SUMMARY OF PROPOSED COMMITTEE DRAFT:

RESOLUTION 26-43
GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF FOUR NEW SINGLE-UNIT DWELLINGS, FOUR NEW INDIVIDUAL WASTEWATER SYSTEMS, A NEW SWIMMING POOL, NEW POOL, BARBEQUE, AND ENTRY PAVILIONS, AND A NEW AUTO AND BASKETBALL COURT IN WAIALUA, 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 FOUR SINGLE-UNIT DWELLINGS, ONE ATTACHED GARAGE, A SWIMMING POOL WITH SPA AND REFLECTION POOL, VARIOUS PAVILIONS, AND AUTOMOBILE AND BASKETBALL COURTS; AND INSTALLATION OF FOUR INDIVIDUAL WASTEWATER SYSTEMS AND ANCILLARY IMPROVEMENTS IN WAIALUA, O‘AHU."

B. Amends the first WHEREAS clause to clarify the description of the Project.

C. Adds a new second WHEREAS clause to provide that parcels 3 and 4 are adjacent zoning lots under the same ownership, and development of these parcels is being considered together under the resolution.

D. Amends Condition A to clarify that development must be in general conformity with the Project as described in the DPP's findings and recommendation and the exhibits attached to the resolution, <u>except as modified in the resolution.</u>

E. In Condition B, relating to minimizing the impacts of coastal hazards, designates the existing condition as Condition B.1, and adds a new Condition B.2 to require the use of pervious surface materials for the Project's driveways, automobile courts, and walkways.

F. In Condition G, relating to minimizing impacts to archaeological, historical, and cultural resources that may be present on the Project site:

1. In Condition G.2, deletes the phrase "If any archaeological, historic, or cultural resources are discovered on the Project site" at the beginning of the condition; and

2. In Condition G.3, clarifies that if human burials, <u>including iwi kūpuna (Native Hawaiian ancestral remains)</u>, are encountered during construction, the Applicant is required to stop work, protect the find from further disturbance, and contact the State Historic Preservation Division immediately.

G. In Condition H.7, relating to the protection of the Hawaiian monk seal, green sea turtle, and hawksbill sea turtle, adds reference to the olive ridley sea turtle.

H. In Condition K, relating to permits, requires that the applicant obtain a minor shoreline structure permit <u>prior to the issuance of any Project construction permit or building permit.</u>

I. Makes miscellaneous technical and nonsubstantive amendments.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **26-43, CD1**

PROPOSED

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF FOUR SINGLE-UNIT DWELLINGS, ONE ATTACHED GARAGE, A SWIMMING POOL WITH SPA AND REFLECTION POOL, VARIOUS PAVILIONS, AND AUTOMOBILE AND BASKETBALL COURTS; AND INSTALLATION OF FOUR INDIVIDUAL WASTEWATER SYSTEMS AND ANCILLARY IMPROVEMENTS IN WAIALUA, O‘AHU.

WHEREAS, on November 24, 2025, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Number 2025-SMA-98) from the John A. and Kathleen H. Libby Trust (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for:

1. The demolition of a shed; construction of two two-story, single-unit dwellings, with a three-car garage attached to one of the dwellings, an in-ground swimming pool with spa and reflection pool, a pool pavilion with two bathrooms, entry and barbeque pavilions, and an automobile court; and installation of two individual wastewater systems, a concrete masonry unit wall, 50 percent open-work wood and nylon fencing within the shoreline setback area, and landscaping and irrigation systems on a 30,883-square-foot shoreline lot zoned R-7.5 Residential District, located at 68-631 Crozier Drive, and identified as Tax Map Key 6-8-004:003 ("Parcel 3"); and

2. The demolition of two single-story, single-unit dwellings; construction of two single-story, single-unit dwellings, with an automobile court and a basketball half-court that will also accommodate parking; and installation of two individual wastewater systems, 50 percent open-work wood and nylon fencing within the shoreline setback area, and landscaping and irrigation systems on a 20,598-square-foot shoreline lot zoned R-7.5 Residential District, located at 68-623 Crozier Drive, and identified as Tax Map Key 6-8-004:004 ("Parcel 4"); and

WHEREAS, Parcels 3 and 4 are adjacent zoning lots under the same ownership in Waialua, O‘ahu, and development on these parcels is being considered together under this resolution (the "Project"); and

RESOLUTION

WHEREAS, on January 9, 2026, 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 and DPP staff members; no members of the public attended the hearing; and

WHEREAS, on February 20, 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 20, 2026, by Departmental Communication 92 (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:

A. Except as modified herein, development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-12, and D through M, 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 minimize and address 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, prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP for its review and approval:

1. Any structure proposed outside of the 3.2-foot sea level rise coastal erosion line, but within the 3.2-foot sea level rise exposure area, as mapped on the Hawai'i Sea Level Rise Viewer (see Exhibits C-1 and I) must incorporate a foundation or other adaptation or design measures that must be stamped by a civil or structural engineer licensed by the State of Hawai'i; and

2. Pervious surface materials, such as but not limited to grasscrete or grass block pavers must be used for the Project's driveways, automobile courts, and walkways.

C. 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 6-8-004:003 and 6-8-004:004 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 Tax Map Keys 6-8-004:003 and 6-8-004:004 are projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that portions of the proposed dwelling units and accessory structures are located within the 3.2-foot sea level rise-exposure area ("SLR-XA"). The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the SLR-XA. 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."

D. 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 6-8-004:003 and 6-8-004:004, 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."

E. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, 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 6-8-004:003 and 6-8-004:004, 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."

F. 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 6-8-004:003 and 6-8-004:004."

G. To minimize impacts to archaeological, historic, and cultural resources that may be present at 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 Monitoring Plan ("AMP") that meets the requirements of Chapter 13-279, Hawaii Administrative Rules.

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

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.

H. 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, hawksbill sea turtle, or olive ridley 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 nests, eggs, fledglings, or downed seabirds.

    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 H.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.

I. 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.

5. The Project's irrigation systems 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.

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

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 1,000 cubic yards of engineered and 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 ("CRB") 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 CRB 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.

K. Permits.

1. Prior to the issuance of any Project construction permit or building permit, the Applicant shall obtain a Minor Shoreline Structure Permit for any proposed structures located within the shoreline setback area, including the Project's proposed perimeter fencing.

2. 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:

a. 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.

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

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

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

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

the extension will be deemed to be denied.

L. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **26-43, CD1**

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the John A. and Kathleen H. Libby Trust, 4263 Kaimanahila Street, Honolulu, Hawai‘i 96816; Makena White, Planning Solutions, Inc., 711 Kapiolani Boulevard, Suite 950, Honolulu, Hawai‘i 96813-5213; 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 25, 2026
Honolulu, Hawai‘i

Councilmembers

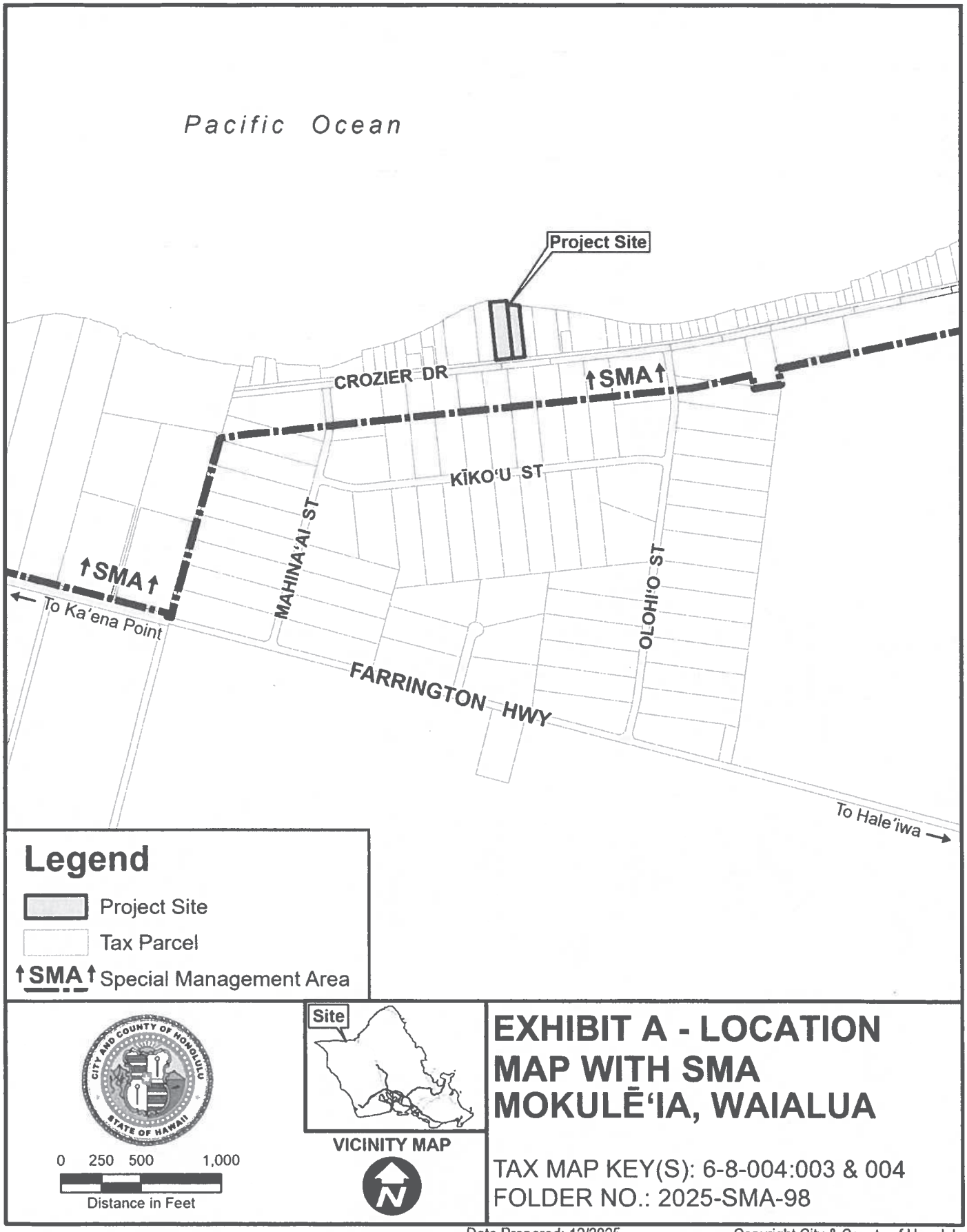

EXHIBIT A - LOCATION MAP WITH SMA MOKULĒ'IA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 12/2025

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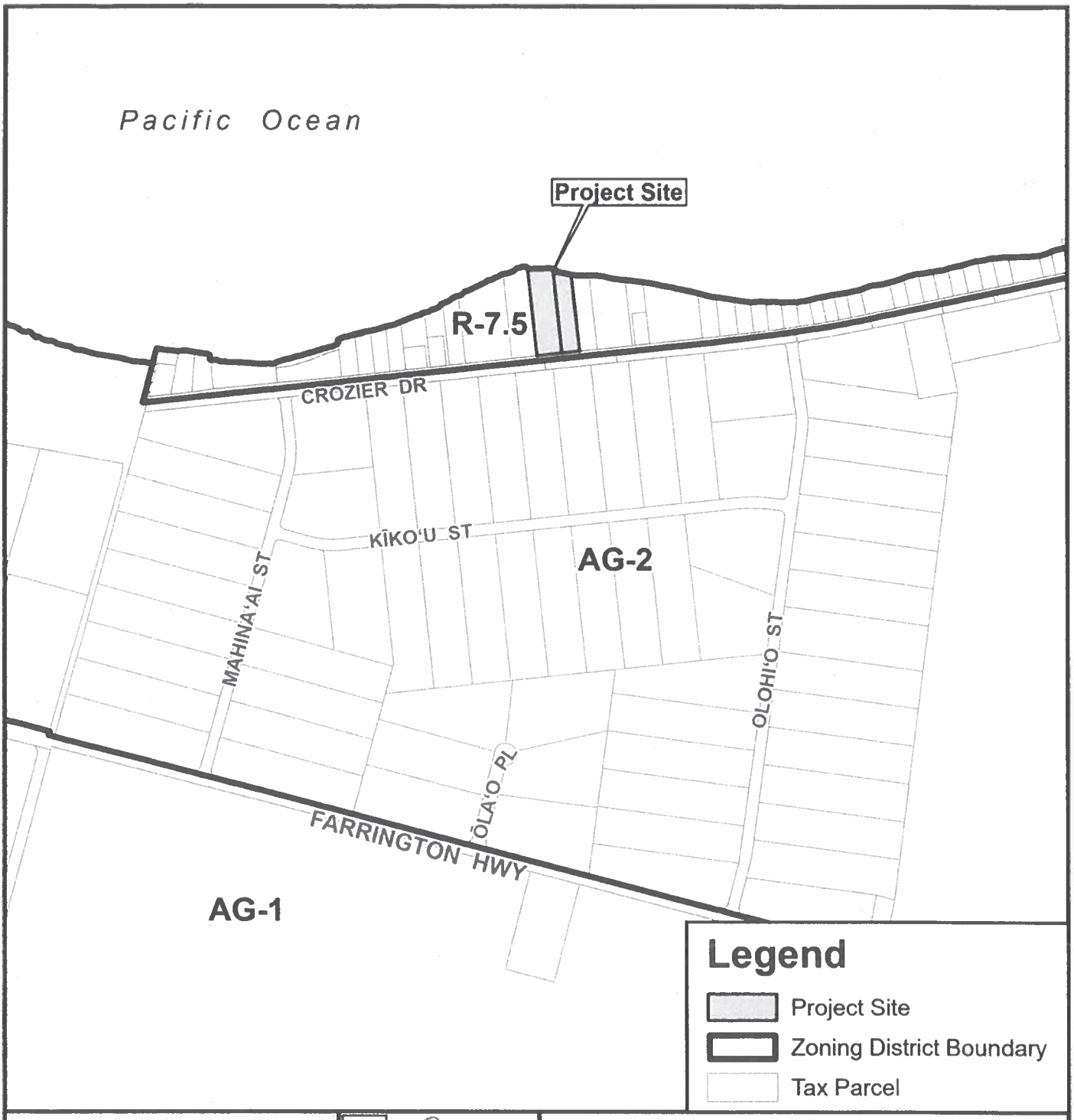
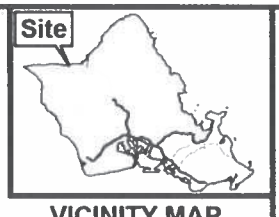


