HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 26-27, CD1

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:

RESOLUTION

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:

"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

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; human burials, including 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 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 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.

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.

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.

RESOLUTION

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

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 THIS CONSTRUCTION PROJECT
2. ALL DIMENSIONS TAKEN FROM FACE OF FINISH 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 EXAMINE THE SITE TOGETHER WITH 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. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AT THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS CAN BE MADE. MODIFICATIONS TO DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT
6. THE CONTRACTOR AND SUBCONTRACTOR SHALL GUARANTEE HIS MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL PAYMENT DATE AND UPON WRITTEN NOTICE HE SHALL REMEDY AND REPAIR ANY DEFECTS IN 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 TERMITE TREATED
9. THE BUILDING PERMIT, PLAN CHECK FEE, AND INSURANCE'S 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 ACTUATION 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 INTERVENING DOORS CLOSED

FIRE DEPARTMENT NOTES

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 THEREBY IS IN PROGRESS (SEC 16-5.2, R.O. 1978 (1983 ED.), AM ORD 93-141)

FAS INITIATION, NOTIFICATION, AND PROTECTION SHALL BE PROVIDED PER 13.7.11. WHERE INSTALLATION DEVIATES FROM THE APPROVED PLANS, REVISED DRAWINGS ARE TO BE RESUBMITTED FOR REVIEW AND APPROVAL

10.1.9 WHEN A FIRE PROTECTION SYSTEM IS OUT OF SERVICE FOR MORE THAN 4 HOURS IN A 24-HOUR PERIOD, THE AHJ 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

16.1 GENERAL REQUIREMENTS

16.1.1 STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND THIS CHAPTER

16.1.2 A FIRE PROTECTION PLAN SHALL BE ESTABLISHED WHERE REQUIRED BY THE AHJ

16.1.3 IN BUILDINGS UNDER CONSTRUCTION, ADEQUATE ESCAPE FACILITIES SHALL BE MAINTAINED AT ALL TIMES FOR THE USE OF CONSTRUCTION WORKERS. ESCAPE FACILITIES SHALL CONSIST OF DOORS, WALKWAYS, STAIRS, RAMPS, 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, INSOFAR AS THEY CAN REASONABLY BE APPLIED TO BUILDING CONSTRUCTION (101-4 TO 23)

16.4.3 FIRE PROTECTION DURING CONSTRUCTION

16.4.3.1 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 ALTERATION

SPECIAL INSPECTION NOTES

SPECIAL INSPECTION SHALL BE PROVIDED FOR

ITEM 13, SPECIAL GRADING, EXCAVATION AND FILLING

ITEM 14, BREATHER-BEAM WALL AND DIAPHRAGMS

ITEM 15, PILE AND POST FLOOD CERTIFICATION

ITEM 17, COMPLETE LOAD PATH AND UPLIFT TIES

ITEM 18, TERMITE 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 MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP-NPDES@HONOLULU.GOV) CONFIRMING THE BMP AND GOOD HOUSE KEEPING MEASURE ARE IN COMPLIANCE

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. 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
2. THE CONTRACTOR, AT HIS OWN OWN EXPENSE SHALL KEEP THE PROJECT AND IT'S SURROUNDINGS AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE THE THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH
3. THE CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATION OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY
4. 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 THE PROTECTIONS FOR CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH POLLUTION CONTROL PLAN

STANDARD APPENDIX 5A

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

( ) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACES AREAS TO MAXIMUM EXTENT PRACTICAL THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75% PER LUO SECTION 21-3.70 (4)

( ) TOTAL NON IMPERVIOUS AREA

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

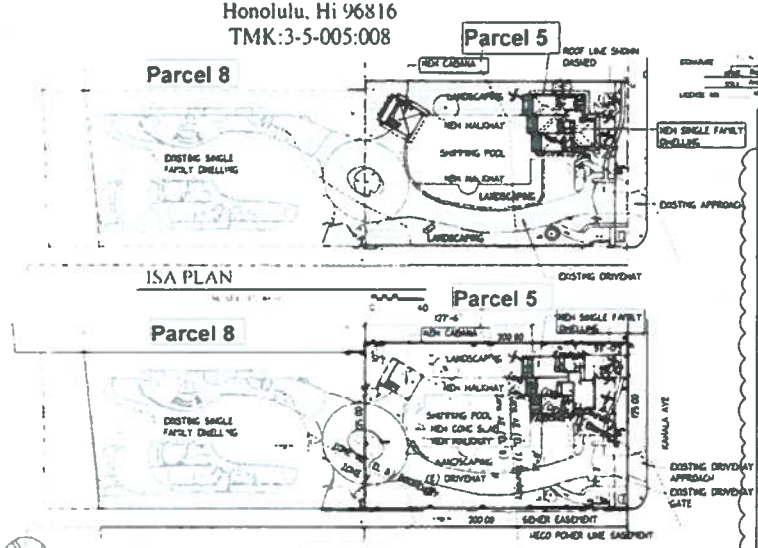
CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE OF HONOLULU 2021
CHAPTER 16B

TO BE SIGNED BY AN INSPECTOR, THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE FOR:

- BUILDING COMPONENT SYSTEMS
- ELECTRICAL COMPONENT SYSTEMS
- MECHANICAL COMPONENT SYSTEMS
- PLUMBING COMPONENT SYSTEMS

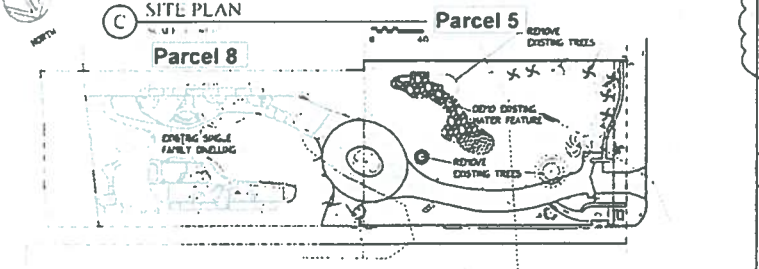
SIGNATURE: _____ DATE: 1/30/25

LICENSE NO. 4540



ISA PLAN

C SITE PLAN



B DEMOLITION PLAN



A PROJECT LOCATION

EXHIBIT C-1

PROJECT DATA

ADDRESS:	4669 KAHALA AVE. 4670 KAHALA AVE HONOLULU, HAWAII 96816
TAX MAP KEY	3-5-005:005 & 008
ZONING	R-5 RESIDENTIAL DISTRICT
ZONING LOT SIZE	35,000 +20,756= 55,756.00 SF
MAXIMUM BUILDING AREA	53,756.00 SF X 50% = 26,878.00 SF
ACTUAL BUILDING AREA:	7,260 (EXISTING) + 2,378 (PROPOSED) = 9,638 SF TOTAL
FLOOR AREA CALCULATIONS:	8,561 (EXISTING) + 7,378 (PROPOSED) = 15,939 SF TOTAL
PARKING REQUIREMENT	13,939/1000 = 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	14,210 SF (EXISTING) + 12,178 (PROPOSED) = 26,388 SF TOTAL (49.1%)
FA = AREA OF LOT =	53,753.60 SF
STATE LAND USE	URBAN DISTRICT
SHAVSHORELINE	IN SMA
FLOOD ZONE	AE (ELEV 7) AO (DEPTH 1)
STREET SETBACK	NONE

REMODICE

FLOOR AREA CALCULATIONS	LIVING	CARPORT
SINGLE FAMILY DWELLING FLOOR	1,784 SF	-0- SF
CABANA FLOOR	594 SF	
TOTAL	2,378 SF	-0- SF

BUILDING CODE

EFFECTIVE CODE IRC 2018

TYPE OF CONSTRUCTION: V-B

OCCUPANCY GROUP: R-3

INDEX TO DRAWINGS

NO OF SHEETS	DRAWING NO.	DESCRIPTION
1	000	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	A203	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

