



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

No. 26 - 2.7

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW DEVELOPMENT INCLUDING THE CONSTRUCTION OF A NEW ONE-STORY SINGLE-UNIT DWELLING, A DETACHED CABANA, A TWO-CAR PARKING AREA, AND AN IN-GROUND SWIMMING POOL AND WATER FEATURE IN KĀHALA, O'AHU.

WHEREAS, on October 21, 2025, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2025-SMA-91) from Kinoshita Group Co. LTD (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow development including the construction of a one-story single-unit dwelling, a detached cabana, a two-car parking area, and an in-ground swimming pool and water feature, on 55,798-square-feet of shoreline land area zoned R-5 Residential District (the "Project"), located at 4669 and 4671 Kāhala Avenue, and identified as Tax Map Keys 3-5-005: 005 and 008; and

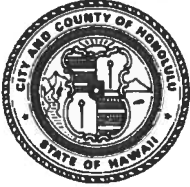
WHEREAS, on December 19, 2025, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant's agent, DPP staff members, and no members of the public; and

WHEREAS, on January 30th, 2026, within 45 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 Hawai'i Revised Statutes ("HRS") §§ 205A-2 and 205A-26 completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on 02/03/26, by Departmental Communication No. 59 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 a SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:

- A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-13, 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



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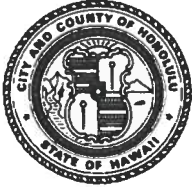
ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

- B. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to 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 plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Keys 3-5-005: 005 and 3-5-005: 008 are 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 portions of Tax Map Keys 3-5-005: 005 and 3-5-005: 008 are projected to be impacted by 3.2 feet of sea level rise by the year 2100. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the sea level rise exposure area. 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 sea level rise, 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 Keys 3-5-005: 005 and 3-5-005: 008, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land



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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. 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 building permit plans:

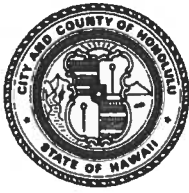
"In choosing to undertake the development at Tax Map Keys 3-5-005: 005 and 3-5-005: 008, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

- E. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated on all Project building permit plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Keys 3-5-005: 005 and 3-5-005: 008."

- 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 building permit for the Project, the Applicant shall submit to the DPP a copy of the State Historic Preservation Division's ("SHPD") written acceptance of the Project's



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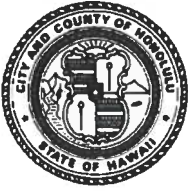
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Archaeological Inventory Survey ("AIS") that meets the requirements of Hawai'i Administrative Rules § 13-276-5, and includes subsurface testing conducted by a qualified archaeologist.

2. If any archaeological, historic, or cultural resources are discovered on the Project site during the AIS, the Applicant shall consult with SHPD to implement all mitigation protocols approved by SHPD under the AIS, 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.
3. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicants 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 requirement enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- G. 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, 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);

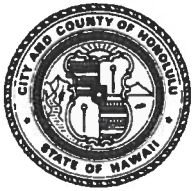


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3. Exterior lighting fixtures must be fully shielded, using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture;
4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);
5. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup-rearing season (June 1 through September 15).
6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats;
7. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Sea Turtle is present on land within 150 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 on land, a 300-ft. 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. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal threatened, endangered, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows:
 - a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of such bird nests, eggs, or fledglings;
 - b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed;
 - c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:



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- (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, and a 100-ft. buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;
 - (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 construction period, the qualified biologist must conduct a subsequent preconstruction nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish.
 - e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All on-site Project workers must be instructed to review information provided online by the DLNR DOFAW at <https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/> or any successor website or information provided by the DLNR DOFAW.
9. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition G.8.c must be implemented.

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



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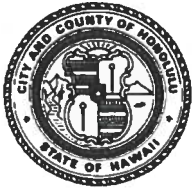
H. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.

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 building permit 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 21 cubic yards of structural fill. No importation of soil fill material is proposed.
2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and



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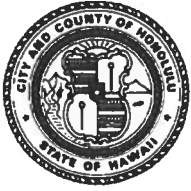
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leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee ("OISC").

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. See <https://www.oahuisc.org/print-materials/>. 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 plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the Plant Pono website at <https://plantpono.org/>.
6. To manage host materials and plants that may contain the coconut rhinoceros beetle at 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.

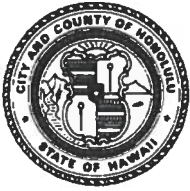


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- J. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:
1. The DPP Director may extend this period if the Applicants demonstrate 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. 60 days after receipt of the DPP Director's report; or
 - b. The Applicant's then-existing deadline for obtaining a construction permit or BP;the extension will be deemed to be denied.



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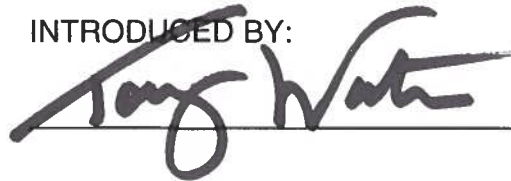
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- K. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not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

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Kinoshita Group Co LTD, 4669 Kāhala Avenue, Honolulu, Hawai'i 96816; Jim Hayes, Planning Solutions, Inc., 711 Kapiolani Boulevard, #950, 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:



(br)

DATE OF INTRODUCTION:

FEB 11 2026

Honolulu, Hawai'i

Councilmembers



EXHIBIT A – LOCATION MAP

FILE NO. 2025-SMA-91



EXHIBIT B – ZONING MAP

FILE NO. 2025-SMA-91

1	ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL THE LATEST CODES AND ORDINANCES	
2	APPLICABLE TO THIS CONSTRUCTION PROJECT	
3	ALL DIMENSIONS THEREIN SHALL BE OF FRESH UNLESS OTHERWISE NOTED	
4	INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN. DIMENSIONS, MATERIALS, EQUIPMENT, ETC. REQUIRED TO COMPLETE ALL WORK	
5	THE CONTRACTOR SHALL EXAMINE THE SITE TOGETHER WITH THE DRAWINGS AND OTHER CONTRACT	
6	DOCUMENTS, AND SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK. SHOULD THE	
7	CONTRACTOR DISCOVER ANY DISCREPANCIES OR INCONSISTENCIES BETWEEN THE DIMENSIONS FROM THE	
8	DRAWINGS AND/OR SPECIFICATIONS, HE SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION	
9	ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AT THE BEST	
10	PRESENT CONDITION, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR	
11	VERIFYING ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE	
12	MODIFICATIONS TO DETAILS OF CONSTRUCTION. SHALL NOT BE MADE WITHOUT APPROVAL OF THE	
13	ARCHITECT	
14	ONE YEAR FROM FINAL PAYMENT DATE AND UNLESS WRITTEN NOTICE, HE SHALL REPAIR AND REPLACE ANY	
15	DEFECTS IN MATERIALS OR WORKMANSHIP, AND SHALL PAY ALL EXPENSES FOR SUCH WORK, INCLUDING DAMAGE	
16	TO ADJACENT PROPERTY, INCURRED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS OBLIGATIONS	
17	IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SITE IN A SAFE CONDITION AND TO MAINTAIN	
18	SECURITY DURING CONSTRUCTION	
19	ALL FURNISHED AND LUMBER TO BE TREATED	
20	THE BUILDING PERMIT, PLAIN CHECK LIST, AND INSURANCES SHALL BE SIGNED AND PAID FOR BY THE	
21	CONTRACTOR. ALL OTHER PERMITS SHALL BE OBTAINED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY	
22	RESPONSIBLE	
23	CONSUBTRACTOR SHALL PERFORM ALL WORK UNDER (BET) BEST MANAGEMENT PRACTICE	
24	SECTION FOUR: SPOKE ALARMS	
25	THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM WILL	
26	ACTIVATE ALL OTHERS. THE DEVICES SHALL BE LOCATED IN A CONSPICUOUS AND ACCESSIBLE PLACE IN ALL	
27	REARWARDS OVER BACKGROUND NOISE WITH INTERVENEING DOORS CLOSED	

[illegible]

ITEM 17, COMPLETE LOAD PATH AND UNIFY TIES	BWS NOTES: 1. THE EXISTING WATER PETER DOES NOT SERVE ANY IRRIGATION AND AUTOMATIC FIRE SPRINKLER SYSTEM 2. ALL NEW PLUMBING FIXTURES SHALL BE LOW FLOW TYPE
ITEM 18, TERRITE PROTECTION	
ITEM 19, SPECIAL CAULING, EXCAVATION AND FILLING	

[illegible]

EXHIBIT C-1

ADDRESS	4401 CANALA AVE NORTH LAKE NORTH LAKE, ALABAMA 36063
TAX MAP KEY	8-5 RESIDENTIAL DISTRICT 3-4-00-000 1 000
ZONING	R-5 RESIDENTIAL DISTRICT
ZONING LOT SIZE	20,000 SQ. FT. X 50' = 1,000,000 SF
MINIMUM BUILDING AREA	53,750 SQ. FT. X 50' = 2,687,500 SF
ACTUAL BUILDING AREA	17,000 (EXISTING) + 2,370 (PROPOSED) = 19,370 SF TOTAL
FLOOR AREA CALCULATIONS:	19,370 SF TOTAL = 19,370 SF TOTAL
PARKING PROVIDED: 13,400,000 ÷ 2 (REQUIRED) = 6,700,000	
PARKING PROVIDED: 0 (EXISTING) + 2 (PROPOSED) = 2 TOTAL	
PAVING PROVIDED: 53,750 SQ. FT. X 50' = 2,687,500 SF TOTAL	
PAVING IMPERVIOUS SURFACE 53,750 SQ. FT. X 50' = 2,687,500 SF TOTAL	
ACTUAL IMPERVIOUS SURFACE	19,370 SF (EXISTING) + 10,110 (PROPOSED) = 29,480 SF TOTAL (ACR)
FA + ABS OF LOT = 10,250,000 SF	
STATE LAND USE	URBAN DISTRICT
LOCAL LAND USE	AS (EXIST.)
PLANNED ZONE	AS (EXIST.)
STREET SETBACK	NO (DEPTH 1)
RESIDENCE	NONE
FLOOR AREA CALCULATIONS	LIVING
SINGLE FAMILY DWELLING FLOOR	1700 SF
CANADA FLOOR	0-0 SF
TOTAL	1700 SF
BUILDING CODE	2,370 SF
EFFECTIVE CODE	2,370 SF
TYPE OF CONSTRUCTION	1-0
OCCUPANT GROUP	R-5

