'26AUG11 AM 7:46 CITY CLERK

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

August 10, 2026 2026-SMA-25(MC)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
Paullin Single-Unit Dwelling Project
57-329 Pahipahi'ālua Street – Kahuku
Tax Map Key 5-7-003: 057

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application to allow the construction of a new two-story single-unit dwelling on a shoreline lot in the R-5 Residential District in Kahuku (Project).

The DPP recommends that the Project be approved, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to coastal hazards, archaeological resources, and protected and invasive species.

Pursuant to the Revised Ordinances of Honolulu Chapter 25, the City Council must act within 60 calendar days after receipt of our Findings and Recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension.

DEPT. COM. 522(26)

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Exhibits A through C, D-1 through D-9, and E through N
Draft Resolution

APPROVED BY:

Krishna F. Jayaram, Managing Director Designate
Office of the Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION BY BARBARA L. PAULLIN FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	FILE NO. 2026-SMA-25 (MC)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION DESCRIPTION

A. Basic Information:

PROJECT NAME:	Paullin Single-Unit Dwelling Project
LANDOWNER/ APPLICANT:	Barbara L. Paullin
AGENTS:	Planning Solutions, Inc. (James T. Hayes)
LOCATION:	57-329 Pahipahi'ālua Street - Kahuku (Exhibit A)
TAX MAP KEY (TMK):	5-7-003: 057
ZONING:	R-5 Residential District (Exhibit B)
STATE LAND USE (SLU):	Urban District (Exhibit C)
DEVELOPMENT PLAN:	Ko'olau Loa Sustainable Communities Plan (KLSCP)

B. Proposal: The Applicant is requesting approval of an SMA Major Permit to construct a new two-story single-unit dwelling with ground floor parking and second story living space, a rock garden, an in-ground swimming pool, and an individual wastewater system (IWS) on a 18,992-square (-sq.) -foot (-ft.) shoreline lot (Project) in the R-5 Residential District and SMA in Kahuku (see Exhibits D-1 through D-9). The Project is located approximately 730 ft. makai of Kamehameha

Highway and fronts Pahipahi'ālua Street, which is a privately-owned, gravel roadway. One single-unit dwelling exists on the lot with a cesspool (see Exhibit D-1). Prior to construction of the new development, all existing structures on the site will be demolished and removed except for the existing perimter fence located along the east and west property lines. The Project is anticipated to be completed within 18 months with an estimated cost of $1,650,000.

The Project details are summarized as follows:

- Construction of a new 3,388-sq.-ft. two story, single-unit dwelling that will be 25.75 ft. in height to accommodate the required base flood elevation (BFE) of 18 ft. above mean sea level (MSL) and will be a minimum of 66.65 ft. from the certified shoreline;

- The proposed second story will be 2,270-sq.-ft. of habitable space with three bedrooms, two and a half bathrooms, a wet bar, and two second floor lanai areas;

- The proposed first story will be below the 19-ft. BFE and will include a new covered at-grade swimming pool with a maximum depth of five ft., a covered lanai area, two parking spaces, storage space, a covered rock garden, and stairs. The ground floor will be constructed with break-away walls. An additional parking space is proposed (at grade);

- A new IWS will be installed with a septic tank and absorption field on the southeast side of the property. This will require the importation of 30 cubic yards of structural fill to be imported;

- The swimming pool will require excavation approximately five ft. deep, 16 ft. long, and 10 ft. wide, for a total of approximately 30 cubic yards (5,800 gallons) of sand (see Exhibit D-8). All excavated materials will be reused on-site for backfill excavations and level yard areas. This will reduce the quantity of structural fill that will need to be imported to the Project site;

- The proposed development will involve the importation of structural fill of approximately 46 cubic yards, with 30 cubic yards being associated with the proposed IWS. Otherwise, the structural fill material will primarily be used to fill the area to support site preparation and construction activities, including column footings, concrete slabs, and utility infrastructure. No import or export of other soil materials is required;

- A concrete rubble masonry (CRM) wall with two gates is proposed along the front property line. Wood fences up to five ft. high will extend from the proposed CRM wall along the side property lines but will not extend into the shoreline setback area; and

- The foundation will be constructed with 15 reinforced concrete beams approximately three-ft. below grade (see Exhibits D-8 to D-9). The beams will form a subsurface grid attached to the subsurface coral. The subsurface beams intersect, columns up to ground level will connect with the concrete slab at grade.

All construction staging activities will occur on-site. Temporary and permanent Best Management Practices (BMPs) will be implemented before, during, and after construction to address fugitive dust, on-site stormwater management, construction noise and vibrations, erosion and sediment control, and other issues in compliance with the Department of Planning and Permitting (DPP) *Rules Relating to Water Quality*, *Rules Relating to Storm Drainage Standards*, and other applicable regulations. Other required City approvals include construction and building permits (BP).

C. Background: On February 22, 2023, SMA Major Permit No. 2022/SMA-63 was approved under Resolution 22-276, CD1, to allow the construction of a single-unit dwelling. A BP application was submitted but never approved, and SMA Major Permit No. 2022/SMA-63 ultimately expired so the development did not proceed.

II. EXISTING CONDITIONS

The following table summarizes the existing conditions for the site and surrounding area:

Lot Area	11,591 sq. ft. (18,992 sq. ft. minus 7,401 sg. ft. of erosion)
Lot Shape	Rectangular
Topography	The site slopes slightly upward from the front property line to the center of the site, then slopes downward toward the rear of the lot to a sandy beach. The site's elevation ranges from six to 12 ft. above MSL (see Exhibit E).
Current Development	The Project Site is currently developed with one single-unit dwelling with a lanai, perimeter fencing and cesspool within the shoreline setback area.

Surrounding Uses	To the east and west – Single-unit dwellings and Kawela Bay To the south across Pahipahi'ālua Street – Single-unit dwellings and Kapi Pond To the north – Pahipahi'ālua Beach and the Pacific Ocean (see Exhibits A and B).
Vegetation	Existing vegetation primarily consists of sea almond trees, cape jasmine, sea grape, cranium lily, naupaka, coconut palms, ironwood trees, and grass.
Soil Classifications *(Mauka to Makai)*	*Jaucas Sand* - Zero to 15 percent slopes and characterized by very deep, excessively drained, very rapidly permeable soils on vegetated beach areas along the coast. *Beach Sand* - Zero to five percent slopes with very slow runoff rates and extremely fast permeability (see Exhibit F).
Flood Zone	*Flood Zone VE* – Coastal high hazard area, and areas subject to velocity wave action from storm-induced waves. The BFE is 18 ft. above MSL (Federal Emergency Management Agency [FEMA] Flood Insurance Rate Map Panel No. 15003C0030H effective June 10, 2026; see Exhibit G).
Sea Level Rise (SLR) – Exposure Area (XA)	The University of Hawai'i Pacific Island Ocean Observing System (PacIOOS) Hawai'i SLR Viewer shows that the Project site is projected to be impacted by annual high wave action and coastal erosion under a scenario envisioning 3.2 ft. of SLR by 2100. The proposed development will occur inside of the area anticipated to be impacted by 3.2 ft. of SLR (see Exhibits H and I).
Shoreline Survey	The most recent shoreline survey was certified by the State Board of Land and Natural Resources on March 17, 2026. The applicable shoreline setback for the site is 66.65 ft. (see Exhibit I).
Shoreline Erosion Rate	Waiale'e Transects 347 and 348 intersects the subject property, with an average annual historical erosion rate of -0.095 ft. per year (see Exhibit J). The applicable shoreline setback for the site is 66.65 ft.
Nearest Body of Water *(Mauka to Makai)*	*Kapi Pond* – Approximately 30 ft. to the south across Pahipahi'ālua Street, designated as a freshwater pond wetland. *Pacific Ocean* – Adjacent to the lot, designated as an estuarine and marine wetland (see Exhibit K).

Hurricane Storm Surge	The Project site is projected to be subject to approximately six ft. of flooding during a Category 4 hurricane event (see Exhibit L; National Hurricane Center, Storm Surge Risk Maps).
Tsunami	The entirety of the subject property and surrounding neighborhood is located within the tsunami evacuation zone (see Exhibit M; Hawai'i Emergency Management Agency, *Tsunami Aware Mapper*).

III. ENVIRONMENTAL DISCLOSURE AND PUBLIC PARTICIPATION

The following table summarizes the Project's compliance with the applicable environmental disclosure and public outreach requirements:

Environmental Disclosure Documentation	The proposed Project does not involve any action subject to the environmental disclosure requirements of Hawai'i Revised Statutes (HRS) Chapter 343. Therefore, no environmental review under HRS Chapter 343 is required.
Agency Comments	During the SMA review processes, the DPP routed the proposal to various State and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.
Neighborhood Board (NB) / Community Association Presentation ROH § 25-5.3(b)	The Project was presented to the Ko'olauloa NB No. 28 on February 12, 2026. The Applicant sent notice of the presentation to all adjoining property owners and provided and affidavit confirming that to the DPP. This meets the requirements of ROH § 25-5.3(b).
Public Hearing ROH § 25-5.3 (f) through (h)	The DPP conducted a Public Hearing at 10:00 a.m. on June 26, 2026, at the Fasi Municipal Building, 6th Floor Conference Room. Notice of the Public Hearing was published in the Honolulu Star-Advertiser on June 5, 2026 and notice was mailed to all neighbors within a 300-ft. radius of the Project site. This meets the requirements of ROH § 25-5.3(f) through (h).

IV. FINDINGS AND ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in Revised Ordinances of Honolulu (ROH) § 25-3.1, as well as HRS §§ 205A-2 and 205A-26(1).

A. **Recreational Resources – ROH § 25-3.1(a)**

"Development within the SMA should provide coastal recreational opportunities to the public. Adequate access, by dedication or other means, to beaches, coastal dunes, recreation areas, and natural reserves must be provided to the extent consistent with sound conservation principles. Adequate and properly located public recreation areas and wildlife preserves must be preserved." See also HRS § 205A-2(b)(1) and (c)(1), and § 205A-26(1)(A) and (B).

The Project is on a privately-owned shoreline lot along Pahipahi'ālua Beach which is accessed through Pahipahi'ālua Street, a privately owned roadway. The proposed development will not result in any change to existing beach access, open spaces, or recreational opportunities over the existing condition. No development or activity that would reduce or restrict access to ocean or tidal areas is proposed. All proposed demolition, removal, and construction activities will be confined to the subject property and will have no impact on nearby beaches or public recreation. Therefore, the Project is unlikely to have an adverse impact on publicly accessible recreational resources.

The construction of a new single-unit dwelling on the site will not result in adverse impacts to coastal recreational opportunities for the public, because no change to nearby existing beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices will occur. The planned City and County of Honolulu park at Kawela Bay is the closest public recreation area, and is approximately 1,600 ft. away from the subject property. The nearest public beach access is approximately 2,200 ft. away from the subject property. Implementation of the proposed Project will have no impact on these recreational resources nor on public access to or along the shoreline. No conditions of approval are recommended regarding coastal recreational opportunities or resources.

B. **Historic and Cultural Resources – ROH § 25-3.1(b)**

"Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources." See also HRS § 205A-2(b)(2) and (c)(2).

1. Archaeological and Historic Resources: Reports available from other projects within the vicinity of the Project site indicate that there are potential archaeological and historical resources in the area. Several burials have been found during construction in the region. Most have been encountered in the Turtle Bay Resort area or at Kahuku Point. Portions of the Turtle Bay Resort land within Kawela Bay are State and City owned and are designated conservation lands maintained by Turtle Bay Resort. The nearest recorded burial to the subject parcel was encountered approximately 1,400 ft. southeast of the site, within the Kawela Bay portion

of the Turtle Bay Resort. The nearest listed historic resource to the subject parcel is the Kahuku Plantation Manager's Beach Cottage, which is listed on the Hawai'i Registry of Historic Places and is located approximately 900 ft. southeast of the Project. Although not listed on a historic registry, another potential historic resource near the site is Kapi Pond, which is approximately 30 ft. south of the Project site, across Pahipahi'ālua Street.

An archaeological inventory survey (AIS) and subsurface testing were prepared by ASM Affiliates. No known burial sites have been identified on-site. The proposed work involves disturbance (excavation and backfill) of approximately 240 cubic yards of the underlying Jaucas sands, a soil type which has been documented to contain cultural deposits and features as well as human burials. The AIS and subsurface testing reports have been submitted to the State Historic Preservation Division (SHPD) for review in compliance with HRS Chapter 6E-42. The DPP anticipates that because of the discoveries found in the preliminary AIS on the subject property and due to discoveries in the area, the SHPD will recommend archeological monitoring upon review of the AIS. The DPP supports this assessment. The preparation of an Archaeological Monitoring Plan (AMP) with Hawai'i Administrative Rules (HAR) § 13-276-5 is recommended as a condition of approval.

The Applicant should be required to consult with SHPD to implement mitigation protocols approved by SHPD under the AIS, or as otherwise required by SHPD. The Applicant should also be required to hold a coordination meeting 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. These are recommended as conditions of approval.

Lastly, as is the case during any ground-disturbing activity, there is a possibility that unknown archaeological resources or historic properties could be discovered. Should any cultural or archaeological resources be encountered, the Project should be subject to the standard "stop work" condition of approval. This will ensure that if, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant must stop work and contact the SHPD. This is also recommended as a condition of approval. Provided the Applicant complies with the SHPD's requirements regarding on-site resources, no adverse impacts to historic or archaeological resources are anticipated.

2. Cultural Resources: The development is not anticipated to result in adverse impacts to traditional and customary native Hawaiian cultural

practices. During an on-site visit on June 3, 2026, DPP staff did not observe any cultural activity or practices on the Project site. The shoreline area in the vicinity of the Project site is periodically traversed to access surfing, fishing, and paddling areas, but the proposed development will not affect the existing use of the shoreline area. Kapi Pond is located near the Project area. However, it has not been traditionally used or is currently used for cultural practices. If it were used as a cultural resource, it is unlikely that the proposed Project would have an adverse impact on such practices. No additional conditions beyond those recommended for archeological and historic resources, are recommended.

C. **Scenic and Open Space Resources – ROH § 25-3.1(c)**

"Development within the SMA should protect, preserve, and whenever desirable, restore or improve the quality of coastal scenic and open space resources. Alterations to existing land forms and vegetation, other than for the cultivation of coastal dependent crops, must be limited so they result in minimum adverse impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities. Development that is not dependent on the coast is encouraged to locate mauka of the SMA."
See also HRS § 205A-2(b)(3) and (c)(3) and § 205A-26(1)(D).

The Project is unlikely to affect scenic and open space resources. According to the KLSCP open space map, the site is not located in an area with identified panoramic views as it has been an established residential neighborhood since the 1940's. According to the Coastal View Study of 1987, Kamehameha Highway fronting the West Kawela Bay Community Association, is considered a coastal roadway. The site is over 700 ft. from Kamehameha Highway and will not obstruct any public views. The site is also not between Kawela Bay and Kamehameha Highway. The Project will be consistent with the ROH Chapter 21 development standards for the R-5 Residential District, which keeps the height low and consistent with the surrounding neighborhood. Therefore, the Project is not anticipated to result in adverse impacts to scenic or open space resources. No related conditions of approval are recommended.

D. **Coastal Ecosystems – ROH § 25-3.1(d)**

"Development within the SMA should protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption, and minimize adverse impacts on all coastal ecosystems. Solid and liquid waste treatment and disposition must be managed to minimize adverse impacts on SMA resources."
See also HRS § 205A-2(b)(4) and (c)(4) and § 205A-26(1)(C).

No significant impacts to coastal ecosystems are expected as a result of the Project as the site is already developed with a single-unit dwelling. Nonetheless,

there is potential for temporary impacts to protected species during Project construction, as discussed below.

1. Sensitive Coastal Habitats and Species:

   a. Wetlands and Streams: The Project site does not contain any areas designated as wetlands or streams. The Pacific Ocean, identified as Estuarine and Marine Wetland, is located immediately north of the subject site. The Makai most portion of the site is considered an Estuarine and Marine Wetland. There is also Kapi Pond, designated as a freshwater pond wetland, located approximately 30 ft. south of the Project. Kawela Bay, designated as Estuarine and Marine Wetland, is located approximately 218 ft. east from the Project site (see Exhibit J). The Project is not anticipated to result in adverse impacts to the Pacific Ocean, because the development is oriented to be as far from the ocean as possible on the site. Also, the development is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance with the City's Rules will be confirmed during the BP review process. No conditions related to the protection of wetlands and streams are recommended.

   b. Flora: Existing vegetation at the site consists of sea almond trees, cape jasmine, sea grape, cranium lily, naupaka, coconut palms, ironwood trees, a grassy lawn, common ornamental trees, bushes, and shrubs with ornamental landscaping. No rare, threatened, or endangered flora species are known to be present on the site, and according to the U.S. Fish and Wildlife Service (USFWS) *Information for Planning and Consultation* (IPaC), no critical habitat for flora species overlaps the Project site. The Applicant states that most of the existing landscaping will be retained. No impacts to threatened or endangered flora species are anticipated, and no related conditions of approval are recommended.

   c. Fauna: According to the U.S. Department of Interior Division of Forestry and Wildlife Service and the U.S. Fish and Wildlife Service, several federally and state-listed endangered species (Hawaiian Hoary Bat, Green Sea Turtle, Hawksbill sea turtle, and Olive ridley sea turtle) may appear in the vicinity of the Project area. Federal and State endangered avian species also have the potential to occur in the vicinity of the Project area. These species include the Band-Rumped Storm-Petrel, Hawaiian common gallinule, Hawaiian coot, Hawaiian duck, Hawaiian Petrel, Hawaiian stilt and Newell's Shearwater. Hawaiian Hoary Bats may roost in trees or tall vegetation in the Project area. To avoid impacting this species, woody plants greater than 15 ft. in height should not be disturbed,

removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Finally, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian Hoary Bats. These standard measures should be conditions of approval.

These species, the protection of which is administered by the Department of Land and Natural Resources (DLNR) Division of Forestry and Wildlife (DOFAW), may be impacted by Project implementation, particularly during construction activities. Therefore, standard conditions relating to the protection of these avian species are recommended. In addition, in order to avoid direct or indirect impacts to protected Hawaiian seabirds, the Applicant should be required to hire a qualified biologist to conduct pre-construction surveys for the presence of the species and nests, and establish procedures to avoid disruption of any nests that may be encountered. This is recommended as a condition of approval.

The IPaC database also identifies the Green Sea Turtle as protected reptile species that may be present in the Project area. Further, according to National Oceanic and Atmospheric Administration Fisheries, marine critical habitat for Hawaiian Monk Seals includes the ocean waters near the Project site. The beach makai of the Project site consists of a sandy beach that could serve as an area for seals to haul out and breed, and for turtles to nest. Should these species be present on-site, they may be impacted by Project implementation, especially during construction. Nesting sea turtles and monk seal mother-pup pairs are particularly vulnerable to human disturbance, such as construction noise, which may cause them to avoid or leave the area, thereby negatively affecting their reproductive success. Monk seals and sea turtles could also be harmed if any construction debris poses a threat of entanglement. To prevent impacts to monk seals and sea turtles, the Applicant should be required to comply with standard stop work and BMPs if these species are present in or adjacent to the Project site. Standard conditions relating to the protection of marine fauna species are recommended.

Artificial lighting can be disruptive to many avifauna species in their navigation, nesting, and reproductive cycles. All outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during the various seabird fledgling seasons. To further mitigate potential lighting impacts, the Applicant should use full cutoff light fixtures for exterior lighting. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires

that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These measures are recommended as conditions of approval.

d. Invasive Species: According to the O'ahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on O'ahu. Flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, himalayan blackberry, miconia, pampas grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include coconut rhinoceros beetles, naio thrips, coquí frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. The Project proposes the net importation of approximately 45 cubic yards of structural fill material, and will require ingress and egress for a variety of construction equipment, vehicles, and materials, which could result in the spread of invasive species or damaging fungi. Therefore, implementation of the OISC protocols is recommended as a condition of approval.

2. Reefs, Beaches, and Coastal Dunes: The Project's potential impacts to reefs, beaches, and coastal dunes are discussed in Section H, below.

3. Solid and Liquid Waste Treatment and Disposition: Potable water and fire suppression water will be provided by an existing water connection via a main on Kamehameha Highway through the Board of Water Supply (BWS). Wastewater service for the Project will be provided by an on-site IWS. Construction waste will be disposed of by the contractor at an approved facility. Solid waste will be serviced by the Department of Environmental Services, which offers solid waste, recycling, and green waste pick up. No impacts related to solid and liquid waste treatment and disposition are anticipated to occur, and no related conditions of approval are recommended.

Upon implementation of the recommended conditions, along with standard water quality and erosion BMPs, potential impacts to coastal ecosystems will be mitigated.

E. **Economic Uses – ROH § 25-3.1(e)**

"Development within the SMA should consist of facilities and improvements important to the State's economy, and ensure that coastal-dependent development and coastal-related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts within the SMA."
See also HRS § 205A-2(b)(5) and (c)(5).

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction through the rental and purchase of equipment, materials, and supplies. Otherwise, the proposed single-unit dwelling is anticipated to result in minimal changes to the State's economy. Therefore, the Project is not anticipated to result in an adverse impact to the State's economy, and no related conditions of approval are recommended.

F. **Coastal Hazards – ROH § 25-3.1(f)**

"Development within the SMA should reduce impacts of coastal hazards on life and property, and must be designed to minimize impacts from landslides, erosion, sea level rise, siltation, or failure in the event of earthquake."
See also HRS § 205A-2(b)(6) and (c)(6) and § 205A-26(1)(D).

1. Flooding: The entire Project site is within Flood Zone VE with a BFE of 18 ft. above MSL. Flood Zone VE is an area that is subject to inundation by the one-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. According to the plans, the lower level lanai, storage area, and carport will be located on concrete slabs on grade with the upper floor elevated above the BFE and supported by reinforced concrete columns (see Exhibits D-8 to D-9). The habitable space of the dwelling will be elevated above the 18-ft. BFE (see Exhibits D-6 to D-9). The highly permeable nature of the site's soils is anticipated to quickly absorb runoff. The design of the new single-unit dwelling will help mitigate the flood hazards by elevating the habitable spaces over the BFE of 18 ft. above MSL. The ground floor will also be constructed with breakaway walls as required by ROH 21A-1.9(b)(1). Review for compliance with the Flood Hazard Areas Ordinance (ROH Chapter 21A) will be confirmed during the BP process. No additional conditions of approval specifically related to flood zone hazards are recommended.

2. SLR: Based on a review of the PacIOOS Hawai'i SLR Viewer, the entire site will be impacted by the combined 3.2 ft. SLR and coastal erosion scenario by the year 2100 or sooner (see Exhibits F and I). In order to help mitigate impacts of SLR and coastal erosion to the extent possible, the proposed development has been located as far mauka as possible, while still remaining on the most elevated portion of the lot available. The Project site is projected to be subject to annual high wave flooding and the soil

materials of the lot are projected to be lost to coastal erosion by 2100 or sooner. These projections are well within the operational lifespan of the dwellings. In the long-term, as the site becomes inundated by higher levels of SLR and land area is lost to erosion, the shoreline will naturally move farther mauka until it meets higher elevations of land. Lands makai of the regulatory shoreline become the property of the State, located within the SLU Conservation District. Therefore, as the shoreline retreats, lateral public access along the shoreline could be endangered by Project structures in the SLU Conservation District.

According to the O'ahu Shoreline Change Mapper, the historic erosion rates for the Project site is -0.08 ft. and -0.11 per year (Waialee Transects 347 and 348; see Exhibit I). Therefore, the shoreline setback is 66.65 ft.

Pursuant to ROH § 25-4.1(b)(6):

> *"The City Council shall seek to minimize, whenever reasonable, risk to development from sea level rise and other coastal hazards, which may be accomplished by siting habitable structures outside of the sea level rise exposure area if feasible, or if not feasible adapting habitable structures within the SLR exposure area to accommodate SLR."*

In order to construct a habitable structure within the SLR-XA, the Applicant has proposed a foundation involving reinforced concrete that will extend through the sand and connect to the coral formation below. All the proposed reinforced concrete beams will tie together to form a subsurface grid tied to the subsurface coral. This will increase resiliency at the foundation of the dwelling in the face of anticipated erosion and increased annual high wave action. Also, the ground floor, which is below the BFE, will consist of breakaway walls which will allow flood waters to flow through the site below the habitable areas. The finished floor of the second level with the habitable space will be set higher than the minimum BFE of 18 ft. required under current flood hazard area regulations. The proposed single-unit dwelling and all associated development will be located 66.65 ft. mauka of the certified shoreline. By locating the proposed dwelling outside of the shoreline setback, as well as using BMPs, and using construction techniques to best address the possibility of SLR, erosion, and flooding, the Applicant is minimizing risk to SLR exposure and other coastal hazards, which makes the construction of the dwelling unit feasible and will mitigate the anticipated impacts of SLR. The proposed roof overhangs will require a minor shoreline structure (MSS) permit. This is a condition of approval.

Given the discussion above, the Applicant and successor owners of both parcels should be aware of the risks and responsibilities associated with coastal hazards. The Applicant is proposing placement of a structure in an

area known to be susceptible to coastal hazards, so the Applicant and successor owners should be required to take responsibility for the clean-up and restoration of the site in the event of flooding or other coastal-hazard related loss of property. Finally, the Applicant and successor owners should also be aware that future shoreline variances for shoreline hardening structures cannot be allowed, as discussed under Section H, below. The Applicant and successor owners should be aware that as sea levels rise or as land area is lost to coastal erosion or other occurrences, land makai of the shoreline becomes part of the SLU Conservation District. To ensure these regulatory requirements are understood, an acknowledgement of each should be included on all Project construction permit and BP plans. These are recommended as conditions of approval. Implementation of the recommended conditions would reduce, but not completely avoid, potentially significant impacts regarding coastal hazards.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project site may be inundated by six ft. of storm surge during Category 4 and larger hurricane events (see Exhibit L). According to the Applicant, construction will conform with relevant building codes to mitigate the risk of flood damage and comply with the Flood Hazard Areas Ordinance in conjunction with FEMA guidance. Further, the closest habitable structure will be 66.65 ft. mauka of the shoreline, with the lowest habitable area at an elevation of 18 ft. above MSL. When a hurricane is approaching a coastal location, early evacuation is usually standard mitigation to address the possibility of accompanying storm surge with high winds. Therefore, in the short-term, human safety impacts related to hurricane storm surge inundation are not anticipated, but structural damage may still occur. In the long-term, the potential for storm-surge-related damage is anticipated to increase as rising sea levels result in more coastal flooding potential. SLR-related conditions are recommended in Section F.2, above. No additional conditions specific to hurricane storm surge are recommended.

4. Tsunami: The entire Project site is within the tsunami evacuation zone (see Exhibit M). During a tsunami warning, evacuation is enforced based on guidelines issued by the Department of Emergency Management. Therefore, no condition of approval is recommended.

G. Managed Development and Public Participation – ROH § 25-3.1(g)

The development review process should stimulate public awareness, education, and participation in coastal management.
See also HRS § 205A-2(b)(7) and (8) and 205A-2(c)(7) and (8).

The public was made aware of the Project and was given the opportunity to review the proposed Project prior to and during processing of the SMA Major Permit application.

Prior to submitting the SMA Permit application to the DPP, the Applicant presented the Project to the Ko'olauloa NB No. 28 on February 14, 2026. Members of the Ko'olauloa NB and the public raised a couple of concerns. Board members asked for clarification about whether the dwelling was sufficiently set back given rising seas. The Applicant clarified that the project is fully compliant with all regulatory setback and flood zone requirements. Another member asked if the site was affected by the 1946 tsunami at Kahuku. The Applicant could not confirm whether the existing single-unit dwelling was affected but did confirm the structure has existed on the subject property since the 1940's.

Upon acceptance of the application, the application materials were posted on the DPP website for public review. During the SMA Major Permit application review process, the DPP routed the proposal to various State and City agencies. All letters and comments received have been included in the Project File and incorporated into the Analysis Section, as appropriate.

The DPP conducted a Public Hearing on the SMA Major Permit application at 10:00 a.m. on Friday, June 26, 2026, at the Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the June 5, 2026, edition of the Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. The proposed Project was the only item on the agenda. The hearing was attended by the Applicant's Agent and DPP staff. No members of the public attended. Therefore, the formal presentation of the Project was waived with the approval of the Agent and the agenda item was closed. A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council meetings. No related conditions of approval are recommended.

H. **Beach and Coastal Dune Protection – ROH § 25-3.1(h)**

Development within the SMA should facilitate beach management and protection by safeguarding beaches and coastal dunes for public use and recreation, the benefit of ecosystems, and use as natural buffers against coastal hazards. New structures should be located mauka of the shoreline setback line to conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion.
See also HRS § 205A-2(b)(9) and (c)(9).

The zoning lot is underlain by soils identified as Beaches and Jaucas sands, and mapped as beaches and dunes, on the U.S. Department of Agriculture Soil Map (see Exhibit F). The new dwelling is proposed to be located on the mauka-most portion of the Project site in order to retain open space in the central portion of the site and to keep the proposed single-unit dwelling out of the shoreline setback. There is no shoreline hardening structure present at the subject property and no shoreline hardening is proposed. In order to protect Beach Sands and natural

shoreline processes, and for compliance with ROH Section 25-6.1(b), landscaping should not be used to artificially fix the shoreline or be maintained in such a way that it effectively hardens the shoreline. Some naturally occurring vegetation is present in alignment with the regulatory shoreline. However, no irrigation system that would facilitate growth of this vegetation into the SLU Conservation District is proposed. Nevertheless, a condition to ensure appropriate management of landscaping along the shoreline is recommended.

As previously discussed, the Hawai'i SLR Viewer projects a majority of the site will be lost to coastal erosion by 2100 or sooner and the O'ahu Shoreline Change Mapper indicates that the site has been subject to an average historical erosion rate 0.08 ft. and 0.11 ft. per year. Accordingly, the shoreline is anticipated to move mauka as a result of SLR. Conditions addressing the potential for loss of land are discussed above in Section F.2.

