

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

No. 26-43, CD1

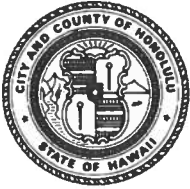
RESOLUTION

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



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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:

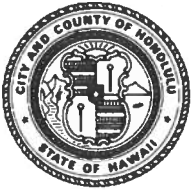


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1. Any structure proposed outside of the 3.2-foot sea level rise coastal erosion line, but within the 3.2-foot sea level rise exposure area, as mapped on the Hawai'i Sea Level Rise Viewer (see Exhibits C-1 and I) must incorporate a foundation or other 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:



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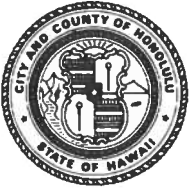
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"In choosing to implement construction activities at Tax Map Keys 6-8-004:003 and 6-8-004:004, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public 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:



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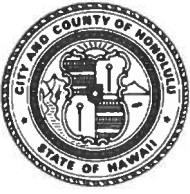
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"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use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

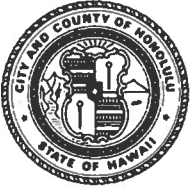


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- H. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:
1. All new and replacement outdoor 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.

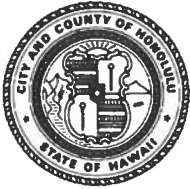


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8. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal endangered, threatened, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, 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.



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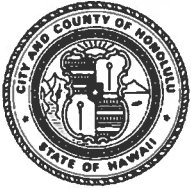
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e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present 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.



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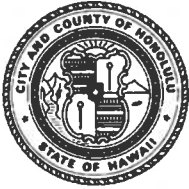
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5. The Project's irrigation systems must be designed so that water does not traverse seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey 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.



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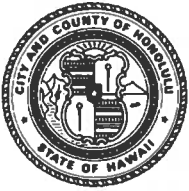
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4. If, at any time, species on the OISC invasive species target list website at <https://www.oahuisc.org/current-targets/>, or any successor website or information provided by the OISC, are discovered on the Project site, the Applicant shall immediately 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:



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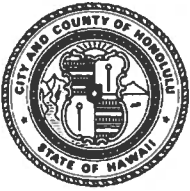
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- a. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.
- b. If the Applicant demonstrates good cause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



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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:

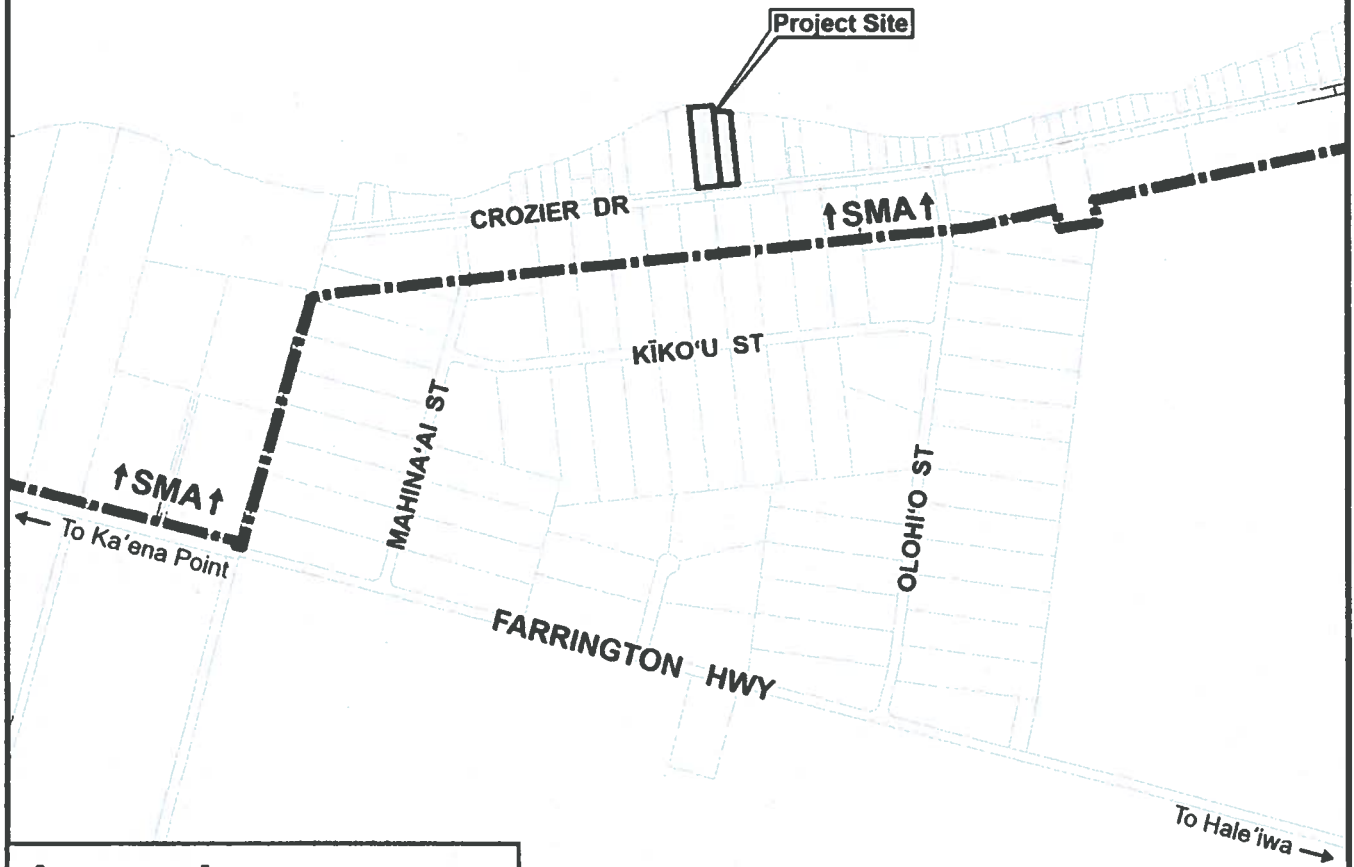
Tommy Waters (br)

DATE OF INTRODUCTION:

