HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-184, CD1**

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF TWO SINGLE-UNIT DWELLINGS, ATTACHED GARAGE, CENTRAL COURTYARD, IN-GROUND SWIMMING POOL, AND FENCING IN KAILUA, O'AHU.

WHEREAS, on March 25, 2025, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Number 2025/SMA-18) of Ka'apuni LLC (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the new construction of a two-story single-unit main dwelling with an attached three-car garage, one-story single-unit guest dwelling, in-ground swimming pool, central courtyard, spa area, and open-work fencing on an approximately 44,356-square-foot shoreline lot, split-zoned R-10 Residential District and P-1 Restricted Preservation District, located at 144 Ka'apuni Drive, and identified as Tax Map Key 4-3-013:039 (the "Project"); and

WHEREAS, on May 9, 2025, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant, the Applicant's agent, and DPP staff members; no members of the public attended; and

WHEREAS, on June 20, 2025, within 45 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on June 20, 2025, by Departmental Communication 480 (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

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

A. Except as modified herein, development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-10, and D through L, attached hereto and incorporated by reference herein. Any change in the size or

nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution upon review and approval by the DPP Director.

B. To accurately portray the Project site boundaries and accurately determine whether the Project complies with Land Use Ordinance ("LUO") development standards, the Project plans, including the attached Exhibits and the calculations required by the LUO, must be updated to remove 2,067 square feet of the Project zoning lot that has been lost to erosion and is within the State Land Use Conservation District, as shown on the Certified Shoreline Survey dated January 29, 2025. All calculations relating to building area, floor area, and impervious surface area must be based on the Project zoning lot square footage that remains in the State Land Use Urban District.

C. The Applicant shall obtain a Minor Shoreline Structure Permit prior to the issuance of any building permit for the installation of the Project's proposed fencing within the 60-foot shoreline setback area.

D. 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 building permit for the Project, the Applicant shall submit to the DPP a copy of the written determination from the State Historic Preservation Division ("SHPD") stating that SHPD has completed its review of the impact of the Project on historic properties pursuant to HRS § 6E-42 and has determined whether any mitigative actions and protocols are required.

2. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of SHPD's written acceptance of the Project's archaeological inventory survey ("AIS"), and any required mitigation protocols.

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

4. The Applicant shall consult with SHPD to implement all mitigation protocols approved by SHPD under the written determination, AIS, and AMP, or as otherwise required by SHPD. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by SHPD.

5. 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 building permit plans.

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

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

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

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

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

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

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

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

8. If Project construction activities are scheduled during the avian breeding and nesting period from March through December, preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of wedge-tailed shearwaters, Hawaiian seabirds, and the manu-o-kū (white tern) prior to and during Project construction as follows:

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

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

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

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

ii. Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

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

d. If there is a delay of three or more workdays during the active Project construction period, the qualified biologist must conduct subsequent nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish.

Nesting surveys are not required for Project construction activities occurring in January or February (outside of the breeding and nesting period of March through December).

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

F. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgments" on all Project building permit plans:

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

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-3-013:039 is a shoreline zoning lot and may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline 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."*

RESOLUTION

G. 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 under "Landowner Acknowledgments" on all Project building permit plans:

> *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 4-3-013:039."*

H. 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 building permit plans.

> *"In choosing to implement construction activities at Tax Map Key 4-3-013:039, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."*

I. 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, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to undertake the development at Tax Map Key 4-3-013:039, 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."

J. 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 building permit plans.

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

RESOLUTION

1. The Applicant shall minimize the importation of fill material to the extent possible. No importation of soil fill material is proposed. The Applicant proposes to import approximately 295 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 onsite Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by 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 preconstruction 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 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 building permit plans.

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

1. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

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

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

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

    b. The Applicant's then-existing deadline for obtaining a construction permit or building permit;

    the extension will be deemed to be denied.

M. 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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-184, CD1**

RESOLUTION

Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Wendy Ostojic, Ka'apuni LLC, 3503 Rocky Stream Drive, Fort Collins, Colorado 80528; Peter Vincent, Peter Vincent Architects, Harbor Court, 55 Merchant Street, Suite 1430, Honolulu, Hawai'i 96813; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State of Hawai'i Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

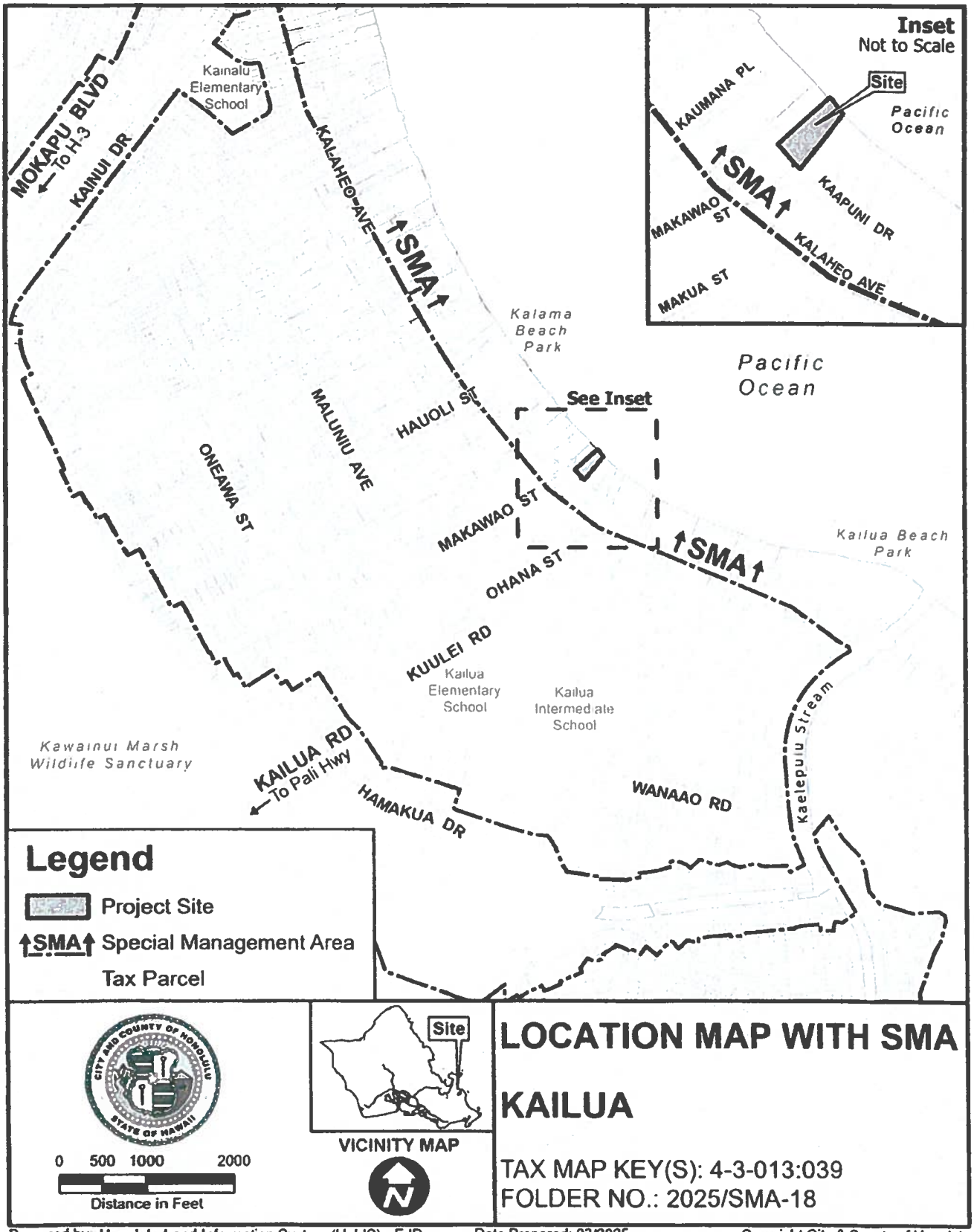
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

June 26, 2025
Honolulu, Hawai'i

Councilmembers



LOCATION MAP WITH SMA

KAILUA

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

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

Date Prepared: 03/2025

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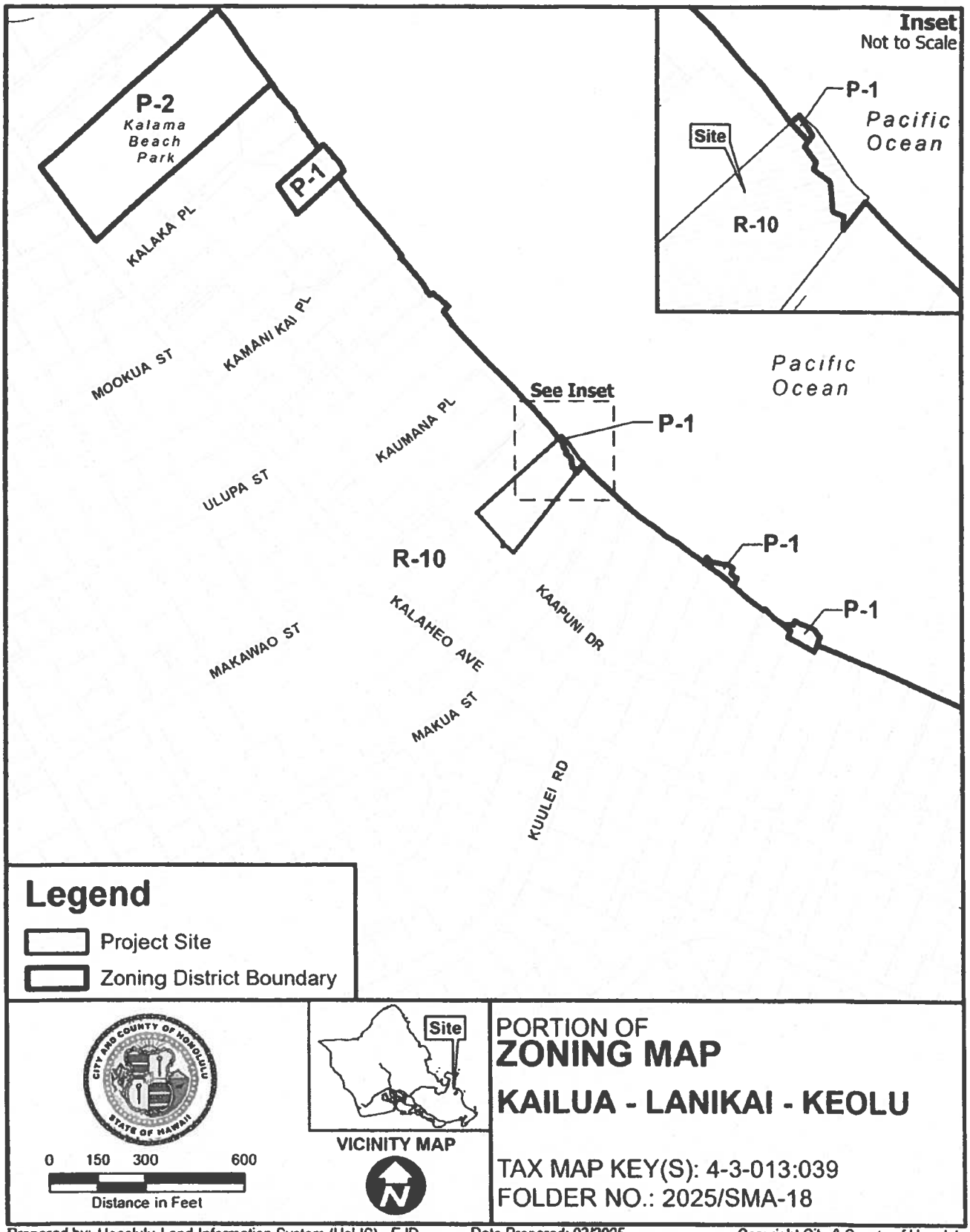
EXHIBIT A



