

SUMMARY OF PROPOSED COMMITTEE DRAFT:

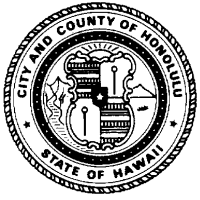
RESOLUTION 26-27

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.

The PROPOSED CD1 makes the following amendments:

- A. Amends the title of the resolution to read:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW ONE-STORY, SINGLE-UNIT DWELLING, DETACHED COVERED CABANA, TWO-CAR OPEN PARKING AREA, IN-GROUND SWIMMING POOL AND WATER FEATURE, AND AT-GRADE SPA, IN KĀHALA, O'AHU."
- B. Amends the first WHEREAS clause to clarify the description of the Project.
- C. Amends the second WHEREAS clause to clarify that several members of the public were present at the DPP's public hearing.
- D. Amends the fourth WHEREAS clause to add the year of the referenced Departmental Communication.
- E. In Condition F, relating to minimizing impacts to archaeological, historical, and cultural resources that may be present on the Project site, adds that all mitigation protocols approved or otherwise required by SHPD must be clearly stated on the construction permit plans and building permit plans.
- F. In Condition I, relating to minimizing the spread of invasive species, amends Condition I.1 to clarify that the Applicant proposes to import approximately 22 cubic yards of structural fill material.
- G. Makes miscellaneous technical and nonsubstantive amendments.



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

No. **26-27, CD1**
PROPOSED

RESOLUTION

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

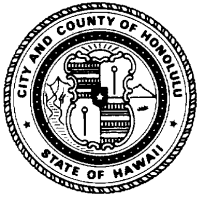
WHEREAS, on October 21, 2025, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2025-SMA-91) of Kinoshita Group Co. LTD (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a one-story, single-unit dwelling, detached covered cabana with wet bar and bathroom, two-car open parking area off of the existing driveway, in-ground swimming pool and water feature, and at-grade spa on two jointly-developed zoning lots totaling approximately 55,798 square feet of land zoned R-5 Residential District, consisting of an approximately 25,000-square-foot non-shoreline lot located at 4669 Kāhala Avenue and identified as Tax Map Key 3-5-005:008, and an approximately 30,798-square-foot shoreline lot located at 4671 Kāhala Avenue and identified as Tax Map Key 3-5-005:005 (the "Project"); 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 several members of the public; and

WHEREAS, on January 30, 2026, 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 February 3, 2026, by Departmental Communication 59 (2026), 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:

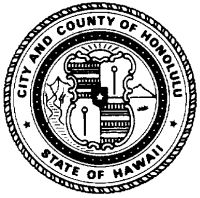


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- A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-13, and D through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in 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, 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 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:



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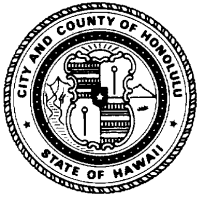
"In choosing to implement construction activities at Tax Map Keys 3-5-005:005 and 3-5-005:008, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation 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 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, 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 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 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 landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated on all Project building permit plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use



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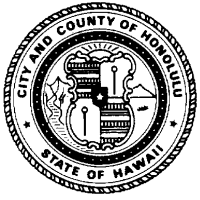
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Ordinance, are not allowed on Tax Map Keys 3-5-005:005 and 3-5-005:008."

- 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 Archaeological Inventory Survey ("AIS") that meets the requirements of § 13-276-5, Hawaii Administrative Rules, and includes subsurface testing conducted by a qualified archaeologist.
 2. 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; iwi kūpuna (Native Hawaiian ancestral remains); 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.

- 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.

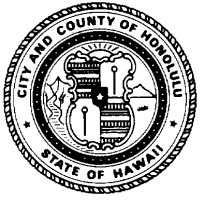


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2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b).
3. Exterior light fixtures on the project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture.
4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset).
5. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup-rearing season (June 1 through September 15).
6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.
7. All Project-related activities must cease if a Hawaiian monk seal, green sea turtle, or hawksbill sea turtle is present on land within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or 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 endangered, threatened, 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 surveys for the presence of such bird nests, eggs, or fledglings.

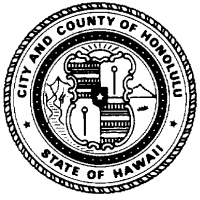


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- b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed.
 - c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:
 - i. The United States Fish and Wildlife Service ("USFWS") 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-foot 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 Project construction period, before work may resume, the qualified biologist must conduct subsequent 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.



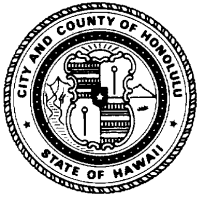
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The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- 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 by planting and irrigating naupaka along the shoreline, 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.

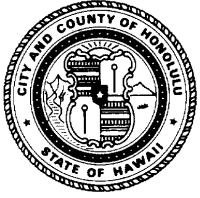


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1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 22 cubic yards of structural fill material. No importation of soil fill material is proposed.
2. The Applicant shall 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 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 information provided by the OISC are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of 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 in any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any

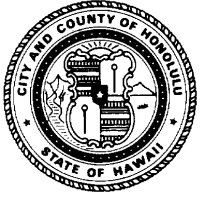


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successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material.

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

- J. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:
1. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.
 2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, 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 its 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.



RESOLUTION

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

BE IT FINALLY RESOLVED 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 Kapi'olani 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 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:

February 11, 2026

Honolulu, Hawai'i

Councilmembers



EXHIBIT A – LOCATION MAP

FILE NO. 2025-SMA-91



EXHIBIT B – ZONING MAP
FILE NO. 2025-SMA-91

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL THE LATEST CODES AND ORDINANCES APPLICABLE TO THE CONSTRUCTION PROJECT.
2. ALL DIMENSIONS TAKEN FROM FACE OF FRESH UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. REQUIRED TO COMPLETE ALL WORK INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.
4. THE CONTRACTOR SHALL MEET WITH THE ARCHITECT ON THE SITE TO REVIEW THE DRAWINGS AND OTHER CONTRACT DOCUMENTS, AND SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK. SHOULD THE CONTRACTOR OR SUBCONTRACTOR FIND ANY DISCREPANCIES, INTERFERENCES, OR OMISSIONS FROM THE DRAWINGS AND/OR SPECIFICATIONS, HE SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR'S BEST PROFESSIONAL KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THE CONTRACT SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS CAN BE MADE PRIOR TO THE DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
6. THE CONTRACTOR AND SUBCONTRACTOR SHALL GUARANTEE 45 MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL PAYMENT DATE AND UPON WRITTEN NOTICE, HE SHALL REDEEM AND REPAIR ANY DEFECTIVE MATERIALS OR WORKMANSHIP, AND SHALL PAY ALL EXPENSES FOR SUCH WORK INCLUDING DAMAGE TO OTHER WORK RESULTING THEREFROM.
7. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SITE IN A SAFE CONDITION AND TO MAINTAIN SECURITY DURING CONSTRUCTION.
8. ALL PLYWOOD AND LUMBER TO BE TREATED TREATED.
9. THE BUILDING PERMIT, PLAN CHECK FEE, AND INSURANCE SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. ALL OTHER PERMITS SHALL BE TAKEN OUT AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
10. OWNER/CONTRACTOR SHALL PERFORM ALL WORK USING (BMP) BEST MANAGEMENT PRACTICE.

SECTION R314 SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH INTERVENEING DOORS CLOSED

RETENTION OF PLANS
ONE SET OF APPROVED PLANS, SPECIFICATIONS, AND COMPUTATIONS SHALL BE RETAINED BY THE BUILDING OFFICIAL FOR A PERIOD OF NOT LESS THAN 90 DAYS FROM DATE OF COMPLETION OF THE WORK COVERED THEREIN AND ONE SET OF APPROVED PLANS SHALL BE RETURNED TO THE APPLICANT AND SAID SET SHALL BE KEPT ON THE SITE OF WORK AT ALL TIMES DURING THE WORK AUTHORIZED THEREIN IS IN PROGRESS (SEC 8-52, R.O. #78 (1983 LD), AM ORD 93-14)
FAS INITIATION, NOTIFICATION, AND PROTECTION SHALL BE PROVIDED PER 13.711 WHERE INSTALLATION DEVIATES FROM THE APPROVED PLANS, REVISED DRAWINGS ARE TO BE RESUBMITTED FOR REVIEW, AND

13.19 WHEN A FIRE PROTECTION SYSTEM IS OUT OF SERVICE FOR MORE THAN 4 HOURS IN A 24-HOUR PERIOD, THE MAJ SHALL BE PERMITTED TO REQUIRE THE BUILDING TO BE EVACUATED OR AN APPROVED FIRE WATCH TO BE PROVIDED FOR ALL PORTIONS LEFT UNPROTECTED BY THE FIRE PROTECTION SYSTEM SHUTDOWN UNTIL THE FIRE PROTECTION SYSTEM HAS BEEN RETURNED TO SERVICE

- 6.1 GENERAL REQUIREMENTS
- 6.1.1 STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, COMPLY WITH THE FOLLOWING STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND THIS CHAPTER.
- 6.1.2 A FIRE PROTECTION PLAN SHALL BE ESTABLISHED WHERE REQUIRED BY THE AIA.
- 6.1.3 PROTECTIVE MEASURES INCLUDING PROTECTIVE HOSE OR EQUIPMENT SHALL BE MAINTAINED AT ALL TIMES FOR THE USE OF CONSTRUCTION WORKERS. ESCAPE FACILITIES SHALL CONSIST OF DOORS, WALLCRAWLS, STAIRS, RAMPES, FIRE ESCAPES, LADDERS, OR OTHER APPROVED MEANS OR DEVICES ARRANGED IN ACCORDANCE WITH THE GENERAL PRINCIPLES OF CHAPTER 14 AND NFPA 101, LIFE SAFETY CODE, HHSFAR AS THEY CAN REASONABLY BE APPLIED TO BUILDING CONSTRUCTION 101-4-4-021.
- 6.4.3 FIRE PROTECTION DURING CONSTRUCTION
- 6.4.3.1 A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES BE MAINTAINED OPERATIONAL AT ALL TIMES DURING CONSTRUCTION.