February 25, 2026
Honolulu, Hawai'i

Councilmembers

Pacific Ocean



Legend



Project Site



Tax Parcel



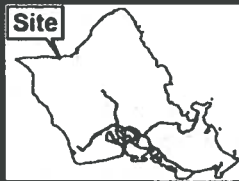
↑SMA↑ Special Management Area



0 250 500 1,000



Distance in Feet



VICINITY MAP

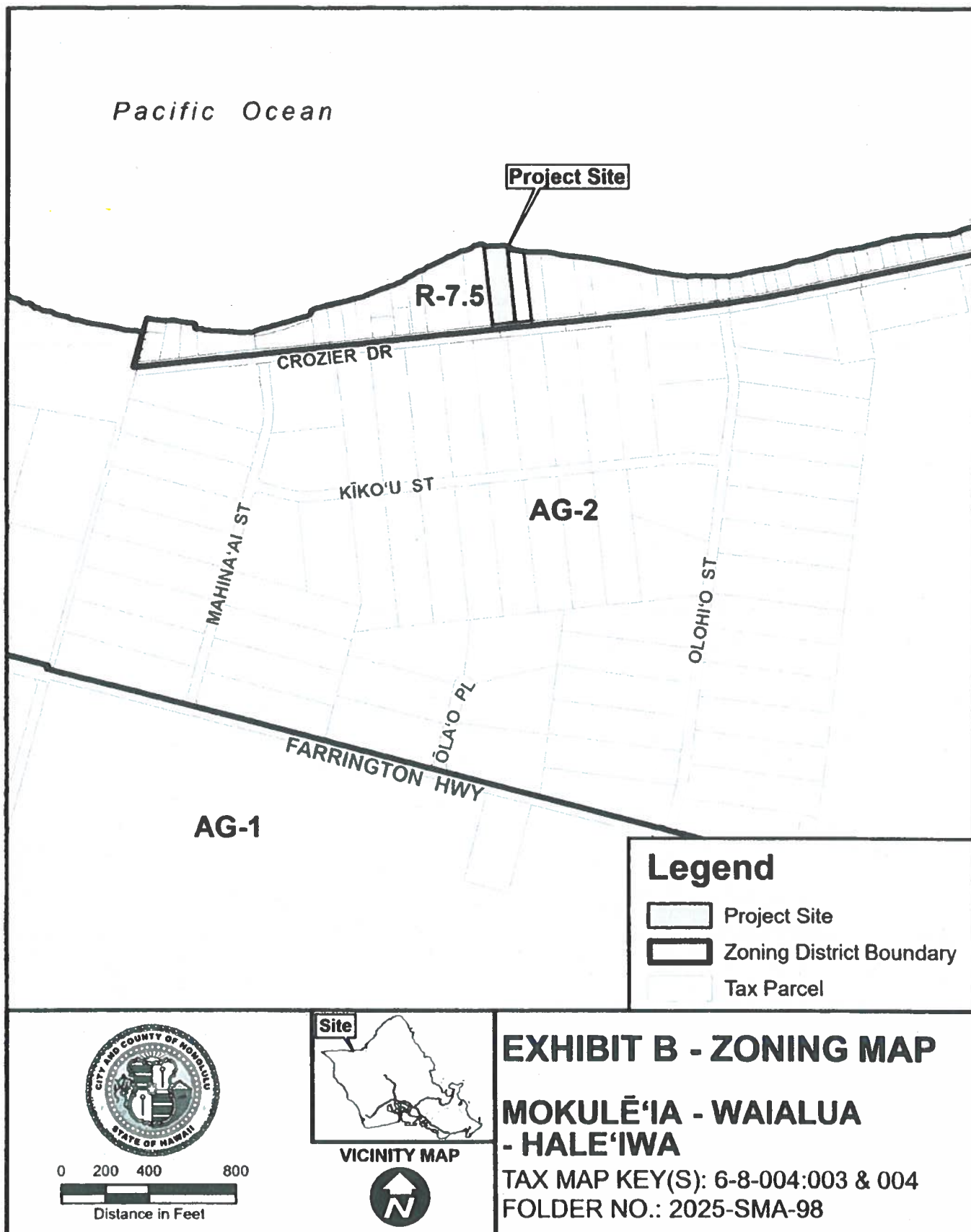


EXHIBIT A - LOCATION MAP WITH SMA MOKULĒ'IA, WAIALUA

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

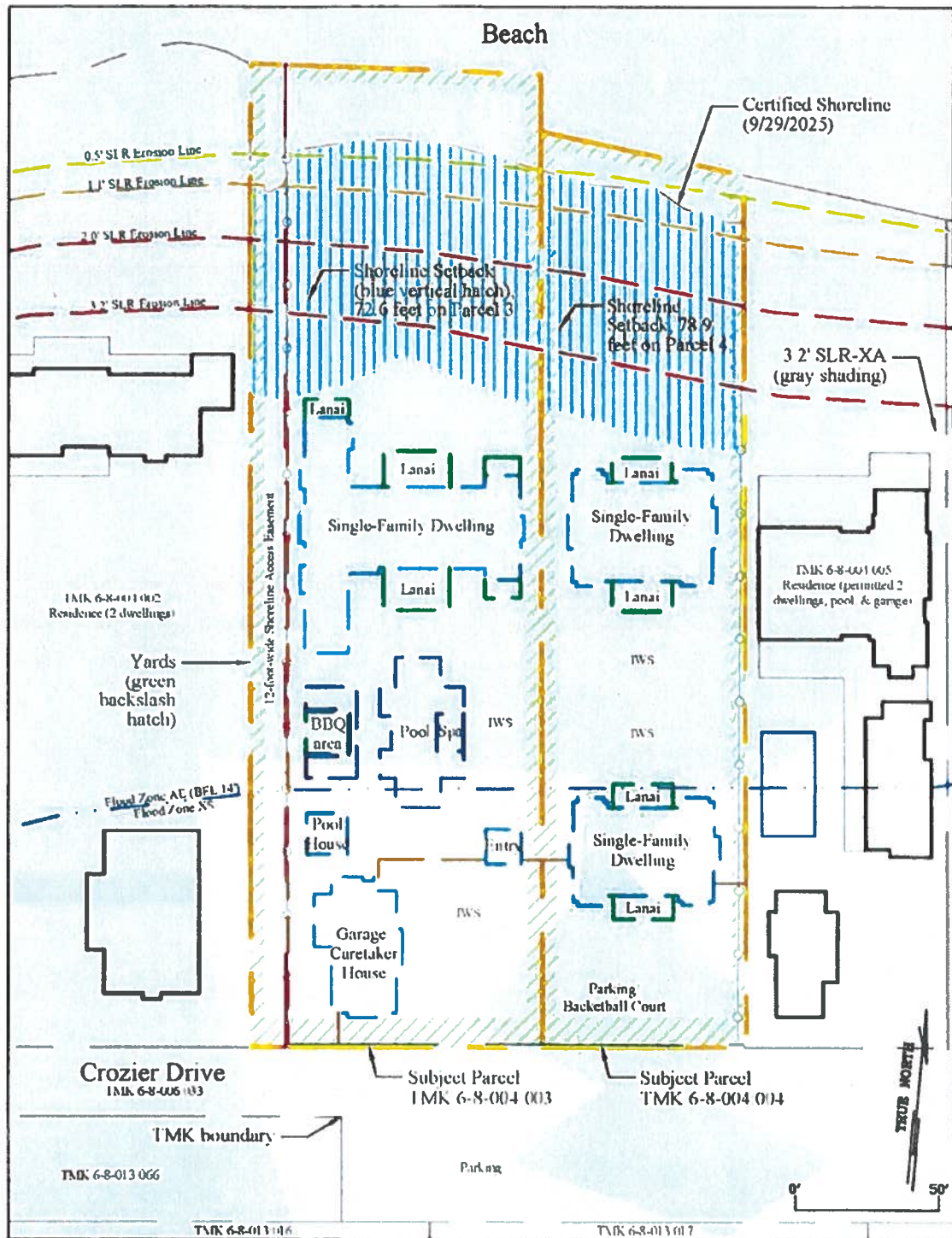
Date Prepared: 12/2025

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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

Libby Residence

After Two Single Family Dwellings
 1.00 ± Acre ± 0.01
 10000 Court Street, Houston, Texas 77056

Project: 10000
 Client: Mr. & Mrs. Libby
 Architect: Peter Vindler Architects
 Date: 10/10/00

Scale: 1/8" = 1'-0"

Notes: 1. See site plan for details of existing conditions and proposed improvements.

2. All dimensions are in feet and inches.

3. All areas are in square feet.

4. All areas are in square feet.

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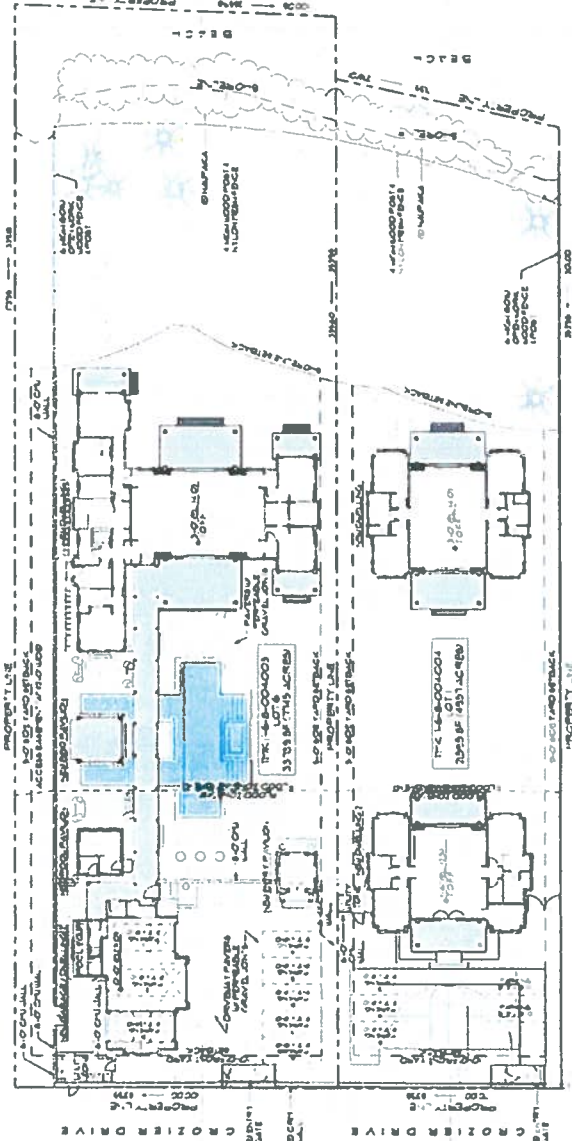
16. All areas are in square feet.

17. All areas are in square feet.

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19. All areas are in square feet.

20. All areas are in square feet.



1 SITE PLAN

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

IVA
 Ivin Vincent Architects
 15 Maple Court
 200 Montague Street, Suite 1400
 New Haven, CT 06510
 203.774.1400 • info@ivinva.com

Libby Residence

New York Single-Family Dwelling

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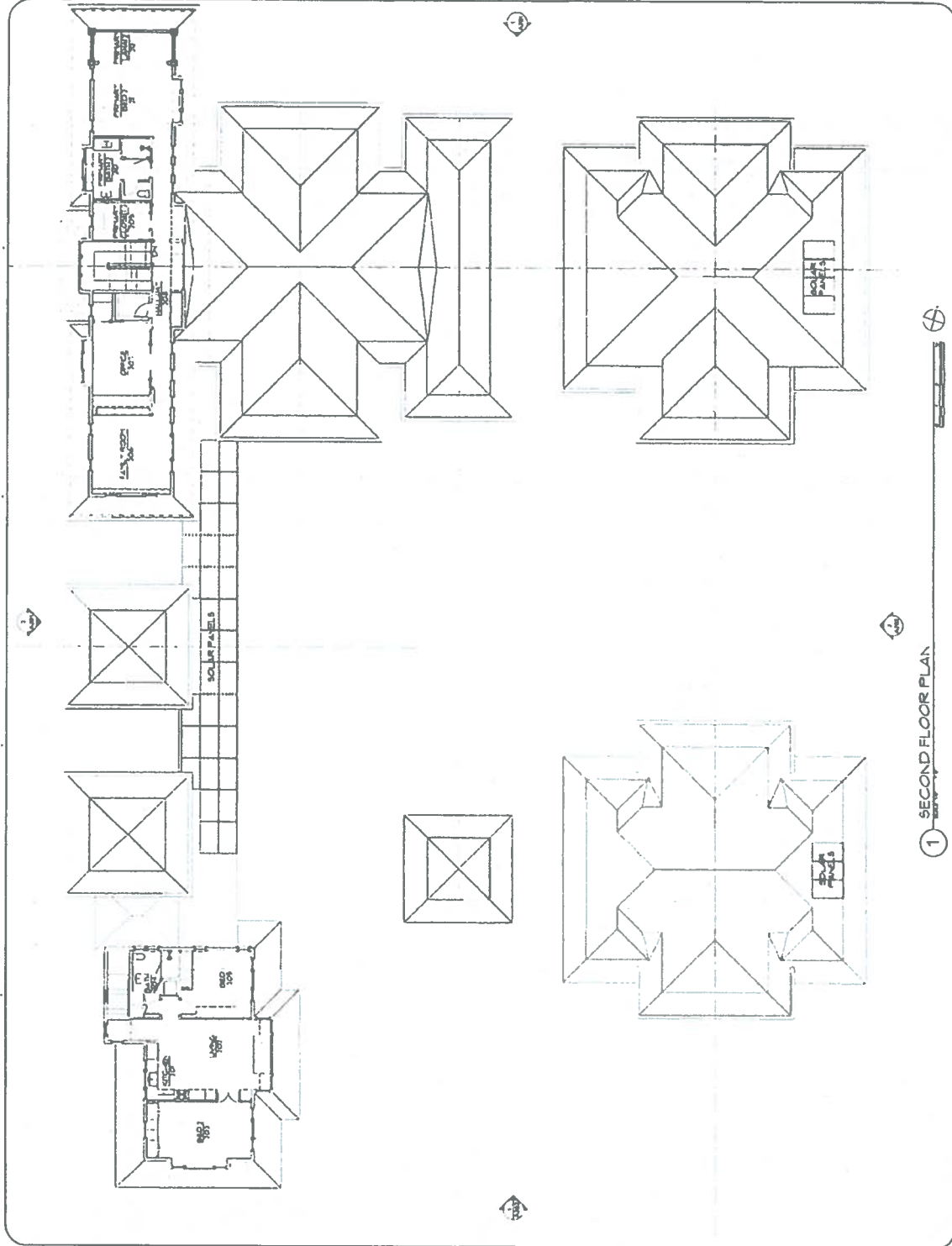


EXHIBIT C-4 - SECOND FLOOR PLAN (FILE NO. 2025-SMA-98)

Libby Residence

Project: 10000 Lani, 10000 Lani, 10000 Lani
 Date: 6/15/2024 10:15 AM
 Author: IWA, Inc. 10000 Lani, 10000 Lani, 10000 Lani

Project: 10000 Lani, 10000 Lani, 10000 Lani
 Date: 6/15/2024 10:15 AM
 Author: IWA, Inc. 10000 Lani, 10000 Lani, 10000 Lani

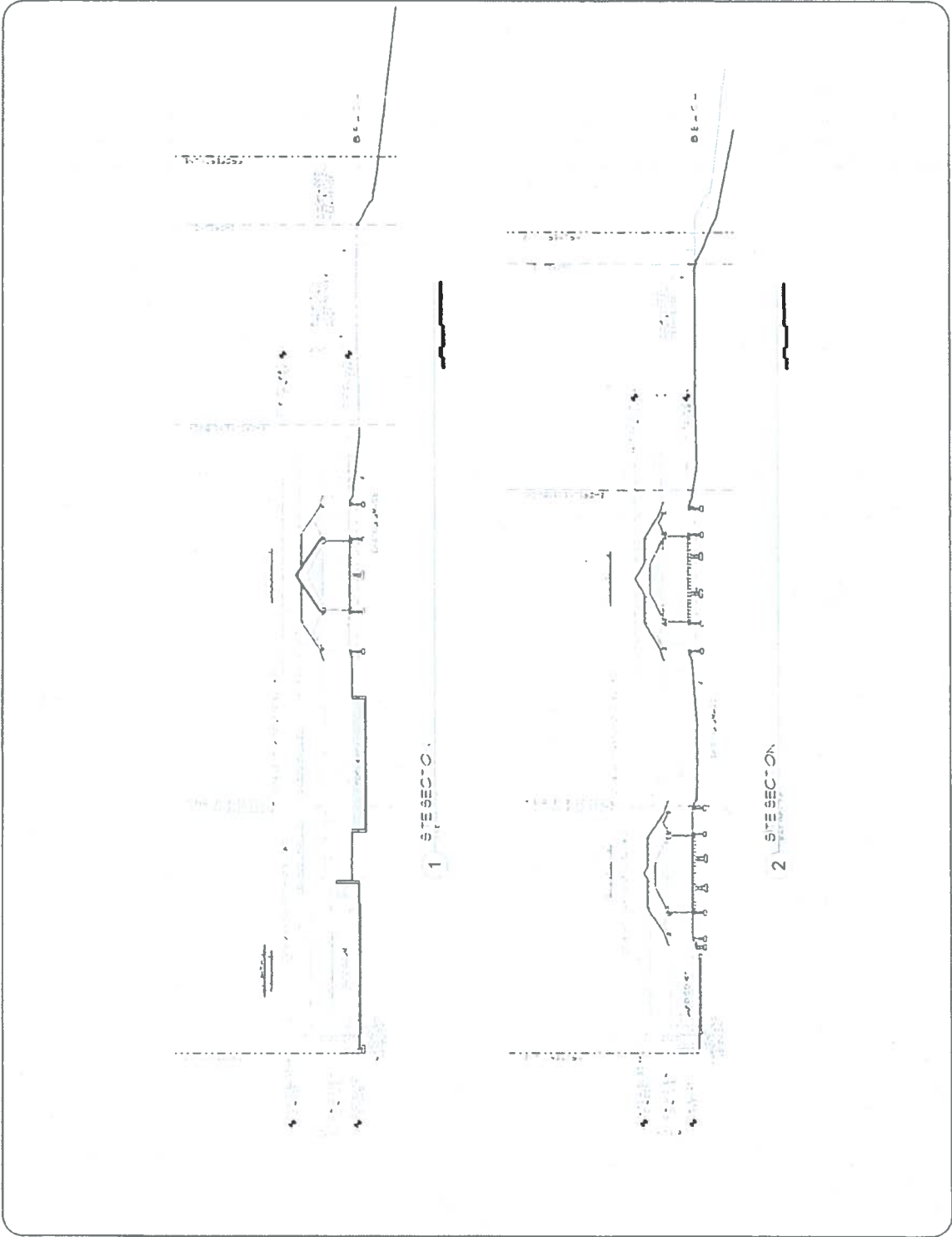


SMA

10000 Lani, 10000 Lani, 10000 Lani

A101

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



IIVA
 poterivincitarchitects
 10000 Court
 55 Highway Street, Suite 1400
 Portland, Maine 04103
 (207) 524-1925 | iiva@iiva.com