NO OF DRAWING SHEETS NO.	DESCRIPTION
1	SITE PLAN AND PROJECT DATA
2	OVERALL FLOOR PLAN
3	FLOOR PLAN
4	FLOOR PLAN, ROOF PLAN AND REDUCED CEILING PLAN
5	ROOF PLAN AND HALL TYPES
6	REFLECTED CEILING AND DETAIL
7	EXTERIOR ELEVATIONS AND ROOF TYPES
8	EXTERIOR ELEVATIONS AND DOOR TYPES
9	EXTERIOR ELEVATIONS AND BUILDING SECTIONS
10	BUILDING SECTIONS AND HALL SECTIONS
11	INTERIOR ELEVATIONS
12	STRUCTURAL NOTES
13	STRUCTURAL DETAILS
14	STRUCTURAL DETAILS
15	FOUNDATION PLAN
16	FOUNDATION PLAN AND DETAILS
17	ROOF FRAMING PLAN

Project Name: **New One Story Single Family Dwelling and Cabana** at **4669 Kahala Ave., Honolulu, HI 96816**
 TMK: 3-5-005-008

Sheet Filler: STEEL MAN AND PRODUCTION DATA

Project Number: _____
 Drawn By: AA
 Date: 1/30/25
 Drawing Number: _____

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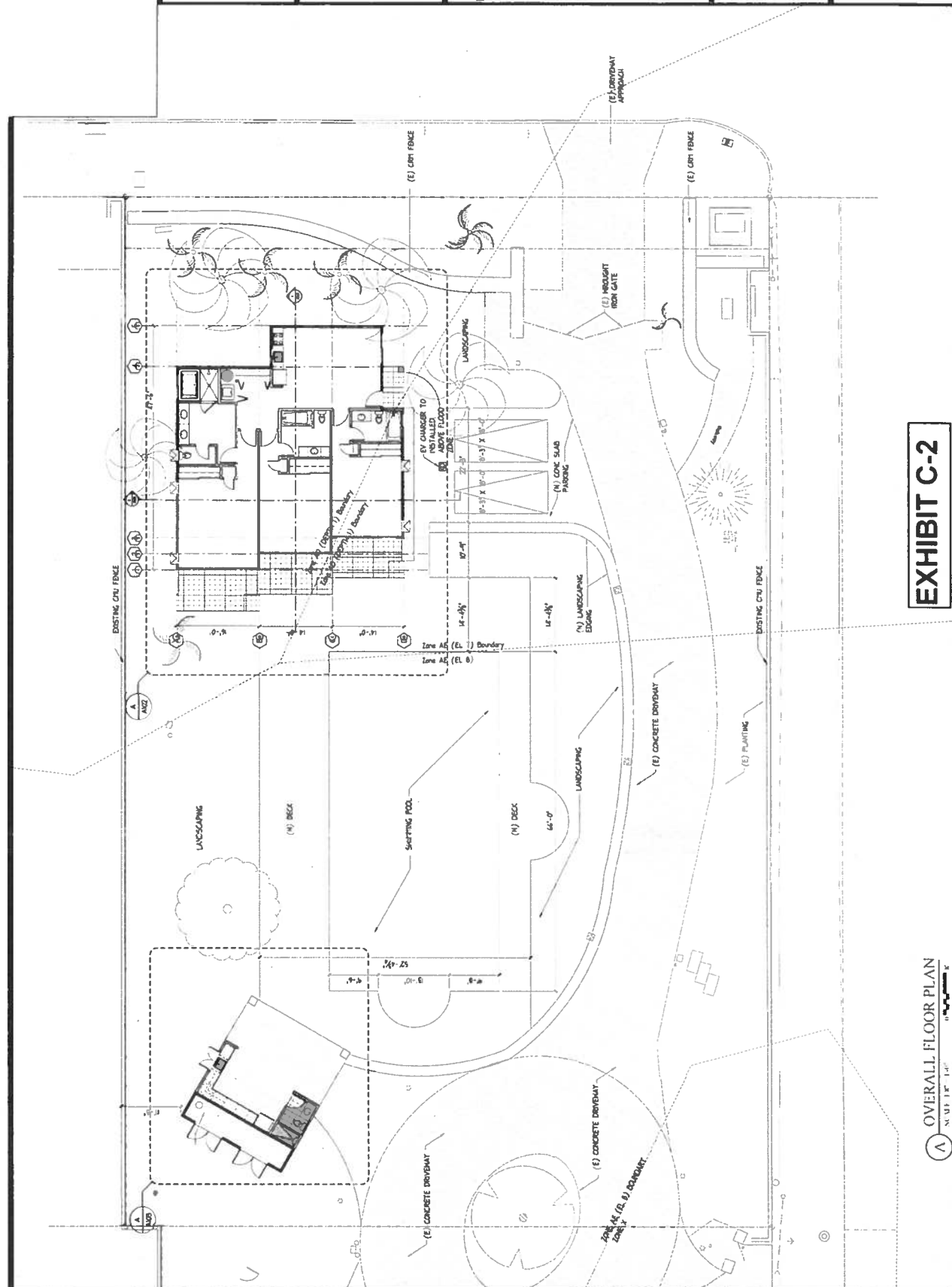


EXHIBIT C-2

OVERALL FLOOR PLAN



Project Name:

New One Story Single
Family Dwelling
and Cabana
at
4669 Kahala Ave.
Honolulu, HI 96816
TMK: 3-5-005-008

Sheet title:

Dimensione:

COMMENTS REVISIONS

Project Number: _____

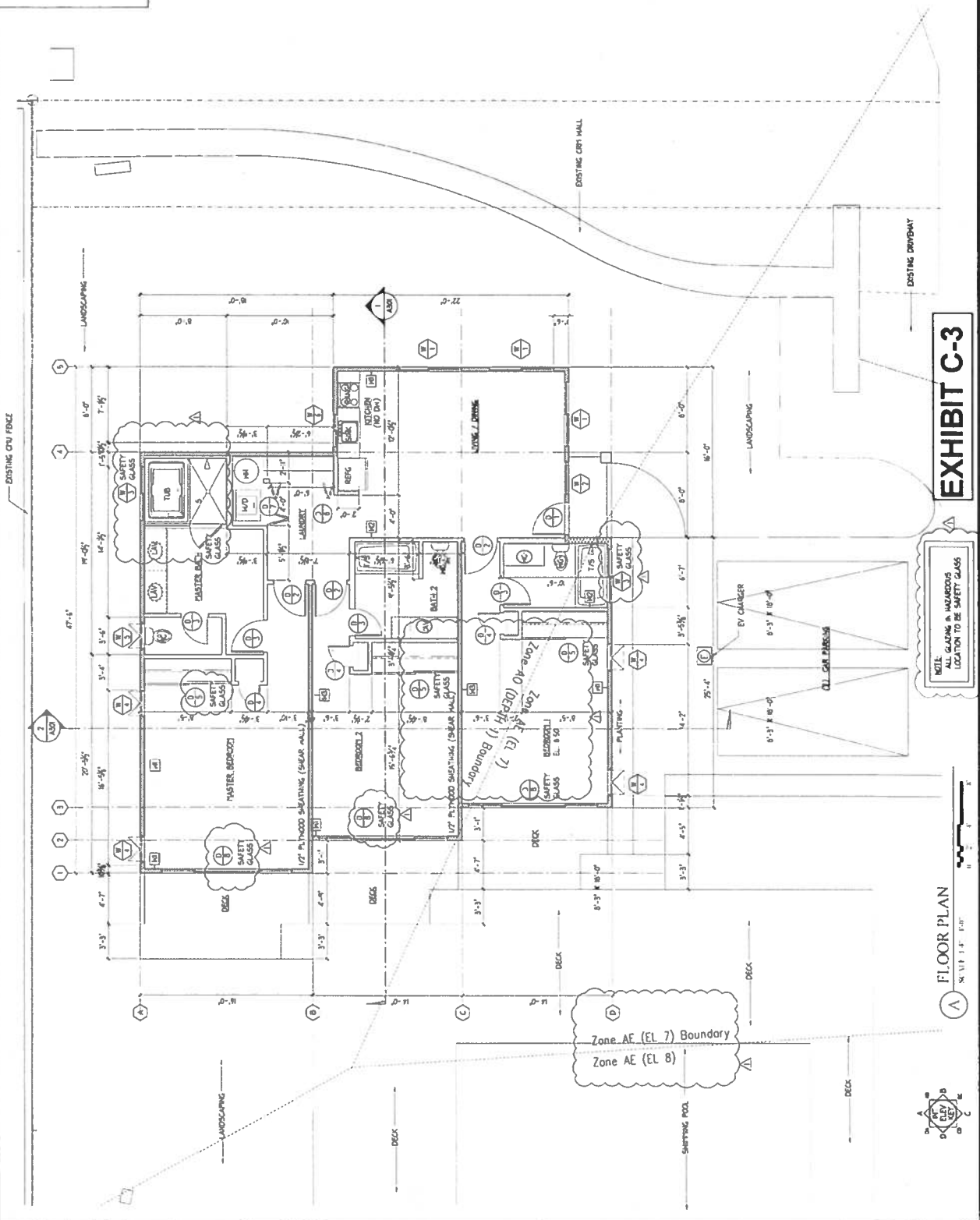
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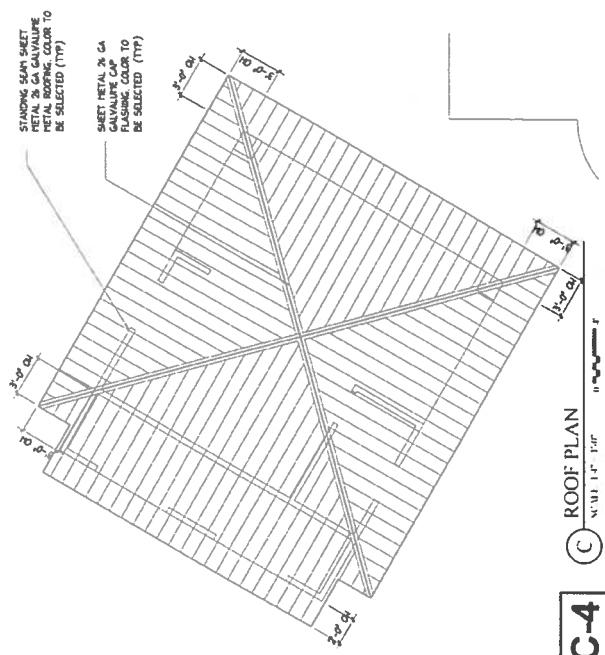
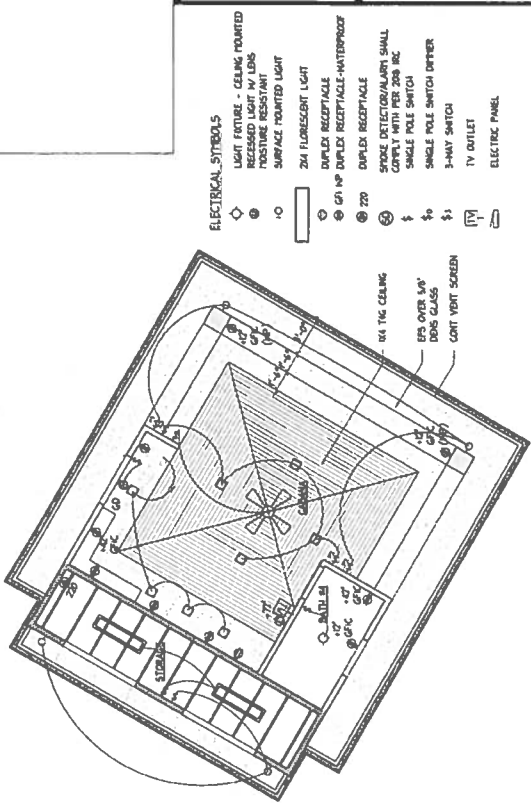
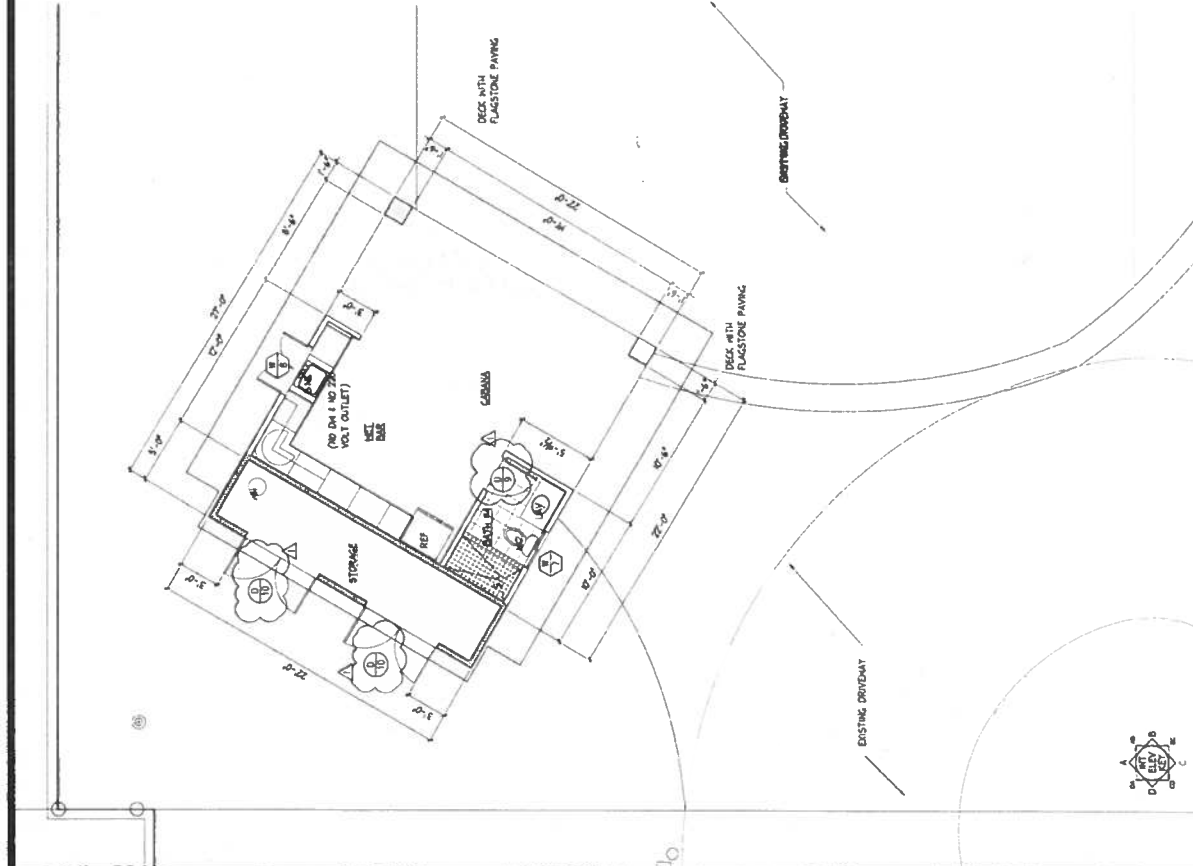
Date: 7/30/25