Roy K. Yamamoto Architect AIA, Inc.
Architecture & Planning

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

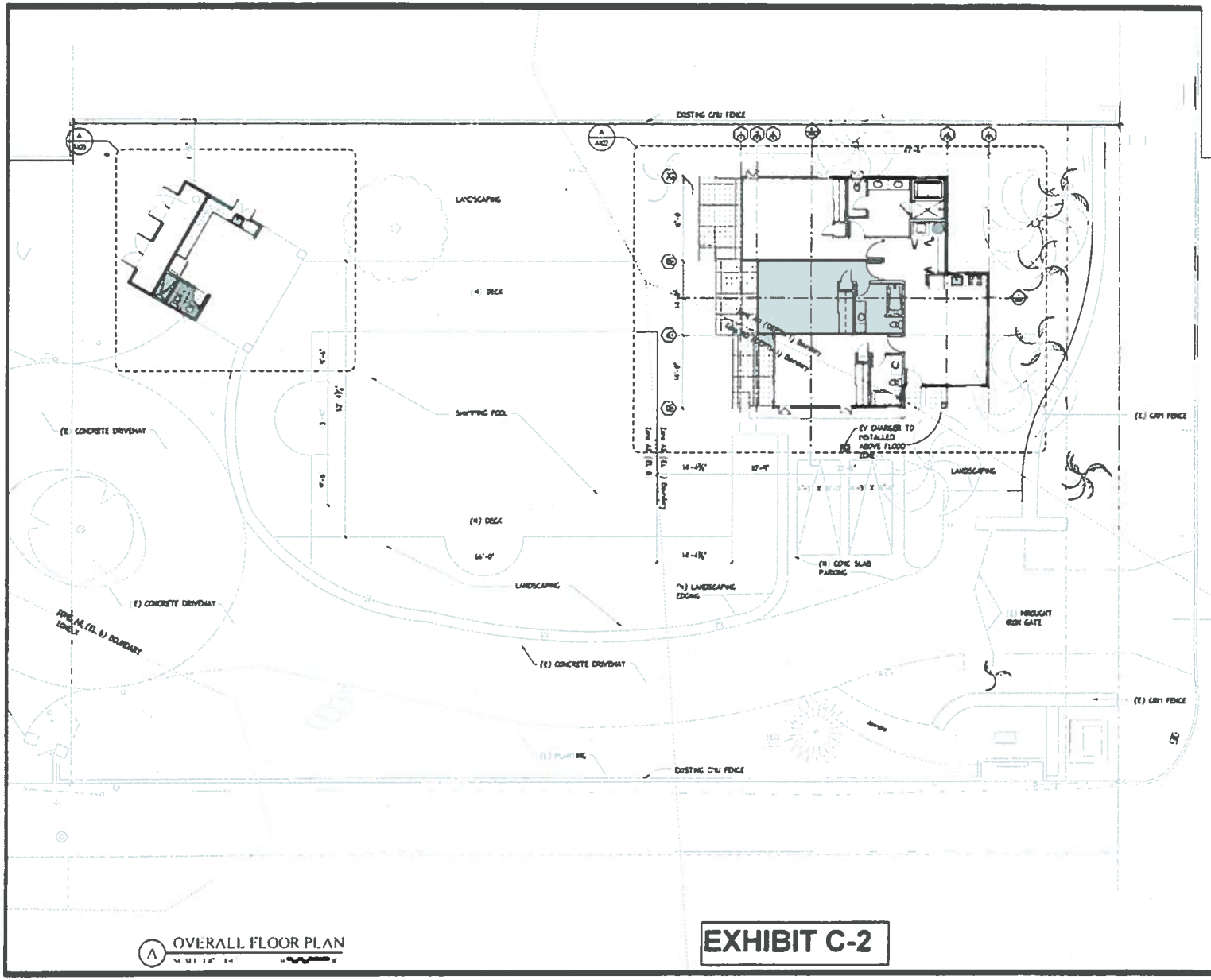
Drawn By AA

Date 1/30/25

Drawing Number

001

Sheet 1 of 17



A OVERALL FLOOR PLAN

EXHIBIT C-2

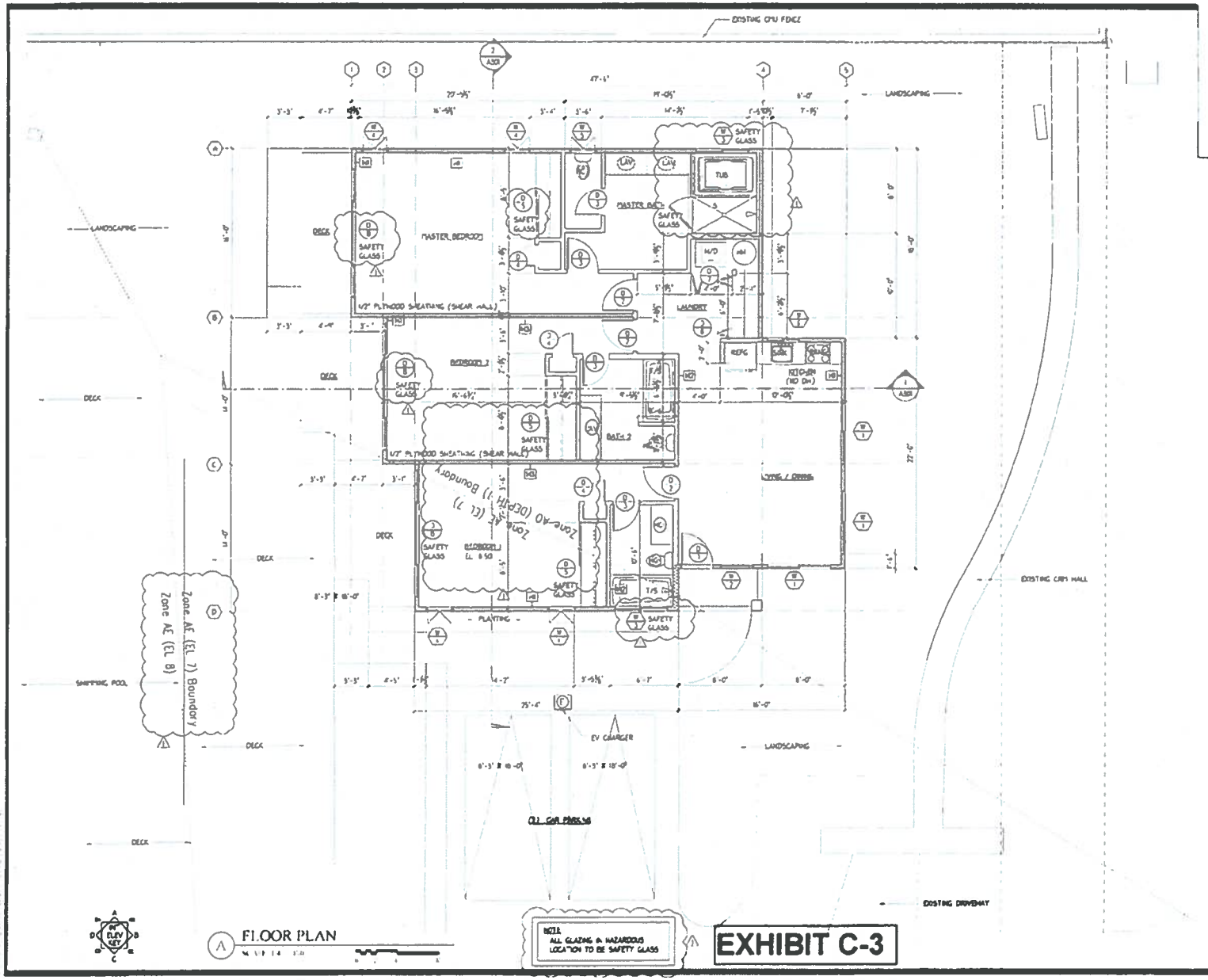
Roy K. Yamamoto Architect, AIA, Inc.
Architecture & Planning

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

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

Drawing Number:
A101
Sheet 2 of 17



Roy K. Yamamoto Architect, AIA, Inc.
Architecture & Planning

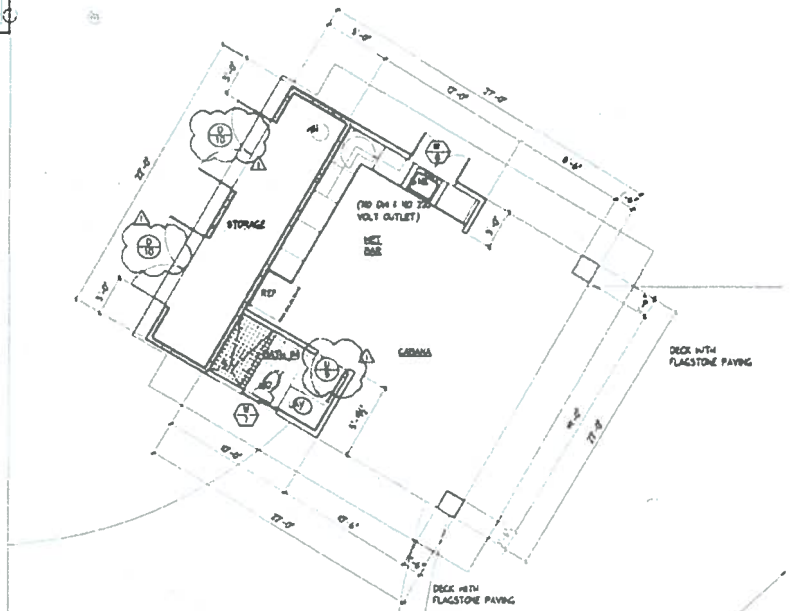
Project Name:
New One Story Single Family Dwelling and Cabana
at
4669 Kahala Ave
Honolulu, Hi 96816
TMK:3-5-005:008

Sheet Title:
FLOOR PLANS

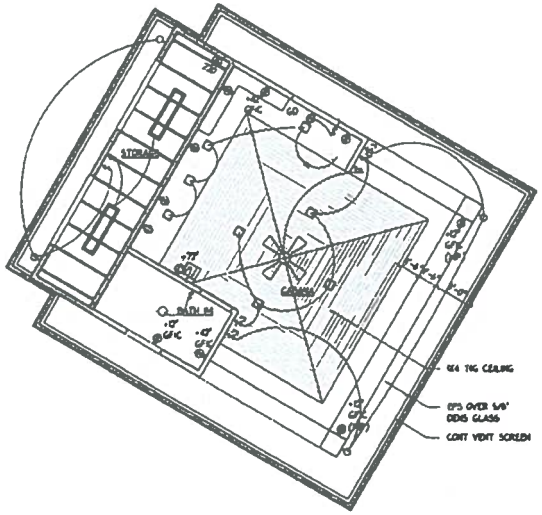
Revisions:
1 COMMENTS REVISIONS

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

Drawing Number
A102
Sheet 3 of 17



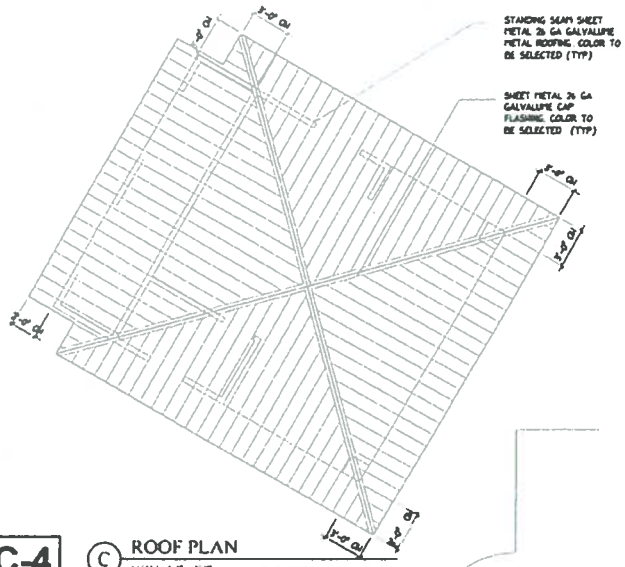
A GROUND FLOOR PLAN



B REFLECTED CEILING PLAN

ELECTRICAL SYMBOLS

- LIGHT FIXTURE - CEILING MOUNTED
- RECESSED LIGHT W/ LENS MOISTURE RESISTANT
- SURFACE MOUNTED LIGHT
- 2X4 FLORESCENT LIGHT
- DUPLEX RECEPTACLE
- GFI HP DUPLEX RECEPTACLE-WATERPROOF
- 220 DUPLEX RECEPTACLE
- SMOKE DETECTOR/ALARM SHALL COMPLY WITH PER 2006 IRC
- SINGLE POLE SWITCH
- SINGLE POLE SWITCH DIMMER
- 3-WAY SWITCH
- TV OUTLET
- ELECTRIC PANEL



C ROOF PLAN

EXHIBIT C-4

Roy K. Yamamoto Architect, AIA, Inc.
Architecture, Interior & Planning

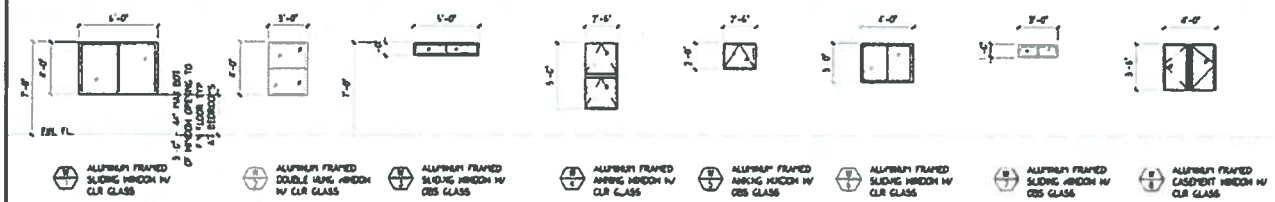
Project Name
New One Story Single Family Dwelling and Cabana at
4669 Kahala Ave
Honolulu, Hi 96816
TMK: 3-5-005:008