Libby Residence

Project: 10000 Court Street, Portland, ME
 Date: 08/14/2024
 Scale: 1/8" = 1'-0"

Project: 10000 Court Street, Portland, ME
 Date: 08/14/2024
 Scale: 1/8" = 1'-0"



A201

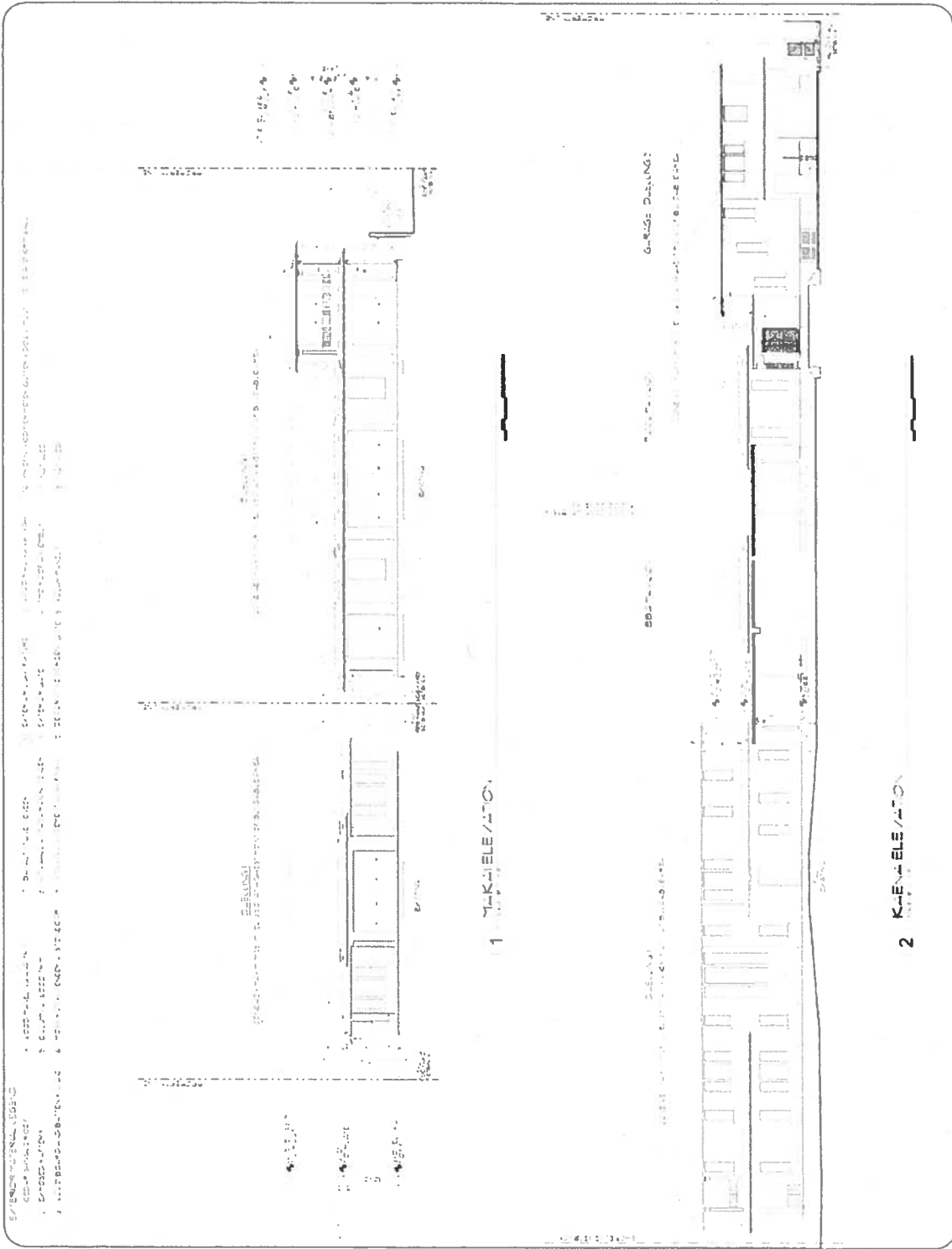
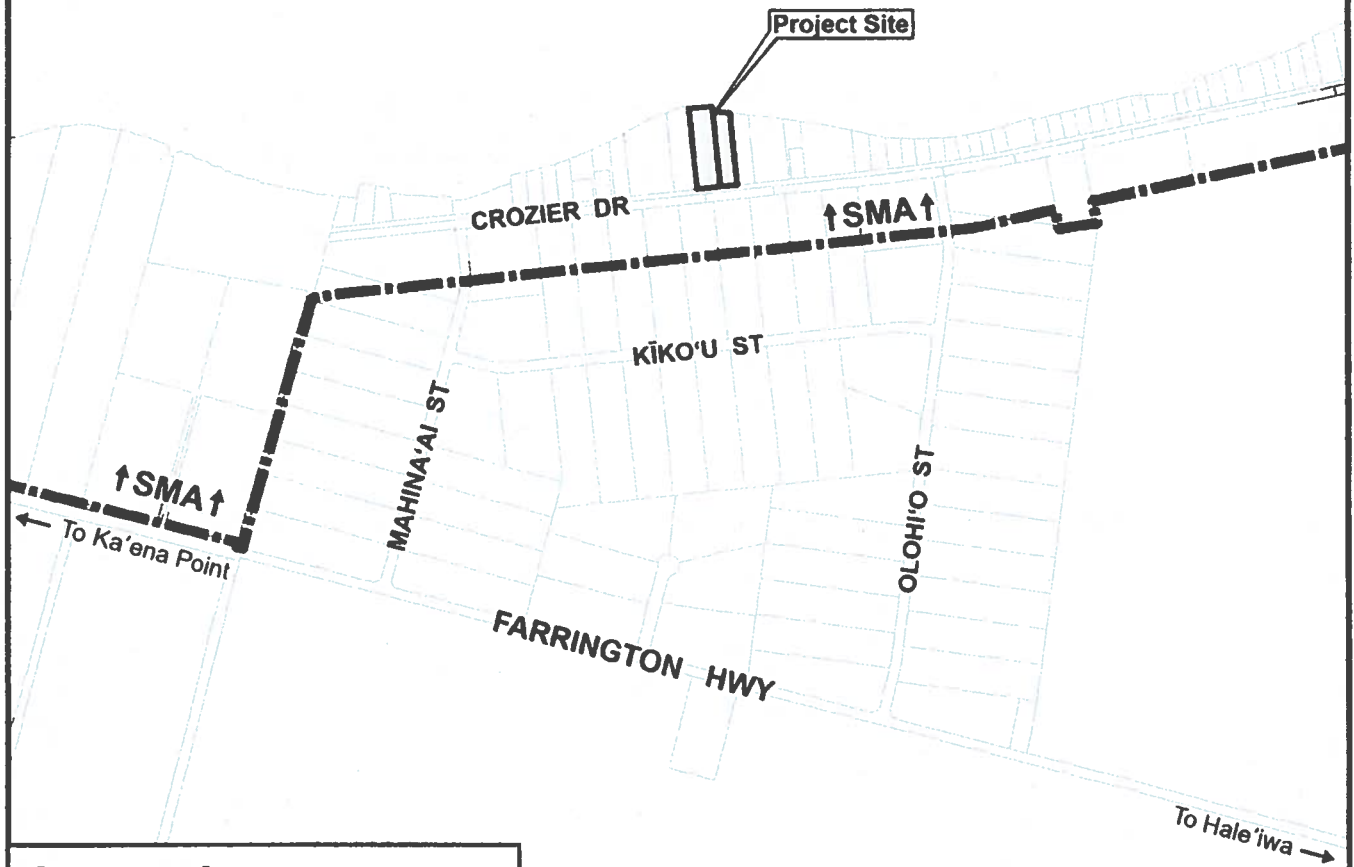


EXHIBIT C-7 - NORTH AND WEST ELEVATIONS (FILE NO. 2025-SMA-98)

Pacific Ocean



Legend

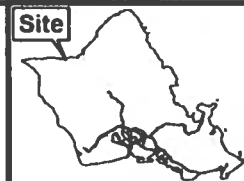
 Project Site

 Tax Parcel

 Special Management Area



0 250 500 1,000
Distance in Feet



VICINITY MAP



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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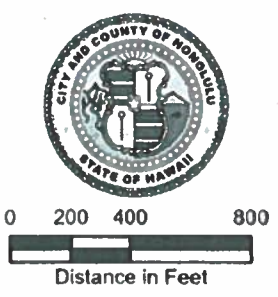
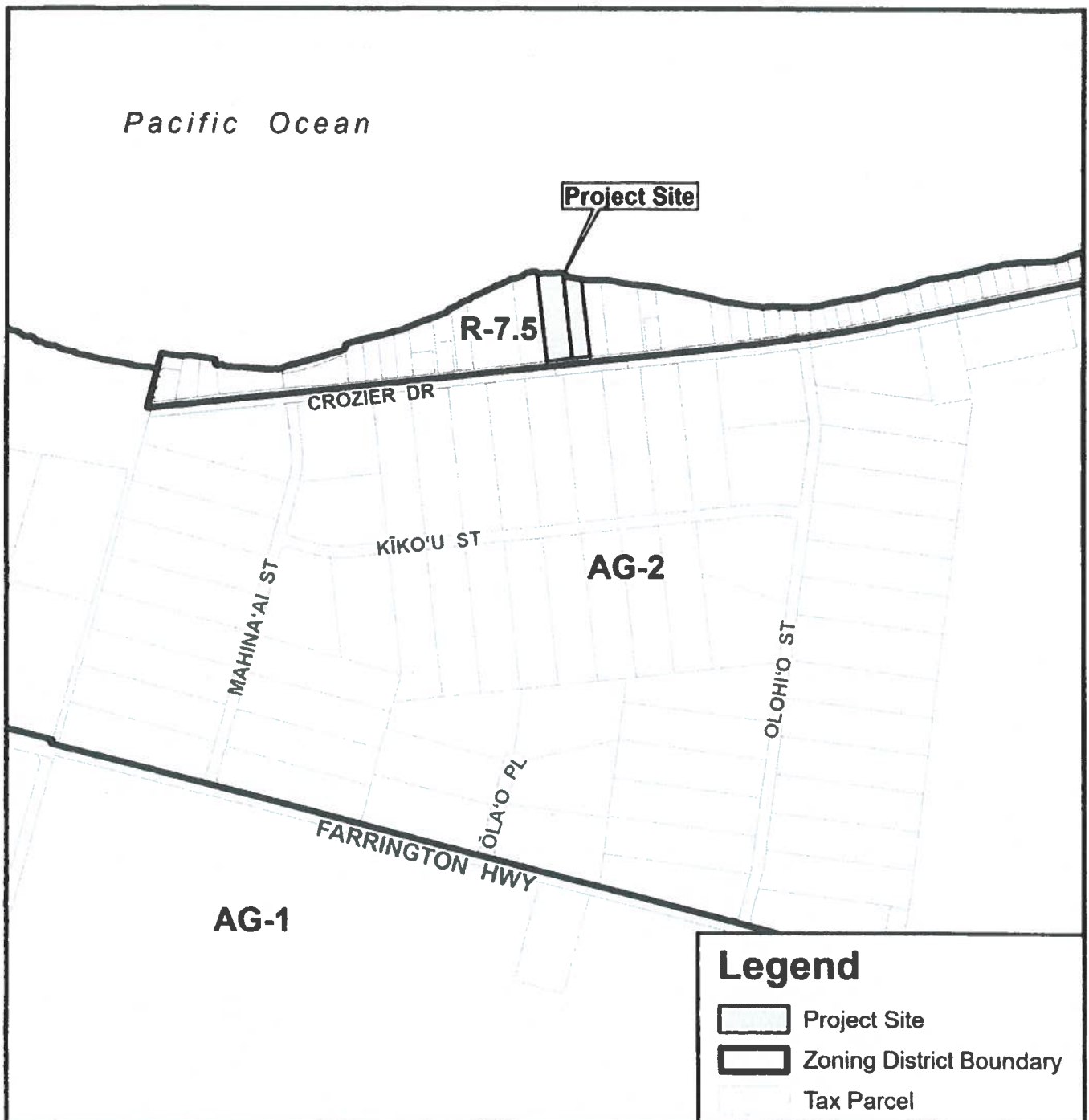