Legend

- Project Site
- Zoning District Boundary
- Tax Parcel

0 200 400 800

Distance in Feet



VICINITY MAP

EXHIBIT B - ZONING MAP

MOKULĒ'IA - WAIALUA - HALE'IWA

TAX MAP KEY(S): 6-8-004:003 & 004

FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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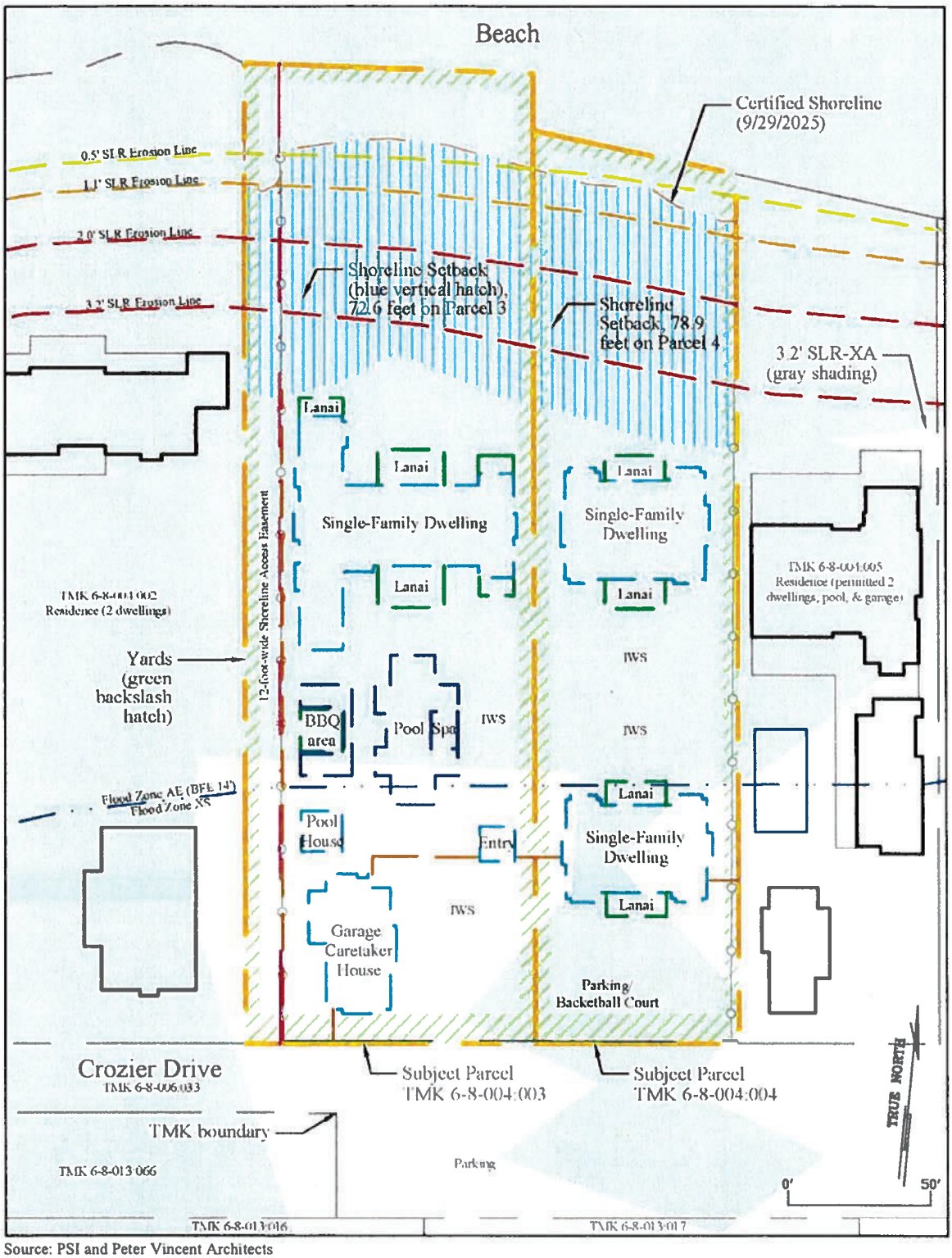
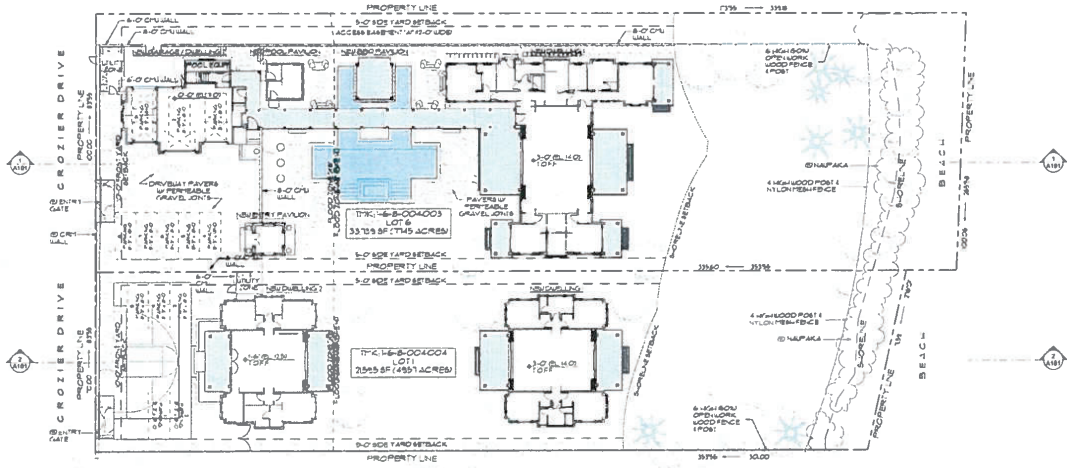


Source: PSI and Peter Vincent Architects

EXHIBIT C-1 - CONCEPTUAL SITE PLAN
FILE NO. 2025-SMA-98



1 SITE PLAN

EXHIBIT C-2 - SITE PLAN
FILE NO. 2025-SMA-98

peter vincent architects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu, Hawai'i 96813
808.524.8255 | pva@pva.com

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK: 1-6-8-004: 003 & 004
66-451 & 66-453 Crozier Drive, Waialua, Hawaii 96791

Project	25-025
Date	October 3, 2025
Drawing	Site Plan
Scale	As Noted

Revisions

SMA

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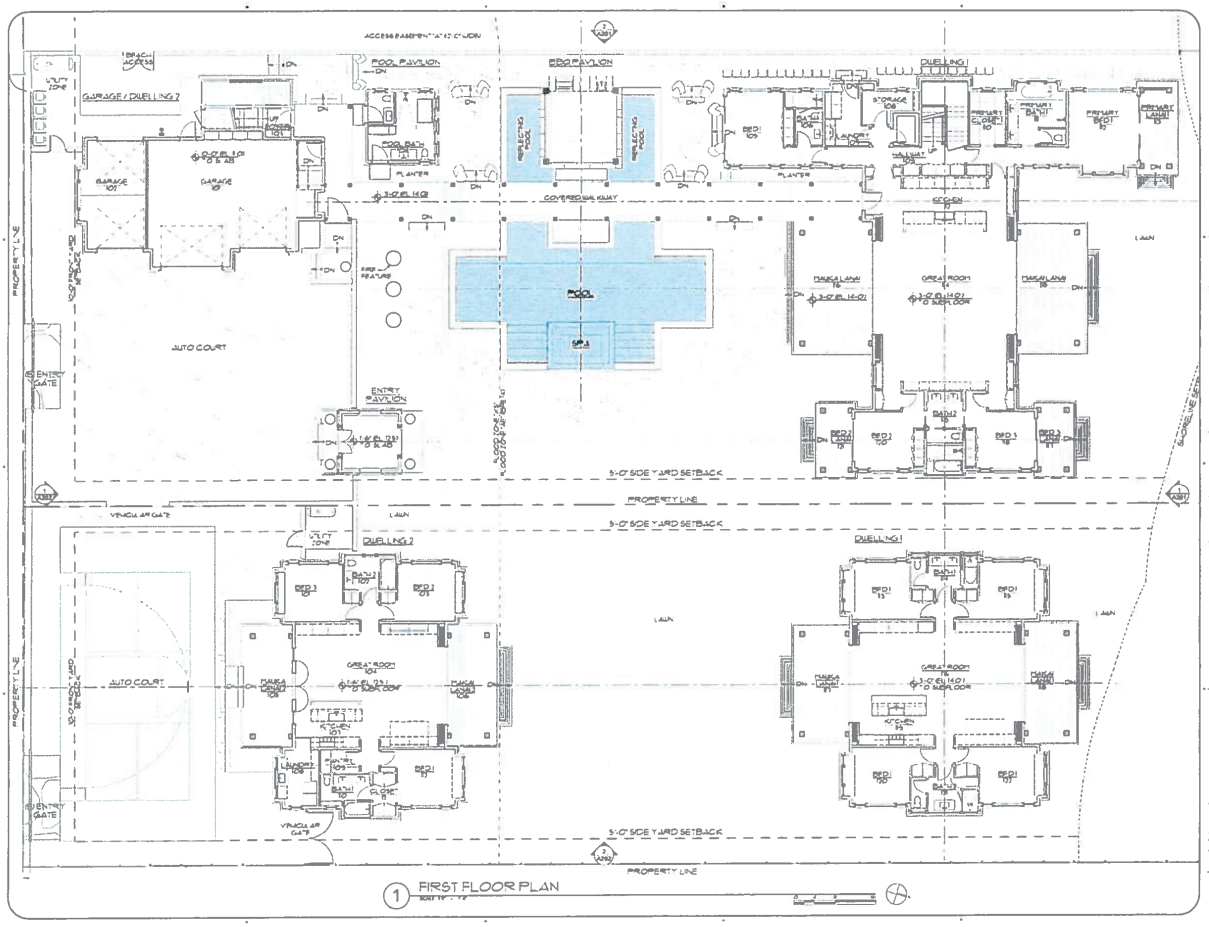
A100



pva
petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu, Hawai'i 96813
808.524.8255 | info@pva.com

Libby Residence
New Two Single Family Dwellings
TMK: 2-9-004: 003 & 004
68-631 & 68-625 Crane Drive, Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	First Floor Plan
Scale	As Noted

SMA

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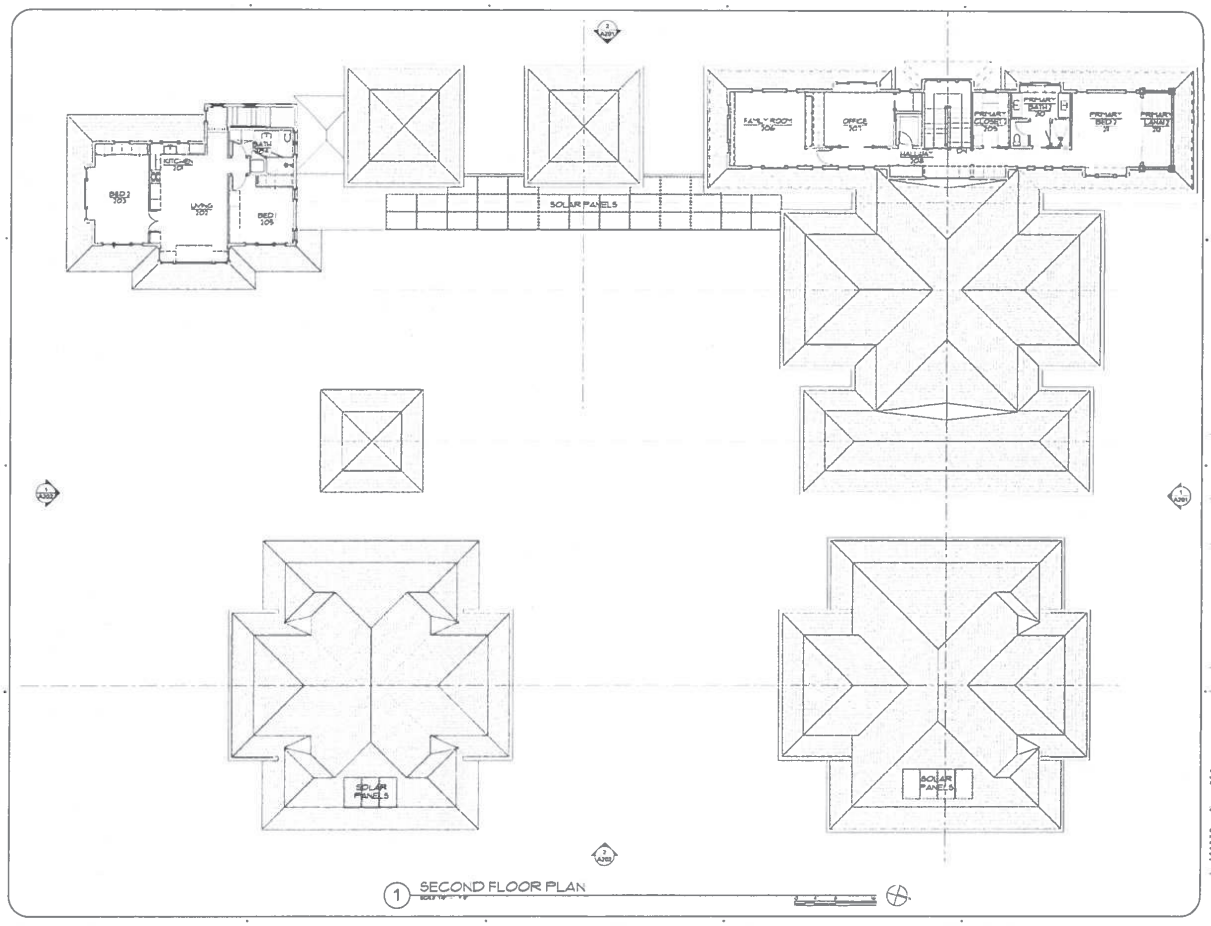
A102

EXHIBIT C-3 - FIRST FLOOR PLAN (FILE NO. 2025-SMA-98)



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

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK: 6-6-004 : 003 & 004
59-631 & 59-623 Crozier Drive , Waialua, Hawaii 96791

Project	25-026
Date	October 3, 2025
Drawing	Second Floor Plan
Scale	As Noted

Revisions

SMA

PETER M. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7459

4/30/2026

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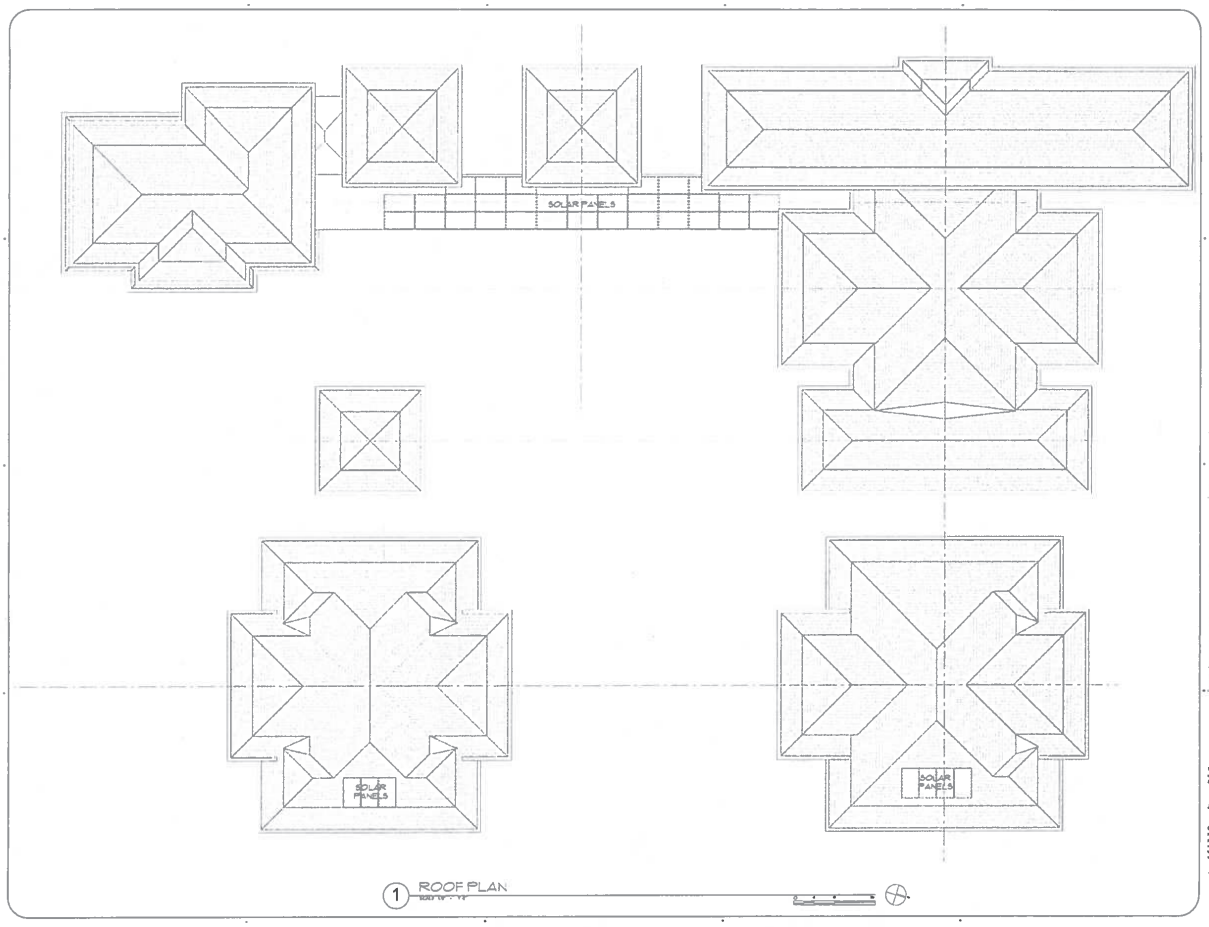
A103

EXHIBIT C-4 - SECOND FLOOR PLAN (FILE NO. 2025-SMA-98)



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

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crater Drive, Waialua, Hawaii 96791

Project 20-026
Date October 3, 2025
Drawing Roof Plan
Scale As Noted

Revisions

SMA

PETER W. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No 7450

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction is to be defined in Section 16-2018 Department of Regulating Agencies State of Hawaii Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

Signature 4/30/2025
Signature Date of Issuance

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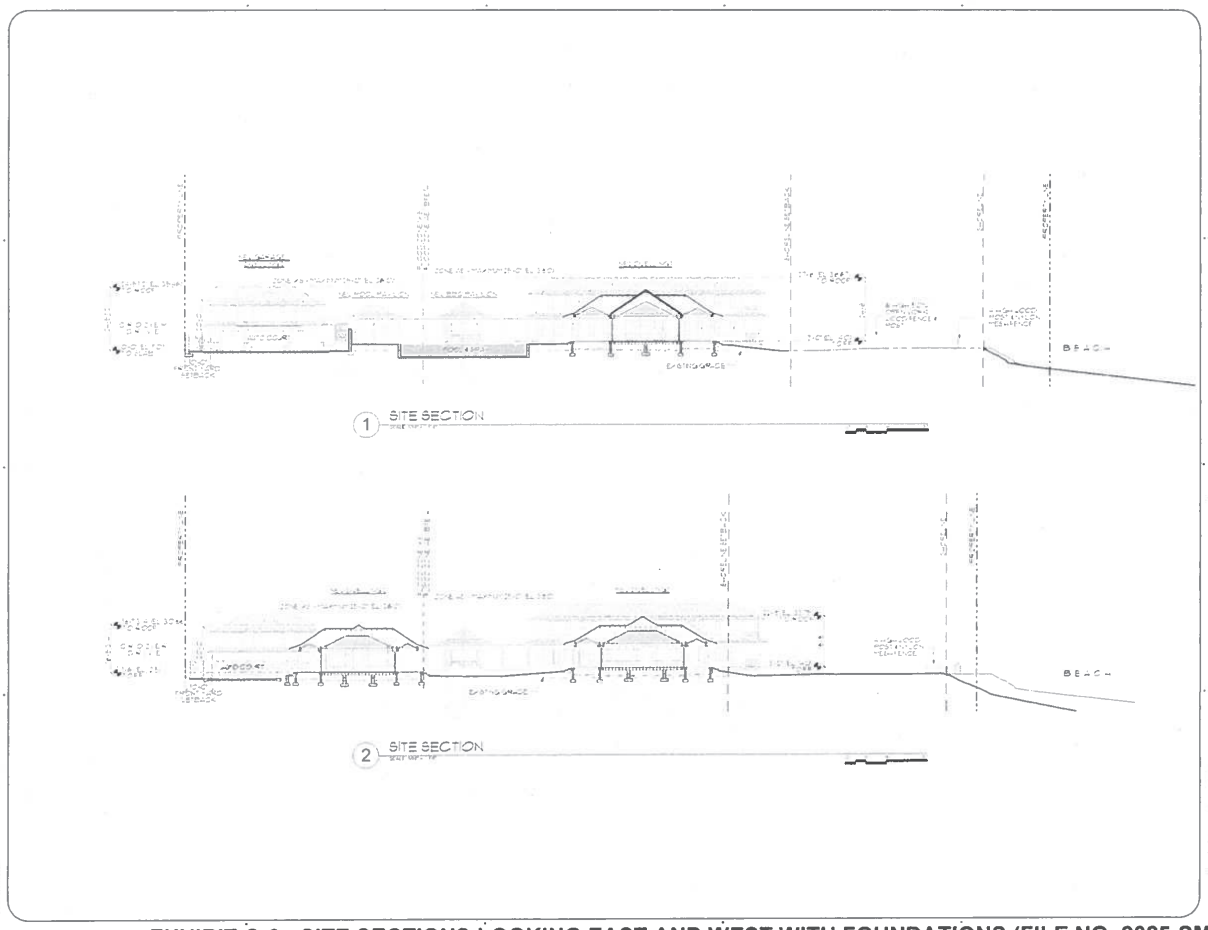
A104