Sheet Title:
FLOOR PLAN, ROOF PLAN & REFLECTED CEILING

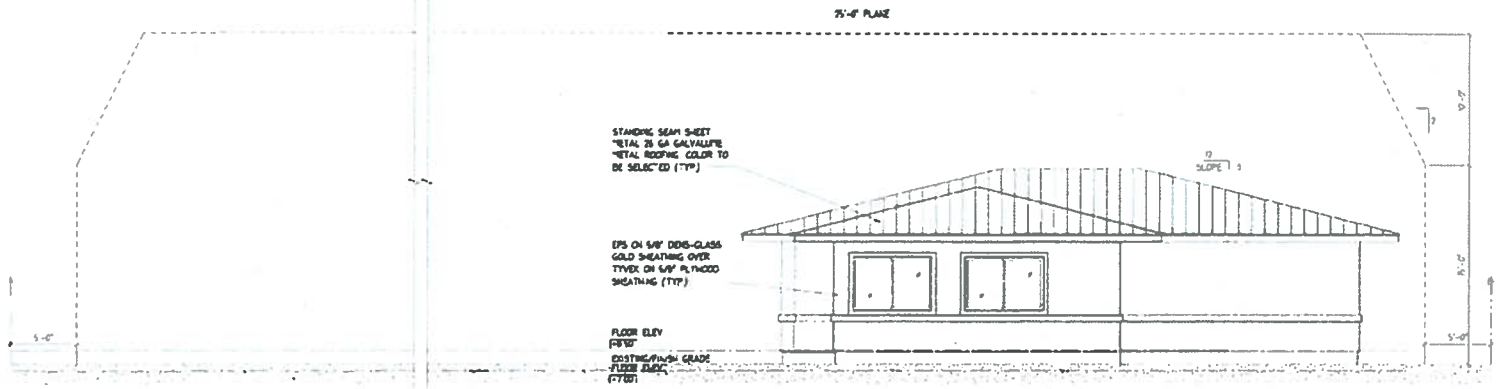
Revisions:
1 COMMENTS REVISIONS

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

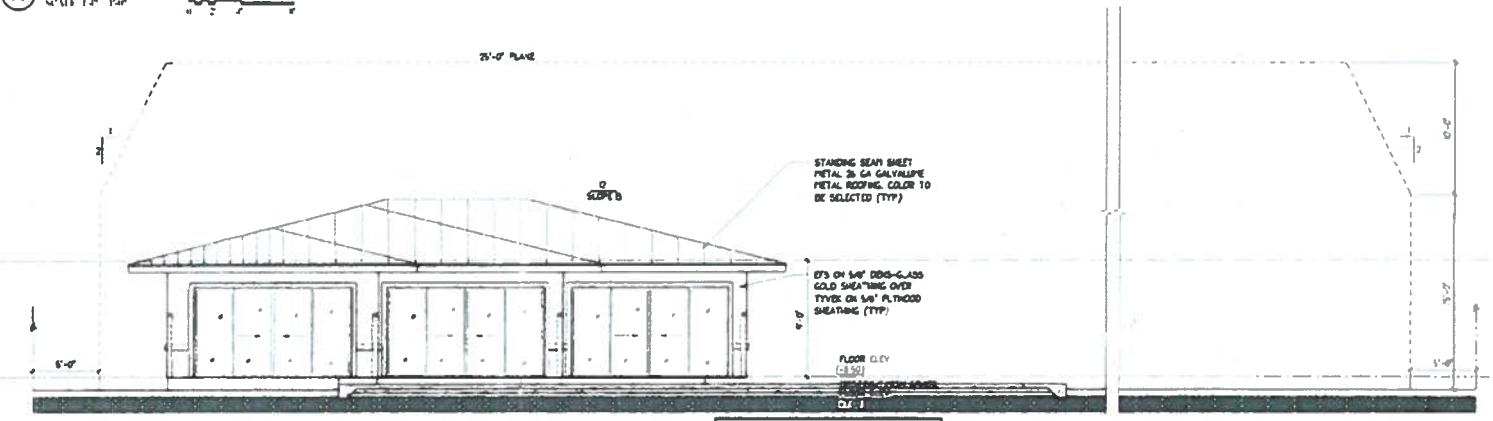
Drawing Number:
A103
Sheet 4 of 17



A WINDOW TYPES



A FRONT ELEVATION



B REAR ELEVATION

EXHIBIT C-5

Roy K. Yamamoto Architect, AIA, Inc.
Architecture & Planning

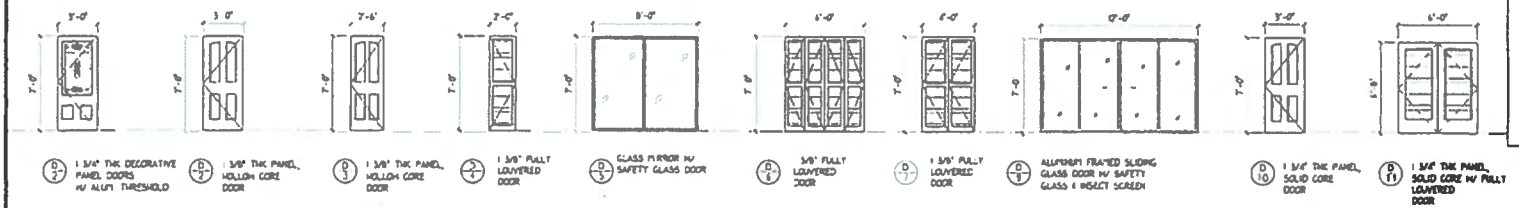
Project Name:
New One Story Single Family Dwelling and Cabana
at
4669 Kahala Ave
Honolulu, HI 96816
TMK:3-5-005:008

Sheet Title:
EXTERIOR ELEVATIONS & WINDOW TYPES

Revisions:

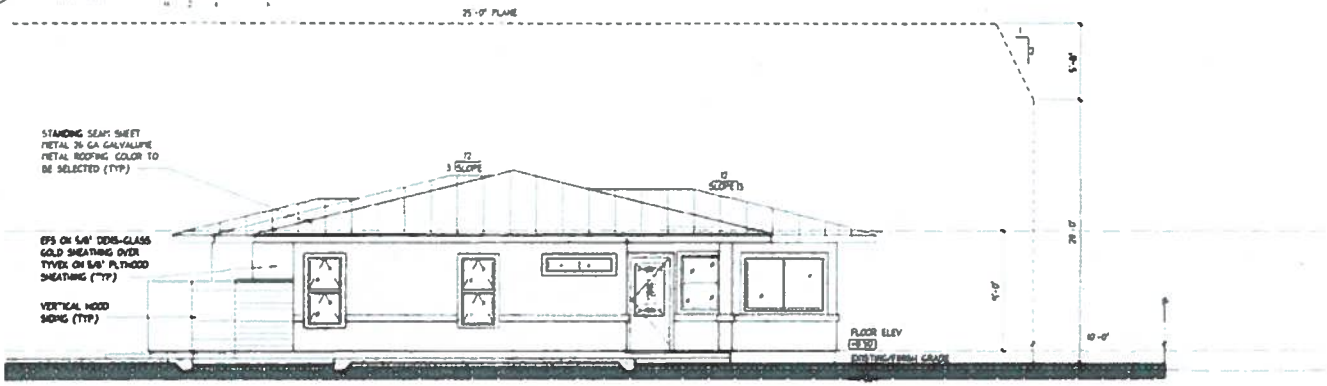
Project Number:
Drawn By: AA
Date: 3/30/25

Drawing Number:
A201
Sheet 7 of 17

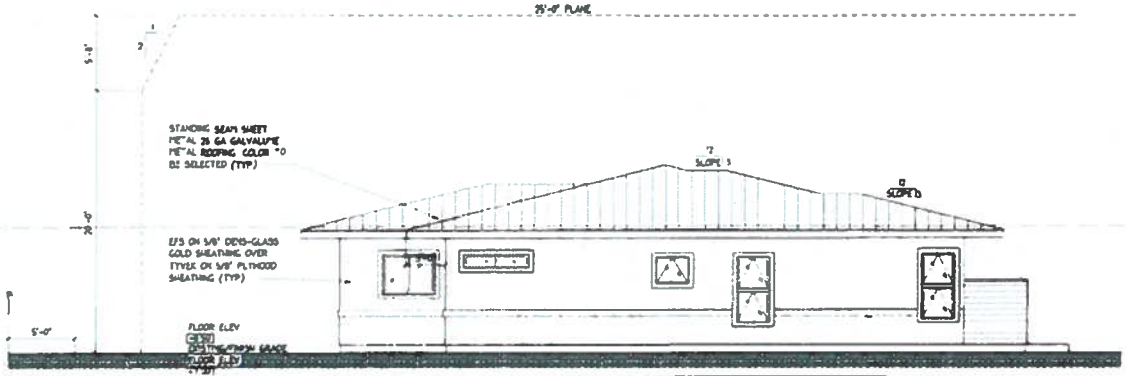


D/1 1 3/4" THK DECORATIVE PANEL DOORS W/ ALUM THRESHOLD
D/2 1 3/8" THK PANEL, HOLLOW CORE DOOR
D/3 1 3/8" THK PANEL, HOLLOW CORE DOOR
D/4 1 3/8" FULLY LOUVERED DOOR
D/5 GLASS MIRROR W/ SAFETY GLASS DOOR
D/6 3/8" FULLY LOUVERED DOOR
D/7 1 3/8" FULLY LOUVERED DOOR
D/8 ALUMINUM FRAMED SLIDING GLASS DOOR W/ SAFETY GLASS & INSECT SCREEN
D/10 1 3/4" THK PANEL, SOLID CORE DOOR
D/11 1 3/4" THK PANEL, SOLID CORE W/ FULLY LOUVERED DOOR

1 DOOR TYPES



A LEFT ELEVATION



B RIGHT ELEVATION

EXHIBIT C-6

Roy K. Yamamoto Architect, AIA Inc
Architecture & Planning

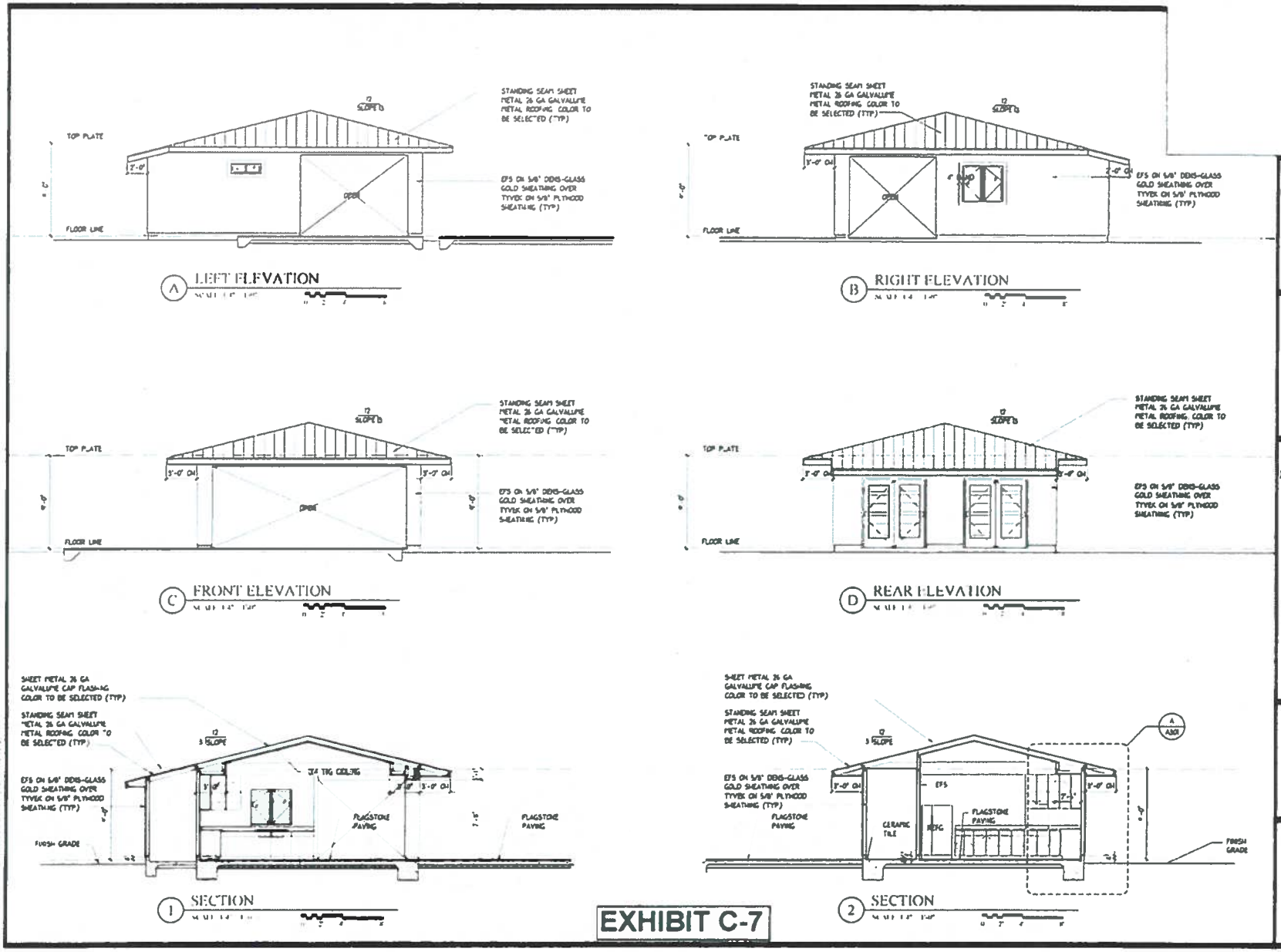
Project Name
New One Story Single Family Dwelling and Cabana
at
4669 Kahala Ave
Honolulu, Hi 96816
TMK.3-5-005:008

