REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:
Esther Kia'āina, Chair; Tommy Waters, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Andria Tupola

Committee Meeting Held
September 24, 2026

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning & Planning, which considered Resolution 26-183 entitled:

"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,"

transmitted by Departmental Communication 522 (2026) from the Department of Planning and Permitting ("DPP"), dated August 10, 2026, reports as follows:

The purpose of Resolution 26-183 is to grant a Special Management Area ("SMA") Major Permit to Barbara L. Paullin (the "Applicant") to allow for the demolition of an existing single-unit dwelling and the decommission of an existing cesspool; and the construction of a new two-story single-unit dwelling with three lanais, two-car carport on the ground floor, and a second story living space, open one-car parking area, rock garden, in-ground swimming pool, concrete rubble masonry wall, and individual wastewater system ("IWS"), on a 11,591-square-foot shoreline lot zoned R-5 Residential District, located at 57-329 Pahipahi'alua Street in Kahuku, and identified as Tax Map Key 5-7-003:057 (the "Project").

In February 2023, by adoption of Resolution 22-276, CD1, the Council approved an SMA Major Permit for the Applicant's property. The Applicant submitted a building permit application to the DPP, but the building permit was never issued, and the SMA Major Permit expired.

ADOPTED ON OCT 7 2026

COMMITTEE REPORT NO. 268(26)

At the time Resolution 22-276, CD1, was approved, the Project's lot area was 18,992 square feet, but 7,401 square feet of land has since been lost to coastal erosion and is now within the State Land Use Conservation District, which is considered State public land and is zoned P-1 Restricted Preservation District. That portion has been removed from the total zoning lot area, which is now 11,591 square feet.

Reports available from other projects in the vicinity of the Project site indicate there are potential archaeological and historical resources in the area, including iwi kūpuna (Native Hawaiian ancestral remains), primarily in the Turtle Bay Resort area or at Kahuku Point. AMS Affiliates prepared an archaeological inventory survey ("AIS") for the Project site. No known burial sites were identified, but a subsurface traditional cultural layer with eight pits, three postholes, and one combustion feature was discovered. The AIS was submitted to the State Historic Preservation Division ("SHPD"), and SHPD is expected to recommend archaeological monitoring for the Project. The proposed CD1 requires the Applicant to submit to the DPP copies of the SHPD's acceptance of the Project's AIS and archaeological monitoring plan. The CD1 also requires the Applicant to consult with SHPD to implement approved mitigation protocols, and to stop work if any previously unidentified archaeological sites or remains are discovered during Project construction.

The entire Project site is within Flood Zone VE, which is a high-risk coastal area. The base flood elevation ("BFE") for the Project site is 18 feet above mean sea level. The ground floor carport, lanai, and storage area will be on concrete slabs, and are below the 18-foot BFE, but all habitable spaces are located on the second floor, which will be elevated above 18 feet. The ground floor will be constructed with breakaway walls, and the second floor will be supported by reinforced concrete columns.

The entire Project site will also be impacted by 3.2 feet of sea level rise by the year 2100, and has an erosion rate of -0.8 feet and -0.11 feet per year. The Project is located as far mauka as possible, on the most elevated portion of the zoning lot available, and is outside of the shoreline setback of 66.65 feet. However, the Project's roof overhangs encroach into the shoreline setback area and requires a Minor Shoreline Structure Permit. There is no other suitable location for the Project on the site. The Project's swimming pool is located under the second floor on the makai side of the dwelling, and there is no wall that could serve as a shoreline hardening structure. The proposed CD1 includes Applicant acknowledgements regarding the risks and responsibilities associated with development in the sea level rise exposure area, and requires that pervious surface materials be used for the Project driveway and certain areas under the elevated portion of the dwelling.

The Project's swimming pool involves excavation approximately 5 feet deep, for a total of approximately 30 cubic yards of sand. All excavated material will be reused onsite as backfill for ground leveling or landscaping. The Project involves the importation of approximately 46 cubic yards of structural fill material, including for the proposed IWS, which will be reviewed and approved by the State Department of Health. No import of soil fill material is proposed. The proposed CD1 includes conditions to mitigate the spread of invasive species.

Your Committee notes that the DPP, after a public hearing held on June 26, 2026, recommends approval of the SMA Major Permit, subject to the conditions set forth in the Resolution.

At your Committee's meeting on September 24, 2026, the Applicant's agent provided a presentation of the proposed Project.

The DPP Land Use Permitting Division Chief testified in support of the CD1 version of the Resolution.

Your Committee received no verbal or written public testimony on the Resolution.

Your Committee has carefully reviewed the conditions recommended by the DPP for inclusion in this SMA Major Permit. Although your Committee generally finds the DPP's proposed conditions to be appropriate, your Committee recommends that certain conditions be amended or added as discussed below.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

A. Amends the title of the resolution to read:

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

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

C. Amends Condition B.2 to clarify that the entire Project site is anticipated to be impacted by 3.2 feet of sea level rise by the year 2100, and the proposed Project dwelling is located within the 3.2-foot sea level rise exposure area.

D. Amends Condition I.1 to provide that the Applicant proposes to import approximately 46 (as opposed to 45) cubic yards of structural fill material.

E. Adds a new Condition J to require the Applicant to use pervious surface materials for the driveway and areas under the elevated structure, except for the carport, pool, and storage area. Re-letters subsequent Conditions.

F. Amends re-lettered Condition K.1 to provide that prior to the issuance of any construction permit or building permit for the Project, the Applicant is required to obtain a minor shoreline structure permit for the Project dwelling roof overhang located within the shoreline setback area.

G. For readability, replaces the resolution exhibits with clearer exhibits.

H. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds, pursuant to § 205A-26, Hawaii Revised Statutes ("HRS"), and § 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and in agreement with the conclusion of the DPP in Departmental Communication 522 (2026), that:

1. The development, as conditioned, will not have any substantial adverse environmental or ecological effect, either alone or cumulatively with other projects.

2. The development, as conditioned, is consistent with the objectives and policies set forth in HRS § 205A-2 and ROH § 25-3.1, and the review guidelines contained in HRS § 205A-26 and ROH § 25-4.1.

3. The development, as conditioned, is consistent with the O'ahu General Plan, development plans, zoning, and other applicable ordinances.

REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:
Esther Kia'āina, Chair; Tommy Waters, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Andria Tupola

Your Committee further finds that based on efforts to identify whether there are cultural, historic, or natural resources, or Native Hawaiian traditional and customary rights on the Project site, the Council is not aware of any existing cultural, historic, or natural resources, or Native Hawaiian traditional and customary practices on the Project site.

Your Committee on Zoning & Planning is in accord with the intent and purpose of Resolution 26-183, as amended herein, and recommends its adoption in the form attached hereto as Resolution 26-183, CD1. (Ayes: Cordero, Kia'āina, Tupola, Waters – 4; Noes: None; Absent: Okimoto – 1.)