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

Date Prepared: 03/2025

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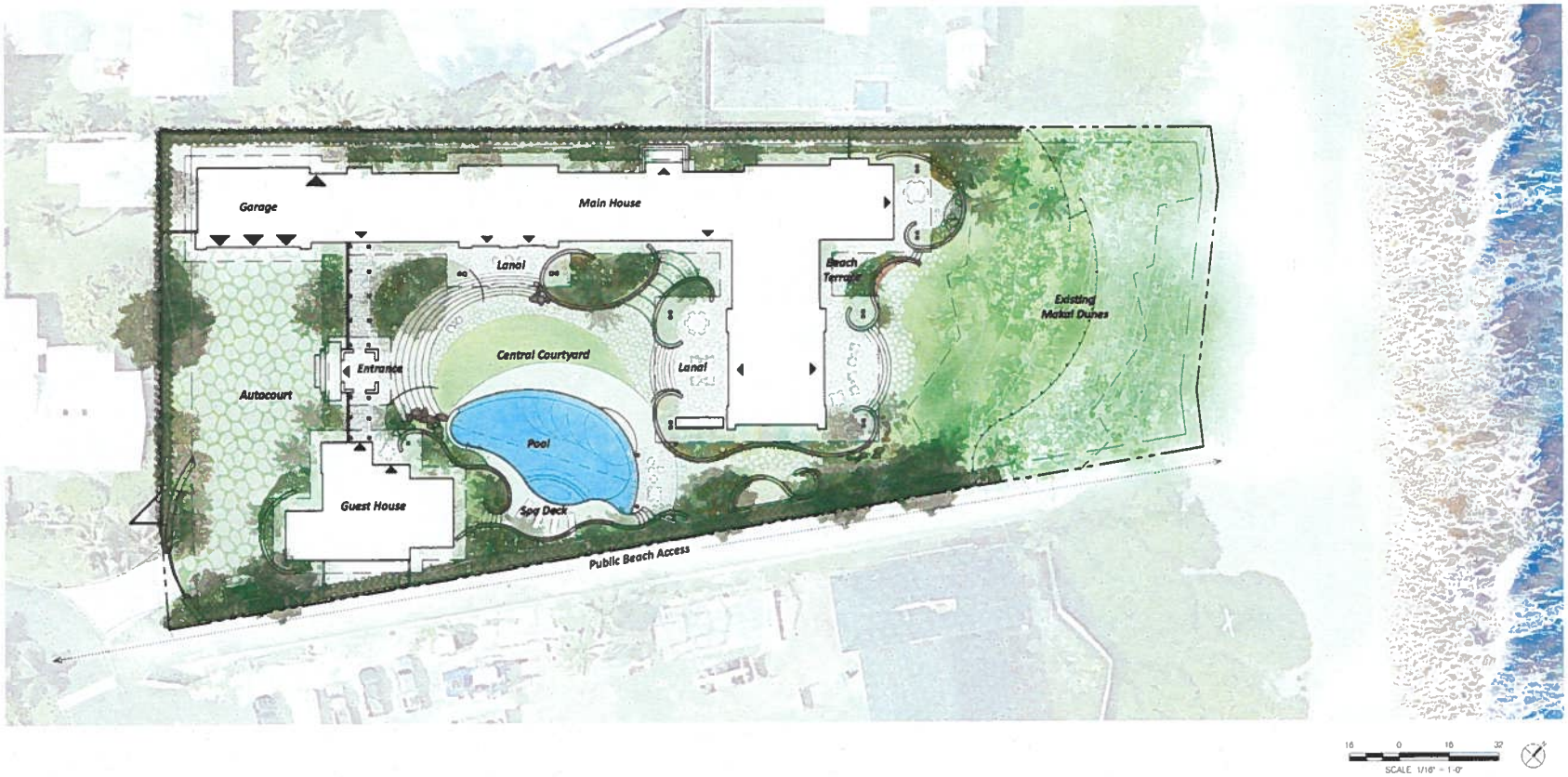
EXHIBIT B



144 Kaapuni Drive - November 1, 2024

Site Plan L101

SURFACEDESIGN INC

EXHIBIT C-1

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i
May09 2025

Landscape Site Plan

Harbor Court 55 Merchant Street Suite 1430
Honolulu Hawai'i 96813
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www.pva.com

petervincentarchitects

LUO MATRIX:

TMK:	4-3-013:039
LOT AREA:	44,356 SF
R-10 LOT SIZE:	42,289 SF
P-1 LOT SIZE:	2,067 SF
ZONING DESIGNATION:	R-10 / P-1
DEVELOPMENT PLAN AREAS:	KO'OLAUPOKO
FLOOD ZONES:	X
SPECIAL MANAGEMENT AREA (SMA):	IN SMA
NEIGHBORHOOD BOARD:	31 - KAILUA
STATE LAND USE:	URBAN DISTRICT, LOW DENSITY RESIDENTIAL
SETBACKS:	FRONT: 10 FT SIDE & REAR YARD: 5 FT SHORELINE: 60 FT
MAXIMUM BUILDING AREA:	50% OF THE ZONING LOT = 22,178 SF
PROPOSED BUILDING AREA:	13,792 SF (62.2%)
MAXIMUM HEIGHT:	25-30 FT
MAXIMUM LOT COVERAGE:	75% OF ZONING LOT (IMPERVIOUS SURFACES)
PROPOSED LOT COVERAGE:	21,823.6 SF (62.6%)

FLOOR AREA CALCULATIONS:

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

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

BUILDING AREA CALCULATIONS:

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

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

IMPERVIOUS COVER:

MAX ALLOWED COVERAGE: 33,367 SF
(75% OF ZONING LOT)

	PROPOSED
TOTAL COVERAGE:	20,823.6 SF
(62.6% OF ALLOWABLE LOT COVERAGE)	

PARKING CALCULATIONS:

TOTAL PROPOSED FLOOR AREA:
11,424 SF

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

PROPOSED OFF-STREET PARKING:
11 STALLS

LEGEND:

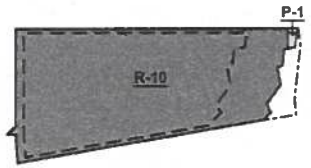
ENCLOSED:

COVERED LANAI:

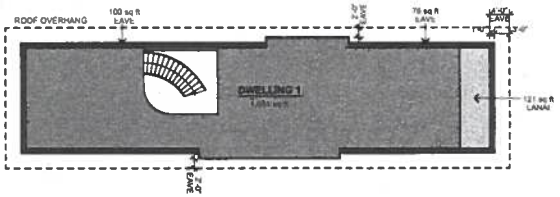
GARAGE:

EAVES (>36"):

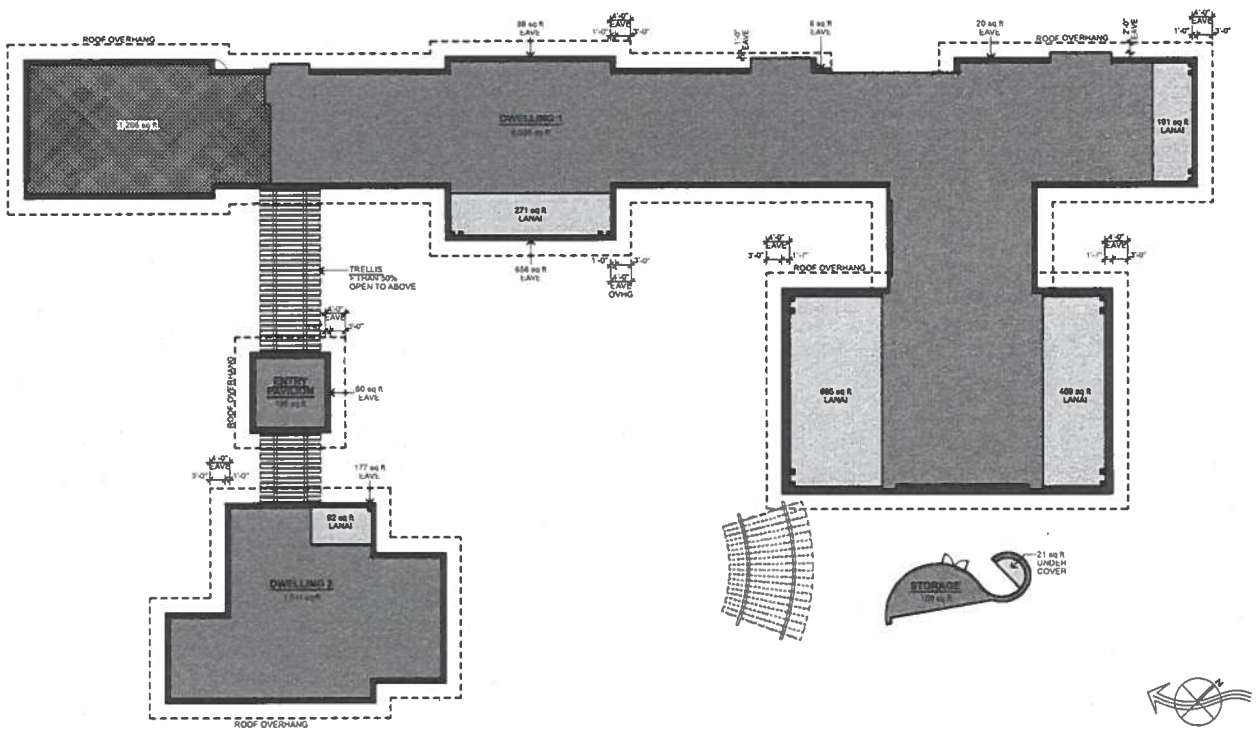
LOT ZONING:



1 ZONING DIAGRAM



3 SECOND LEVEL FLOOR AREA DIAGRAM



2 GROUND LEVEL FLOOR AREA DIAGRAM

EXHIBIT C-2

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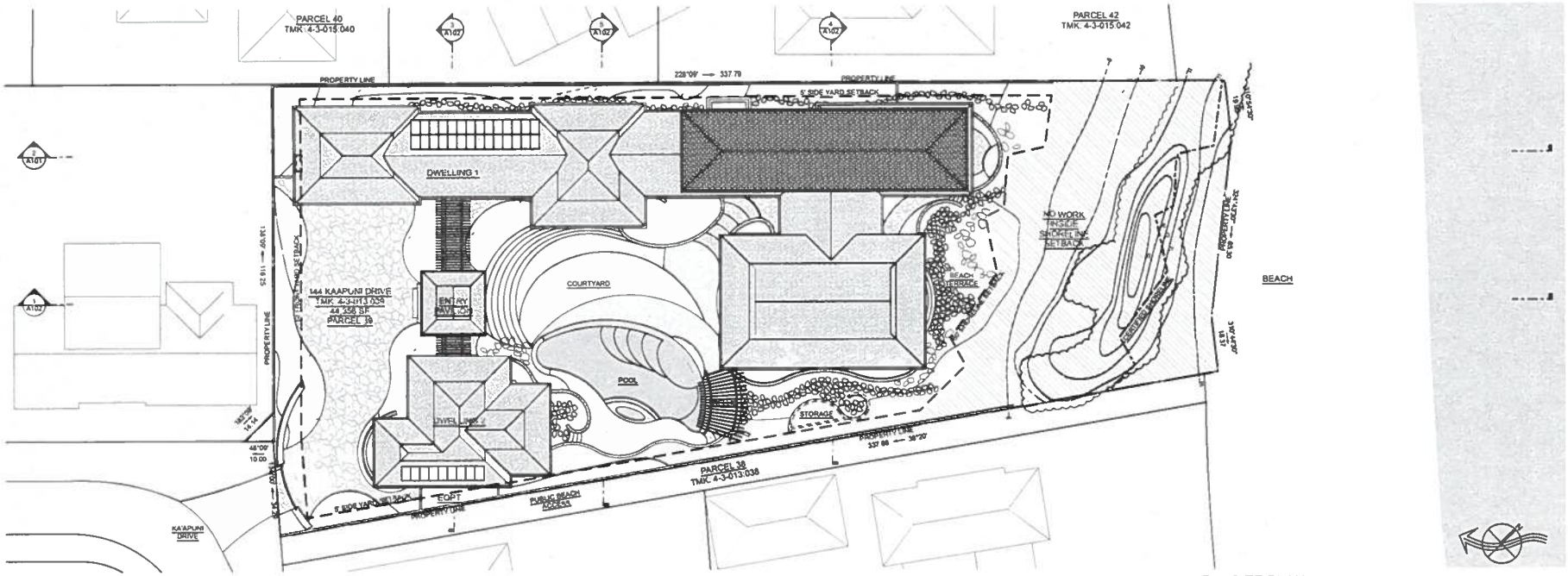
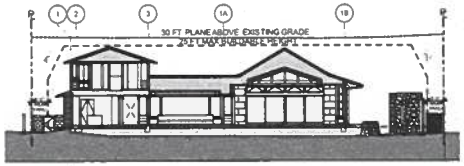


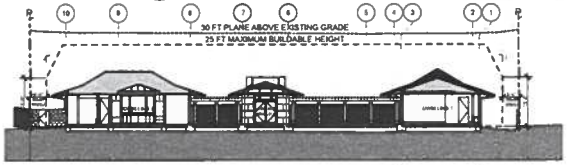
6 SITE PLAN



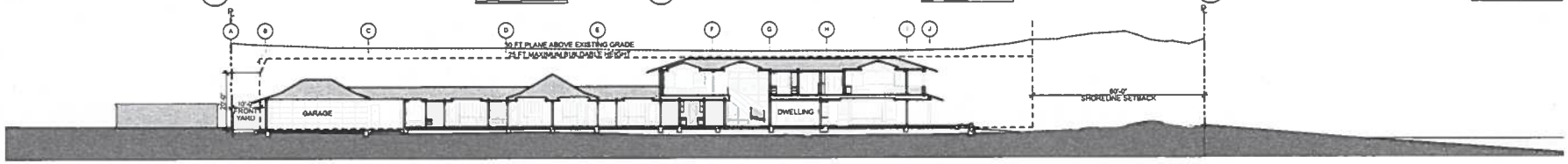
5 SITE SECTION - TRANSVERSE



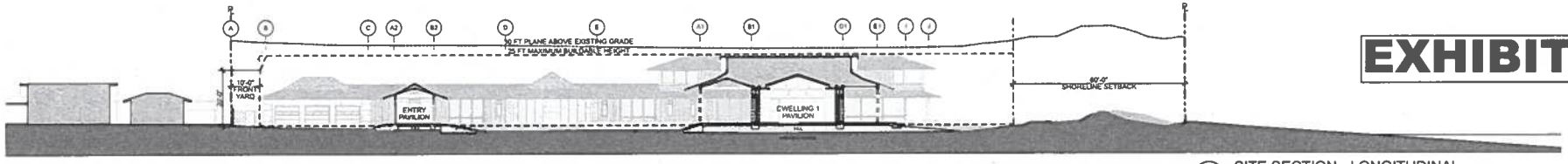
4 SITE SECTION - TRANSVERSE



3 SITE SECTION - TRANSVERSE



2 SITE SECTION - LONGITUDINAL



1 SITE SECTION - LONGITUDINAL

EXHIBIT C-3

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i
May 09 2025

Site Section

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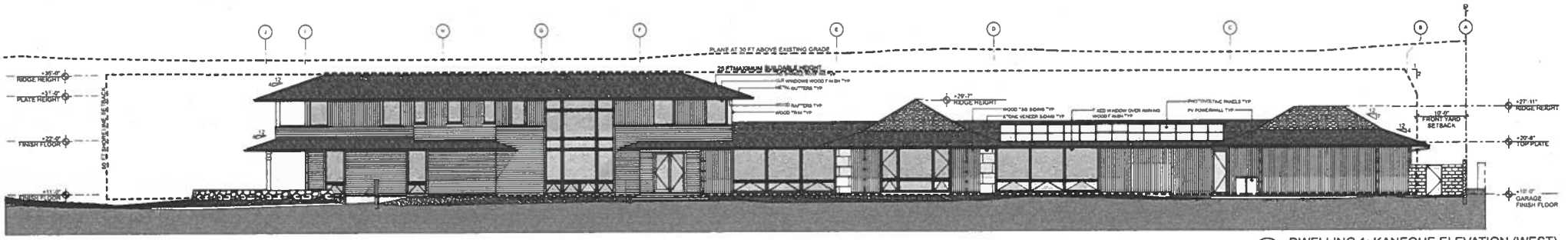
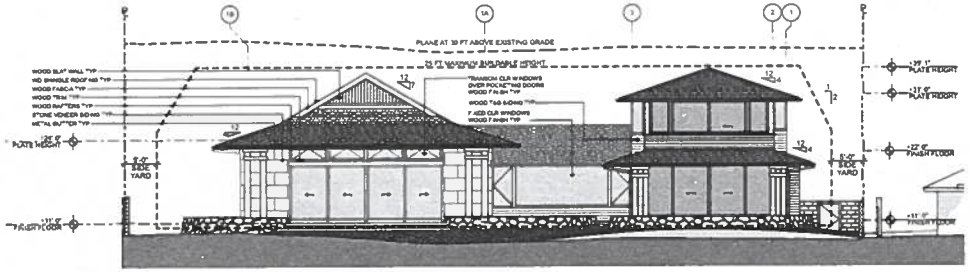
www.pva.com

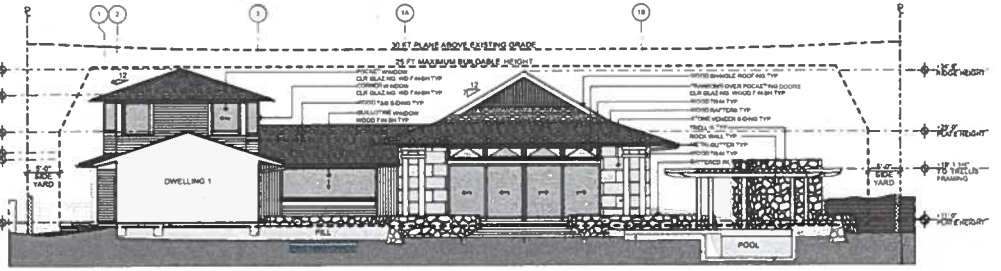
petervincentarchitects



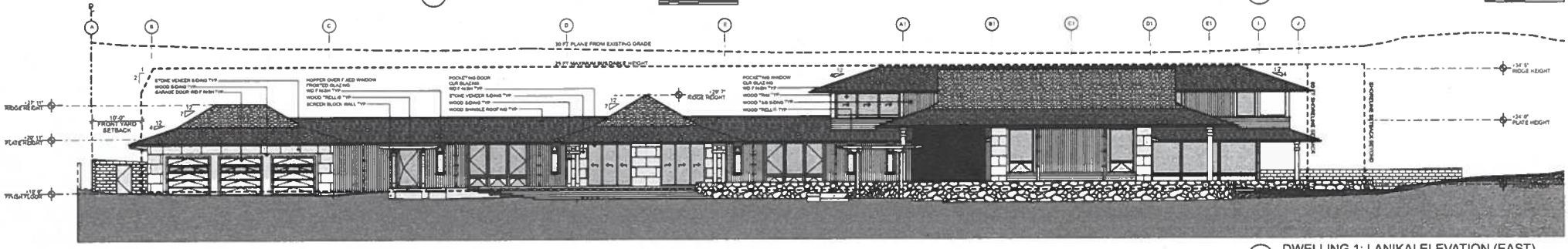
A DWELLING 1: KANEOHE ELEVATION (WEST)