EXHIBIT B - ZONING MAP

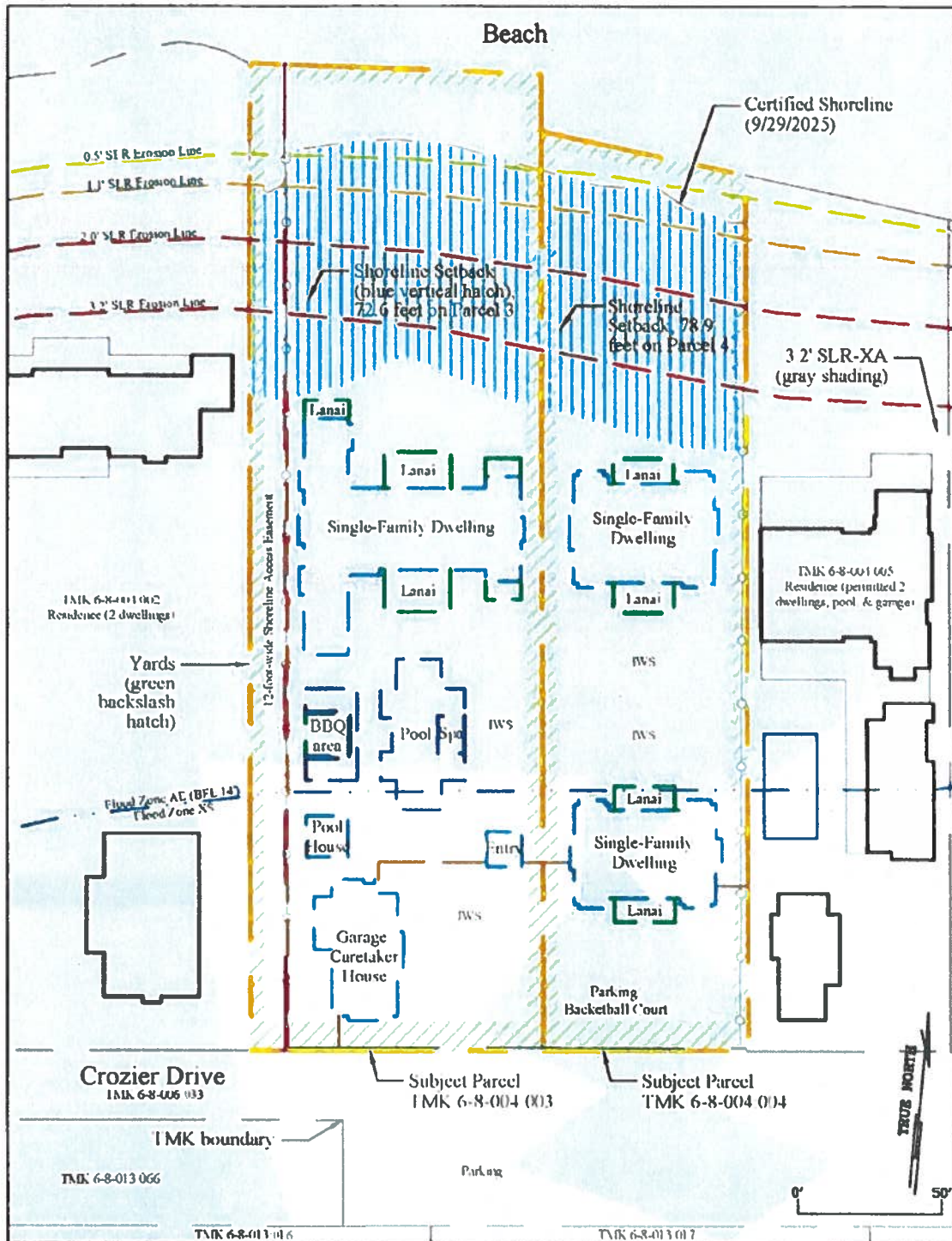
**MOKULĒ'IA - WAIALUA
- HALE'IWA**

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

IJA *Inc.*
ivincenarchitects
 11800 Court
 201 Montrose Street, Suite 1400
 Houston, Texas 77005
 (713) 774-1411 • info@ivarchitects.com

Libby Residence

11800 Court
 201 Montrose Street, Suite 1400
 Houston, Texas 77005

Project: 11800 Court
 Owner: 11800 Court
 Architect: ivincenarchitects
 Date: 04/21/14



A103

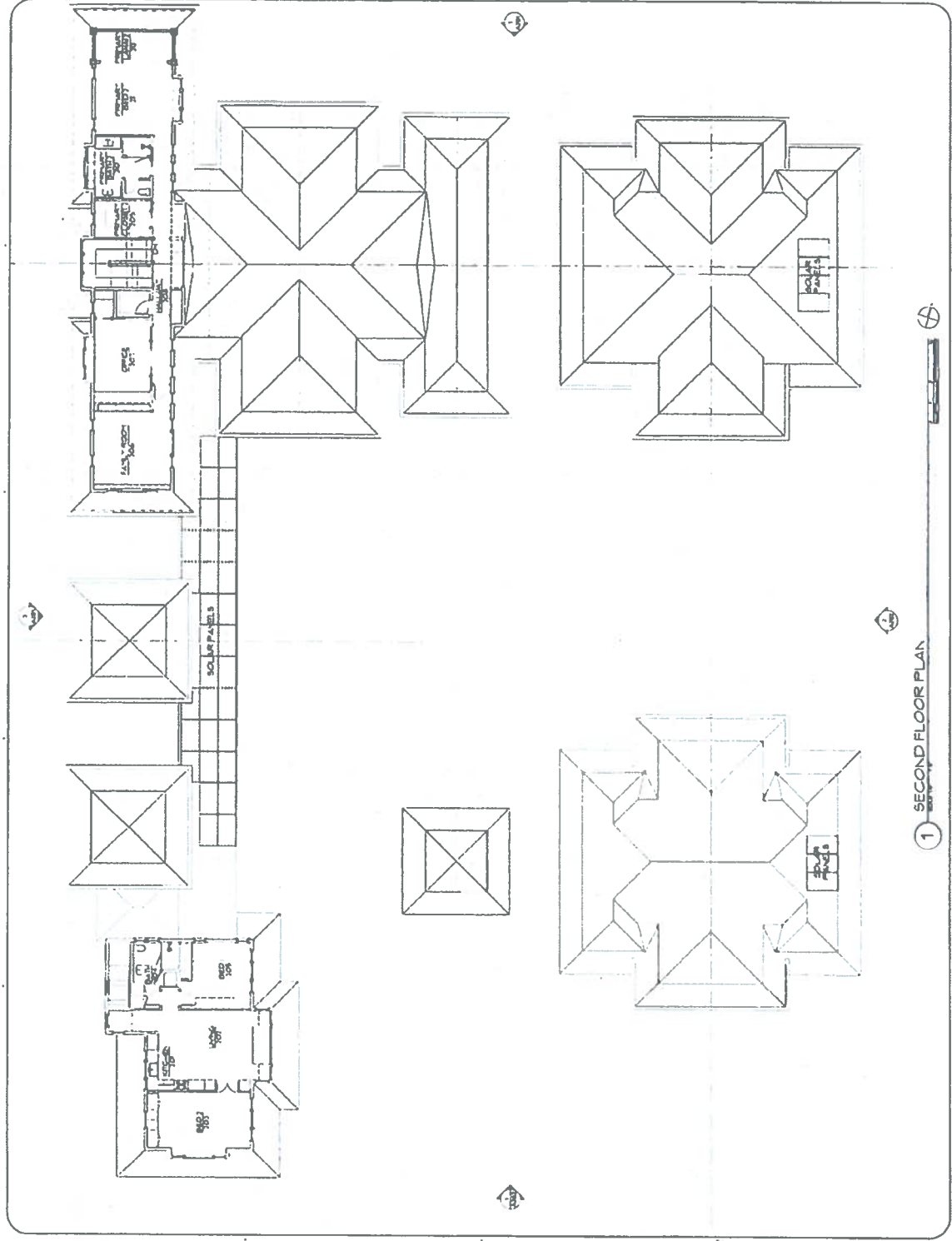


EXHIBIT C-4 - SECOND FLOOR PLAN (FILE NO. 2025-SMA-98)

IIVA
 polivalent architects
 10000 Court
 55 Macdonnell Street, Suite 1430
 10000 Court, 10000
 Unit 1024 8700 10000 Court