Respectfully submitted,

Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON OCT 7 2026

COMMITTEE REPORT NO. 268(26)

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **26-183, CD1**

RESOLUTION

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

WHEREAS, on May 8, 2026, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2026-SMA-25) of Barbara L. Paullin (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the demolition of an existing single-unit dwelling and decommission of an existing cesspool; and the construction of a new two-story single-unit dwelling with three lanais, two-car carport on the ground floor, and second story living space, open one-car parking area, rock garden, in-ground swimming pool, concrete rubble masonry wall, and individual wastewater system ("IWS") on an approximately 18,992-square-foot shoreline lot zoned R-5 Residential District, located at 57-329 Pahipahi'ālua Street in Kahuku, 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 and DPP staff members; 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 August 11, 2026, by Departmental Communication 522 (2026), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major Permit be issued to the Applicant for the Project subject to the following conditions:

RESOLUTION

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C, 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 Tax Map Key 5-7-003:057 is projected to be impacted by 3.2 feet of sea level rise by the year 2100, and the proposed Project dwelling is located within the 3.2-foot sea level rise exposure area ("SLR-XA"). The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within SLR-XA. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

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 hereby notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

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

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use Ordinance, are not allowed on Tax Map 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 building permit for the Project, the Applicant shall submit to the DPP a copy of the State Historic Preservation Division's ("SHPD") written acceptance of the Project's Archaeological Inventory Survey ("AIS") that meets the requirements of § 13-276-5, Hawai'i Administrative Rules ("HAR"), 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 State Historic Preservation Division's ("SHPD") written acceptance of the Project's Archaeological Monitoring Plan ("AMP") that meets the requirements of HAR § 13-279-4.

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

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

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

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

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

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

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

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

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

7. All Project-related activities must cease if a Hawaiian monk seal, green sea turtle, hawksbill sea turtle, or olive ridley sea turtle is present on land within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or sea turtles must be

removed from the work area at the end of each day and at the conclusion of Project-related activities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4. Landscaping in the dune or shoreline area between the dwelling 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 46 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 information provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

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

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

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

J. To minimize potential impacts of flooding, the Applicant shall use pervious surface materials, such as but not limited to grasscrete or grass block, for the Project's driveway. Similarly, except for the carport, pool, and storage area, the areas under the elevated structure must also consist of pervious surface materials. The pervious surface materials used for the driveway may be used under the elevated structure.

K. Permits.

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall obtain a minor shoreline structure permit for the Project dwelling 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. Sixty days after its receipt of the DPP Director's report; or

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

      the extension will be deemed to be denied.

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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **26-183, CD1**

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Planning Solutions, Inc., James T. Hayes, Pacific Park Plaza, 711 Kapiolani Boulevard, Suite 910, Honolulu, Hawai'i 96813-5213; Barbara L. Paullin, 504 Paseo Del Mar, Palos Verdes Estates, California 90274; the Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and the 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.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

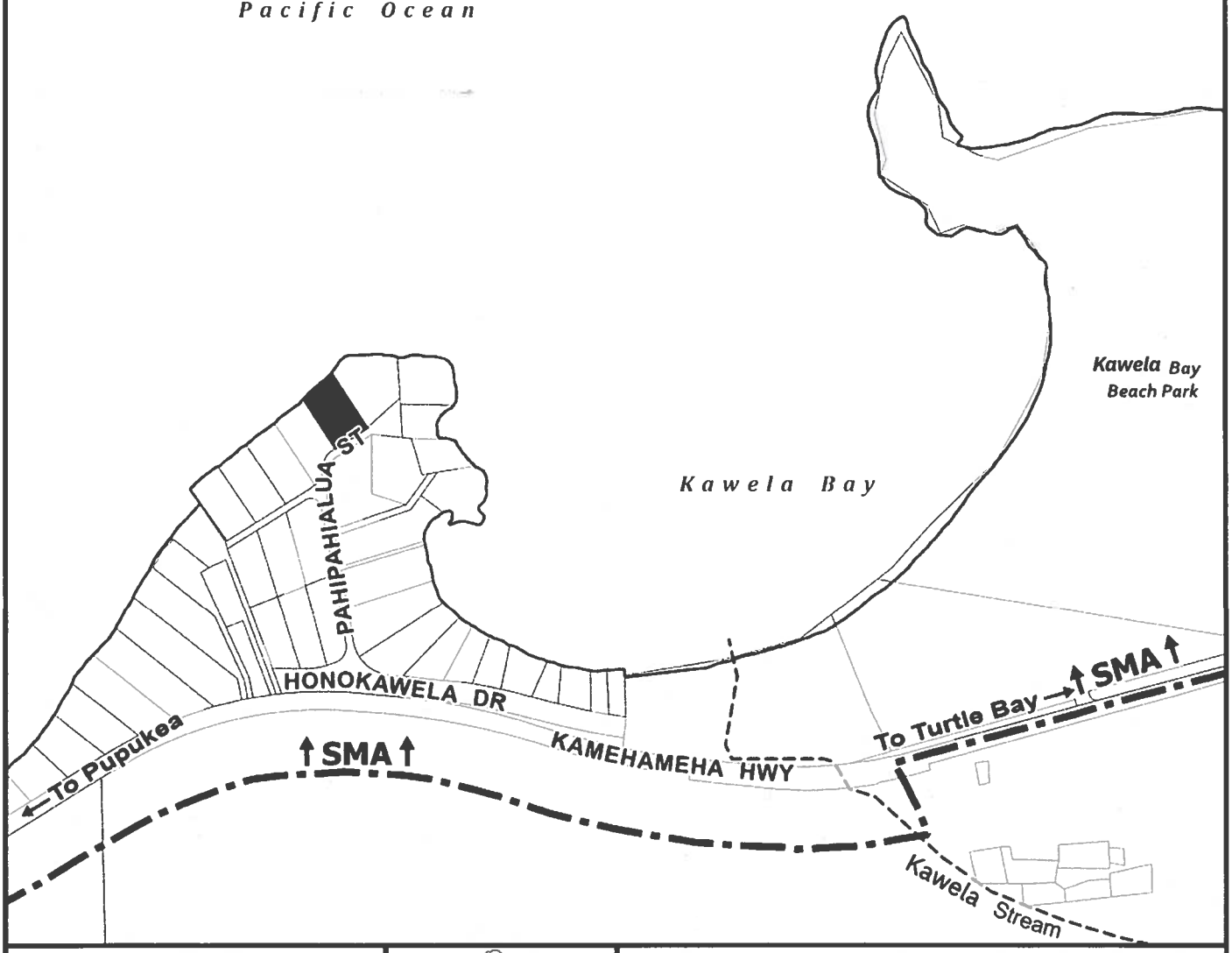
August 13, 2026
Honolulu, Hawai'i

Councilmembers

Legend

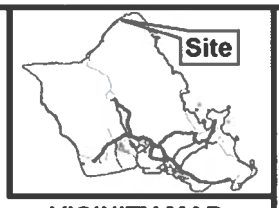
- Project TMK
- Tax Parcel
- Special Management Area
- Stream