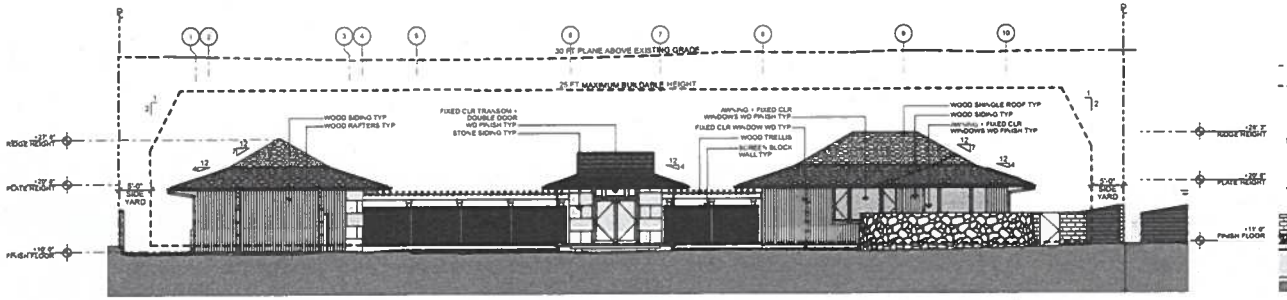
B DWELLING 1: MAKAI ELEVATION (NORTH)



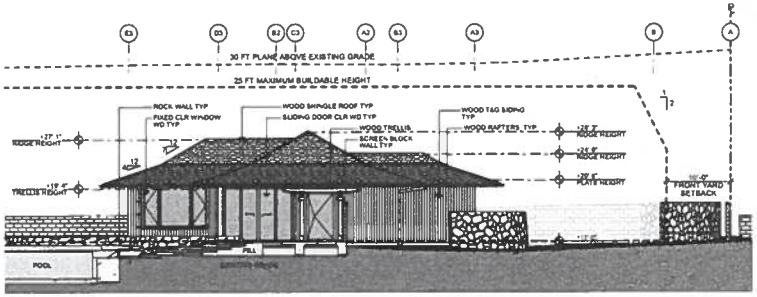
D DWELLING 1: MAUKA ELEVATION (SOUTH)



C DWELLING 1: LANIKAI ELEVATION (EAST)



E DWELLING 2: MAUKA ELEVATION (SOUTH)



F DWELLING 2: LANIKAI ELEVATION (EAST)

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i
May 09, 2025

Exterior Elevations

EXHIBIT C-4

Harbor Court 55 Merchant Street Suite 1430
Honolulu Hawai'i 96813
T 808 524 8255 F 808 524 8255 E info@pva.com
www.pva.com

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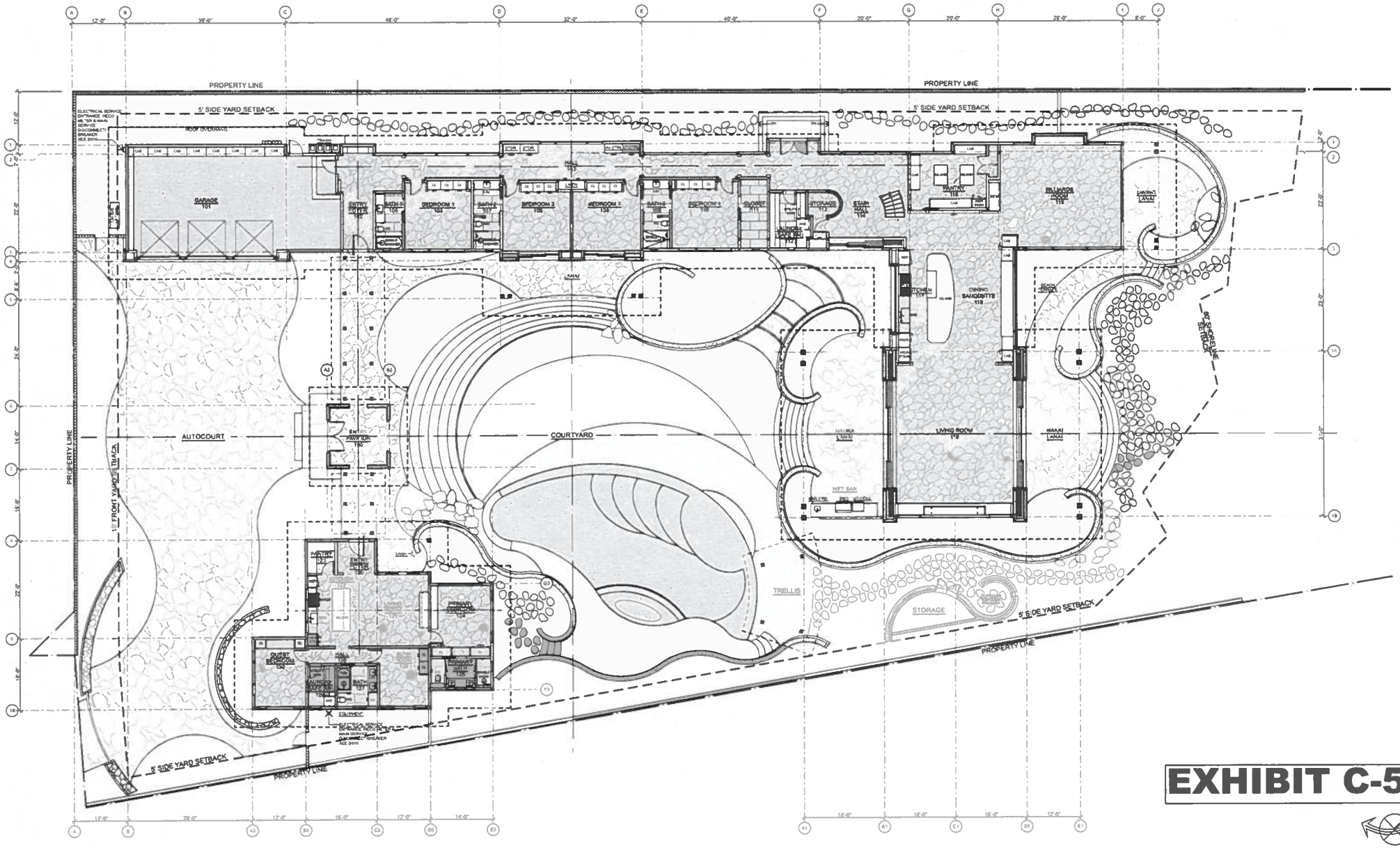

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i
May 09, 2025

Ground Level Plan

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www.pva.com

PVA
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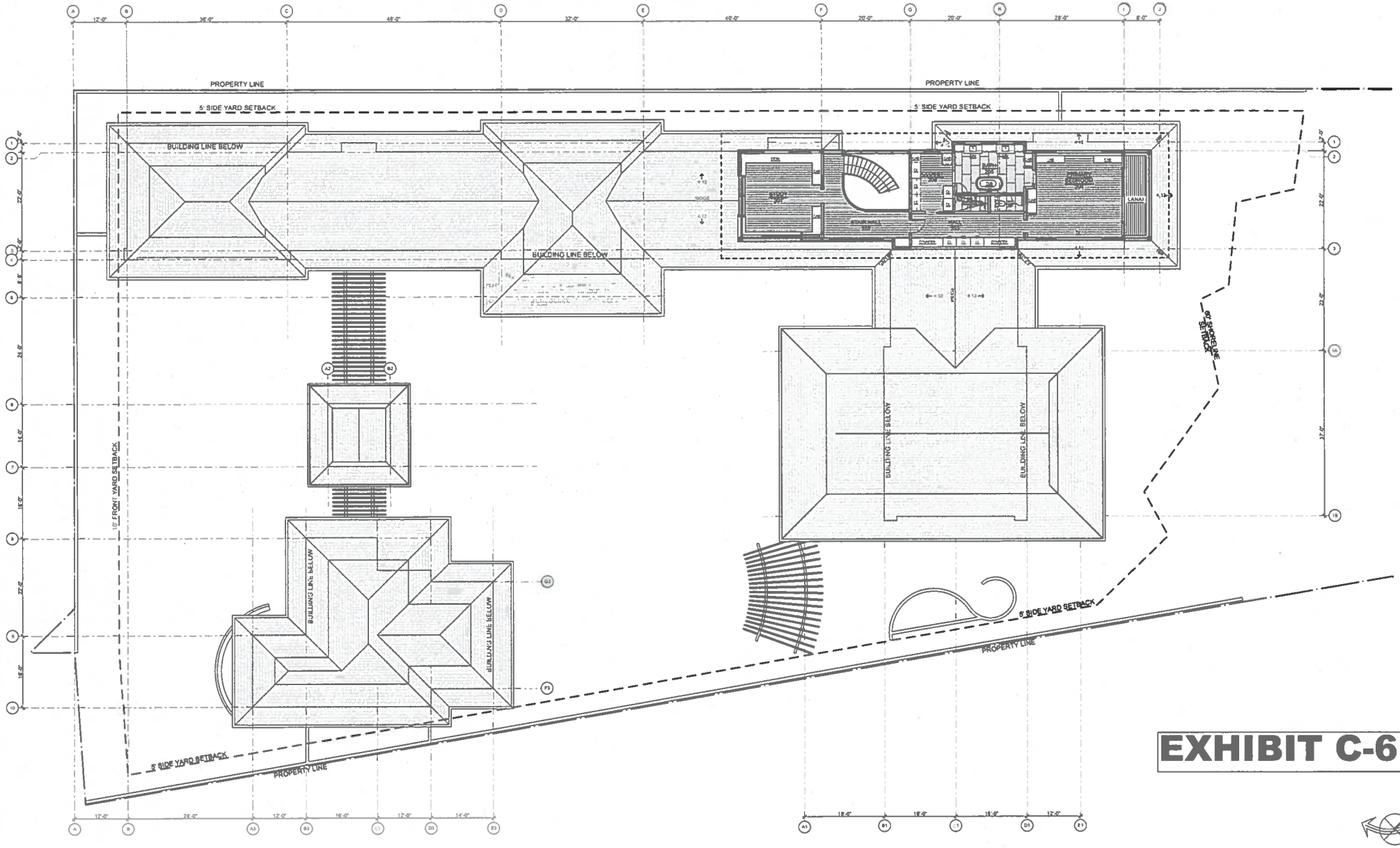