Sheet Title:
EXTERIOR ELEVATIONS & DOOR TYPES

Revisions

Project Number
Drawn By: AA
Date: 7 30 25

Drawing Number
A202
Sheet 8 of 17



A LEFT ELEVATION

B RIGHT ELEVATION

C FRONT ELEVATION

D REAR ELEVATION

1 SECTION

2 SECTION

EXHIBIT C-7

Roy K. Yamamoto Architect, AIA, Inc.
Architecture & Planning

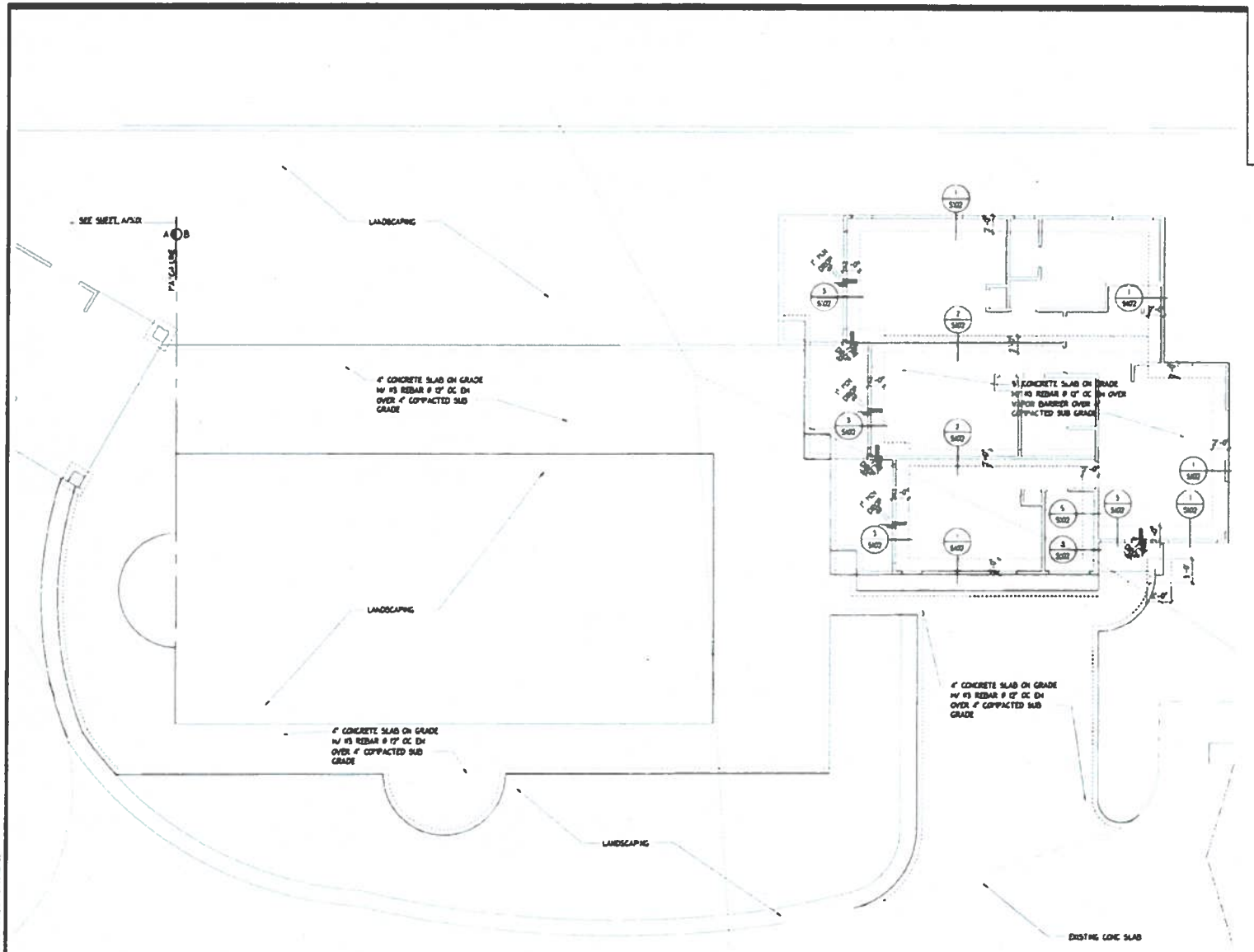
Project Name:
New One Story Single Family Dwelling and Cabana
at
4669 Kahala Ave
Honolulu, Hi 96816
TMK: 3-5-005:008

Sheet Title:
EXTERIOR ELEVATIONS AND BUILDING SECTIONS

Revisions:

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

Drawing Number:
A203
Sheet 9 of 17



A FOUNDATION PLAN

EXHIBIT C-8

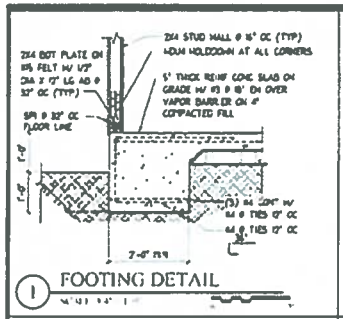
Roy K. Yamamoto
Architect, AIA, Inc.

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

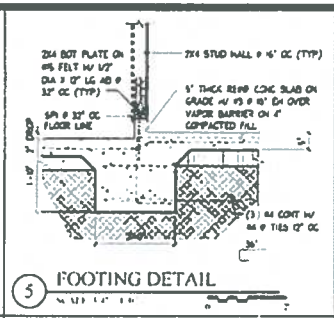
Sheet Title
FOUNDATION PLAN

Project Number
Drawn By AA
Date 7/30/25

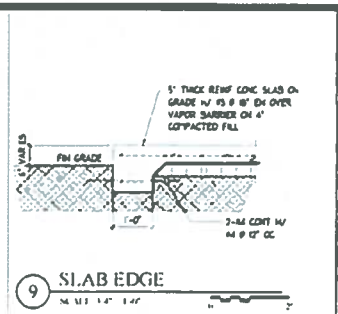
Drawing Number
S101
Sheet 13 of 17



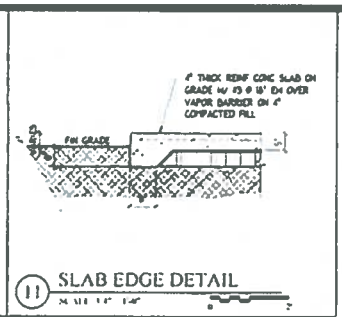
1 FOOTING DETAIL



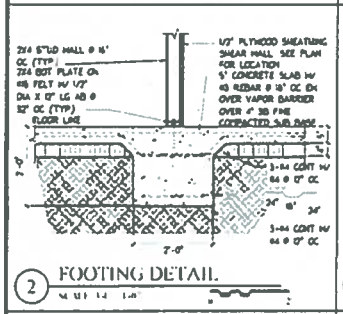
5 FOOTING DETAIL



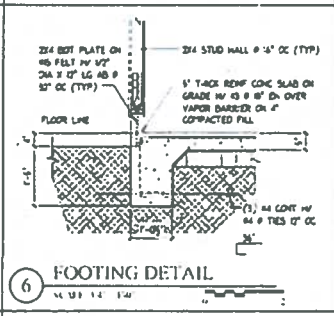
9 SLAB EDGE



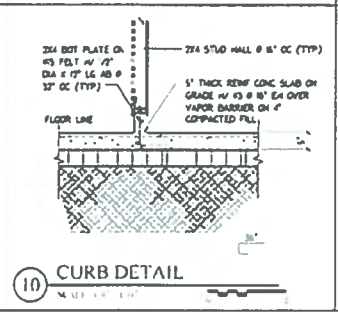
11 SLAB EDGE DETAIL



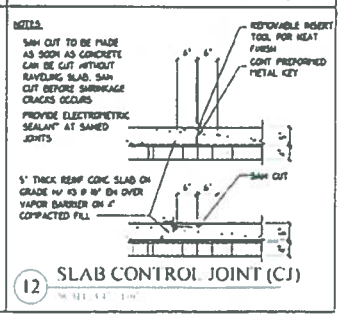
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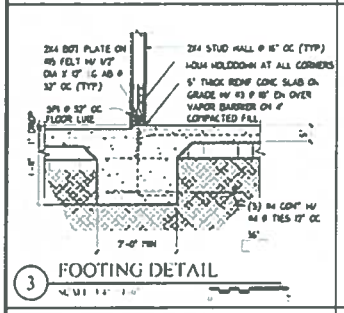
6 FOOTING DETAIL



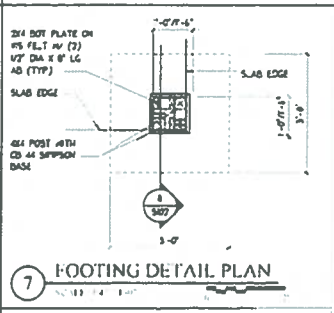
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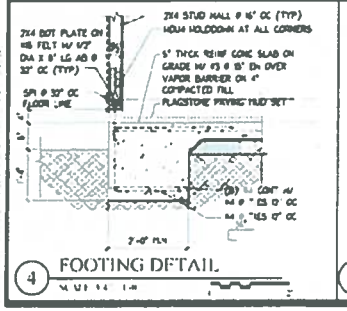
12 SLAB CONTROL JOINT (CJ)



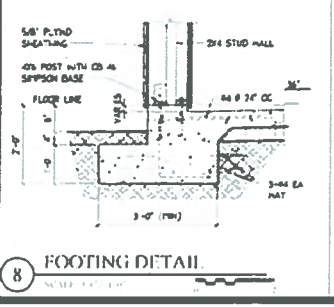
3 FOOTING DETAIL



7 FOOTING DETAIL PLAN

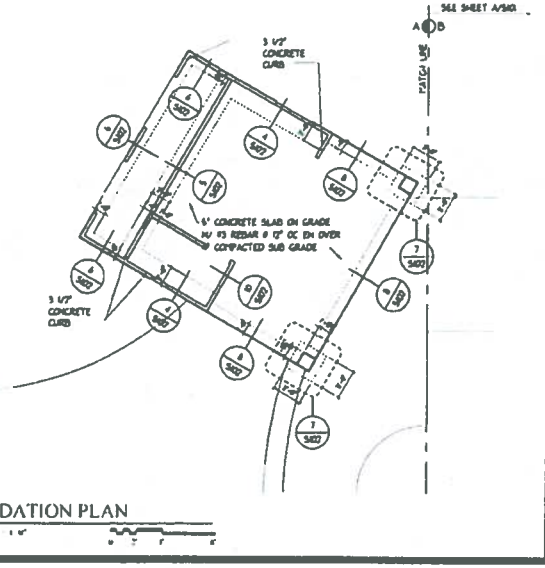


4 FOOTING DETAIL



8 FOOTING DETAIL

EXHIBIT C-9



A FOUNDATION PLAN

Roy K. Yamamoto Architect, AIA, Inc.
Architecture & Planning

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

ESCP INSPECTION NOTES:

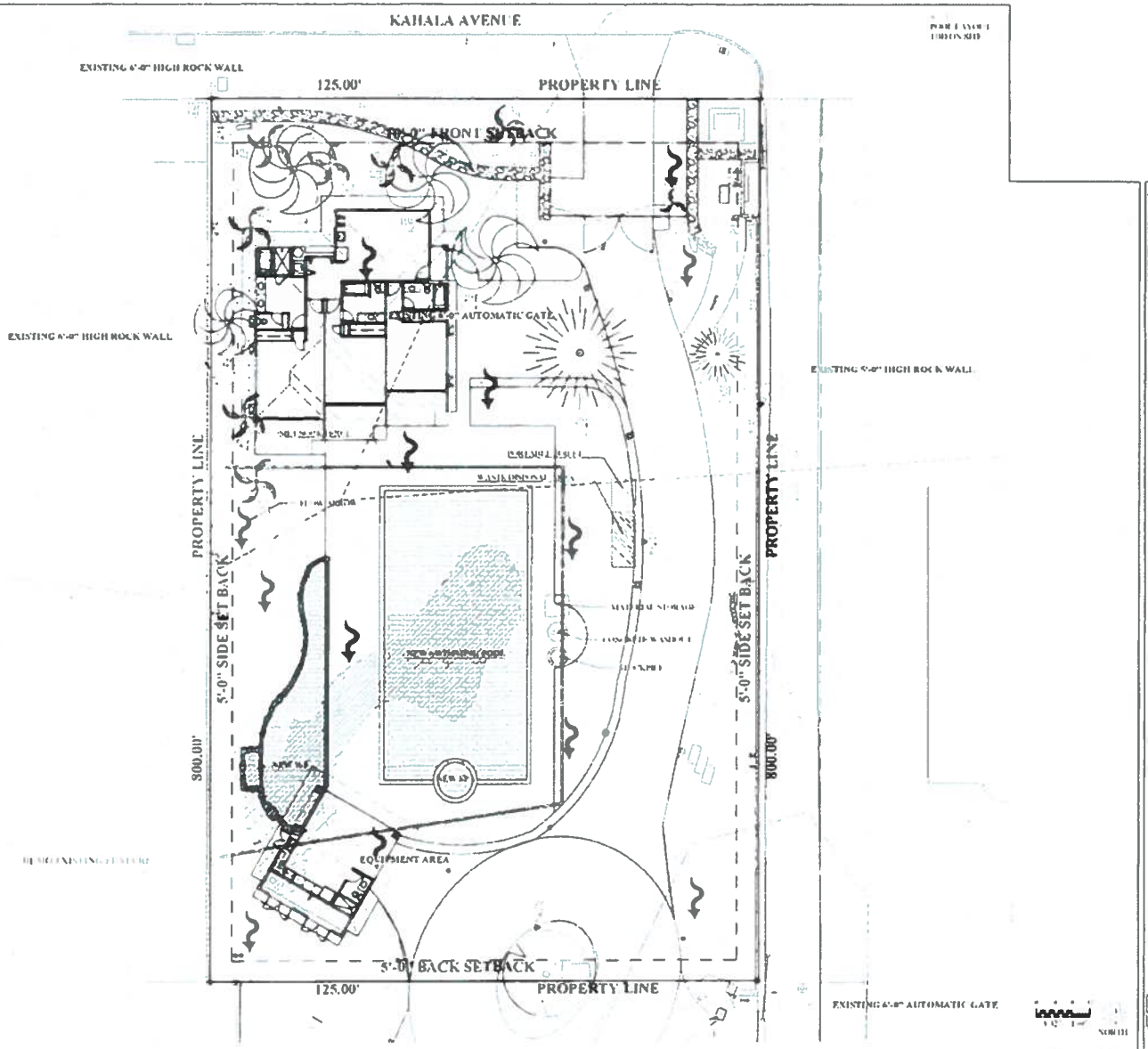
1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP OR APPENDIX B, ESCP FOR SMALL PROJECTS, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRE-CONSTRUCTION INSPECTION.
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRE-CONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR BY MAIL TO DPP'S WEBSITE BEFORE BEGINNING THE WORKS.

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE ADMINISTRATION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

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

1. USE SITE 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 LOT PER SECTION 21-3.70-1(b)(1).
2. TOTAL IMPERVIOUS AREA: 5,864 sf.



LEGEND

- EXISTING IMPERVIOUS AREA
- ADDED IMPERVIOUS AREA
- REMOVED IMPERVIOUS AREA

PERCENT TOTAL IMPERVIOUS SURFACE
LOT SIZE: 25,000 SQ FT
EXISTING IMPERVIOUS AREA: 5,795 SQ FT
ADDED IMPERVIOUS AREA: 3,000 SQ FT
REMOVED IMPERVIOUS AREA: 1,931
PERCENT OF IMPERVIOUS AREA: 45%

1 SITE PLAN

EXHIBIT C-10

DEBIASI PACIFIC
STEPHEN D. THE POOL OF LIFE IN THE SEA

PERMIT SET

LICENSED PROFESSIONAL ARCHITECT

4/30/26

DATE REVISIONS

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

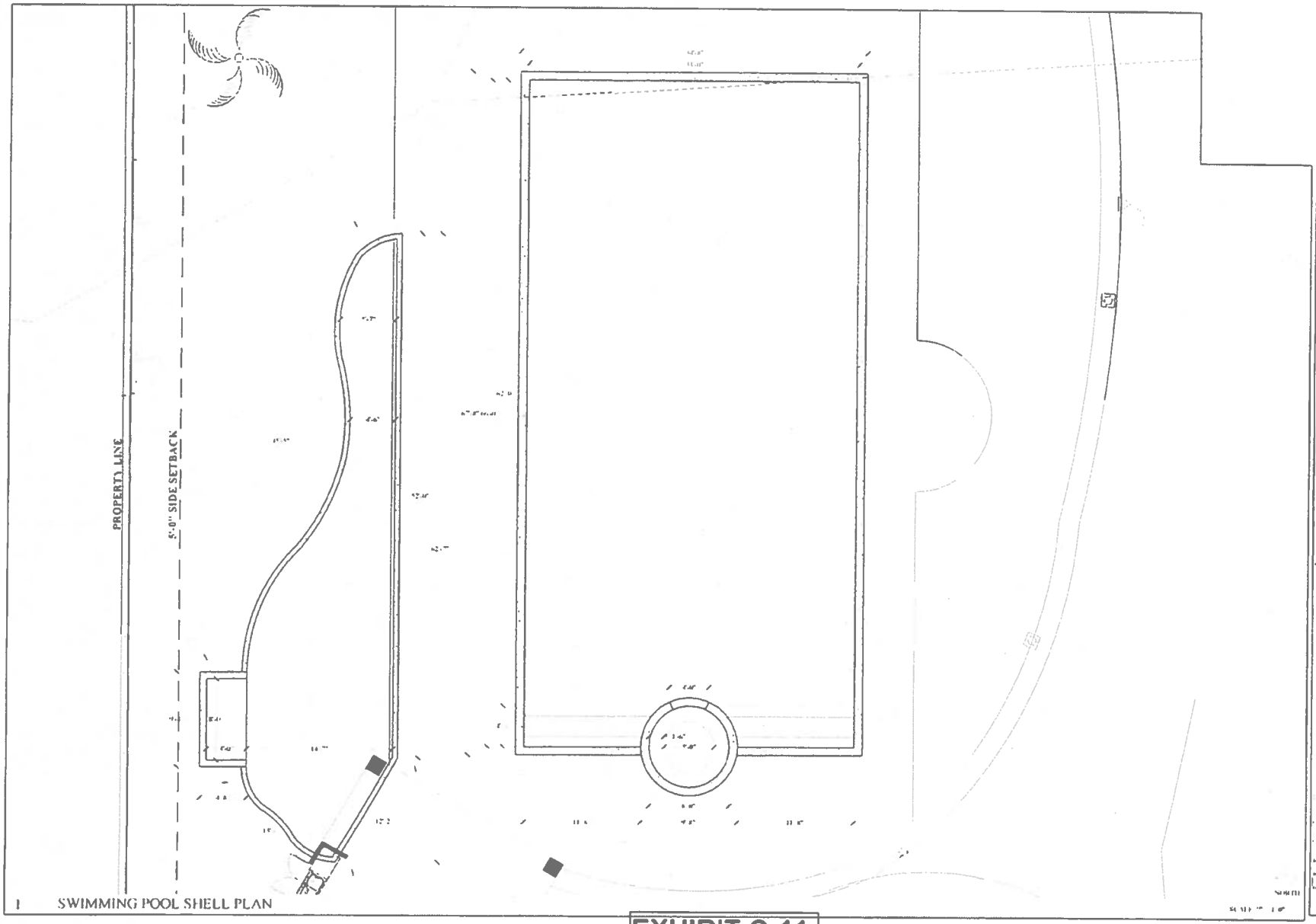
T.M.K. (1)3-5-005:008

BMP SITE LAYOUT

DATE 19 2025

WF003

1 OF 6



1 SWIMMING POOL SHELL PLAN

DeBIASI PACIFIC

PERMITTED

4/30/26

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

T.M.K. (1)3-5-005: 008

SWIMMING POOL SHELL PLAN

WF100

4 OF 6

EXHIBIT C-11

PLUMBING

PLUMBING STANDARDS & DISCHARGE NOTES:

GENERAL

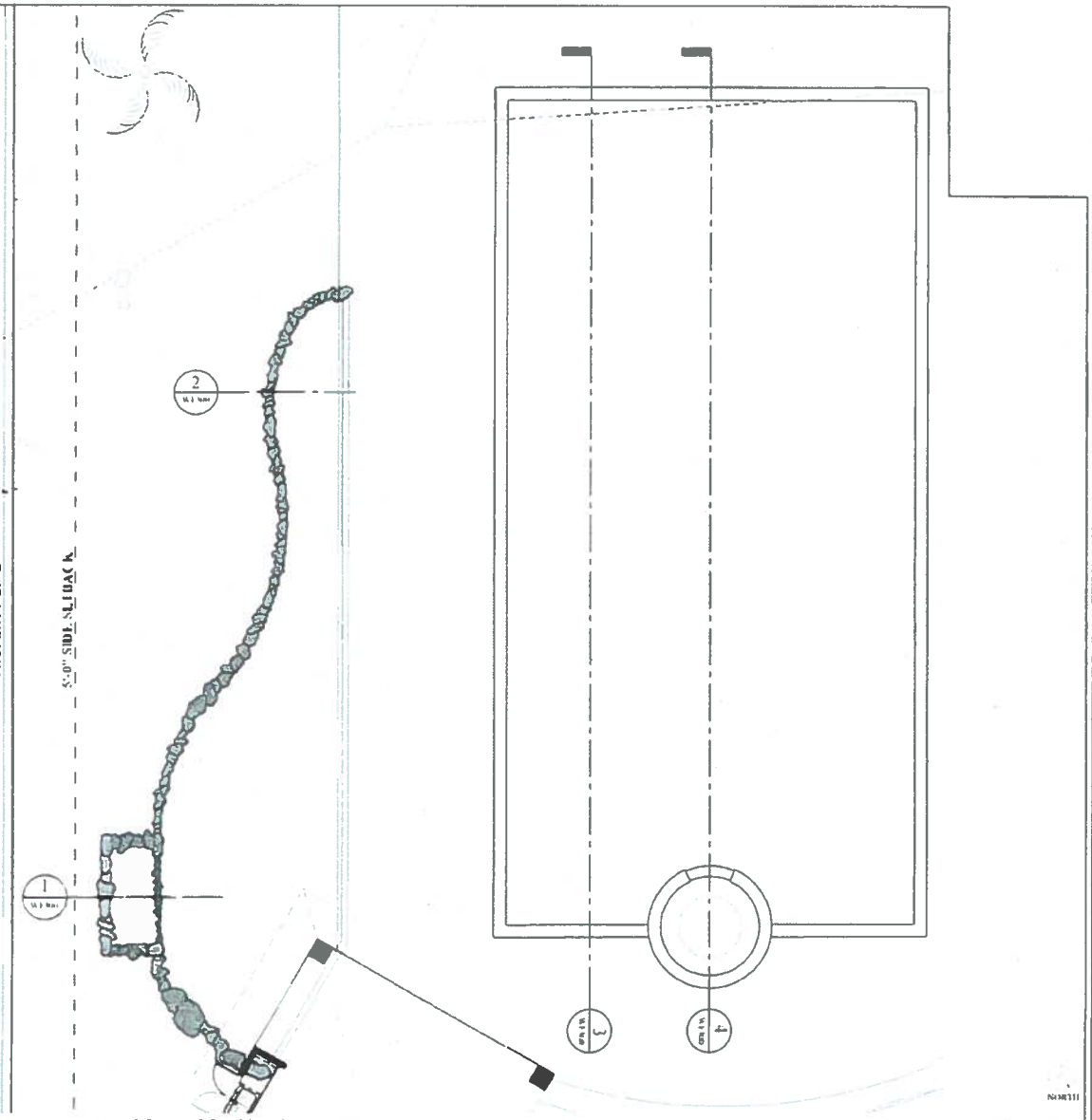
GENERAL NOTES

STRUCTURAL

REBAR NOTES

ELECTRICAL

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



1 SWIMMING POOL FLOOR PLAN

DEBIASI PACIFIC

PERMIT SET

4/30/26

DATE REVISIONS

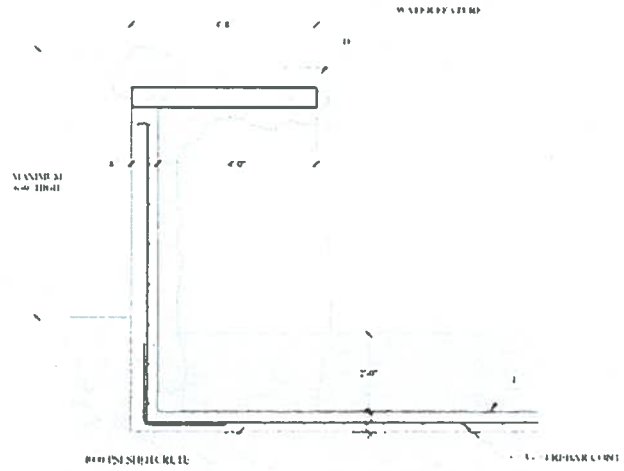
4669 KAHALA AVE RESIDENCE
SWIMMING POOL, SPA, AND WF
4669 KAHALA AVENUE
HONOLULU, HI 96816