SPECIAL INSPECTION SHALL BE PROVIDED FOR
ITEM 13, SPECIAL GRADING, EXCAVATION AND FILLING
ITEM 14, WEATHERED SHEAR WALL AND DRAINAGE
ITEM 15, MID AND POST FLOOD CERTIFICATION
ITEM 17, COMPLETE LOAD PATH AND UPLIFT TIES
ITEM 18, TERRACE PROTECTION

- BWS NOTES:** 
1. THE EXISTING WATER METER DOES NOT SERVE ANY IRRIGATION AND AUTOMATIC FIRE SPRINKLER SYSTEM.
2. ALL NEW PLUMBING FIXTURES SHALL BE LOW FLOW TYPE

ESCP NOTES:	
1.	AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION, THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2.	AFTER INSTALLING THE CONSTRUCTION BMPs AND PROVIDING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESOP (APPENDIX B ESOP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESOP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.
3.	THE ESOP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EQUAL TO 01P DP00N000000000) CONFIRMING THE BMP AND GOOD HOUSE KEEPING MEASURE ARE IN PLACE, AND THE PUBLIC HEALTH, SAFETY, AND CONVIENENCE NOTES.

- THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL STATE AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FREE FROM DISTURBANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
- THE CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR OTHER MATERIALS TO FALL FROM ANY HIGHLY SLOPED PROPERTIES, STREETS OR NATURAL WATERCOURSES, SHOULD SUCH VIOLATION OCCUR, THE CONTRACTOR SHALL IMMEDIATELY PLACE ALL REMEDIAL ACTIONS NECESSARY.
- THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR PROTECTIONS FOR CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH POLLUTION CONTROL PLAN APPROVED BY THE STATE DEPARTMENT OF HEALTH.
- STANDARD RESIDENTIAL STORY WATER MANAGEMENT NOTE FOR SINGLE-FAMILY AND TWO FAMILY DWELLING PROJECTS
- (1) USE SITE DESIGN PRACTICES TO REDUCE THE IMPROPER SURFACES AREA TO MAXIMUM DRAINAGE FUNCTIONAL AREAS.
- (2) MINIMIZE IMPERVIOUS SURFACE AREA FOR THE LT PART NOT EXCEED 75% PER LOT SECTION 2-3-10 16(C)
- (3) TOTAL NDI IMPERVIOUS=83%

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

Parcel 8

EXISTING SINGLE FAMILY DWELLING

Parcel 5

NEW CABANA

LANDSCAPING

NEW MALOHAT

SHIPPING POOL

NEW MALOHAT

LANDSCAPING

LANDSCAPING

ROOF LINE SHOWN DASHED

ISA PLAN
SCALE: 1" = 40'

Parcel 5
277'-4" x 200'-0"

Parcel 8
200'-0" x 200'-0"

EXISTING DRIVEWAY

NEW SINGLE FAMILY DWELLING

NEW CANOPY

LANDSCAPING

NEW HALLWAY

NEW PORCH

NEW ZONE

NEW HALLWAY

LANDSCAPING

DRIVEWAY

EXISTING SINGLE FAMILY DWELLING

SEWER EASEMENT

POWER LINE EASEMENT

C SITE PLAN
SCALE: 1"=40'-0"

Parcel 8

EXISTING SINGLE FAMILY DWELLING

Parcel 5

DEM'D EXISTING WATER FEATURE

REMOVE EXISTING TREES

REMOVE EXISTING TREES

0 10 20 30 40'

NORTH

B DEMOLITION PLAN

SCALE 1" = 40'

0 40'

PROJECT LOCATION

PROJECT LOCATION

TO THE BEST OF MY KNOWLEDGE, THIS PROJECT'S DESIGN SUBSTANTIALLY
CONFORMS TO THE BUILDING ENERGY CONSTRUCTION CODE FOR

3 BUILDING COMPONENT SYSTEMS
ELECTRICAL COMPONENT SYSTEMS
MECHANICAL COMPONENT SYSTEMS
MECHANICAL COMPONENT SYSTEMS

SIGNATURE: John D. Williams DATE: 1/20/79
TITLE: Architect
LICENSE NO. 4649

ADDRESS: 4604 KAMAHUA AVE
4671 KAMAHUA AVE
HONOLULU, HAWAII 96806
3-5-005-005 + 000

TAX MAP KEY:

ZONING: R-5 RESIDENTIAL DISTRICT

ZONING LOT SIZE: 25,000 +/- 70, 756 +/- 53, 756 00 SF

MAXIMUM BUILDING AREA: 53,756.00 SF X 50% = 26,878.00 SF

ACTUAL BUILDING AREA: 7,260 (EXISTING) + 2,370 (PROPOSED)
= 9,630 SF TOTAL

FLOOR AREA CALCULATIONS: 1) 551 (EXISTING) + 2,370 (PROPOSED)
= 2,921 SF TOTAL

PARKING REQUIREMENT: 12,400/4000 + 14 REQUIRED TOTAL

PARKING PROVIDED: 12 (EXISTING) + 2 (PROPOSED) = 14 TOTAL

MAX IMPERVIOUS SURFACE 53,756 SF X .75% = 40,317 SF MAX

ACTUAL IMPERVIOUS SURFACE: 14,703 SF (EXISTING) + 17,111 (PROPOSED)
= 26,364 SF TOTAL (40%)

FA = 60% OF LOT = 32,753.40 SF

STATE LAND USE: URBAN DISTRICT

SHAPE/BOUNDLINE: IN SHA

FLOOD ZONE: AE (ELEV 7)
AO (DEPTH 1)

STREET SETBACK: NONE

RESIDENCE

FLOOR AREA CALCULATIONS: LIVING: CARPORT

SINGLE FAMILY DWELLING FLOOR: 1,784 SF -0- SF

CADAMA FLOOR: 944 SF

TOTAL: 2,370 SF -0- SF

BUILDING CODE:

EFFECTIVE CODE: IRC 2000

TYPE OF CONSTRUCTION: V-B

NO OF SHEETS	DRAWING NO.	DESCRIPTION
1	001	SITE PLAN AND PROJECT DATA
2	A101	OVERALL FLOOR PLAN
3	A102	FLOOR PLAN
4	A103	FLOOR PLAN, ROOF PLAN AND REFLECTED CEILING PLAN
5	A104	ROOF PLAN AND WALL TYPES
6	A105	REFLECTED CEILING AND DETAIL
7	A201	EXTERIOR ELEVATIONS AND WINDOW TYPES
8	A202	EXTERIOR ELEVATIONS AND DOOR TYPES
9	A303	EXTERIOR ELEVATIONS AND BUILDING SECTIONS
10	A301	BUILDING SECTIONS AND WALL SECTIONS
11	A401	INTERIOR ELEVATIONS
12	S001	STRUCTURAL NOTES
13	S002	STRUCTURAL DETAILS
14	S003	STRUCTURAL DETAILS
15	S101	FOUNDATION PLAN
16	S102	FOUNDATION PLAN AND DETAILS
17	S103	ROOF FRAMING PLAN

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

Sheet Title:
SITE PLAN AND
PROJECT DATA

Revisions:

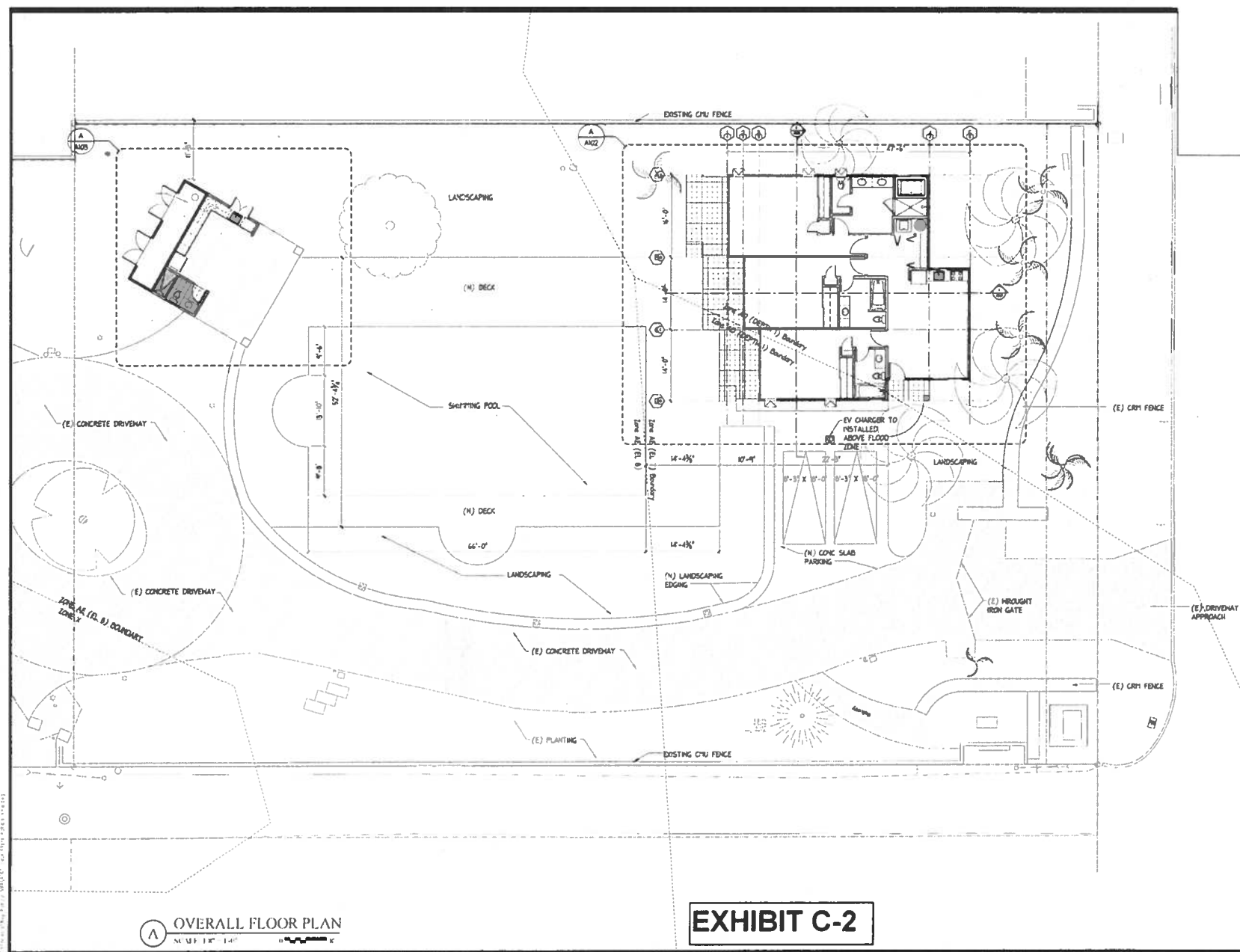
 COMMENTS REVISIONS

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

 Drawing Number: _____

001

Sheet 1 of 17



Roy K. Yamamoto
Architect, AIA, Inc.
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1401 14th St., Suite 200, San Francisco, CA 94103
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Project Name:

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

Sheet Title:

OVERALL FLOOR PLAN

Revisions:

Project Number:

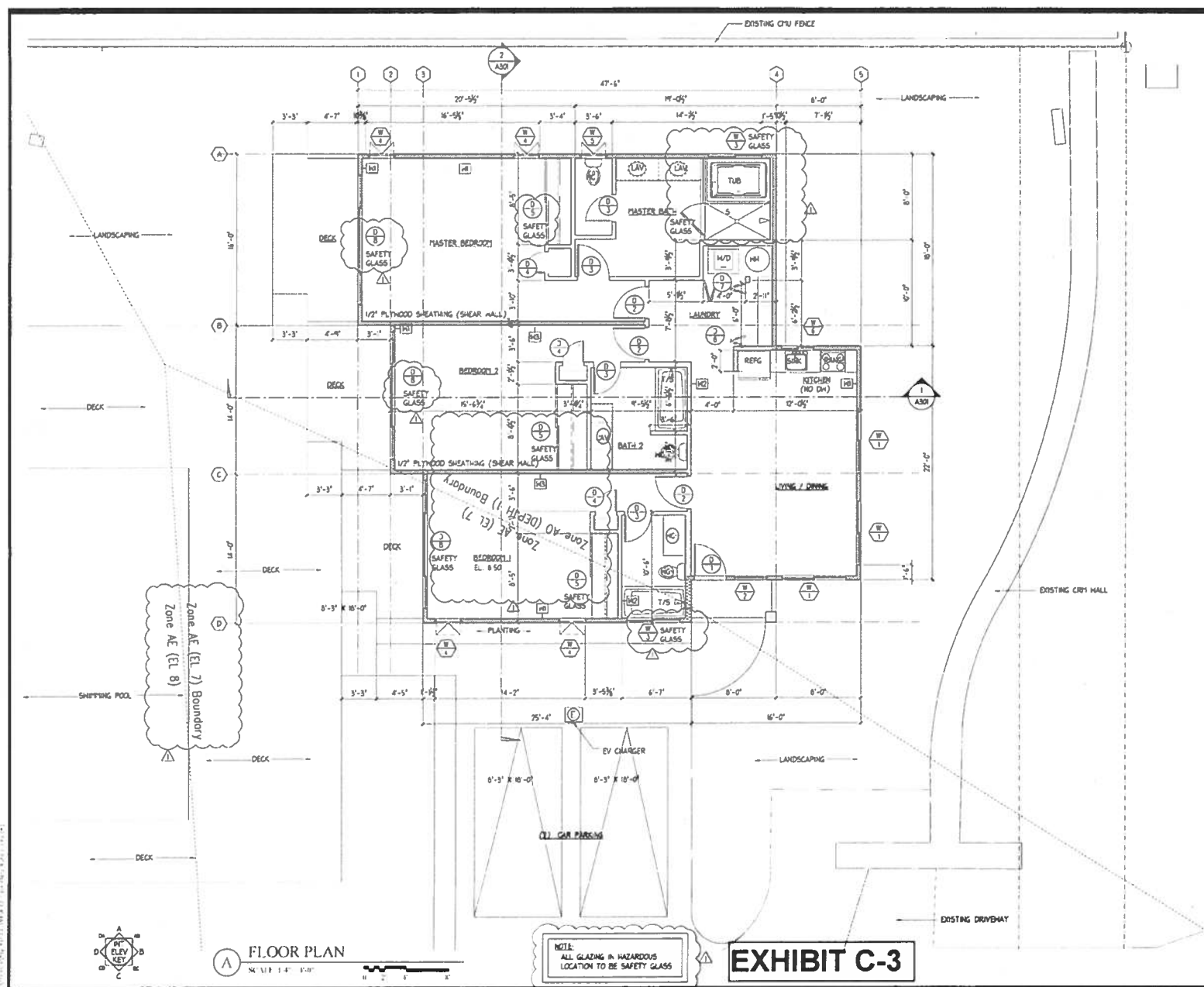
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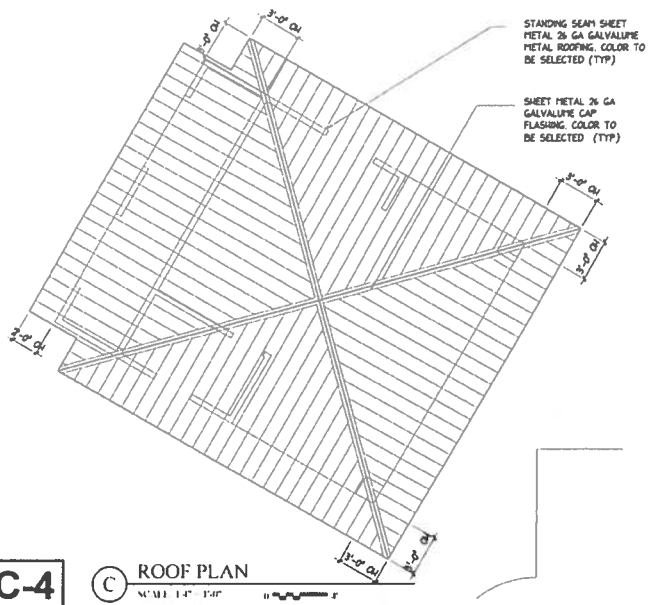
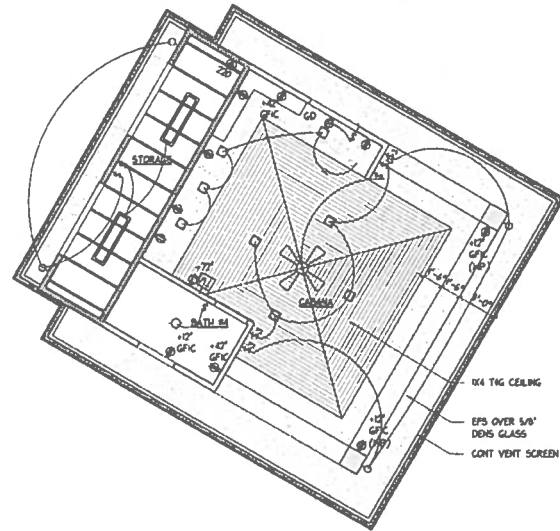
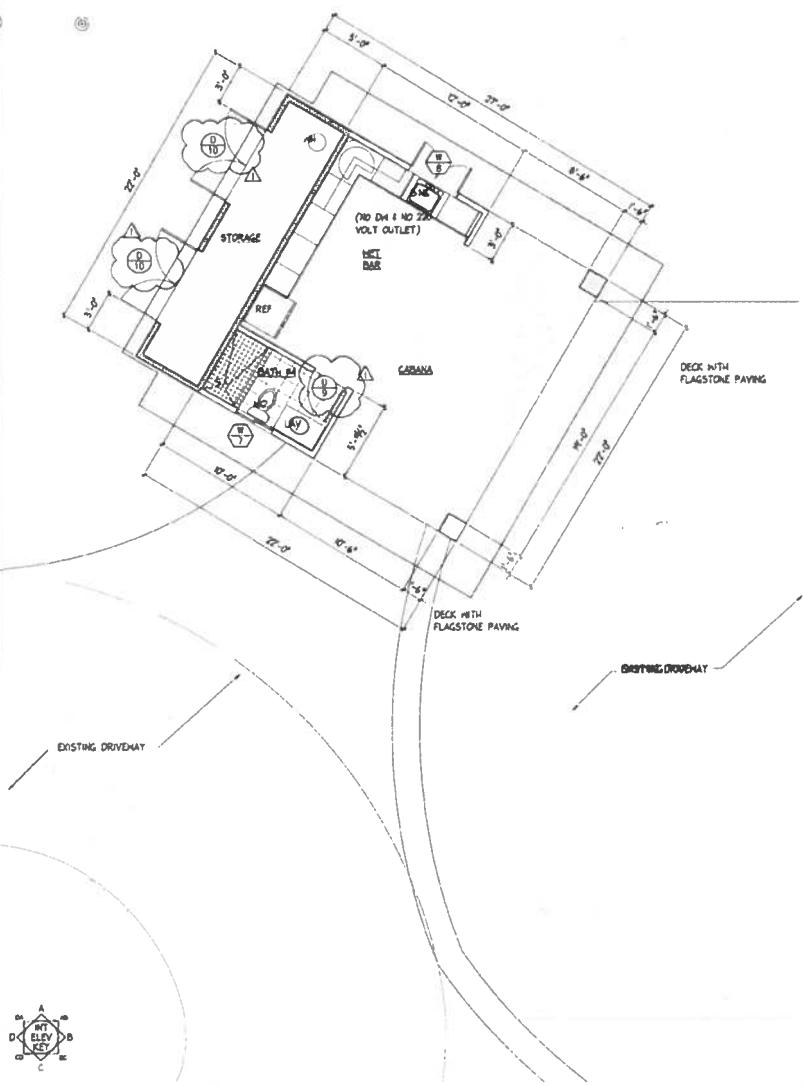
Date: 7/30/25

Drawing Number:

A101

Sheet 2 of 17





- ELECTRICAL SYMBOLS**
- ◆ LIGHT FIXTURE - CEILING MOUNTED
 - ◆ RECESSED LIGHT W/ LENS
 - ◆ MOISTURE RESISTANT
 - ◆ SURFACE MOUNTED LIGHT
 - ◆ 2X4 FLOURESCENT LIGHT
 - ◆ DUPLEX RECEPTACLE
 - ◆ DUPLEX RECEPTACLE-WATERPROOF
 - ◆ 220 DUPLEX RECEPTACLE
 - ◆ SMOKE DETECTOR/ALARM SHALL COMPLY WITH PER 200 IRC
 - ◆ SINGLE POLE SWITCH
 - ◆ 3-WAY SWITCH
 - ◆ TV OUTLET
 - ◆ ELECTRIC PANEL

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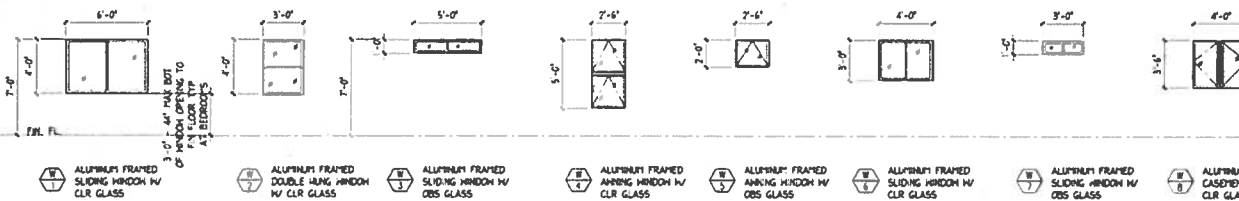
Project Name:
 New One Story Single Family Dwelling and Cabana
 at
 4669 Kahala Ave.
 Honolulu, HI 96816
 TMK: 3-5-005-008