EXHIBIT A



0 250 500

Distance in Feet



VICINITY MAP

LOCATION MAP WITH SMA

KAWELA

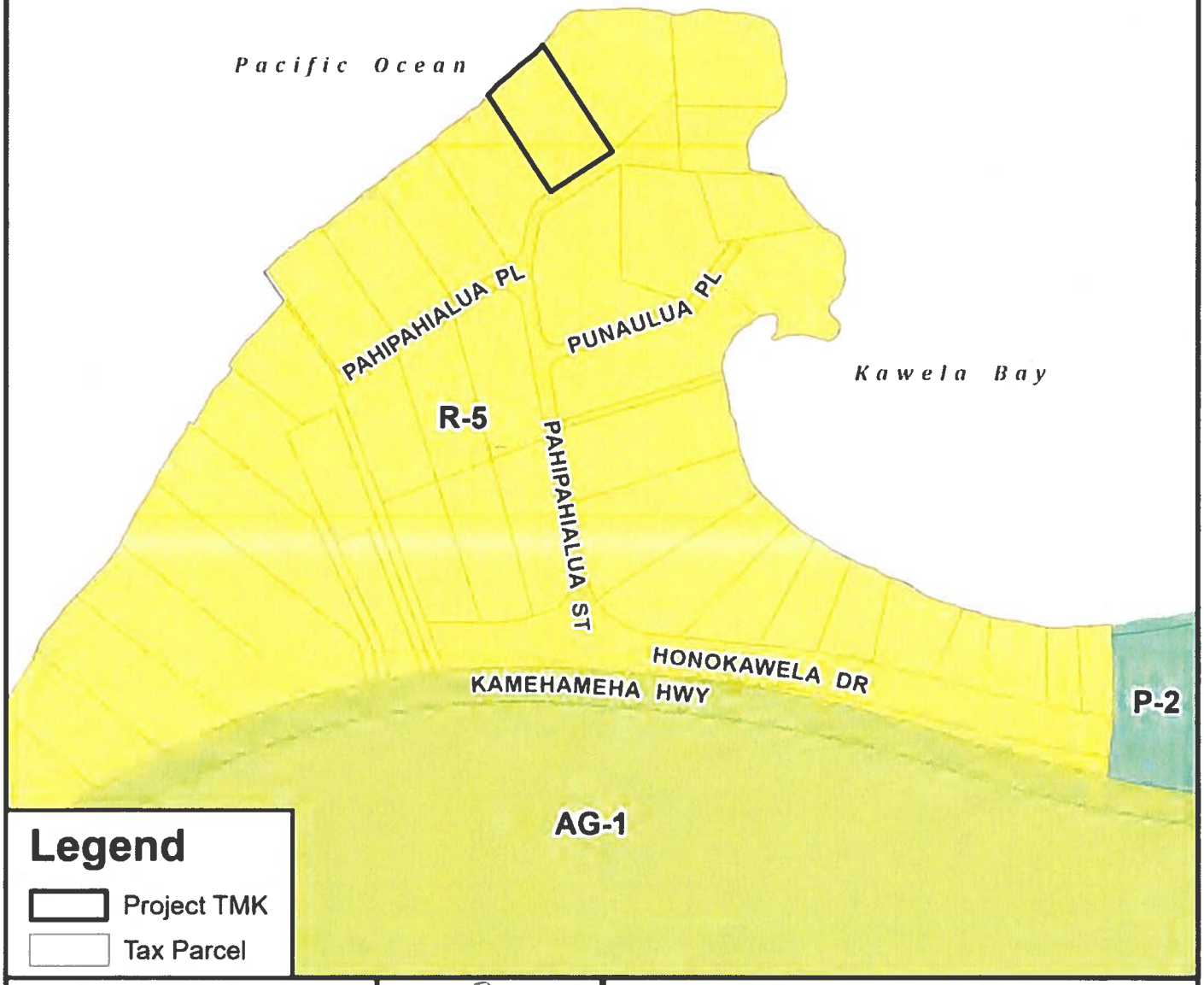
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FOLDER NO.: 2026-SMA-25

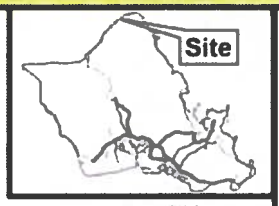
Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

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EXHIBIT B





VICINITY MAP

0 150 300

Distance in Feet

PORTION OF
ZONING MAP
KAHUKU - LAIE

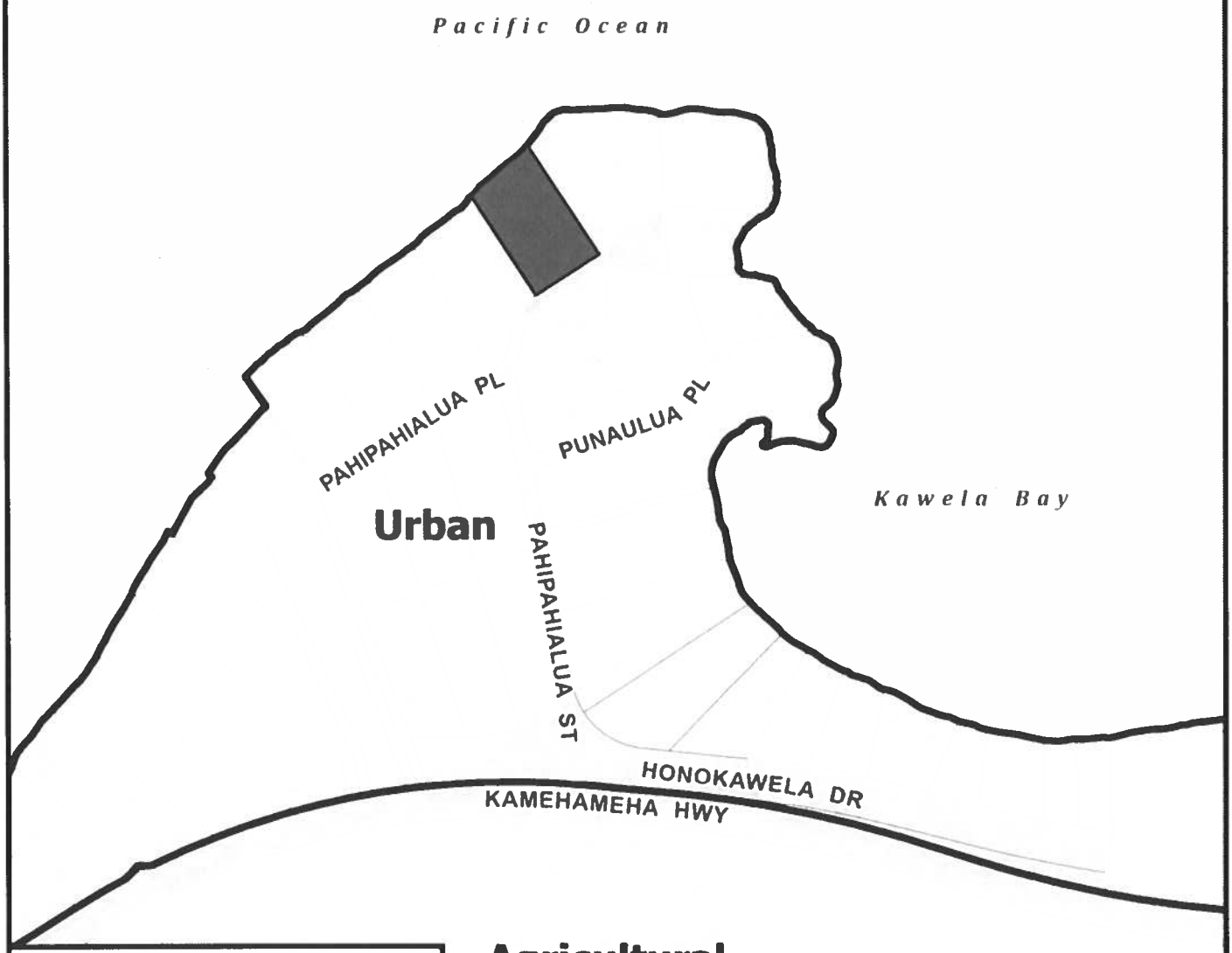
TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

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

Date Prepared: 05/2026

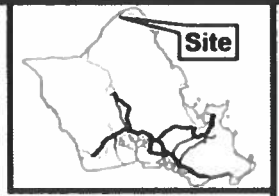
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EXHIBIT C