EXHIBIT C-6

1 SECOND LEVEL PLAN

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i
May 09, 2025

Second Level Plan

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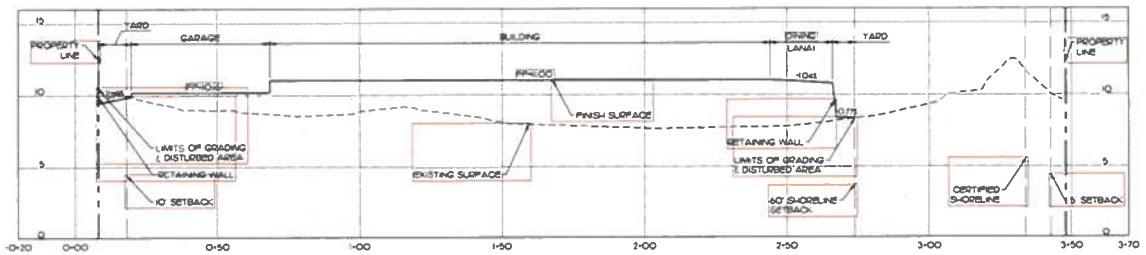
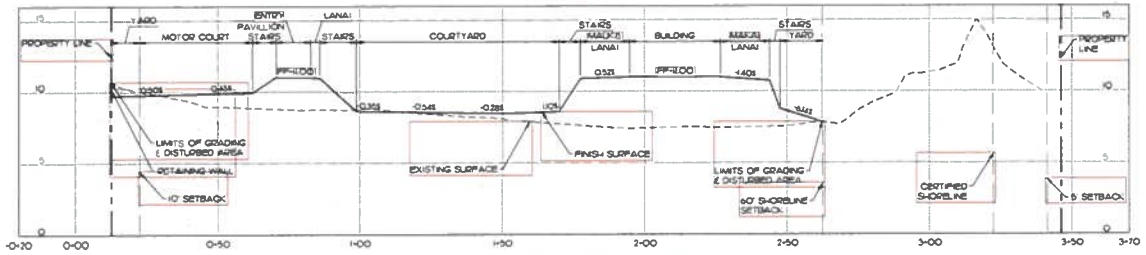
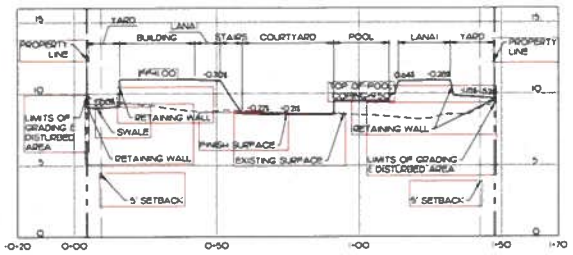


1 C201 GRADING SECTION 1
SCALE VERT 1" = 4'
HOR 1" = 20'



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



3 C201 GRADING SECTION 3
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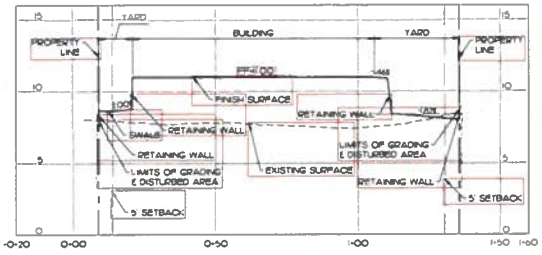
HOR 1" = 20'



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

GRAPHICAL SCALE:

20' 10' 20' 40' 60'
SCALE 1"=20'

4' 0' 4' 8' 12'
SCALE 1"=4'

APPROVED BY:

CHIEF, CIVIL ENGINEERING BRANCH, DPP DATE

EXHIBIT C-7

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

PALEKANA PERMITS
THIRD PARTY CERTIFICATION
☐ BUILDING CODE ☐ ELECTRICAL CODE
☐ MECHANICAL CODE ☐ RESIDENTIAL CODE
☐ STRUCTURAL (NON-SEISMIC-FAMILY DWELLINGS)

Dempsey Pacific Inc.
civil engineering design and consulting services

Ostojic Residence

New Two Single Family Dwellings

TMK 4-3-013 039

144 Ka'apuni Drive, Kailua, HI 96734

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

Revisions:

Permit Set

TY J. DEMPSEY
LICENSED PROFESSIONAL ENGINEER
No. 12058-C
HONOLULU, HI

4/30/2024

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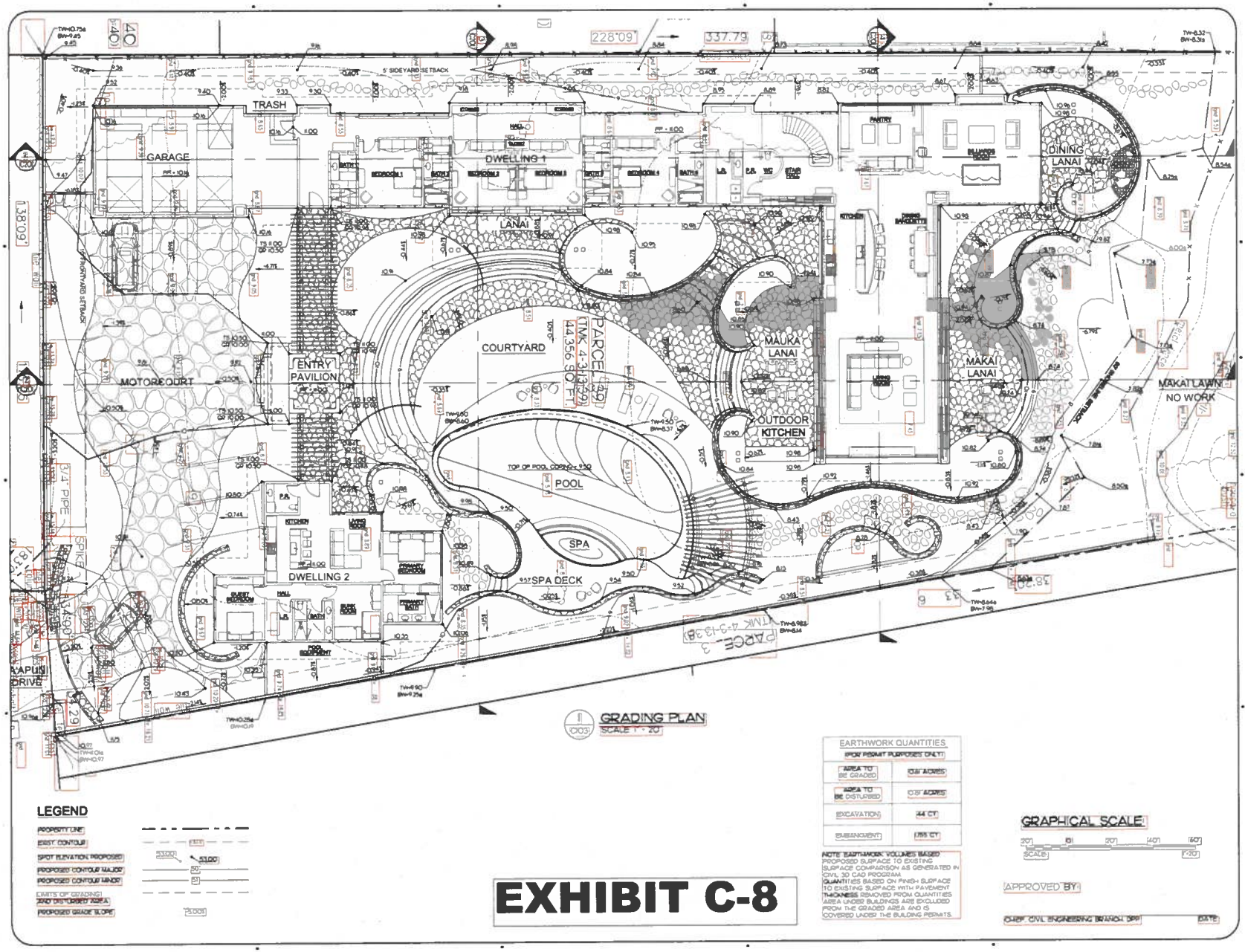
C201



GRADING PLAN
SCALE 1" = 20'

LEGEND

- PROPERTY LINE
- EXIST. CONTOUR
- SPOT ELEVATION PROPOSED
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- LIMITS OF GRADING AND DISTURBED AREA
- PROPOSED GRADE SLOPE

EARTHWORK QUANTITIES (FOR PERMIT PURPOSES ONLY)	
AREA TO BE GRADED	0.61 ACRES
AREA TO BE DISTURBED	0.81 ACRES
EXCAVATION	44 CY
EMBANKMENT	155 CY

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

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

APPROVED BY:
CHIEF, CIVIL ENGINEERING BRANCH, DPP DATE

EXHIBIT C-8

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55 Merchant Street, Suite 1430
Honolulu, Hawaii 96813
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PALEKANA PERMITS THIRD PARTY CERTIFICATION
☐ BUILDING CODE ☐ ELECTRICAL CODE
☐ MECHANICAL CODE ☐ RESIDENTIAL CODE
☐ STRUCTURAL (NON-ENGINEER-FAMILY DWELLING)

Dempsey Pacific Inc.
civil engineering design and

Ostojic Residence
New Two Single Family Dwellings

TMK 4-3-013 039

144 Ka'apuni Drive, Kailua, HI 96734

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

Revisions

Permit Set

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C103



EXHIBIT C-9

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i
May 09 2025

Aerial Views - Front Yard

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www.pva.com

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EXHIBIT C-10

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i
May 09 2025

Aerial Views - Makai Yard

Harbor Court 55 Merchant Street Suite 1430
Honolulu Hawai'i 96813
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www.pva.com