EXHIBIT C-5 - ROOF PLAN (FILE NO. 2025-SMA-98)



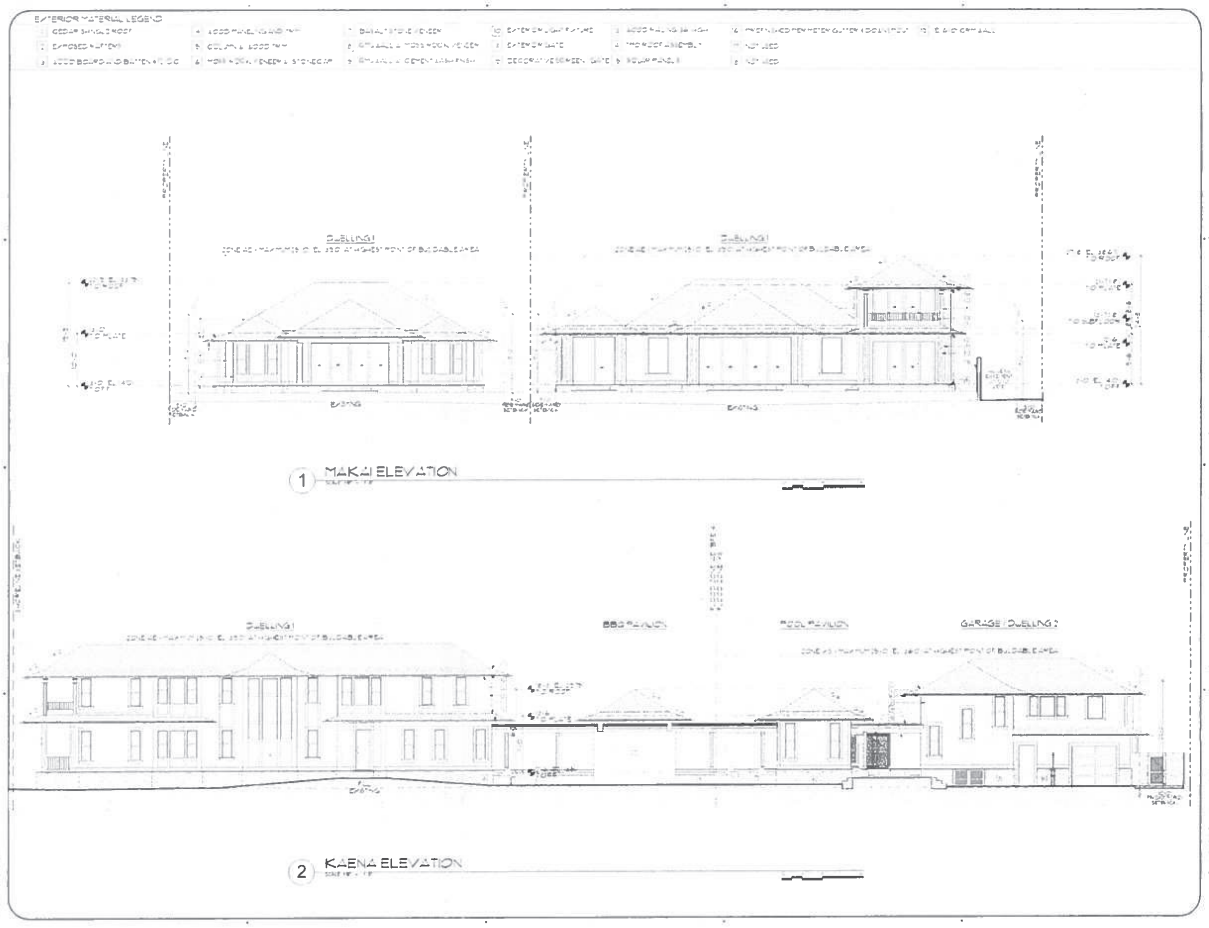
pbervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu Hawai'i 96813
808.524.8255 | info@pbvi.com

Libby Residence

SMA

A101

EXHIBIT C-6 - SITE SECTIONS LOOKING EAST AND WEST WITH FOUNDATIONS (FILE NO. 2025-SMA-98)



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petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu, Hawaii 96813
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Libby Residence
New Two Single Family Dwellings
TMK: 4-8-004: 003 & 004
68-611 & 68-623 Crozier Drive Waialua, Hawaii 96791

Project: 20.825
Date: October 3, 2025
Drawing: Exterior Elevations
Scale: As Noted

SMA

A201

EXHIBIT C-7 - NORTH AND WEST ELEVATIONS (FILE NO. 2025-SMA-98)

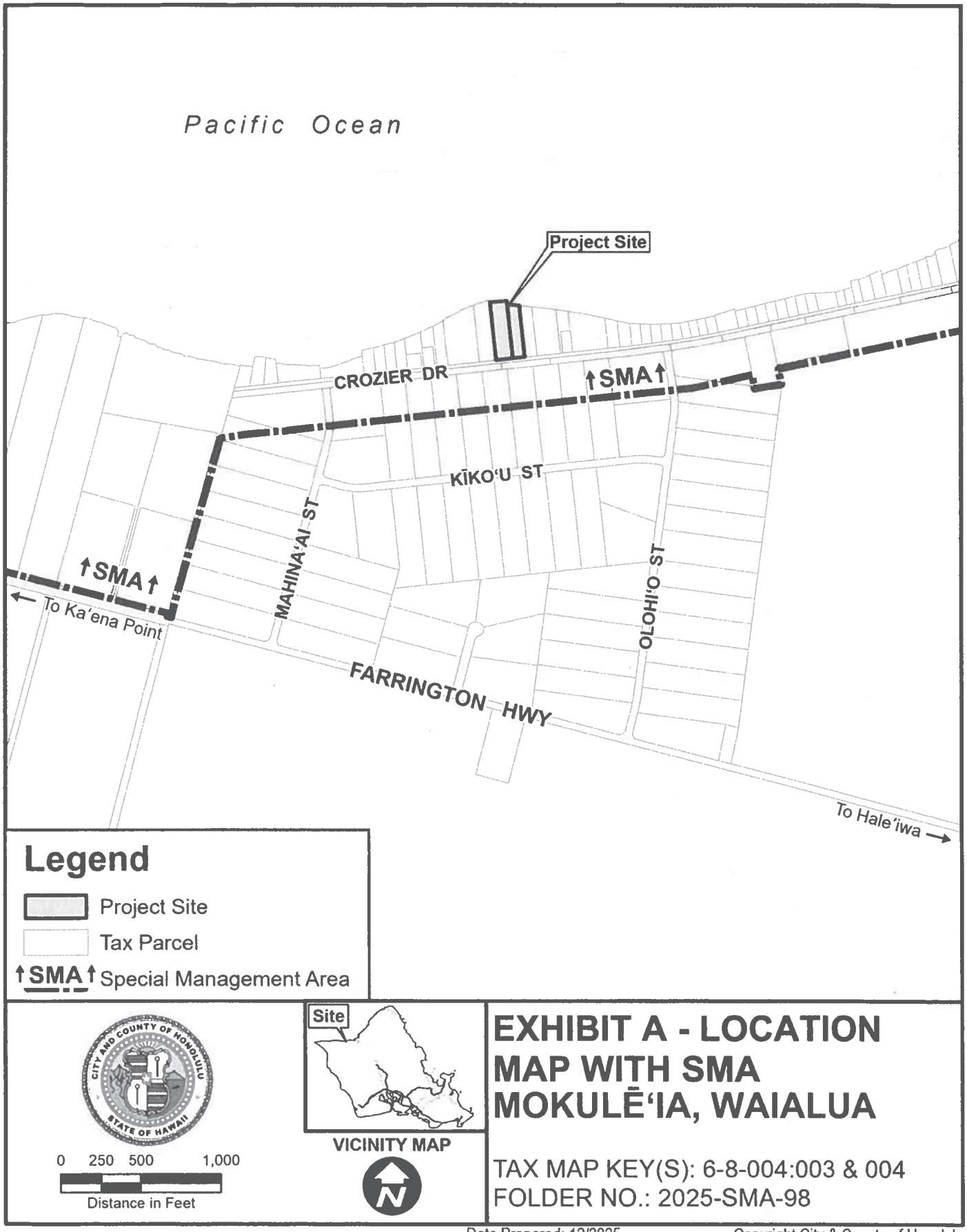

EXHIBIT A - LOCATION MAP WITH SMA MOKULĒ'IA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 12/2025

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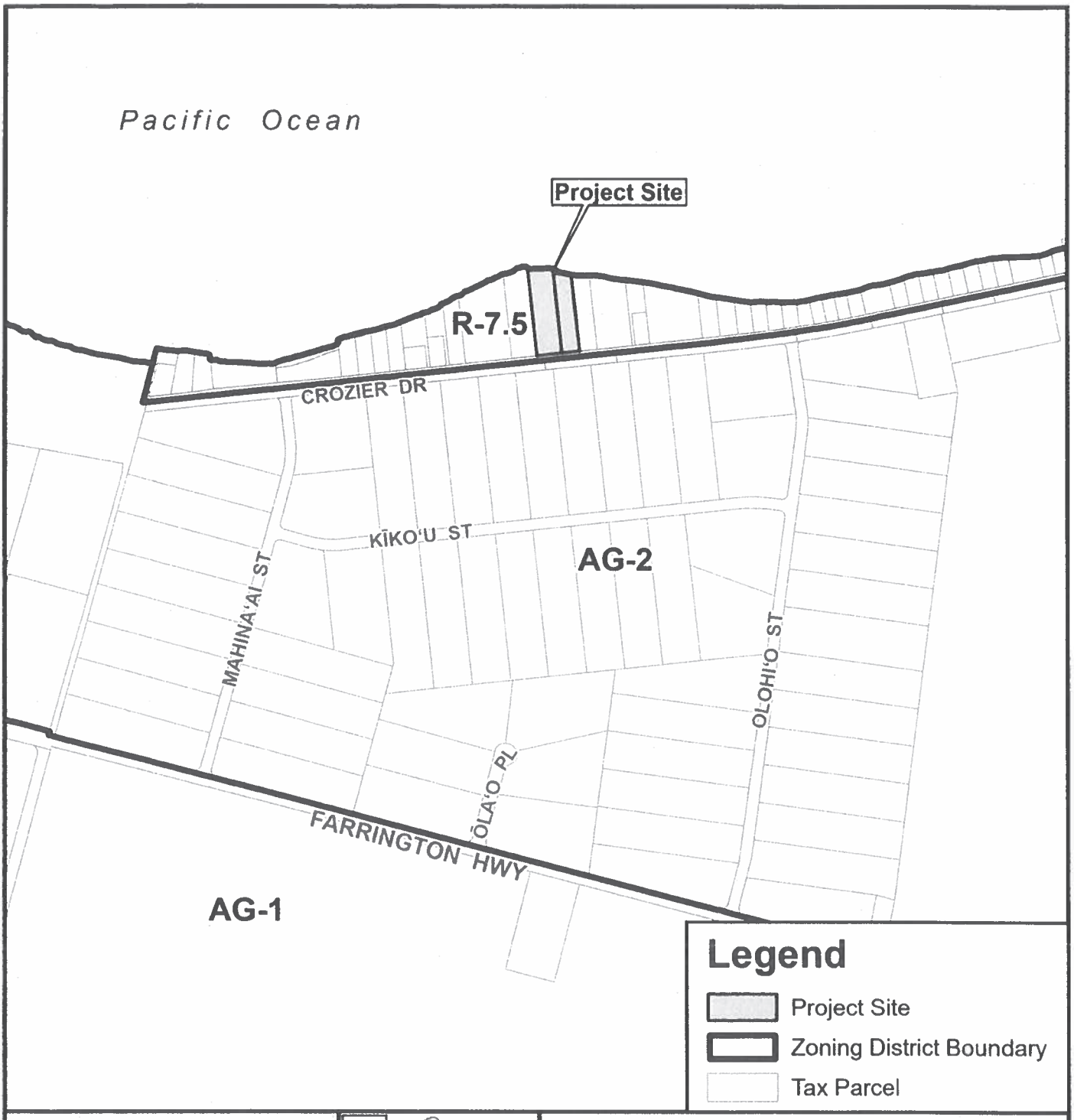
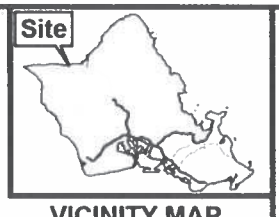


Legend

- Project Site
- Zoning District Boundary
- Tax Parcel

0 200 400 800

Distance in Feet



VICINITY MAP

EXHIBIT B - ZONING MAP

MOKULĒ'IA - WAIALUA - HALE'IWA

TAX MAP KEY(S): 6-8-004:003 & 004

FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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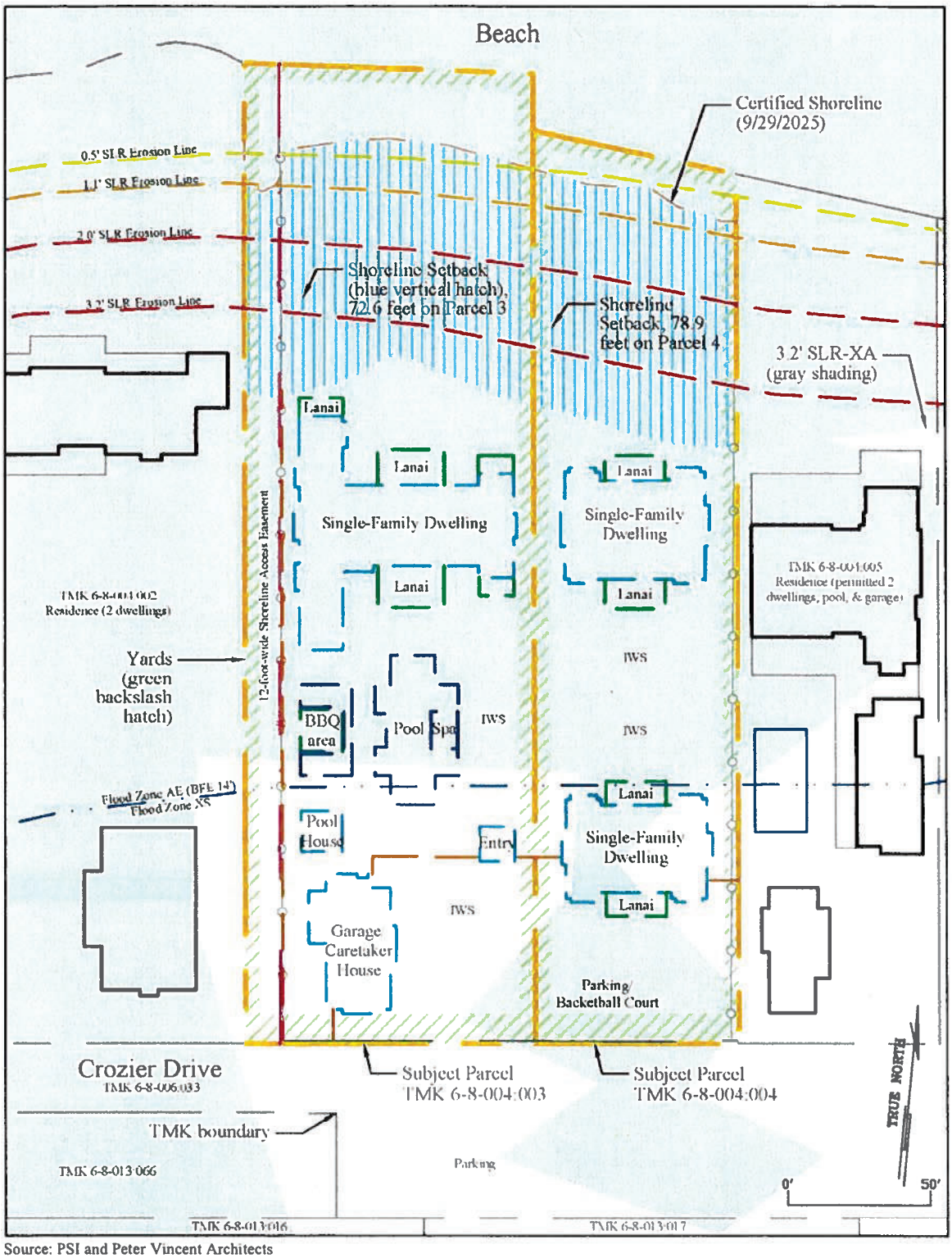
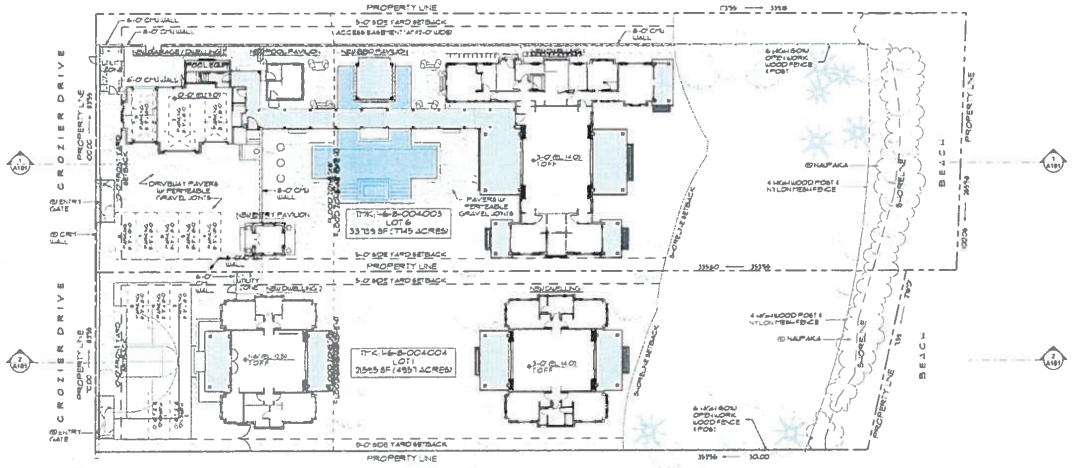