The Project site and surrounding area have all been developed with dwelling units for decades. Further, the Applicant proposes a foundation involving resiliency measures to ensure that sand loss will not destabilize the foundation of the dwelling. Sand materials excavated for site preparation will be backfilled and reused on-site for ground leveling or landscaping. Finally, the swimming pool will be relatively shallow, extending a maximum of five ft. below grade. These design features will help to minimize impacts to the underlying coastal dune system. Therefore, no additional conditions relating to beach and coastal dune protection are recommended.

I. **Marine and Coastal Resources – ROH § 25-3.1(i)**

Development within the SMA should promote the protection, use, and development of marine and coastal resources to ensure that these resources are ecologically and environmentally sound and economically beneficial. Impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities resulting from the construction of structures must be minimized. Development within wetland areas should be limited to activities that are dependent on or enhance wetlands, or are otherwise approved by appropriate State and federal agencies.
See also HRS § 205A-2(b)(10) and (c)(10).

The Project will not involve work that affects bays, estuaries, or nearby water features. There are no known wetlands located on the Project site. However, the site is adjacent to the Pacific Ocean, which is classified as Estuarine and Marine Wetland and Estuarine and Marine Deepwater. Portions of the site that has been lost to erosion will become part of the Estuarine and Marine Wetland. Kapi Pond, which is classified as a freshwater pond, is located approximately 30 ft. south of the site. Kawela Bay, which is classified as Estuarine and Marine Wetland, is located approximately 218 ft. east from the Project. The proposed development will not occur in any of these wetlands. The development is unlikely to have an adverse impact on water quality. The proposed IWS will be reviewed

and approved by the State Department of Health. Stormwater will be managed on site and construction-related activities will be required to follow standard BMPs relating to stormwater management and the DPP's "Rules Relating to Stormwater Quality." This will be verified during the BP review process. Apart from the potential impacts and conditions addressed previously, the Project is not anticipated to result in adverse impacts to marine and coastal resources. No substantial impacts to marine and coastal resources are anticipated and no conditions of approval are recommended.

J.

Cumulative Impact or Significant Effect and Compelling Public Interest – ROH § 25-3.1(j)
Development within the SMA should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest. See also HRS § 205A-26(2)(A).

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated, so long as the recommended conditions of approval are implemented. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for residential uses and are limited based on the associated development standards of ROH Chapter 21. The subject property along with the surrounding properties south of Pahipahi'ālua Street are also located within the SMA, which requires any activity meeting the definition of development to undergo review for impacts to the sensitive coastal resources previously described in this report. The Project site is within a previously established residential area to which existing electricity, water, fire suppression water, and trash pick-up are already available.

Within a 500-ft. radius of the Project site, three projects were identified over a five-year span (see Exhibit N).

- On December 16, 2022, the DPP approved an SMA Minor permit (SMA Permit No. 2022/SMA-84) to allow the construction of a second story 661-sq.-ft. addition and CRM wall to an existing single-unit detached dwelling on a shoreline lot located at 57-335 Pahipahi'ālua Street, identified as TMK 5-7-003: 058.

- On August 28, 2024, the Honolulu City Council adopted Resolution 24-219, CD1 (SMA Permit No. 2024/SMA-49) to allow the construction of a new single-unit dwelling on a 19,340 sq. ft. non-shoreline lot located at 57-320 Punaulua Place, identified as TMK 5-7-003: 049.

- On December 15, 2022, the DPP approved an SMA Minor permit (SMA Permit No. 2022/SMA-85) to allow the reconstruction of the two-story outdoor stairway on a shoreline lot located at 57-475 Kamehameha Highway, identified as TMKs 5-7-003: 063 and 5-7-005: 001.

Surrounding properties are residentially zoned and proposed new development is required to be residential in nature. Potential cumulative effects to SMA resources as a result of implementation of the Project and the projects identified above could occur if the projects collectively resulted in damage to the quality of water in the Pacific Ocean, excessive erosion or alteration of landforms, increased BFEs, and/or the loss of unknown historic or cultural resources that may be present in the area. Each of the projects were evaluated for site-specific and cumulative impacts to SMA resources. The potential for site-specific and cumulatively considerable impacts associated with the current Project have also been evaluated herein and where necessary, conditions of approval are recommended. Upon implementation of the recommended conditions of approval and compliance with applicable regulatory requirements, it is not anticipated that the Project along with the other projects in the vicinity will contribute to a significant cumulative impact to SMA resources. No conditions of approval specific to cumulative impacts are recommended.

K. **Consistency with Plans and Regulations – ROH § 25-3.1(k)**

Development within the SMA must be consistent with the general plan, development plans, sustainable communities plans, and zoning ordinances; provided that a finding of inconsistency does not preclude concurrent processing of amendments to applicable plans or a zone change. See also HRS § 205A-26(2)(C).

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. ROH Chapter 21, Land Use Ordinance (LUO): The Project must be designed to comply with the development standards of the LUO. With a lot area of 11,591 sq. ft. in the R-5 District, the Project site can be developed with a single-unit dwelling, as proposed. The 7,401 sq. ft. portion of the lot lost to erosion within the SLU Conservation District is zoned P-1 Restrictive Preservation District and has been removed from the total developable lot area. The proposed dwelling unit will be 25.75 ft. in height. The additional height is permitted per ROH Section 21-9.10(b) which allows for dwellings in the residential zoning districts to exceed the maximum height in the district by no more than five ft. if required to have its lowest floor elevated to or above the BFE, provided that additional height is not greater than 25 ft. above the BFE. Based on the square footage of the proposed dwelling, three vehicular parking spaces are required; three parking spaces are provided and shown on the Project plans.

Plans submitted for land use permits, such as an SMA Permit, are generally conceptual in nature. Slight design changes to site plans, interior floor plans, or parking plans are not uncommon prior to the submittal of final BP plans. A thorough review of the plans for compliance with the Residential District development standards and other LUO regulations will be conducted during the BP review process; the BP will not be issued until the plans show full compliance.

Pursuant to ROH Table 21-3, short-term rentals, including both bed and breakfast establishments and transient vacation units, are not allowed in any Residential District. In order to ensure the Applicant and successor owners are aware of this limitation, a statement to this effect is recommended as a condition of approval.

2. ROH Chapter 26, Shoreline Setback Ordinance: According to the application, the Applicant proposes to construct the dwelling outside the 66.65-ft. shoreline setback, except for the roof overhang (see Exhibit D-6). Roof overhangs may encroach a maximum of 30 inches into the shoreline setback with an approved MSS permit. Upon approval of an MSS permit, the Project will be in compliance with ROH Chapter 26. The MSS permit must be obtained prior to issuance of construction permit and BP for the Project. The requirement to obtain an MSS Permit, as well as the requirements relating to the shoreline setbacks, are recommended as conditions of approval.

3. KLSCP: The Project is generally consistent with the KLSCP. The KLSCP land use map identifies the Project area as Rural Residential and within the Community Growth Boundary. According to Section 3.5.2 of the KLSCP, residential development should consist of single-family residences that generally do not exceed two-story building heights. The proposed dwelling is consistent with this guideline. No additional conditions of approval are necessary.

4. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP.

   - Natural Environment and Resource Stewardship Objective A, Policy No. 4, requires development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion, flood hazards, water-recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property. The Project is designed to be located as far mauka on the site, while being located on the highest portion of the site available, in order to help mitigate coastal hazards.

- The Project also meets Objective F, Policy No. 3, which requires new developments in stable established communities and rural areas to be compatible with the existing communities and areas. The Project has been designed to be compatible with the surrounding residential area and to be in compliance with all applicable development standards.

V. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH §§ 25-3.1 and 25-4.1, and HRS §§ 205A-2 and 205A-26(1), and was found to be consistent with established SMA objectives, policies, and guidelines, provided the appropriate conditions of approval are imposed. Based on the analysis, the proposed Project will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

VI. RECOMMENDATION

Based on the preceding Analysis and Conclusions of Law, it is recommended that this application for a SMA Major Permit be **APPROVED**, subject to the following conditions:

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C, D-1 through D-9, and E through N, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

    1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 5-7-003: 057 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that portions of Tax Map Key 5-7-003: 057 is projected to be impacted by 3.2 feet of sea level rise by the year 2100. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the sea level rise exposure area. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

C. To account for the potential shift of land from the SLU Urban District to the SLU Conservation District due to anticipated sea level rise, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

> "*In choosing to implement construction activities at Tax Map Key 5-7-003: 057, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."*

D. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

> *"In choosing to undertake the development at Tax Map Key 5-7-003: 057, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."*

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

> *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 5-7-003: 057."*

F. To minimize impacts to archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:

1. Prior to the issuance of any construction permit or BP for the Project, the Applicant shall submit to the DPP a copy of the SHPD written acceptance of the Project's AIS that meets the requirements of the HAR § 13-276-5, and includes subsurface testing conducted by a qualified archaeologist.

2. 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 SHPD written acceptance of the Project's AMP that meets the requirements of the HAR Chapter 13-279-4.

3. If any archaeological, historic, or cultural resources are discovered on the Project site during the AMP, 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.

4. 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 Applicants shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

G. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

3. Exterior lighting fixtures must be fully shielded, using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture;

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);

5. Woody plants greater than 15 ft. in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup-rearing season (June 1 through September 15);

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats

7. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Sea Turtle is present on land within 150 ft. of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-ft. buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or sea turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities;

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

    a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of such bird nests, eggs, or fledglings;

b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed;

c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

(i) The USFWS and the State of Hawai'i DLNR DOFAW must be contacted immediately, and a 100-ft. buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

(ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

(iii) Written evidence of the survey must be submitted to the DPP Land Use Permits Division.

d. If there is a delay of three or more workdays during the active construction period, the qualified biologist must conduct a subsequent preconstruction nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish;

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All on-site Project workers must be instructed to review information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW; and

9. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition G.8.c must be implemented.

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

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

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as the planting of naupaka, particularly if the landscaping alters or interferes with the natural beach processes.

2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey (CSS) for the shoreline lot, or in the event there is no current CSS 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. Any irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS 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 BP plans.

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

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 45 cubic yards of structural fill. No importation of soil fill material is proposed.

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee (OISC).

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" (Protocols) must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols is required. See https://www.oahuisc.org/print-materials/. All on-site Project workers must

be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the Plant Pono website at https://plantpono.org/.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle at any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material.

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

J. Permits.

1. The Applicant shall obtain an MSS Permit for the proposed roof overhang within the shoreline setback area.

2. The Applicant shall obtain a construction permit or BP for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP 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 Applicants demonstrate good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

   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, 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) 60 days after receipt of the DPP Director's report; or

(ii) The Applicant's then-existing deadline for obtaining a construction permit or BP.

the extension will be deemed to be denied.

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

Dated at Honolulu, Hawai'i, this 10th day of August 2026.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

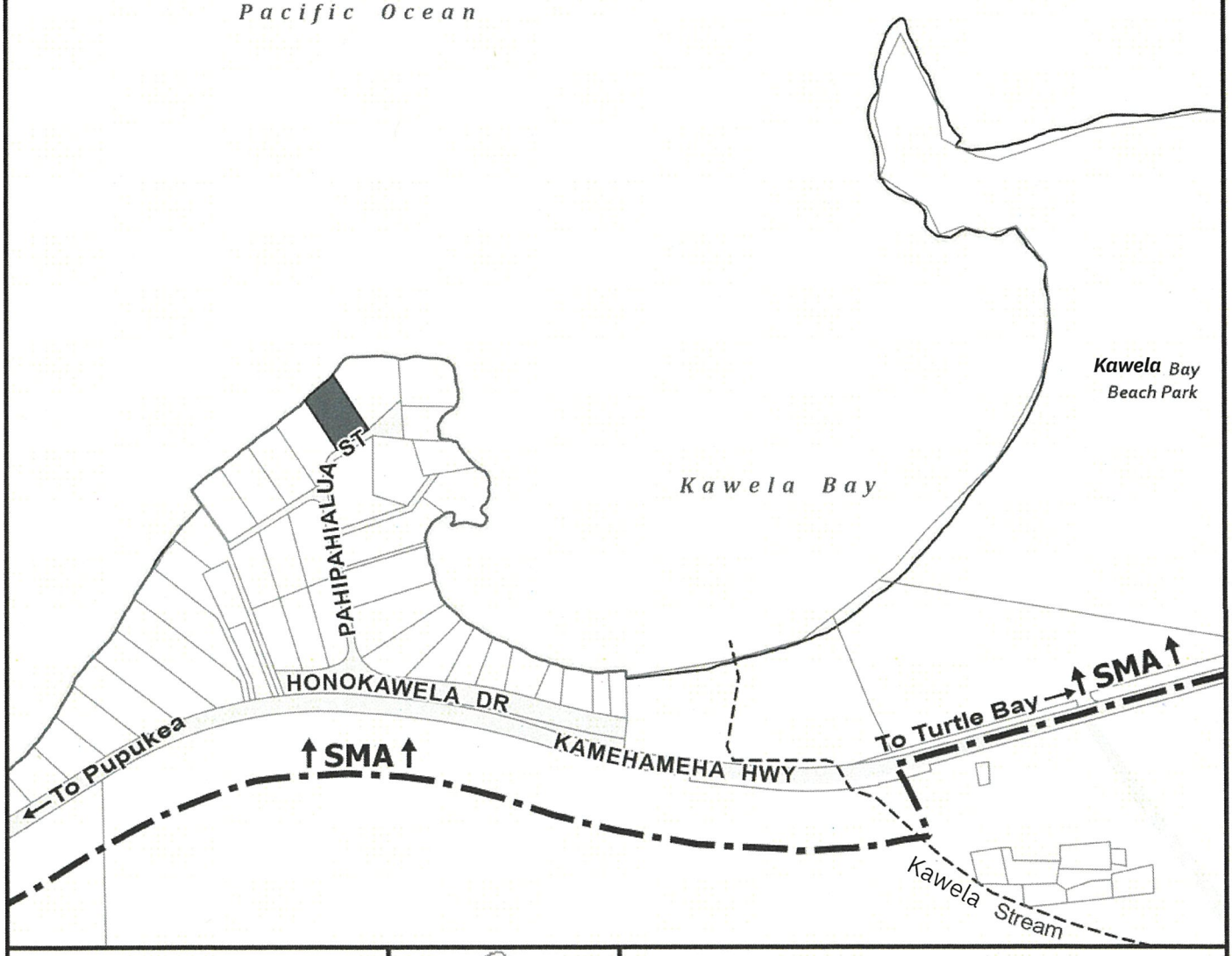
By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C, D-1 through D-9, and E through N
Draft Resolution

Legend

- Project TMK
- Tax Parcel
- Special Management Area
- Stream

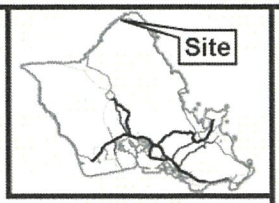
EXHIBIT A



CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 250 500

Distance in Feet



VICINITY MAP

LOCATION MAP WITH SMA

KAWELA

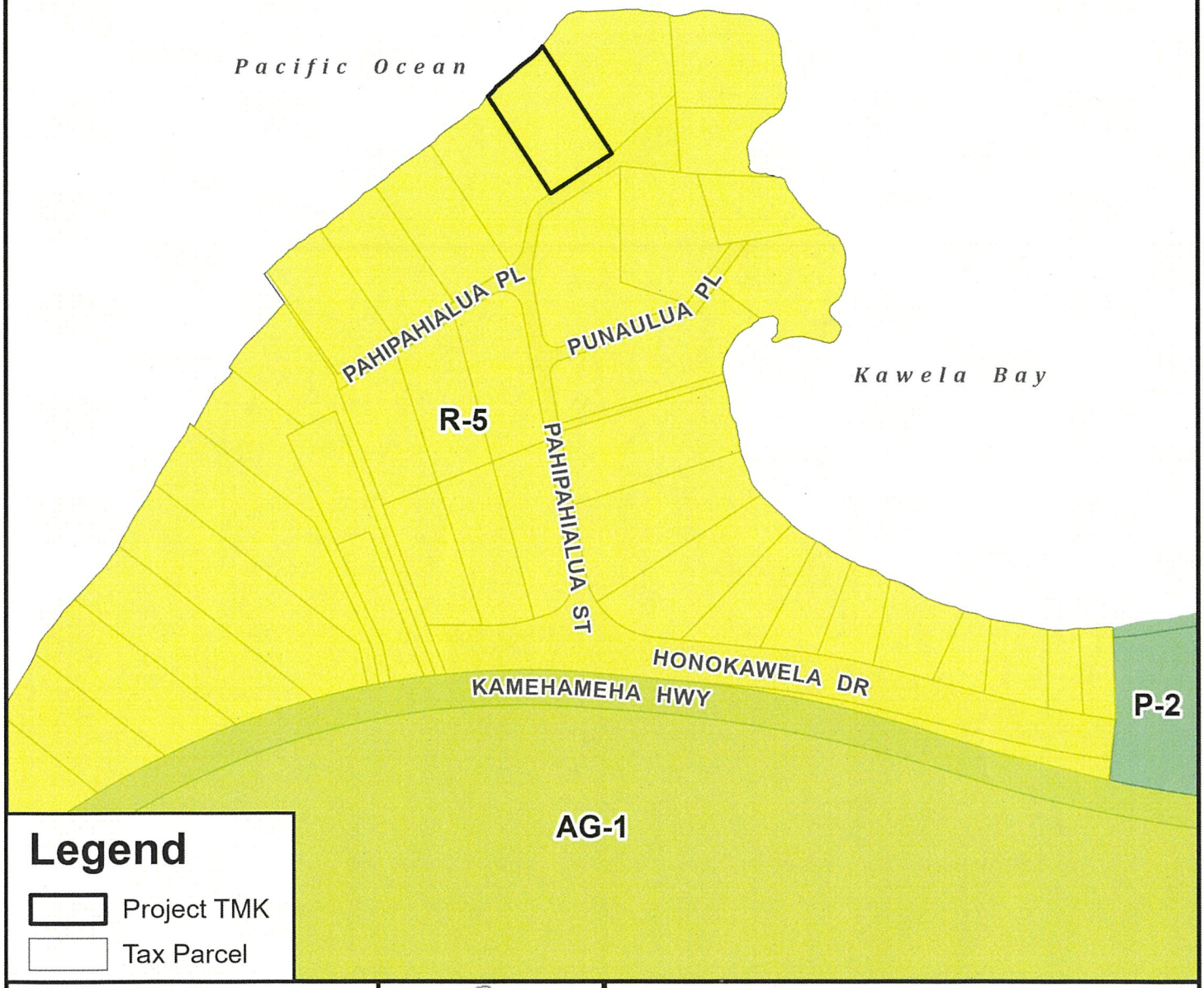
TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Copyright City & County of Honolulu
All Rights Reserved 2026

EXHIBIT B

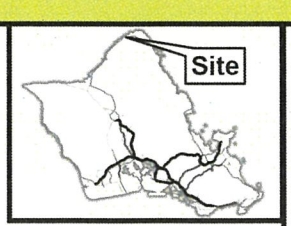


Legend

- Project TMK
- Tax Parcel

0 150 300

Distance in Feet



VICINITY MAP

PORTION OF
ZONING MAP
KAHUKU - LAIE

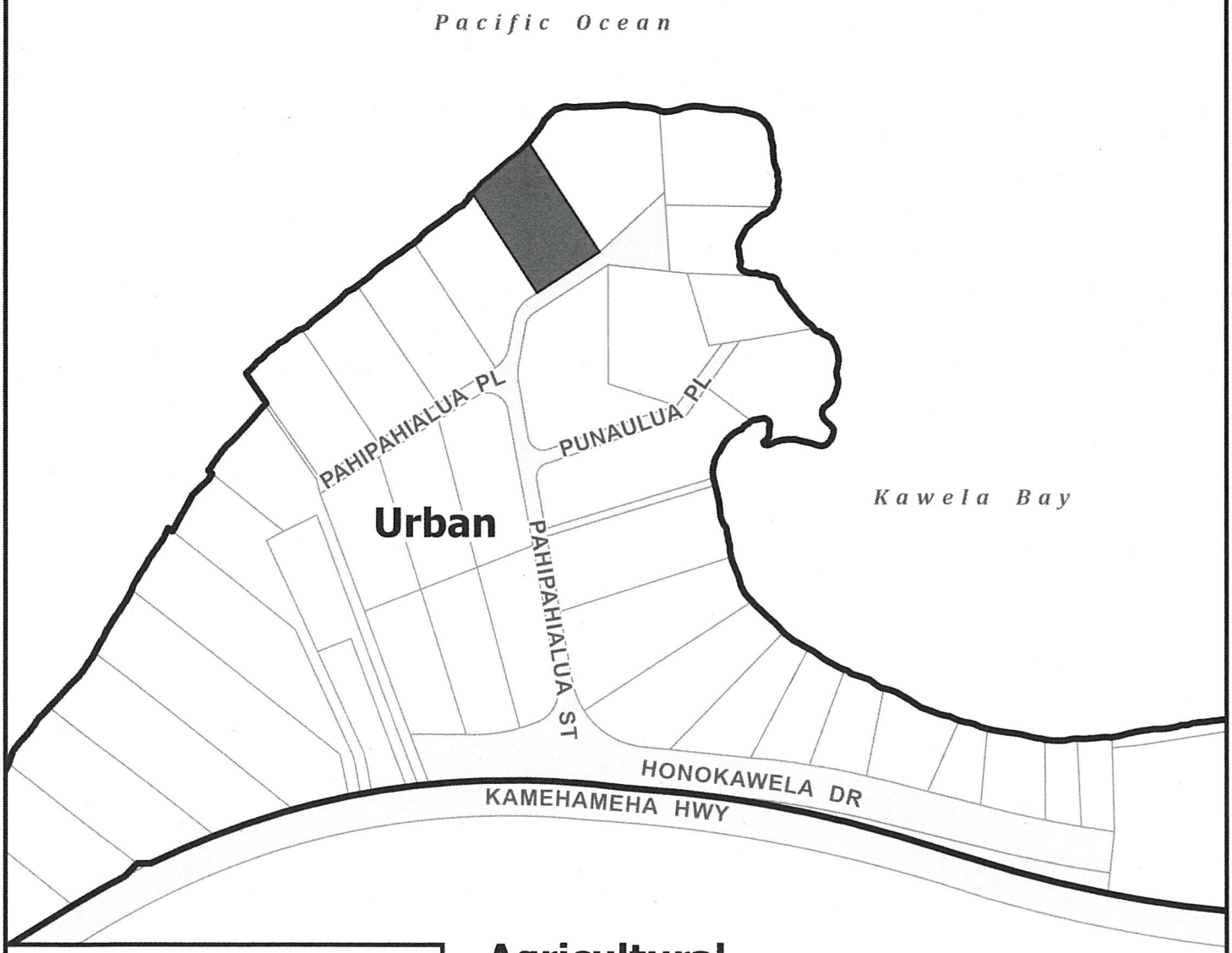
TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Copyright City & County of Honolulu
All Rights Reserved 2026

EXHIBIT C

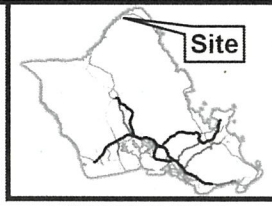


Legend

- Project TMK
- State Land Use Districts

CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

0 200 400
Distance in Feet



VICINITY MAP

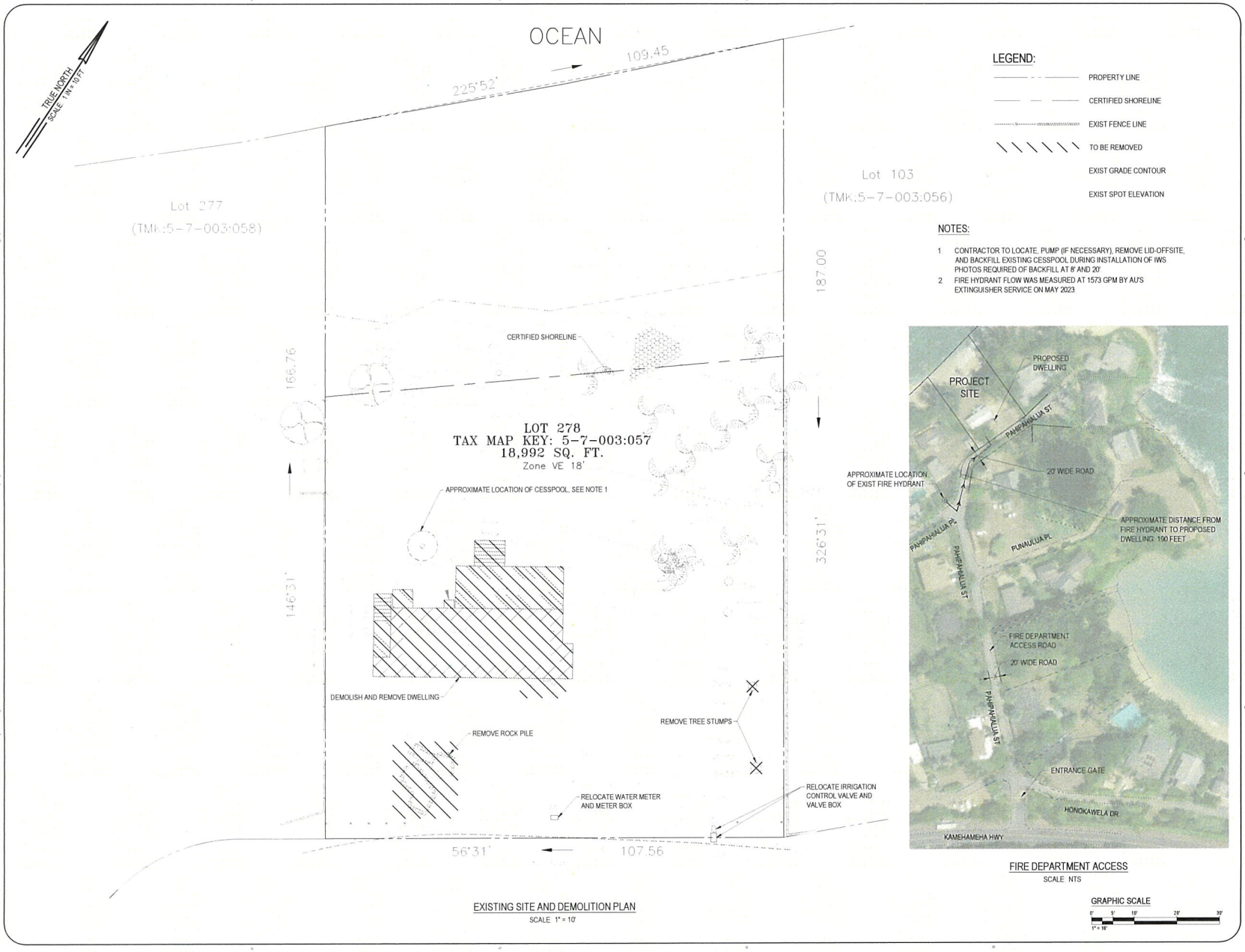
PORTION OF
STATE LAND USE MAP
KAHUKU QUADRANGLE

TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Copyright City & County of Honolulu
All Rights Reserved 2026



EXISTING SITE AND DEMOLITION PLAN
SCALE 1" = 10'

FIRE DEPARTMENT ACCESS
SCALE NTS

GRAPHIC SCALE
0' 5' 10' 20' 30'
1" = 10'

EXHIBIT D-1

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

KOKORO ENGINEERING LLC
1050 QUEEN STREET, SUITE 100
HONOLULU, HI 96814

57-329 Pahipahi'alua
Paullin Residence

TMK 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	EXISTING SITE AND DEMOLITION PLAN
Scale	As Noted
Drawn By	ST & JL

Revisions

SMA Permit Drawings

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-62.2 Department of Regulatory Agencies State of Hawaii Rules relating to Engineers Architects, Land Surveyors and Landscape Architects

Signature Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ('PVA') and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

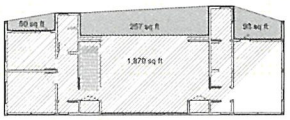
C100

Plotted on 4/23/2026 at 1:01 PM

AREA OF STRUCTURE EXCLUDING UNROOFED AREAS MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS 1,870sf

AREA NOT ENCLOSED BY EXTERIOR WALLS UNDER THE COVERING, ROOF, OR FLOOR ABOVE SUPPORTED BY POSTS COLUMNS, PARTIAL WALLS OR SIMILAR STRUCTURAL MEMBERS 400sf

LUO FIRST FLOOR AREA 2,270sf



LUO GROUND FLOOR AREA 1,118sf

LUO FIRST FLOOR AREA 2,270sf

LUO FLOOR AREA TOTAL 3,388sf

7 First Floor LUO Floor Area
SCALE: 1/16" = 1'-0"

AREA OF STRUCTURE EXCLUDING UNROOFED AREAS MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS 605sf

AREA NOT ENCLOSED BY EXTERIOR WALLS UNDER THE COVERING, ROOF, OR FLOOR ABOVE SUPPORTED BY POSTS COLUMNS, PARTIAL WALLS OR SIMILAR STRUCTURAL MEMBERS 513sf

LUO GROUND FLOOR AREA 1,118sf

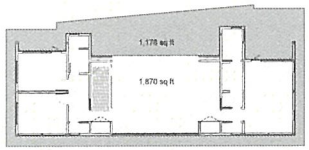


6 Ground Floor LUO Floor Area
SCALE: 1/16" = 1'-0"

AREA OF STRUCTURE EXCLUDING UNROOFED OPEN AREAS 1,870sf

AREA UNDER THE ROOF OVERHANGS OR EAVES 1,178sf

ROH CHAPTER 25-1.3 FIRST FLOOR AREA 3,048sf



ROH CHAPTER 25-1.3 GROUND FLOOR AREA 1,711sf

ROH CHAPTER 25-1.3 FIRST FLOOR AREA 3,048sf

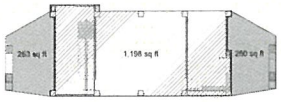
ROH CHAPTER 25-1.3 FLOOR AREA TOTAL 4,759sf