Libby Residence

10000 Court, 10000

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A201

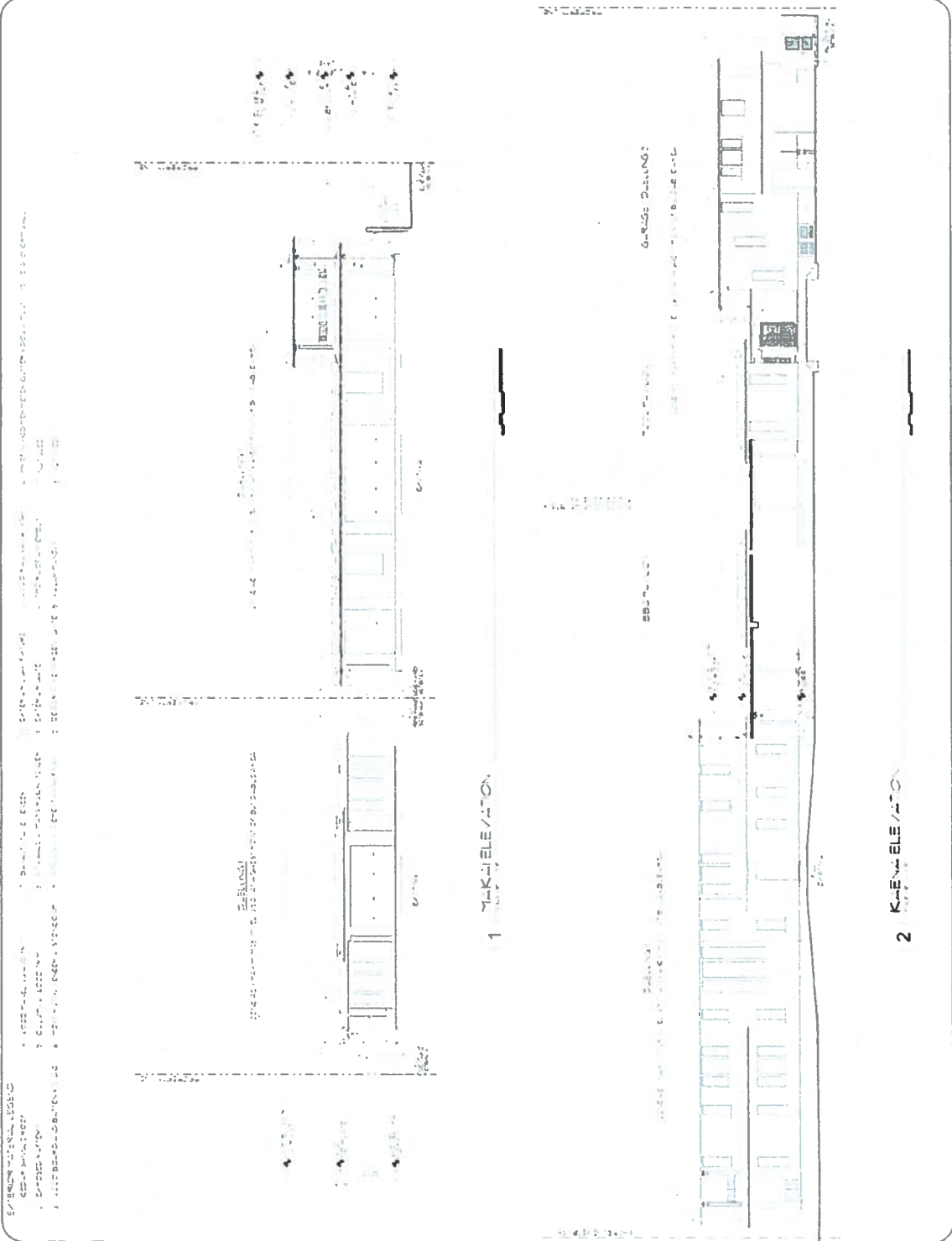


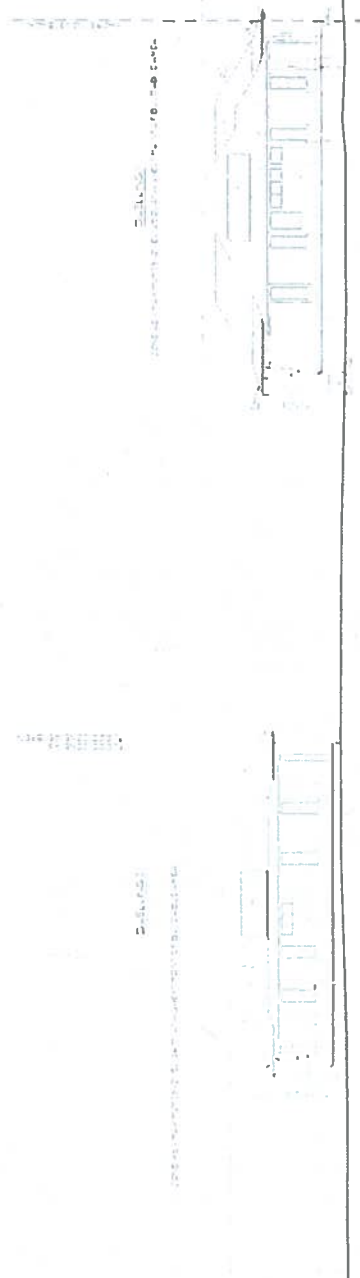
EXHIBIT C-7 - NORTH AND WEST ELEVATIONS (FILE NO. 2025-SMA-98)

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

1. SOUTH ELEVATION
2. EAST ELEVATION



1 SOUTH ELEVATION



2 EAST ELEVATION

IIVA
Iviva Vincent Architects
1 Harbor Court
55 Merchants Street, Suite 1400
Boston, MA 02110
617.774.8750 | IIVAVINCENT.COM

Libby Residence

Project: 100 Harbor Court, Suite 1400
100 Harbor Court, Suite 1400
Boston, MA 02110
CA 031 6 03 12 / 100 Harbor Court, Suite 1400

Architect: IIVA
Client: 100 Harbor Court, Suite 1400
Building: 100 Harbor Court, Suite 1400
Date: 06/10/2025
Drawing: 06/10/2025

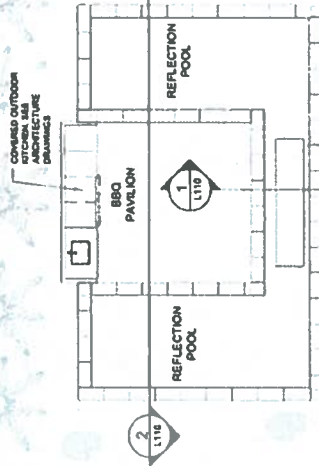
SMA



A202



POOL EQUIPMENT
LOCATION
[NOT IN SETBACK]



**POOL
BATHROOM**

BEDROOM :

COVERED
WALKWAYCOVERED
WALKWAY

SWIMMING
BOOK

GRASS

GRASS

1 OVERALL POOL PLAN
SCALE 1/8" = 1'-0"



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

IWA
pelervincenarchitects
Marion Coen
50 Marquette Street, Suite 1000
Pittsburgh, Pennsylvania 15222
412.224.8255 www.iwa.net



WLA
WOLF LANDSCAPE ARCHITECTS
P.O. BOX 11424, HOLLYHURST MANOR PARK
• LANDSCAPE DESIGN • TEL 252 351 0134

Libby Residence
NEW TWO SINGLE FAMILY HOMES
TEL: 6-6-004 000 & 004
88-6211 & 88-6273 Capital One Windows Mount 95757

Project	Start Date	End Date	Project Status	Project Manager
Project A	2023-01-01	2023-03-31	Completed	John Doe
Project B	2023-04-01	2023-06-30	In Progress	Jane Smith
Project C	2023-07-01	2023-09-30	On Hold	Mike Johnson
Project D	2023-10-01	2023-12-31	Planned	Sarah Lee

[illegible]

L100

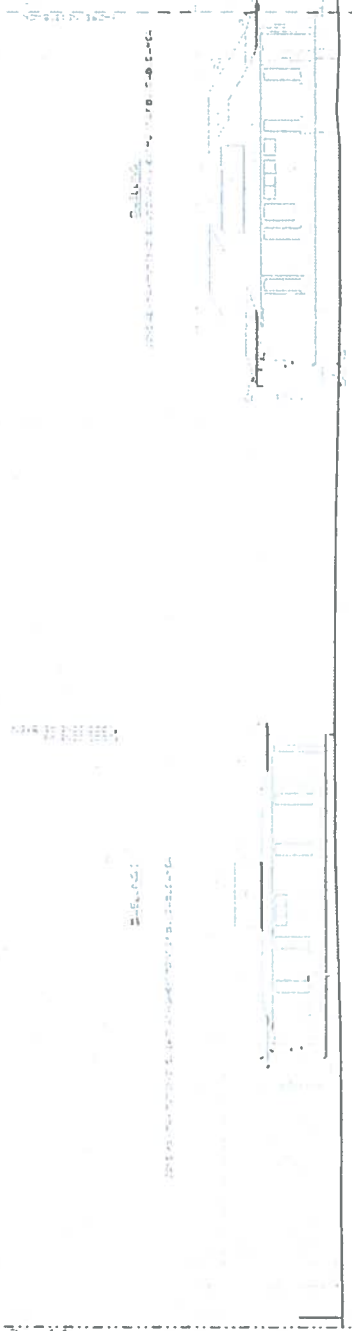
EXHIBIT C-10 - SWIMMING POOL SECTION - LENGTH (FILE NO. 2025-SMA-98)

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

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



1 SOUTH ELEVATION



2 EAST ELEVATION

IIVA
POLAVINCENTARCHITECTS

7 Harbor Court
55 Memorial Street, Suite 1400
Boston, MA 02116
617.552.1234 | info@iiva.com

Libby Residence

Project: 1000 Tremont Street, Boston, MA
Date: 10/15/24
Architect: IIVA

Owner: [Redacted]
Architect: IIVA
Contractor: [Redacted]
Interior Designer: [Redacted]
Landscape Architect: [Redacted]
Engineer: [Redacted]



A202

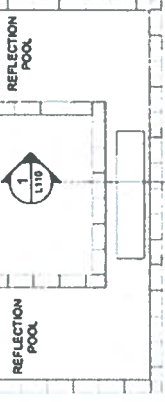


COVERED OUTDOOR
ATTACHED
STRUCTURE
DRAINAGE



BEDROOM 1

POOL
BATHROOM



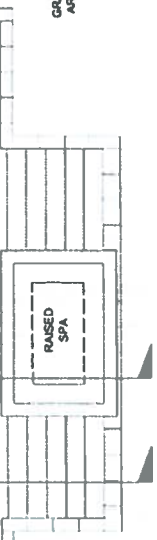
COVERED
WALKWAY

COVERED
WALKWAY

SWIMMING
POOL

GRASS
AREA

GRASS
AREA



COVERED
LANAI

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



IWA
Pellegrino Architects
301 West Street, Suite 1430
Hawthorne, NJ 07042
908.524.8215 www.iwa.com



WLA
WOLF LANDSCAPE ARCHITECTS
P.O. BOX 1462, MORRISTOWN, NJ 07960
908.524.8215 www.wla.com

Libby Residence
NEW TWO-BRANCH FAMILY OVERHILLS
1345 S. 14th Ave. 08054
08-0118-00-023 Cedar Creek Meadows Parcel 00791

Project: 08-0118-00-023
Date: August 25, 2025
Drawing: Overall Pool Plan
Scale: As Shown

Author: [Signature]
Checker: [Signature]
Designer: [Signature]
Engineer: [Signature]
Surveyor: [Signature]
Architect: [Signature]

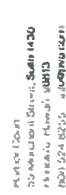


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L100

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

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



WOLF LANDSCAPE ARCHITECTS
P.O. BOX 11825 MEMPHIS, TN 38111
901 522 9771 • www.wolflandscape.com

NEW TWO BACHELOR FAMILIES OWELL 9009
TAX 0-0-004 003 & 004
00-021 & 00-023 Caroline Drive Wadsworth, Mass 01779

Project	10-204
State	August 26, 1923
Brewing	Reduction Paper Southern
State	As Inland