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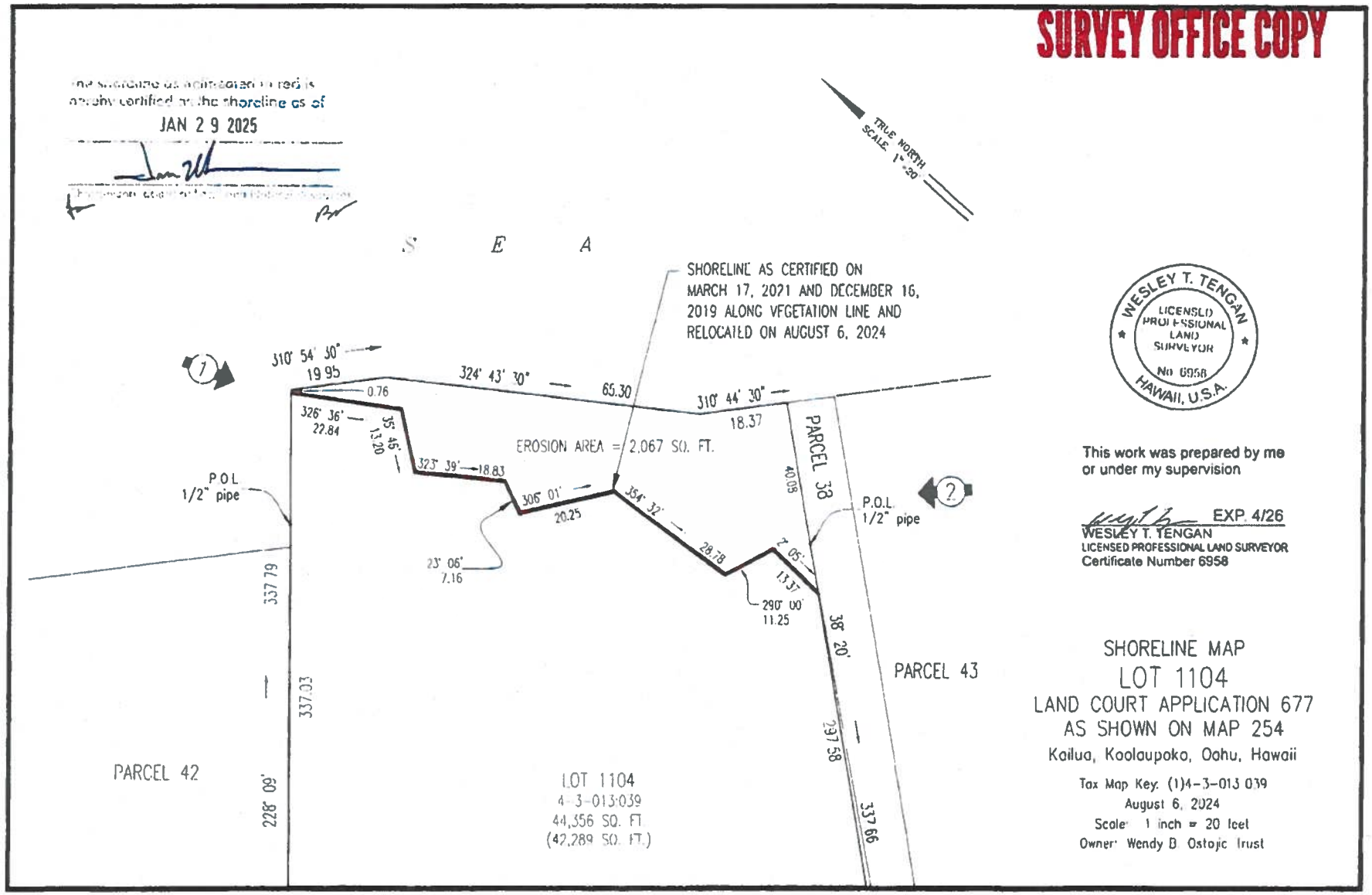
SURVEY OFFICE COPY

the shoreline as indicated in red is hereby certified as the shoreline as of

JAN 2 9 2025

TRUE NORTH
SCALE 1" = 20'



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

This work was prepared by me or under my supervision

EXP. 4/26

WESLEY T. TENGAN
LICENSED PROFESSIONAL LAND SURVEYOR
Certificate Number 6958

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

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

144 Kaapuni Drive

(10X15)

EXHIBIT D

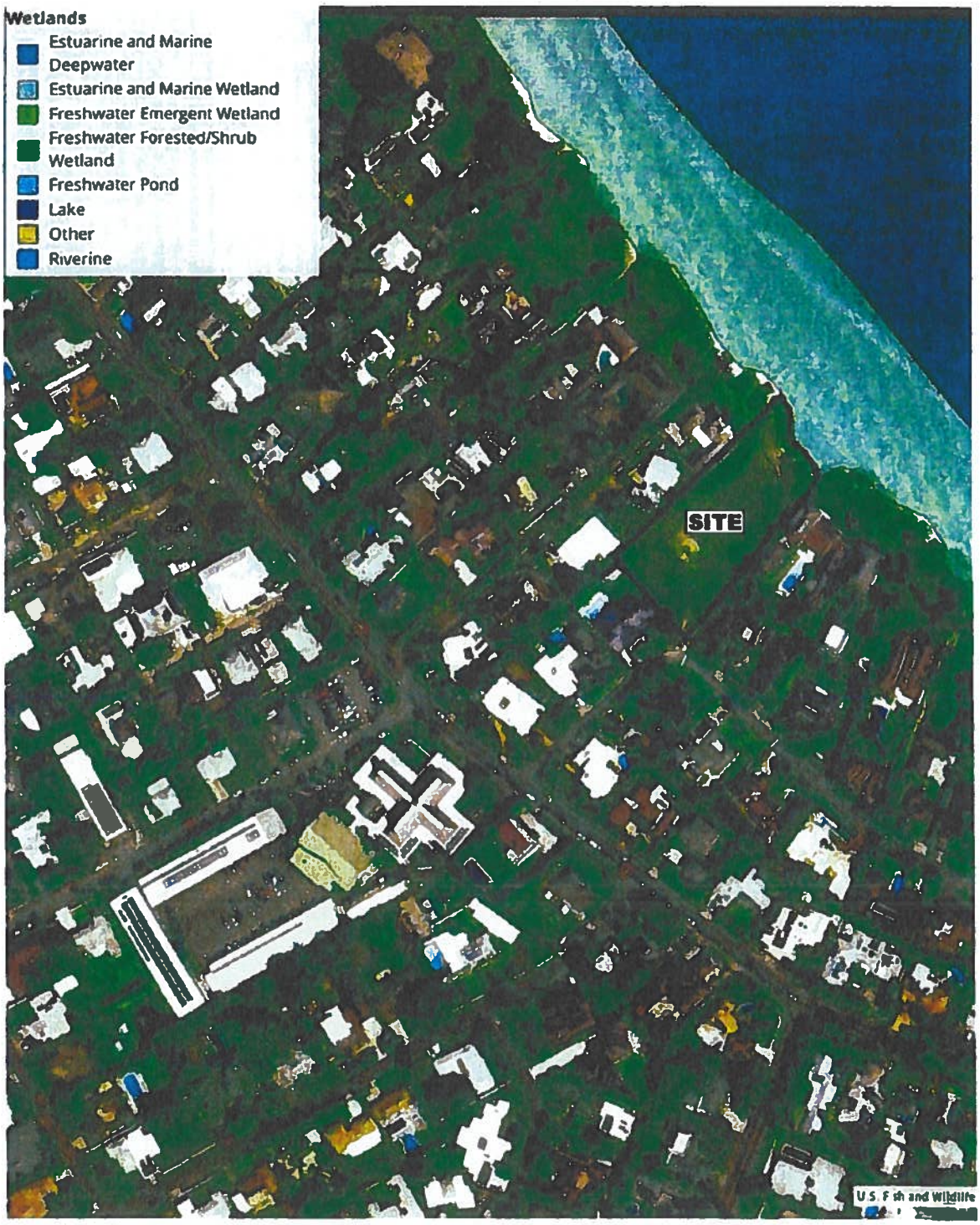


EXHIBIT E - WETLANDS MAP

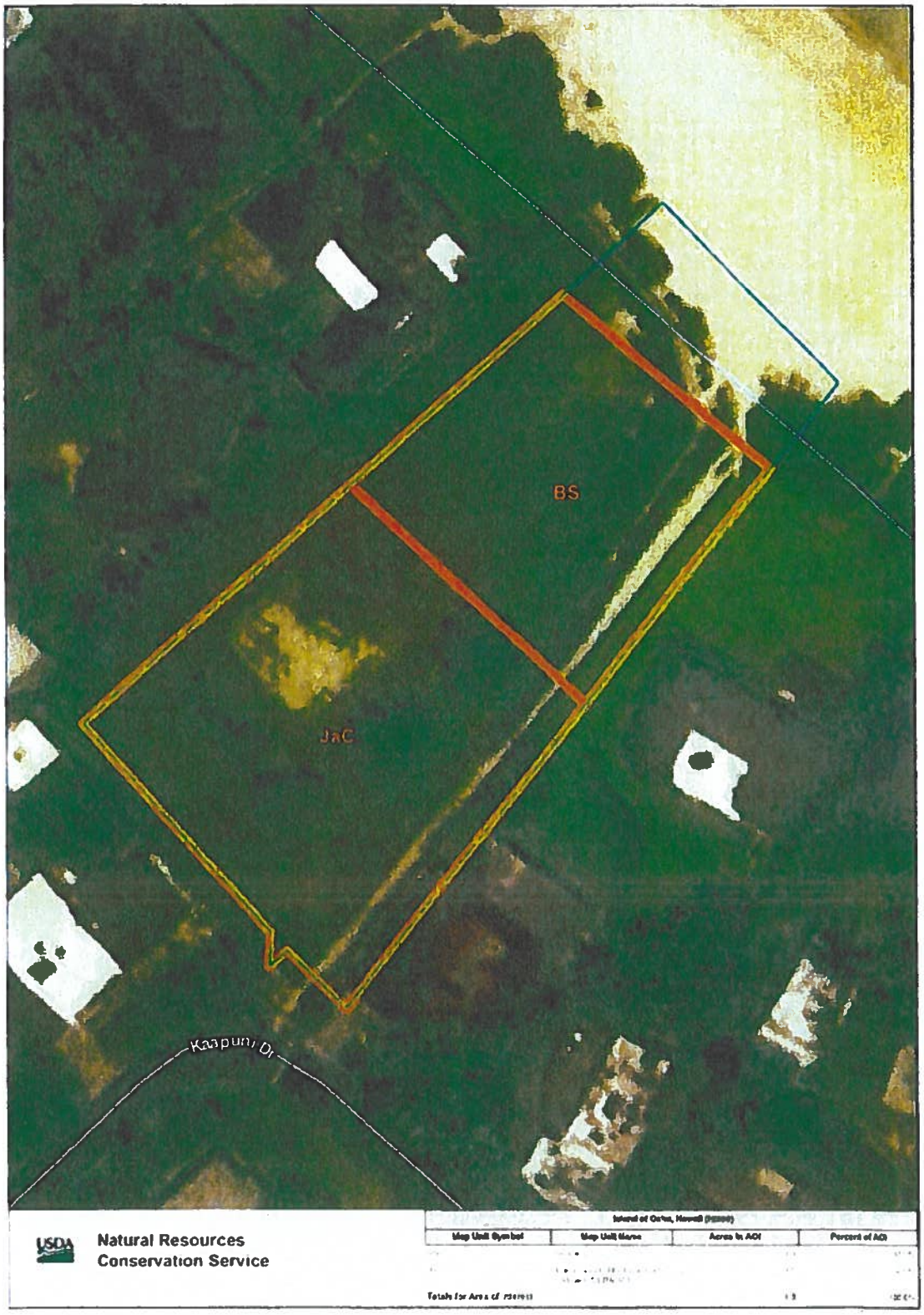
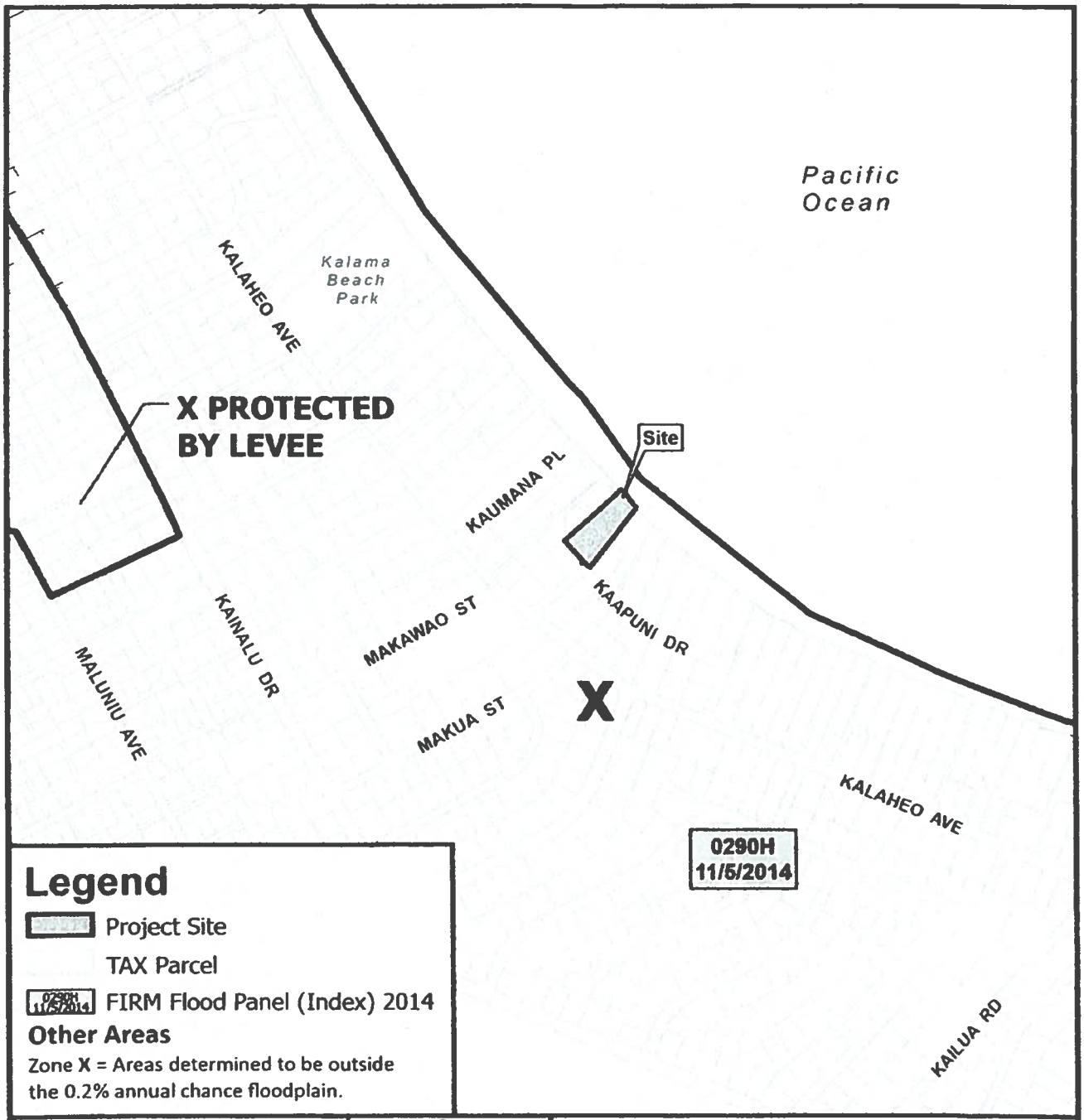