Sheet Title:
 FLOOR PLAN, ROOF PLAN & REFLECTED CEILING

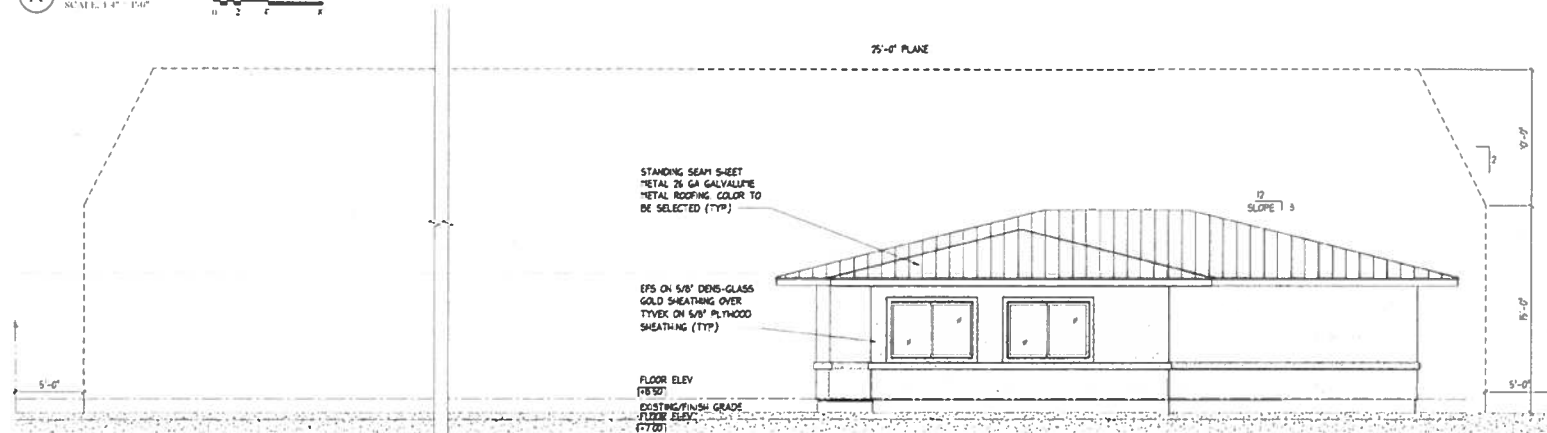
Revisions:
 COMMENTS REVISIONS

Project Number:
 Drawn By: AA
 Date: 7/30/25
 Drawing Number:
A103
 Sheet 4 of 17

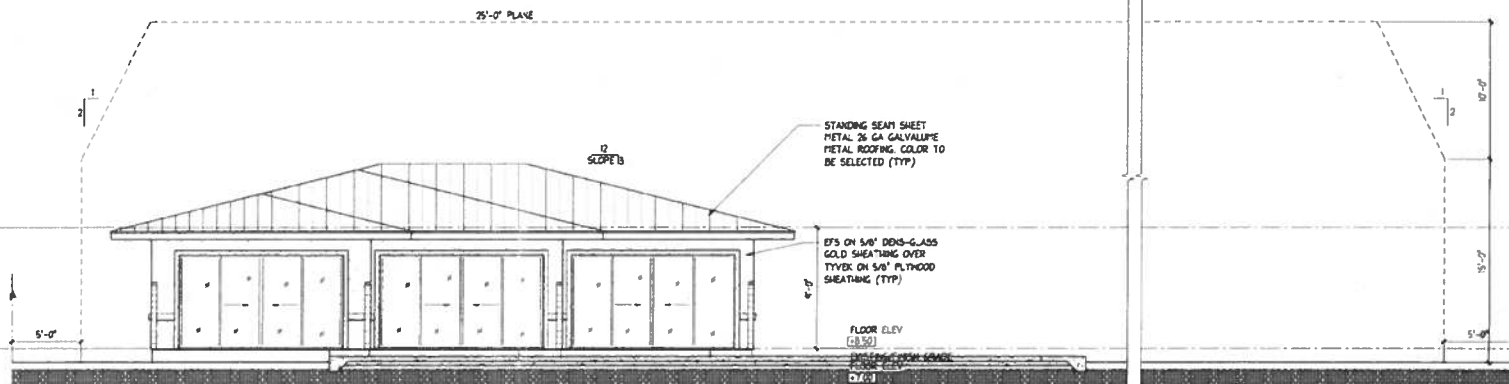
EXHIBIT C-4



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



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



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

EXHIBIT C-5



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

Sheet Title:
EXTERIOR ELEVATIONS & WINDOW TYPES

Revisions:

Project Number: _____
Drawn By: **AA**
Date: **7/30/25**
Drawing Number:
A201
Sheet **7** of **17**



Roy K. Yamamoto
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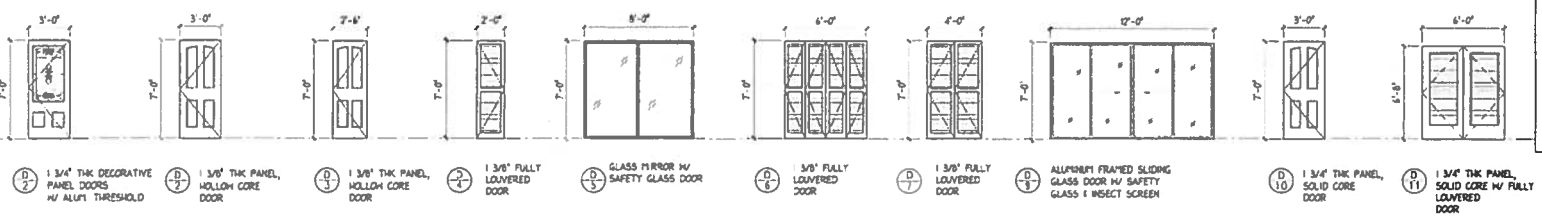


Project Name:
**New One Story Single
Family Dwelling
and Cabana**
at
4669 Kahala Ave.
Honolulu, HI 96816
TMK: 3-5-005:008

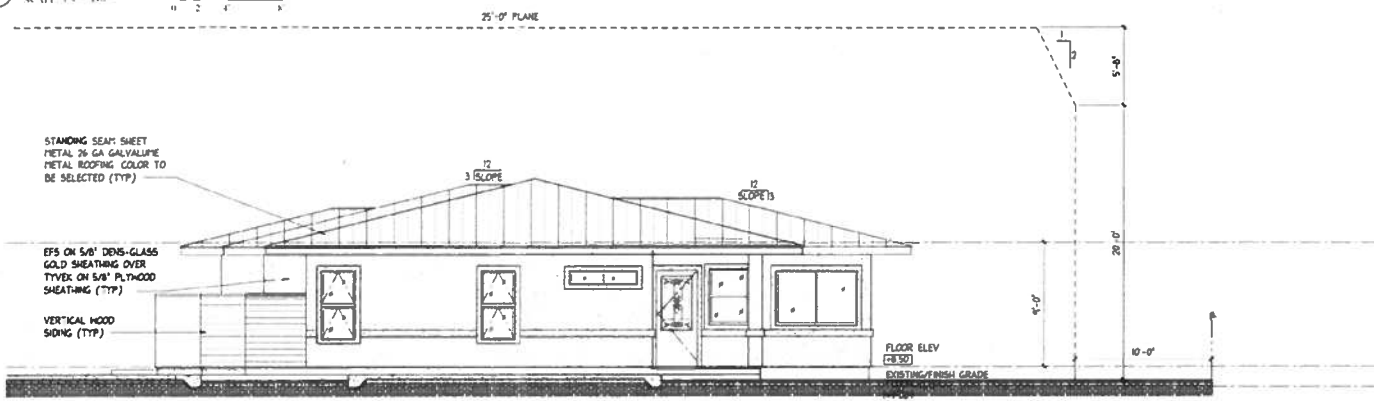
Sheet Title:
**EXTERIOR ELEVATIONS
& DOOR TYPES**

Revisions:

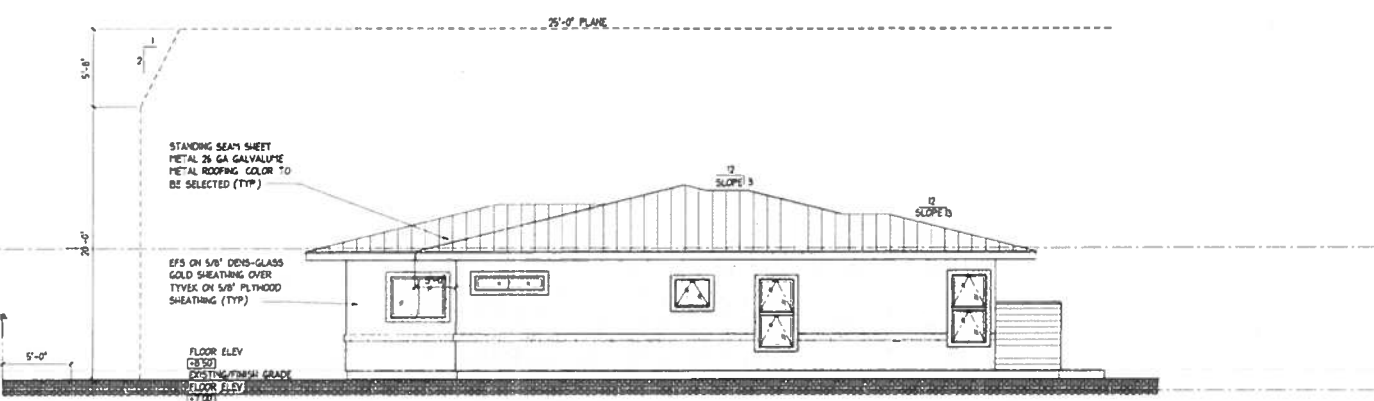
Project Number: _____
Drawn By: AA
Date: 7/30/25
Drawing Number:
A202
Sheet 8 of 17