Source: PSI and Peter Vincent Architects

EXHIBIT C-1 - CONCEPTUAL SITE PLAN
FILE NO. 2025-SMA-98



1 SITE PLAN

EXHIBIT C-2 - SITE PLAN
FILE NO. 2025-SMA-98

peter vincent architects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu, Hawai'i 96813
808.524.8255 | pva@pva.com

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK: 1-6-8-004: 003 & 004
66-451 & 66-453 Crozier Drive, Waialua, Hawaii 96791

Project	25-025
Date	October 3, 2025
Drawing	Site Plan
Scale	As Noted

Revisions

SMA

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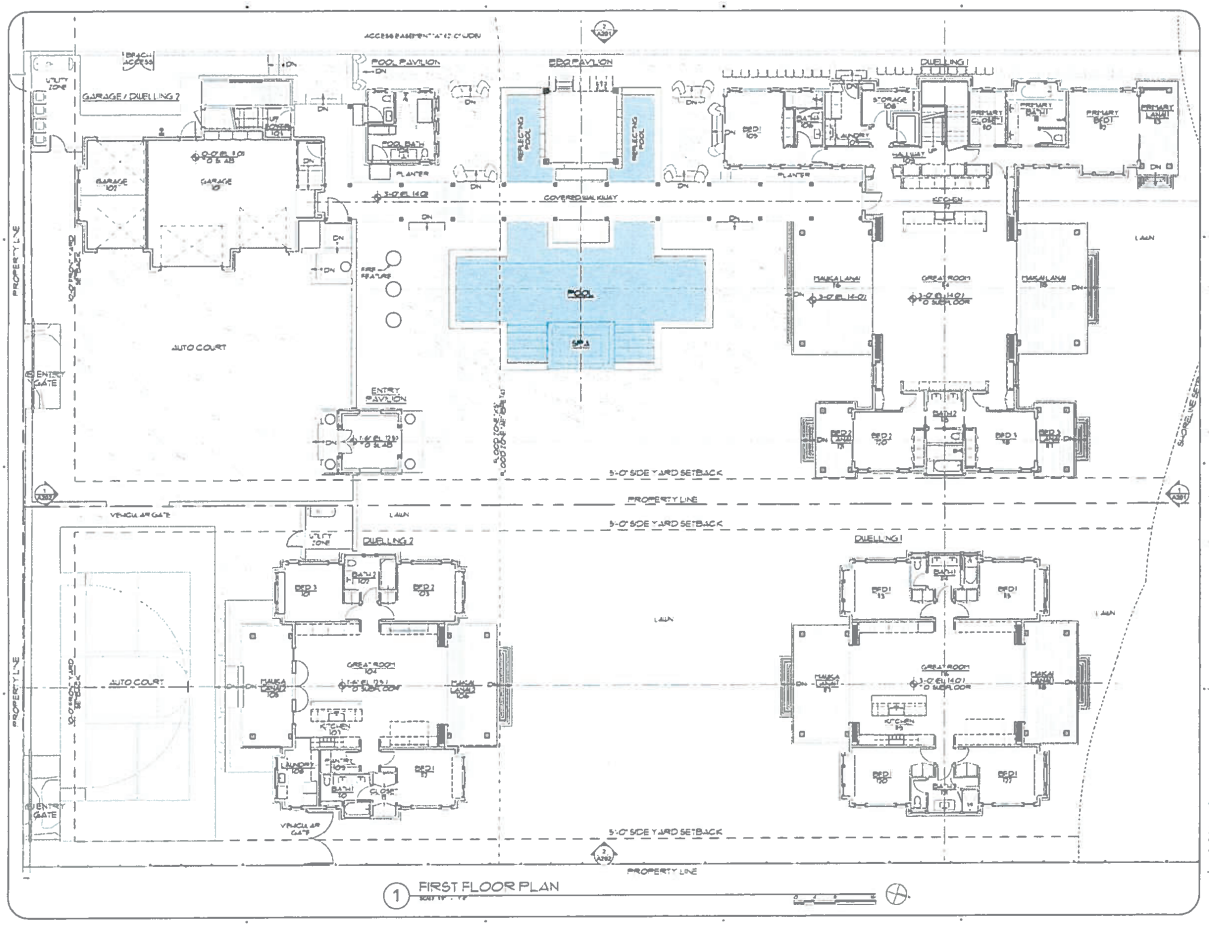

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petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu, Hawai'i 96813
808.524.8255 | info@pva.com

Libby Residence
New Two Single Family Dwellings
TMK: 2-9-004: 003 & 004
68-631 & 68-625 Crane Drive, Waialua, Hawaii 96791

Project	20-026
Date	October 3, 2025
Drawing	First Floor Plan
Scale	As Noted

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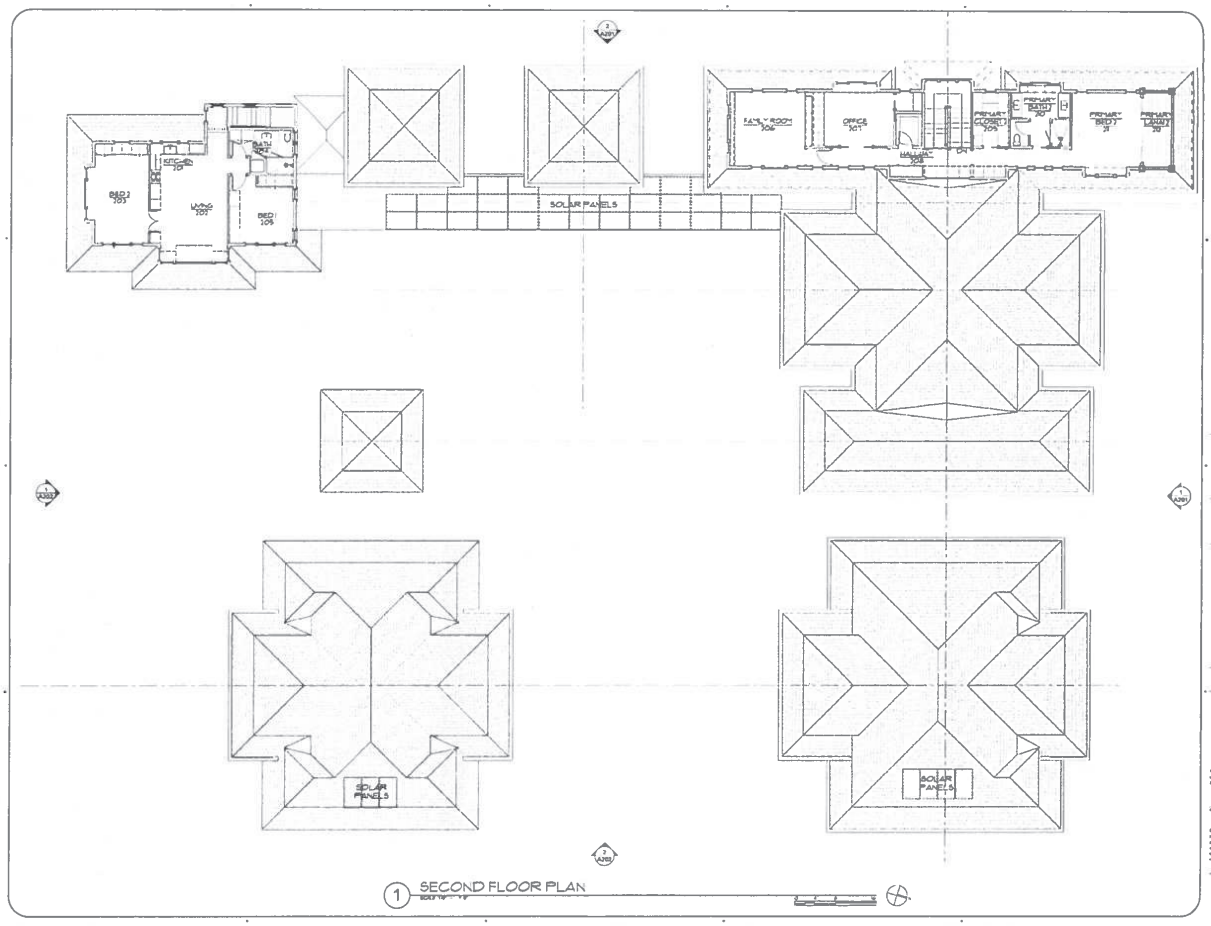
A102

EXHIBIT C-3 - FIRST FLOOR PLAN (FILE NO. 2025-SMA-98)



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

KEY PLAN

Libby Residence
New Two Single Family Dwellings
TMK: 6-6-004 : 003 & 004
59-631 & 59-623 Crozier Drive , Waialua, Hawaii 96791

Project	25-026
Date	October 3, 2025
Drawing	Second Floor Plan
Scale	As Noted

Revisions

SMA

PETER M. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7459

4/30/2026

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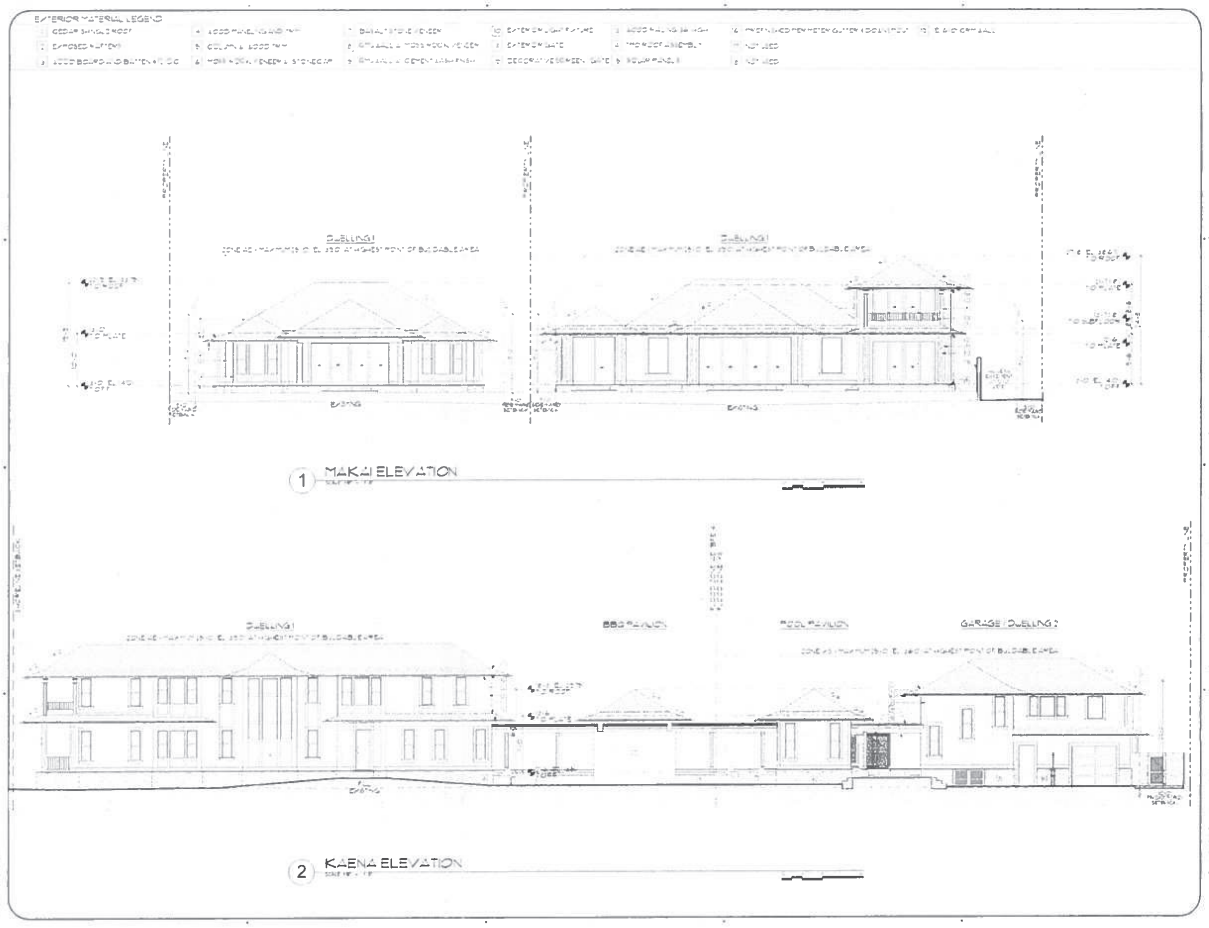
A103

EXHIBIT C-4 - SECOND FLOOR PLAN (FILE NO. 2025-SMA-98)



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petervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu, Hawaii 96813
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Libby Residence
New Two Single Family Dwellings
TMK: 4-8-004: 003 & 004
68-611 & 68-623 Crozier Drive Waialua, Hawaii 96791

Project: 20.825
Date: October 3, 2025
Drawing: Exterior Elevations
Scale: As Noted

SMA

A201

EXHIBIT C-7 - NORTH AND WEST ELEVATIONS (FILE NO. 2025-SMA-98)