L106



1 REFLECTION POOL SECTION - 1
SCALE 1/8" = 1'-0"



2 REFLECTION POOL SECTION - 2
SCALE 1/2" = 1'-0"

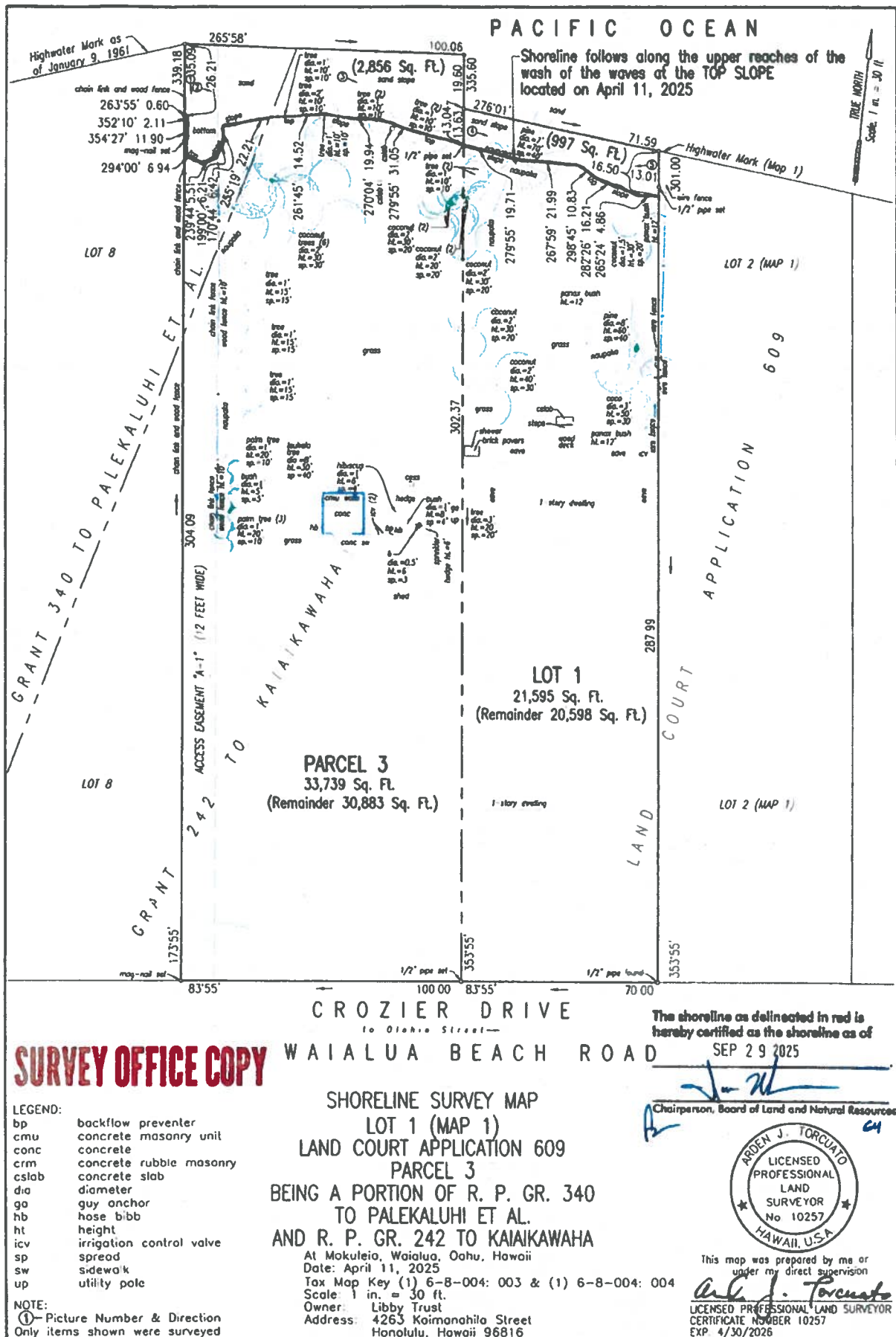
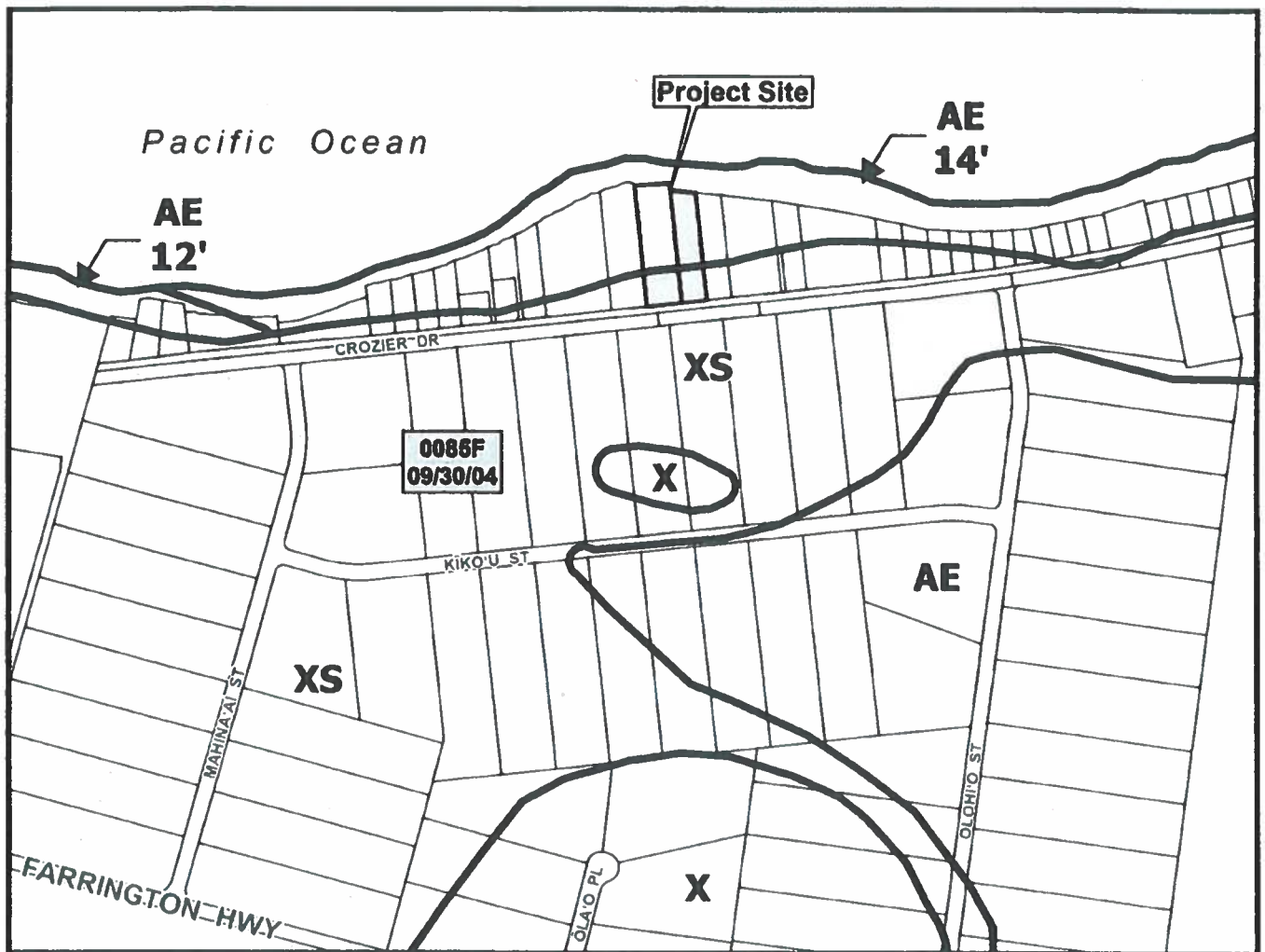


EXHIBIT D - CERTIFIED SHORELINE SURVEY
FILE NO. 2025-SMA-98



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

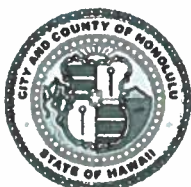
Zone XS (X shaded) = Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Other Areas

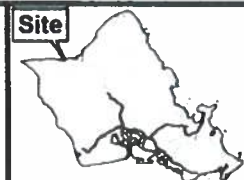
Zone X = Areas determined to be outside the 0.2% annual chance floodplain.

Legend

- Project Site
- Tax Parcel
- FIRM Flood Panel (Index) 2014



0 200 400 800
 Distance in Feet



VICINITY MAP

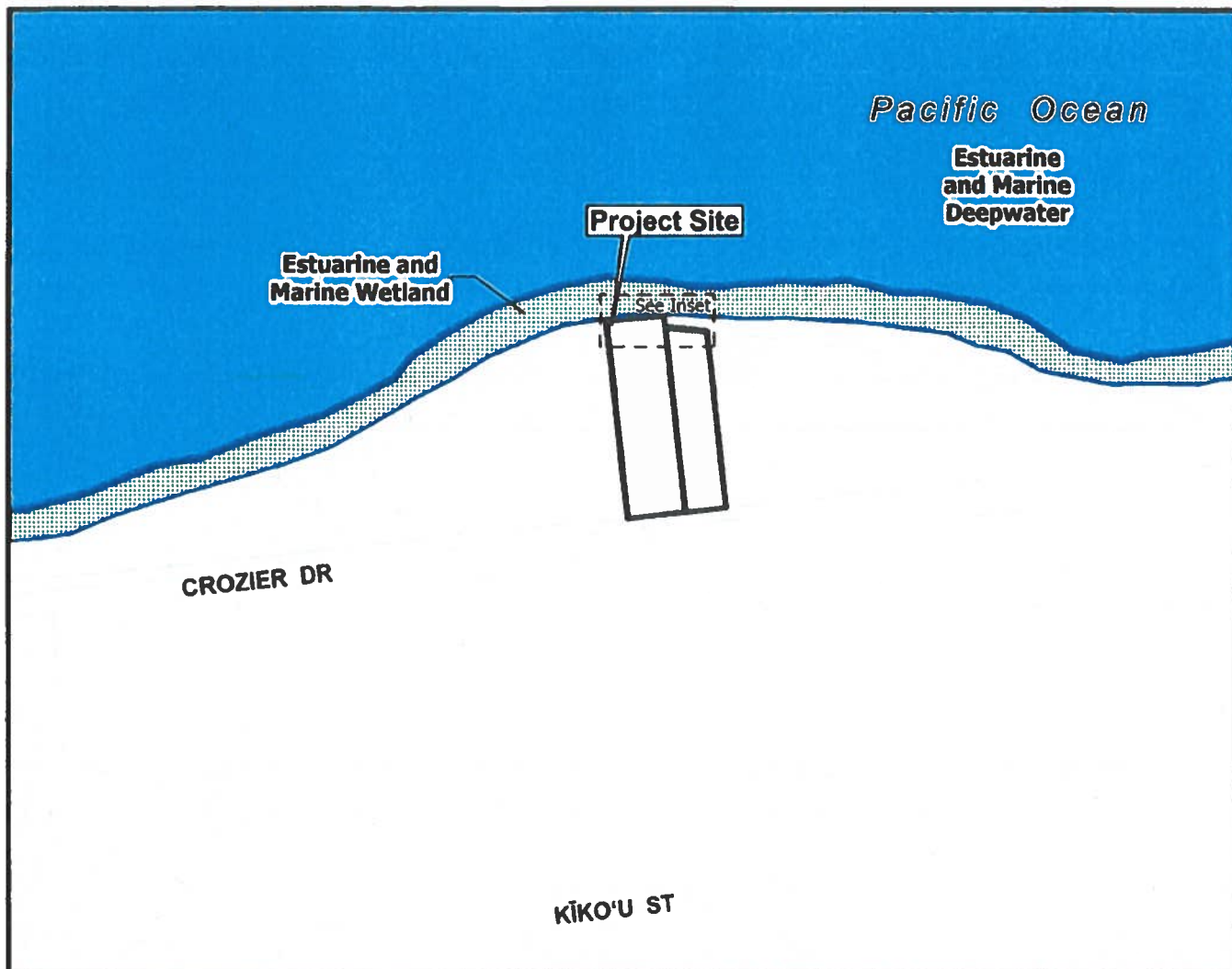


EXHIBIT E - FLOOD HAZARD MAP FIRM PANEL 15003C0085F

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

Date Prepared: 01/2026

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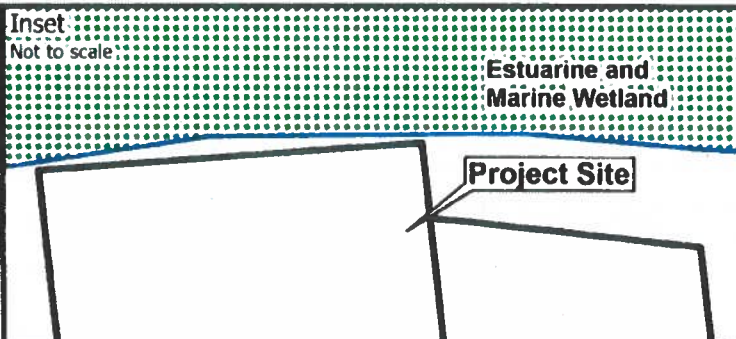