DOOR TYPES
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

EXHIBIT C-6

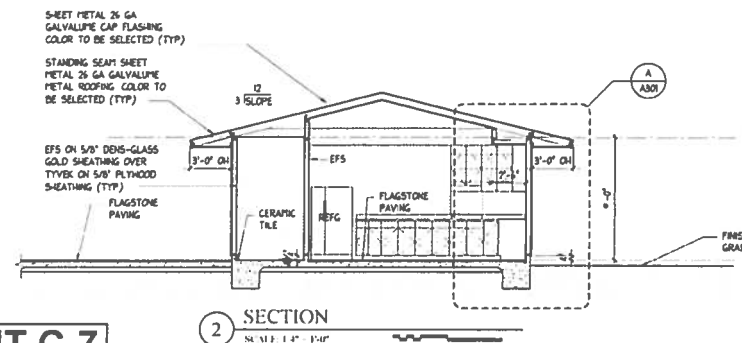
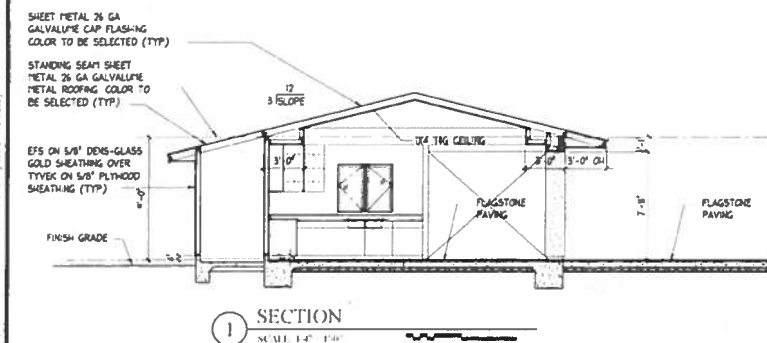
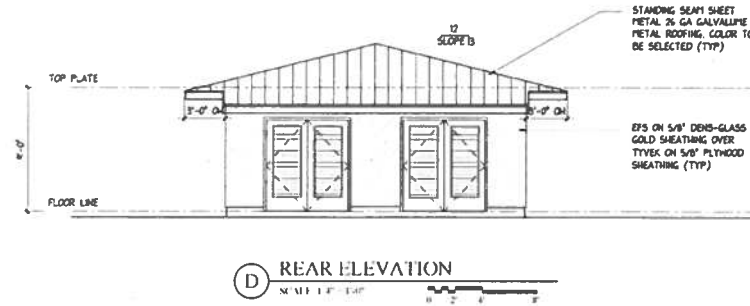
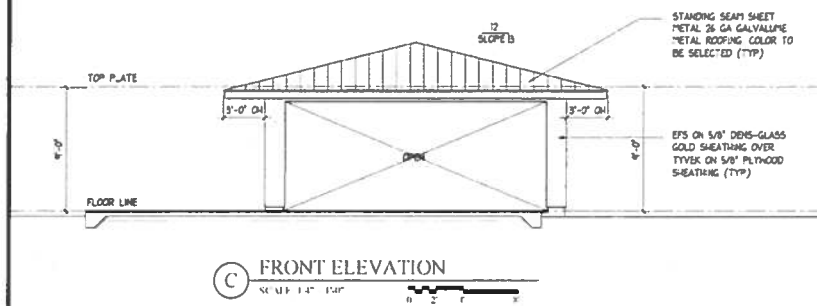
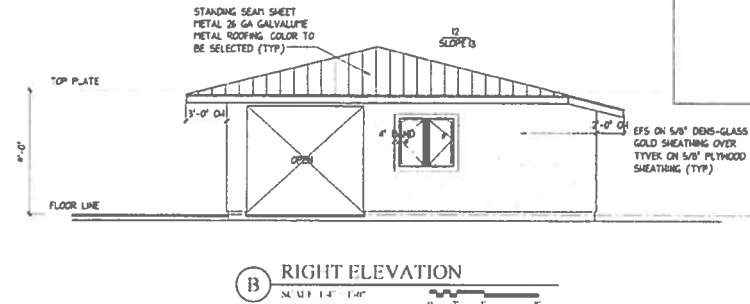
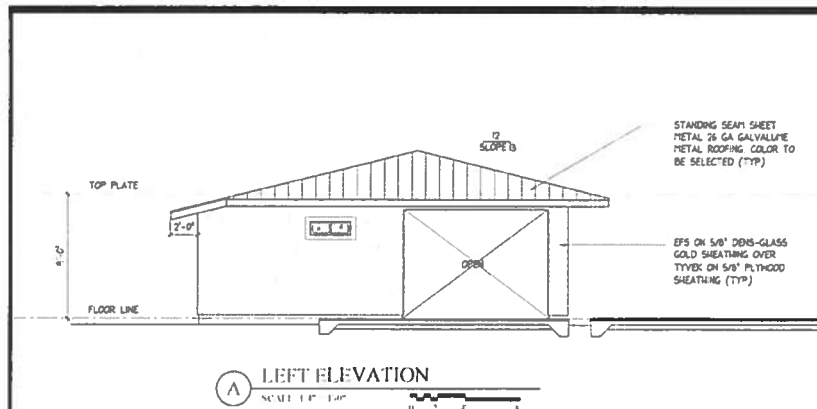


EXHIBIT C-7

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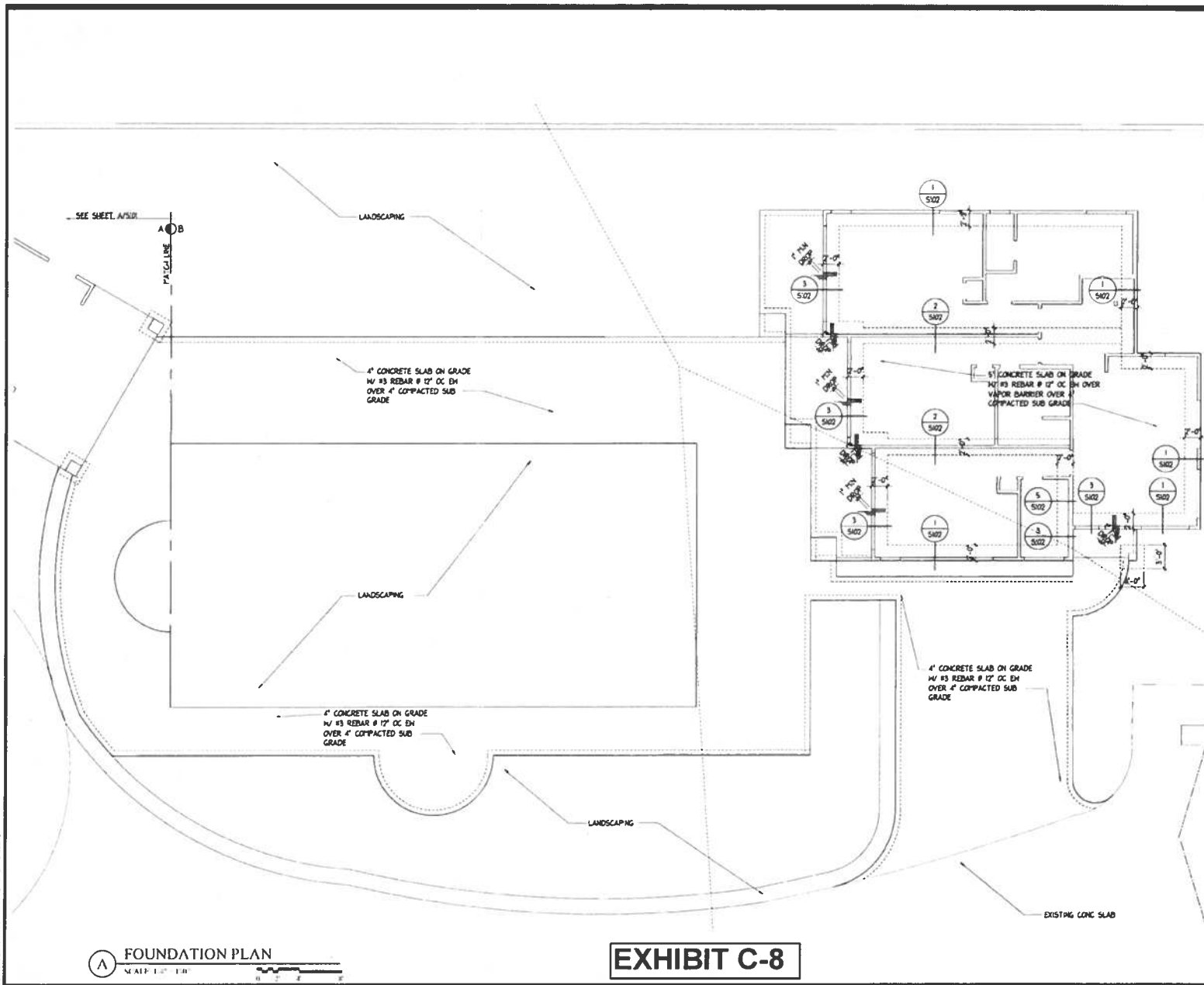
Project Name:
New One Story Single Family Dwelling and Cabana
at
4669 Kahala Ave.
Honolulu, HI 96816
TMK: 3-5-005-008

Sheet Title:
EXTERIOR ELEVATIONS AND BUILDING SECTIONS

Revisions:

Project Number:
Drawn By: AA
Date: 7/30/25

Drawing Number:
A203
Sheet 9 of 12



FOUNDATION PLAN
 SCALE 1/4" = 1'-0"