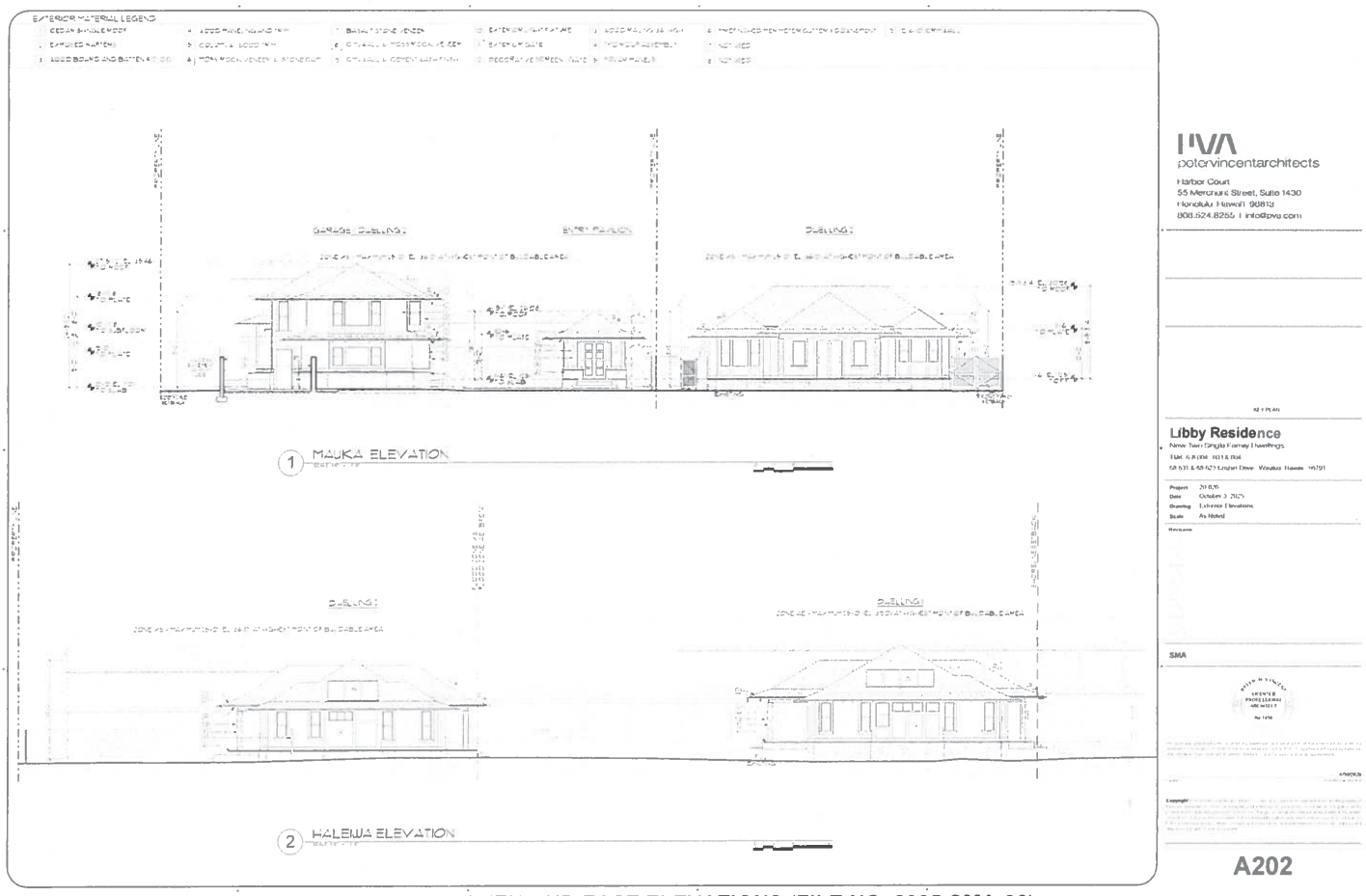
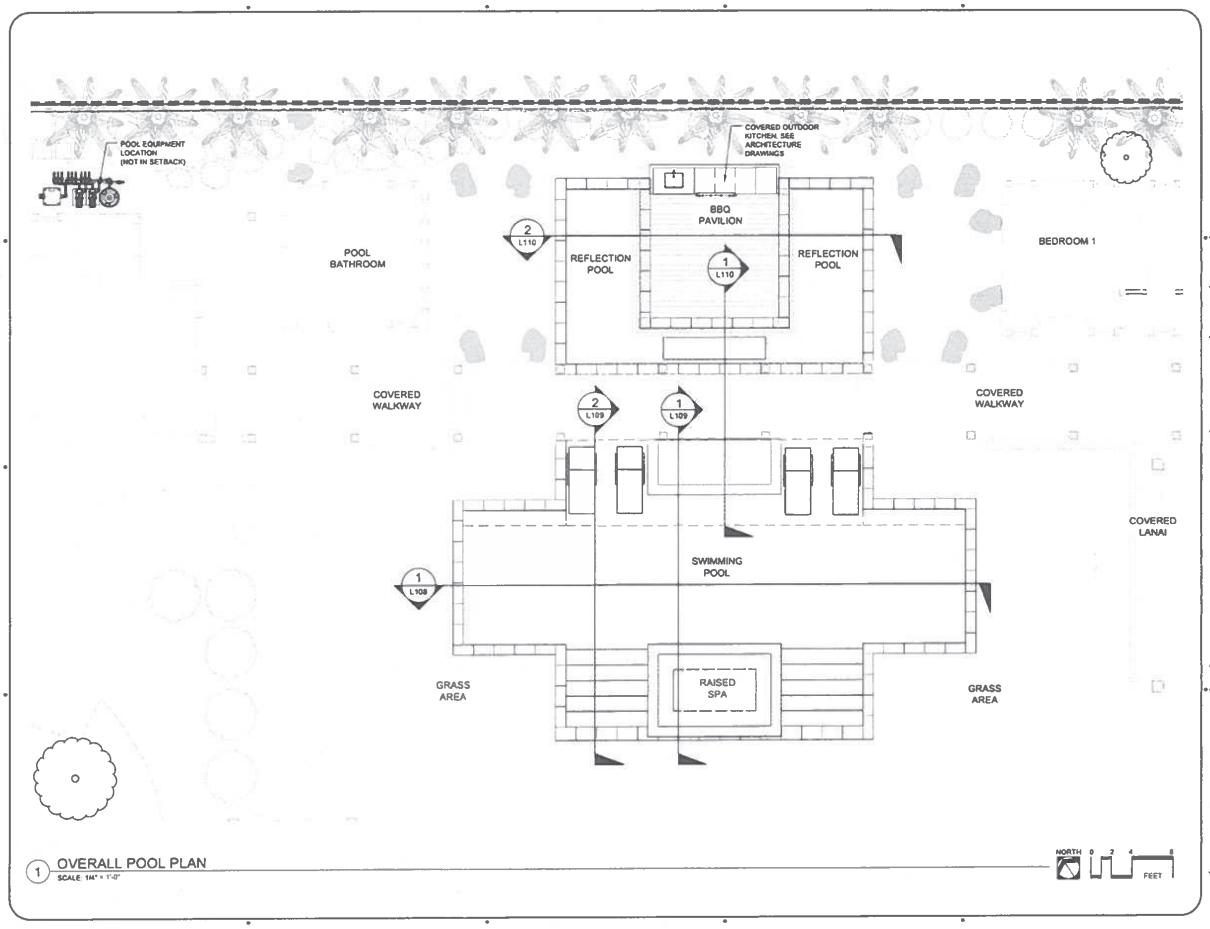


EXHIBIT C-8 - SOUTH AND EAST ELEVATIONS (FILE NO. 2025-SMA-98)



1 OVERALL POOL PLAN
SCALE: 1/4" = 1'-0"

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

WLA
WOLF LANDSCAPE ARCHITECTS
P O BOX 11825, HONOLULU, HAWAII 96828
e studio@wla.design m: 656 261 0134

Libby Residence
NEW TWO SINGLE FAMILY DWELLINGS
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive Waialua, Hawaii 96791

Project	30-026
Date	August 25, 2025
Showing	Overall Pool Plan
Scale	As Noted

Revisions

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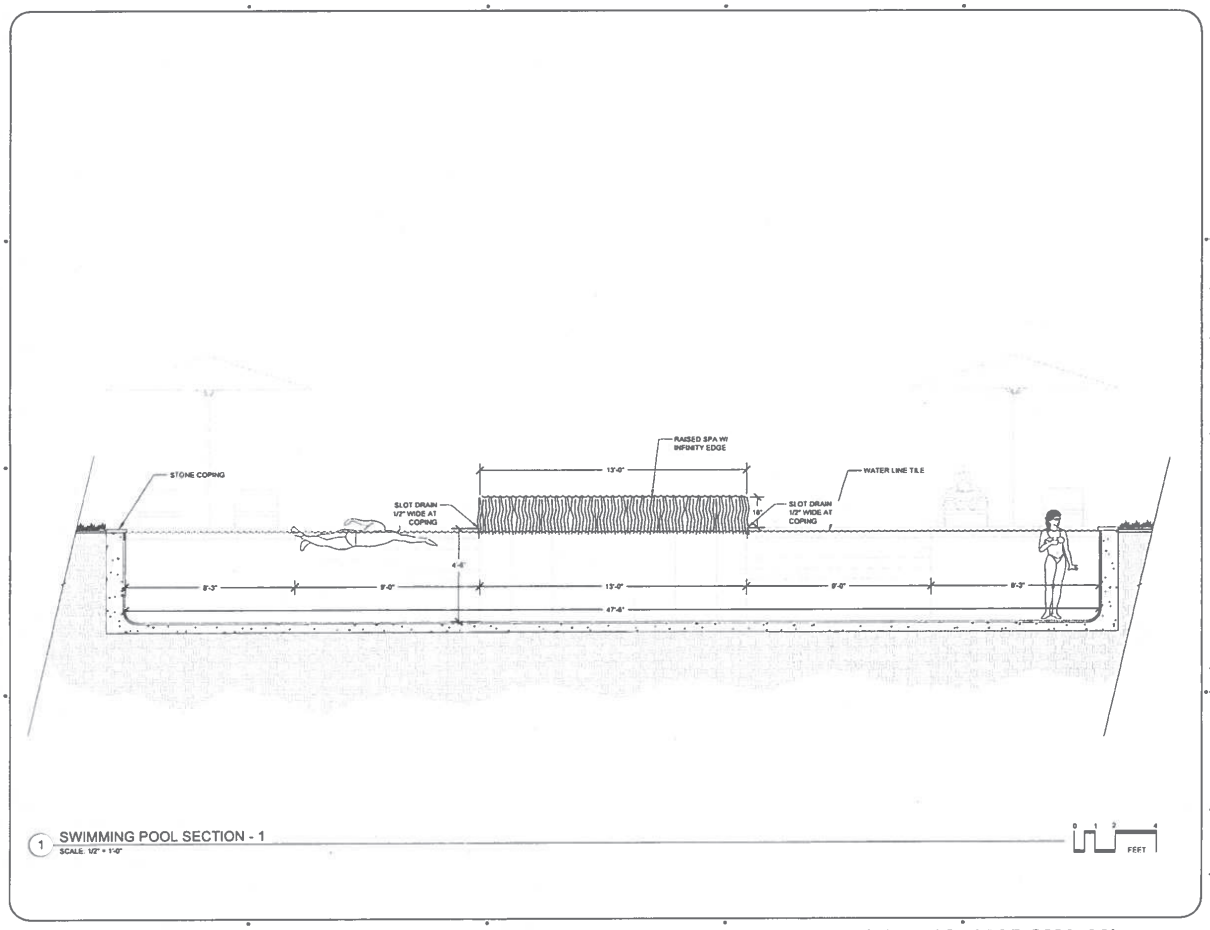
L100

EXHIBIT C-9 - OVERALL POOL PLAN (FILE NO. 2025-SMA-98)



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

WLA
WOLF LANDSCAPE ARCHITECTS
P O BOX 11625 HONOLULU, HAWAII 96828
e studio@wla.design m 856 261 8134

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NEW TWO SINGLE FAMILY DWELLINGS
TMK: 6-8-004 : 003 & 004
68-831 & 68-823 Crozier Drive , Waialua, Hawaii 96791

Project 20-026
Date August 23, 2025
Drawing Swimming Pool Section - 1
Scale As Noted

Revisions

Permit

BRIAN WOLF
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 17746
HAWAII, U.S.A.

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Signature Registration Number

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L104

EXHIBIT C-10 - SWIMMING POOL SECTION - LENGTH (FILE NO. 2025-SMA-98)

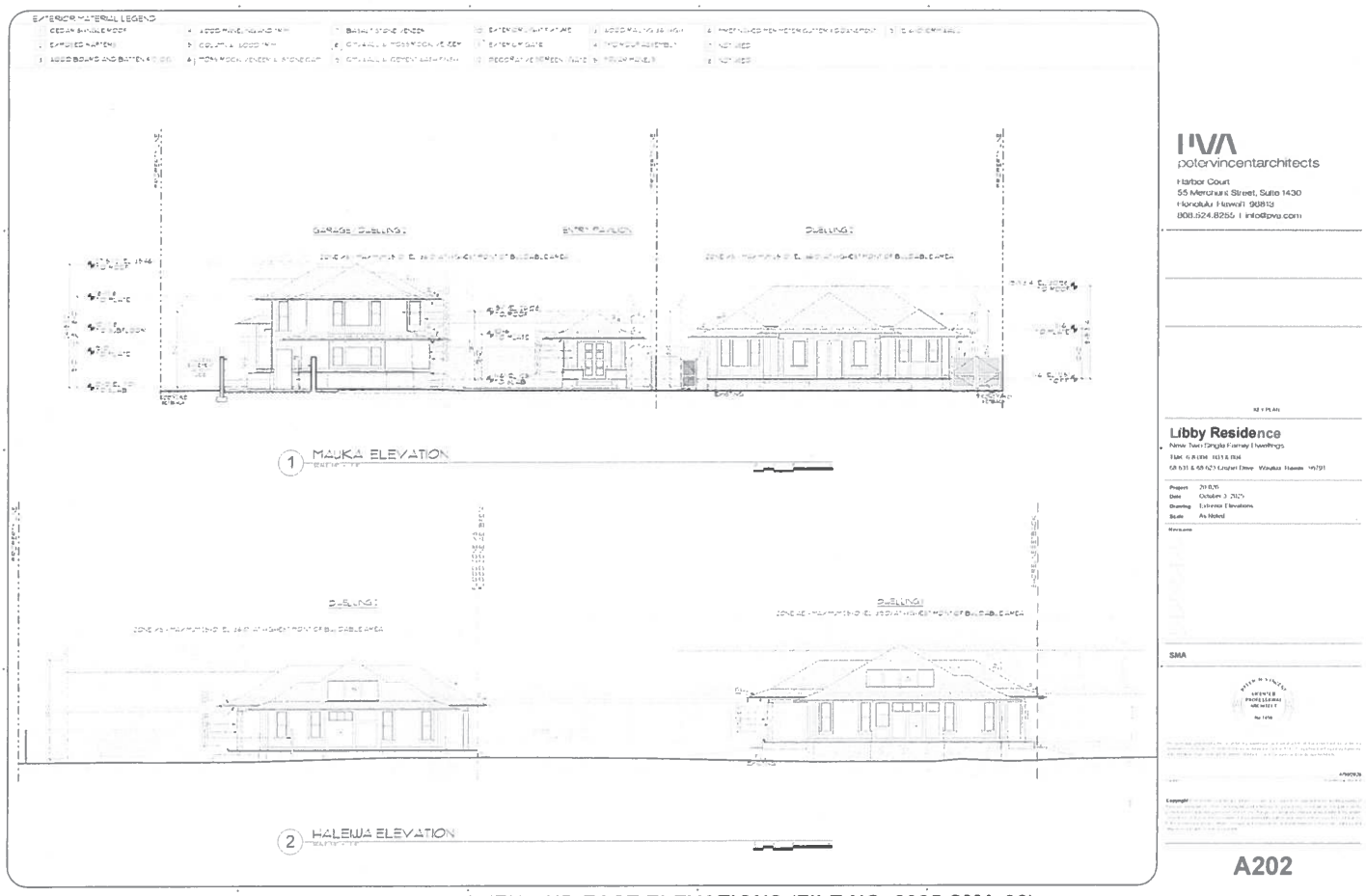
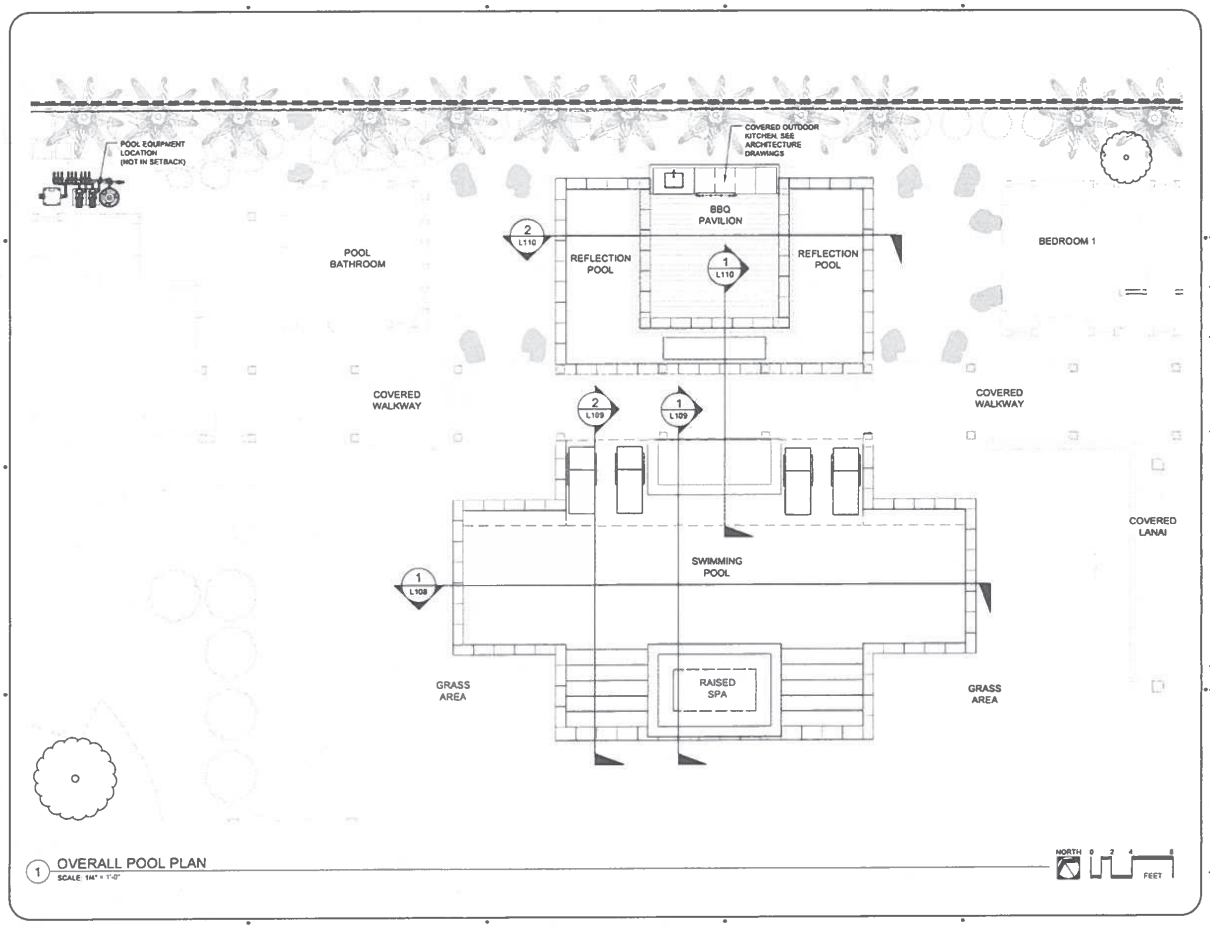