EXHIBIT F - SOILS MAP



Legend

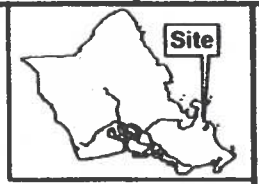
- Project Site
- TAX Parcel
- 0290H 11/5/2014 FIRM Flood Panel (Index) 2014

Other Areas

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

0 200 400 800

Distance in Feet



VICINITY MAP

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0290H

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

FOLDER NO.: 2025/SMA-18

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

Date Prepared: 03/2025

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EXHIBIT G

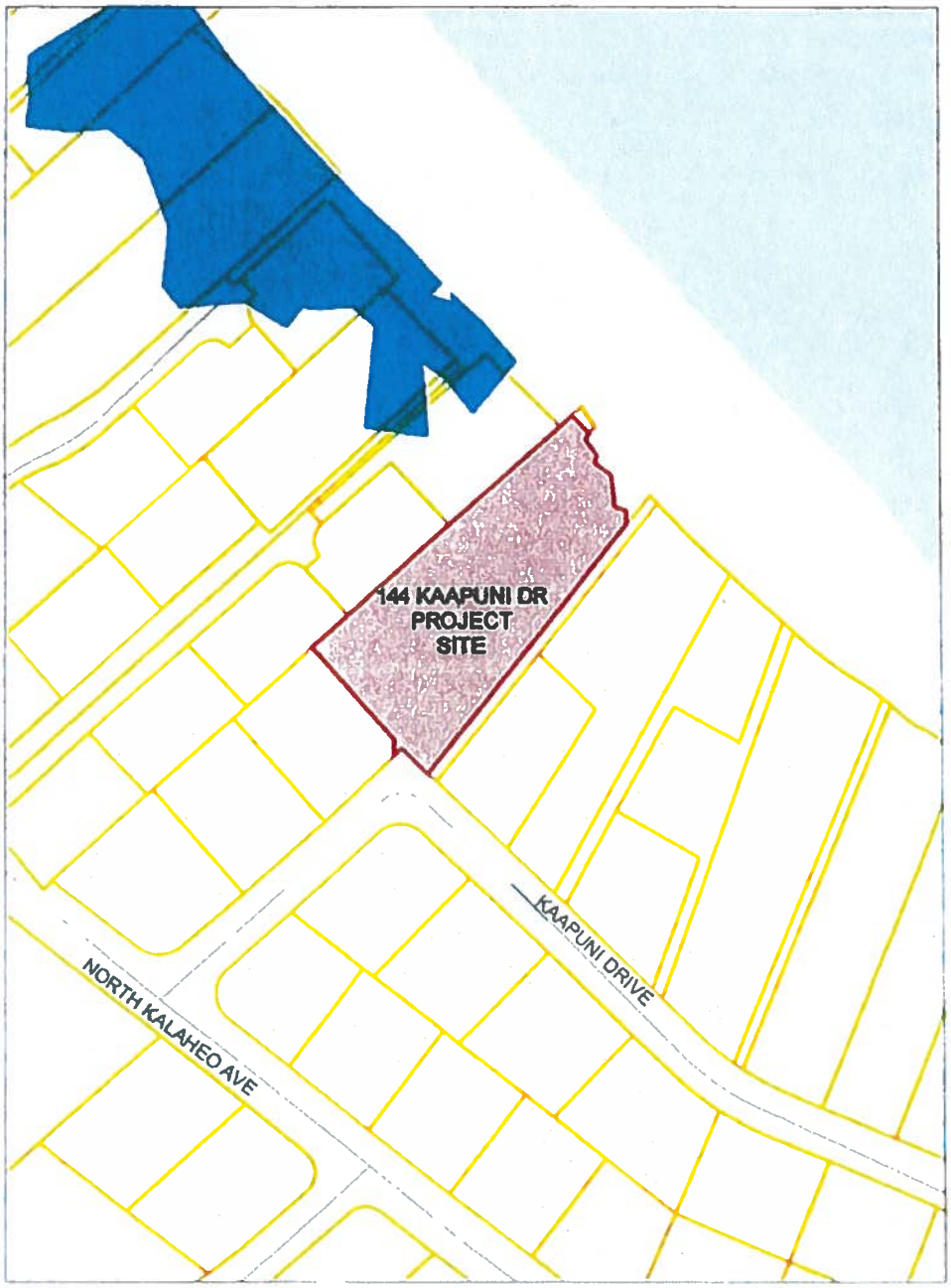

EXHIBIT H - 3.2-FOOT SEA LEVEL RISE MAP


O'ahu Historical Shoreline Change Map
City & County of Honolulu
144 KAAPUNI DR
Show search results for 144 K
1.70
1.70
1.68
1.64
1.58
1.55
1.54
1.54
1.50
1.44
1.39
1.37
1.38
1.39
1.41
1.43
KAELEPAE PL
KAELEPAE ST
KAMUMU ST
KAPUNI ST
KAPUNI PL
KAPUNI ST
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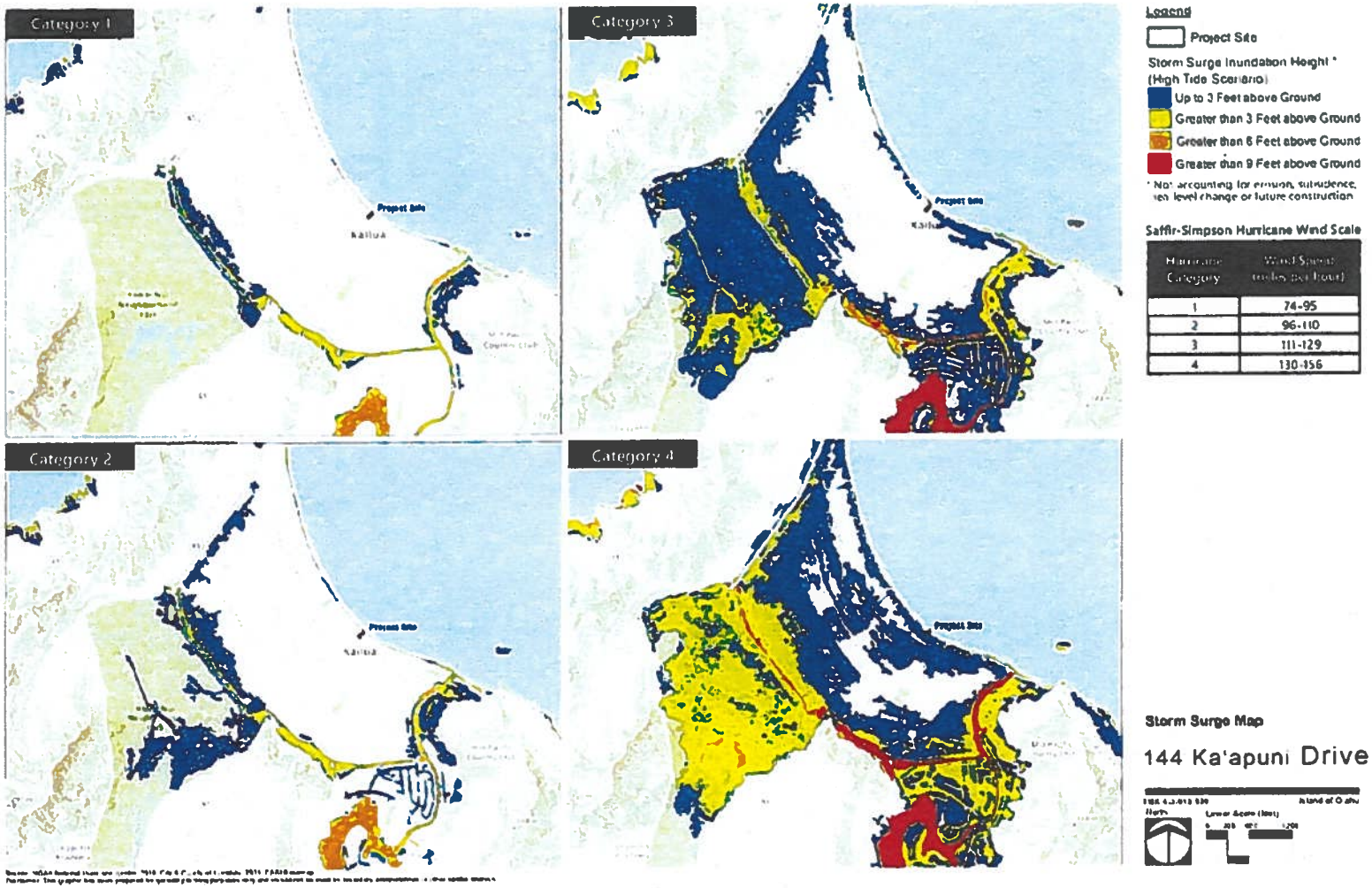