EXHIBIT C-8


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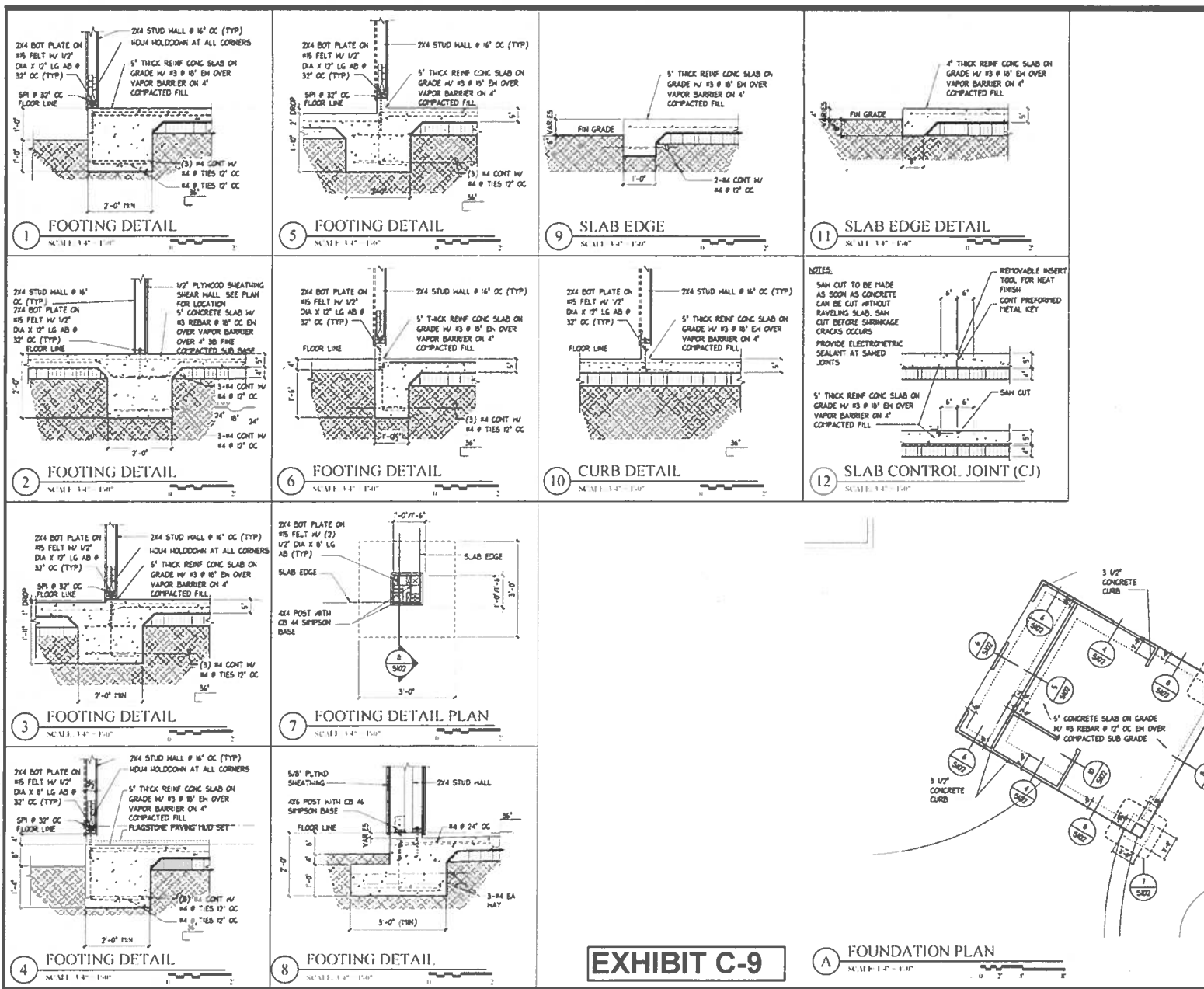

 Roy K. Yamamoto
 Licensed Professional Engineer
 State of Hawaii
 License No. 4448
 This seal was prepared by R.K.Y. for
 the purpose of being used in the
 contract as the engineer's seal and
 signature only.

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

Revisions:

Project Number: _____
 Drawn By: AA
 Date: 7/30/25
 Drawing Number:
S101
 Sheet 15 of 17



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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:

Project Number:

Drawn By: **AA**

Date: **7/30/25**

Drawing Number:

S102

Sheet **16** of **17**

1 AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORMWATER INSPECTOR LISTED ON THE
2 HUNTERSBURG PERMIT.
3 AFTER INSTALLING THE PRE-CONSTRUCTION MEASURES AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED
4 CONSTRUCTION APPENDIX B ESCP FOR SMALL PROJECTS THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE STORMWATER INSPECTOR LISTED ON THE
5 BUILDING PERMIT, FOR A PRE-CONSTRUCTION INSPECTION.
6 THE ESCP COORDINATOR SHALL SUBMIT THE PRE-CONSTRUCTION INSPECTION REPORT TO THE CONTRACTOR AND THE STORMWATER INSPECTOR. THE REPORT
7 TO THE STORMWATER INSPECTOR SHALL BE SUBMITTED IN ACCORDANCE
8 TO THE SCHEDULED MEETING DATES CONCERNING THE PERMIT.

1 THE CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE
2 THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
3 THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AREA SURROUNDING THE CONSTRUCTION SITE FREE OF TRAFFIC
4 WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
5 THE CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO MINIMIZE FLOODING, RISK, SOIL OR EROSION IN ANY FORM OF TAIL, SLIDE, OR FLOW ON OR ADJACENT TO PROPERTIES, STREETS OR NATURAL WATER COURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS
6
7 THE CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLAGS, HAZARDOUS MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE HEALTH, SAFETY AND
8 AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A SOIL POLLUTION CONTROL PLAN

1. USE THE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL THE TOTAL IMPERVIOUS AREA FOR THE LOT MAY NOT EXCEED 75% PER THE SECTION 21-374-1(c).
2. TOTAL IMPERVIOUS AREA = 58,649.

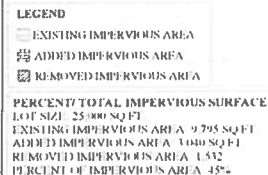


EXHIBIT C-10

Date of Birth: 01/19/2024
 Date of Issue: 03/19/2024
 Date of Expiration: 03/19/2024
 3 OF 6

PLUMBING STANDARDS & DISCHARGE NOTES

- ## GENERAL

GENERAL NOTES:

- [illegible]

STRUCTURAL

REBAR NOTES:

- [illegible]

ELECTRICAL

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

- [illegible]

PROPERTY LINE

5'-0" SIDE SLTBACK

1 SWIMMING POOL FLOOR PLAN

EXHIBIT C-12



4/30/26

THIS WORK WAS PREPARED BY ME OR UNDER MY OBSERVATION/CONSTRUCTION OF THIS PROJECT I WAS OR UNDER MY

DECLARATION OF CONSPIRACY IS AL-
SO USED IN FEDERAL ADMINISTRATIVE
PROC. 85-1114.6. 6.2. POSITION OF
"CONSPIRACY" AND CONSPIRACY AFFAIRS.
CHAPTER 6.2. POSITION OF
DECLARATION OF CONSPIRACY IS AL-
SO USED IN FEDERAL ADMINISTRATIVE
PROC. 85-1114.6. 6.2. POSITION OF
"CONSPIRACY" AND CONSPIRACY AFFAIRS.
CHAPTER 6.2. POSITION OF