5 ROH Chap. 25-1.3 First Floor Area & Totals
SCALE: 1/16" = 1'-0"

AREA OF STRUCTURE EXCLUDING UNROOFED OPEN AREAS 1,198sf

AREA UNDER THE ROOF OR FLOOR ABOVE SUPPORTED BY POSTS COLUMNS, PARTIAL WALLS OR SIMILAR STRUCTURAL MEMBERS 513sf

ROH CHAPTER 25-1.3 GROUND FLOOR AREA 1,711sf



4 ROH Chap. 25-1.3 Ground Floor Area
SCALE: 1/16" = 1'-0"

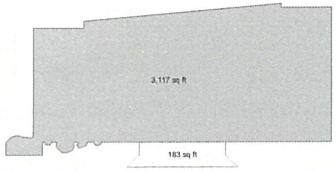
IMPERVIOUS CONCRETE DRIVEWAY PADS 183sf

AREA UNDER THE ROOF OVERHANGS OR EAVES AND UNCOVERED BUILDING PAVING 3,117sf

TOTAL IMPERVIOUS AREA 3,300sf

LOT AREA = 11,591 sq ft

IMPERVIOUS % OF SITE (3,506 / 11,591) = 0.284 (28%)



3 Pervious Area Diagram
SCALE: 1/16" = 1'-0"

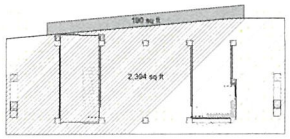
AREA COVERED BY STRUCTURES & COVERED OPEN AREAS = 2,394 sq ft

AREA W/ ROOF OVERHANGS >36" 190 sq ft

BUILDING AREA TOTAL = 2,584 sq ft

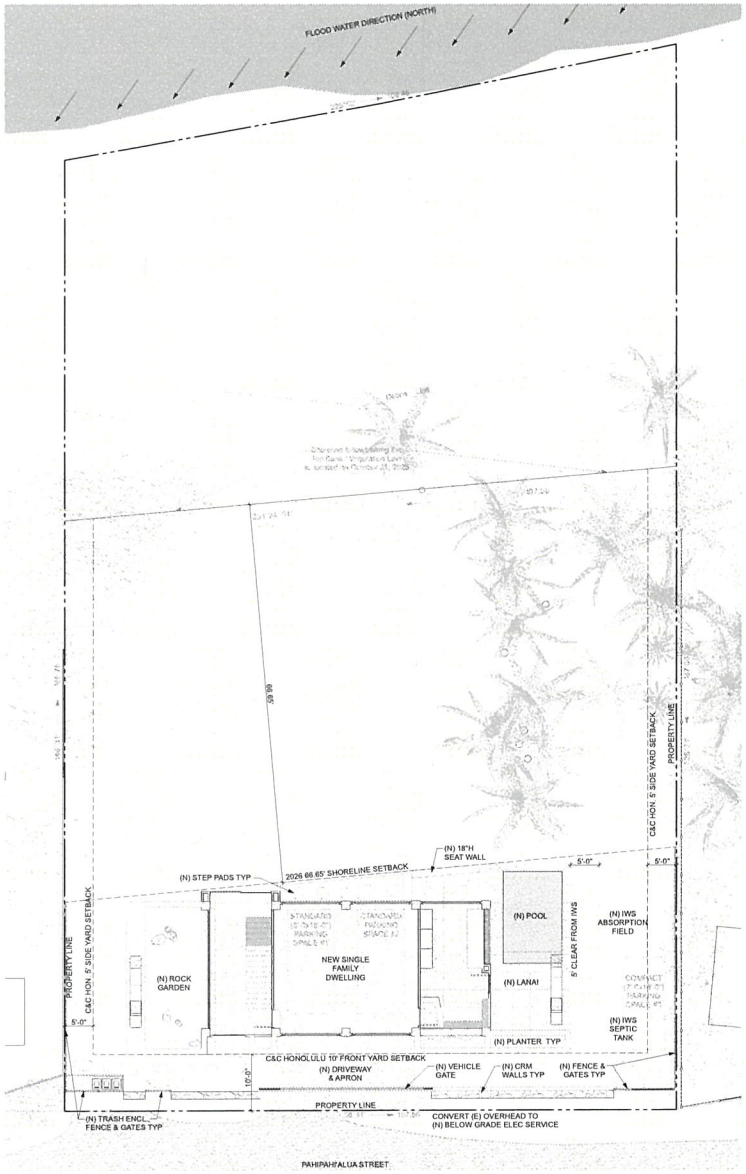
LOT AREA = 11,591 sq ft

LOT COVERAGE (2,584 / 11,591) = 0.222 = 22% (< 50% MAX)



2 Building Area
SCALE: 1/16" = 1'-0"

0 8' 16' 32'



N TW

1 Site Plan
SCALE: 1" = 10'

0 5' 10' 20'

EXHIBIT D-2

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

57-329 Pahipahi'alua
Paullin Residence

TMK: 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	Site Plan and Area Diagrams
Scale	As Noted
Drawn By	BL

Revisions:

SMA Permit Drawings

PETER N. V. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No 7456
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-62.2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

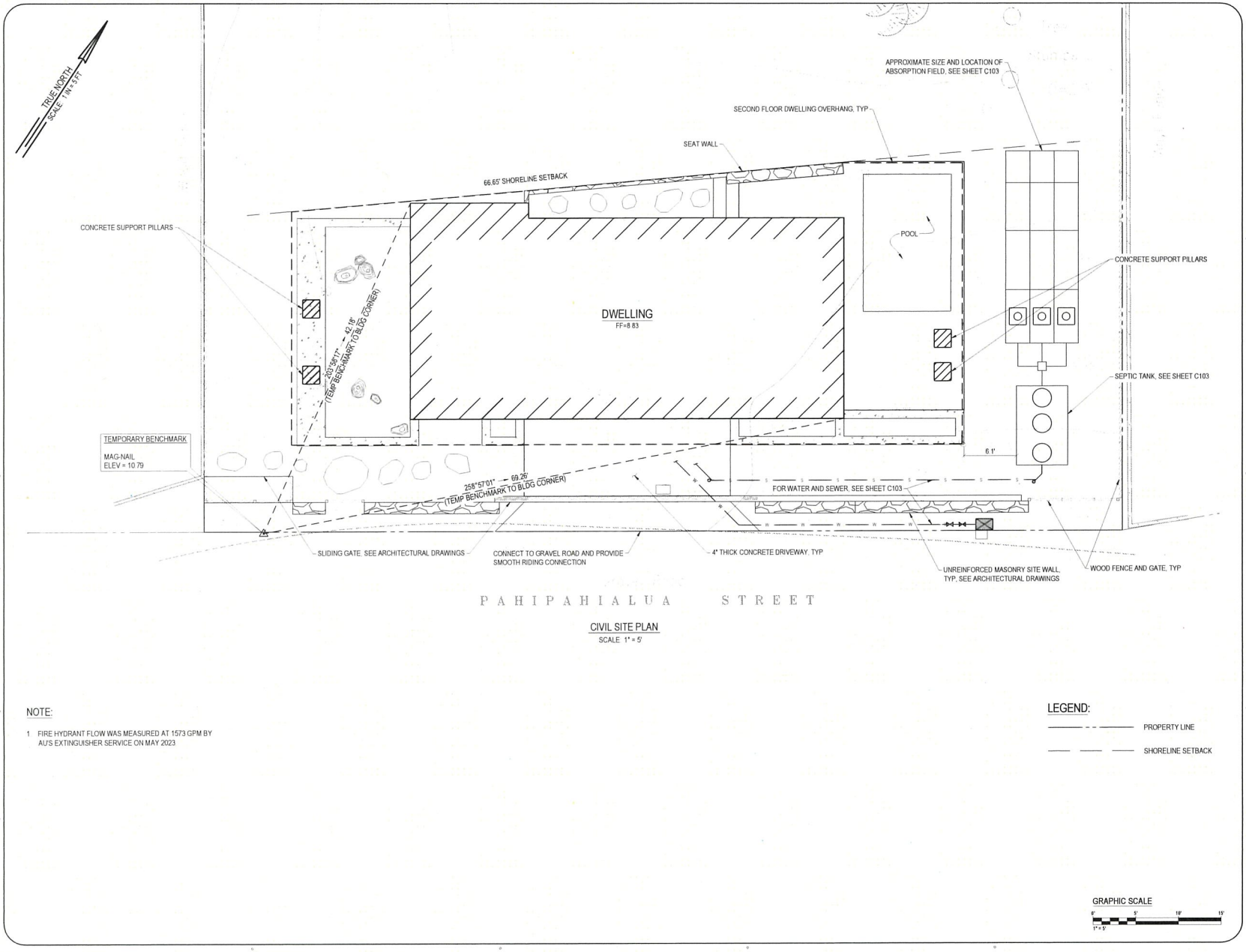
Signature 4/30/2026
Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ("PVA") and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

A101

Plotted on 4/23/26 at 5:01 PM

EXHIBIT D-3



CIVIL SITE PLAN
SCALE 1" = 5'

NOTE:

1. FIRE HYDRANT FLOW WAS MEASURED AT 1573 GPM BY AU'S EXTINGUISHER SERVICE ON MAY 2023

LEGEND:

PROPERTY LINE

SHORELINE SETBACK

GRAPHIC SCALE
0' 5' 10' 15'
1" = 5'

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

KOKORO ENGINEERING LLC
1050 QUEEN STREET, SUITE 100
HONOLULU, HI 96814

57-329 Pahipahi'alua
Paullin Residence

TMK 5-7-003 057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	CIVIL SITE PLAN
Scale	As Noted
Drawn By	ST & JL

Revisions

SMA Permit Drawings

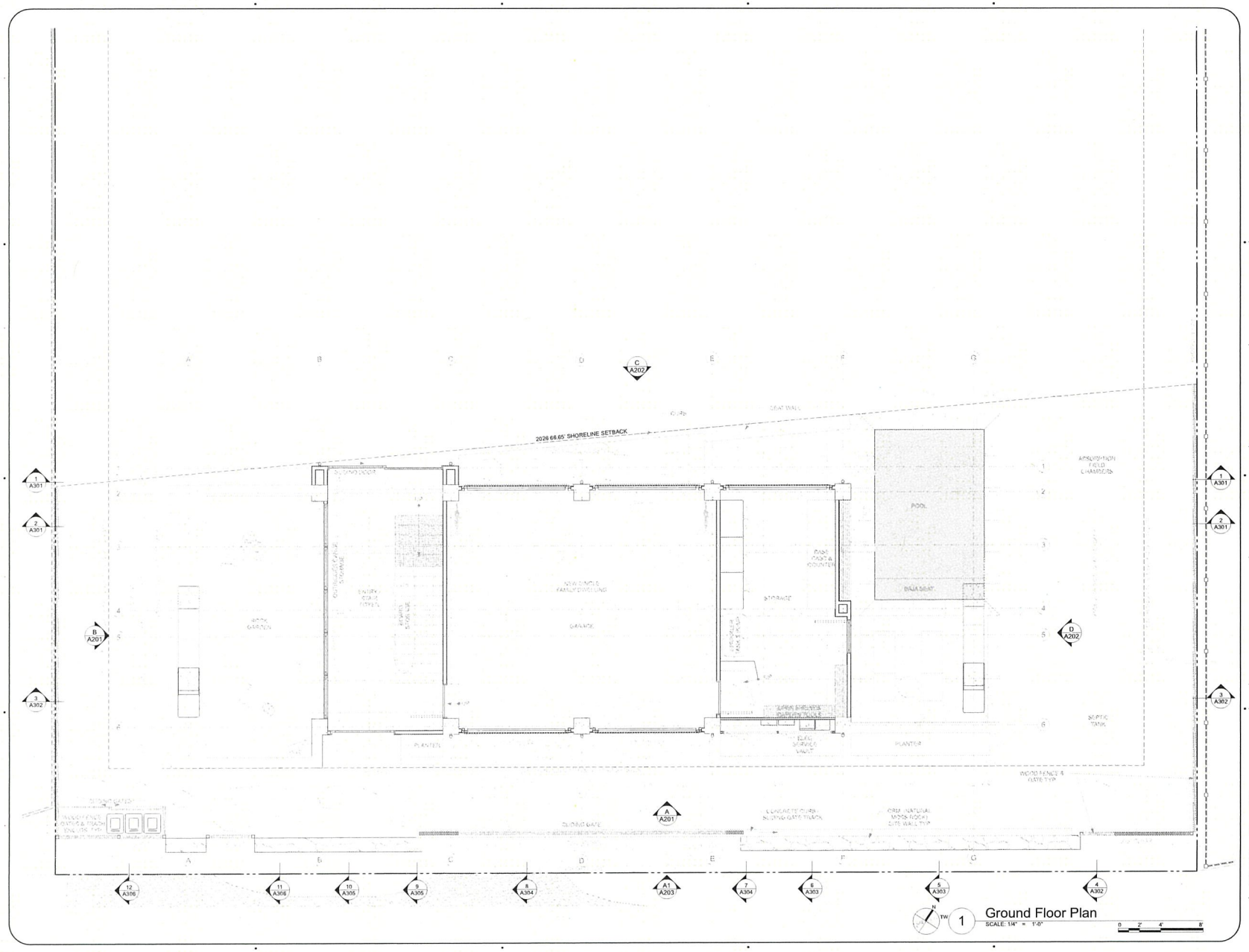
This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-62.2 Department of Regulatory Agencies State of Hawaii Rules relating to Engineers Architects, Land Surveyors and Landscape Architects.

Signature Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ("PVA") and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

C101

Plotted on 4/23/2026 at 1:01 PM



1 Ground Floor Plan
SCALE: 1/4" = 1'-0"

EXHIBIT D-4

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

57-329 Pahipahi'alua
Paullin Residence

TMK: 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	Ground Floor Plan
Scale	As Noted
Drawn By	BL

Revisions:

SMA Permit Drawings

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7466
HAWAII, U.S.A.

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 as defined in Section 16-60-2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

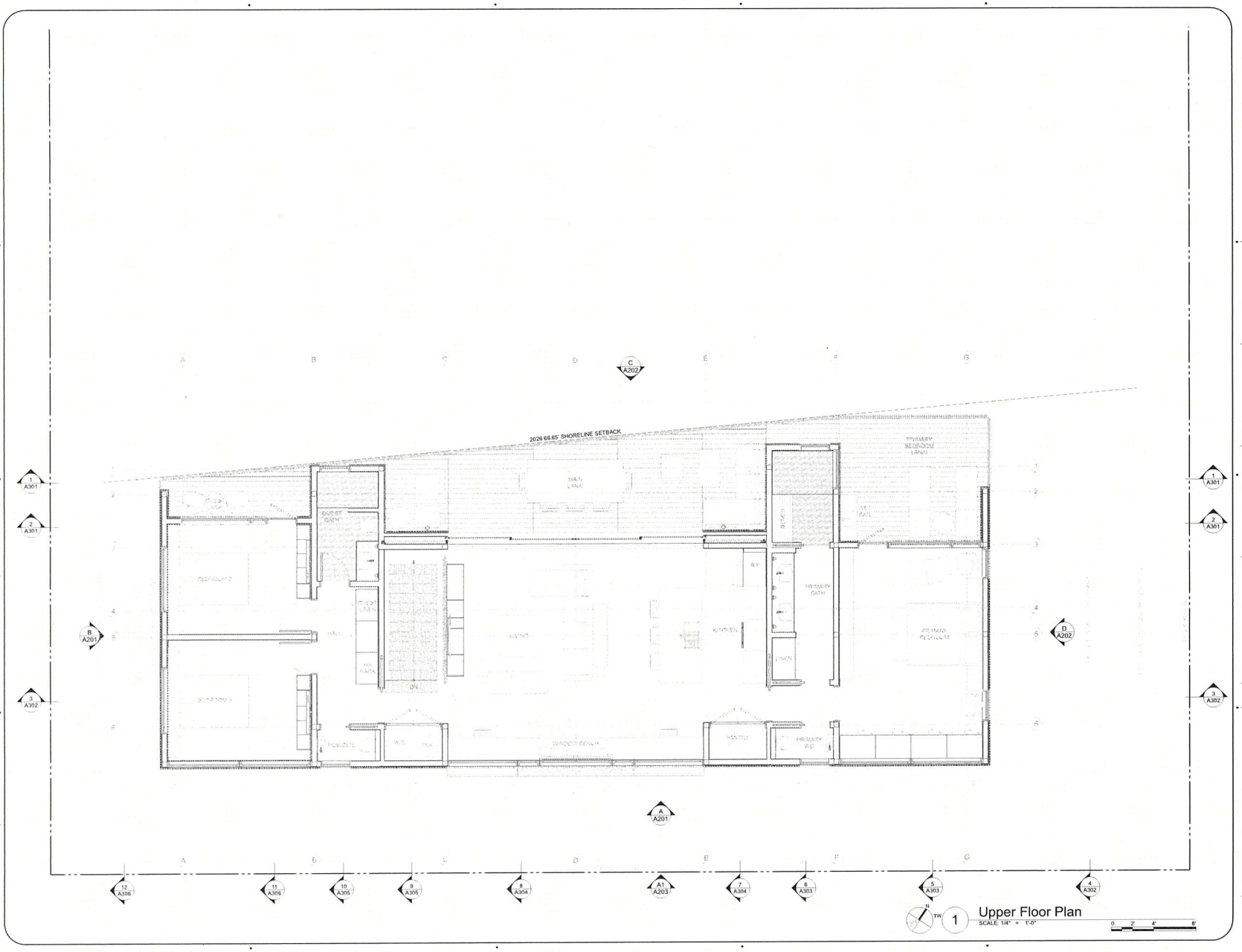
4/30/2026
Signature — Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ("PVA") and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

A107

Plotted on 4/23/26 at 6:02 PM

EXHIBIT D-5



1 Upper Floor Plan
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Plotted on: 4/23/26 at 5:52 PM

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

57-329 Pahipahi'alua
Paullin Residence

TMK: 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	Upper Floor Plan
Scale	As Noted
Drawn By	BL

Revisions:

SMA Permit Drawings

PETER N. V. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7456
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-93-2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

4/30/2026
Signature — Expiration Date of Licenses

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ("PVA") and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

A108

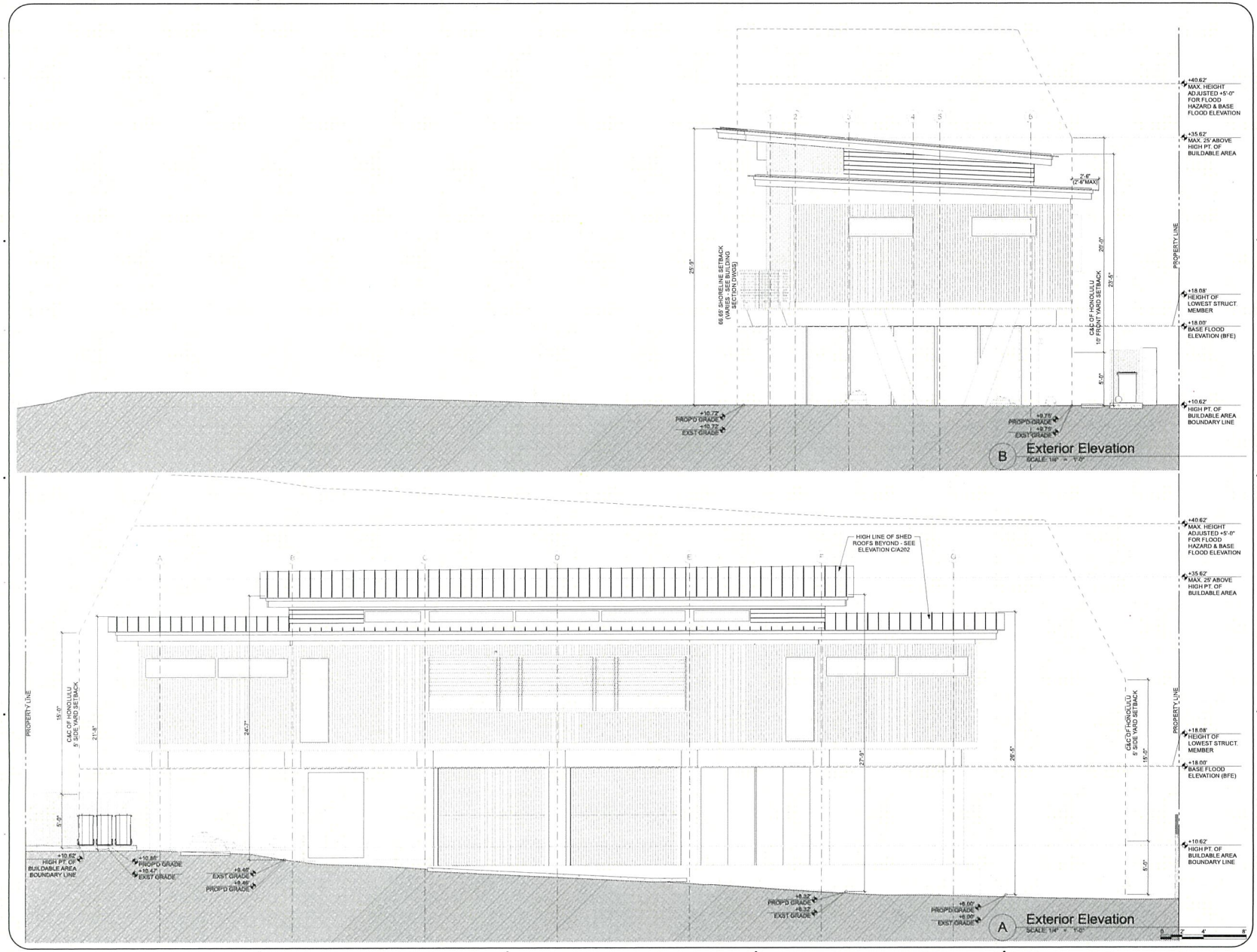


EXHIBIT D-6

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

57-329 Pahipahi'alua
Paullin Residence

TMK: 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	Exterior Elevations
Scale	As Noted
Drawn By	BL

Revisions:

SMA Permit Drawings

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7456
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-50-2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

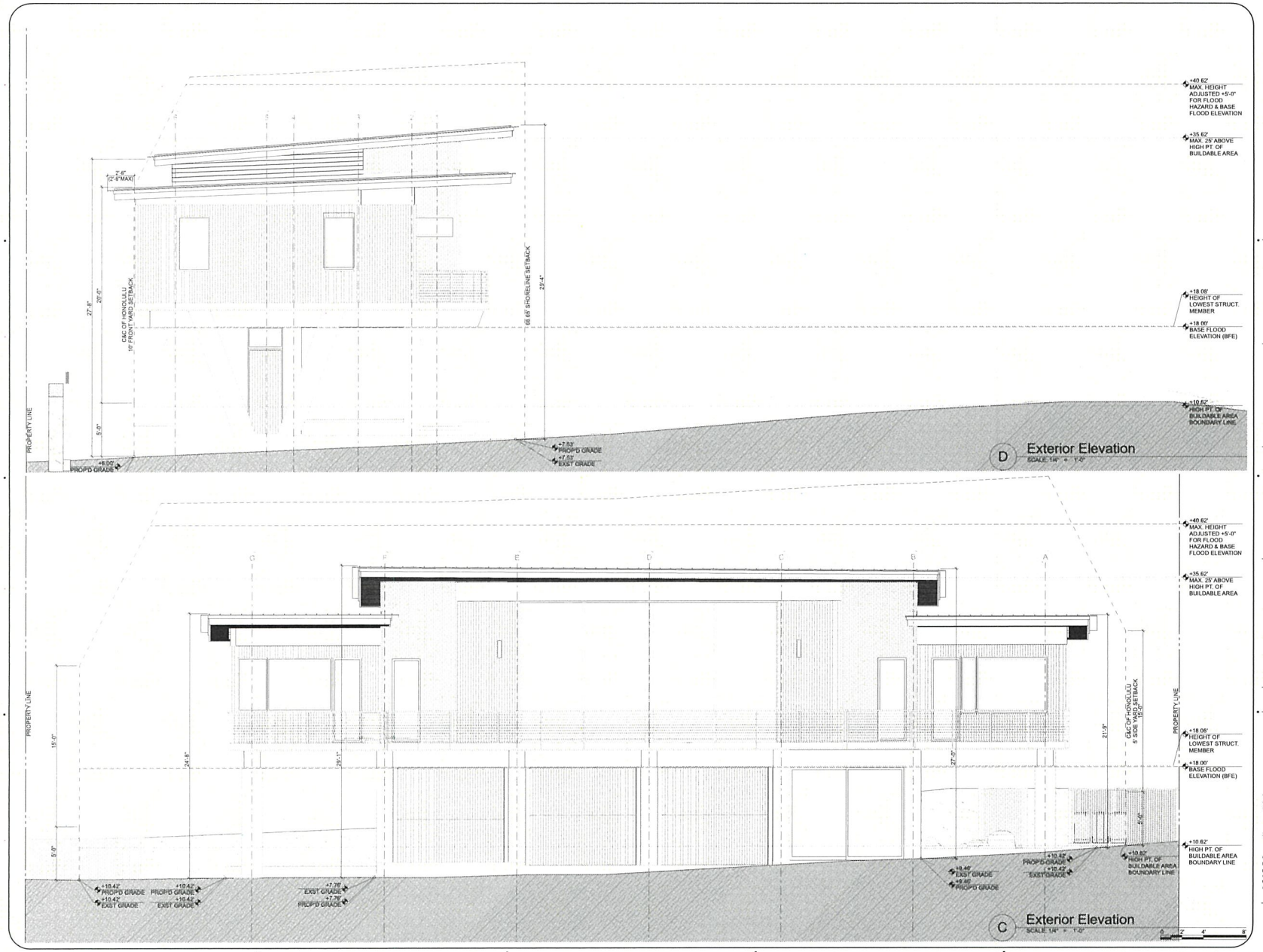
4/30/2026
Signature — Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ("PVA") and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

A201

Plotted on 4/23/25 at 5:53 PM

EXHIBIT D-7



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

57-329 Pahipahi'alua
Paullin Residence

TMK: 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	Exterior Elevations
Scale	As Noted
Drawn By	BL

Revisions:

SMA Permit Drawings

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7458
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-62.2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

4/30/2026
Signature — Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ("PVA") and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

A202

Plotted on 4/23/25 at 5:03 PM

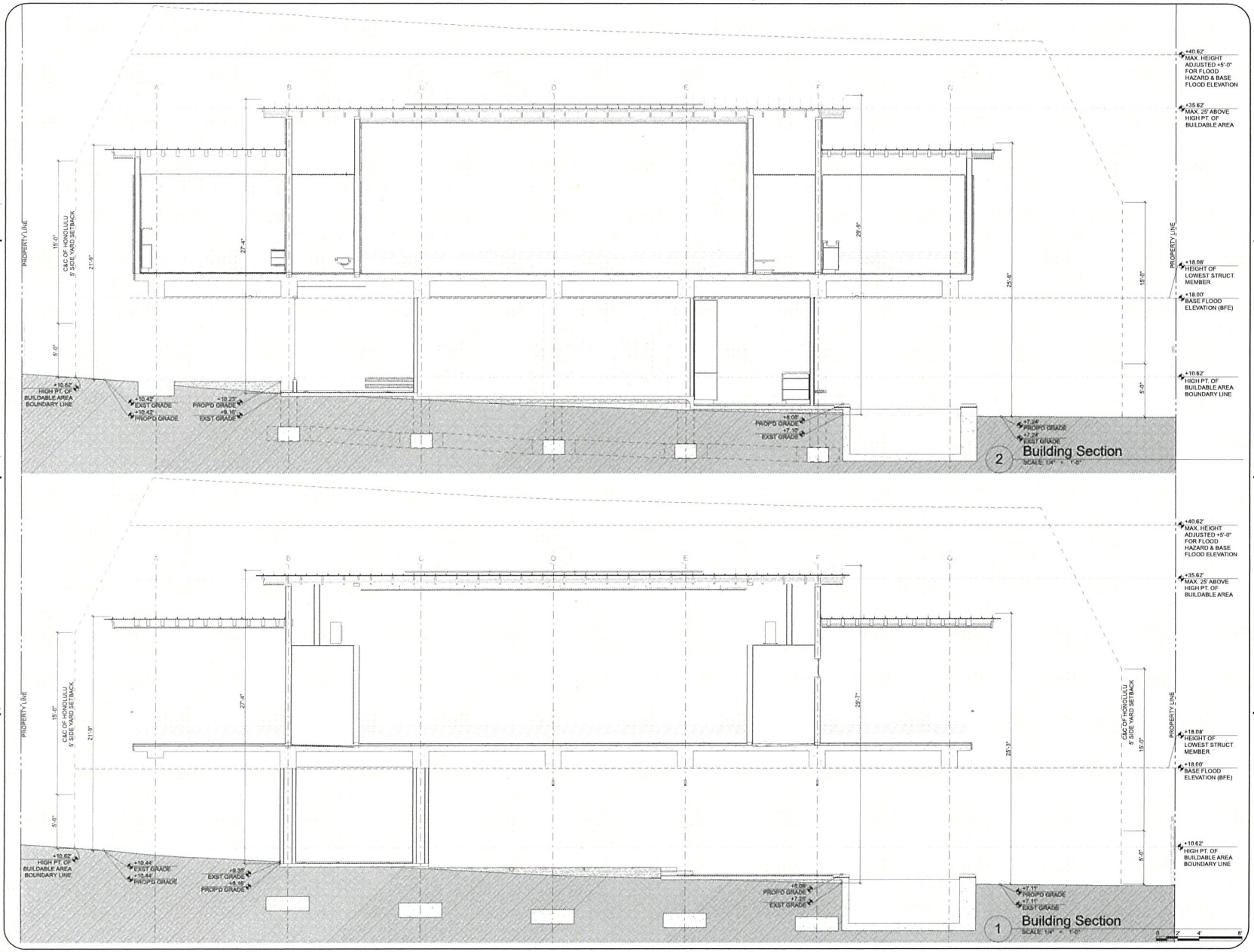


EXHIBIT D-8

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

57-329 Pahipahi'alua
Paullin Residence

TMK: 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	Building Sections
Scale	As Noted
Drawn By	BL