Legend

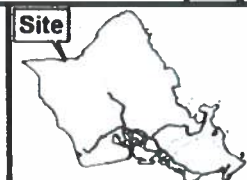
-  Project Site
-  Tax Parcel

WETLAND TYPE

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland



0 100 200 400
Distance in Feet



VICINITY MAP



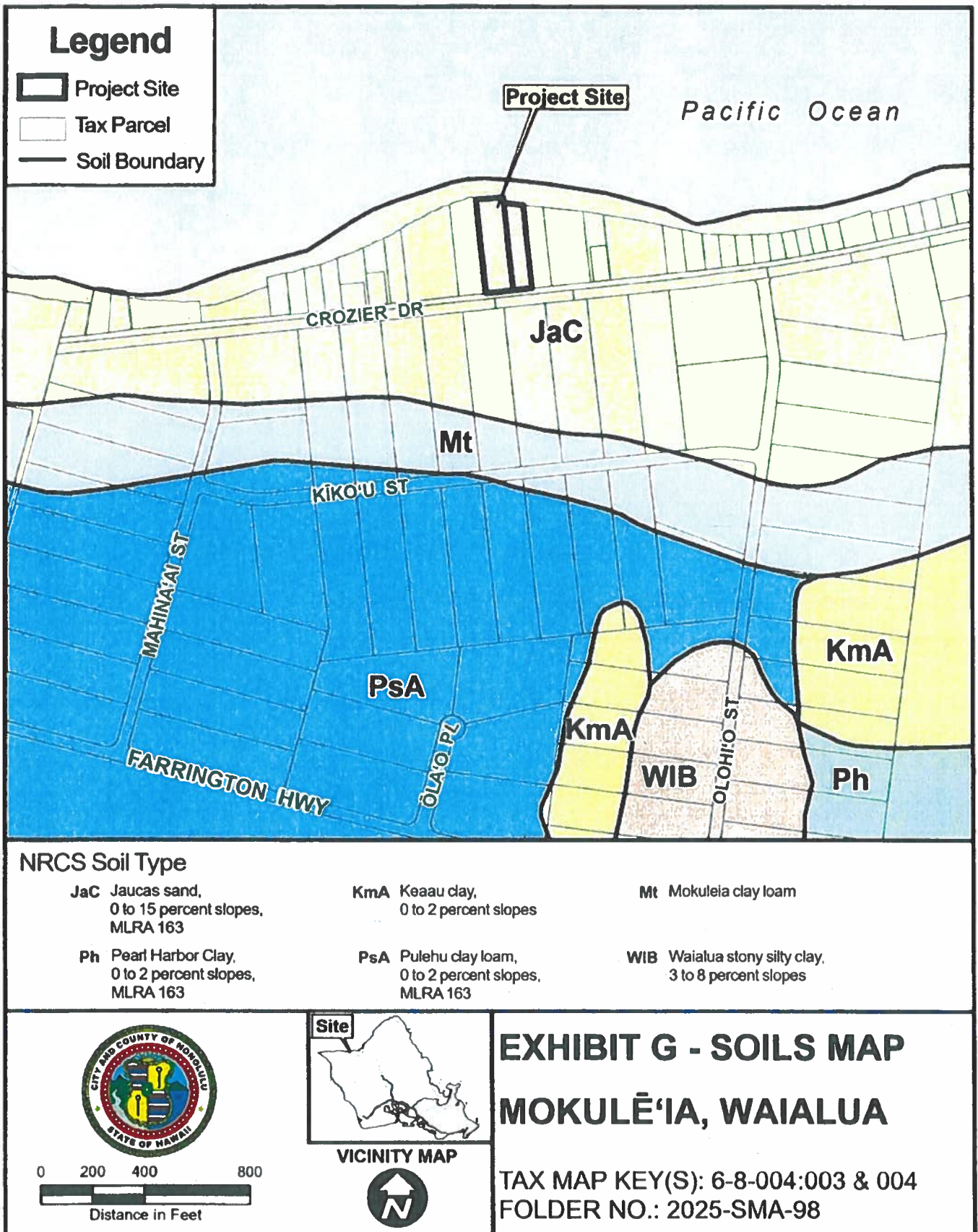
EXHIBIT F - WETLANDS MAP

WAIALUA, MOKULĒ'IA

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

Date Prepared: 01/2026

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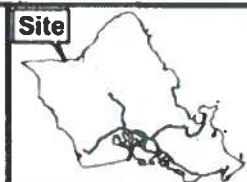




PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM



0 100 200 400
Distance in Feet



VICINITY MAP



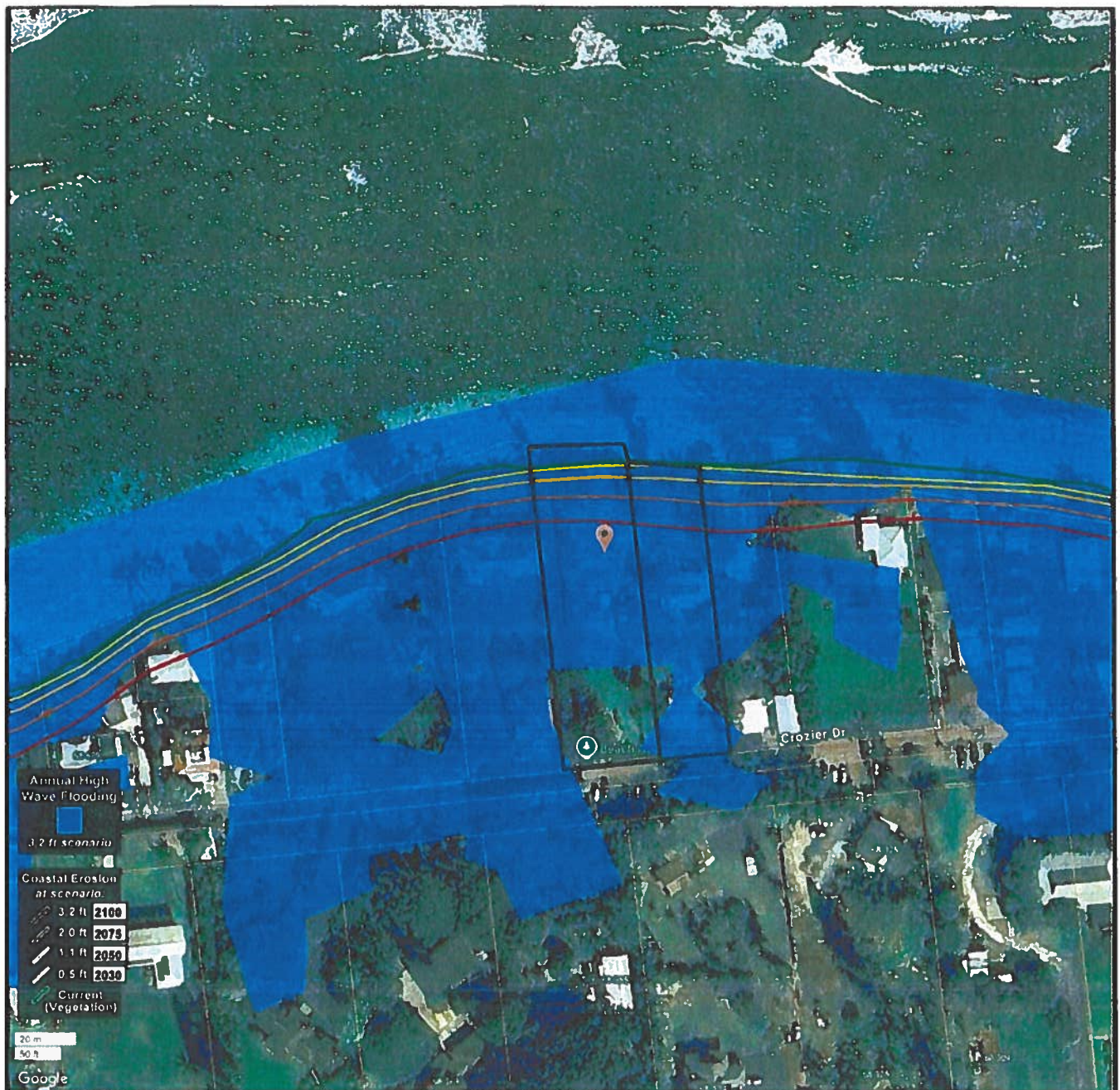
EXHIBIT H - COASTAL DUNES AND MARINE SANDS

MOKULĒʻIA, WAIALUA

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

Date Prepared: 01/2026

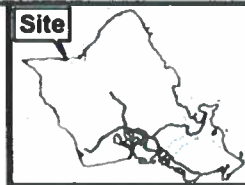
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PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM



0 100 200 400
Distance in Feet



VICINITY MAP

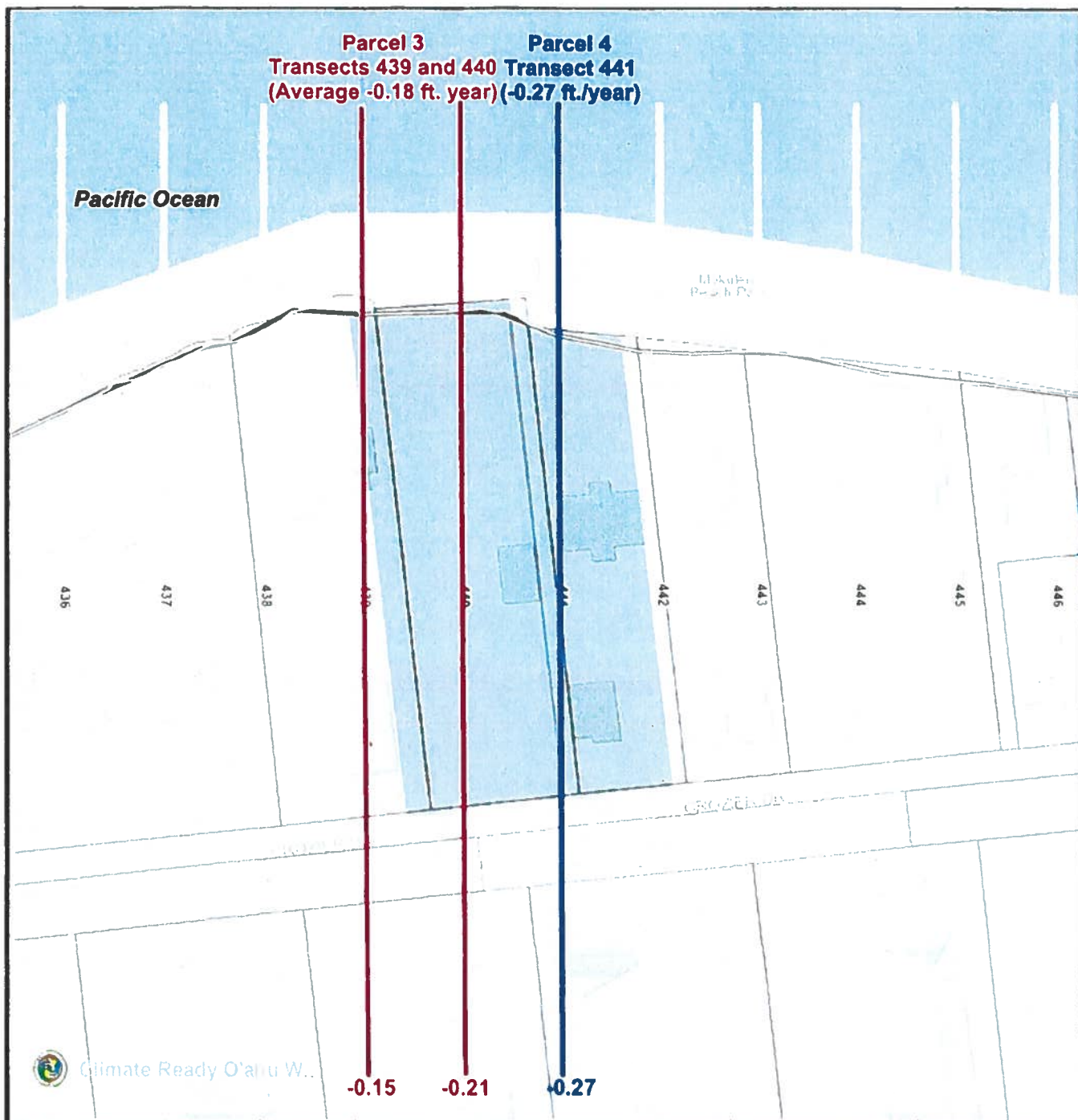


EXHIBIT I - SEA LEVEL RISE EXPOSURE AREA MAP MOKULĒ'IA, WAIALUA

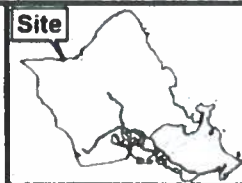
TAX MAP KEY(S): 6-8-004:003 & 004
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

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0 100 200 400
Distance in Feet