DATE REVISIONS

4669 KAHALA AVE RESIDENCE
SWIMMING POOL, SPA, AND WF
4669 KAHALA AVENUE
HONOLULU, HI 96816

TAK-112 113 5-005 009

SPECS AND FLOOR PLAN

WF200

WF200

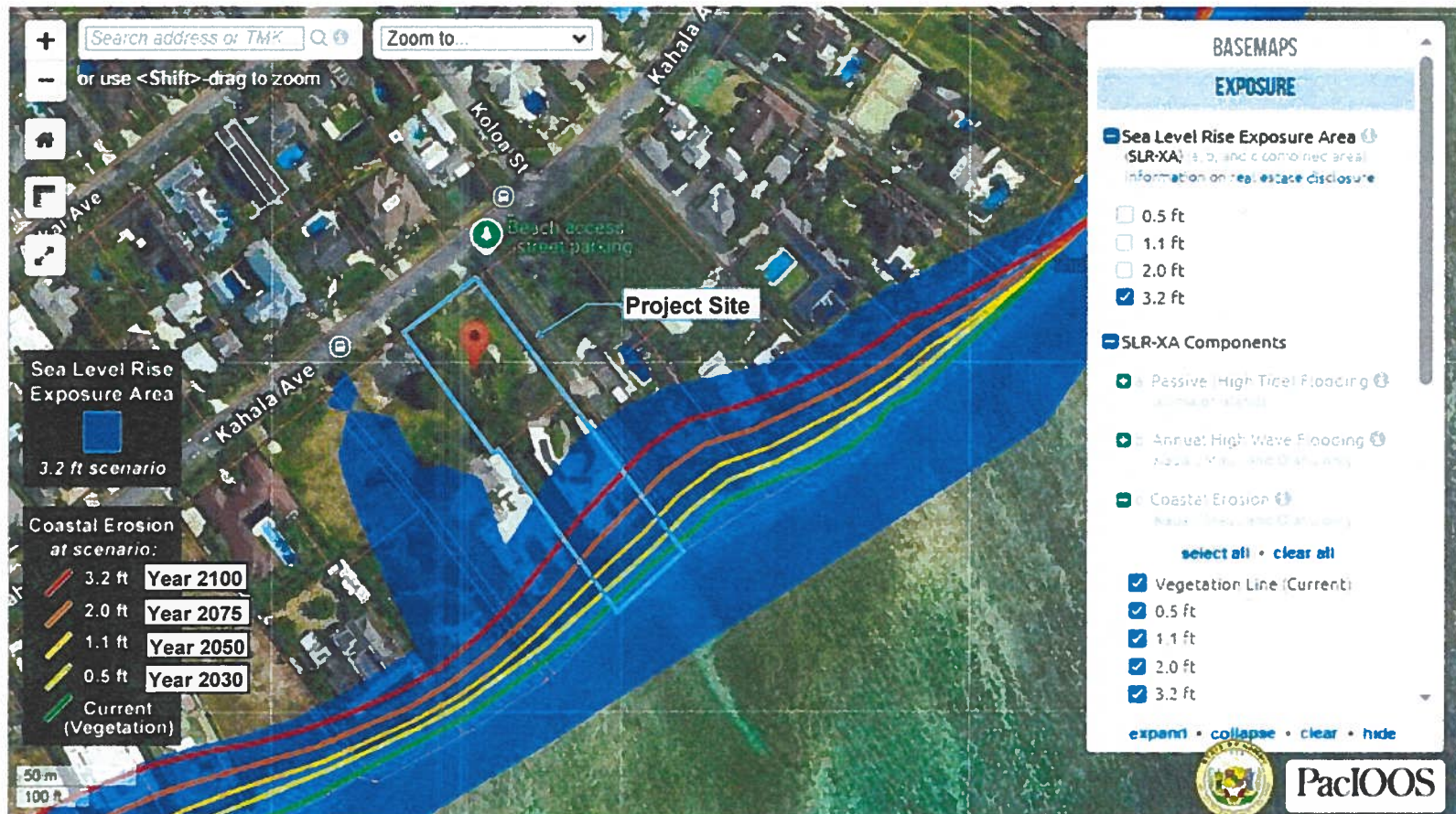


EXHIBIT D

SEA LEVEL RISE EXPOSURE MAP

FILE NO. 2025-SMA-91

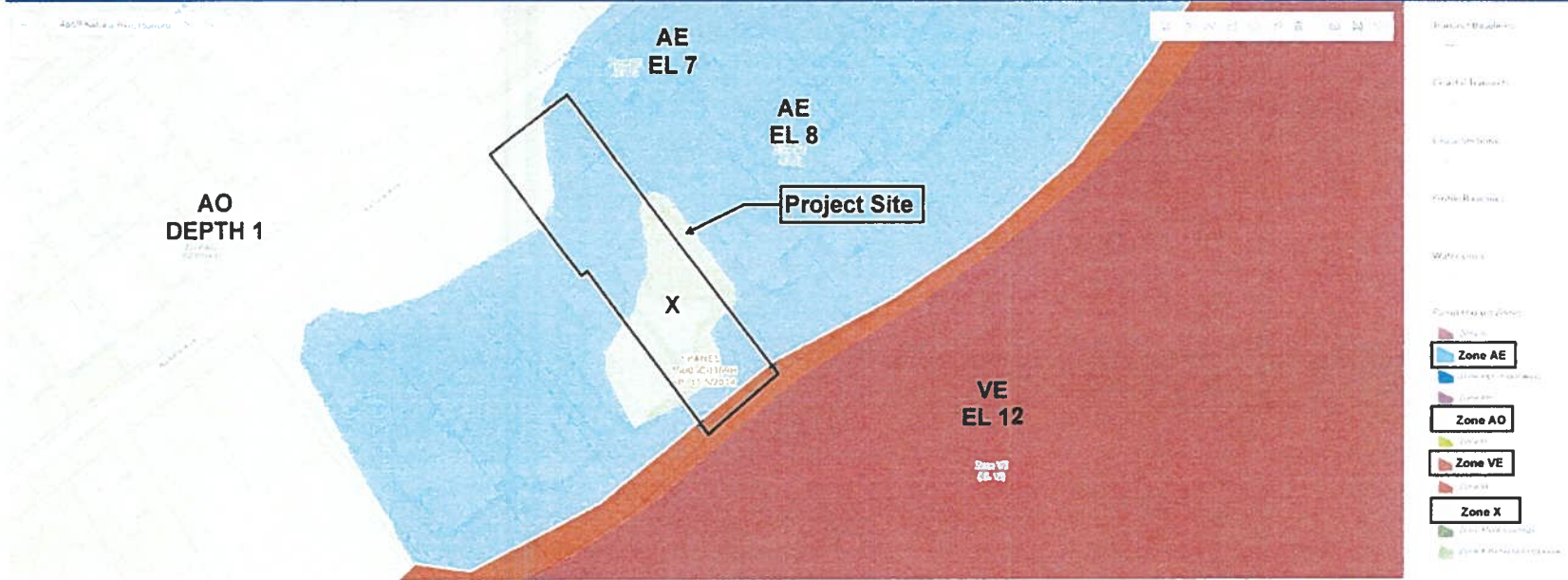
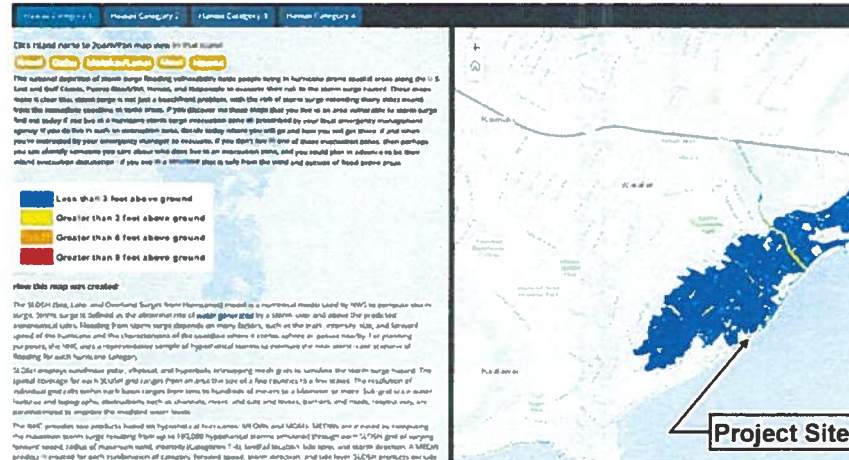
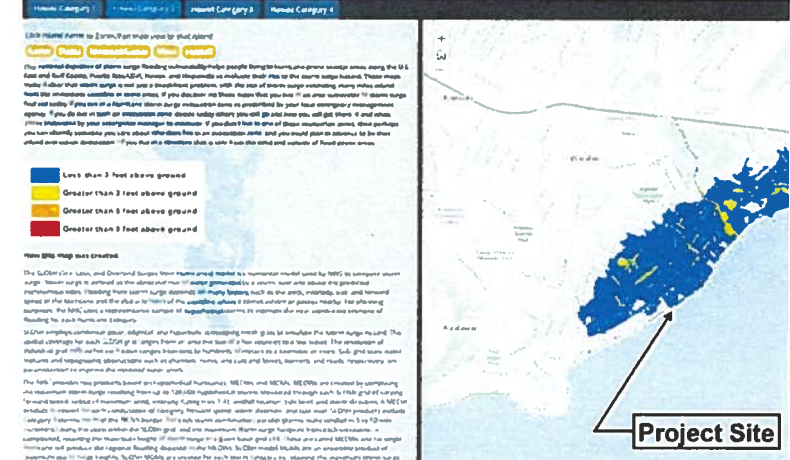