Legend

- Project TMK
- State Land Use Districts



VICINITY MAP

0 200 400

Distance in Feet

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

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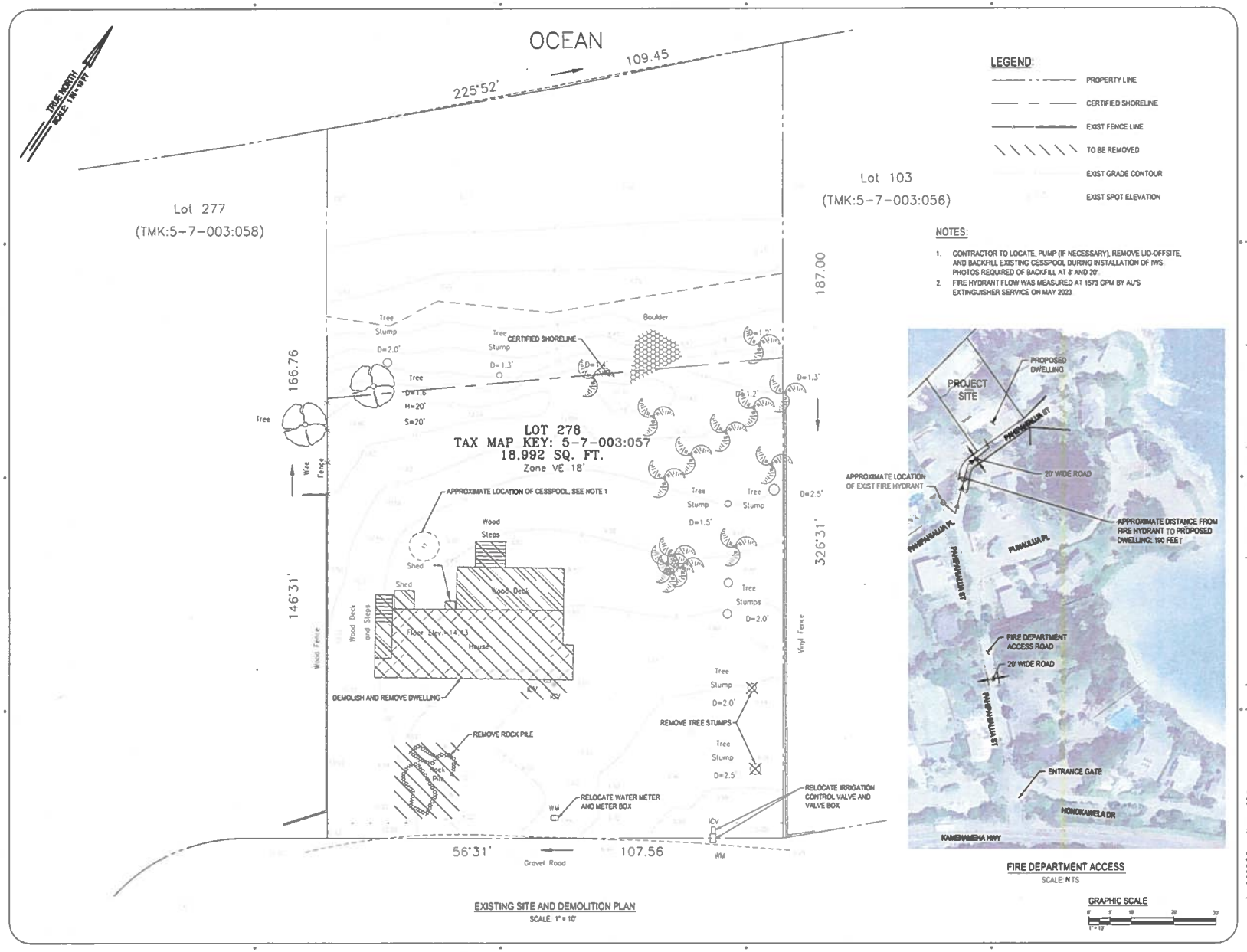


EXHIBIT D-1

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808.524.6255 | 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

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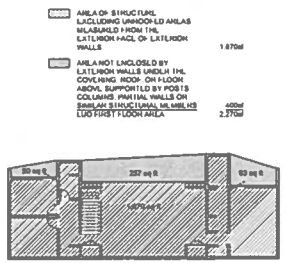
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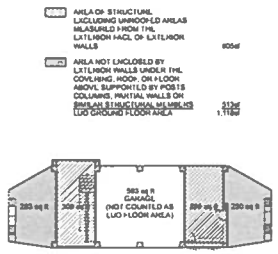
C100

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

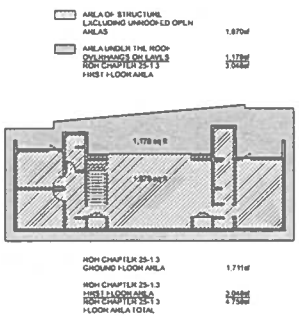
EXHIBIT D-2



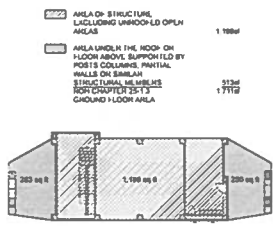
7 First Floor LUO Floor Area
SCALE: 1/16" = 1'-0"



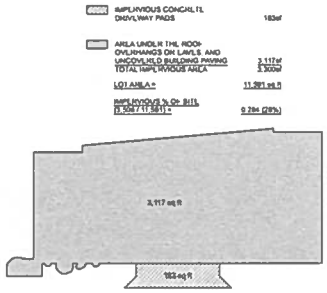
6 Ground Floor LUO Floor Area
SCALE: 1/16" = 1'-0"



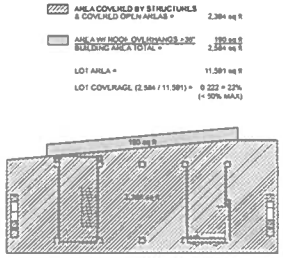
5 ROH Chap. 25-1.3 First Floor Area & Totals
SCALE: 1/16" = 1'-0"



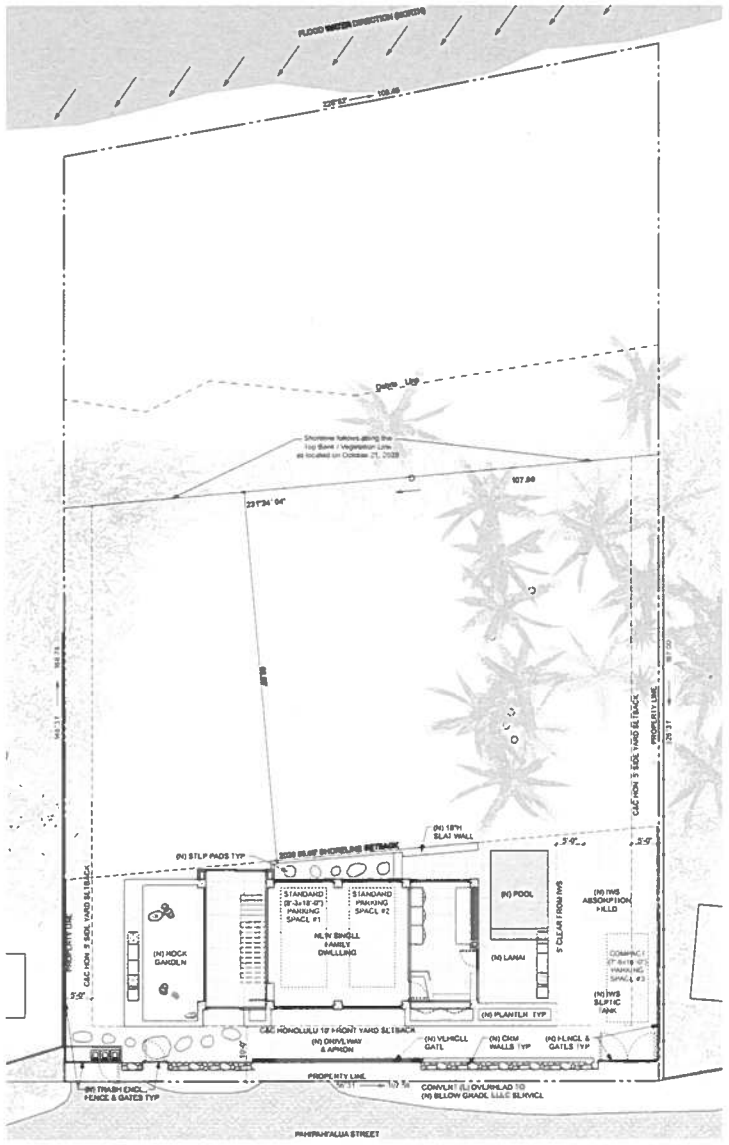
4 ROH Chap. 25-1.3 Ground Floor Area
SCALE: 1/16" = 1'-0"



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



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



1 Site Plan
SCALE: 1" = 10'

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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 M. VINCENT
LICENSED PROFESSIONAL ARCHITECT
No. 7488
HAWAII, U.S.A.