Drawing Number:

A102

Sheet 3 of 17





- ELECTRICAL SYMBOLS**
- ◇ LIGHT FIXTURE - CEILING MOUNTED
 - RECESSED LIGHT W/ LENS
 - FISHBOWL LIGHT
 - SURFACE MOUNTED LIGHT
 - 2x4 FLUORESCENT LIGHT
 - DUPLEX RECEPTACLE
 - DUPLEX RECEPTACLE-WATERPROOF
 - 220
 - SMOKE DETECTOR/ALARM SHALL COMPLY WITH PER 200 IBC
 - SINGLE POLE SWITCH
 - 3-WAY SWITCH
 - TV OUTLET
 - ELECTRIC PANEL

Roy K. Yamamoto
Architect, AIA, Inc.
1000 Kalia Road, Suite 100
Honolulu, Hawaii 96813
Tel: 808-942-1444
Fax: 808-942-1445
www.royk-yamamoto.com



Project Name:
New One Story Single
Family Dwelling
and Cabana
at
4669 Kahala Ave.
Honolulu, HI 96816
TWMK-3-5-005.008

Sheet Title:
FLOOR PLAN, ROOF
PLAN & REFLECTED
CEILING

Revisions:
CONTENTS REVISIONS

Project Number:
Drawn By: AA
Date: 7/30/15
Drawing Number:
A103
Sheet 4 of 17

EXHIBIT C-4



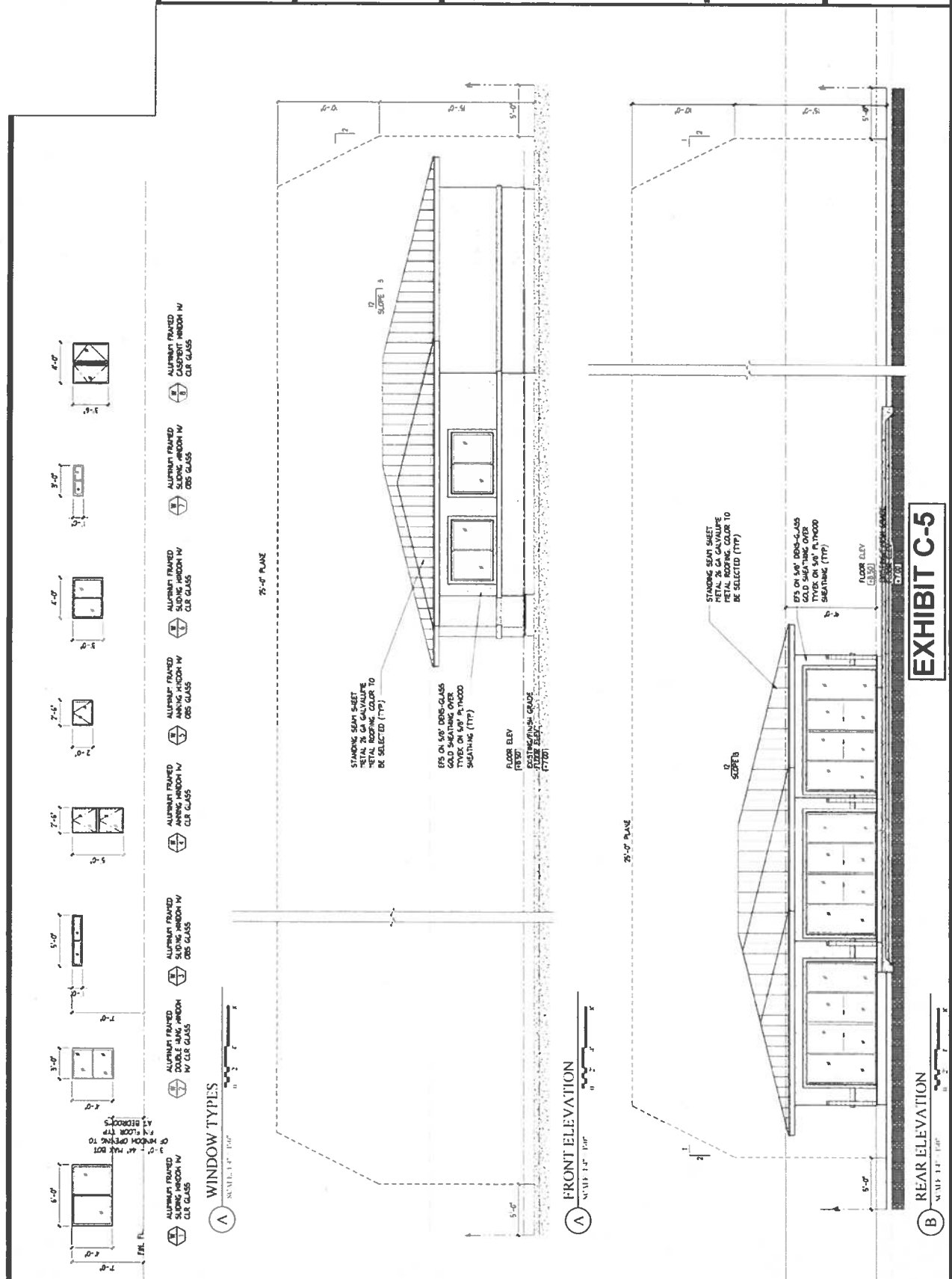
Project Name:
 New One Story Single
 Family Dwelling
 and Cabana
 at
 4069 Kahala Ave.
 Honolulu, HI 96816
 TMK: 3-5-005:008

Sheet Title:
 EXTERIOR ELEVATIONS
 & WINDOW TYPES

Revisions:

Project Number:
 24
Drawn By:
 Date: 7/30/23

Drawing Number:
 A201
Sheet: 7 of 17





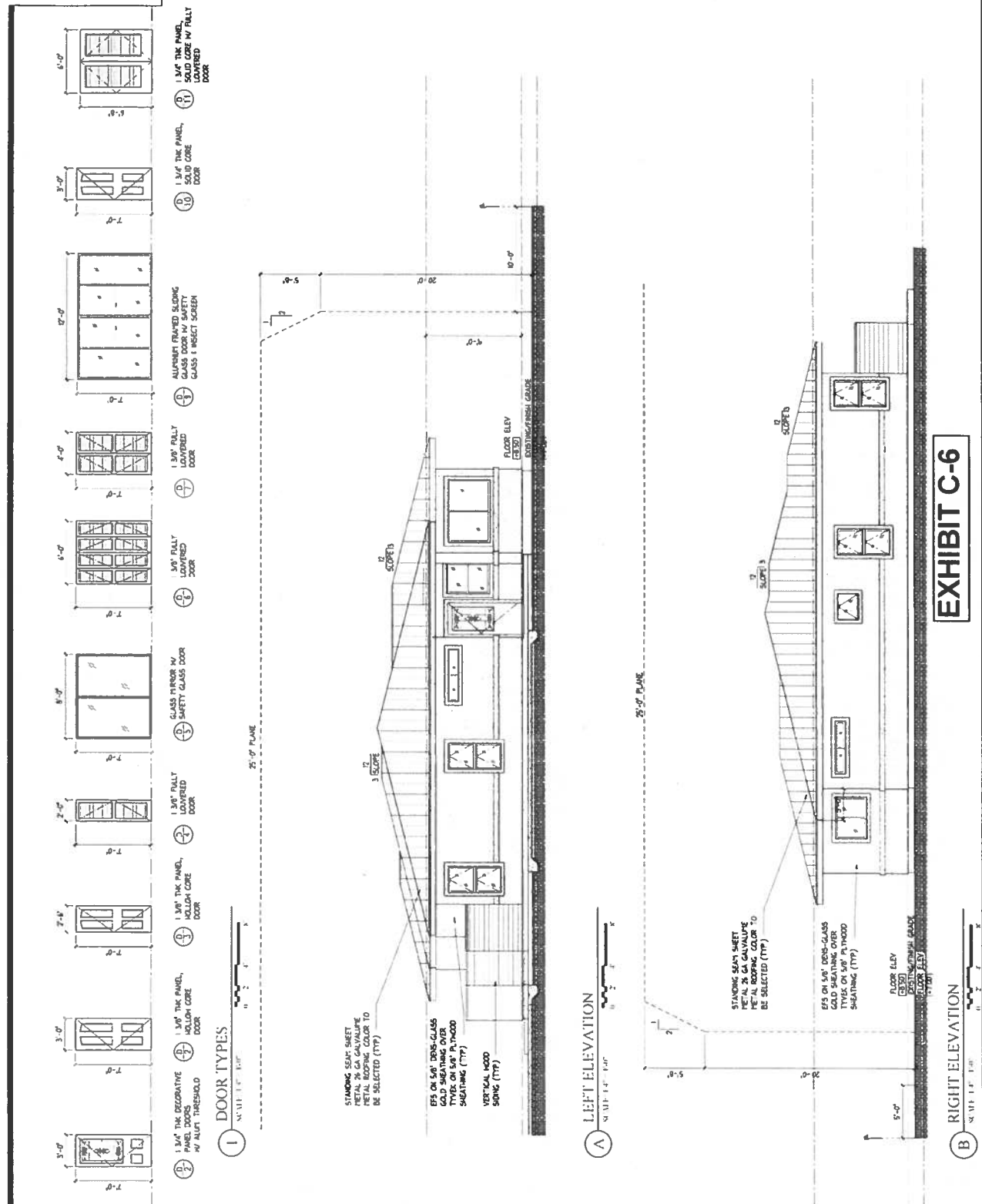
Project Name:
 New One Story Single
 Family Dwelling
 and Cabana
 at
 4669 Kahala Ave.
 Honolulu, HI 96816
 TRK:3-3-005:008

Sheet Title:
 EXTERIOR ELEVATIONS
 & DOOR TYPES

Revisions:

Project Number:
 Drawn By: AA
 Date: 7/30/15

Drawing Number:
A202
 Sheet 6 of 17



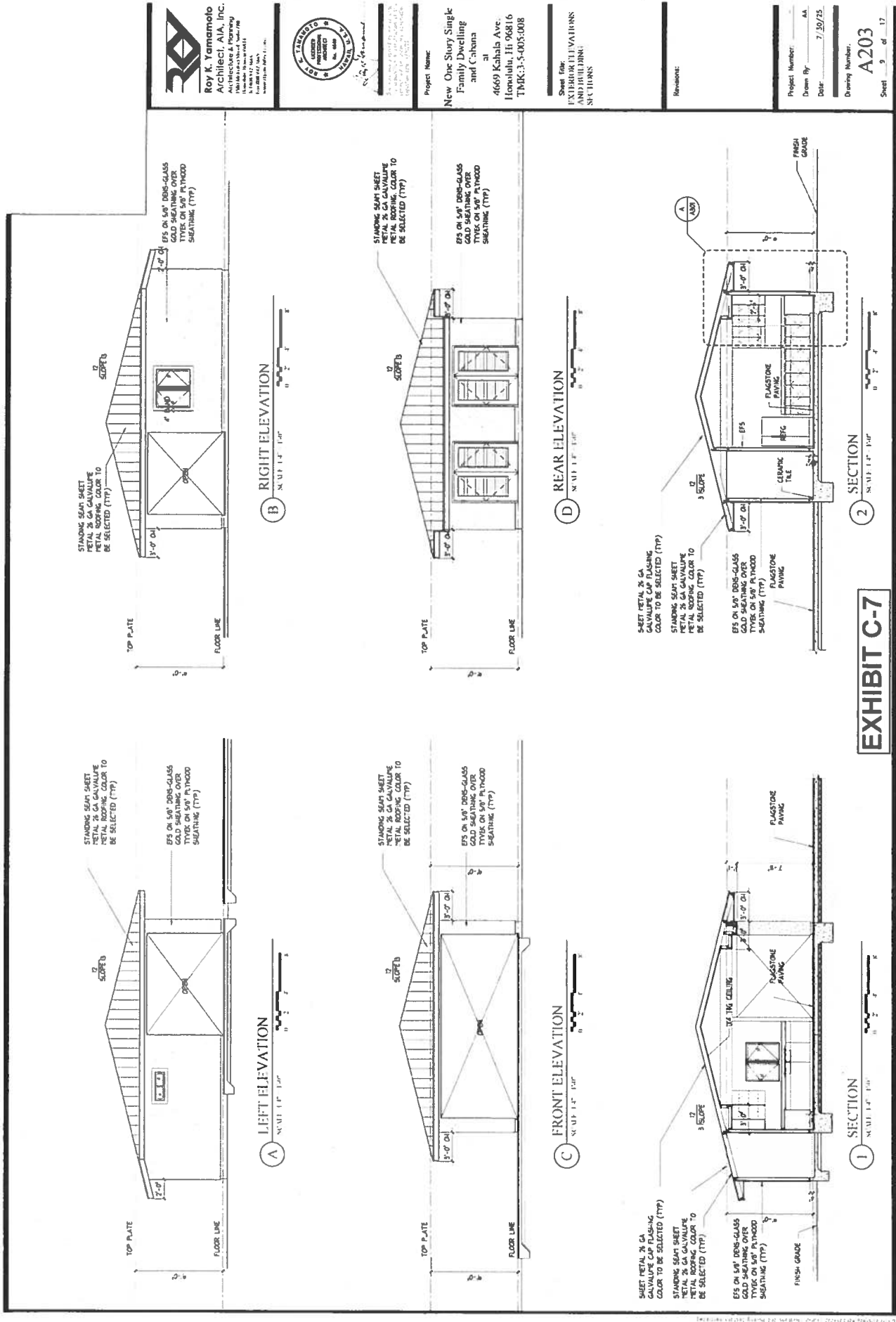


EXHIBIT C-7

Roy K. Yamamoto
Architect, AIA, Inc.
1000 Kalia Road, Suite 100
Honolulu, HI 96816
Tel: 808 447-1000
Fax: 808 447-1001



Project Name:
New One Story Single
Family Dwelling
and Cabana
at
4669 Kalia Ave.
Honolulu, HI 96816
TNK-3-5405-008

Sheet Title:
EXTERIOR ELEVATIONS
AND BUILDING
SECTIONS

Revisions:

Project Number:
A203
Drawn By:
Date:
7/30/75

Drawing Number:
A203
Sheet 9 of 17



Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning
1100 South Kalia Road, Suite 100
Honolulu, HI 96816
Phone: (808) 943-1100
Fax: (808) 943-1101
www.rykarchitect.com



Professional Engineer
Roy K. Yamamoto
License No. 10000
State of Hawaii

Project Name:

**New One Story Single
Family Dwelling
and Cabana**

4669 Kalia Ave.
Honolulu, HI 96816
TWRK-3-000.008

Sheet Title:

FOUNDATION PLAN

Revisions:

Project Number:

Drawn By: **AA**

Date: **7/30/25**

Drawing Number:

S101

Sheet **15** of **17**

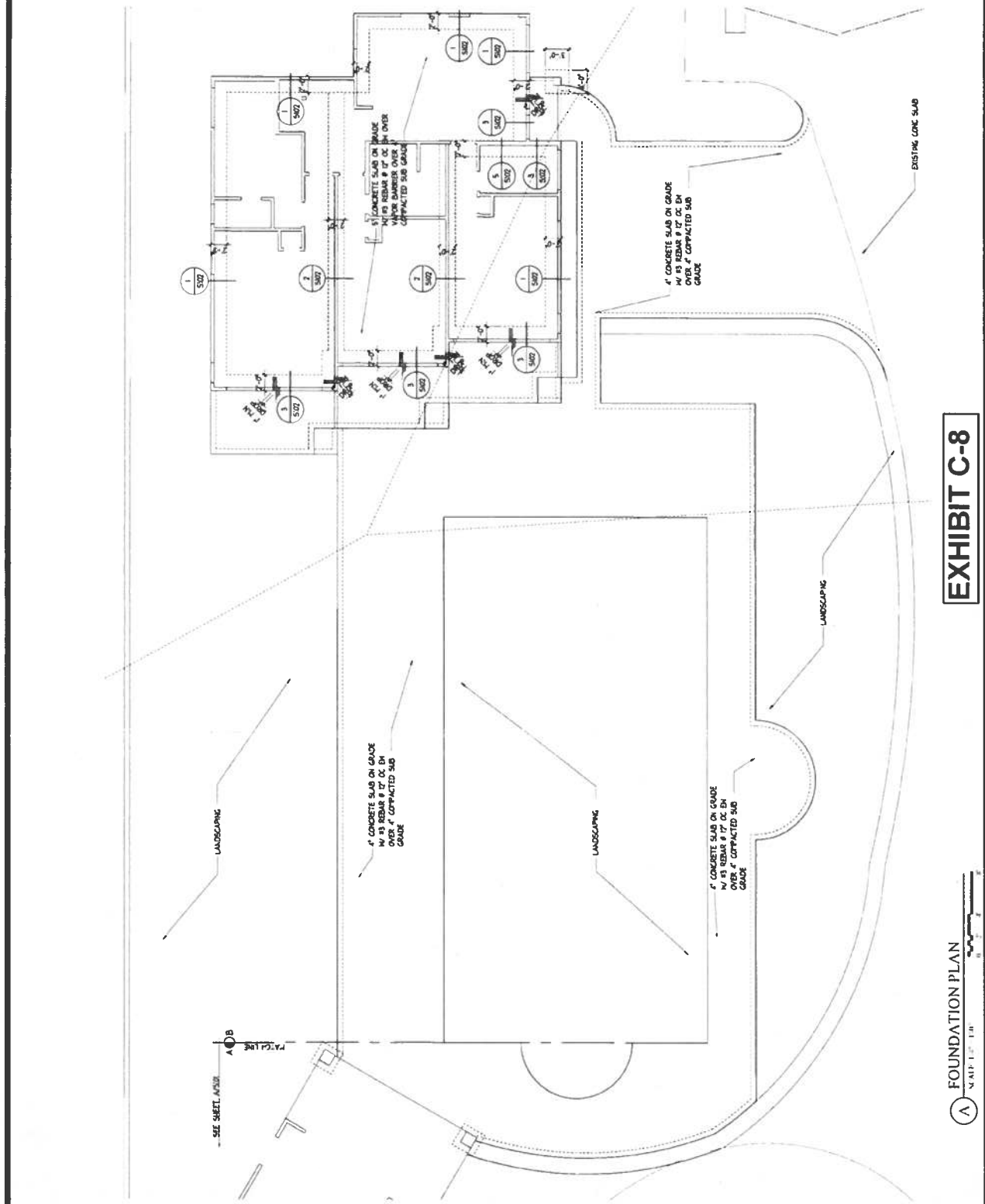


EXHIBIT C-8

FOUNDATION PLAN
SCALE: 1/4\"/>

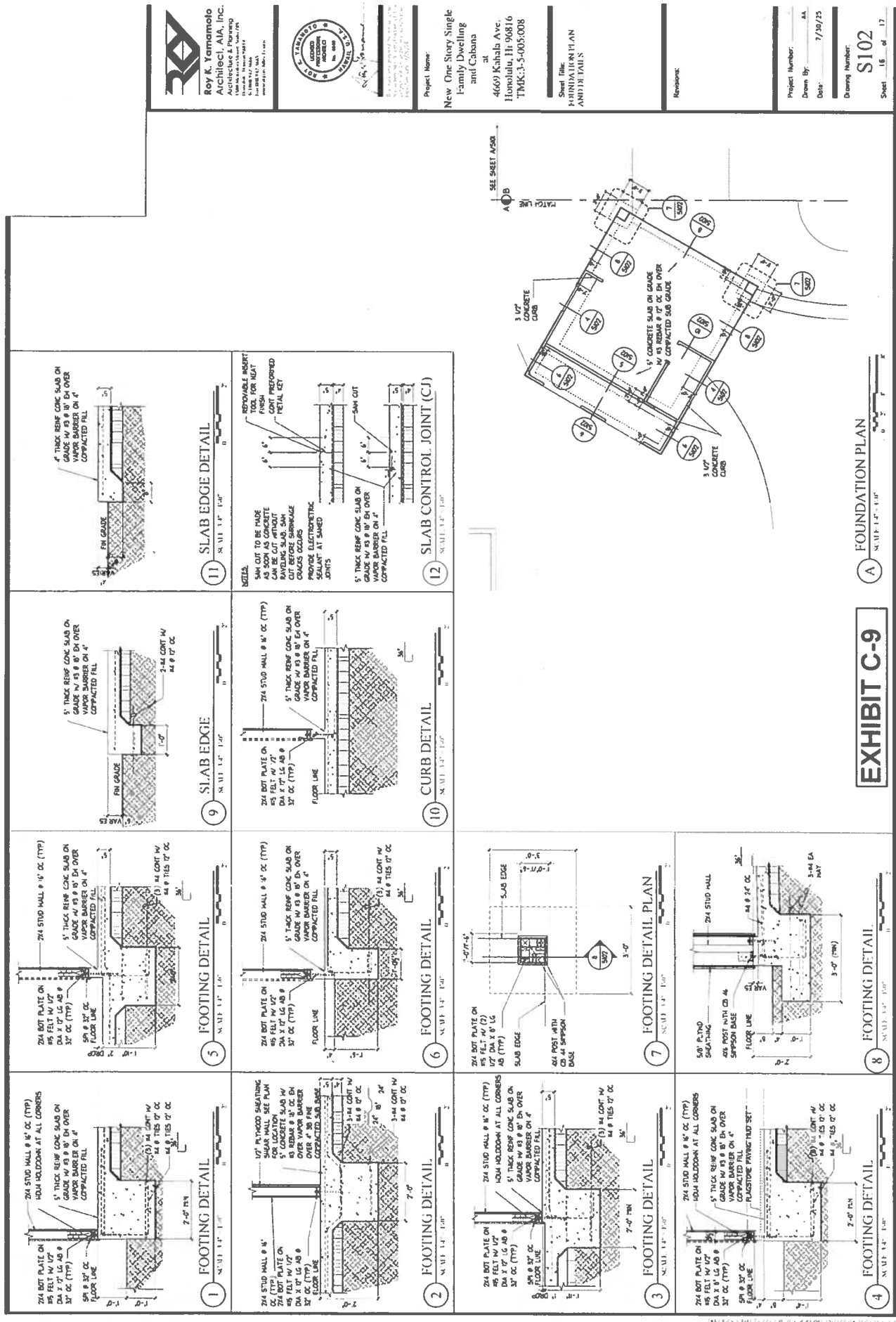


EXHIBIT C-9

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

Project Number: S102
Drawn By: AL
Date: 7/30/25
Drawing Number: 16 of 17

Roy K. Yamamoto
Architect AIA, Inc.
1000 Kalia Road, Suite 100
Honolulu, HI 96816
Tel: 808-551-1111
Fax: 808-551-1112
www.royk-yamamoto.com



Project Name:
New One Story Single Family Dwelling and Cabana
at
4669 Kahala Ave.
Honolulu, HI 96816
TMK: 3-5-005-008

Sheet Title:
FOUNDATION PLAN AND DETAILS

Revisions:

ESCP INSPECTION NOTES:

- AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT OF THE CONSTRUCTION AND ADVISE ANY CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE APPROVED ESCP OR APPROVED ESCP FOR SMALL PROJECTS. THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT FOR SMALL PROJECTS TO OBTAIN THE PRELIMINARY INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT FOR SMALL PROJECTS.
- PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:**
 - THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY, AND CONVENIENCE.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND TO ALL SURROUNDING AREAS FREE FROM OBSTRUCTIONS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE.
 - THE CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SNAIL, OR DEBRIS IN ANY FORM TO FALL, SLIDE, OR FLOW ONTO ADJACENT PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHEET PILES OR OTHER STRUCTURES SHALL BE INSTALLED IMMEDIATELY AND ALL REMOVALS SHALL BE SUCCESSFUL.
 - THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, OR BARRIERS, MARKERS, AND SAFETY OF THE PUBLIC. THE PROTECTION SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A SUBMITTAL WITHIN CONTROL PLAN.

RESIDENTIAL STORM WATER MANAGEMENT NOTES FOR SINGLE-FAMILY AND TWO-FAMILY DWELLING PROJECTS:

- USE SUE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL PER LOT SHALL BE 21,376 SQ. FT.
- TOTAL IMPERVIOUS AREA: 58,646.