EXHIBIT E – FLOOD MAP
FILE NO. 2025-SMA-91

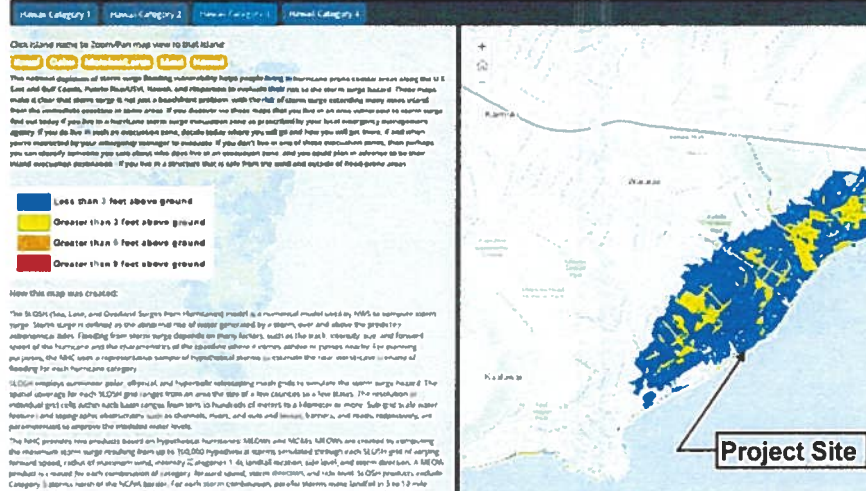
Category 1



Category 2



Category 3



Category 4

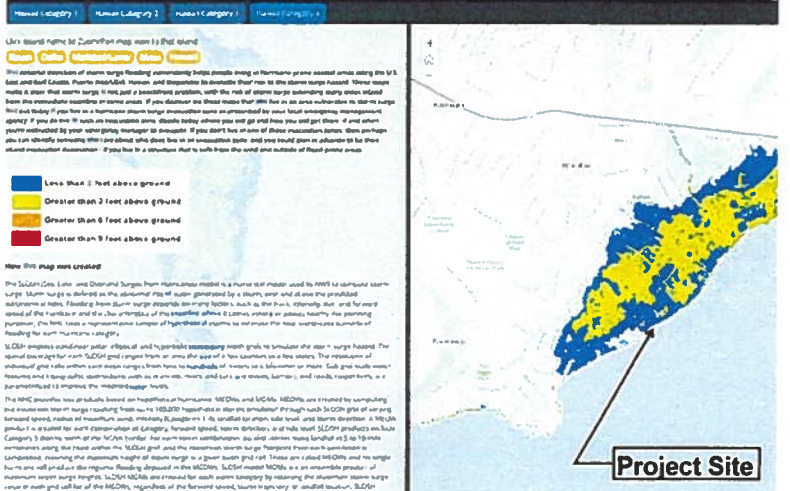


EXHIBIT F – HURRICANE STORM SURGE MAP FILE NO. 2025-SMA-91



Climate Ready O'ahu W



EXHIBIT G - HISTORIC SHORELINE EROSION MAP
FILE NO. 2025-SMA-91



EXHIBIT H – WETLANDS MAP
FILE NO. 2025-SMA-91

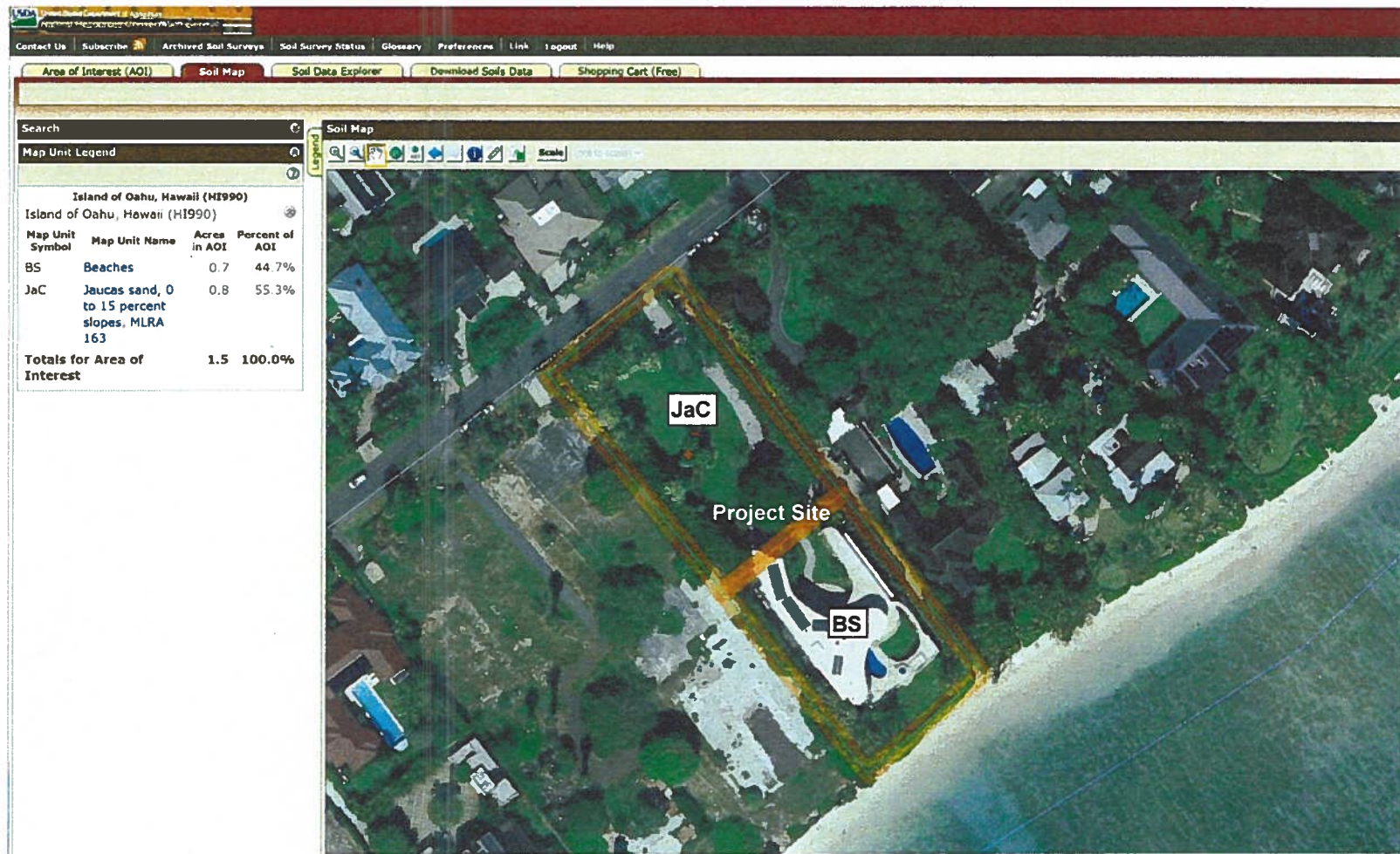


EXHIBIT I – NRCS SOILS MAP
FILE NO. 2025-SMA-91

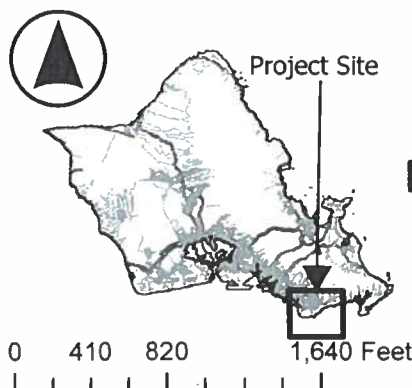
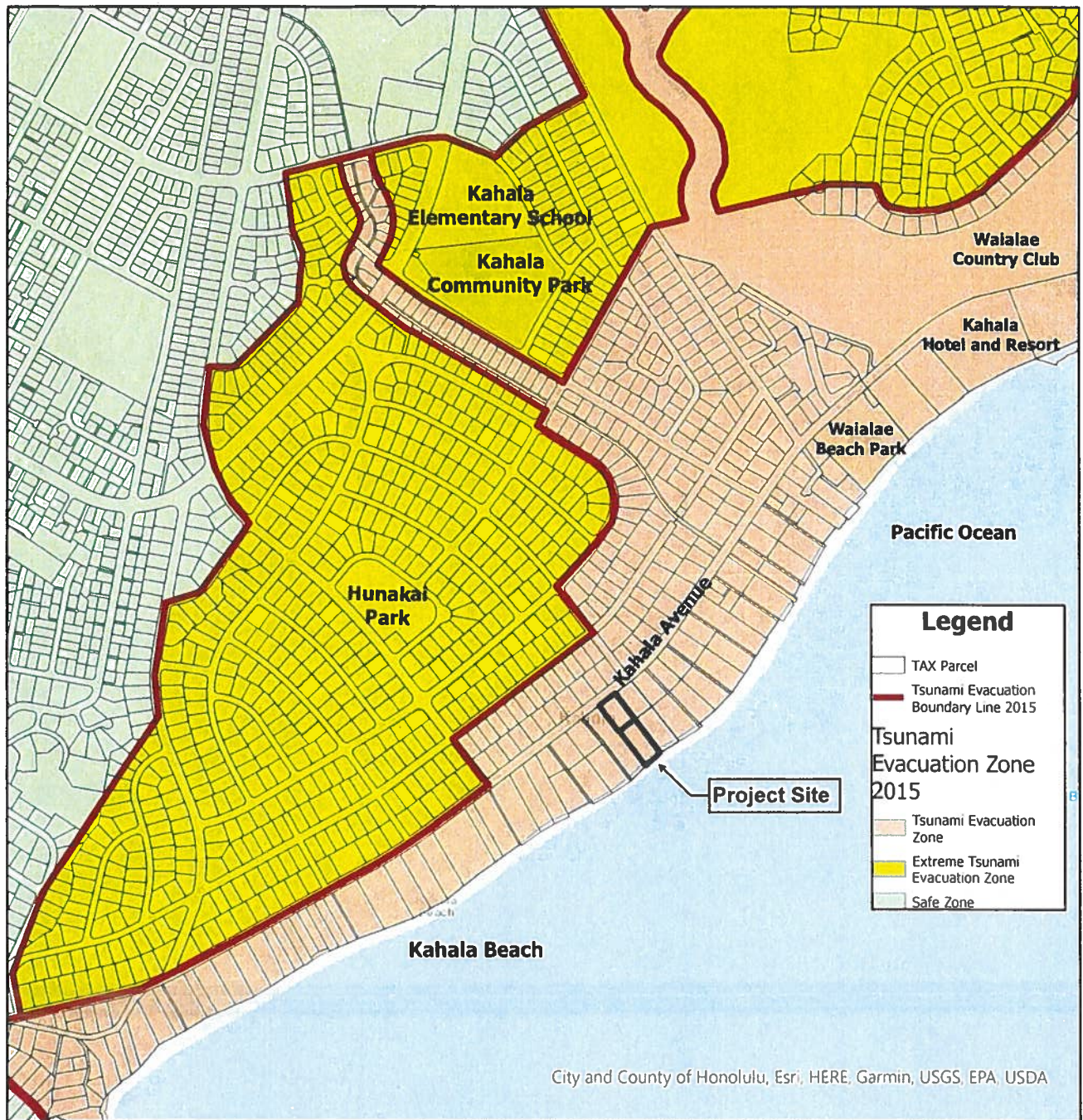
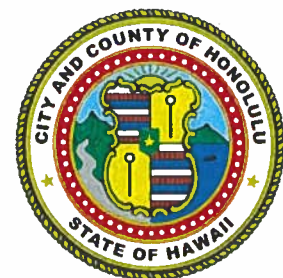


Exhibit J
Tsunami Map
File No. 2025-SMA-91

4669 Kahala Avenue
Waialae/Kahala

TMKs: 3-5-005: 005 and 008



Department of Planning and Permitting
 City and County of Honolulu

January 2026

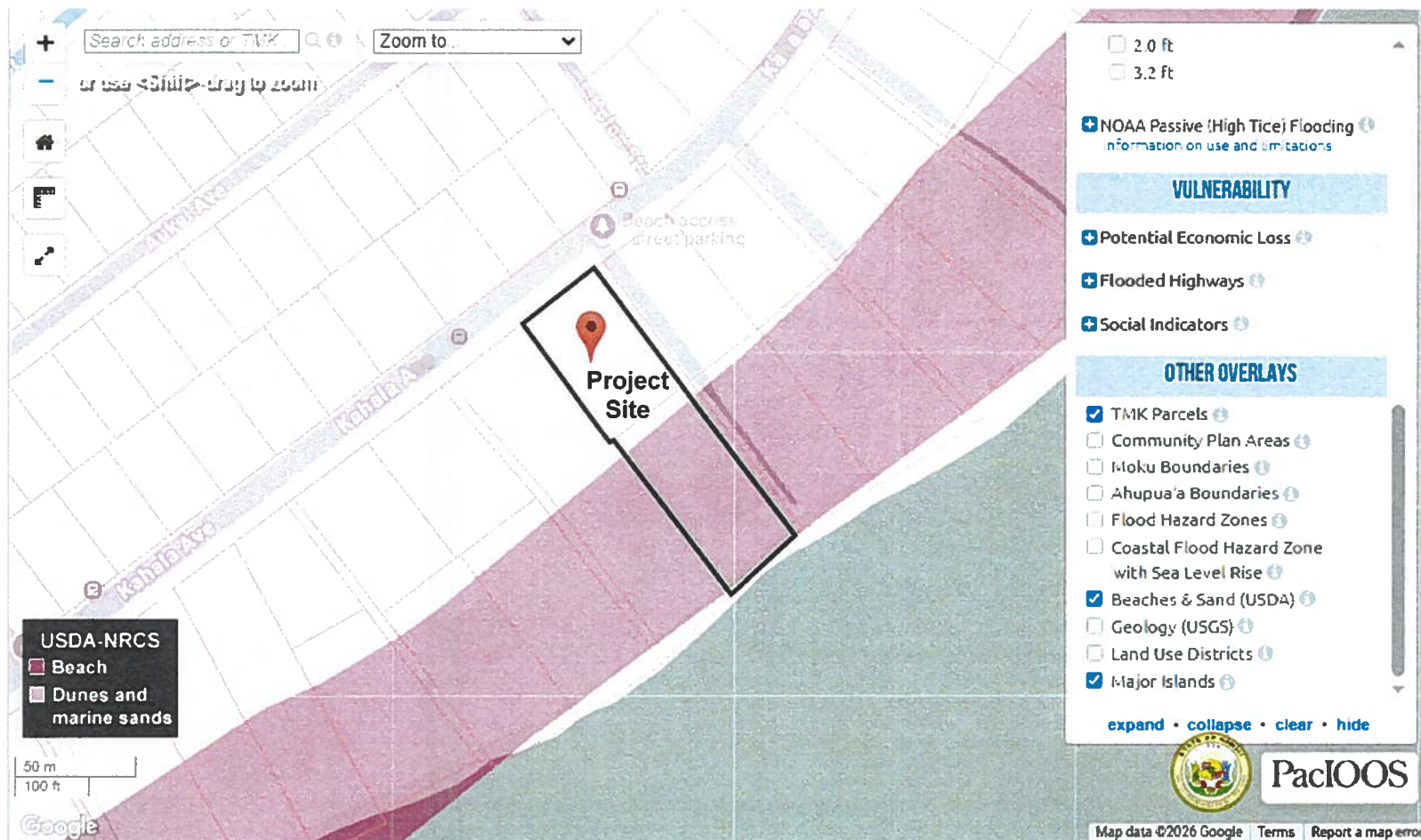


**EXHIBIT K – COASTAL DUNES MAP
FILE NO. 2025-SMA-91**



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

Report Title:

Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP"); Kāhala, O'ahu; Kahala, Oahu

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.