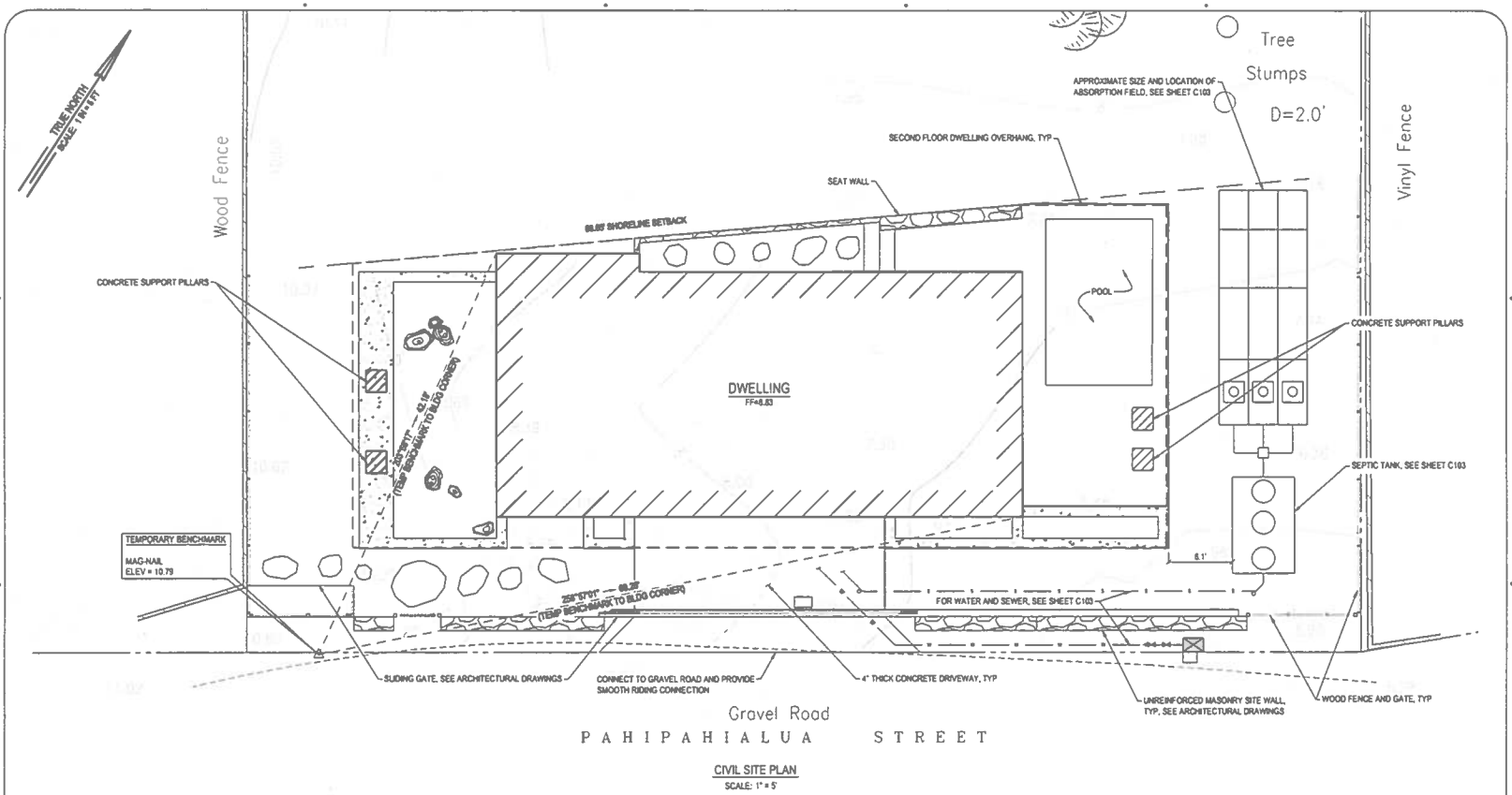
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Signature 4/30/2026
Signature Date of Certification

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A101

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'

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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

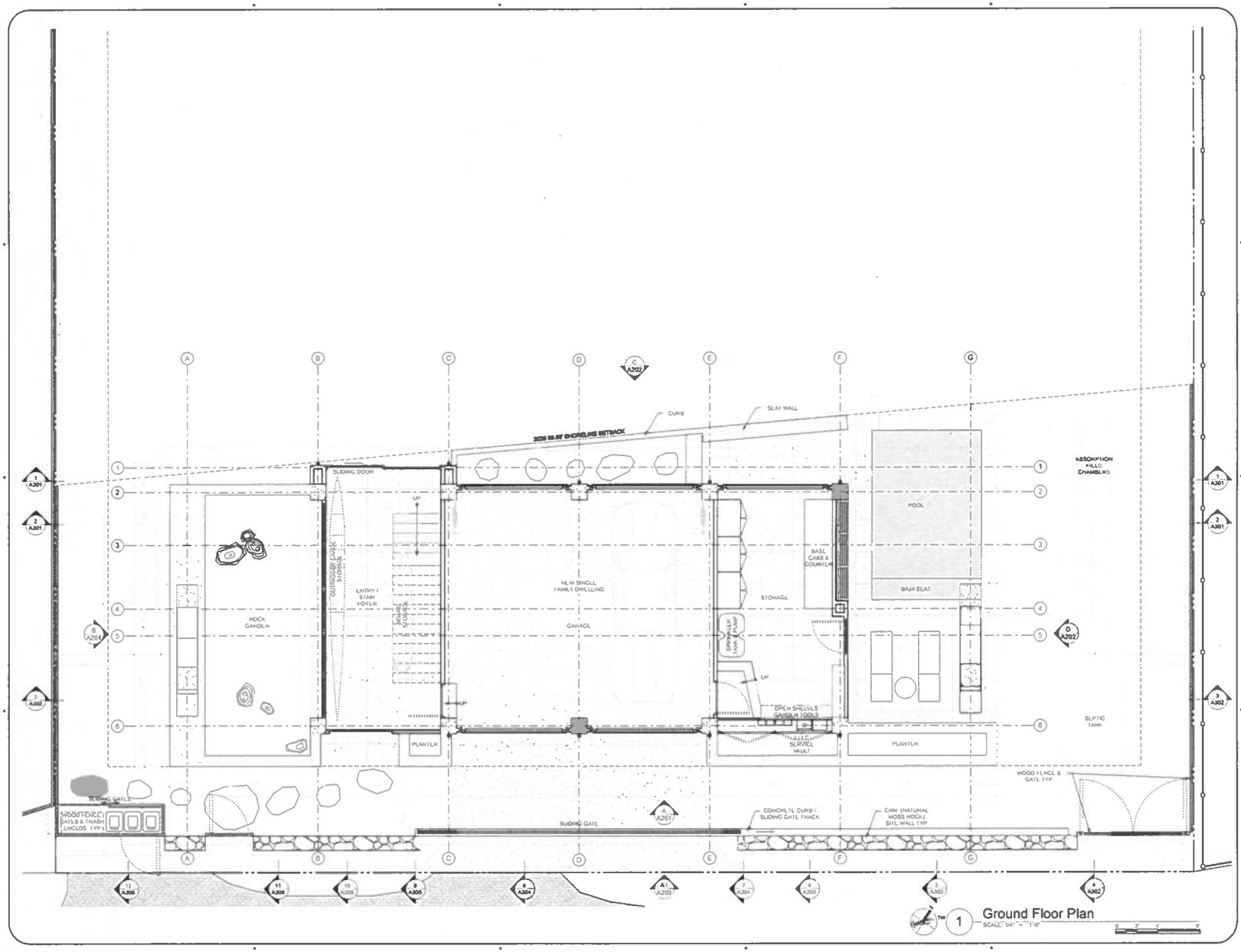
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C101

Plotted on 4/23/2026 at 1:07 PM



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

EXHIBIT D-4

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57-329 Pahipahi'alua Street, Kahuku, Hawai'i 96731

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

Revisions:

SMA Permit Drawings

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No. 7466
HAWAII, U.S.A.