EXHIBIT C-8 - SOUTH AND EAST ELEVATIONS (FILE NO. 2025-SMA-98)



1 OVERALL POOL PLAN
SCALE: 1/4" = 1'-0"

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

WLA
WOLF LANDSCAPE ARCHITECTS
P O BOX 11825, HONOLULU, HAWAII 96828
e studio@wla.design m: 656 261 0134

Libby Residence
NEW TWO SINGLE FAMILY DWELLINGS
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crozier Drive Waialua, Hawaii 96791

Project	30-026
Date	August 25, 2025
Showing	Overall Pool Plan
Scale	As Noted

Revisions

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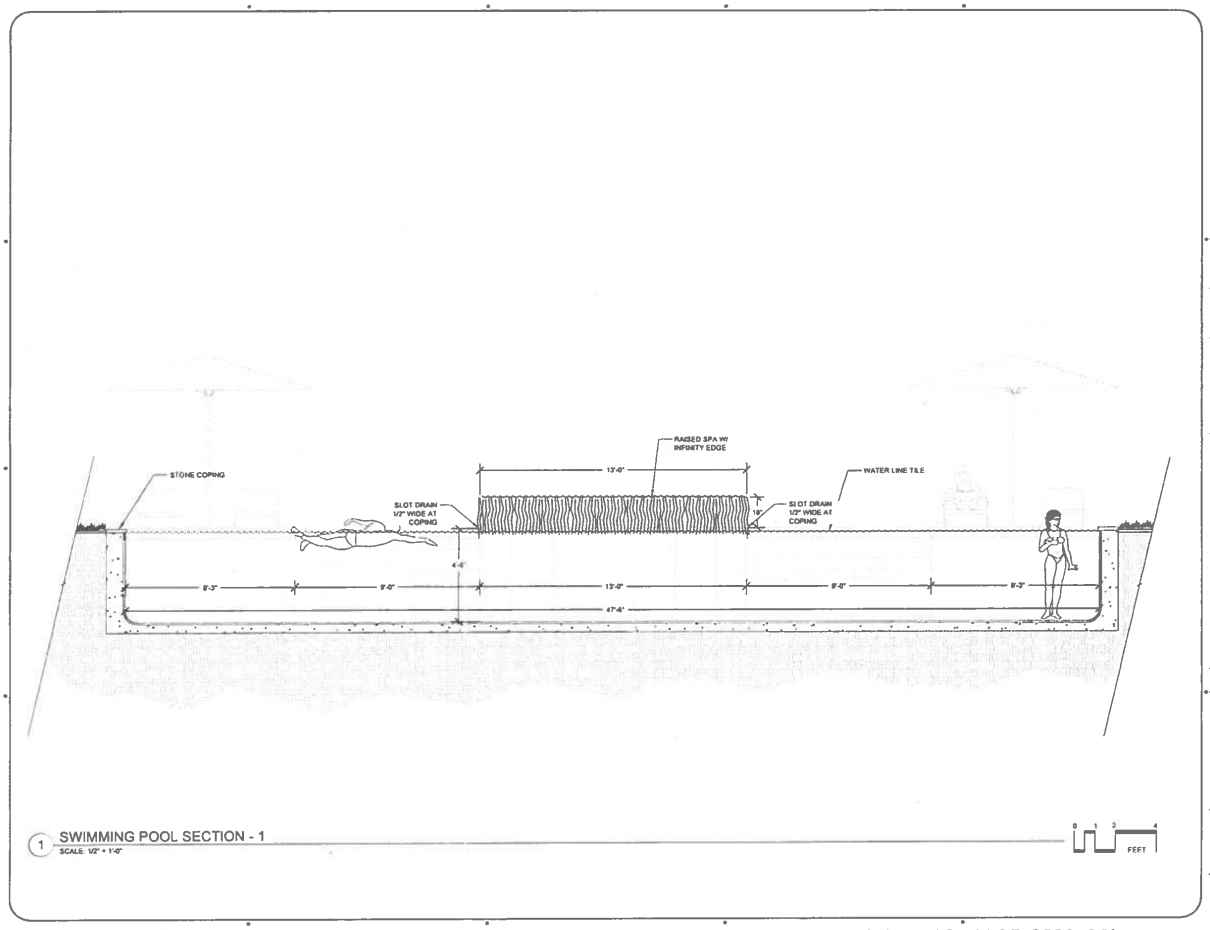
EXHIBIT C-9 - OVERALL POOL PLAN (FILE NO. 2025-SMA-98)



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

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P O BOX 11625 HONOLULU, HAWAII 96828
e studio@wla design m 856 261 8134

Libby Residence
NEW TWO SINGLE FAMILY DWELLINGS
TMK: 6-8-004 : 003 & 004
68-831 & 68-823 Crozier Drive , Waialua, Hawaii 96791

Project 20-026
Date August 23, 2025
Drawing Swimming Pool Section - 1
Scale As Noted

Revisions

Permit

BRIAN WOLF
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 17746
HAWAII, U.S.A.

Plan was prepared by me or under my supervision and construction of the project will be under the supervision of a licensed architect or a licensed professional engineer. Please refer to the Project Registration of Hawaii Revised Statutes Section 1 and Summary Information Certificate.

Signature Registration Number

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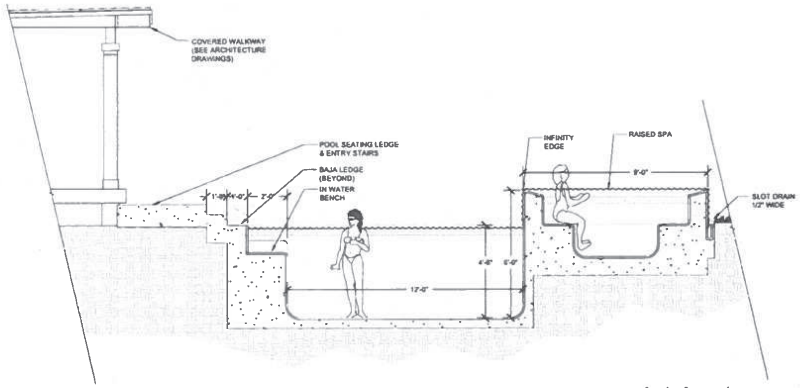
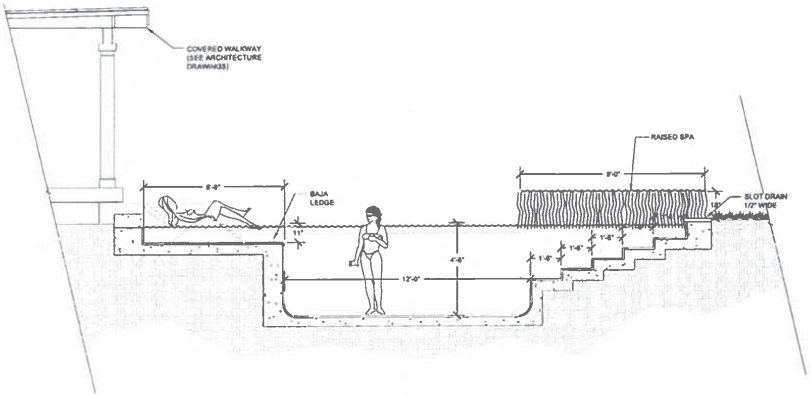
EXHIBIT C-10 - SWIMMING POOL SECTION - LENGTH (FILE NO. 2025-SMA-98)



1 SWIMMING POOL SECTION - 1
SCALE: 1/2" = 1'-0"



2 SWIMMING POOL SECTION - 2
SCALE: 1/2" = 1'-0"

0 1 2 4 FEET

PVA
petervincentarchitects
Kumor Court
55 Merchant Street, Suite 1430
Honolulu, Hawai'i 96813
808.524.8255 | info@pva.com

WLA
WOLF LANDSCAPE ARCHITECTS
P O BOX 11625, HONOLULU, HAWAII 96828
e: studio@wla.design m: 856 251 0134

Libby Residence
NEW TWO SINGLE FAMILY DWELLINGS
TMK: 6-8-004 : 003 & 004
68-631 & 68-673 Crestar Drive Waialua, Hawaii 96791

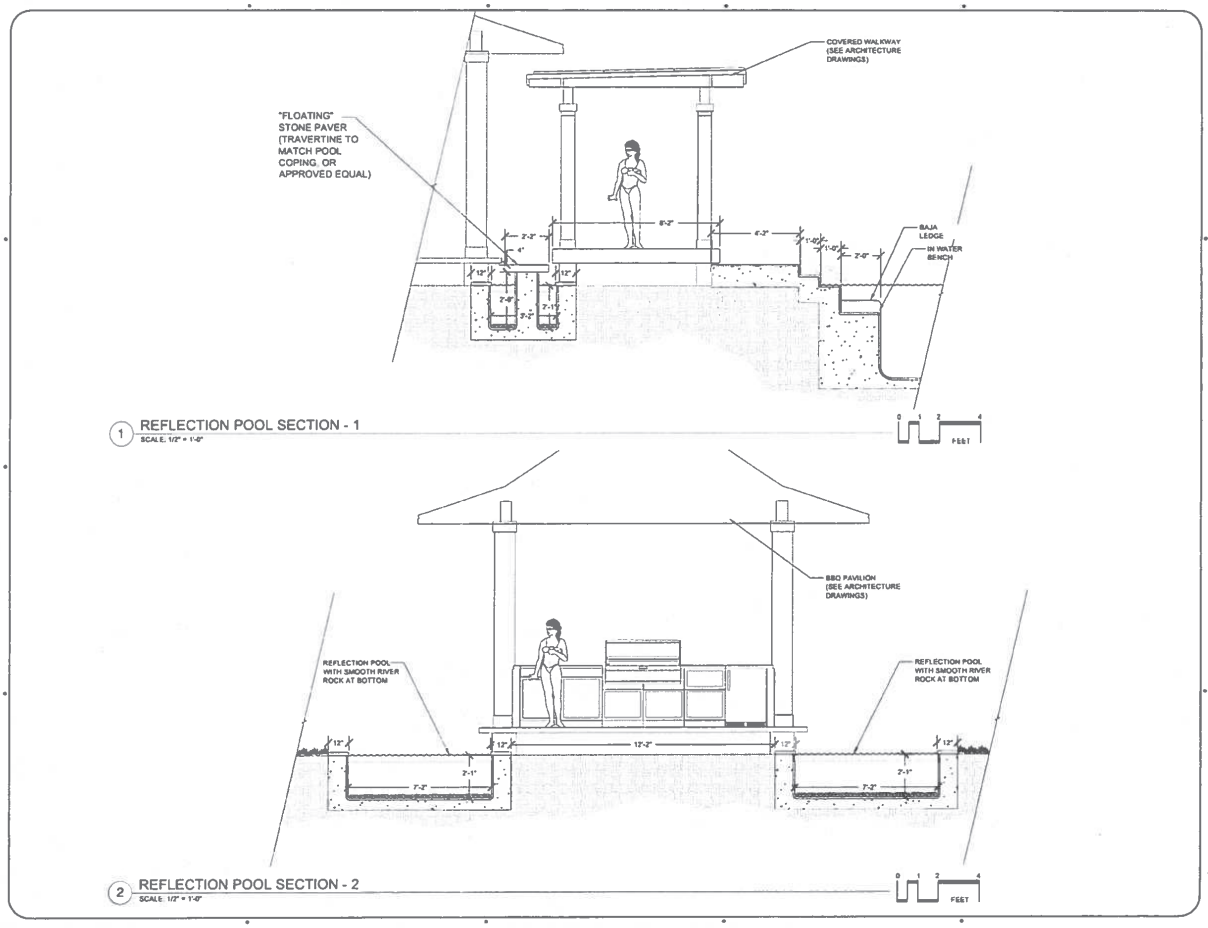
Project	25-026
Date	August 25, 2025
Drawing	Swimming Pool Sections - 2
Scale	As Noted

Revisions

Permit

L105

EXHIBIT C-11 - SWIMMING POOL SECTIONS - WIDTH (FILE NO. 2025-SMA-98)



pelervincentarchitects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu, Hawai'i 96813
808 524 8255 info@pva.com

WLA
WOLF LANDSCAPE ARCHITECTS
P O BOX 11625, HONOLULU, HAWAII 96828
e studio@wla design m: 656 201 0134

Libby Residence
NEW TWO SINGLE FAMILY DWELLINGS
TMK: 6-8-004 : 003 & 004
68-631 & 68-623 Crocker Drive , Waialua, Hawaii 96791

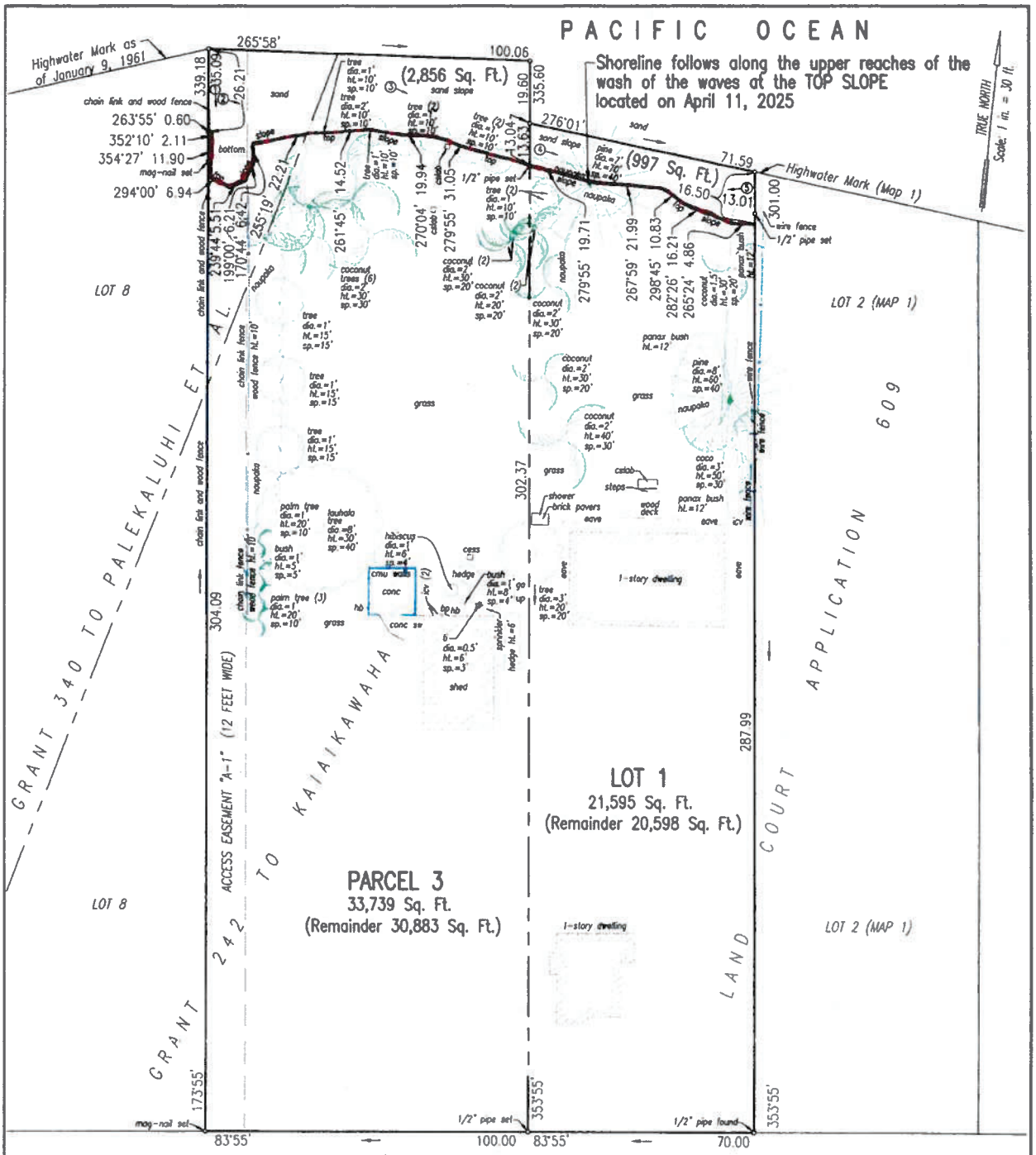
Project	20-026
Date	August 25, 2025
Drawing	Reflection Pool Sections
Scale	As Noted

Revisions

Permit

L106

EXHIBIT C-12 - REFLECTION POOL SECTIONS (FILE NO. 2025-SMA-98)



SURVEY OFFICE COPY

The shoreline as delineated in red is hereby certified as the shoreline as of SEP 29 2025

Chairperson, Board of Land and Natural Resources

LEGEND:

bp	backflow preventer
cmu	concrete masonry unit
conc	concrete
crm	concrete rubble masonry
cslab	concrete slab
dia	diameter
ga	guy anchor
hb	hose bibb
ht	height
icv	irrigation control valve
sp	spread
sw	sidewalk
up	utility pole

NOTE:
① – Picture Number & Direction
Only items shown were surveyed

SHORELINE SURVEY MAP
LOT 1 (MAP 1)
LAND COURT APPLICATION 609
PARCEL 3
BEING A PORTION OF R. P. GR. 340 TO PALEKALUHI ET AL. AND R. P. GR. 242 TO KAIAIKAWAHA