TMK (1)3-5-005:008

SPECS AND FLOOR PLAN

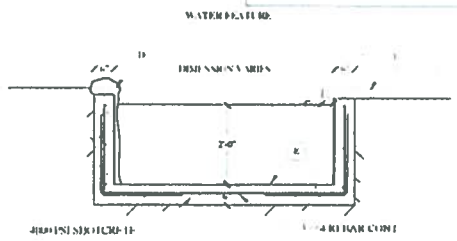
WF200

EXHIBIT C-12

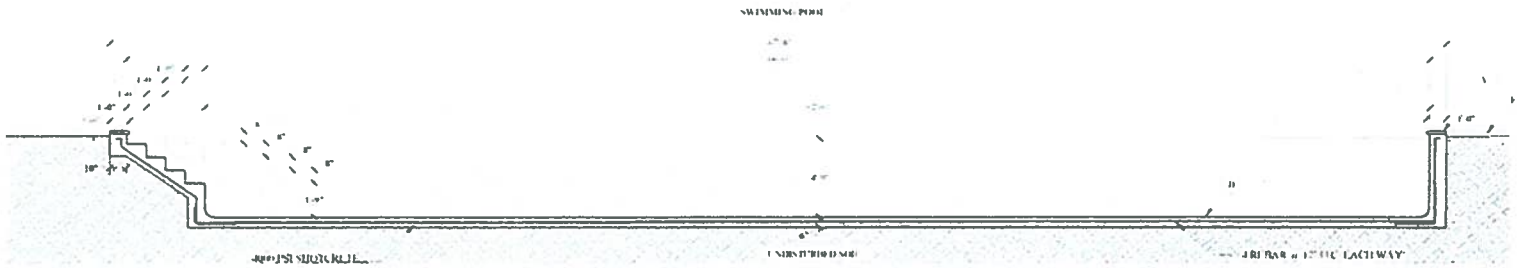


1 WATER FEATURE SECTION DETAIL

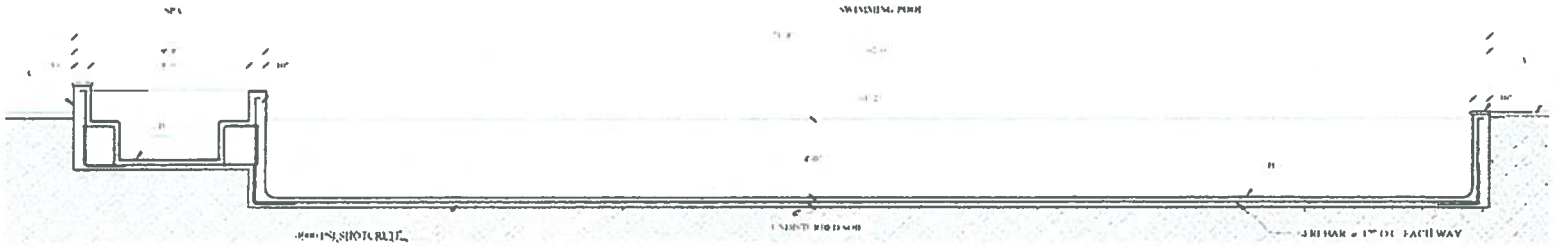
FINISH SCHEDULE



2 WATER FEATURE SECTION DETAIL



3 STAIRS SECTION DETAIL



4 RAISED SPA SECTION DETAIL

DeBIASI PACIFIC

PERMIT SET

4/30/26

DATE REVISIONS

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

T.M.K. (1)3-5-005:008

SECTIONS

WF300

6 OF 6

EXHIBIT C-13

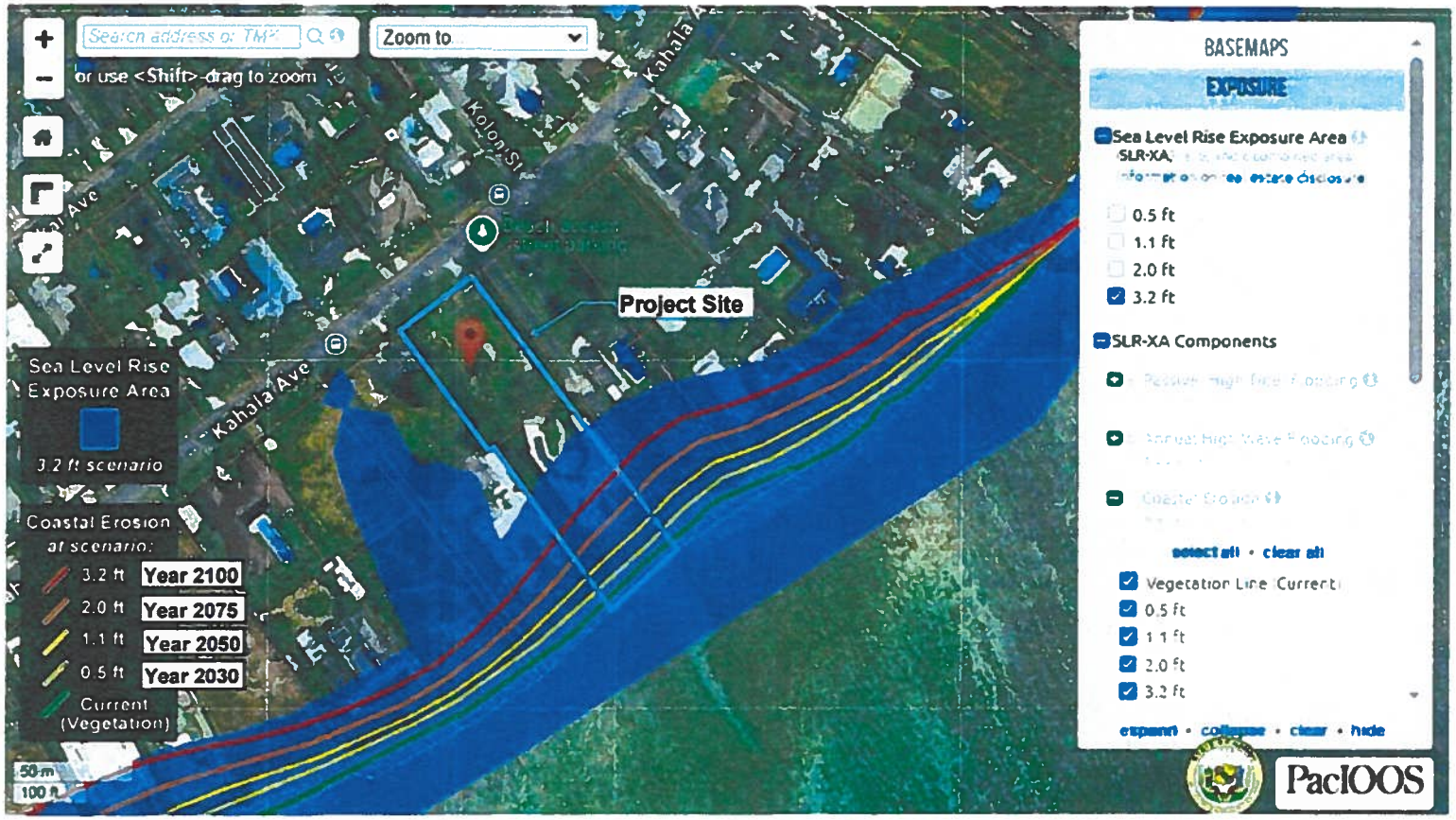


EXHIBIT D
SEA LEVEL RISE EXPOSURE MAP
FILE NO. 2025-SMA-91

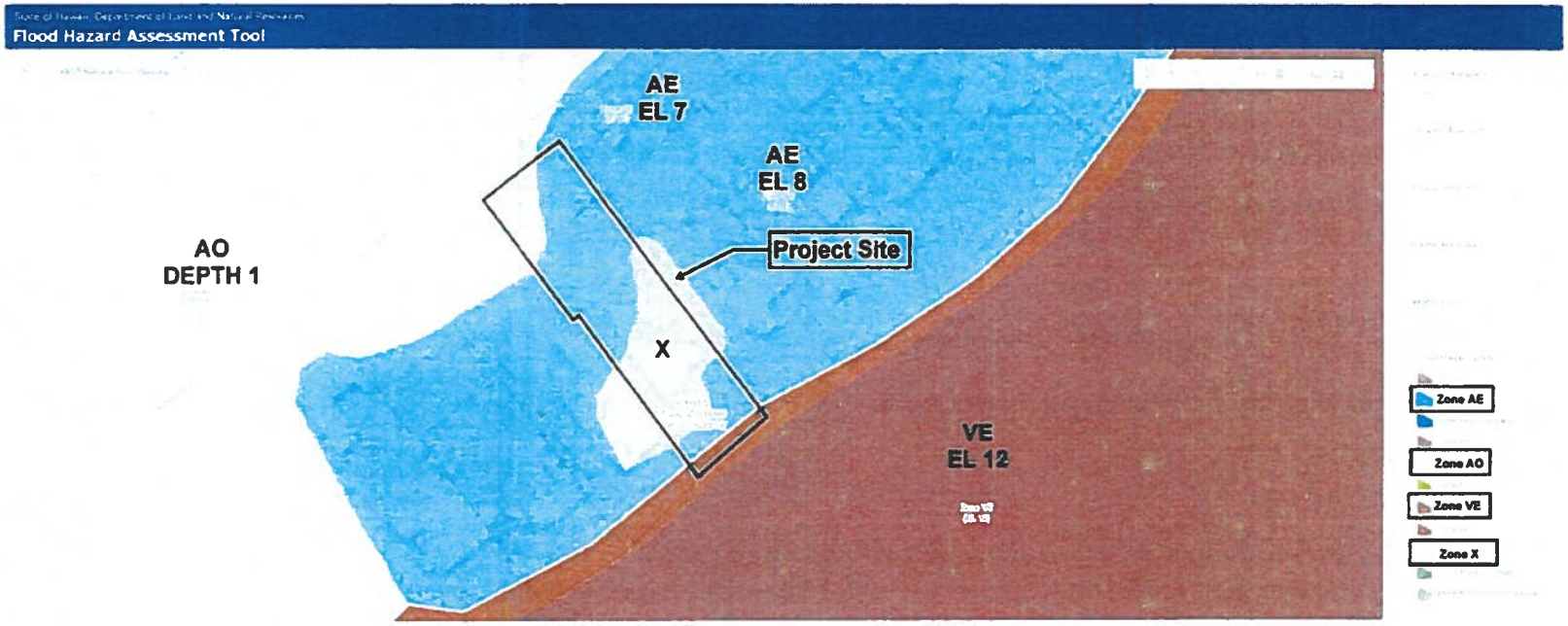
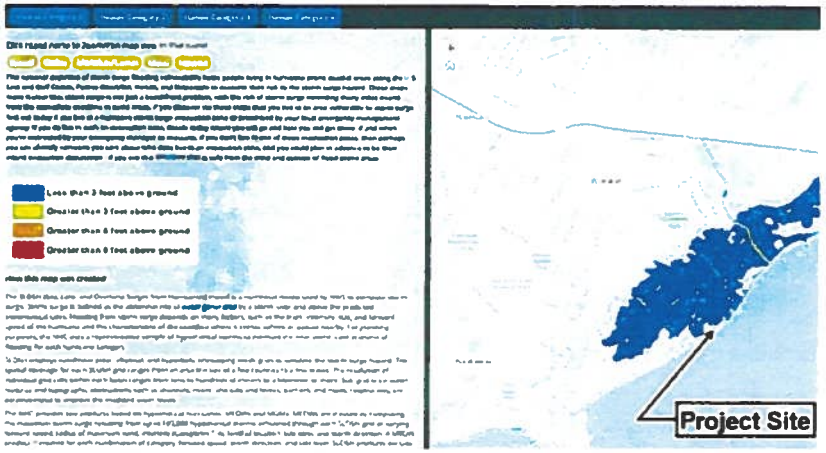
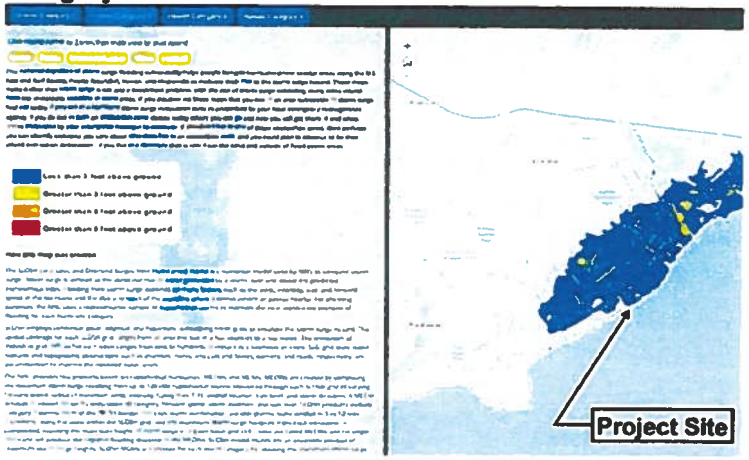