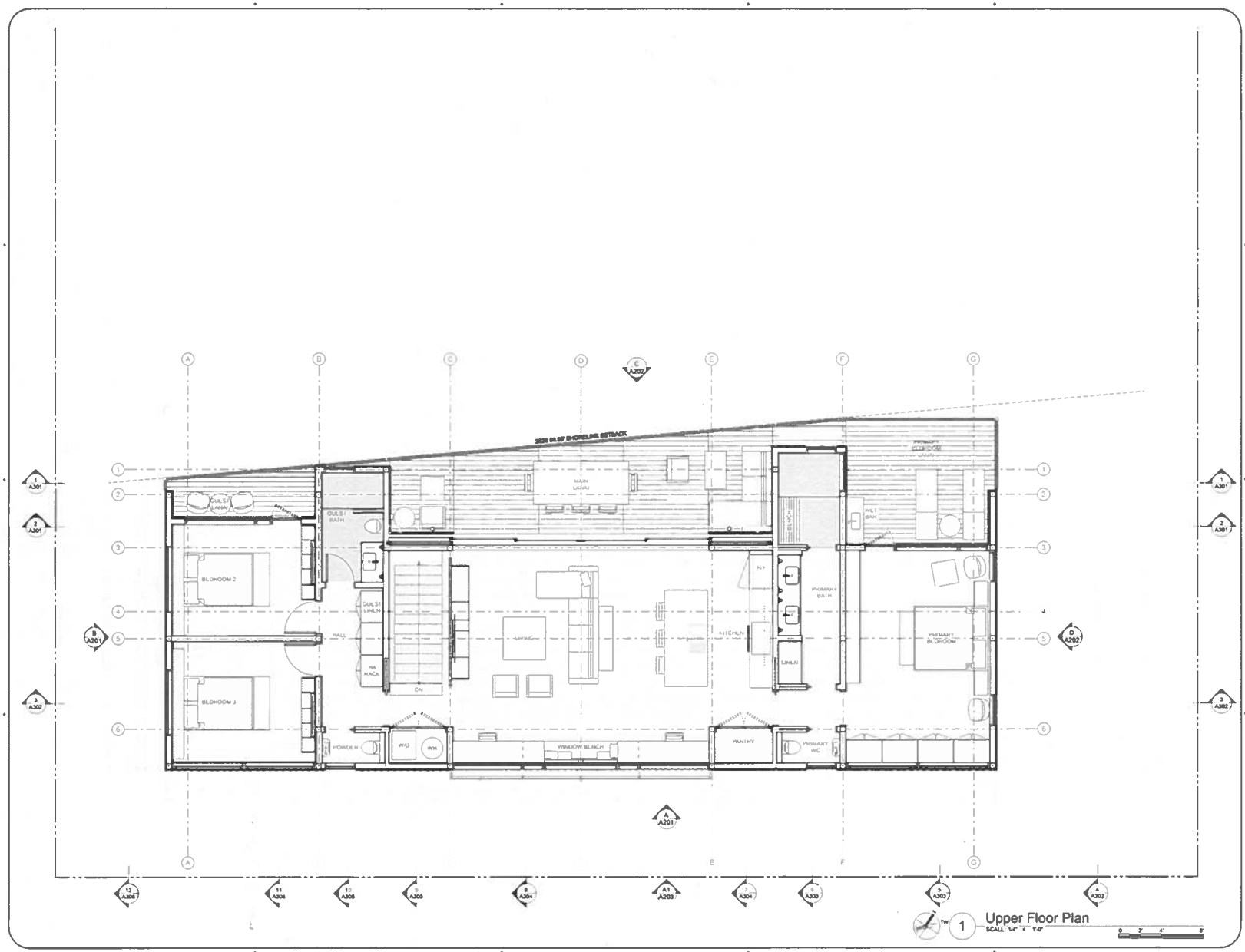
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Paullin Residence

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

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No. 7488
HAWAII, U.S.A.

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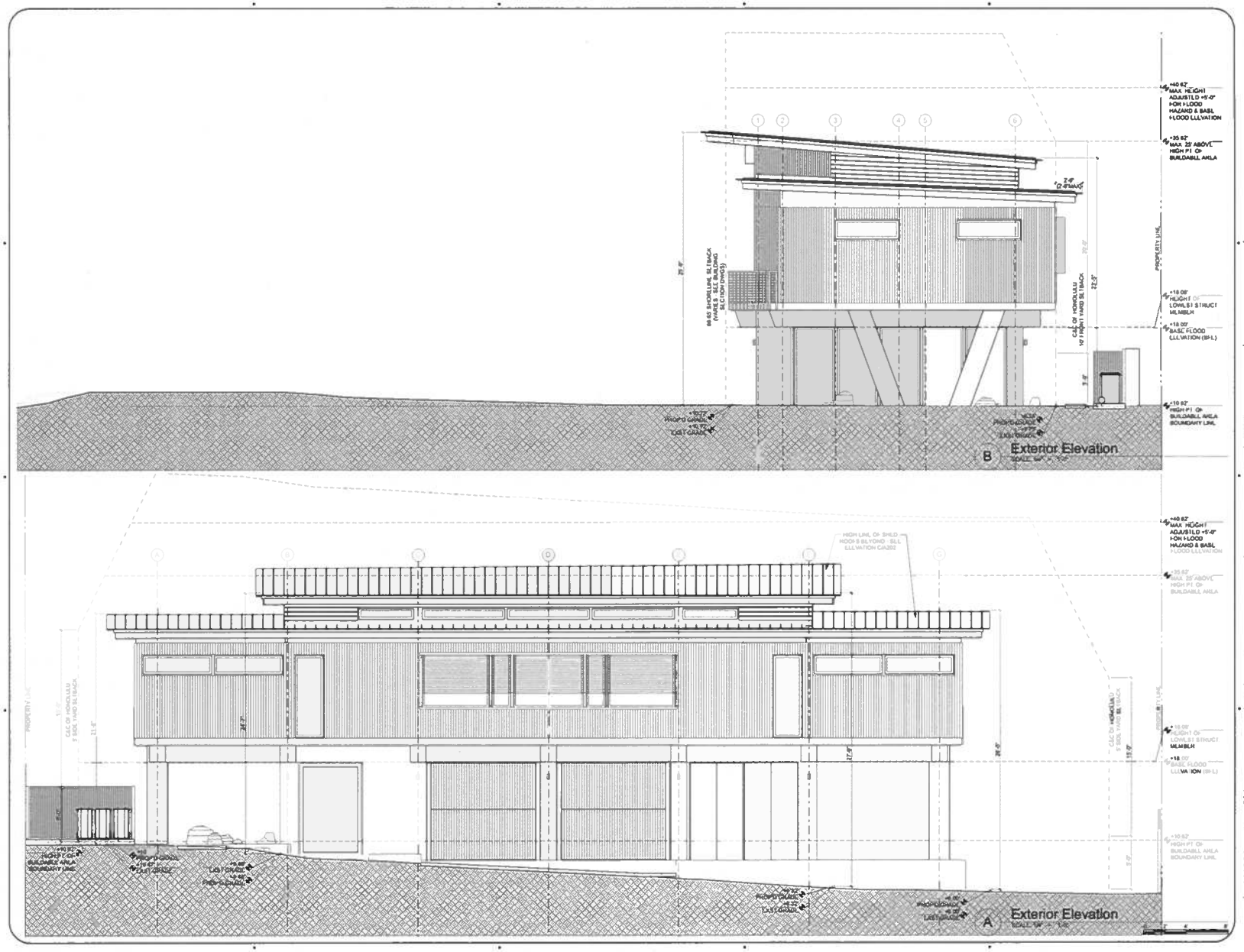