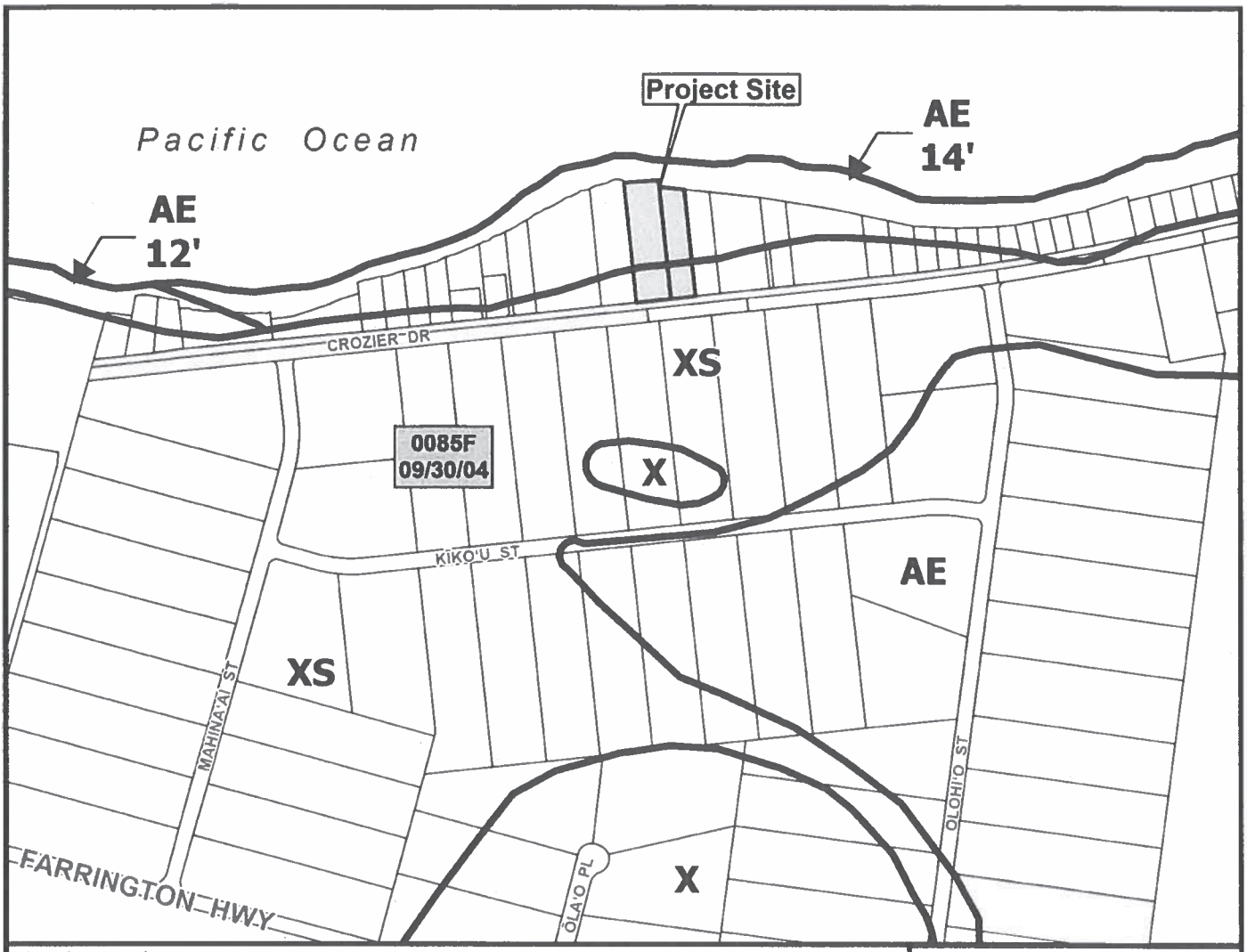
At Mokuleia, Waialua, Oahu, Hawaii
Date: April 11, 2025
Tax Map Key (1) 6-8-004: 003 & (1) 6-8-004: 004
Scale: 1 in. = 30 ft.
Owner: Libby Trust
Address: 4263 Kaimanahila Street
Honolulu, Hawaii 96816

ARDEN J. TORCUATO
LICENSED PROFESSIONAL LAND SURVEYOR
No. 10257
HAWAII, U.S.A.

This map was prepared by me or under my direct supervision

LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 10257
EXP. 4/30/2026

EXHIBIT D - CERTIFIED SHORELINE SURVEY
FILE NO. 2025-SMA-98



Flood Hazard Zones:
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

Zone **AE**= BFE determined

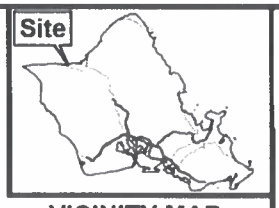
Other Flood Areas
Zone **XS** (X shaded) = Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

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

Legend

- Project Site
- Tax Parcel
- 0085F 09/30/04 FIRM Flood Panel (Index) 2014

0 200 400 800
Distance in Feet



VICINITY MAP

EXHIBIT E - FLOOD HAZARD MAP

FIRM PANEL 15003C0085F

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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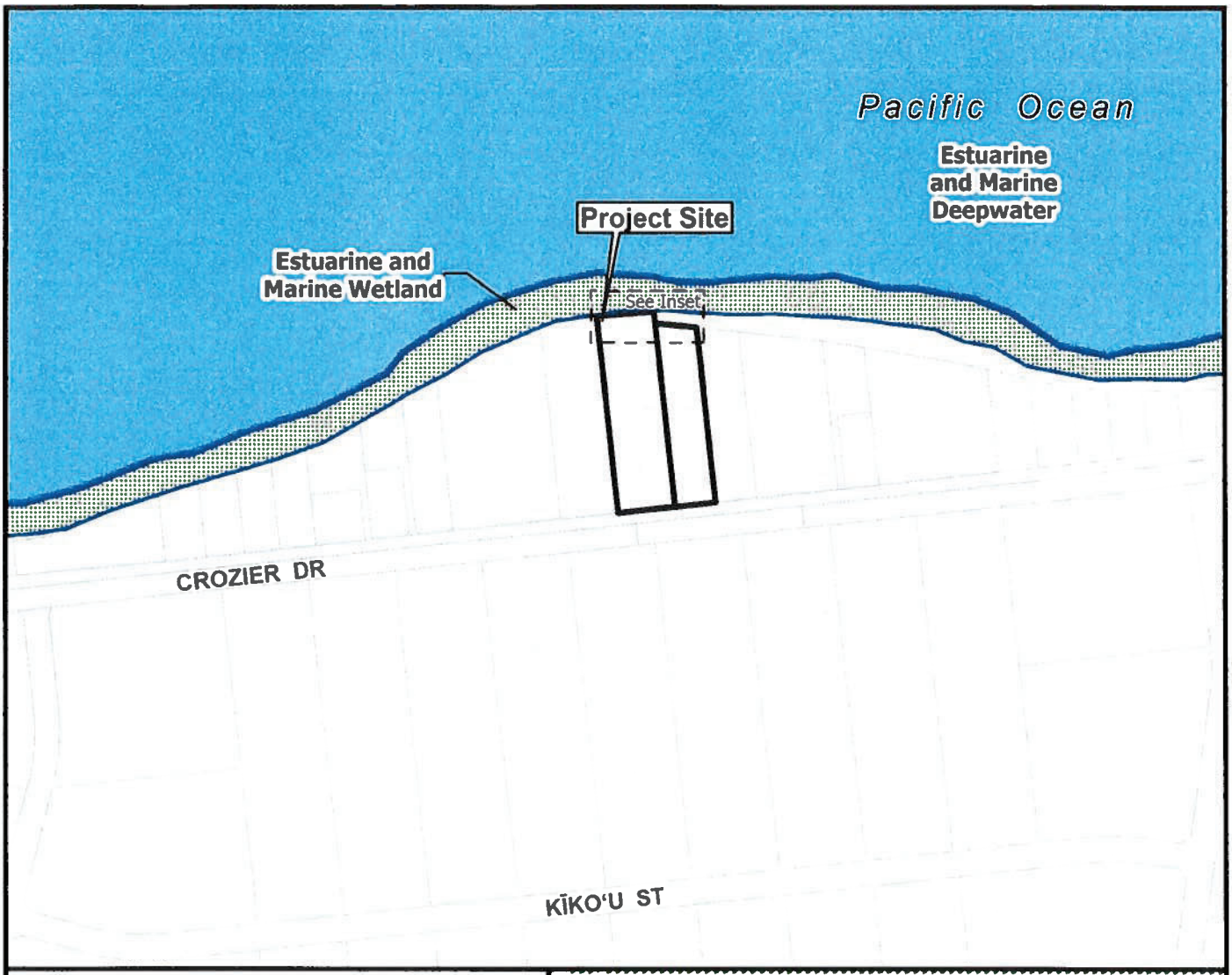
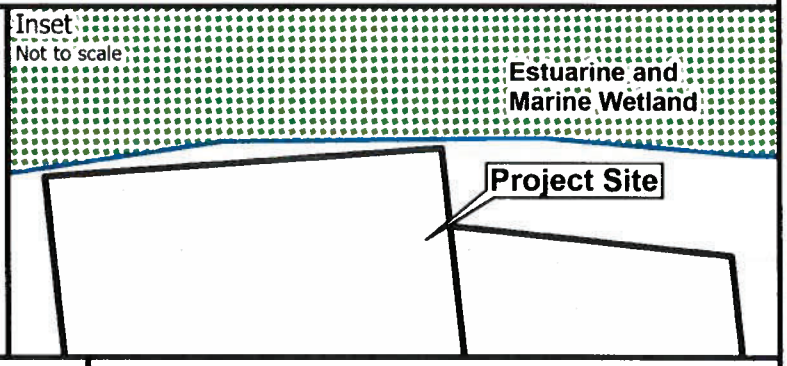


Legend

- Project Site
- Tax Parcel

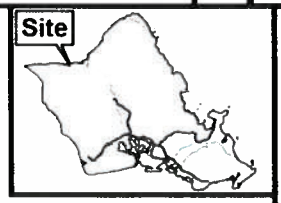
WETLAND TYPE

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland



0 100 200 400

Distance in Feet



VICINITY MAP

EXHIBIT F - WETLANDS MAP

WAIALUA, MOKULĒʻIA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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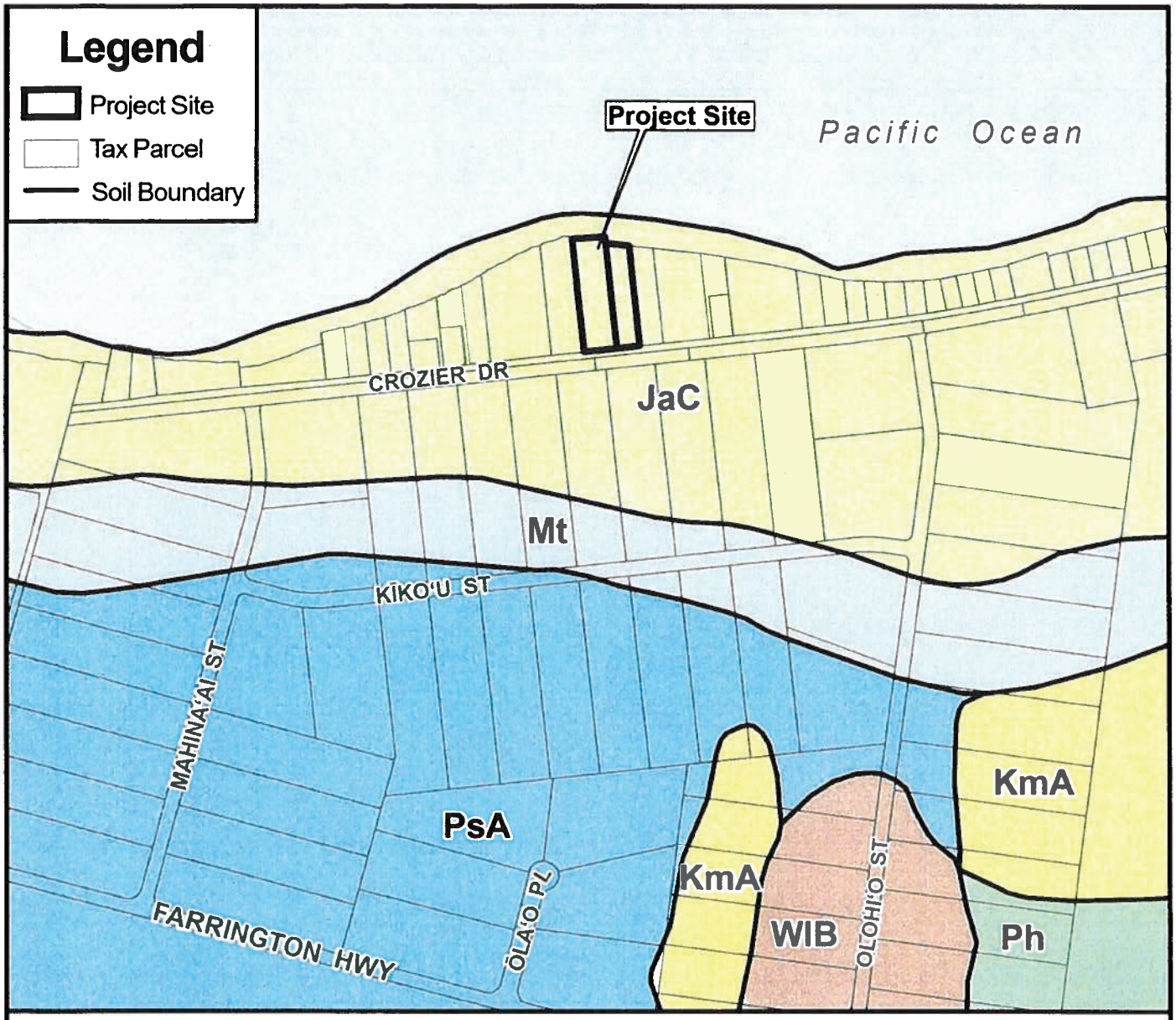
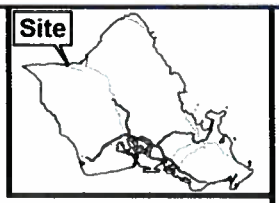


NRCS Soil Type

JaC	Jaucas sand, 0 to 15 percent slopes, MLRA 163	**KmA**	Keaau clay, 0 to 2 percent slopes	**Mt**	Mokuleia clay loam
Ph	Pearl Harbor Clay, 0 to 2 percent slopes, MLRA 163	**PsA**	Pulehu clay loam, 0 to 2 percent slopes, MLRA 163	**WIB**	Waialua stony silty clay, 3 to 8 percent slopes

0 200 400 800

Distance in Feet



VICINITY MAP

EXHIBIT G - SOILS MAP

MOKULĒ'IA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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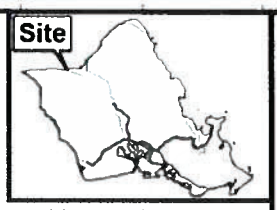
PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

0 100 200 400
Distance in Feet



VICINITY MAP

EXHIBIT H - COASTAL DUNES AND MARINE SANDS

MOKULĒʻIA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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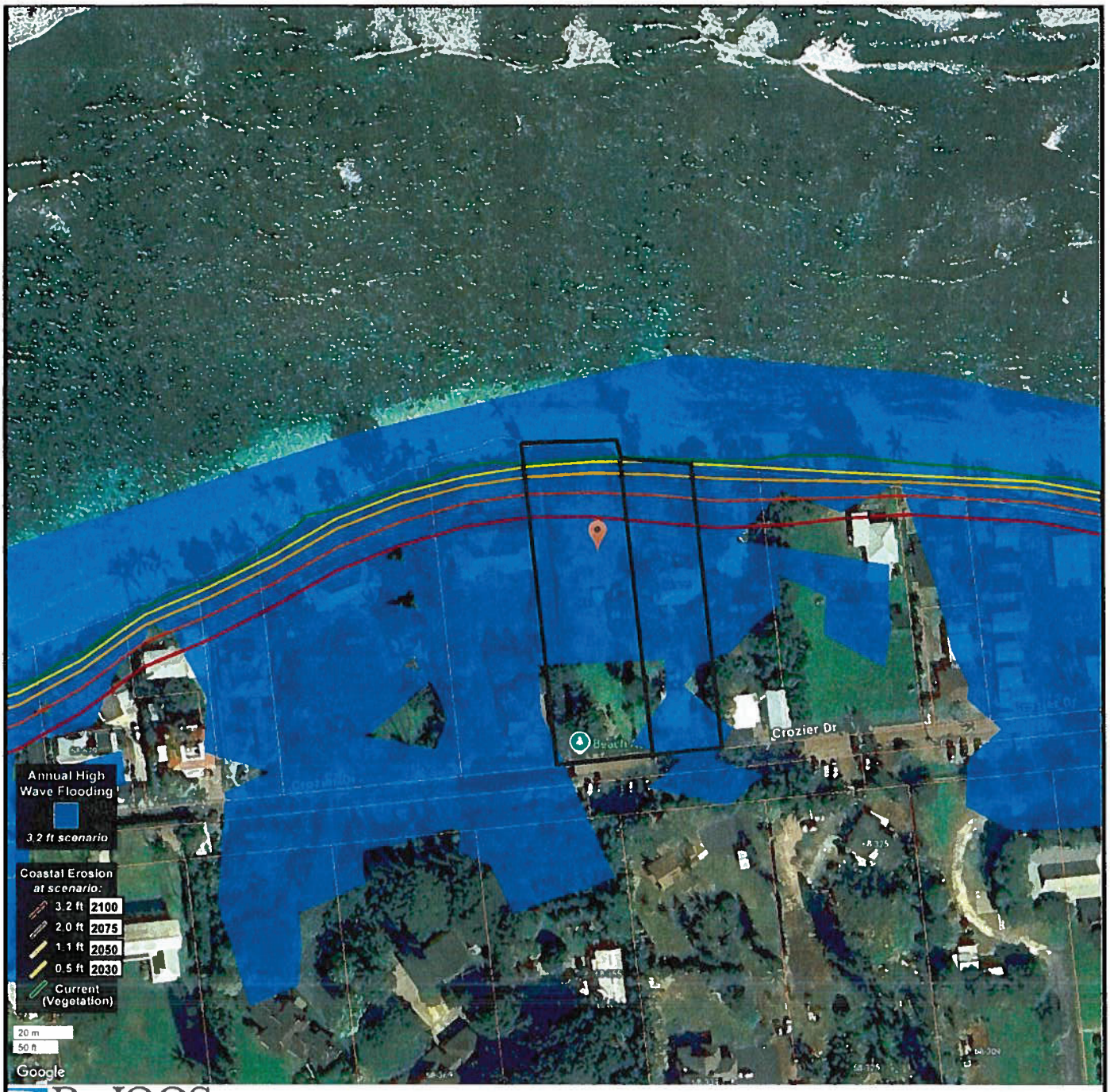
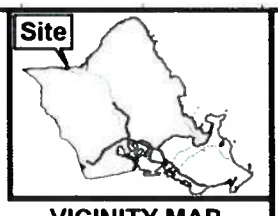


PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 100 200 400
Distance in Feet



VICINITY MAP

EXHIBIT I - SEA LEVEL RISE EXPOSURE AREA MAP

MOKULĒ'IA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

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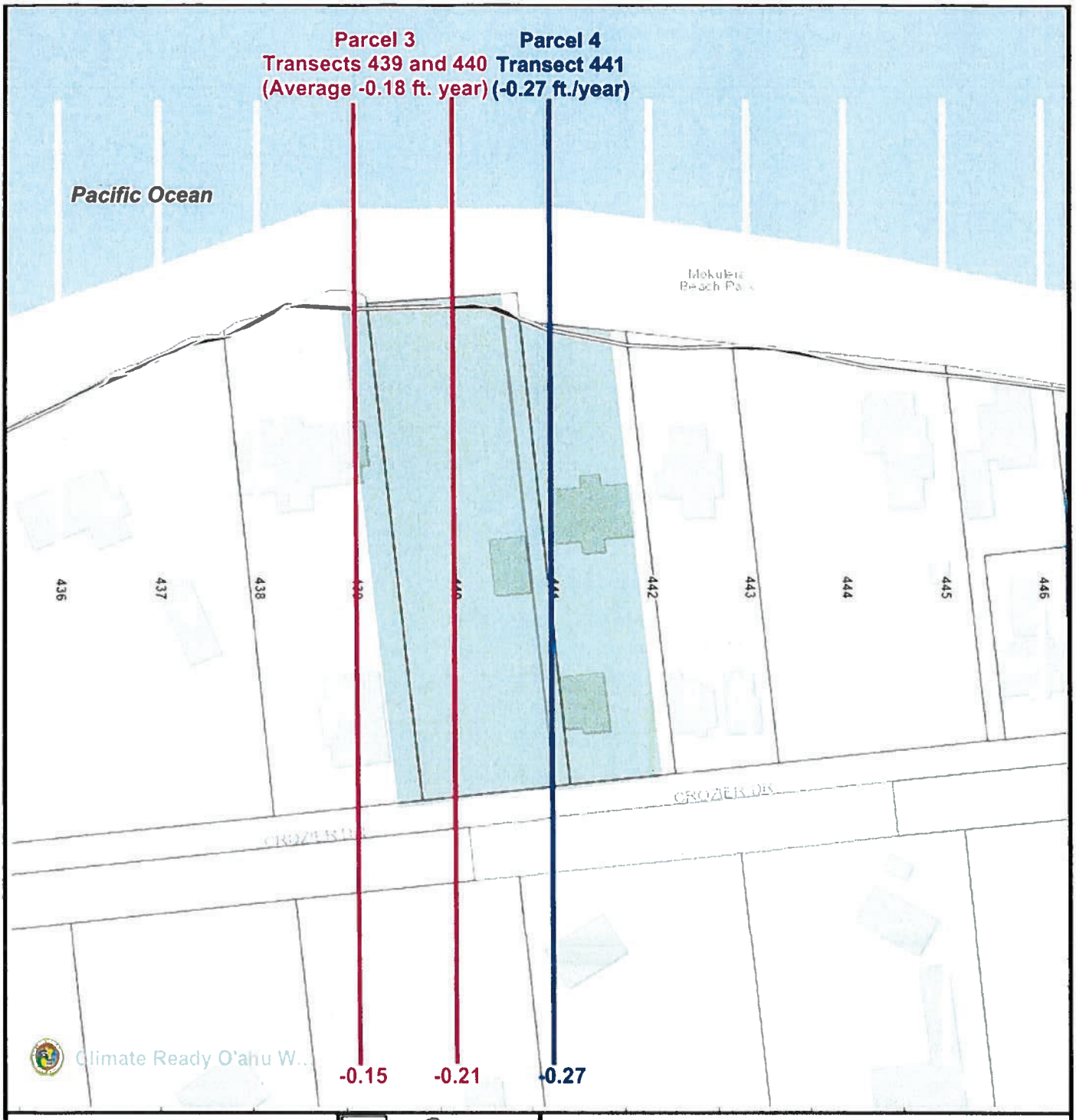

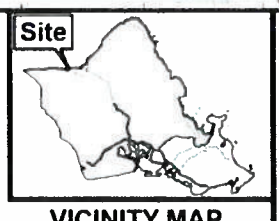

VICINITY MAP

0 100 200 400

Distance in Feet

EXHIBIT J - HISTORIC COASTAL EROSION RATE

MOKULĒʻIA, WAIALUA

TAX MAP KEY(S): 6-8-004:003 & 004
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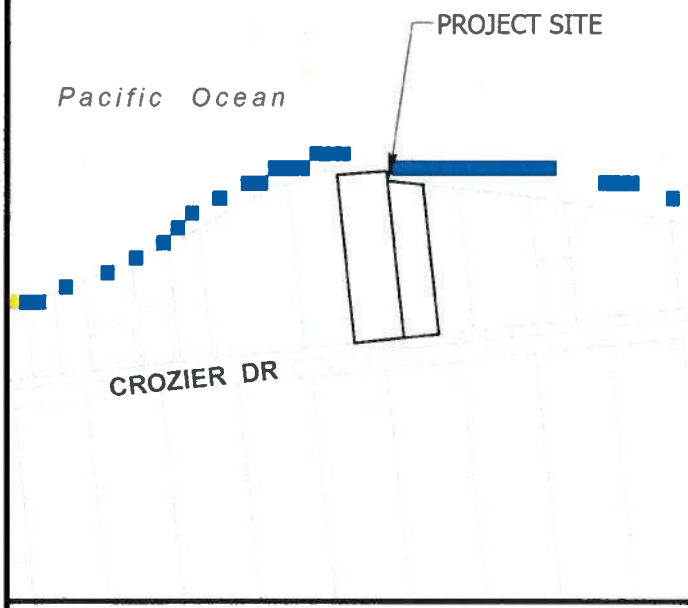
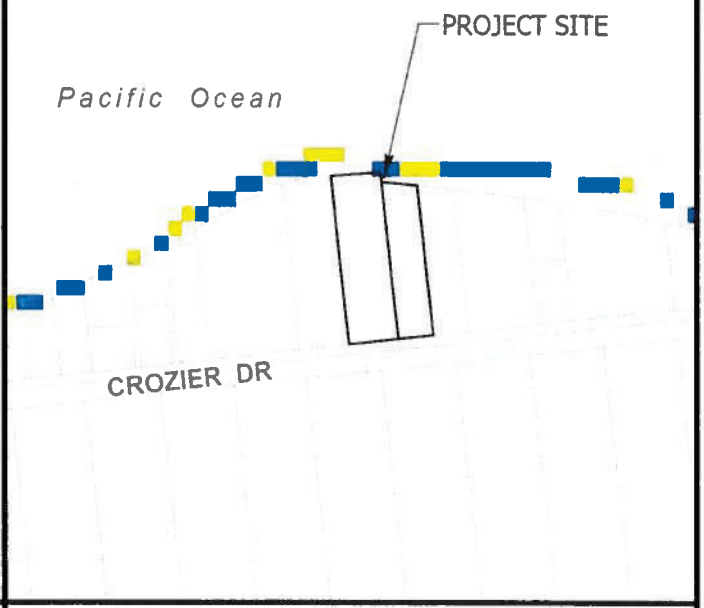
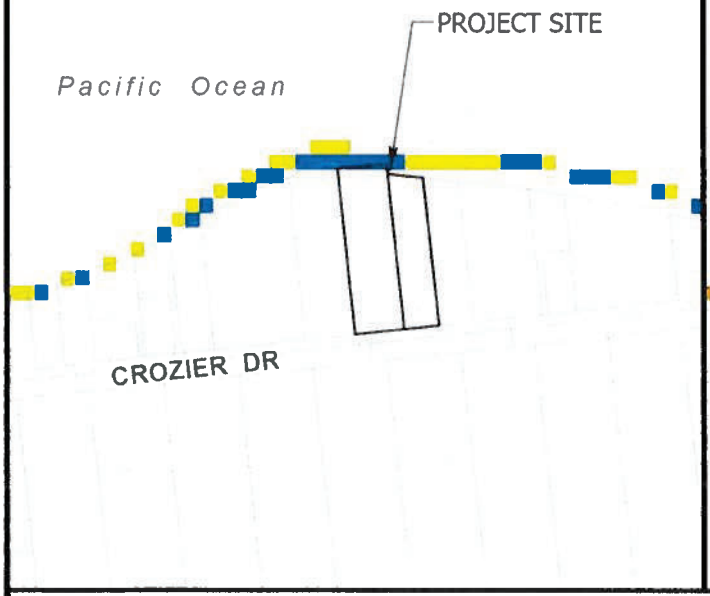
Category 1 Hurricane



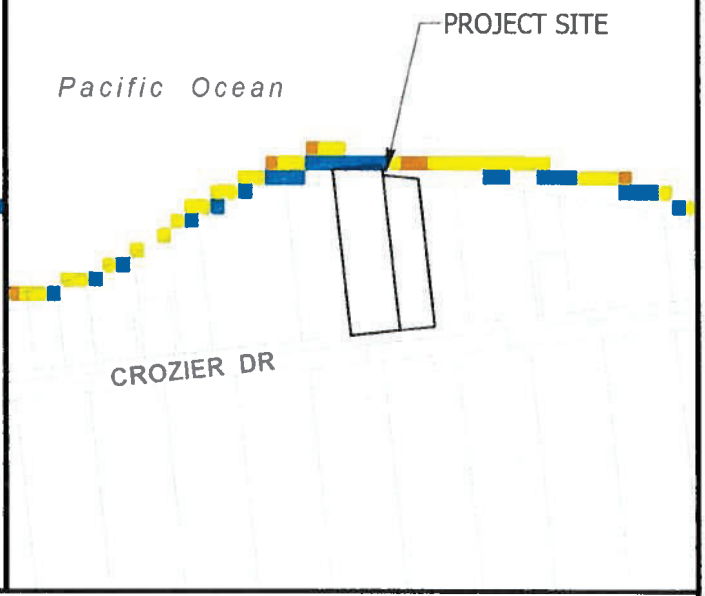
Category 2 Hurricane



Category 3 Hurricane



Category 4 Hurricane

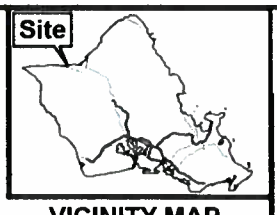


Legend

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

0 200 400

Distance in Feet



VICINITY MAP

EXHIBIT K - HURRICANE STORM SURGE MAP

Data from National Hurricane Center Storm Surge Risk Maps

Data Source: National Weather Service (NWS) SLOSH model; Maximum of MEOWs (MOMs) for various category storms at a high tide.

TAX MAP KEY(S): 6-8-004:003 & 004

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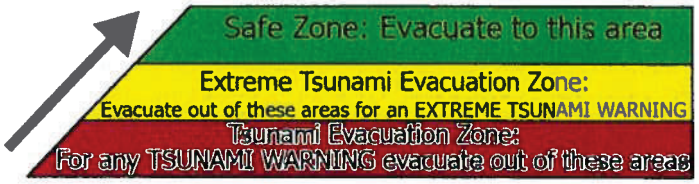
- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered the minimum safe evacuation distance

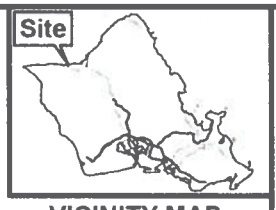
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone



0 250 500 1000
Distance in Feet



VICINITY MAP

EXHIBIT L - TSUNAMI EVACUATION ZONE MAP

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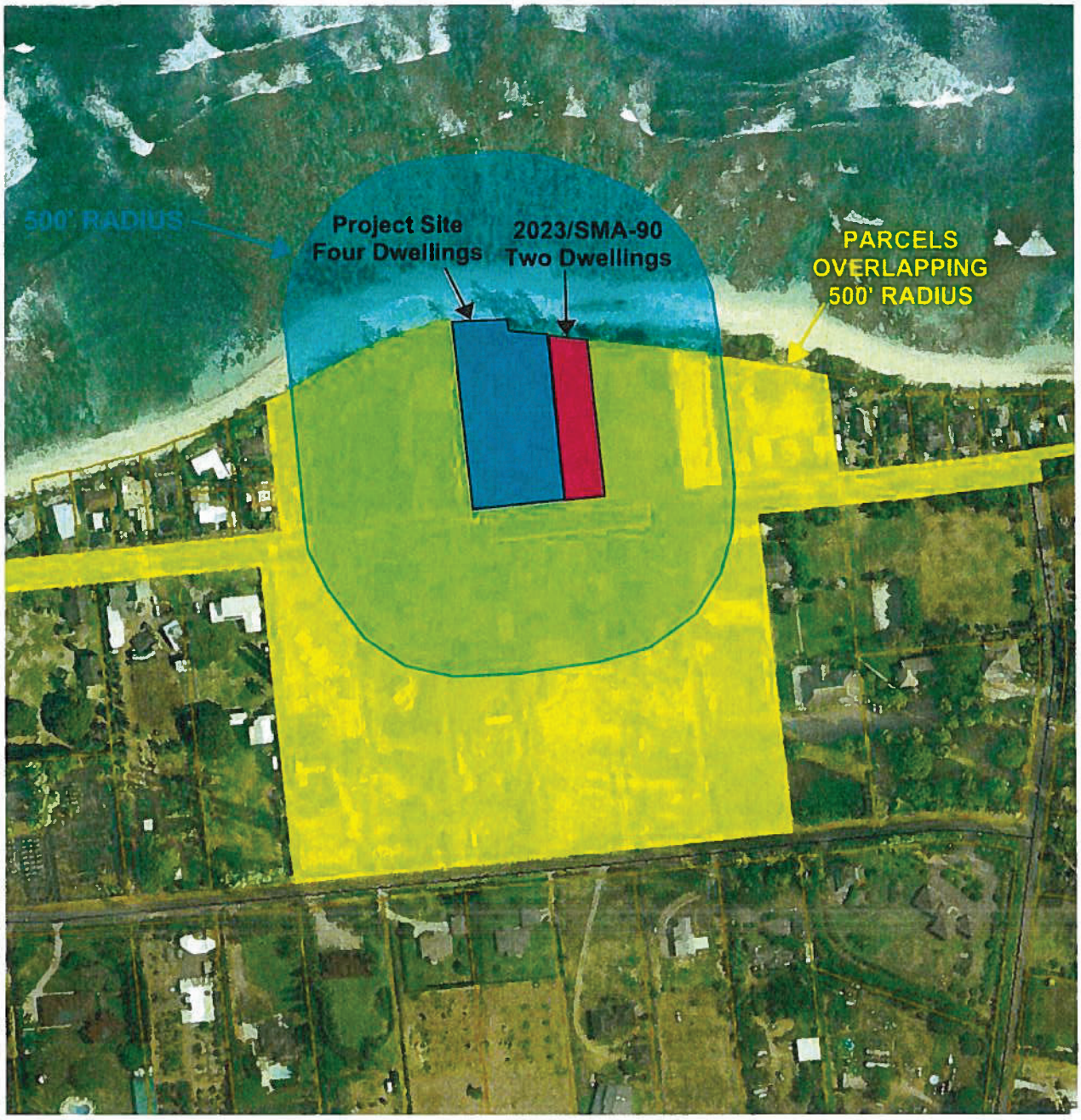

EXHIBIT M - CUMULATIVE PROJECTS MAP
500' RADIUS + PAST FIVE YEARS
FILE NO. 2025-SMA-98

Report Title:
Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP"); Waialua, Oʻahu

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