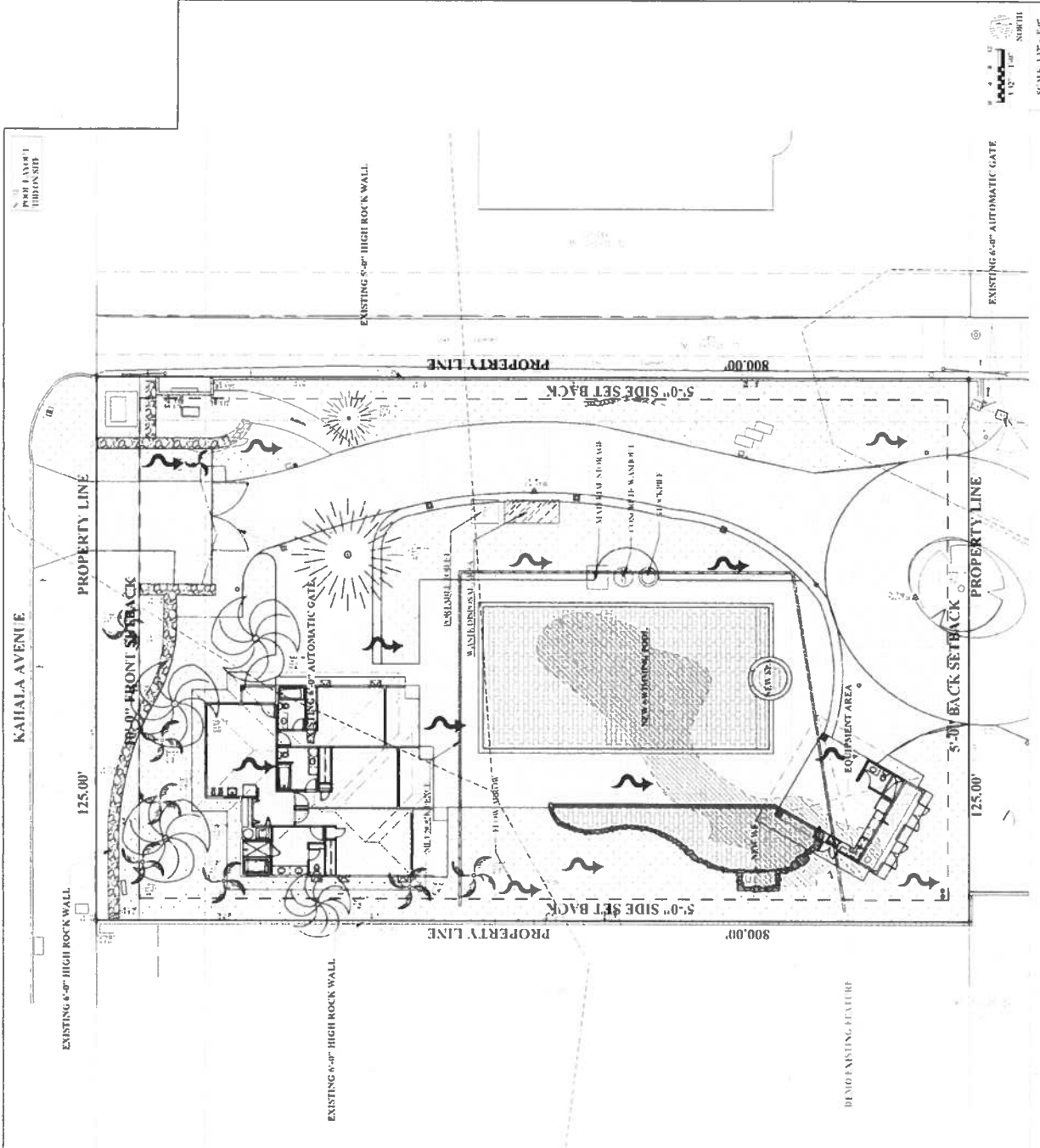


EXHIBIT C-10

DEBIASI PACIFIC
STEP INTO THE WORLD OF YOUR DREAMS
1000 KAHALA AVE, SUITE 100
HONOLULU, HI 96816
PHONE: (808) 943-1111

PERMIT SET
ARCHITECT
4/30/26
DATE

DATE 4/30/26
BY [Signature]
REVISIONS

4669 KAHALA AVE RESIDENCE
SWIMMING POOL, SPA AND W
HONOLULU, HI 96816
T.M.K. (1)3-5-005 008

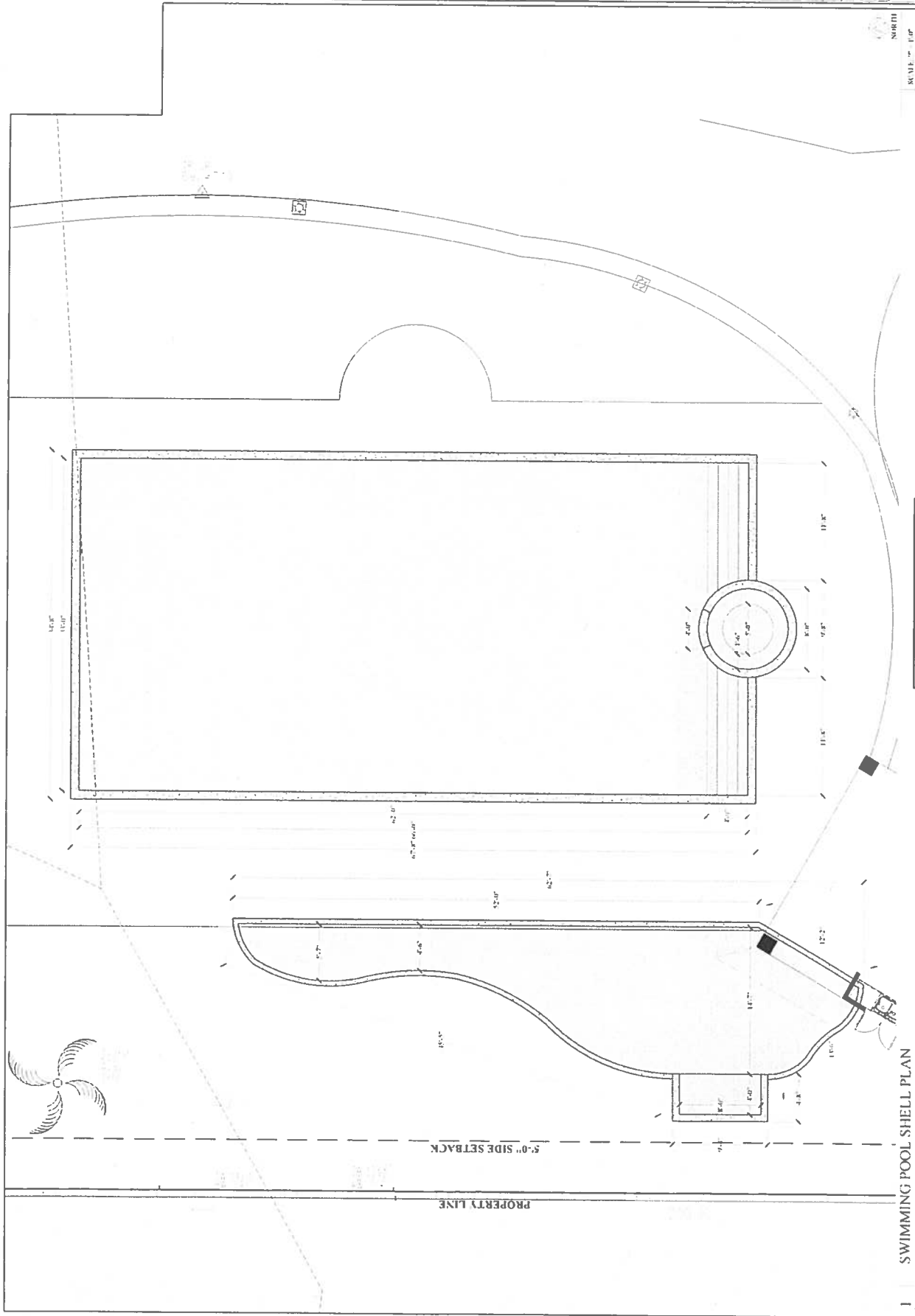
BMP SITE LAYOUT
WF003
1 OF 6

SCALE: 1/2" = 1'-0"
NORTH

DATE 4/30/26
BY [Signature]
REVISIONS

LEGEND

- EXISTING IMPERVIOUS AREA
- EXISTING IMPERVIOUS AREA
- REMOVED IMPERVIOUS AREA
- PERCENT TOTAL IMPERVIOUS SURFACE
- LOT SIZE: 25,000 SQ. FT.
- EXISTING IMPERVIOUS AREA: 9,795 SQ. FT.
- ADDED IMPERVIOUS AREA: 1,040 SQ. FT.
- REMOVED IMPERVIOUS AREA: 1,532 SQ. FT.
- PERCENT OF IMPERVIOUS AREA: 43%



1 | SWIMMING POOL SHELL PLAN

EXHIBIT C-11

DEBIASI PACIFIC
 4669 KAHALA AVE RESIDENCE
 HONOLULU, HI 96816
 T M K (1)3-5-005 008

PERMIT SET
 (SEAL)
 DEBIASI PACIFIC
 4/30/26

SWIMMING POOL SHELL PLAN
 WF100
 4 OF 6

PLUMBING STANDARDS & DISCHARGE NOTES:

[illegible][illegible]

GENERAL

[illegible]

STRUCTURAL

[illegible]