EXHIBIT J - STORM SURGE MAP

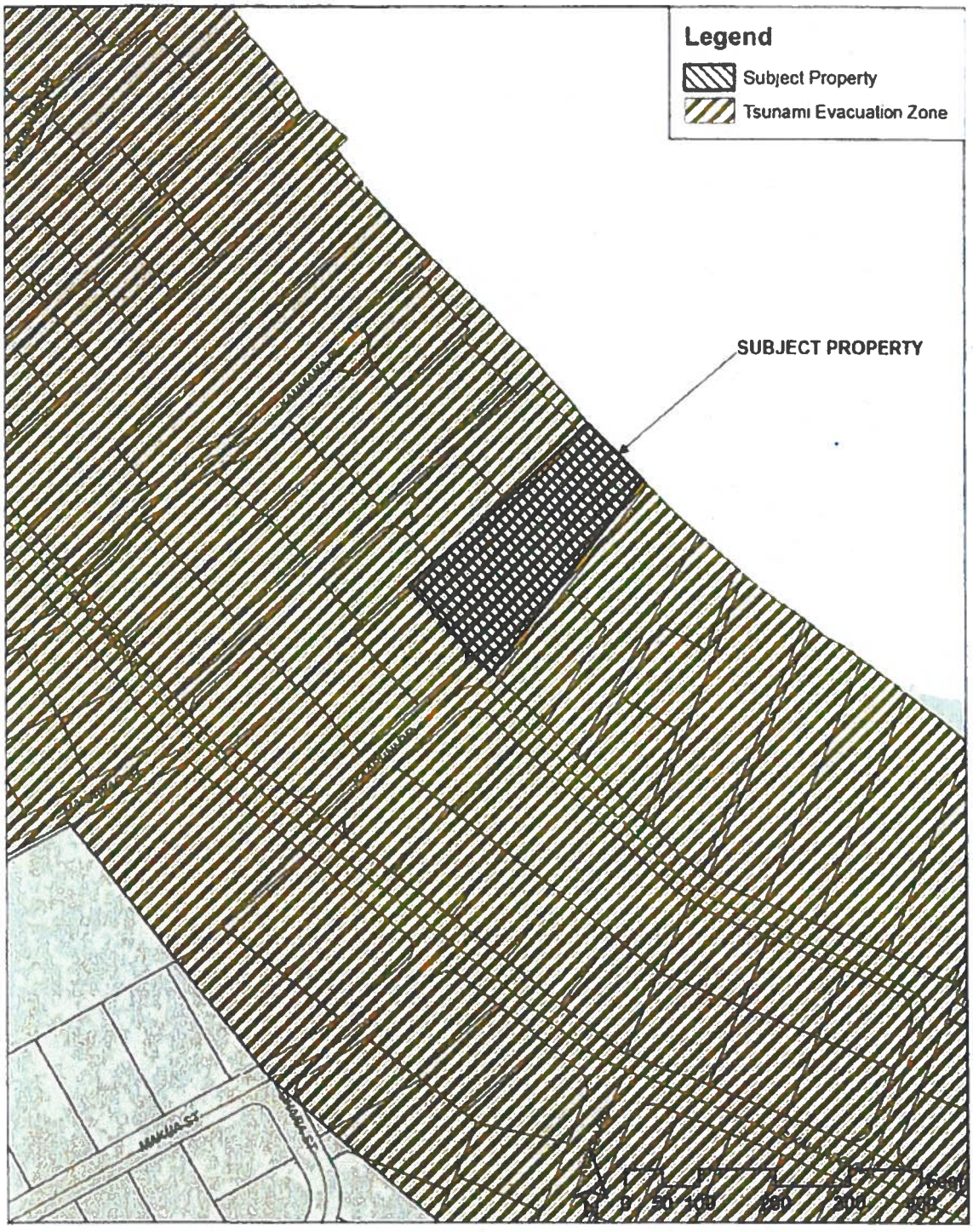
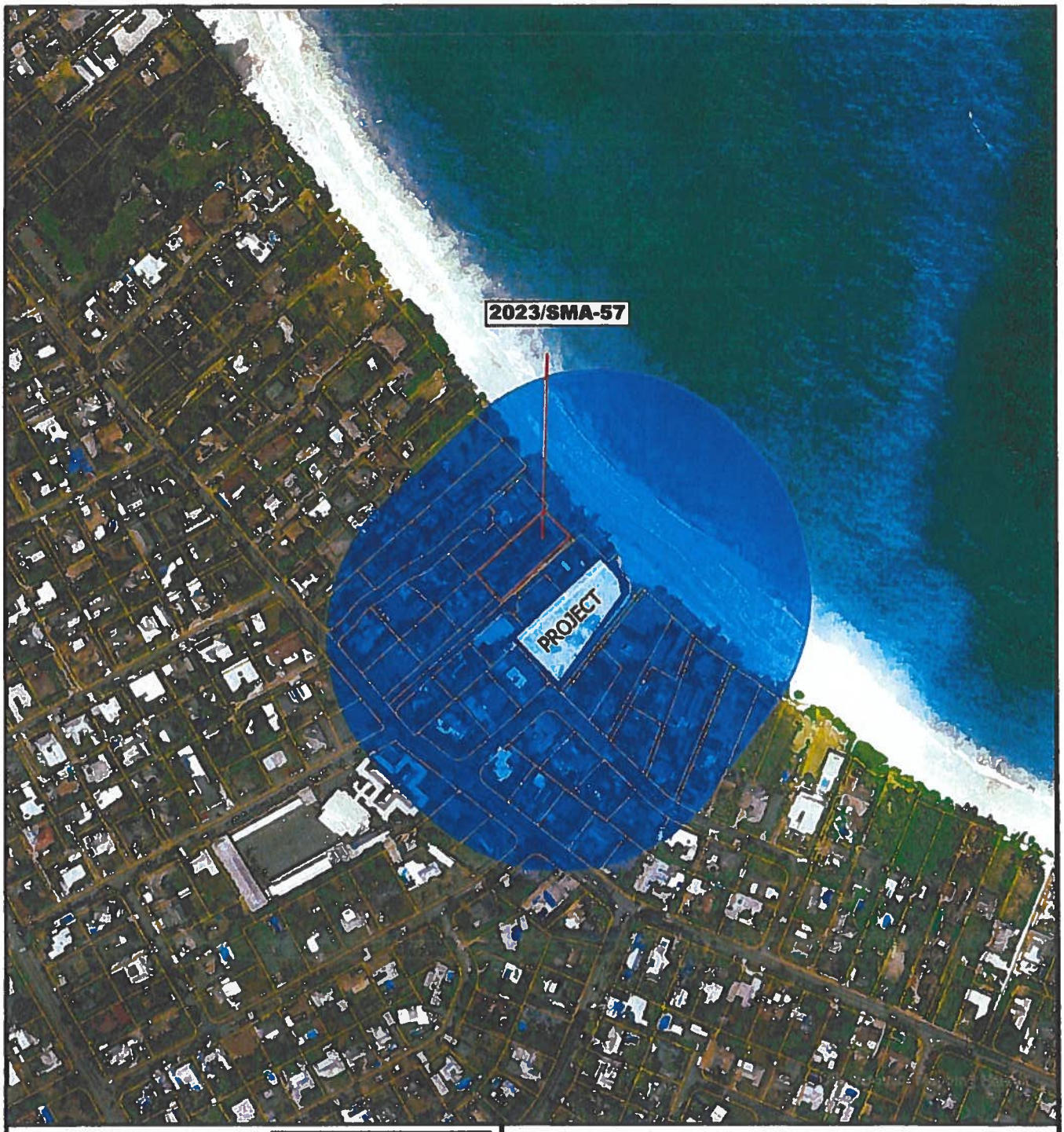
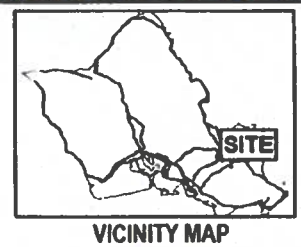


EXHIBIT K - TSUNAMI EVACUATION MAP







VICINITY MAP

0 185 370 740

Scale in Feet

EXHIBIT L

CUMULATIVE IMPACT 500-FOOT BUFFER

Prepared by:

Date Prepared:

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CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 25-184, CD1

Introduced: 06/26/25 By: TOMMY WATERS - BY REQUEST Committee: ZONING & PLANNING (ZON)

Title: GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF TWO SINGLE-UNIT DWELLINGS, ATTACHED GARAGE, CENTRAL COURTYARD, IN-GROUND SWIMMING POOL, AND FENCING IN KAILUA, O'AHU.

Voting Legend: * = Aye w/Reservations

06/26/25	INTRO	Introduced.
07/28/25	ZON	Reported out for adoption as amended in CD1 form. CR-259 5 AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS
08/06/25	CCL	Committee report and Resolution as amended were adopted. 8 AYES: DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER 1 ABSENT: CORDERO

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

GLEN I. TAKAHASHI, CITY CLERK

TOMMY WATERS, CHAIR AND PRESIDING OFFICER