
100 m
300 ft
Google