Revisions:

SMA Permit Drawings

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7456
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-80-2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

4/30/2026
Signature — Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ("PVA") and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

A301

Plotted on 4/23/26 at 5:04 PM

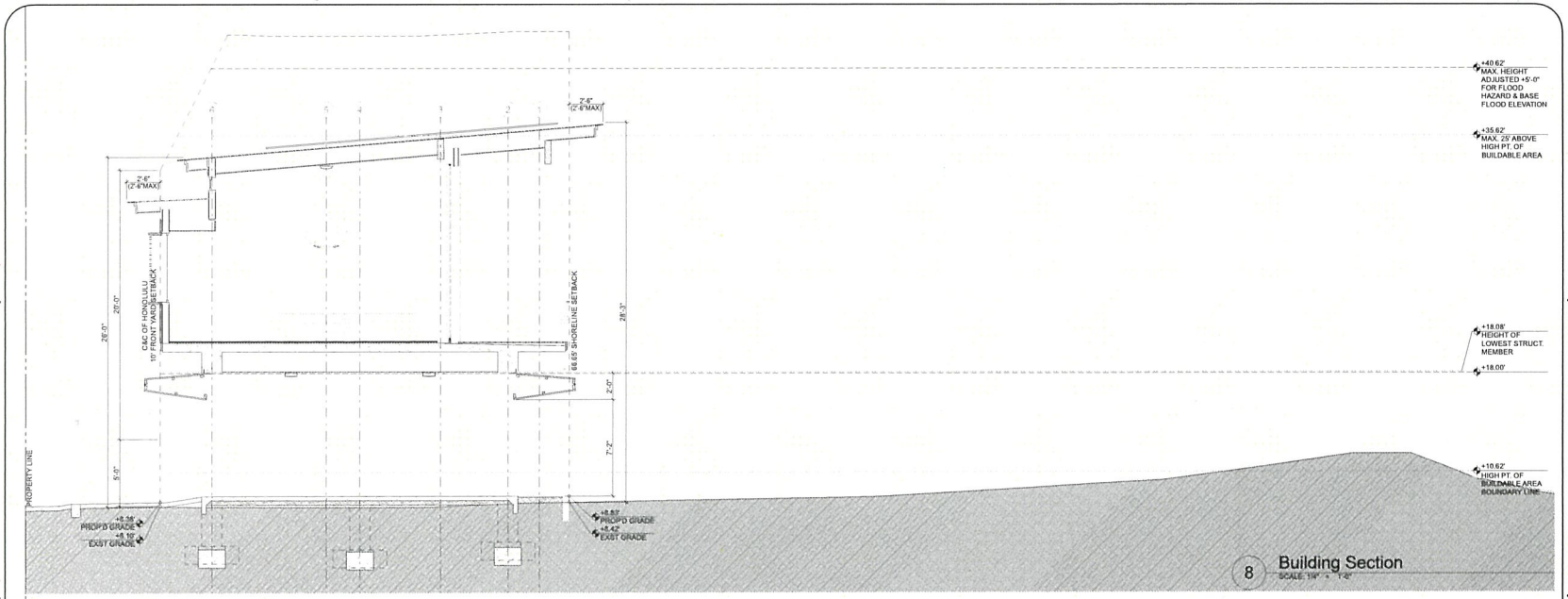


EXHIBIT D-9

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

57-329 Pahipahi'alua
Paullin Residence

TMK: 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	Building Sections
Scale	As Noted
Drawn By	BL

Revisions:

SMA Permit Drawings

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7458
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-60.2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

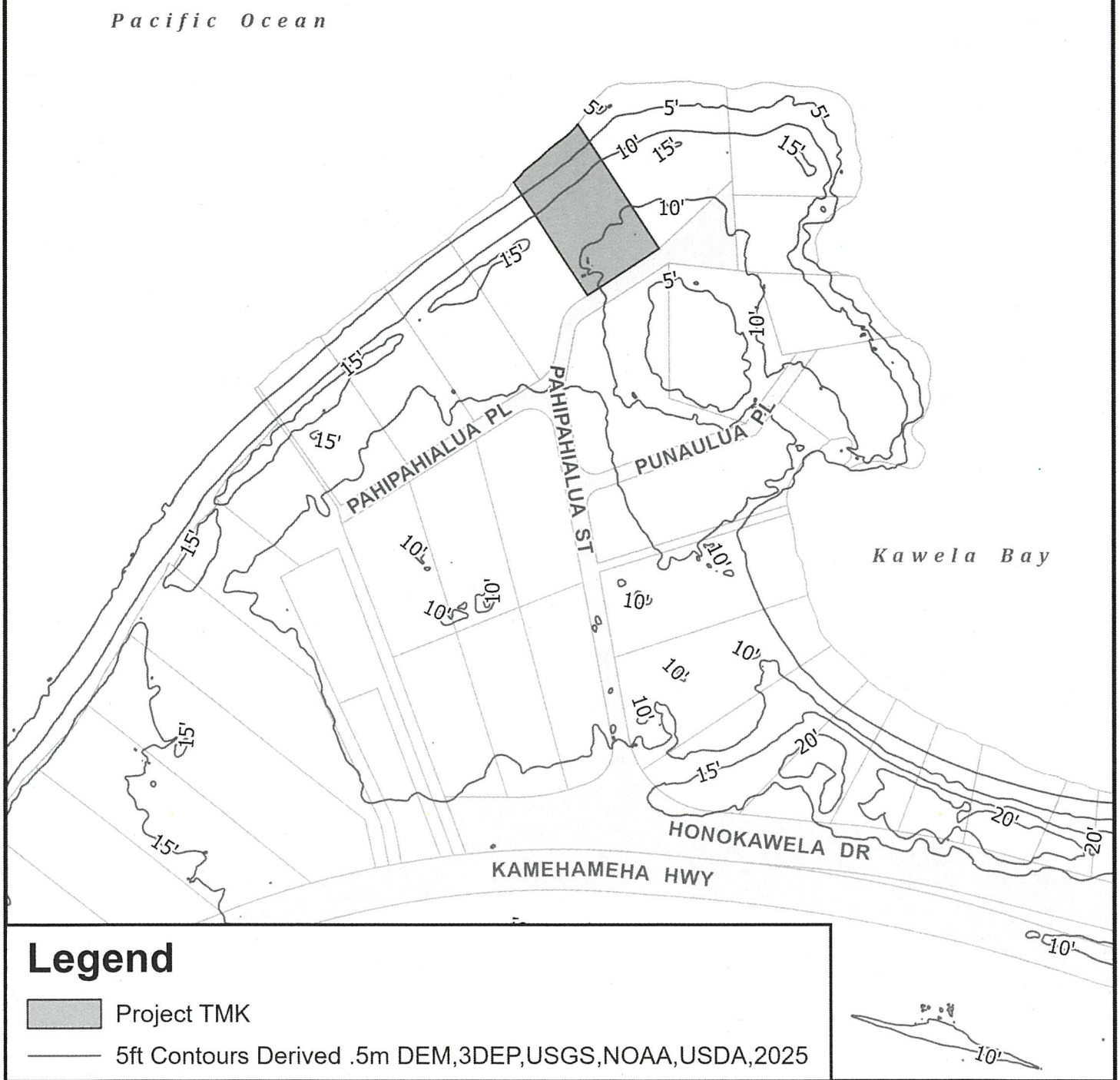
Signature — 4/30/2026 Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects (PVA) and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

A304

Plotted on 4/23/26 at 6:55 PM

EXHIBIT E



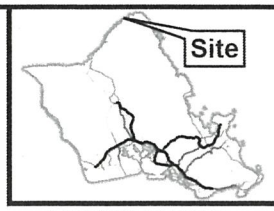
Legend

Project TMK

5ft Contours Derived .5m DEM,3DEP,USGS,NOAA,USDA,2025

0 100 200

Distance in Feet



VICINITY MAP

PORTION OF

TOPOGRAPHIC MAP

KAWELA

TAX MAP KEY(S): 5-7-003: 057

FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Copyright City & County of Honolulu
All Rights Reserved 2026

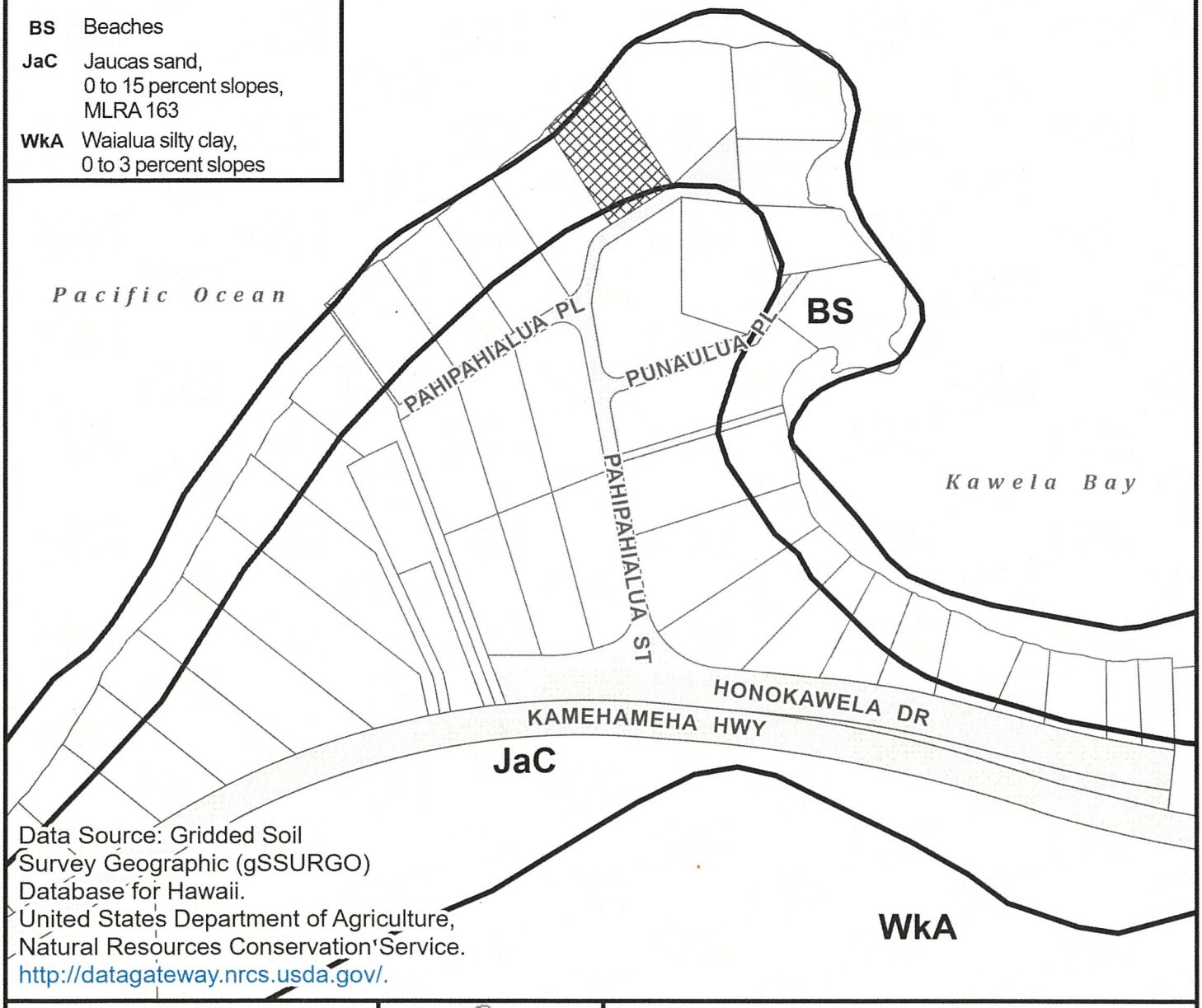
EXHIBIT F

Legend

- Project Site
- Tax Parcel
- Soil Boundary

NRCS Soil Type

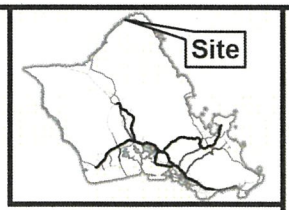
BS	Beaches
JaC	Jaucas sand, 0 to 15 percent slopes, MLRA 163
WkA	Waialua silty clay, 0 to 3 percent slopes



Data Source: Gridded Soil Survey Geographic (gSSURGO) Database for Hawaii. United States Department of Agriculture, Natural Resources Conservation Service. http://datagateway.nrcs.usda.gov/.

0 500 1,000

Distance in Feet



VICINITY MAP

PORTION OF
SOIL MAP
KAWELA

TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Copyright City & County of Honolulu
All Rights Reserved 2026

Legend

- Project TMK
- Tax Parcel
- 0030H 06/10/26 FIRM Flood Panel (Index) 2026

Flood Zones 2026

Flood Hazard Zones
- AE
- VE

Other Areas
- D

Flood Hazard Zones:

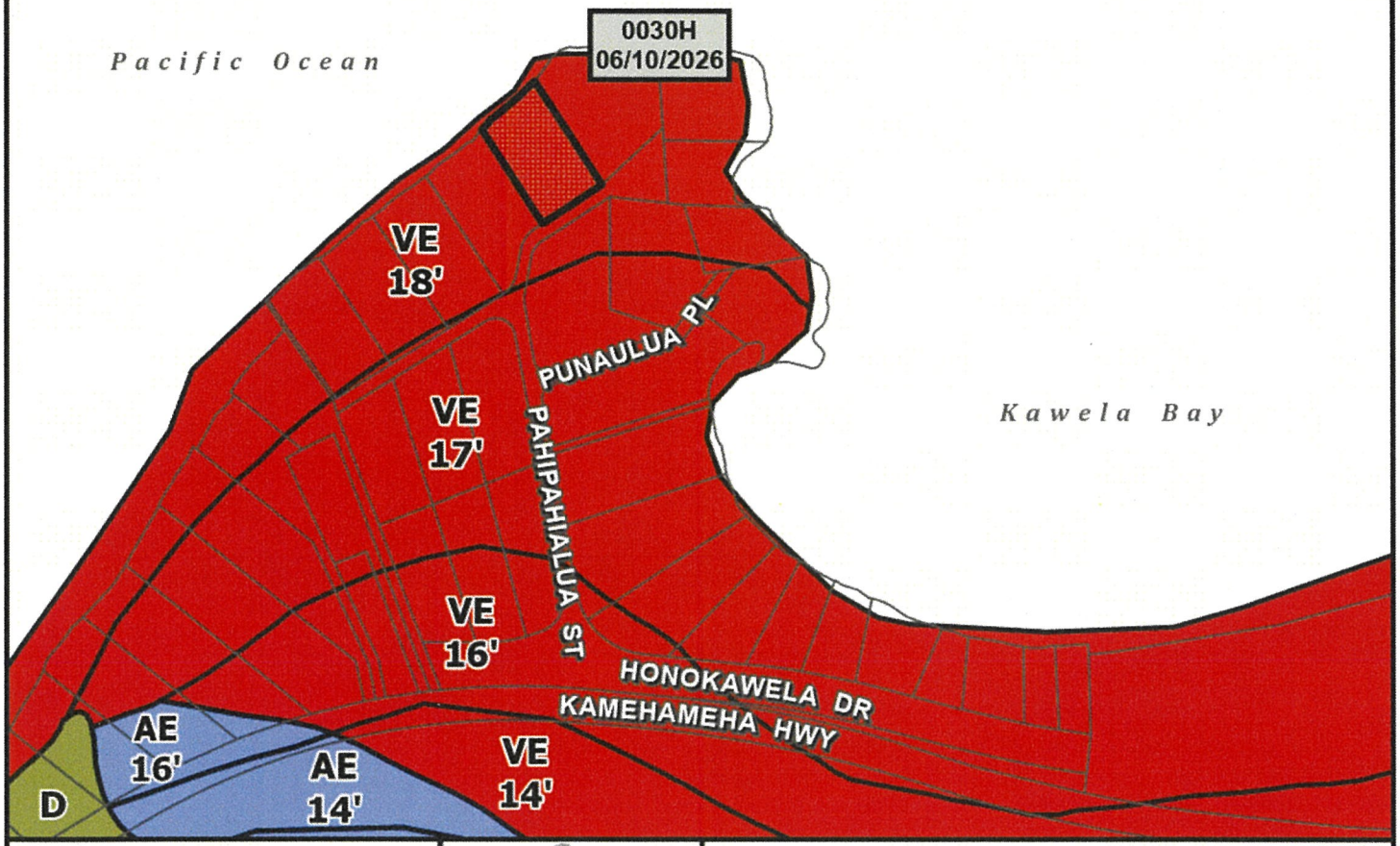
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

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.

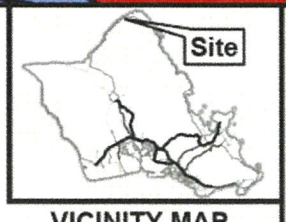
Zone **AE** = BFE determined
Zone **VE** = Costal flood zone with velocity hazard (wave action); BFE determined

Other Areas

Zone **D** = Areas in which flood hazards are undetermined, but possible.



0 150 300
Distance in Feet



VICINITY MAP

PORTION OF
FLOOD HAZARD MAP
FIRM PANEL 15003C0030H

NOTE: FLOOD ZONES EFFECTIVE AS OF JUNE 10, 2026.

TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

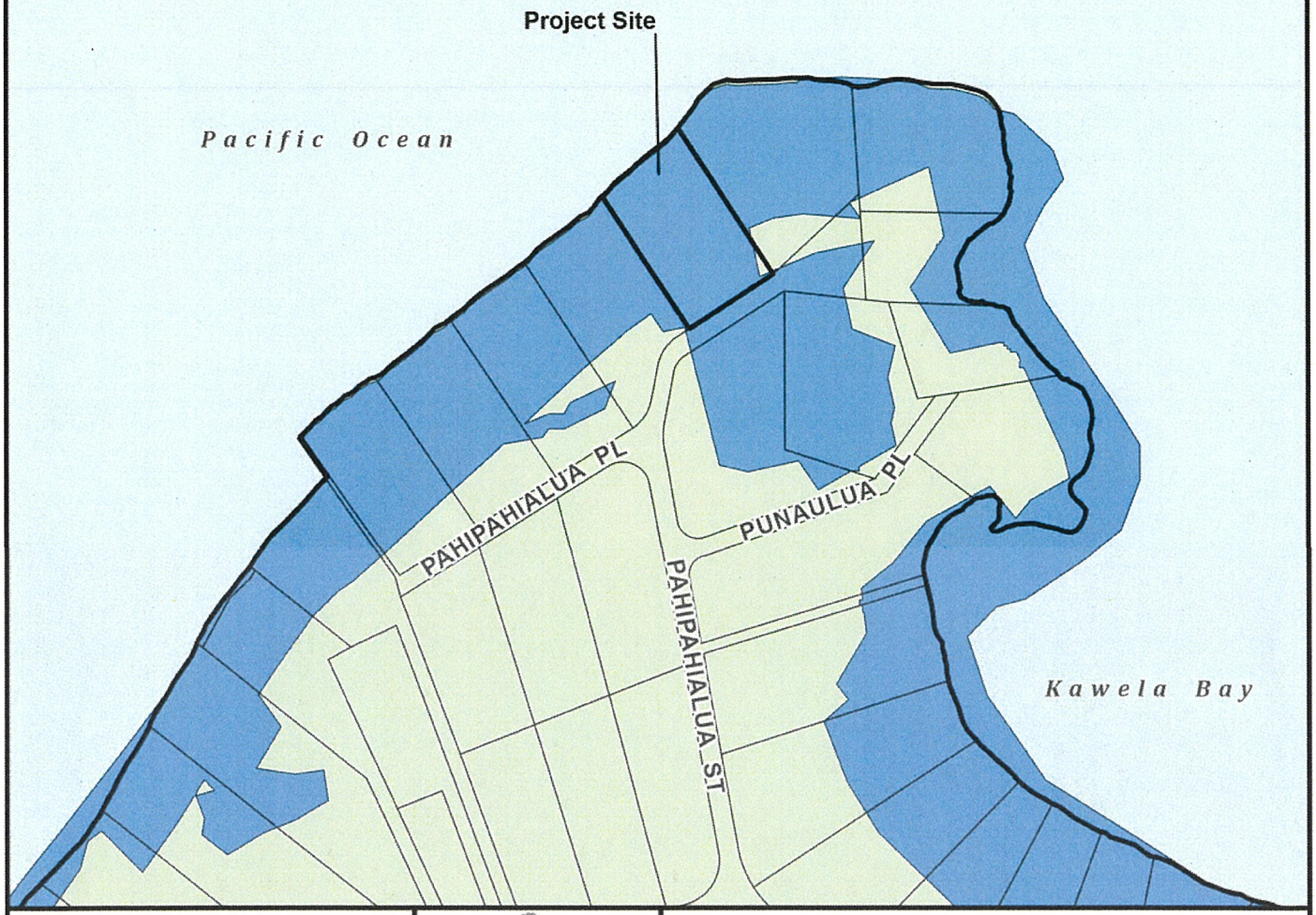
Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color

EXHIBIT H

Legend

- Project Site
- Tax Parcel
- Coastline
- SLR Exposure Area - 3.2 Ft. Scenario

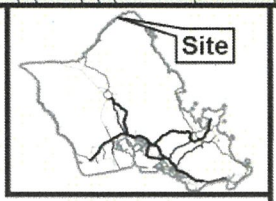
Data compiled by the Pacific Islands Ocean Observing System (PacIOOS) for the Hawaii Sea Level Rise Viewer



CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 100 200

Distance in Feet



VICINITY MAP

SEA LEVEL RISE (3.2ft) MAP

KAWELA

TAX MAP KEY(S): 5-7-003: 057

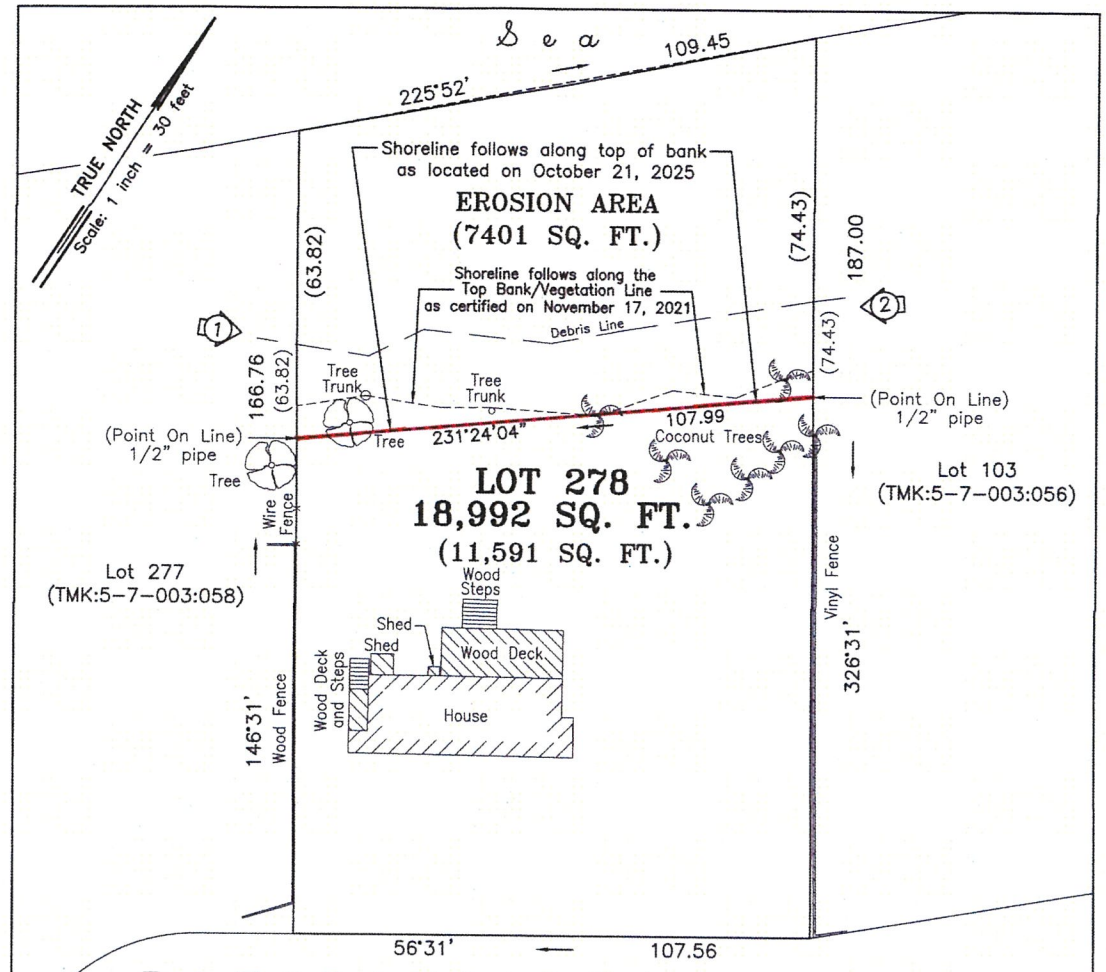
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Copyright City & County of Honolulu
All Rights Reserved 2026
Prepared in color

EXHIBIT I



SHORELINE SURVEY MAP

LOT 278

as shown on Map 24
of Land Court Application 1095
Kahuku, Koolauloa, Oahu, Hawaii
Tax Map Key: 5-7-003:057
Scale: 1 inch = 30 feet
Date: October 21, 2025
Owner: Barbara L. Paullin
Address: 57-329 Pahipahialua St.
Kahuku, Hawaii 96731

ALVIN A. ALIMBOYOGUEN
LICENSED PROFESSIONAL LAND SURVEYOR
No. 19096
HAWAII, U.S.A.

The shoreline as delineated in red is hereby certified as the shoreline as of

MAR 17 2026

Chairperson, Board of Land and Natural Resources

exp. 4/30/2026

This work was prepared by me
or under my direct supervision.

NOTES:
1. Only improvements shown were located.
2. All easements, building setbacks and restrictions may not be shown.
3. ⬡ Denotes number and direction of photographs.