ELECTRICAL

ELECTRICAL STANDARDS FOR SWIMMING POOLS, FOUNTAINS, SPAS, THERAPEUTIC POOLS, AND SIMILAR INSTALLATIONS

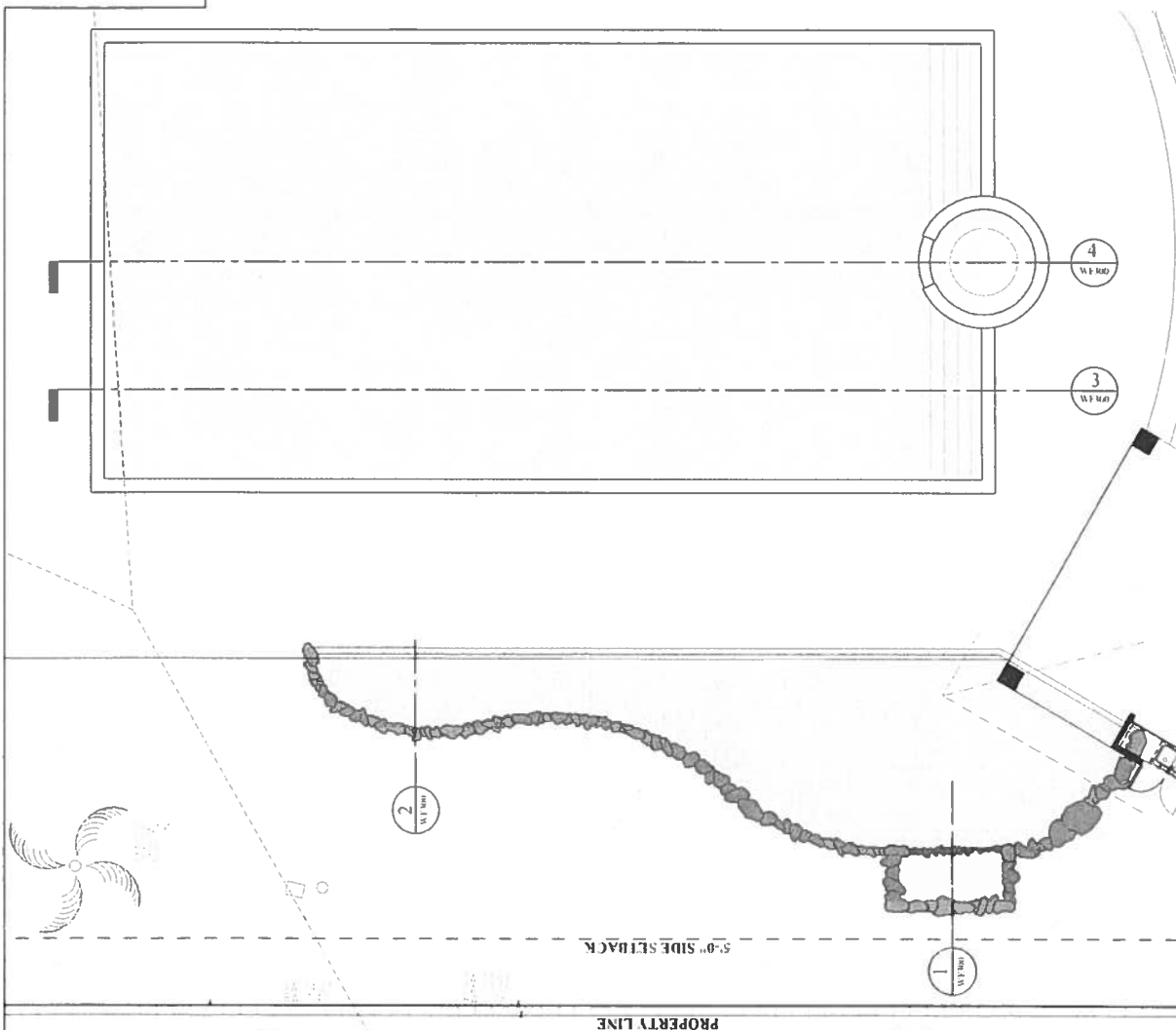


EXHIBIT C-12

 DEBIAST PACIFIC 14669 KAHALA AVE RESIDENCE HONOLULU, HI 96816 T M K (1)3-5-005 008	PERMIT # 40026	THIS DRAWING WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND I AM A duly Licensed Professional Engineer in the State of Hawaii. DATE: 11/2/2015 REVISIONS:	DATE: 11/2/2015 REVISIONS:	11/2/2015 WF200 5 OF 6
	4669 KAHALA AVE RESIDENCE SWIMMING POOL, SPA, AND W.F. 14669 KAHALA AVENUE HONOLULU, HI 96816	4669 KAHALA AVE RESIDENCE SWIMMING POOL, SPA, AND W.F. 14669 KAHALA AVENUE HONOLULU, HI 96816	4669 KAHALA AVE RESIDENCE SWIMMING POOL, SPA, AND W.F. 14669 KAHALA AVENUE HONOLULU, HI 96816	4669 KAHALA AVE RESIDENCE SWIMMING POOL, SPA, AND W.F. 14669 KAHALA AVENUE HONOLULU, HI 96816

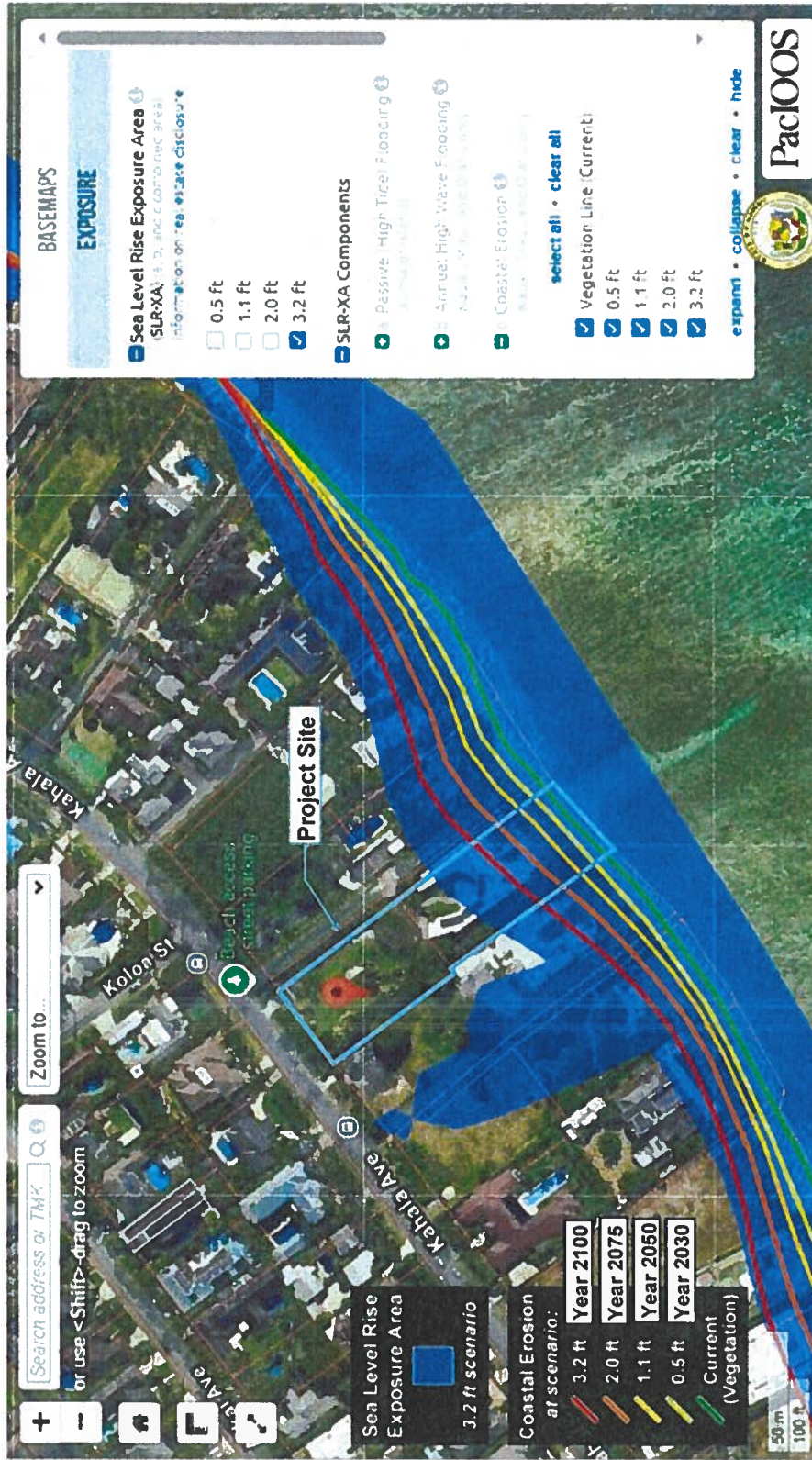
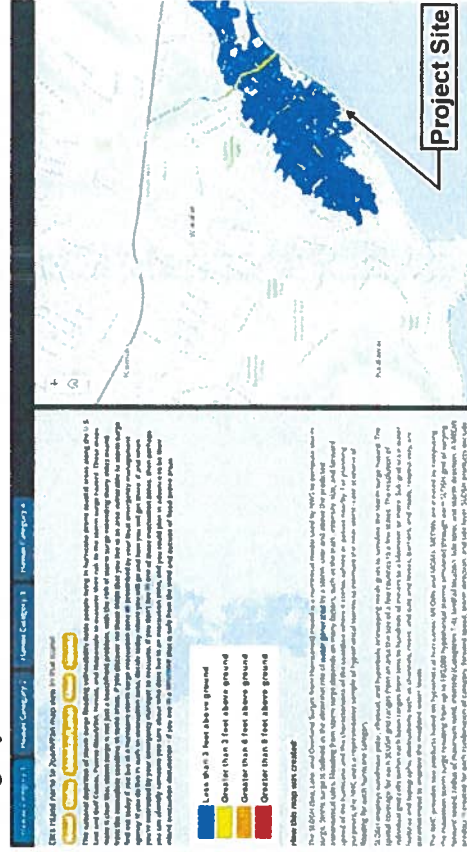


EXHIBIT D

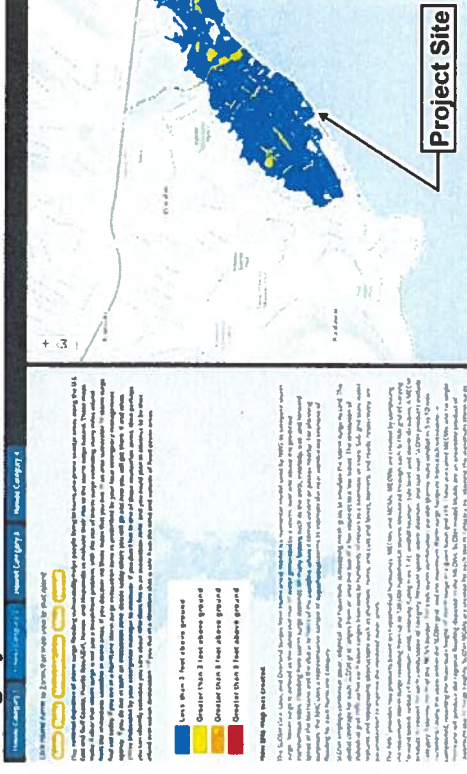
SEA LEVEL RISE EXPOSURE MAP

FILE NO. 2025-SMA-91

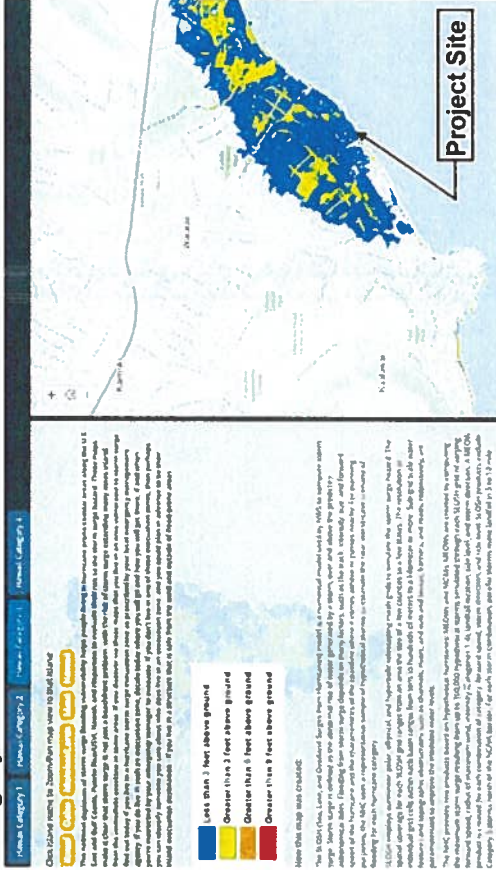
Category 1



Category 2



Category 3



Category 4

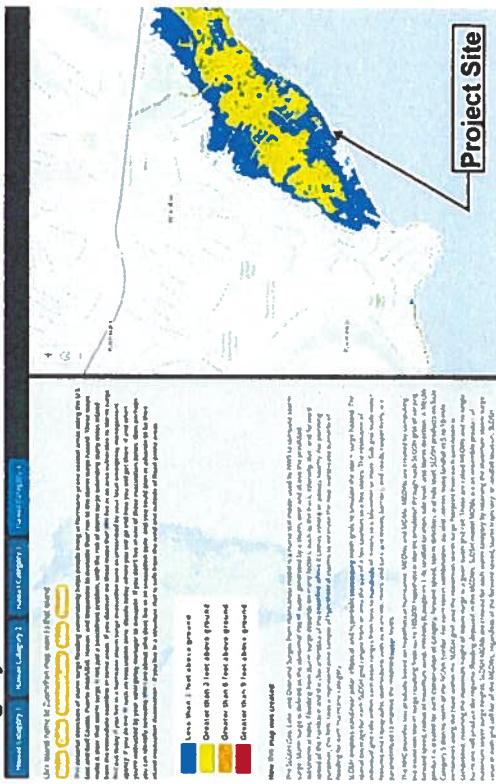


EXHIBIT F – HURRICANE STORM SURGE MAP FILE NO. 2025-SMA-91



Climate Ready Oahu W

Project Site

- ☐ Coastline
- ☐ Community Plan Areas
- ☐ SMA (Special Management Area)
- ☒ TMK Parcels
- ☒ Shoreline Change Rates - Historical (ft/yr)
- ☐ Shoreline Change Rates - Future (ft/yr)
- ☐ SLR-XA 3.2 ft - Potential Flooded Highways (State)
- ☐ Erosion Zone - 3.2 ft SLR
- ☐ SLR-XA 3.2 ft - All Hazards (State)