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Project	25-035.02
Date	April 23, 2026
Drawing	Exterior Elevations
Scale	As Noted
Drawn By	BL

Revisions

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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

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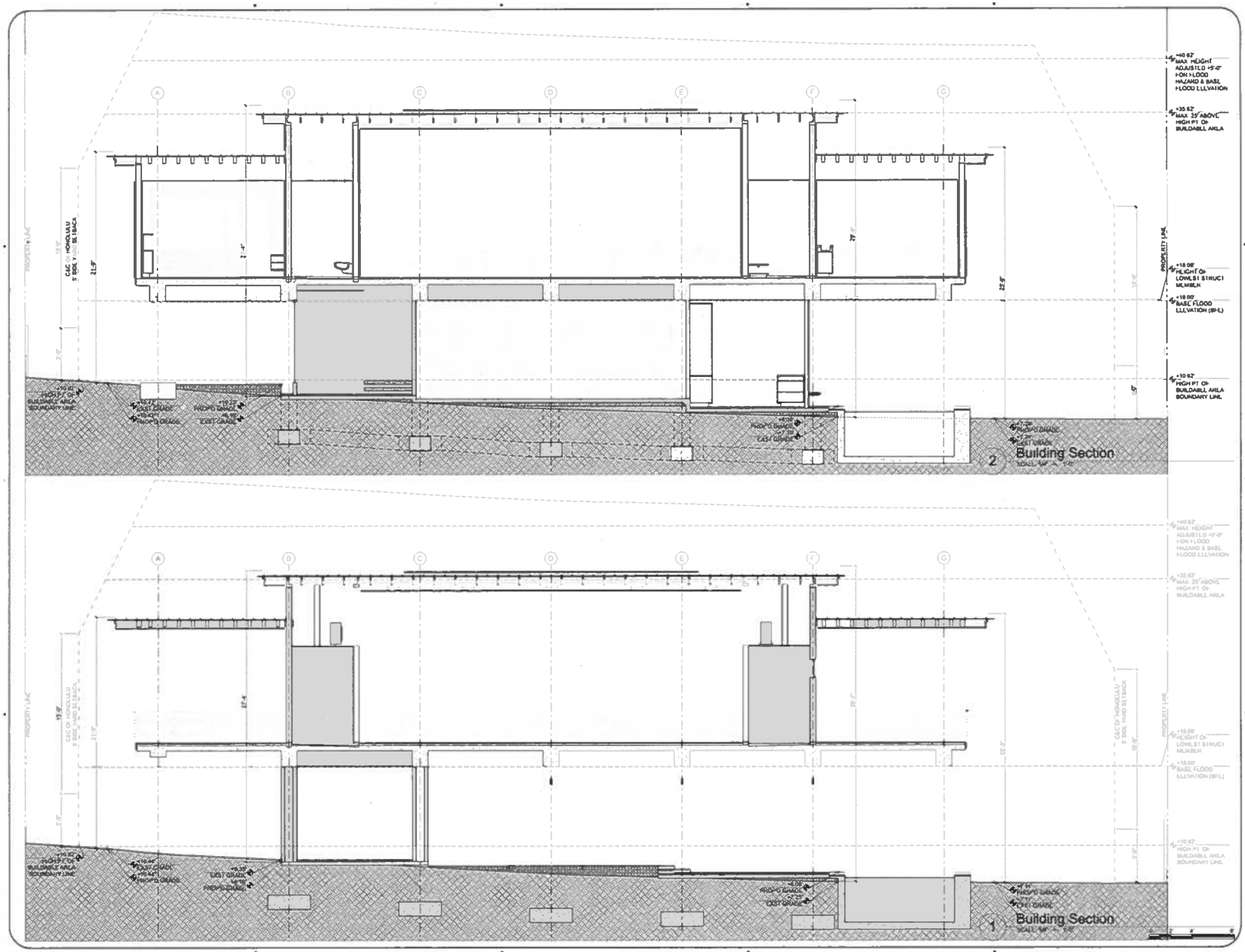


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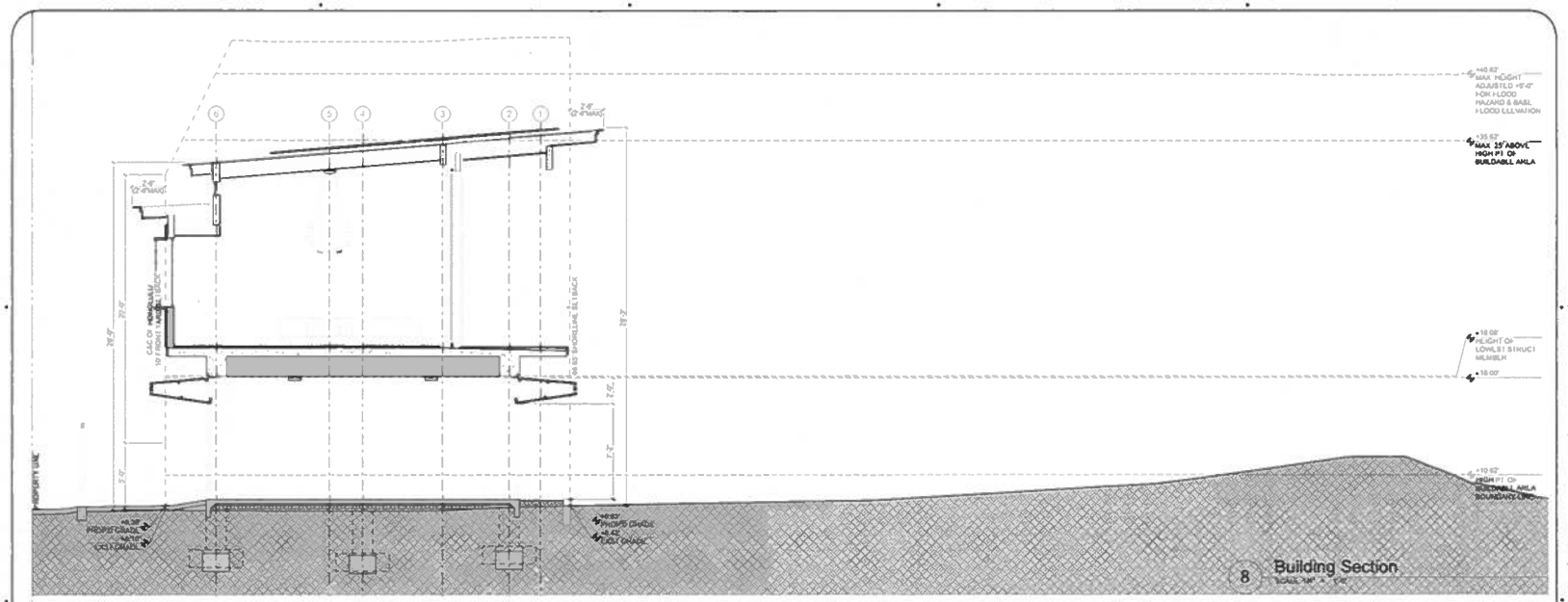
Project 25-035.02
Date April 23, 2026
Drawing Building Sections
Scale As Noted
Drawn By SL