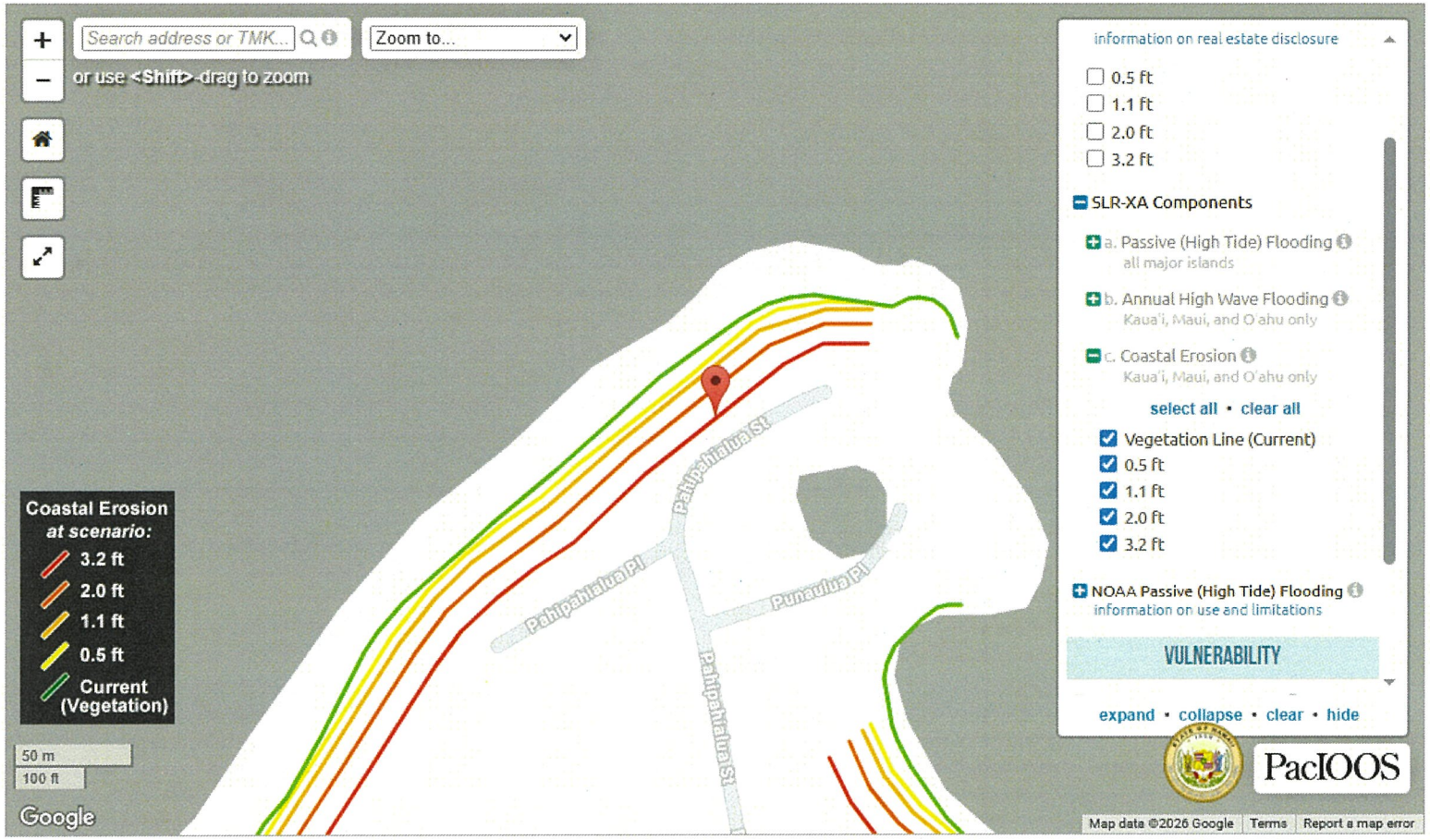
SURVEY OFFICE COPY

EXHIBIT J

Sea Level Rise : State of Hawai'i Sea Level Rise Viewer

An Interactive Mapping Tool in Support of the State of Hawai'i Sea Level Rise Vulnerability and Adaptation Report

view full-screen map

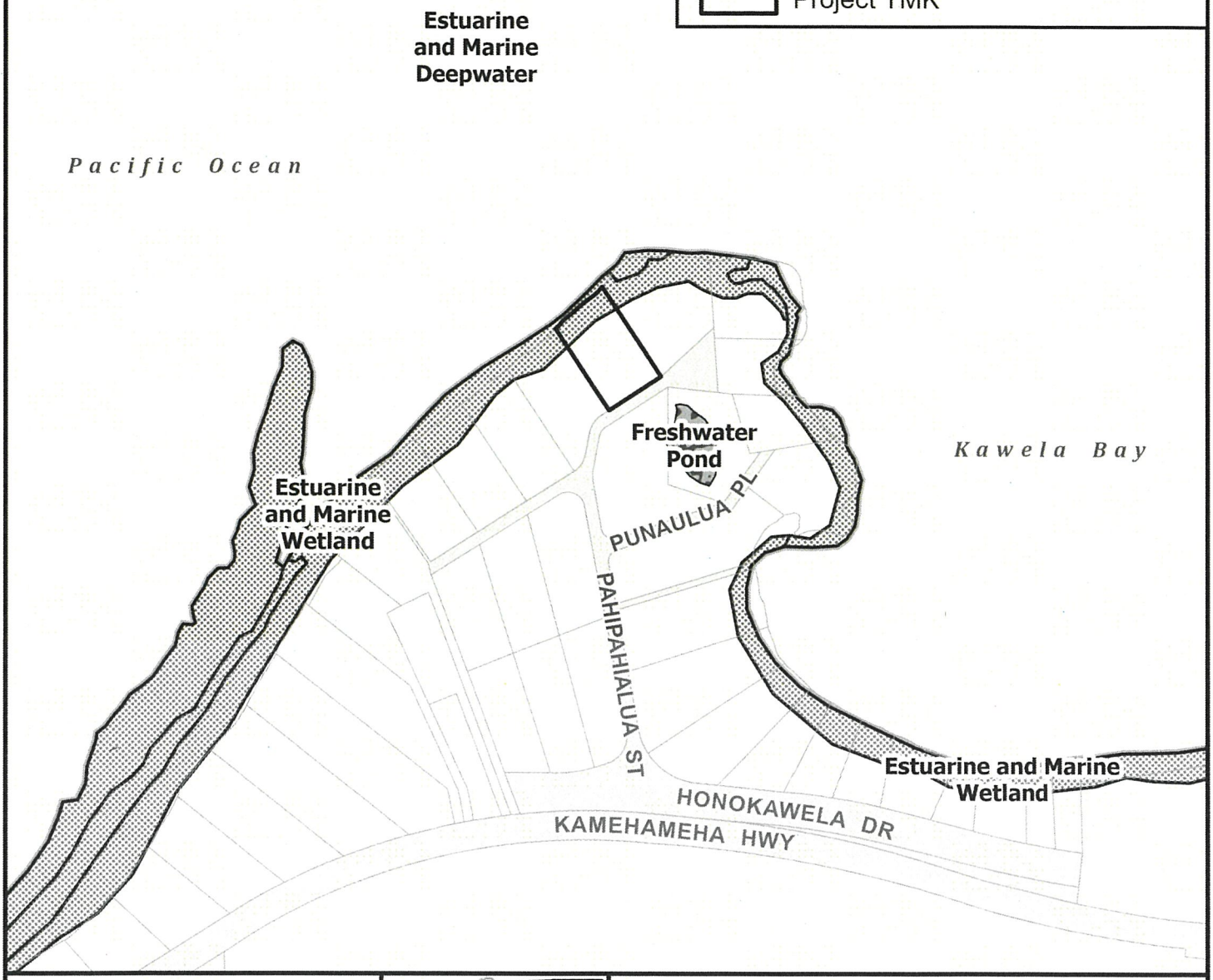


Data Source: The National Wetlands Inventory (NWI)
by the U.S. Fish and Wildlife Service
https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

Legend

WETLAND TYPE

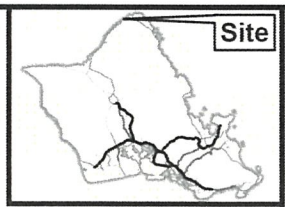
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Pond
- Project TMK



CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 150 300

Distance in Feet



VICINITY MAP

PORTION OF
WETLANDS MAP

KAWELA

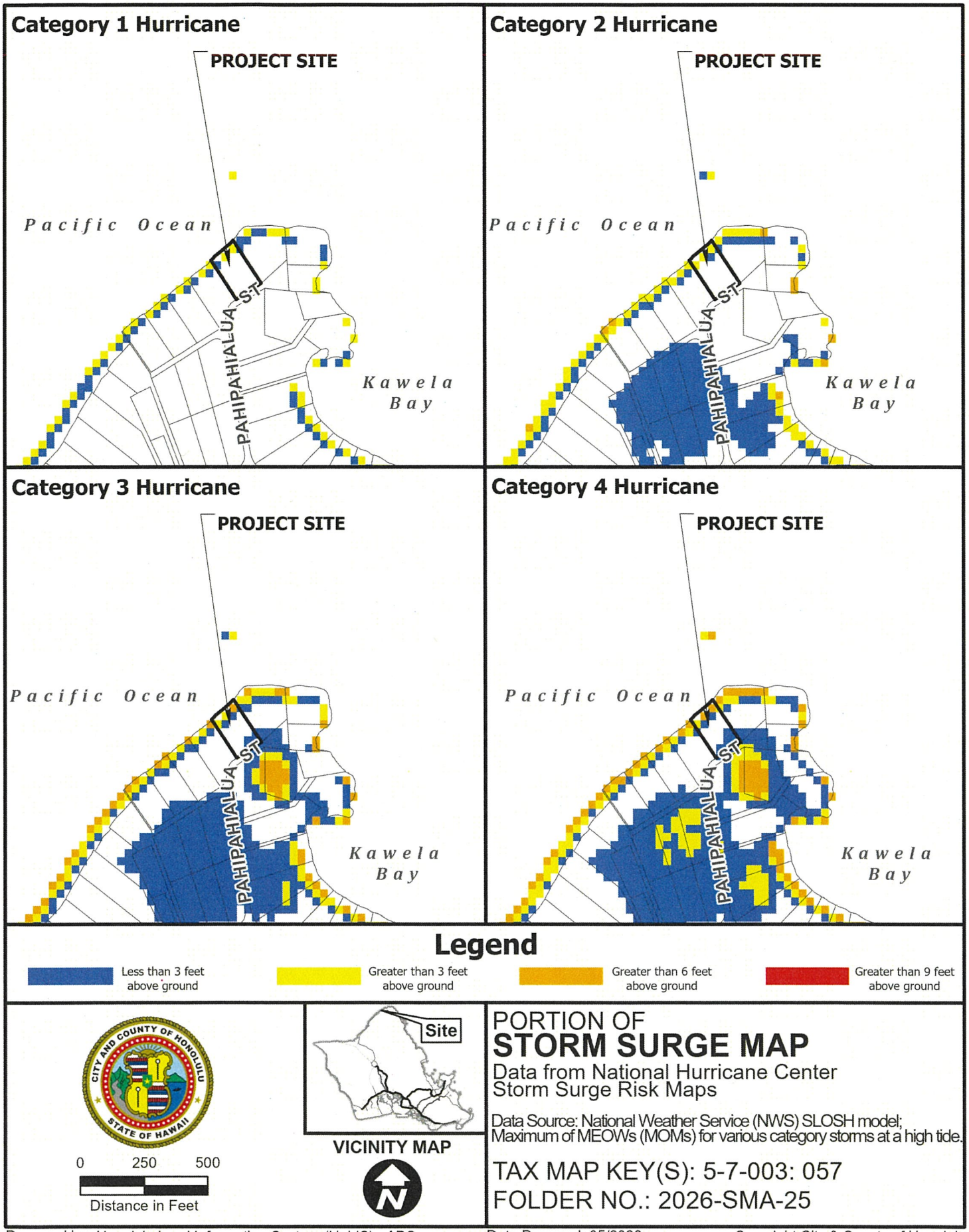
TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Copyright City & County of Honolulu
All Rights Reserved 2026

EXHIBIT L



PORTION OF
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.

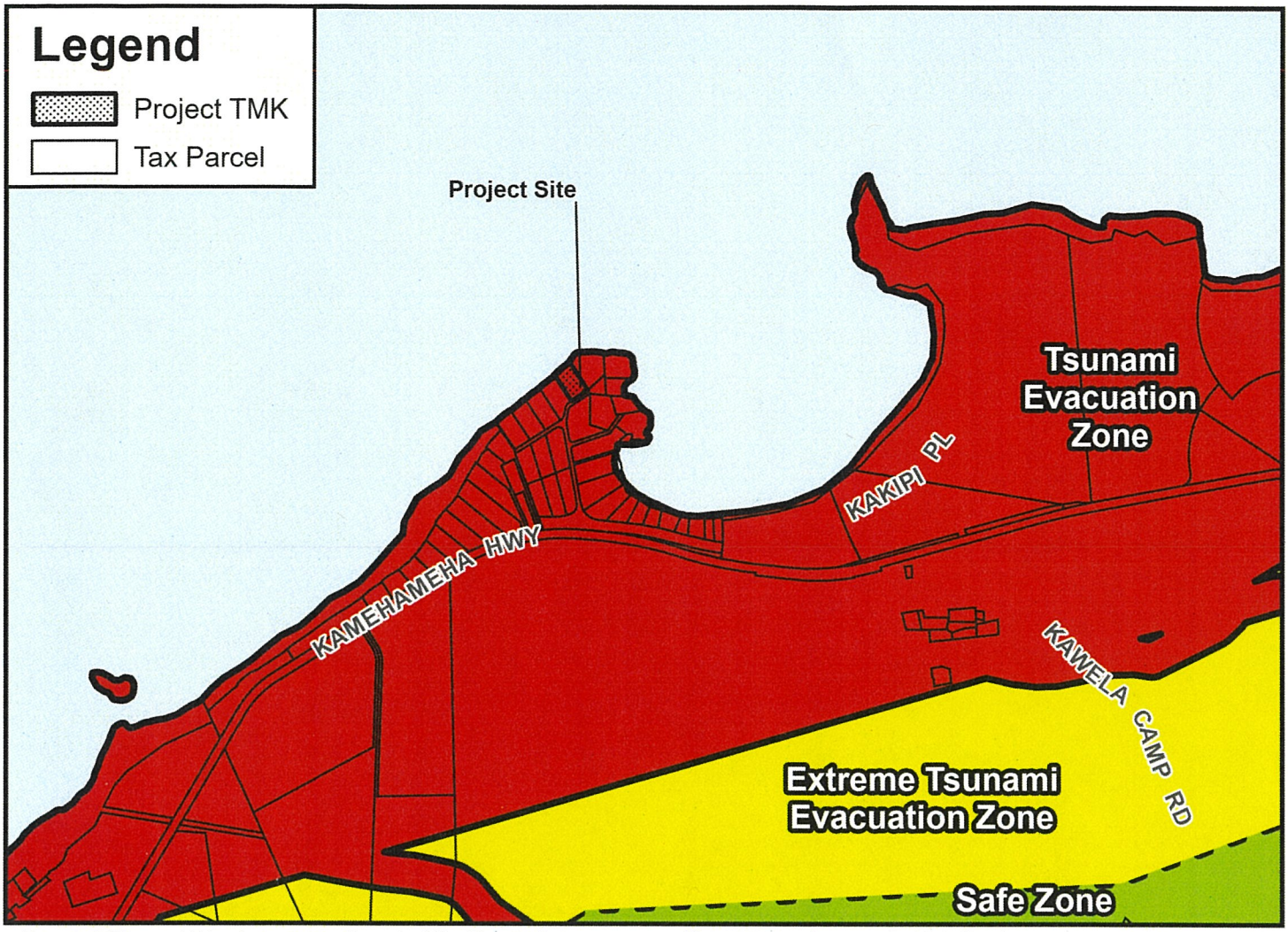
TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Prepared in color

Copyright City & County of Honolulu
All Rights Reserved 2026

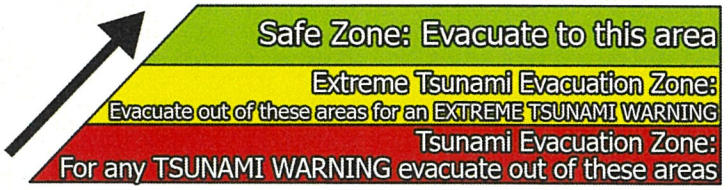


- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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

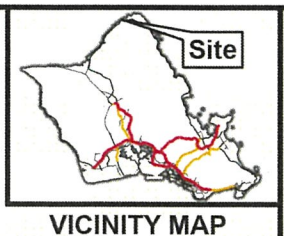
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

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







VICINITY MAP

PORTION OF TSUNAMI EVACUATION MAP

MALAEKAHANA TO SUNSET BEACH MAP 11 INSET 2

TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

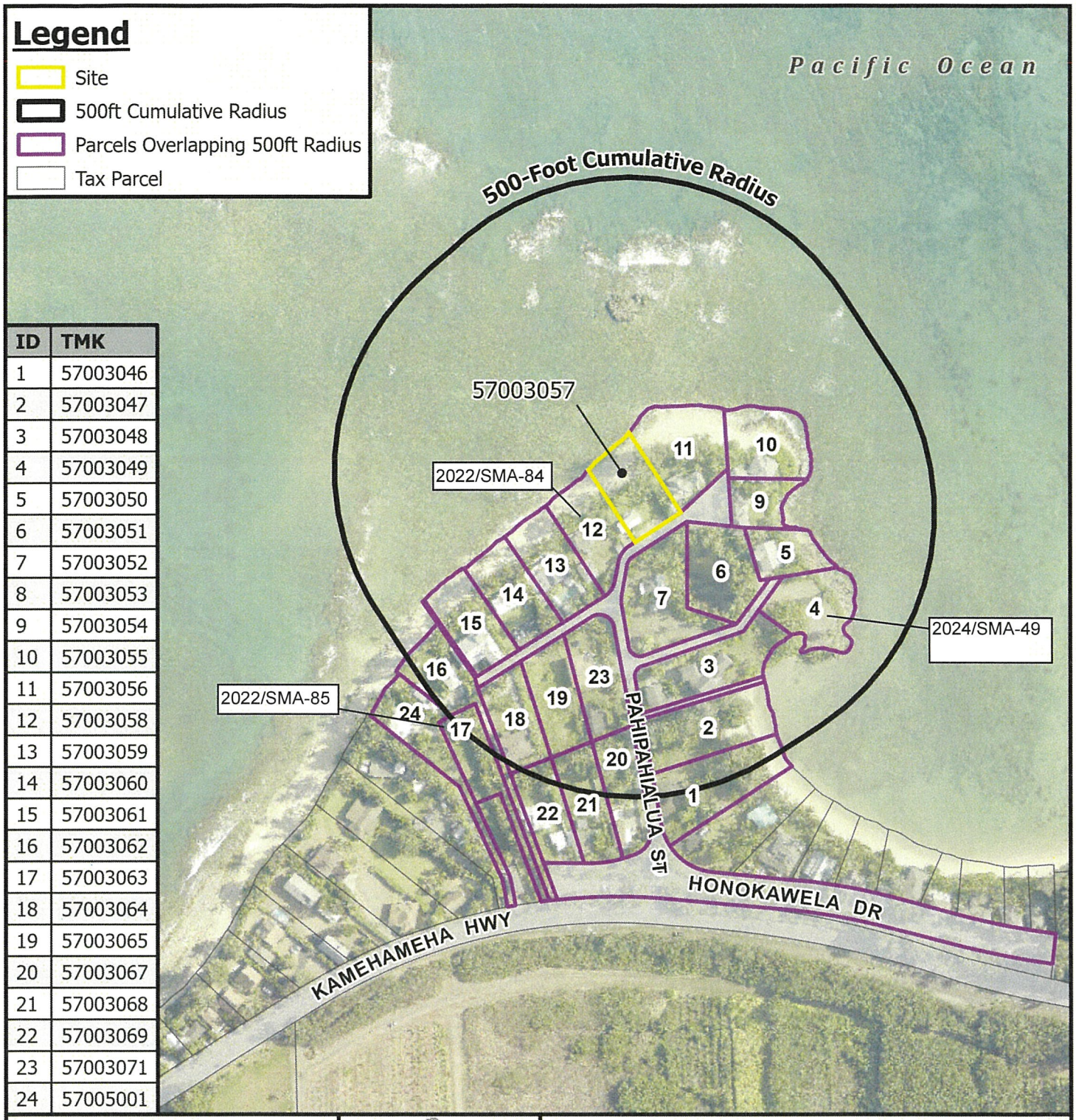
Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

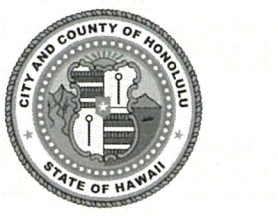
Prepared in color

Copyright City & County of Honolulu
All Rights Reserved 2026

EXHIBIT N

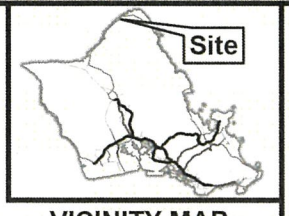


ID	TMK
1	57003046
2	57003047
3	57003048
4	57003049
5	57003050
6	57003051
7	57003052
8	57003053
9	57003054
10	57003055
11	57003056
12	57003058
13	57003059
14	57003060
15	57003061
16	57003062
17	57003063
18	57003064
19	57003065
20	57003067
21	57003068
22	57003069
23	57003071
24	57005001



0 250 500

Distance in Feet



VICINITY MAP

CUMULATIVE IMPACT MAP

KAWELA

TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - CW
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

Copyright City & County of Honolulu
All Rights Reserved 2026

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-UNIT DWELLING WITH LANAI, CARPORT, A ROCK GARDEN, AN OPEN ONE-CAR PARKING AREA, AN IN-GROUND POOL, AND AN INDIVIDUAL WASTEWATER SYSTEM IN KAHUKU, O'AHU.

WHEREAS, on May 8, 2026, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Number 2026-SMA-25) of Barbara L. Paullin (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new two-story single-unit dwelling with ground floor parking and a second story living space, a rock garden, an in-ground swimming pool, and an individual wastewater system ("IWS"), on a 18,992-square-foot ("-ft.") shoreline lot zoned R-5 Residential District, located at 57-329 Pahipahi'ālua Street, and identified as Tax Map Key 5-7-003: 057 (the "Project"); and

WHEREAS, on June 26, 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, DPP staff members, and no members of the public attended the hearing; and

WHEREAS, on August 10, 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, Hawai'i 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_____, by Departmental Communication No._____ (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. 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, D-1 through D-9, and E through N attached hereto and

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

B. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 5-7-003: 057 is susceptible to coastal hazards, which may result in harm or loss of life and property."*

2. "*The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that portions of Tax Map Key 5-7-003: 057 are projected to be impacted by 3.2 feet of sea level rise by the year 2100. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the sea level rise exposure area. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site.*"

C. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"*In choosing to implement construction activities at Tax Map Key 5-7-003: 057, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within*

the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

D. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to undertake the development at Tax Map Key 5-7-003: 057, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

E. To ensure the 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 Key 5-7-003: 057."

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

2. 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 SHPD's written acceptance of the Project's Archaeological Monitoring Plan ("AMP") that meets the requirements of the HAR Chapter 13-279-4.

3. If any archaeological, historic, or cultural resources discovered on the Project site during the AMP, 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.

4. 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 Applicants shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

G. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

3. Exterior light fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture;

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);

5. Woody plants greater than 15 ft. in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup-rearing season (June 1 through September 15);

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats;

7. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Sea Turtle is present on land within 150 ft. of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-ft. buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or sea turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities;

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

   a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of such bird nests, eggs, or fledglings;

   b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed;

   c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

      (i) The United States Fish and Wildlife Service ("USFWS") and the State of Hawai'i Department of Land and Natural Resources ("DLNR") Division of Forestry and Wildlife ("DOFAW") must be contacted immediately, and a 100-ft. buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

      (ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

      (iii) Written evidence of the survey must be submitted to the DPP Land Use Permits Division.

   d. If there is a delay of three or more workdays during the active construction period, the qualified biologist must conduct a subsequent preconstruction nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish;

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All onsite 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; and

9. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition G.8.c must be implemented.

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

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

1. Landscaping (other than naturally occurring landscaping) may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as the planting of naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the zoning lot, seaward of the shoreline as defined in HRS Chapter 205A;

3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;

4. Landscaping in the dune or shoreline area between the dwellings and shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and

5. Any irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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

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

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 45 cubic yards of structural fill material. No importation of soil fill material is proposed;

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee ("OISC");

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols is required. See https://www.oahuisc.org/print-materials/. All onsite Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities;

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species;

5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the Plant Pono website at https://plantpono.org/; and

6. To manage host materials and plants that may contain the coconut rhinoceros beetle at any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material.

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

J. Permits:

1. The Applicant shall obtain a Minor Shoreline Structure Permit for the proposed roof overhang located within the shoreline setback area.

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). 60 days after 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.

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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Planning Solutions, Inc., James T. Hayes, Pacific Park Plaza, 711 Kapi'olani Boulevard, Suite 910, Honolulu, Hawai'i 96813-5213; Barbara L. Paullin, 504 Paseo Del Mar, Palos Verdes Estates, California 90274; 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:

_____

_____

_____

_____

_____

_____

DATE OF INTRODUCTION: _____

_____

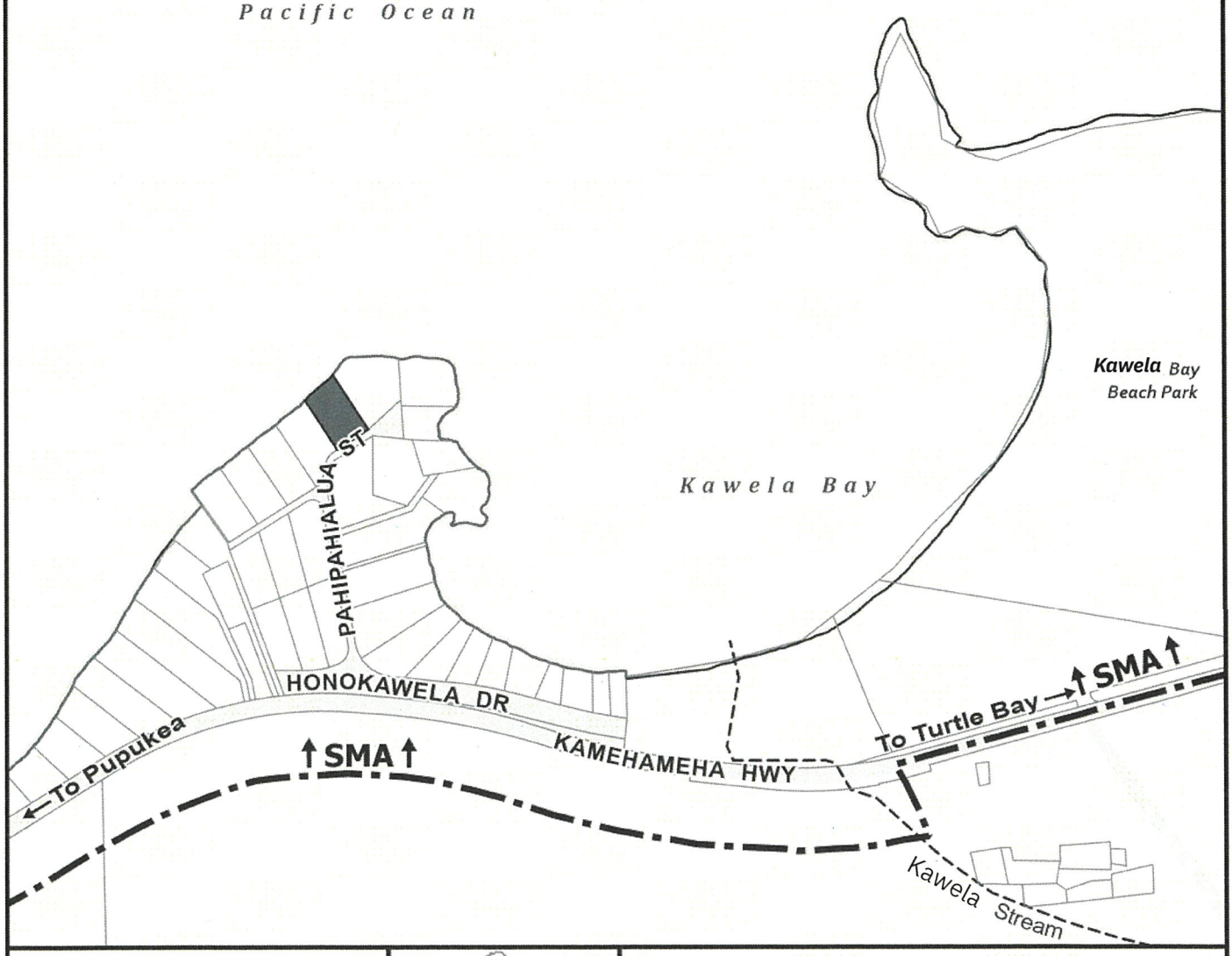
_____ _____

Honolulu, Hawai'i Councilmembers

Legend

- Project TMK
- Tax Parcel
- Special Management Area
- Stream

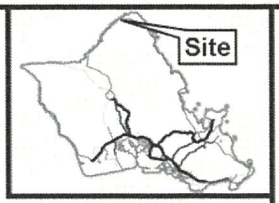
EXHIBIT A



CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 250 500

Distance in Feet



VICINITY MAP

LOCATION MAP WITH SMA

KAWELA

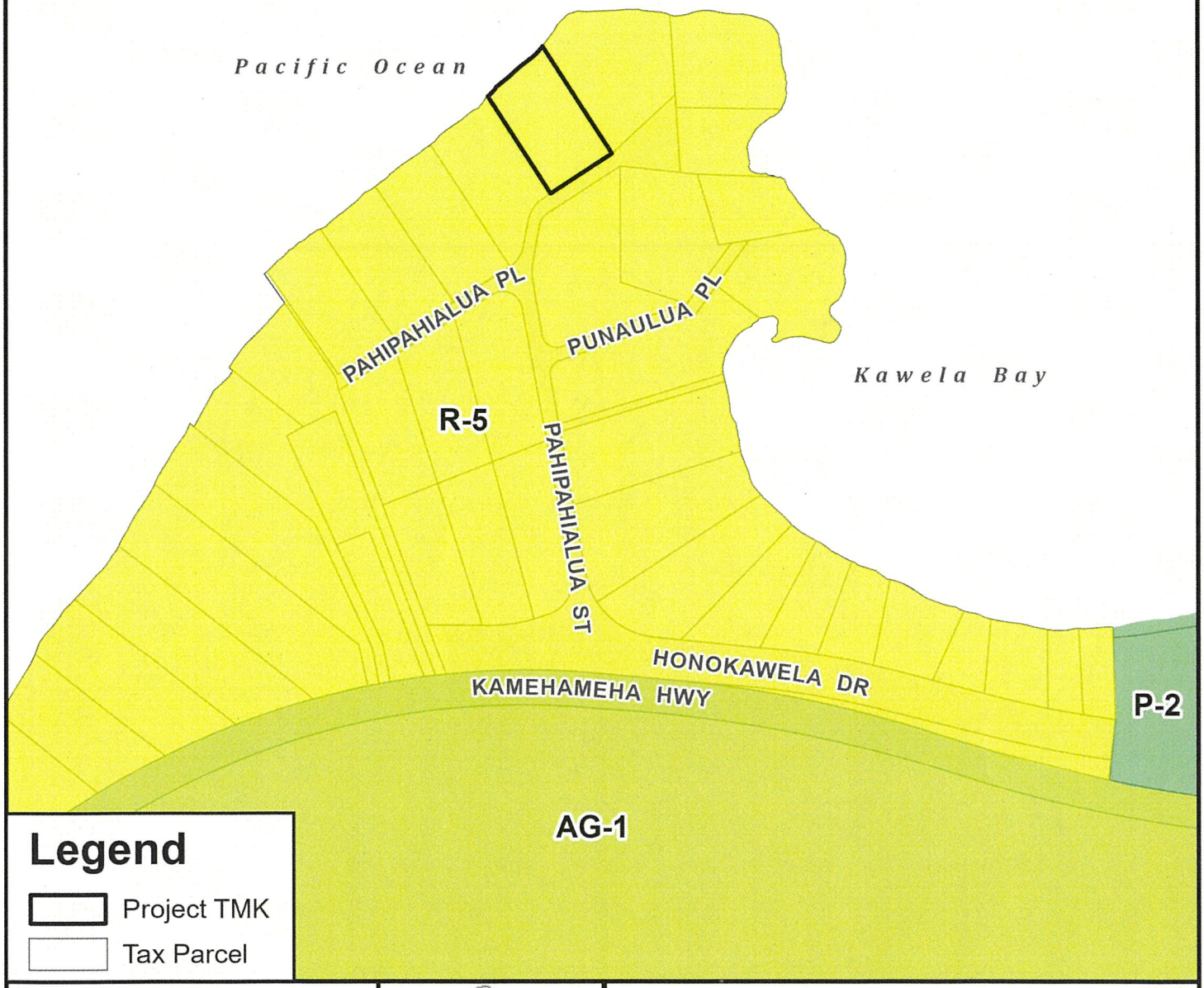
TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Copyright City & County of Honolulu
All Rights Reserved 2026