Historical Shoreline Change Rate
(ft/yr)

-0.72

Zoom to

Historical Shoreline Change Rate
(ft/yr)

-0.62

Zoom to

Transect 285

Transect 286





Wetlands

- Estuarine and Marine
- Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub
- Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

EXHIBIT H – WETLANDS MAP

FILE NO. 2025-SMA-91



EXHIBIT I – NRCS SOILS MAP
FILE NO. 2025-SMA-91

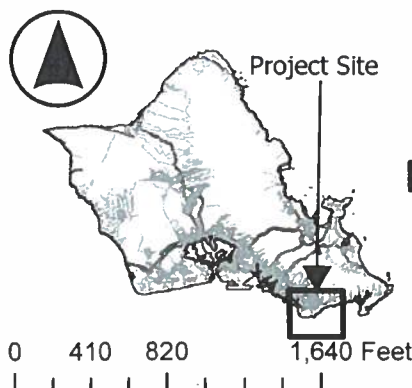
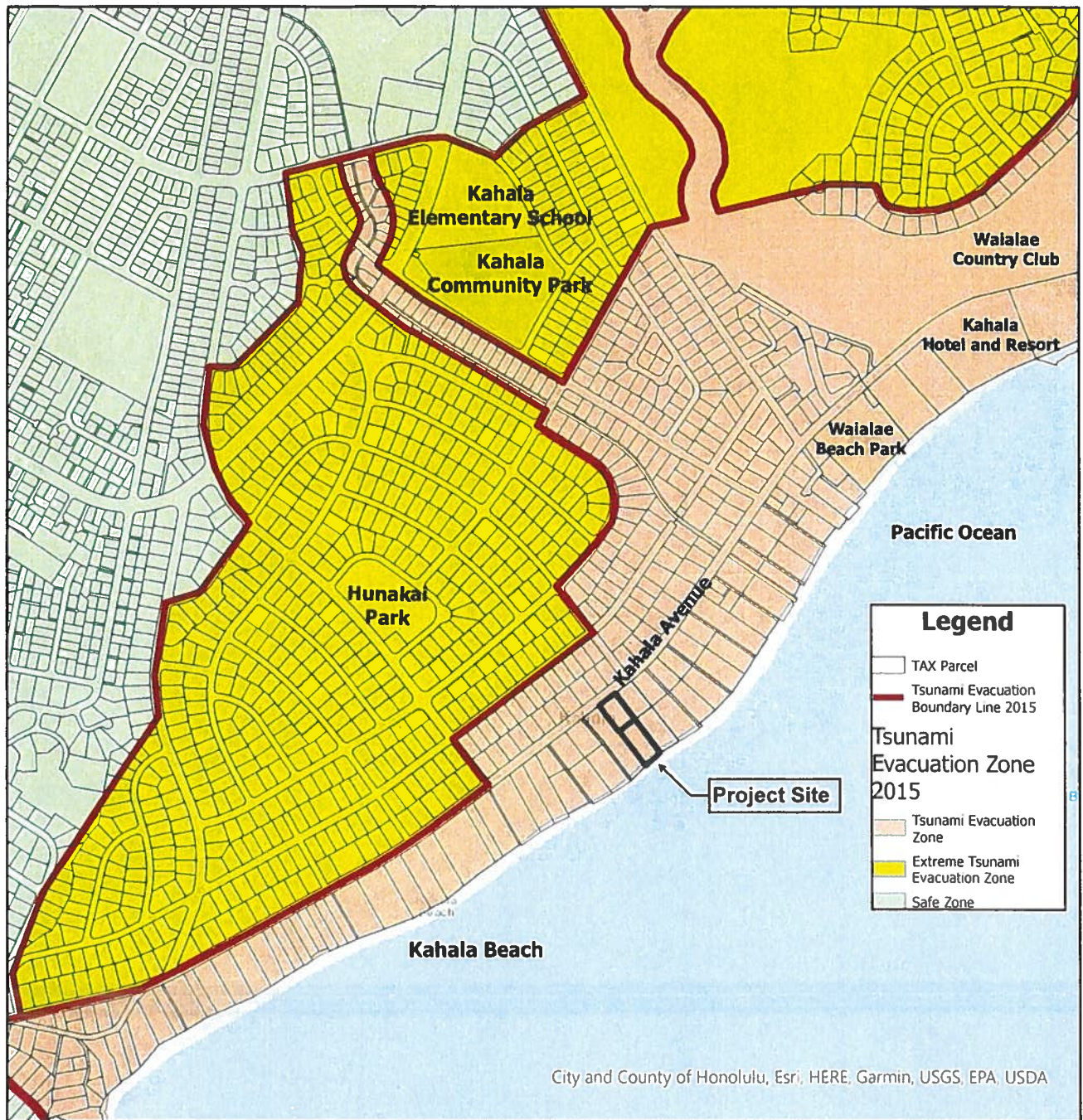
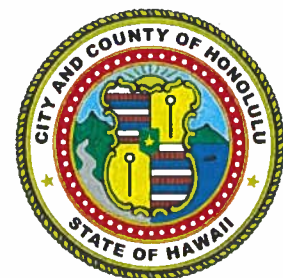


Exhibit J
Tsunami Map
File No. 2025-SMA-91

4669 Kahala Avenue
Waialae/Kahala

TMKs: 3-5-005: 005 and 008



Department of Planning and Permitting
 City and County of Honolulu

January 2026

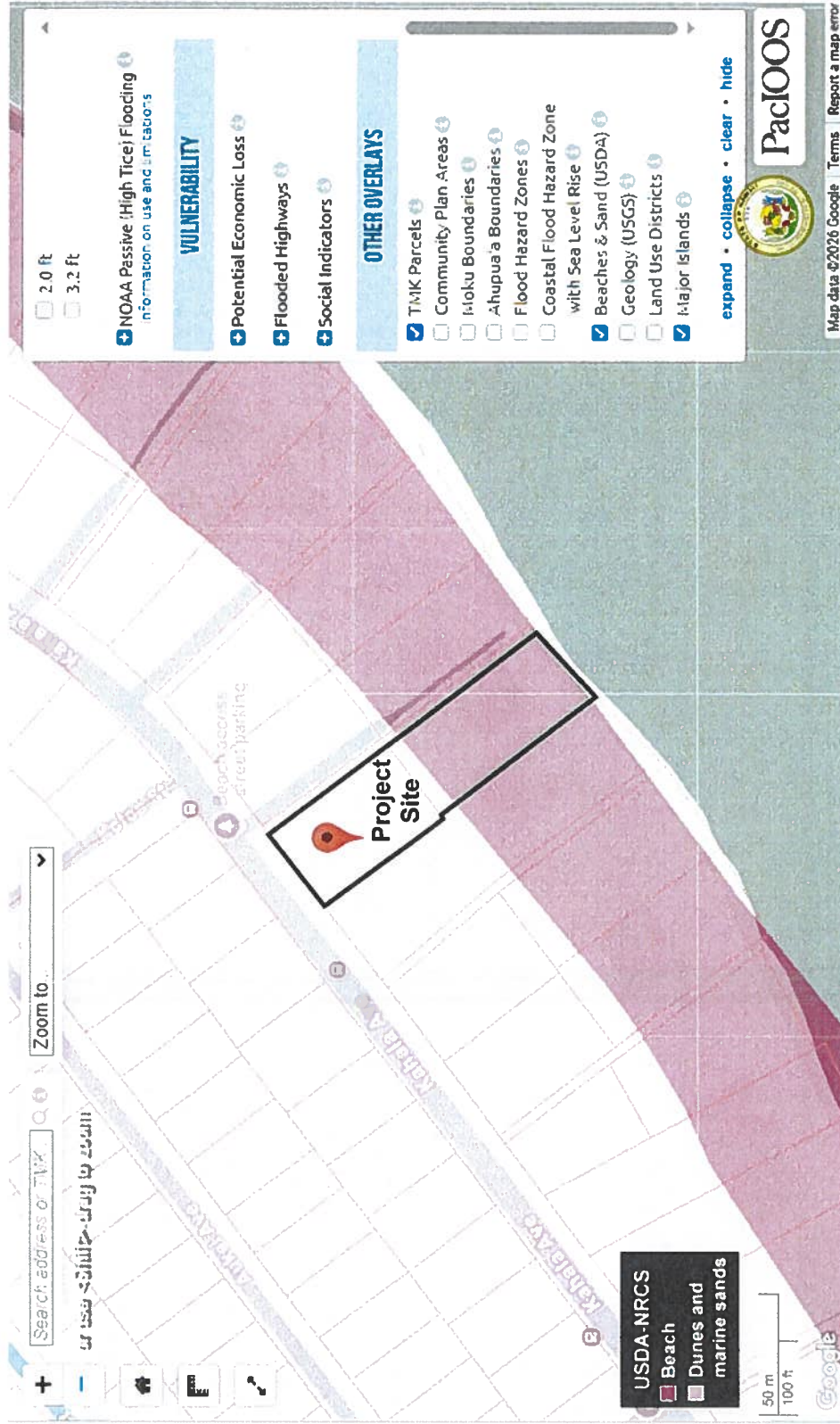


EXHIBIT K – COASTAL DUNES MAP

FILE NO. 2025-SMA-91



EXHIBIT L – CUMULATIVE IMPACT MAP FILE NO. 2025-SMA-91