VICINITY MAP



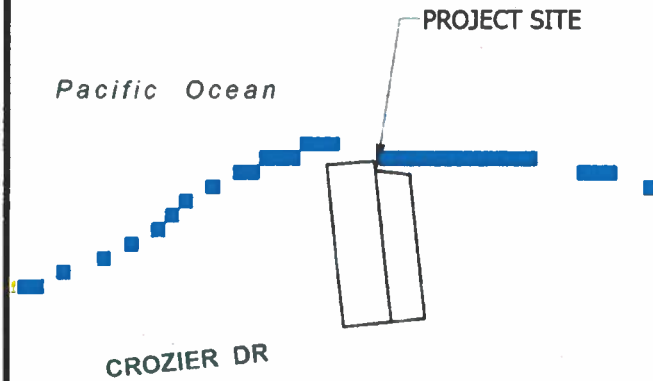
EXHIBIT J - HISTORIC COASTAL EROSION RATE MOKULĒ'IA, WAIALUA

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

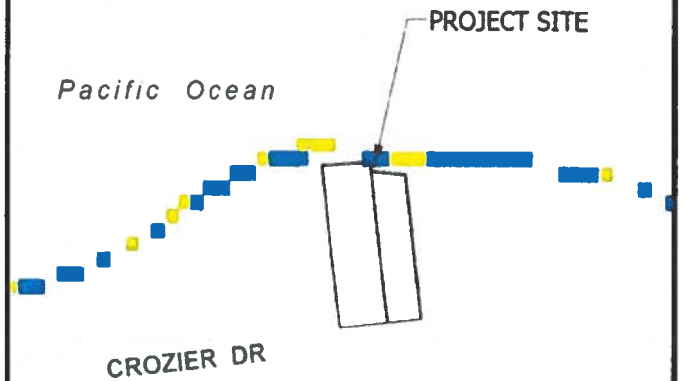
Date Prepared: 01/2026

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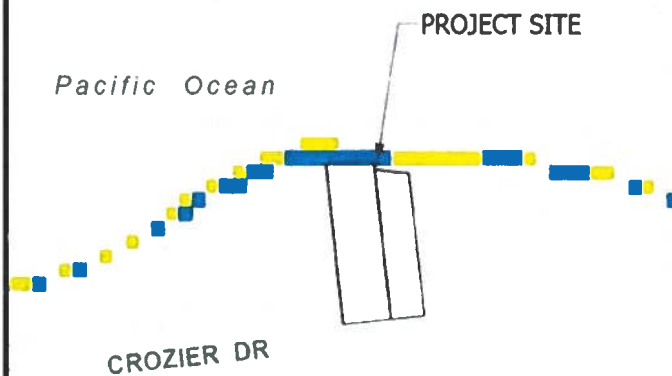
Category 1 Hurricane



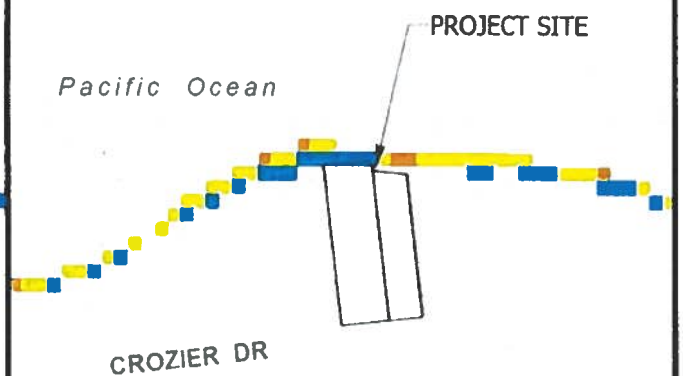
Category 2 Hurricane



Category 3 Hurricane



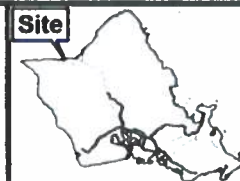
Category 4 Hurricane



Legend



0 200 400
Distance in Feet



VICINITY MAP



EXHIBIT K - HURRICANE STORM SURGE MAP

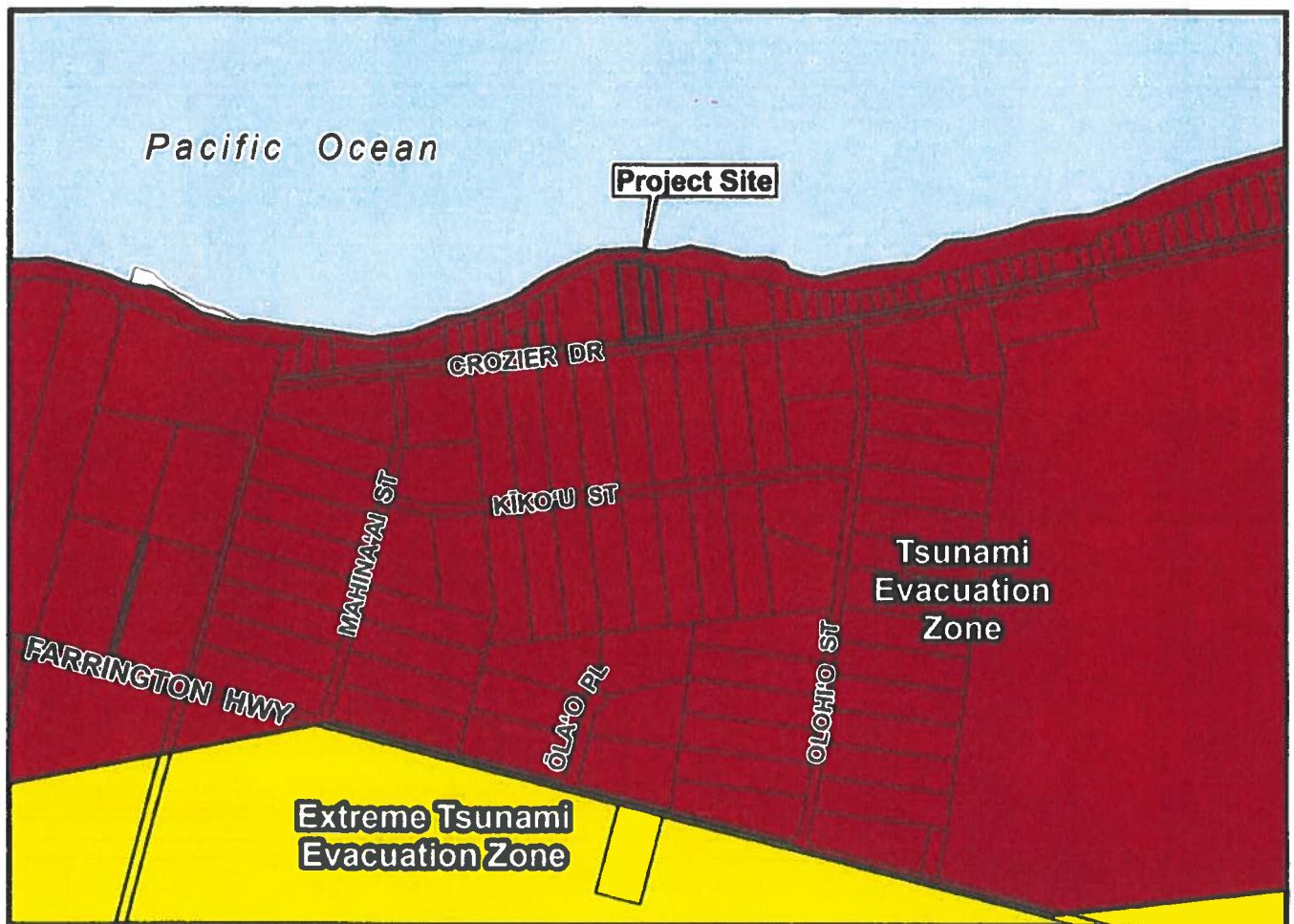
Data from National Hurricane Center Storm Surge Risk Maps

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
FOLDER NO.: 2025-SMA-98

Date Prepared: 01/2026

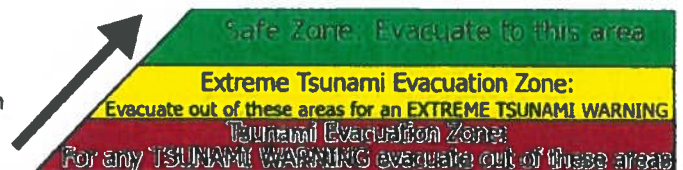
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- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected 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

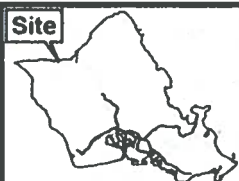
• These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

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

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

Date Prepared: 01/2026

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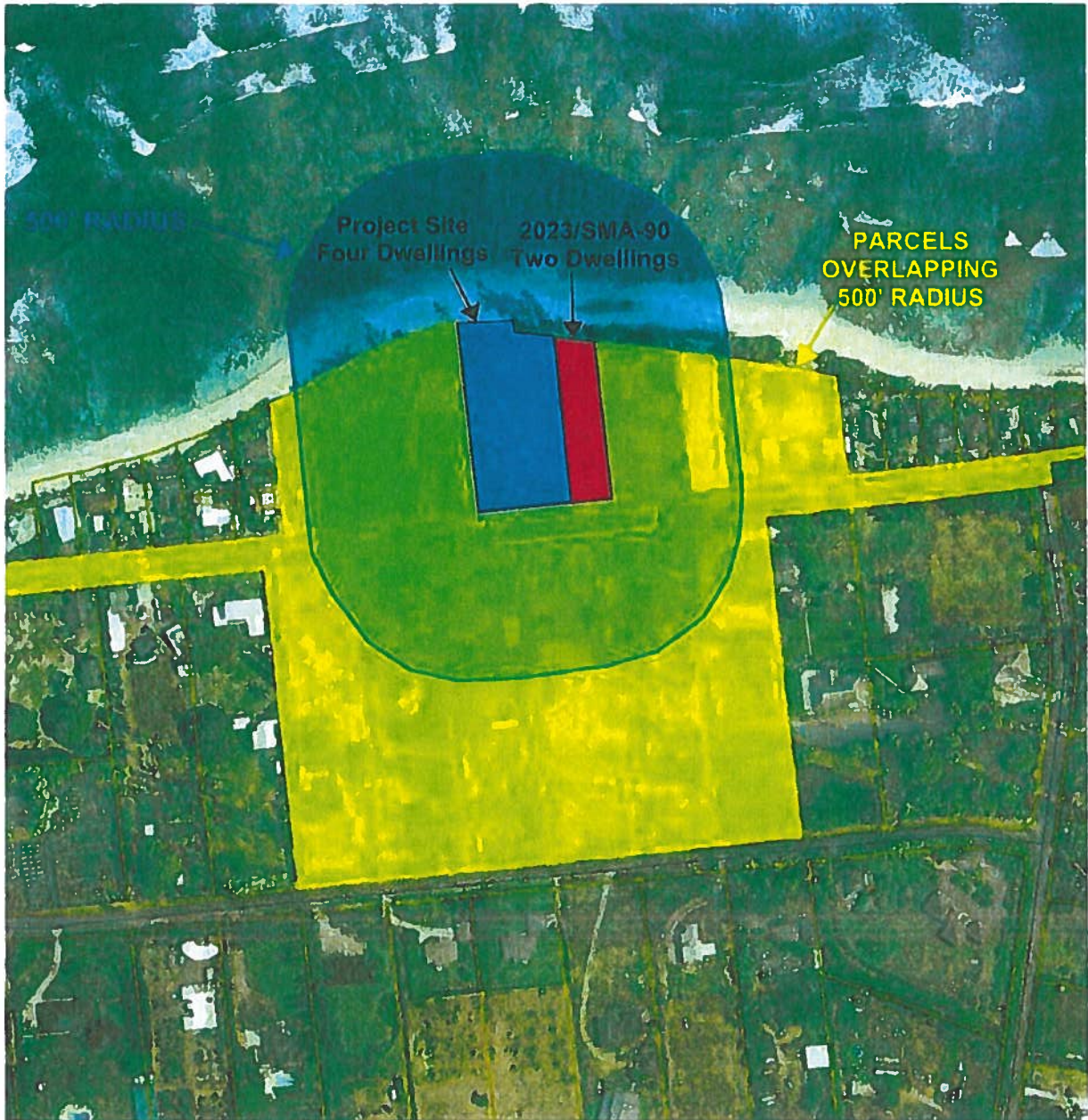


**EXHIBIT M - CUMULATIVE PROJECTS MAP
500' RADIUS + PAST FIVE YEARS
FILE NO. 2025-SMA-98**

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 26-43, CD1

Introduced: 02/25/26 By: TOMMY WATERS - BY REQUEST Committee: ZONING & PLANNING (ZON)

Title: 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.

Voting Legend: * = Aye w/Reservations

02/25/26	INTRO	Introduced.
04/02/26	ZON	Reported out for adoption as amended in CD1 form.
		CR-94(26)
		5 AYES: CORDERO, KIA'ĀINA, OKIMOTO, TUPOLA, WATERS
04/15/26	CCL	Committee report and Resolution as amended were adopted.
		9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, 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.



CHADD KADOTA, ACTING CITY CLERK



TOMMY WATERS, CHAIR AND PRESIDING OFFICER