EXHIBIT B

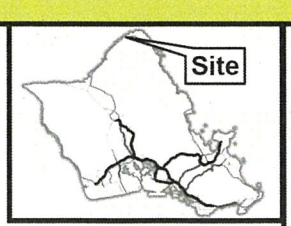


Legend

- Project TMK
- Tax Parcel

0 150 300

Distance in Feet



VICINITY MAP

PORTION OF
ZONING MAP
KAHUKU - LAIE

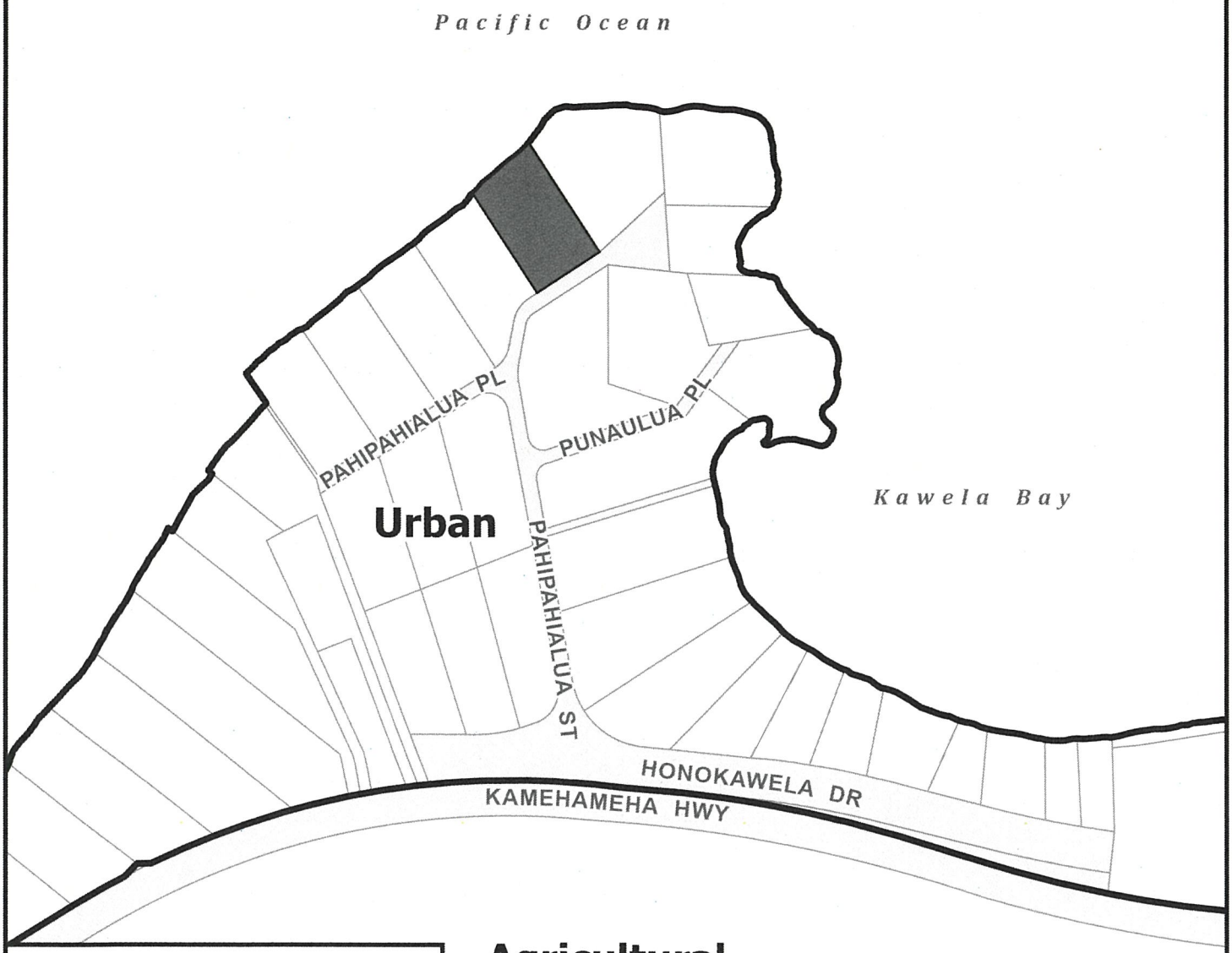
TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Copyright City & County of Honolulu
All Rights Reserved 2026

EXHIBIT C

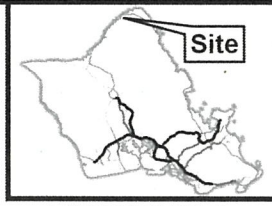


Legend

- Project TMK
- State Land Use Districts

CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

0 200 400
Distance in Feet



VICINITY MAP

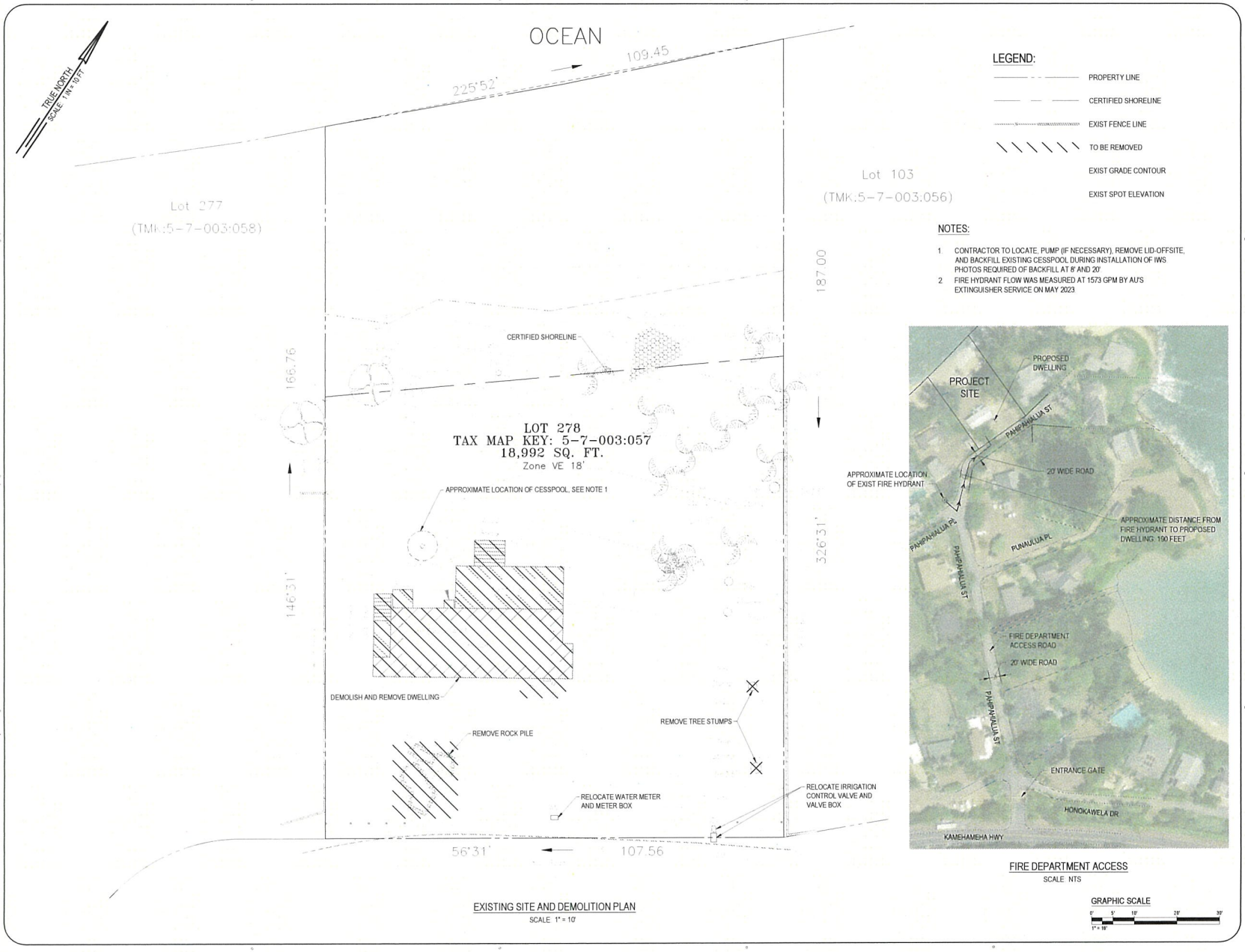
PORTION OF
STATE LAND USE MAP
KAHUKU QUADRANGLE

TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Copyright City & County of Honolulu
All Rights Reserved 2026



EXISTING SITE AND DEMOLITION PLAN
SCALE 1" = 10'

FIRE DEPARTMENT ACCESS
SCALE NTS

GRAPHIC SCALE
0' 5' 10' 20' 30'
1" = 10'

EXHIBIT D-1

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

KOKORO ENGINEERING LLC
1050 QUEEN STREET, SUITE 100
HONOLULU, HI 96814

57-329 Pahipahi'alua
Paullin Residence

TMK 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	EXISTING SITE AND DEMOLITION PLAN
Scale	As Noted
Drawn By	ST & JL

Revisions

SMA Permit Drawings

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-62.2 Department of Regulatory Agencies State of Hawaii Rules relating to Engineers Architects, Land Surveyors and Landscape Architects

Signature Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ('PVA') and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

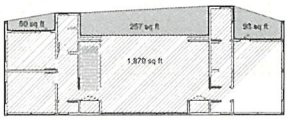
C100

Plotted on 4/23/2026 at 1:01 PM

AREA OF STRUCTURE EXCLUDING UNROOFED AREAS MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS 1,870sf

AREA NOT ENCLOSED BY EXTERIOR WALLS UNDER THE COVERING, ROOF, OR FLOOR ABOVE SUPPORTED BY POSTS COLUMNS, PARTIAL WALLS OR SIMILAR STRUCTURAL MEMBERS 400sf

LUO FIRST FLOOR AREA 2,270sf



LUO GROUND FLOOR AREA 1,118sf

LUO FIRST FLOOR AREA 2,270sf

LUO FLOOR AREA TOTAL 3,388sf

7 First Floor LUO Floor Area
SCALE: 1/16" = 1'-0"

AREA OF STRUCTURE EXCLUDING UNROOFED AREAS MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS 605sf

AREA NOT ENCLOSED BY EXTERIOR WALLS UNDER THE COVERING, ROOF, OR FLOOR ABOVE SUPPORTED BY POSTS COLUMNS, PARTIAL WALLS OR SIMILAR STRUCTURAL MEMBERS 513sf

LUO GROUND FLOOR AREA 1,118sf

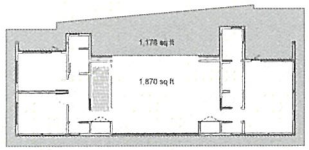


6 Ground Floor LUO Floor Area
SCALE: 1/16" = 1'-0"

AREA OF STRUCTURE EXCLUDING UNROOFED OPEN AREAS 1,870sf

AREA UNDER THE ROOF OVERHANGS OR EAVES 1,178sf

ROH CHAPTER 25-1.3 FIRST FLOOR AREA 3,048sf



ROH CHAPTER 25-1.3 GROUND FLOOR AREA 1,711sf

ROH CHAPTER 25-1.3 FIRST FLOOR AREA 3,048sf

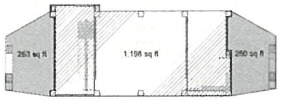
ROH CHAPTER 25-1.3 FLOOR AREA TOTAL 4,759sf

5 ROH Chap. 25-1.3 First Floor Area & Totals
SCALE: 1/16" = 1'-0"

AREA OF STRUCTURE EXCLUDING UNROOFED OPEN AREAS 1,198sf

AREA UNDER THE ROOF OR FLOOR ABOVE SUPPORTED BY POSTS COLUMNS, PARTIAL WALLS OR SIMILAR STRUCTURAL MEMBERS 513sf

ROH CHAPTER 25-1.3 GROUND FLOOR AREA 1,711sf



4 ROH Chap. 25-1.3 Ground Floor Area
SCALE: 1/16" = 1'-0"

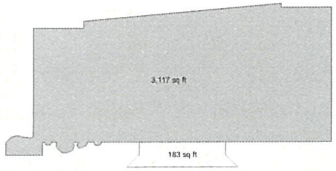
IMPERVIOUS CONCRETE DRIVEWAY PADS 183sf

AREA UNDER THE ROOF OVERHANGS OR EAVES AND UNCOVERED BUILDING PAVING 3,117sf

TOTAL IMPERVIOUS AREA 3,300sf

LOT AREA = 11,591 sq ft

IMPERVIOUS % OF SITE (3,506 / 11,591) = 0.284 (28%)



3 Pervious Area Diagram
SCALE: 1/16" = 1'-0"

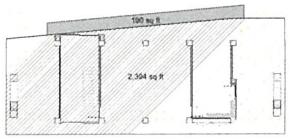
AREA COVERED BY STRUCTURES & COVERED OPEN AREAS = 2,394 sq ft

AREA W/ ROOF OVERHANGS >36" 190 sq ft

BUILDING AREA TOTAL = 2,584 sq ft

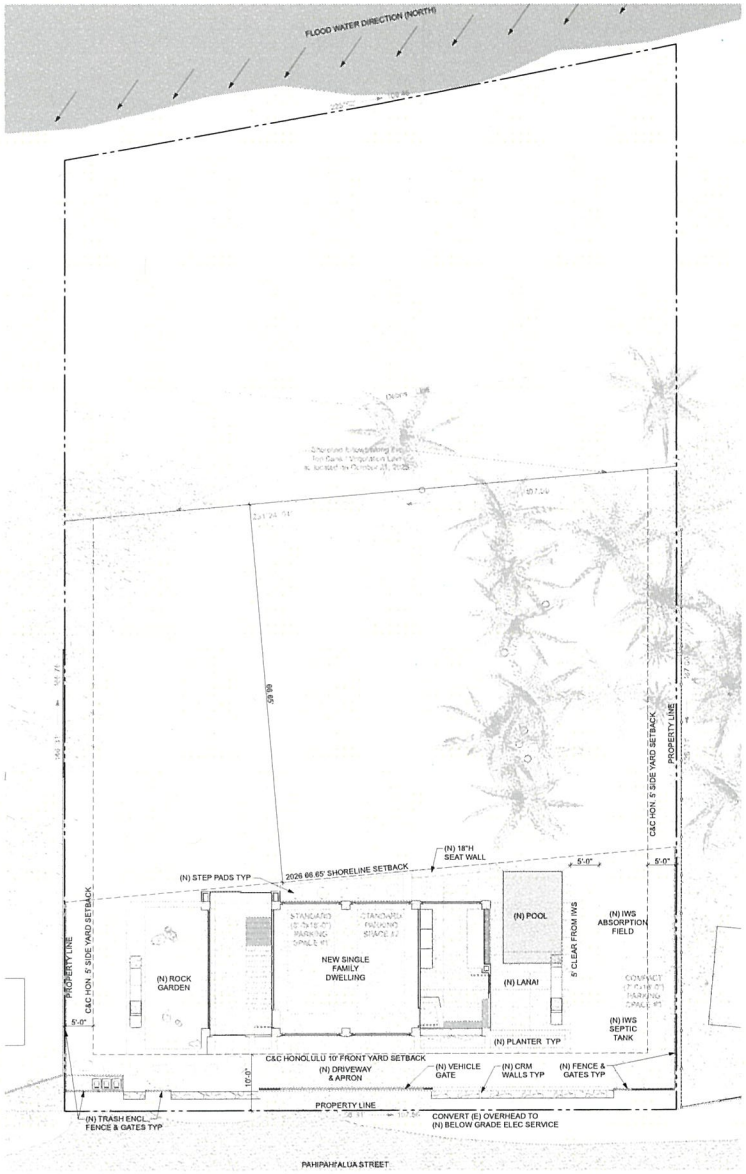
LOT AREA = 11,591 sq ft

LOT COVERAGE (2,584 / 11,591) = 0.222 = 22% (< 50% MAX)



2 Building Area
SCALE: 1/16" = 1'-0"

0 8' 16' 32'



N TW

1 Site Plan
SCALE: 1" = 10'

0 5' 10' 20'

EXHIBIT D-2

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

57-329 Pahipahi'alua
Paullin Residence

TMK: 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	Site Plan and Area Diagrams
Scale	As Noted
Drawn By	BL

Revisions:

SMA Permit Drawings

PETER N. V. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No 7456
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-62.2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

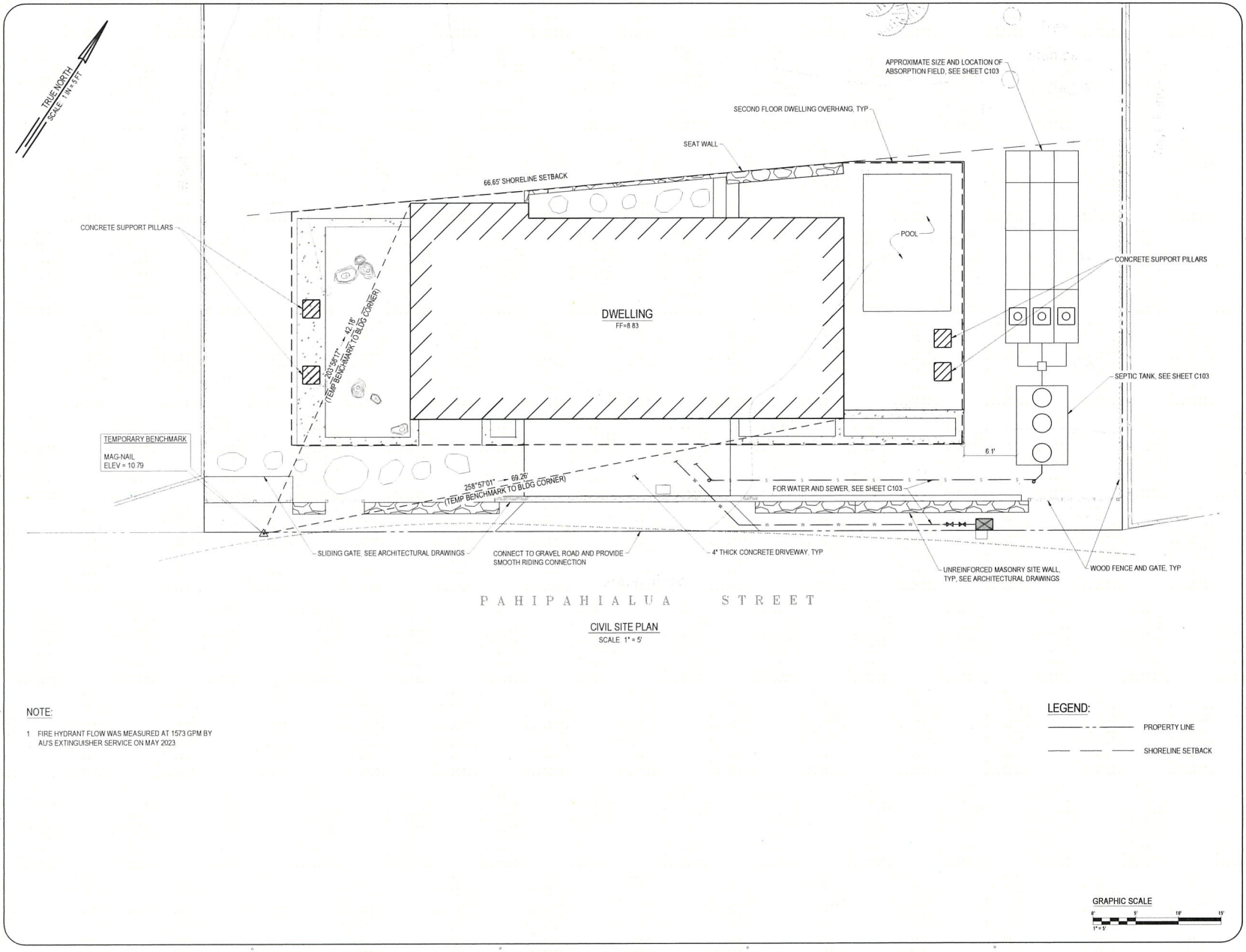
Signature 4/30/2026
Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ("PVA") and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

A101

Plotted on 4/23/26 at 5:01 PM

EXHIBIT D-3



CIVIL SITE PLAN
SCALE 1" = 5'

NOTE:

1. FIRE HYDRANT FLOW WAS MEASURED AT 1573 GPM BY AU'S EXTINGUISHER SERVICE ON MAY 2023

LEGEND:

PROPERTY LINE

SHORELINE SETBACK

GRAPHIC SCALE
0' 5' 10' 15'
1" = 5'

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

KOKORO ENGINEERING LLC
1050 QUEEN STREET, SUITE 100
HONOLULU, HI 96814

57-329 Pahipahi'alua
Paullin Residence

TMK 5-7-003 057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	CIVIL SITE PLAN
Scale	As Noted
Drawn By	ST & JL

Revisions

SMA Permit Drawings

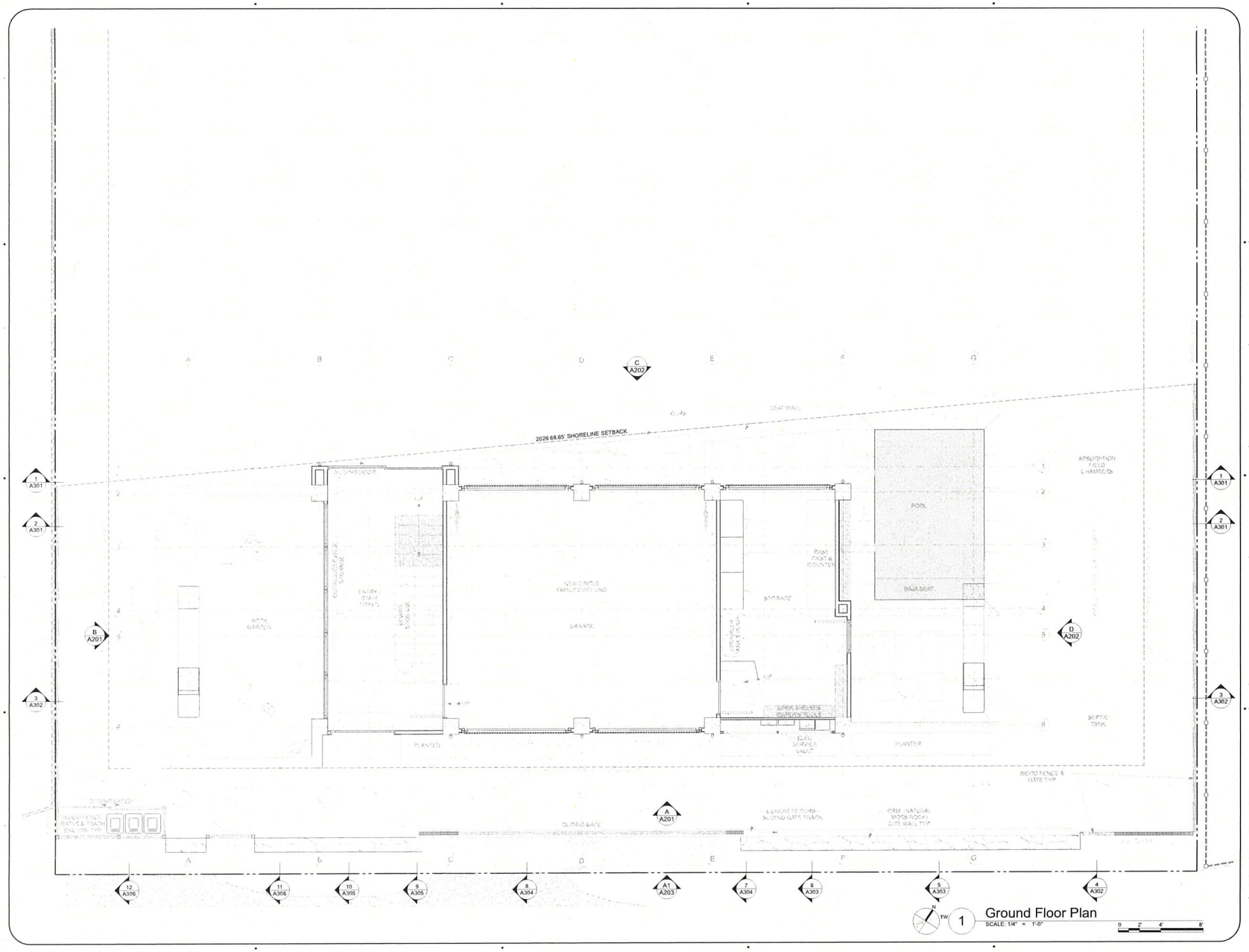
This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-62.2 Department of Regulatory Agencies State of Hawaii Rules relating to Engineers Architects, Land Surveyors and Landscape Architects.

Signature Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ("PVA") and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

C101

Plotted on 4/23/2026 at 1:01 PM



1 Ground Floor Plan
SCALE: 1/4" = 1'-0"

EXHIBIT D-4

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

57-329 Pahipahi'alua
Paullin Residence

TMK: 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	Ground Floor Plan
Scale	As Noted
Drawn By	BL

Revisions:

SMA Permit Drawings

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7466
HAWAII, U.S.A.

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 as defined in Section 16-60-2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

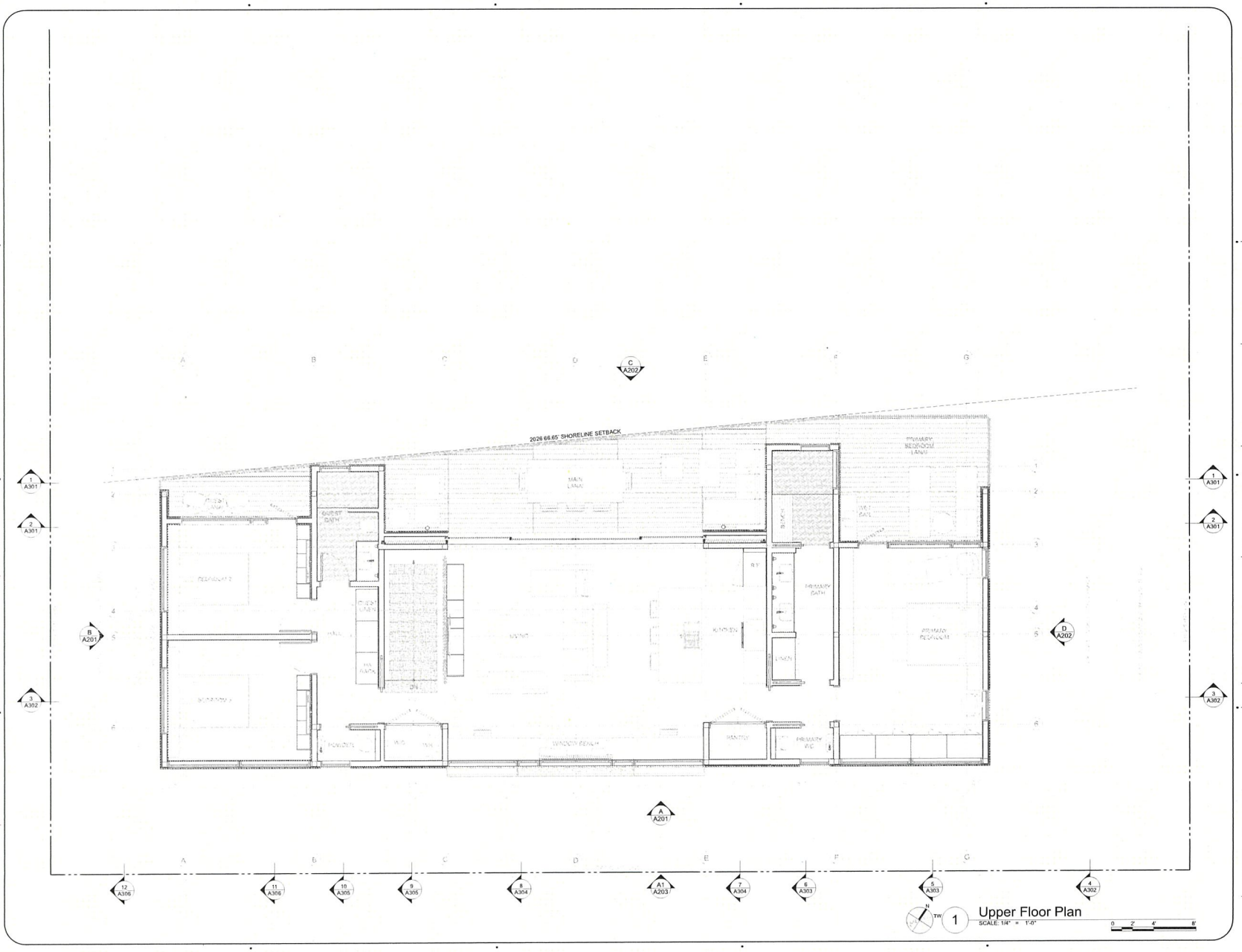
4/30/2026
Signature — Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ("PVA") and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

A107

Plotted on 4/23/26 at 6:02 PM

EXHIBIT D-5



1 Upper Floor Plan
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Plotted on: 4/23/26 at 5:52 PM

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

57-329 Pahipahi'alua
Paullin Residence

TMK: 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	Upper Floor Plan
Scale	As Noted
Drawn By	BL

Revisions:

SMA Permit Drawings

PETER N. V. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7456
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-93-2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

4/30/2026
Signature — Expiration Date of Licenses

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ("PVA") and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