EXHIBIT E – FLOOD MAP
FILE NO. 2025-SMA-91

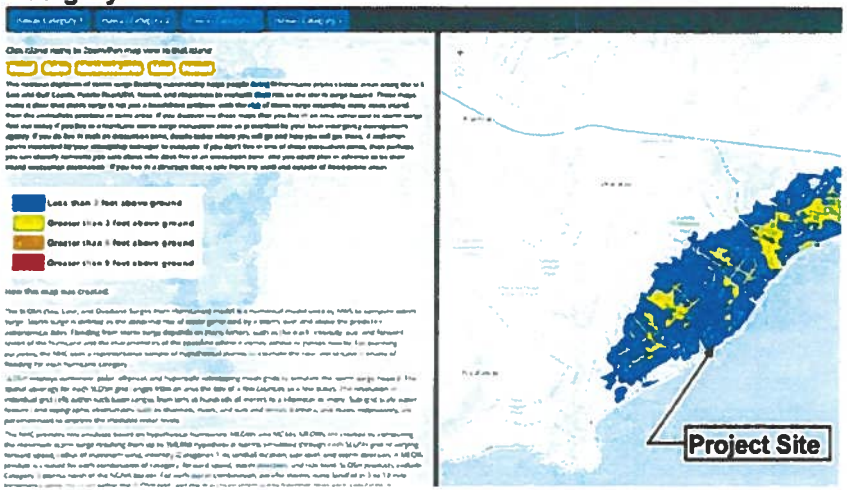
Category 1



Category 2



Category 3



Category 4

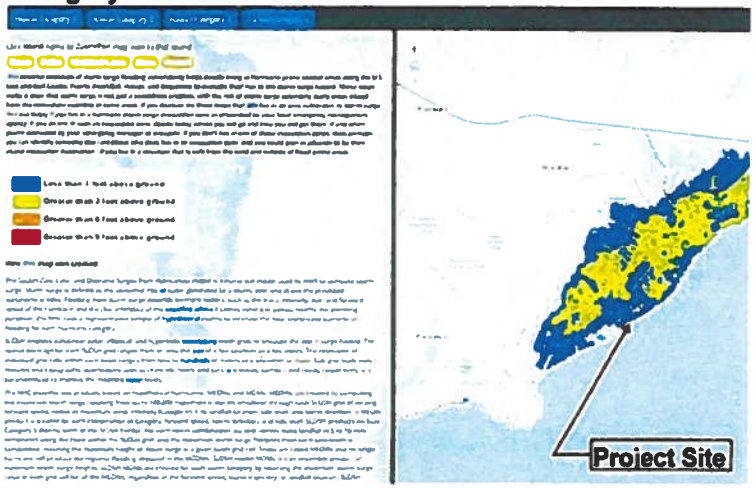


EXHIBIT F – HURRICANE STORM SURGE MAP
FILE NO. 2025-SMA-91

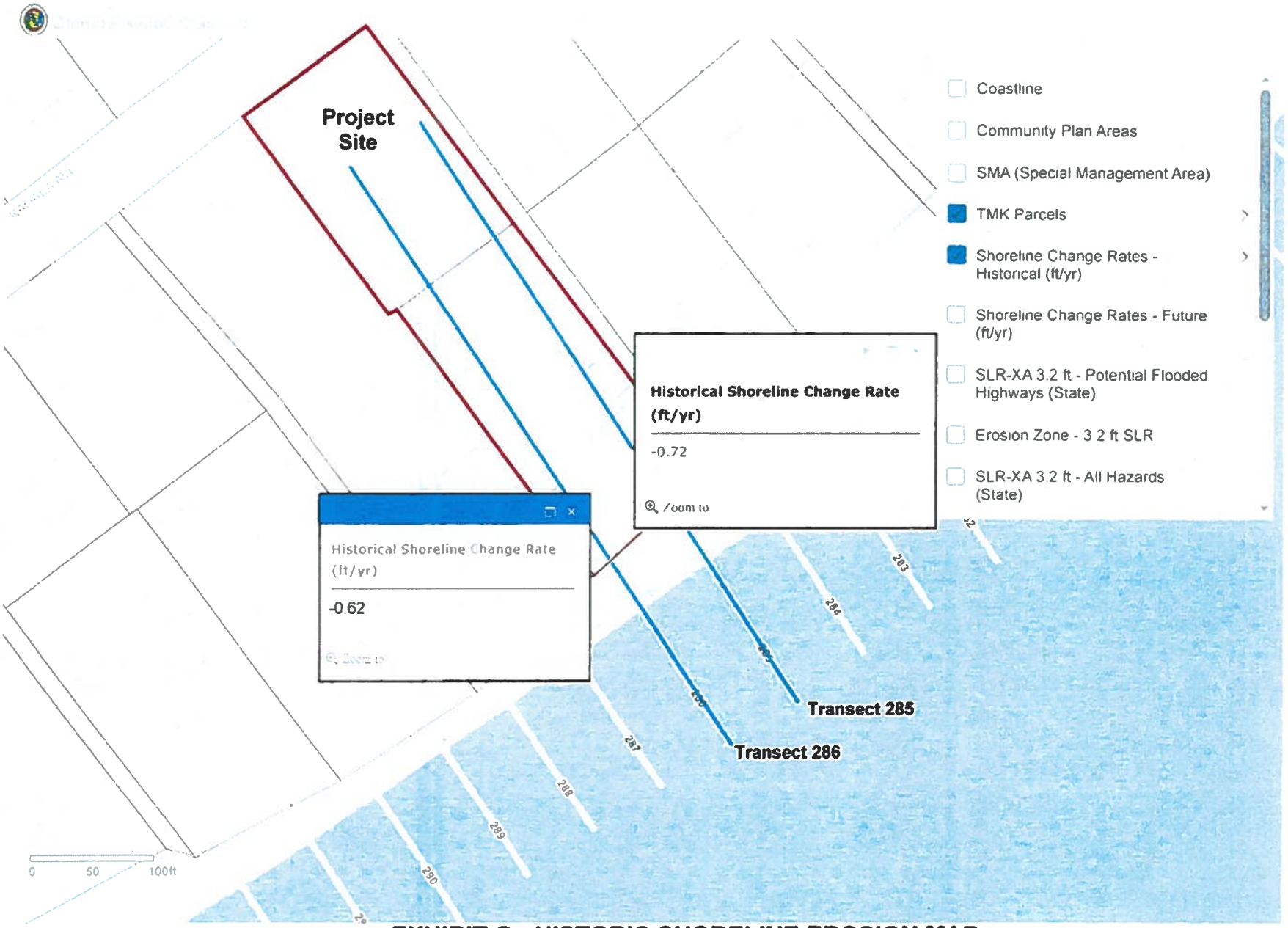


EXHIBIT G - HISTORIC SHORELINE EROSION MAP
FILE NO. 2025-SMA-91



EXHIBIT H – WETLANDS MAP

FILE NO. 2025-SMA-91

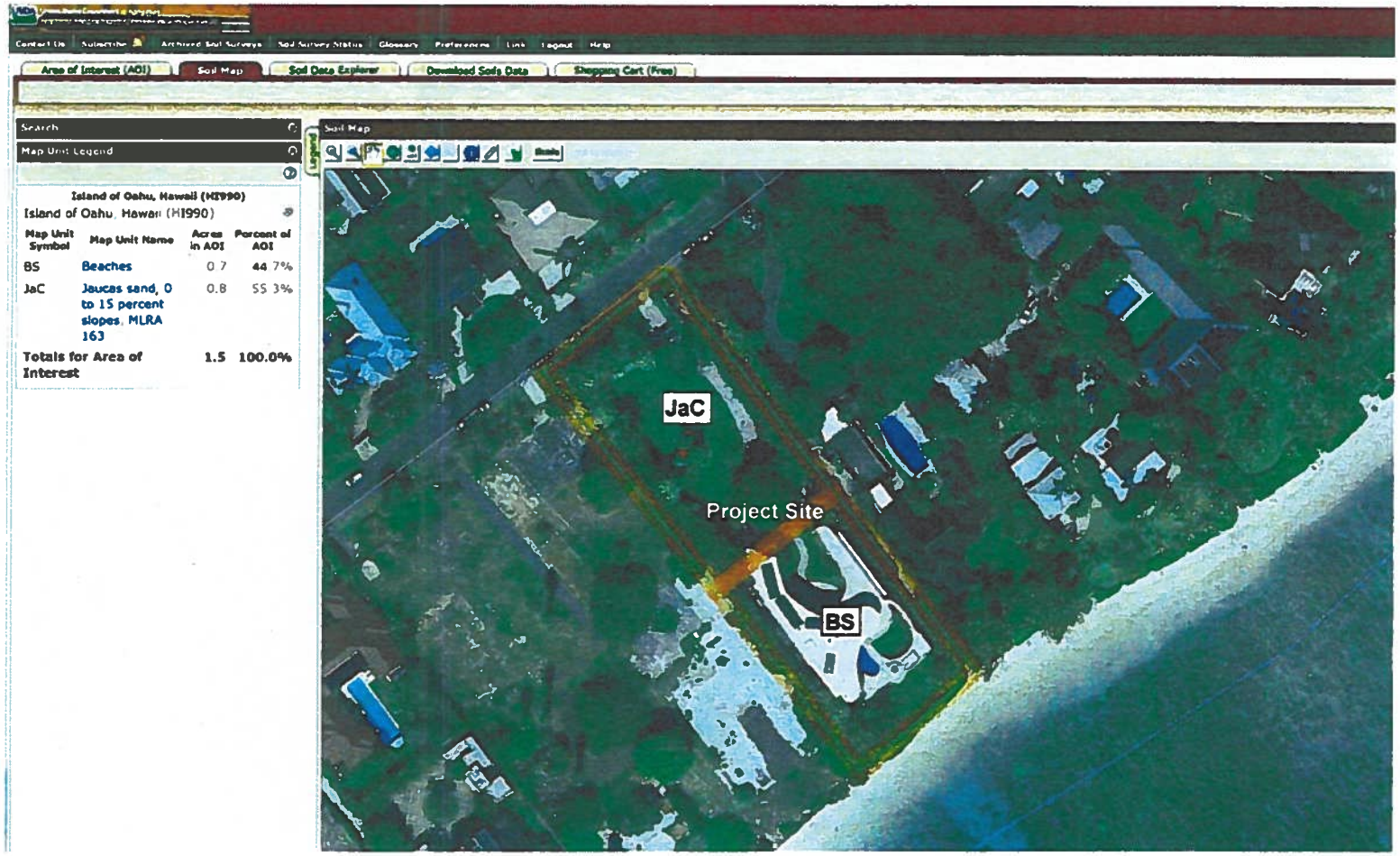
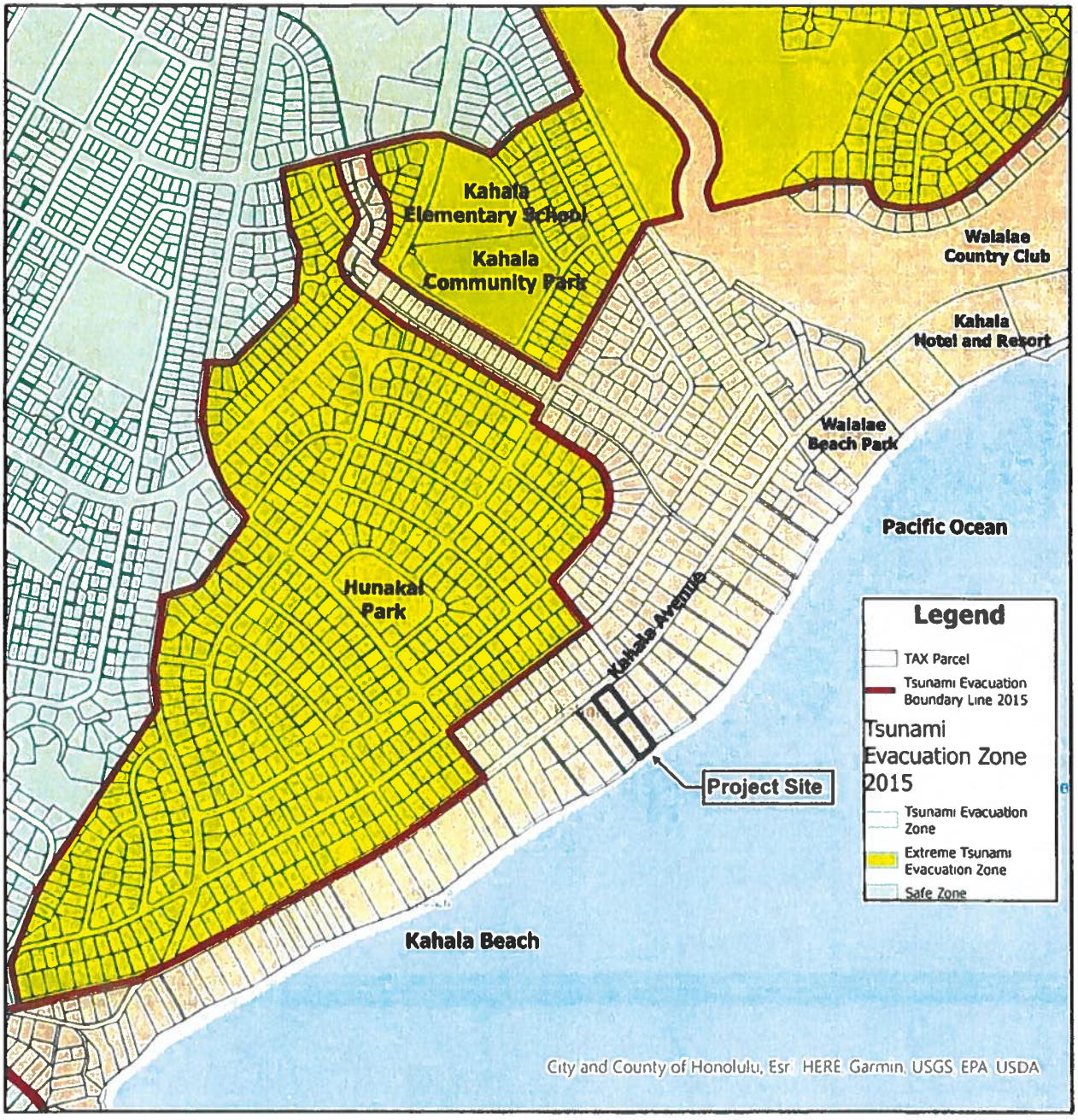


EXHIBIT I – NRCS SOILS MAP

FILE NO. 2025-SMA-91



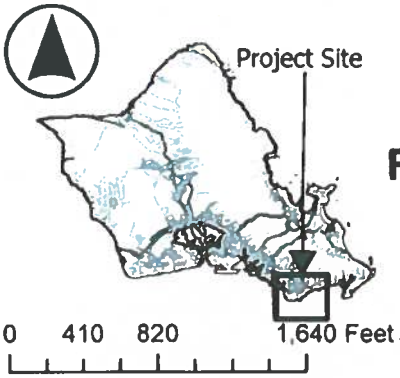


Exhibit J
Tsunami Map
File No. 2025-SMA-91

4669 Kahala Avenue
Waialae/Kahala

TMKs: 3-5-005: 005 and 008

Department of Planning and Permitting
City and County of Honolulu

January 2026

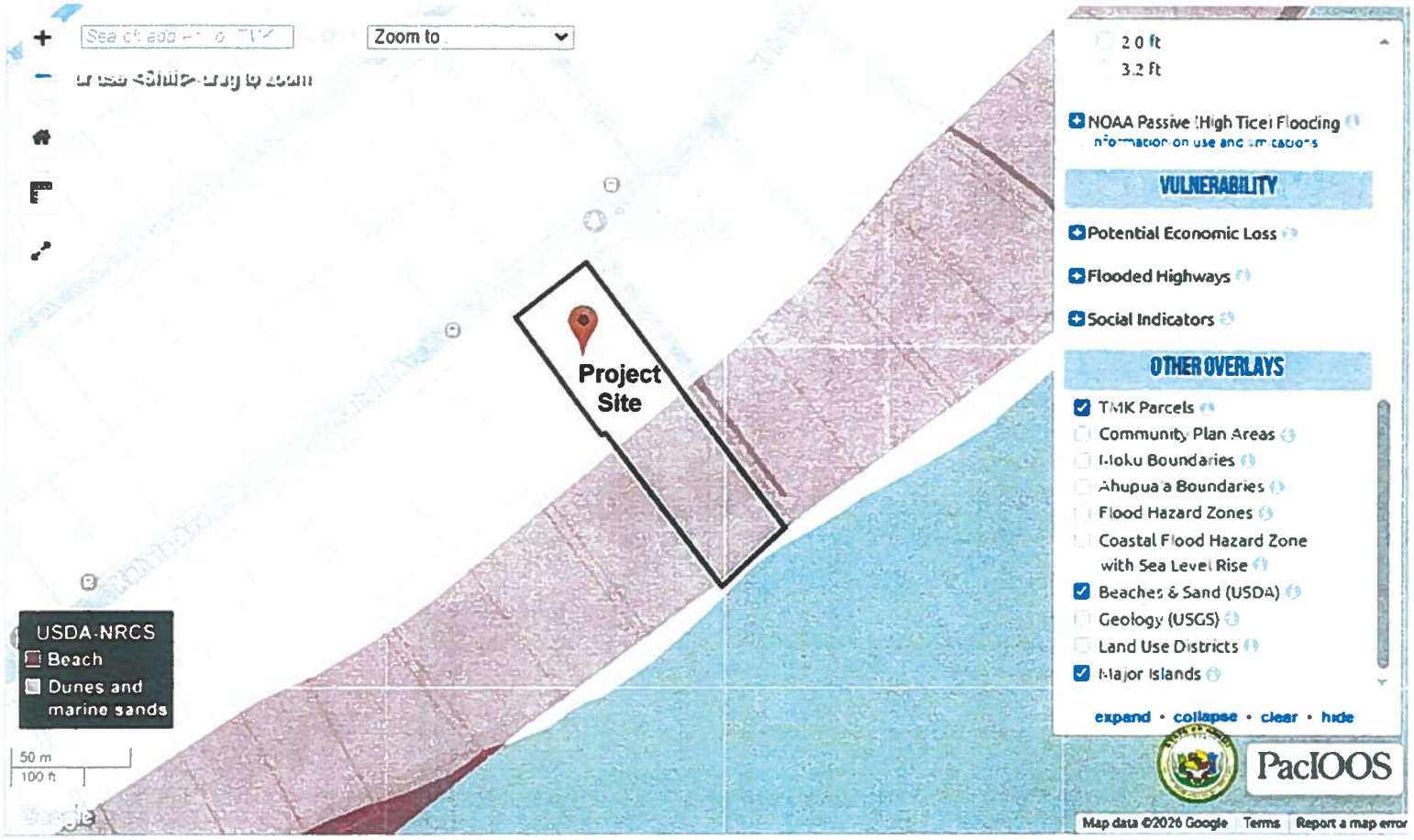


EXHIBIT K – COASTAL DUNES MAP
FILE NO. 2025-SMA-91



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

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 26-27, CD1

Introduced: 02/11/26 By: TOMMY WATERS - BY REQUEST Committee: ZONING & PLANNING (ZON)

Title: 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.

Voting Legend: * = Aye w/Reservations

02/11/26	INTRO	Introduced.
03/05/26	ZON	Reported out for adoption as amended in CD1 form. CR-64(26) 5 AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS
03/25/26	CCL	Committee report and Resolution as amended were adopted. 8 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS 1 ABSENT: WEYER

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