A108

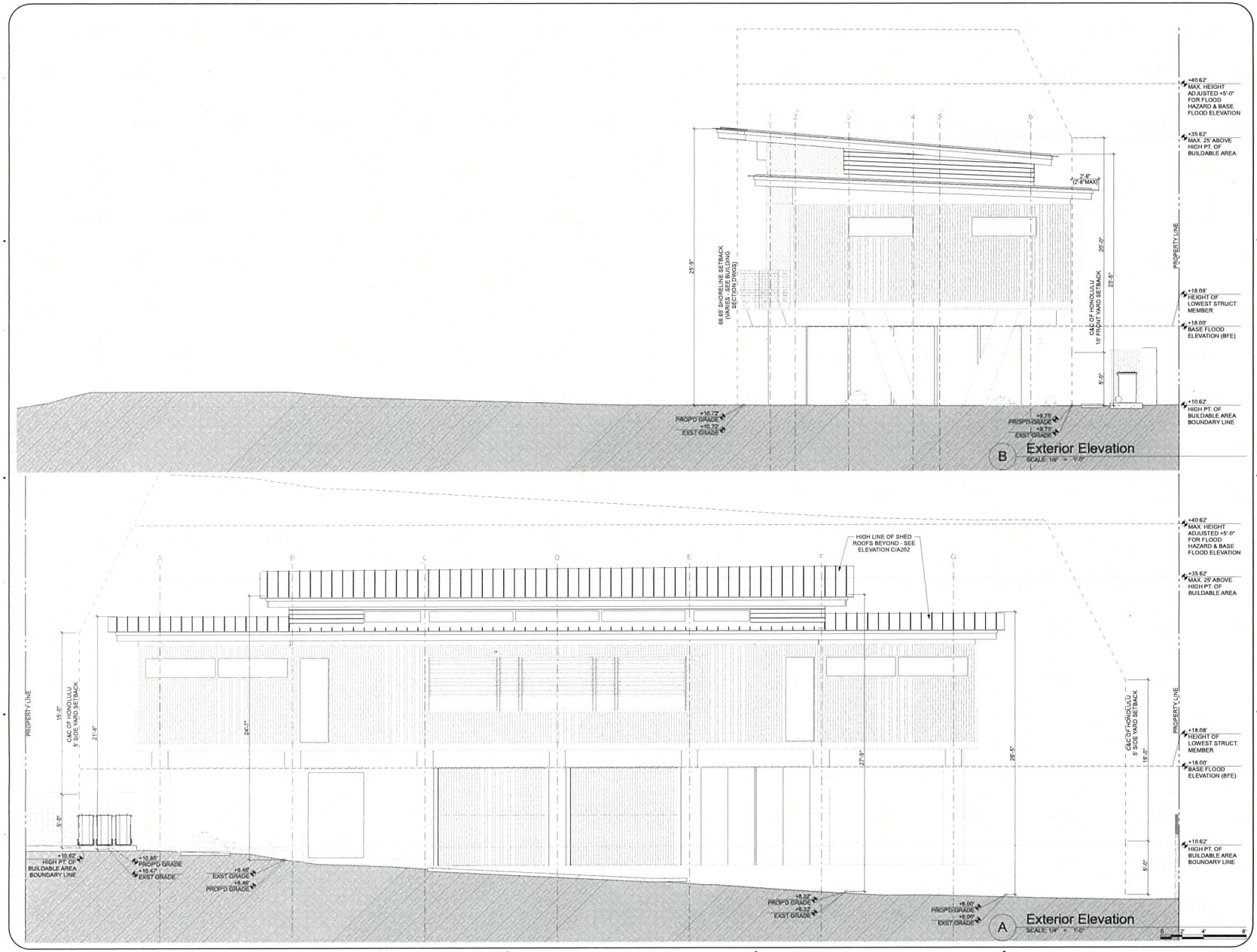


EXHIBIT D-6

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

57-329 Pahipahi'alua
Paullin Residence

TMK: 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	Exterior Elevations
Scale	As Noted
Drawn By	BL

Revisions:

SMA Permit Drawings

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7456
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-50-2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

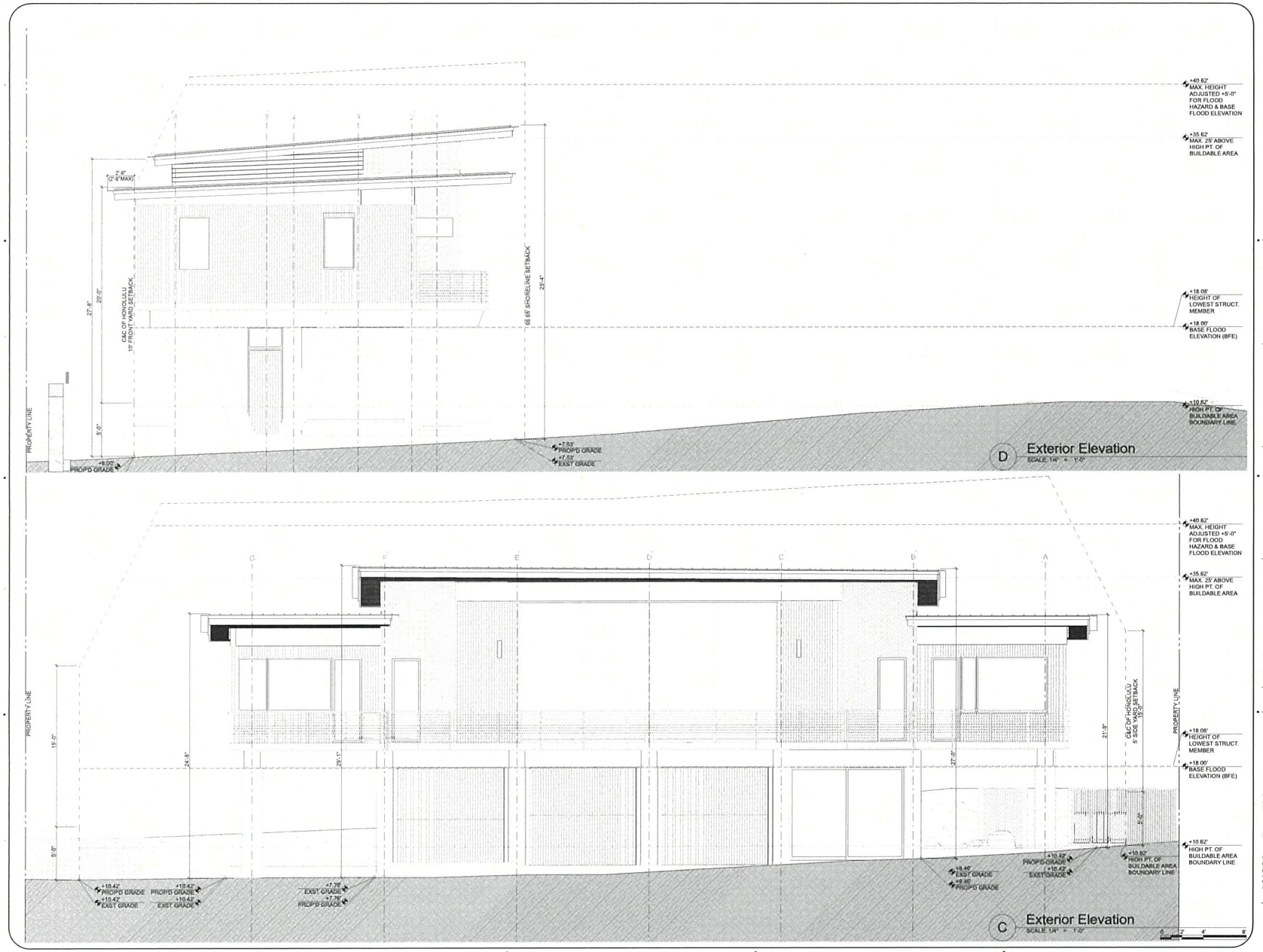
4/30/2026
Signature — Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ("PVA") and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

A201

Plotted on 4/23/25 at 5:53 PM

EXHIBIT D-7



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

57-329 Pahipahi'alua
Paullin Residence

TMK: 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	Exterior Elevations
Scale	As Noted
Drawn By	BL

Revisions:

SMA Permit Drawings

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7458
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-62.2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

4/30/2026
Signature — Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ("PVA") and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

A202

Plotted on 4/23/25 at 5:03 PM

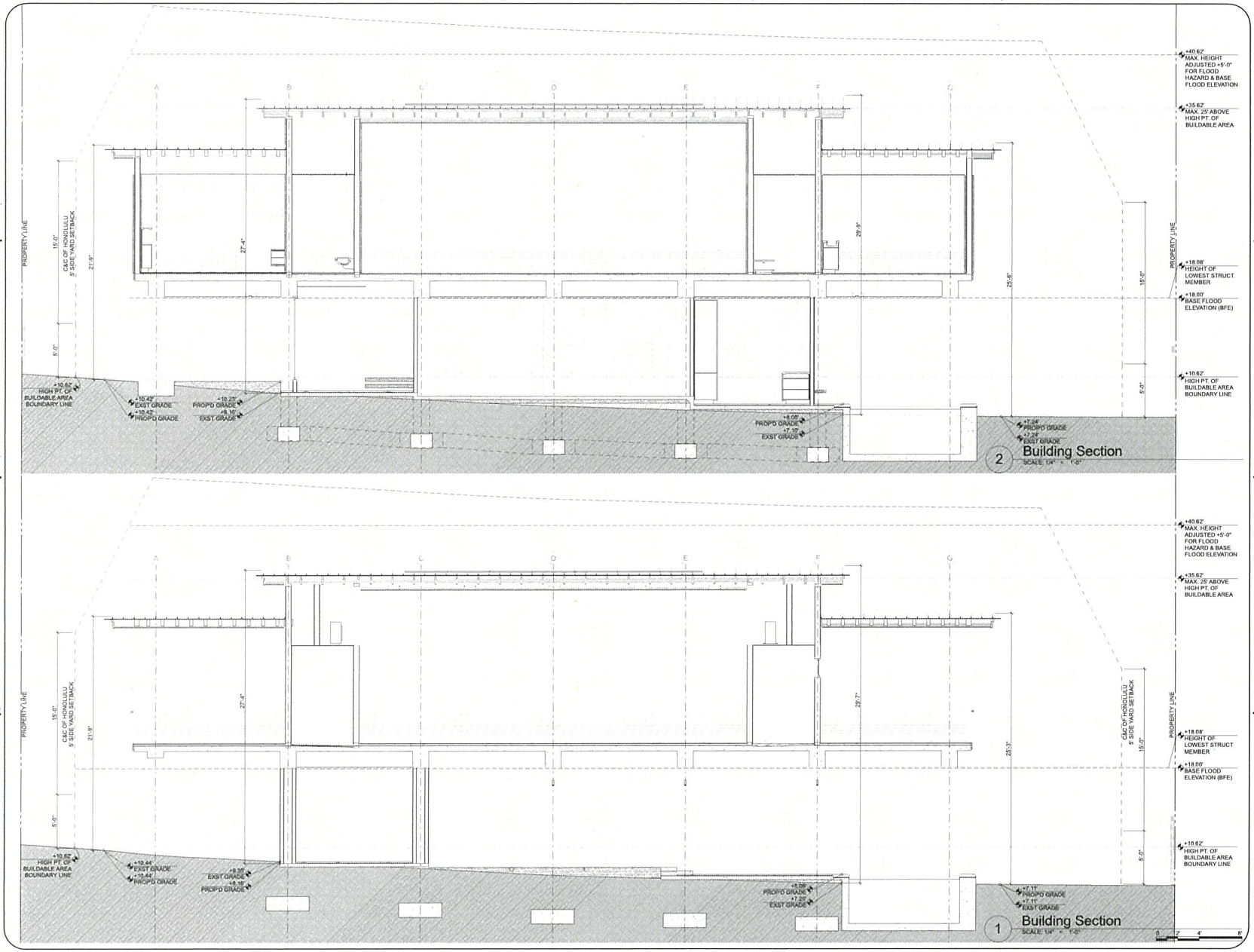


EXHIBIT D-8

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

57-329 Pahipahi'alua
Paullin Residence

TMK: 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	Building Sections
Scale	As Noted
Drawn By	BL

Revisions:

SMA Permit Drawings

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7456
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-80-2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

4/30/2026
Signature — Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects ("PVA") and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

A301

Plotted on 4/23/26 at 5:04 PM

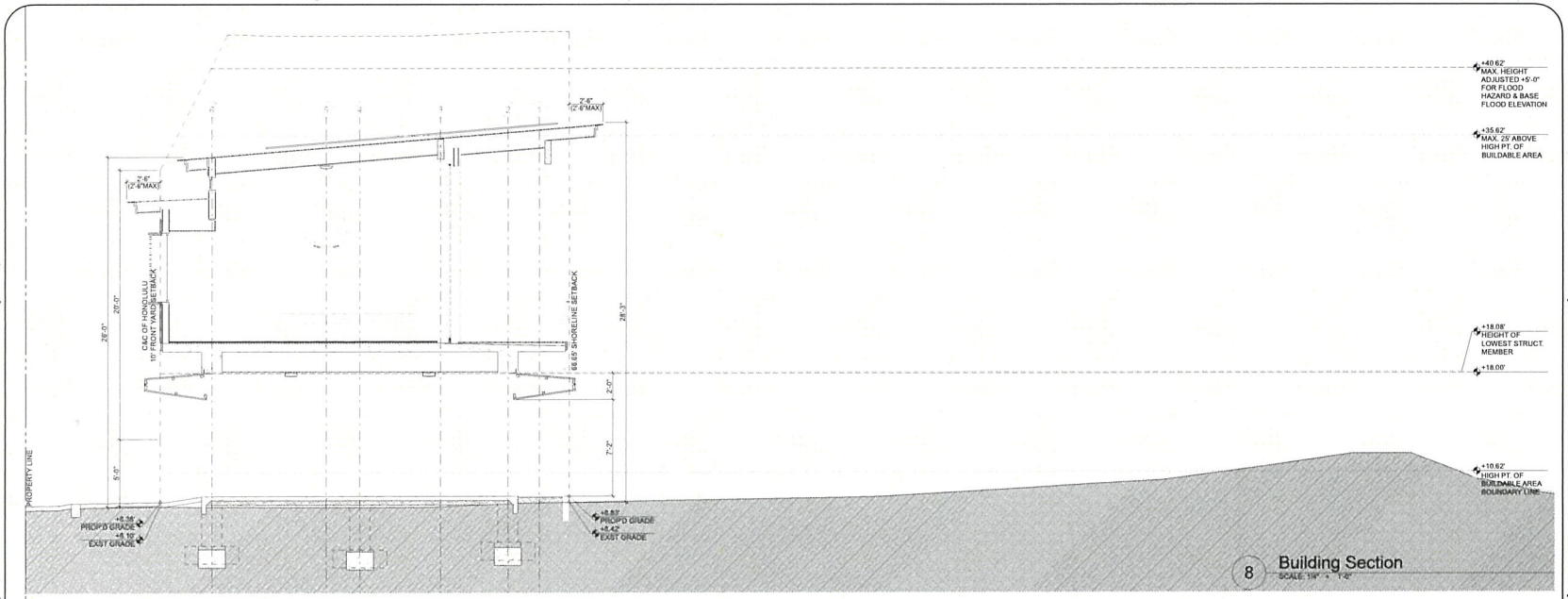


EXHIBIT D-9

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

57-329 Pahipahi'alua
Paullin Residence

TMK: 5-7-003:057
57-329 Pahipahi'alua Street, Kahuku, Hawaii 96731

Project	25-035.02
Date	April 23, 2026
Drawing	Building Sections
Scale	As Noted
Drawn By	BL

Revisions:

SMA Permit Drawings

PETER N. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7458
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. Observation of construction to be as defined in Section 16-60.2 Department of Regulatory Agencies, State of Hawaii, Rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

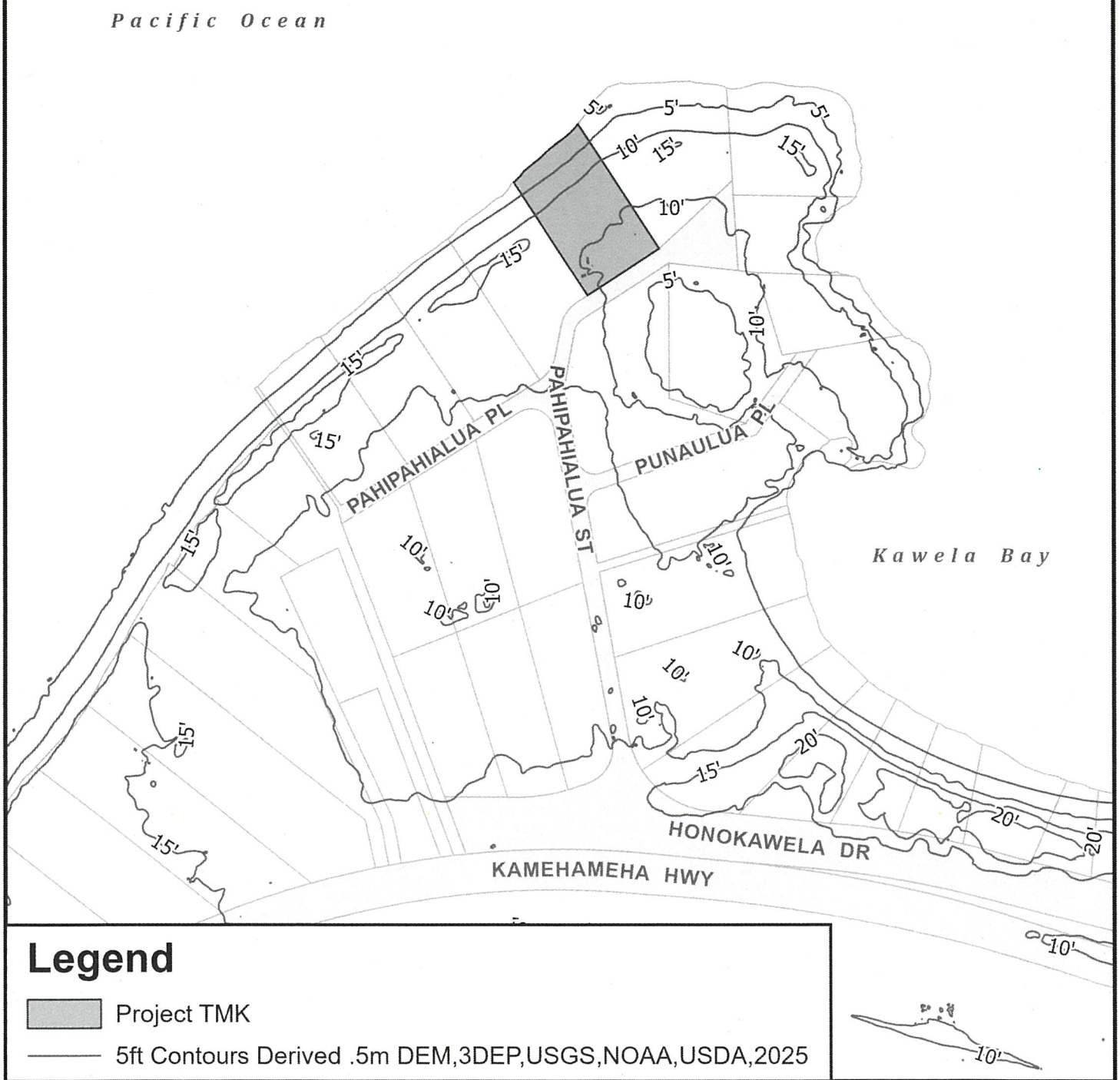
Signature — 4/30/2026 Expiration Date of License

Copyright © All Architectural designs, details, concepts and compositions depicted herein are the property of Peter Vincent Architects (PVA) and may be used in this specific project only. Use in whole or in part is strictly prohibited without written permission of PVA. No changes or deviations shall be allowed without the written consent of PVA. PVA and its consultants shall be deemed the authors and owners of their respective contributions to the architectural designs, details, concepts and compositions, and shall retain all common law, statutory and other reserved rights, including copyrights.

A304

Plotted on 4/23/26 at 6:55 PM

EXHIBIT E



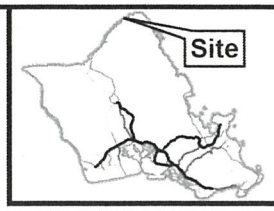
Legend

Project TMK

5ft Contours Derived .5m DEM,3DEP,USGS,NOAA,USDA,2025

0 100 200

Distance in Feet



VICINITY MAP

PORTION OF

TOPOGRAPHIC MAP

KAWELA

TAX MAP KEY(S): 5-7-003: 057

FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Copyright City & County of Honolulu
All Rights Reserved 2026

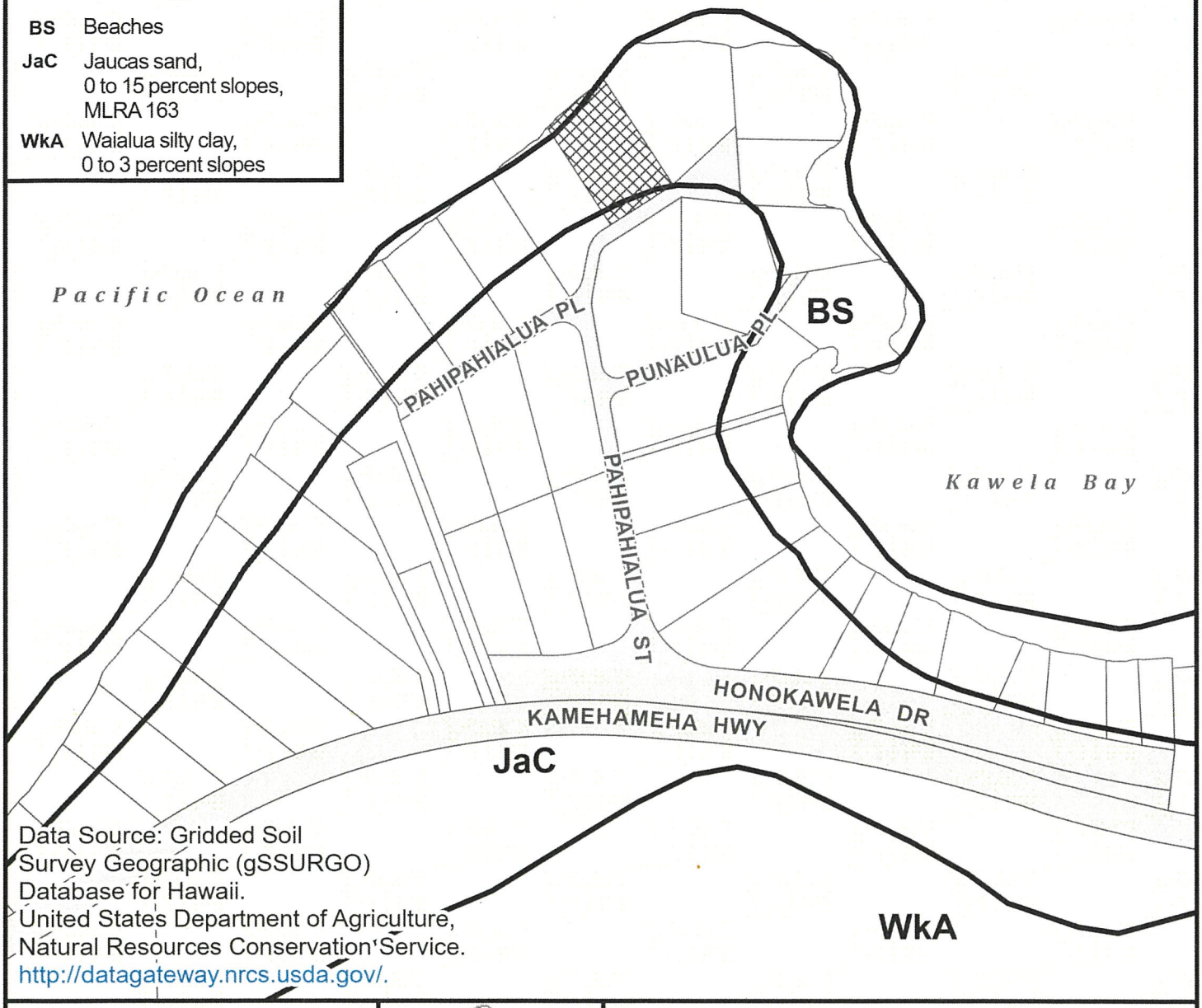
EXHIBIT F

Legend

- Project Site
- Tax Parcel
- Soil Boundary

NRCS Soil Type

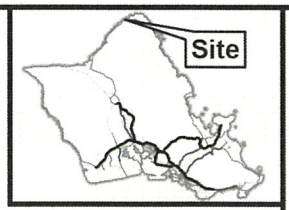
BS	Beaches
JaC	Jaucas sand, 0 to 15 percent slopes, MLRA 163
WkA	Waialua silty clay, 0 to 3 percent slopes



Data Source: Gridded Soil Survey Geographic (gSSURGO) Database for Hawaii. United States Department of Agriculture, Natural Resources Conservation Service. http://datagateway.nrcs.usda.gov/.

0 500 1,000

Distance in Feet



VICINITY MAP

PORTION OF
SOIL MAP
KAWELA

TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Copyright City & County of Honolulu
All Rights Reserved 2026

Legend

- Project TMK
- Tax Parcel
- 0030H 06/10/26 FIRM Flood Panel (Index) 2026

Flood Zones 2026

Flood Hazard Zones
- AE
- VE

Other Areas
- D

Flood Hazard Zones:

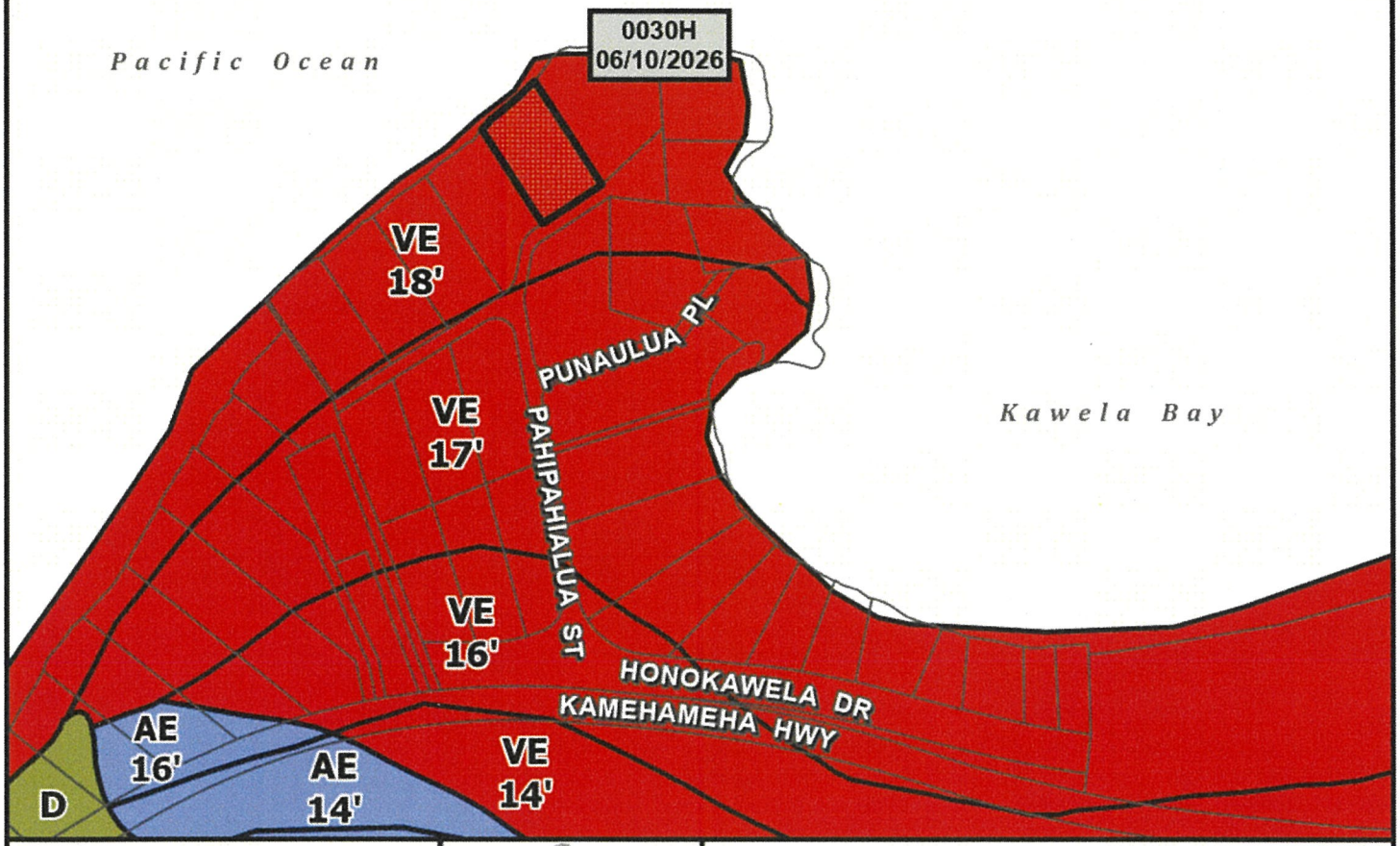
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

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.

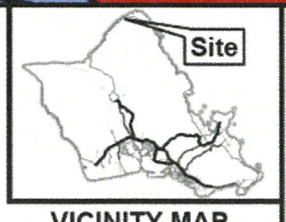
Zone **AE** = BFE determined
Zone **VE** = Costal flood zone with velocity hazard (wave action); BFE determined

Other Areas

Zone **D** = Areas in which flood hazards are undetermined, but possible.



0 150 300
Distance in Feet



VICINITY MAP

PORTION OF
FLOOD HAZARD MAP
FIRM PANEL 15003C0030H

NOTE: FLOOD ZONES EFFECTIVE AS OF JUNE 10, 2026.

TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

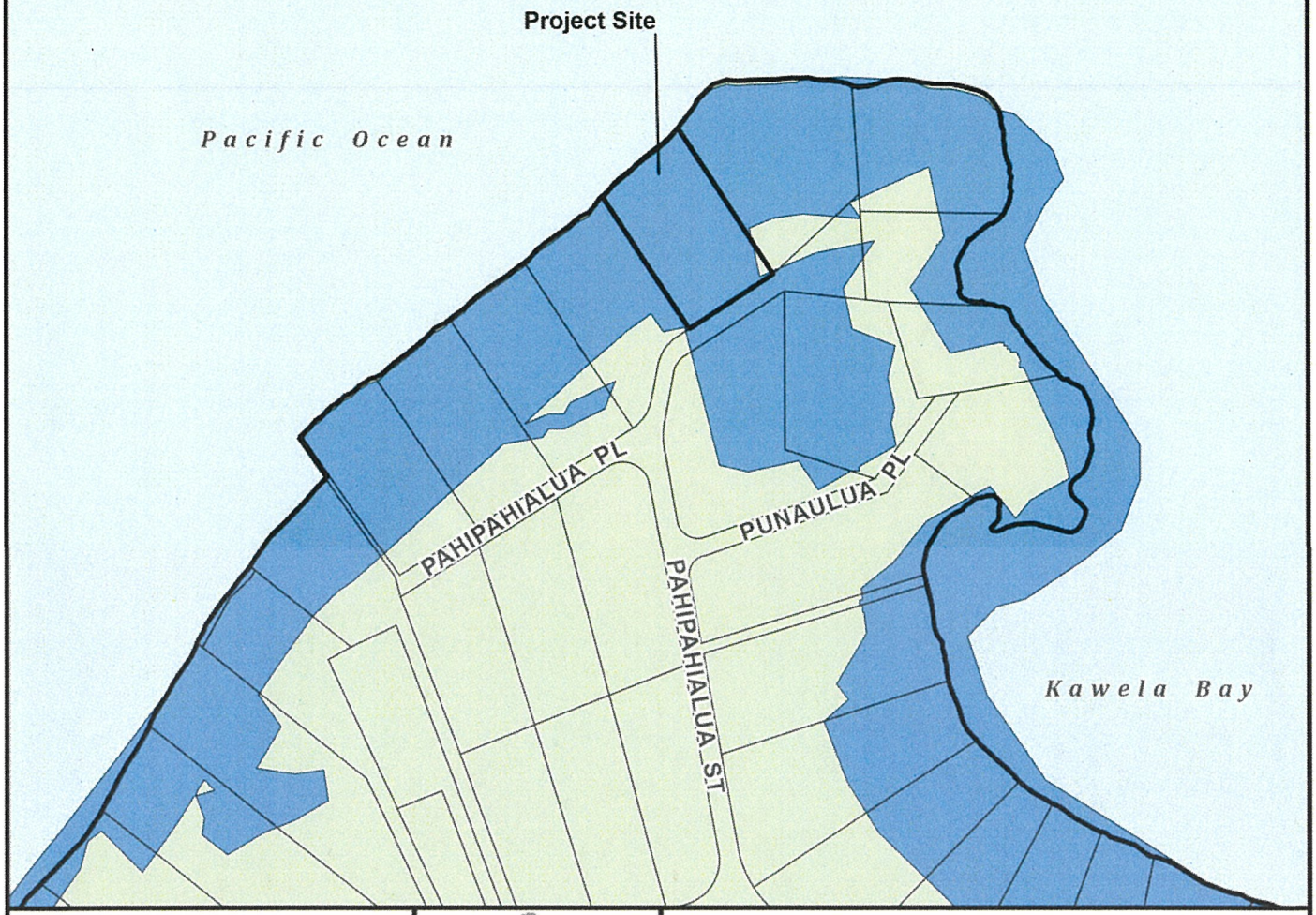
Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color

EXHIBIT H

Legend

- Project Site
- Tax Parcel
- Coastline
- SLR Exposure Area - 3.2 Ft. Scenario

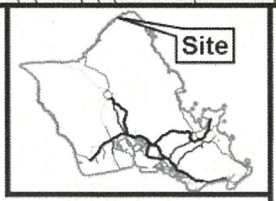
Data compiled by the Pacific Islands Ocean Observing System (PacIOOS) for the Hawaii Sea Level Rise Viewer



CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 100 200

Distance in Feet



VICINITY MAP

SEA LEVEL RISE (3.2ft) MAP

KAWELA

TAX MAP KEY(S): 5-7-003: 057

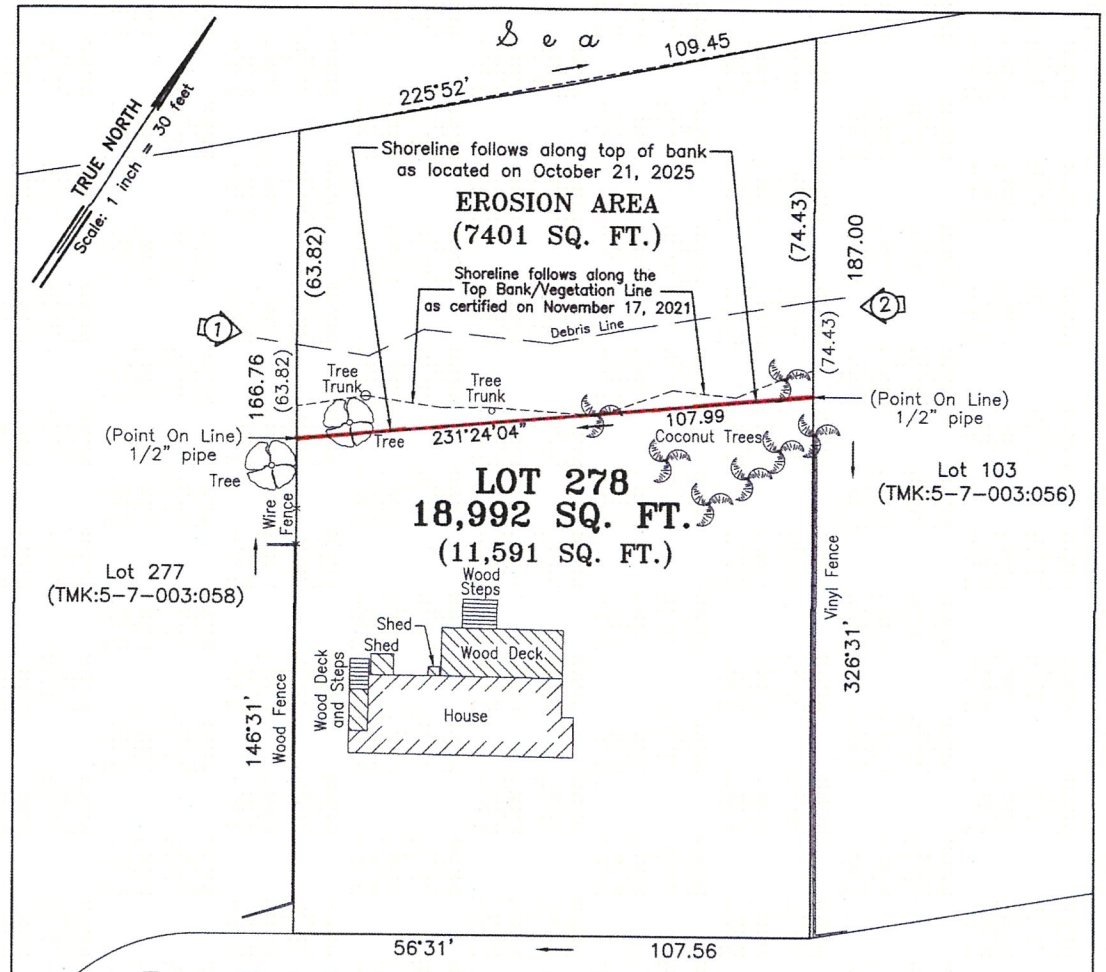
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Copyright City & County of Honolulu
All Rights Reserved 2026
Prepared in color

EXHIBIT I



SHORELINE SURVEY MAP

LOT 278

as shown on Map 24
of Land Court Application 1095
Kahuku, Koolauloa, Oahu, Hawaii
Tax Map Key: 5-7-003:057
Scale: 1 inch = 30 feet
Date: October 21, 2025
Owner: Barbara L. Paullin
Address: 57-329 Pahipahialua St.
Kahuku, Hawaii 96731

ALVIN A. ALIMBOYOGUEN
LICENSED PROFESSIONAL LAND SURVEYOR
No. 19096
HAWAII, U.S.A.

The shoreline as delineated in red is hereby certified as the shoreline as of

MAR 17 2026

Chairperson, Board of Land and Natural Resources

exp. 4/30/2026

This work was prepared by me
or under my direct supervision.

NOTES:
1. Only improvements shown were located.
2. All easements, building setbacks and restrictions may not be shown.
3. ⬡ Denotes number and direction of photographs.

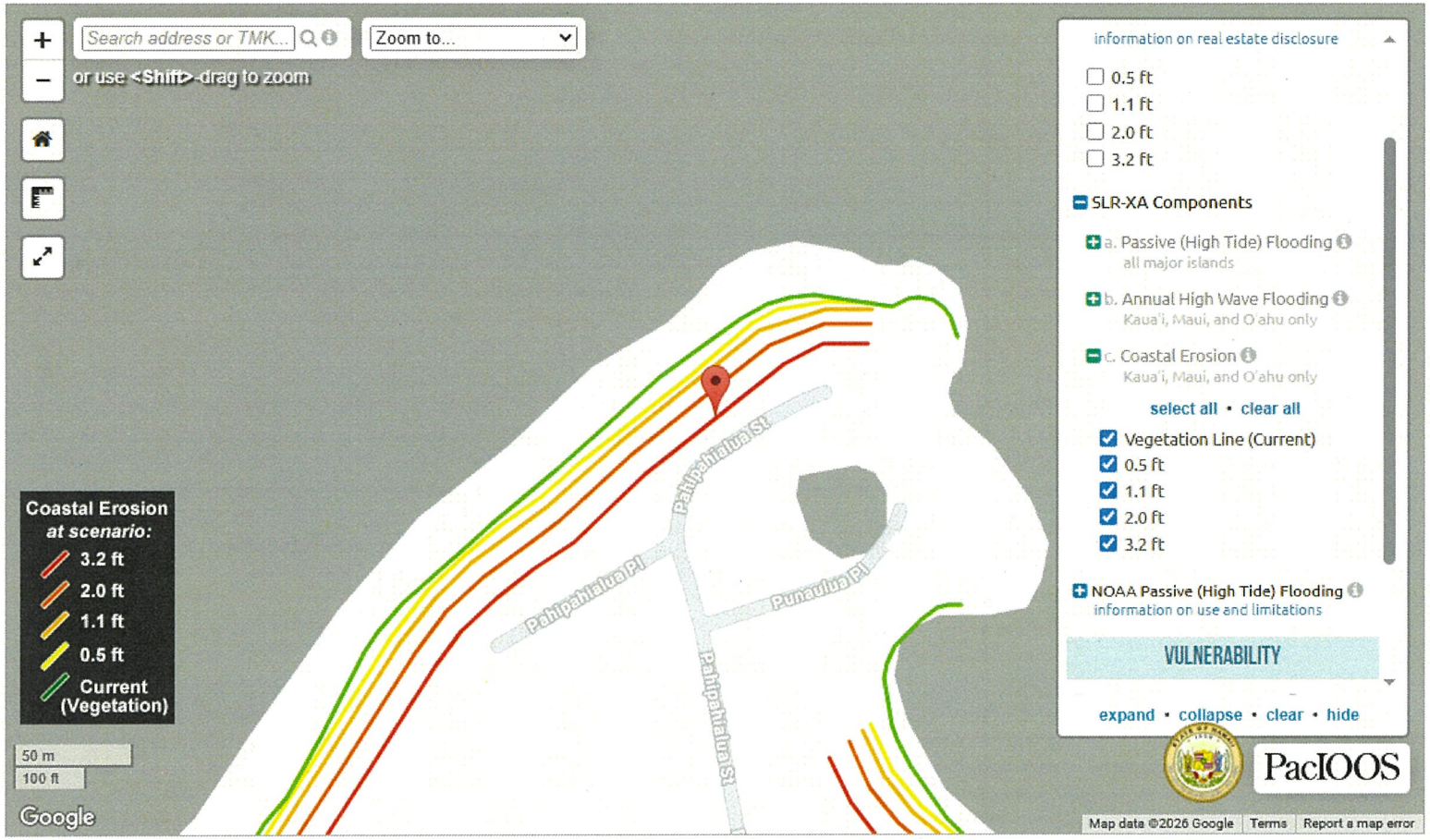
SURVEY OFFICE COPY

EXHIBIT J

Sea Level Rise : State of Hawai'i Sea Level Rise Viewer

An Interactive Mapping Tool in Support of the State of Hawai'i Sea Level Rise Vulnerability and Adaptation Report

view full-screen map

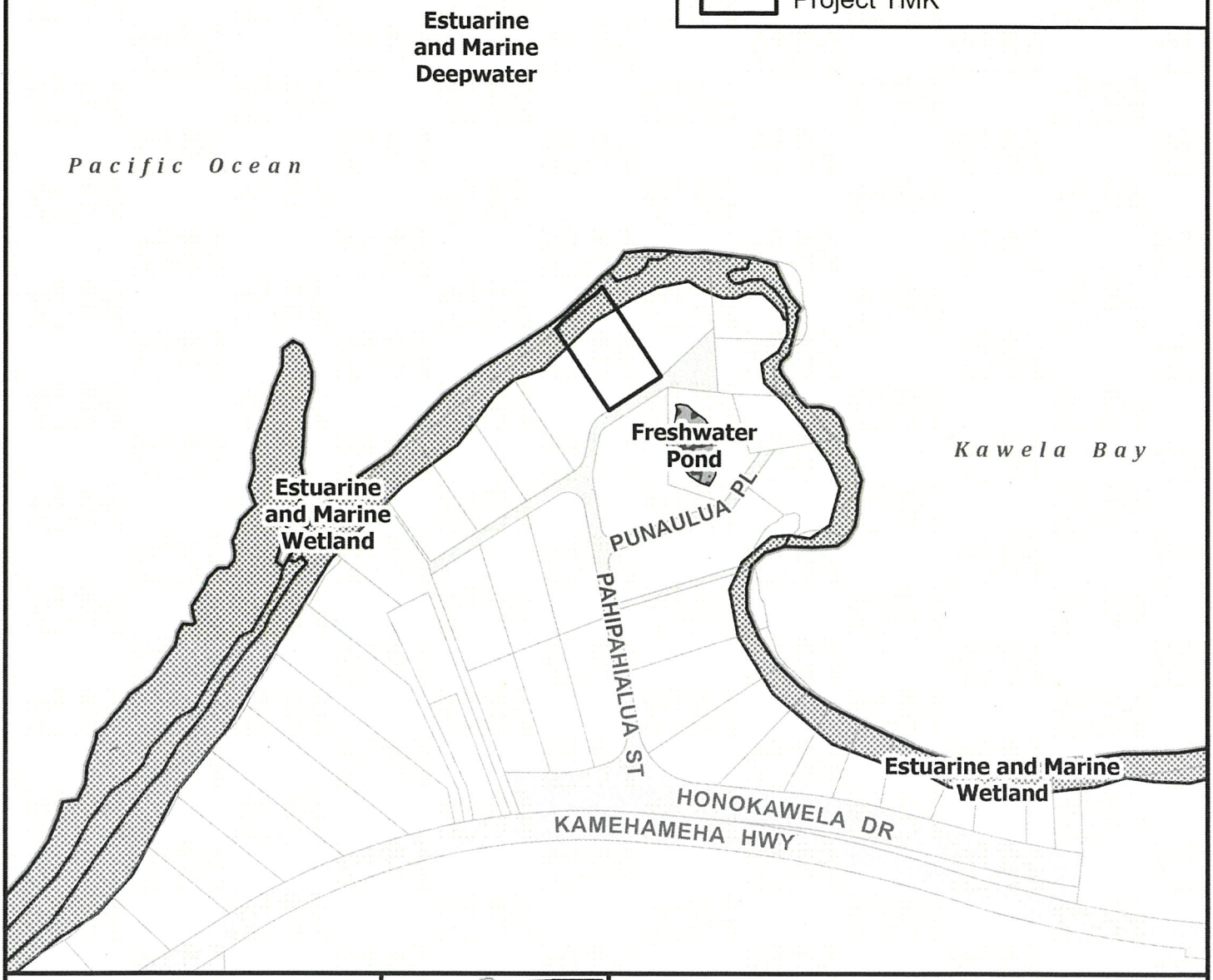


Data Source: The National Wetlands Inventory (NWI)
by the U.S. Fish and Wildlife Service
https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

Legend

WETLAND TYPE

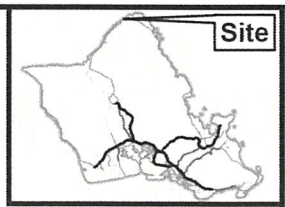
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Pond
- Project TMK



CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 150 300

Distance in Feet



VICINITY MAP

PORTION OF
WETLANDS MAP

KAWELA

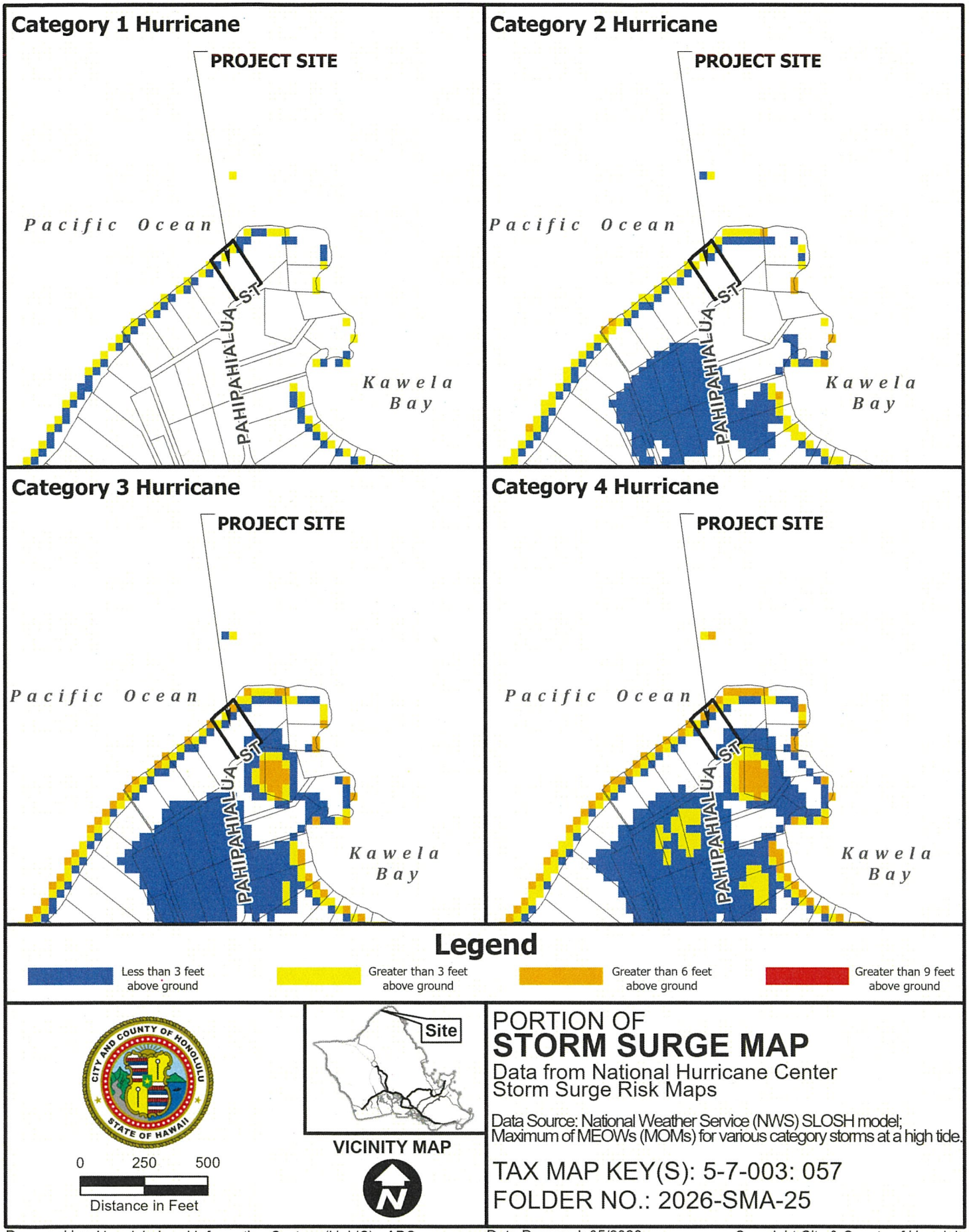
TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Copyright City & County of Honolulu
All Rights Reserved 2026

EXHIBIT L



PORTION OF
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.

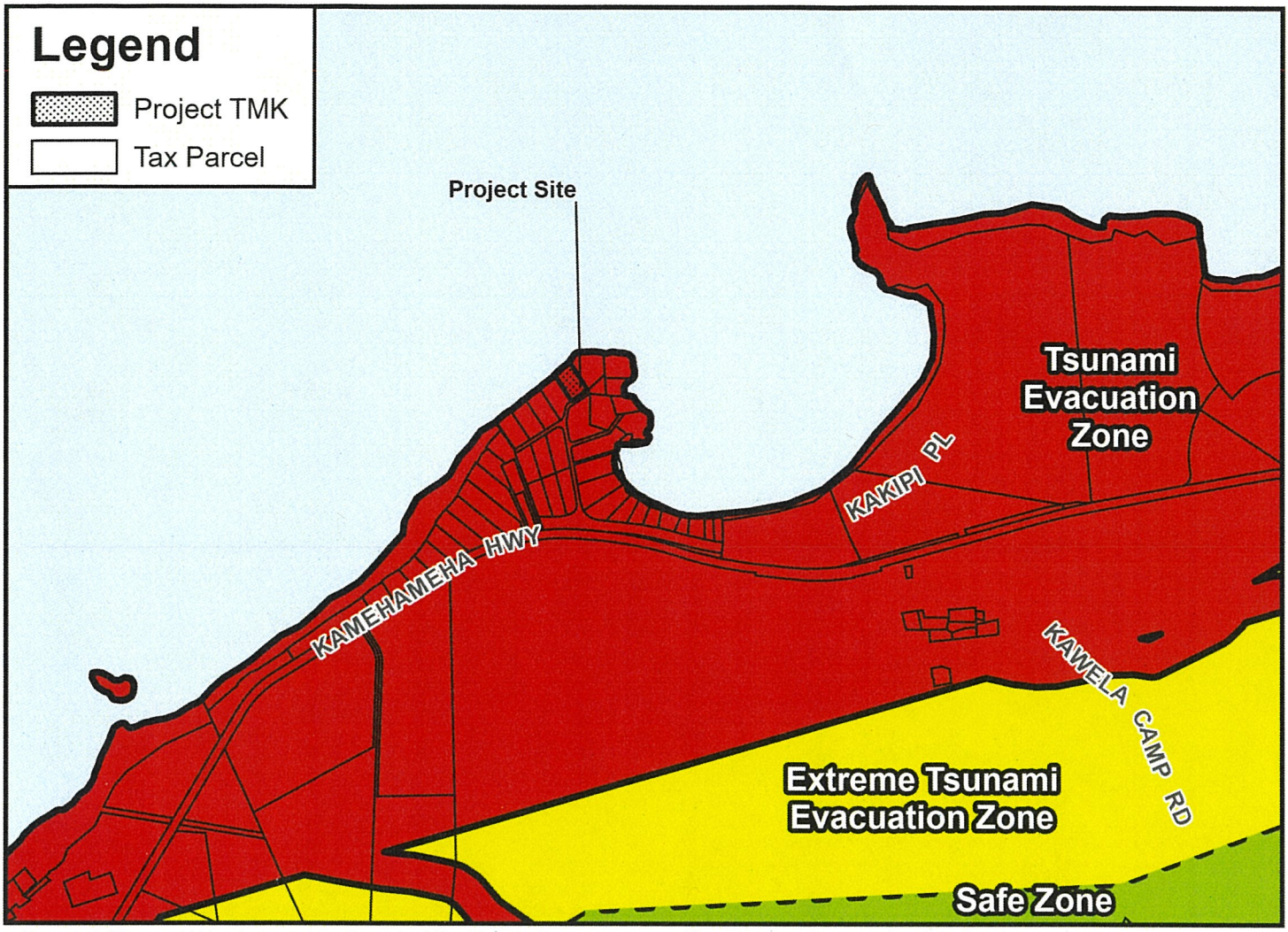
TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

Prepared in color

Copyright City & County of Honolulu
All Rights Reserved 2026

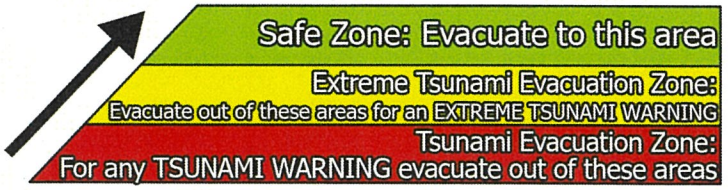


- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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

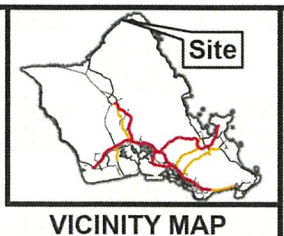
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

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







VICINITY MAP

PORTION OF TSUNAMI EVACUATION MAP

MALAEKAHANA TO SUNSET BEACH MAP 11 INSET 2

TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

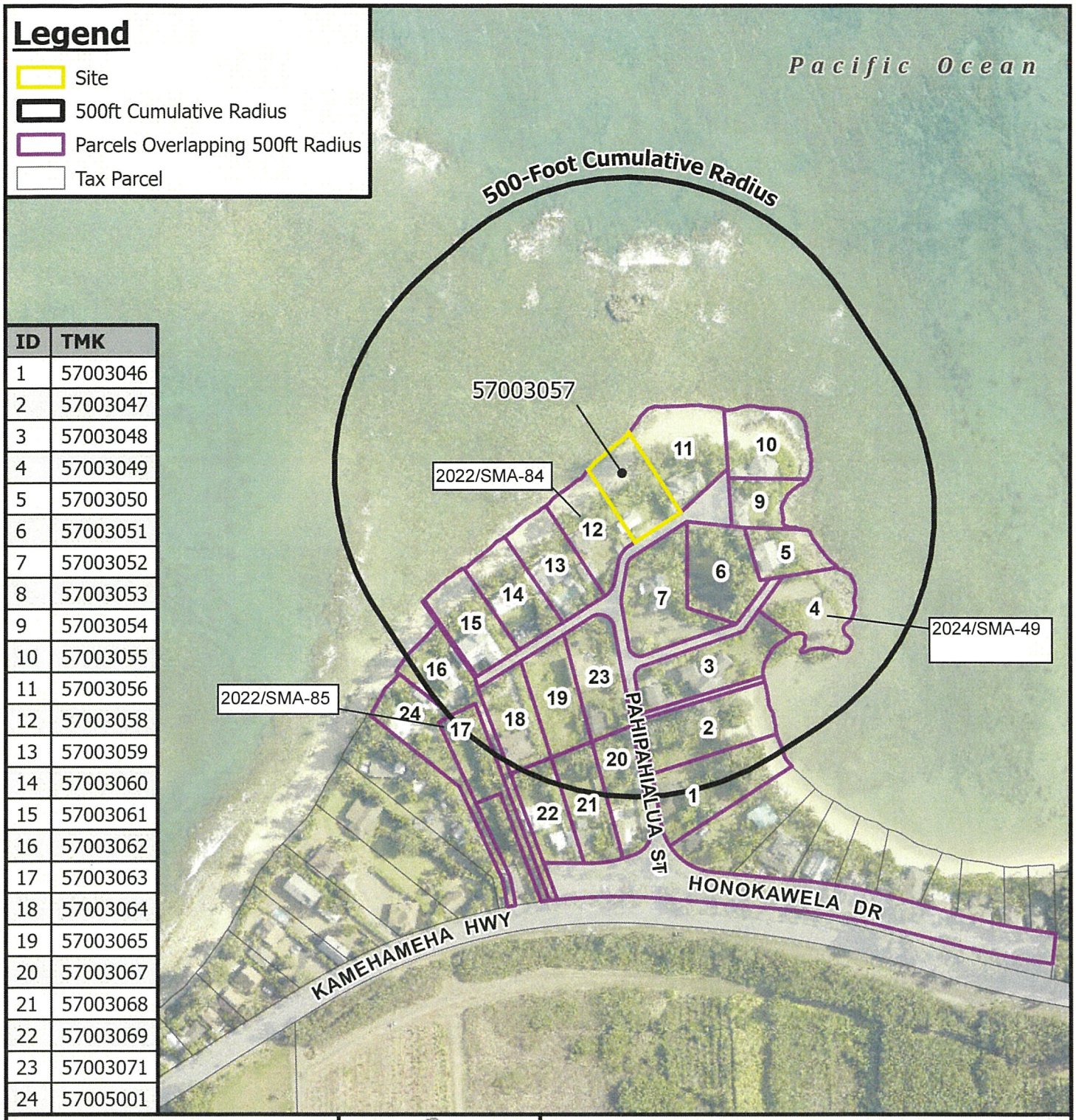
Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

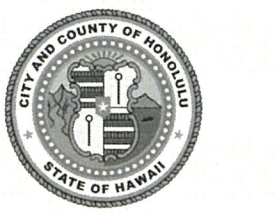
Prepared in color

Copyright City & County of Honolulu
All Rights Reserved 2026

EXHIBIT N

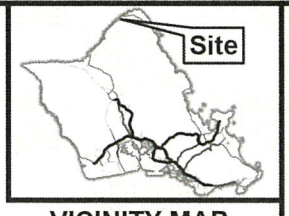


ID	TMK
1	57003046
2	57003047
3	57003048
4	57003049
5	57003050
6	57003051
7	57003052
8	57003053
9	57003054
10	57003055
11	57003056
12	57003058
13	57003059
14	57003060
15	57003061
16	57003062
17	57003063
18	57003064
19	57003065
20	57003067
21	57003068
22	57003069
23	57003071
24	57005001



0 250 500

Distance in Feet



VICINITY MAP

CUMULATIVE IMPACT MAP

KAWELA

TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

Prepared by: Honolulu Land Information System (HoLIS) - CW
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

Copyright City & County of Honolulu
All Rights Reserved 2026