Revisions

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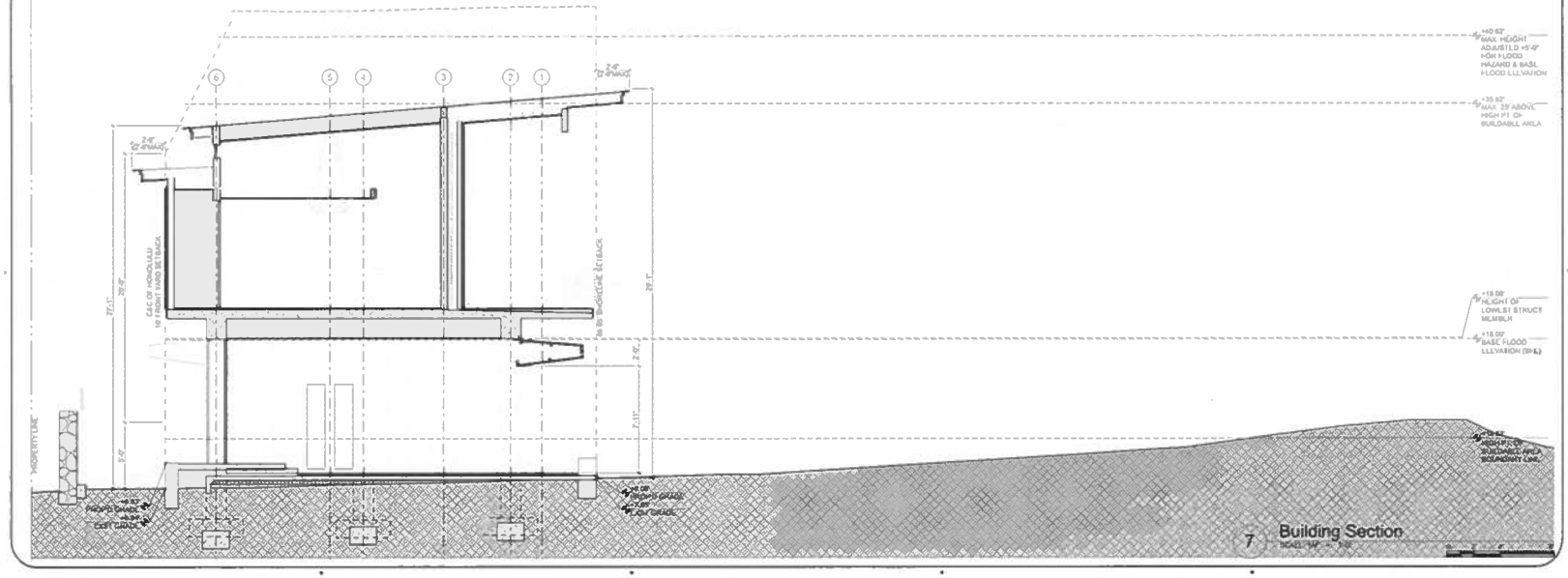


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Paullin Residence

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

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

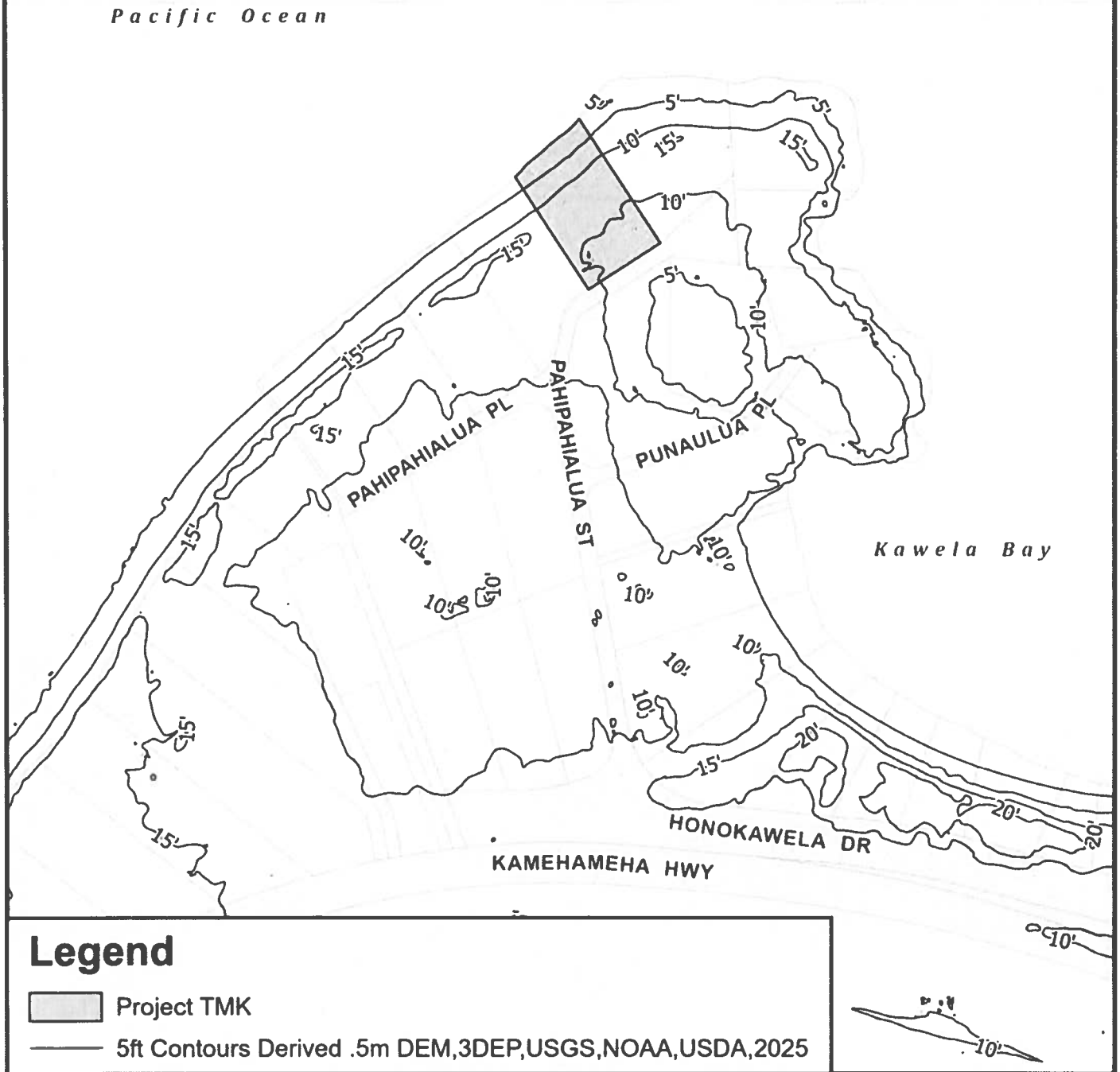
Revisions

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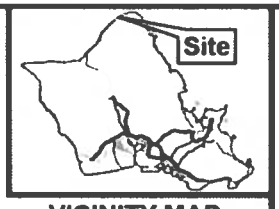
Legend

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

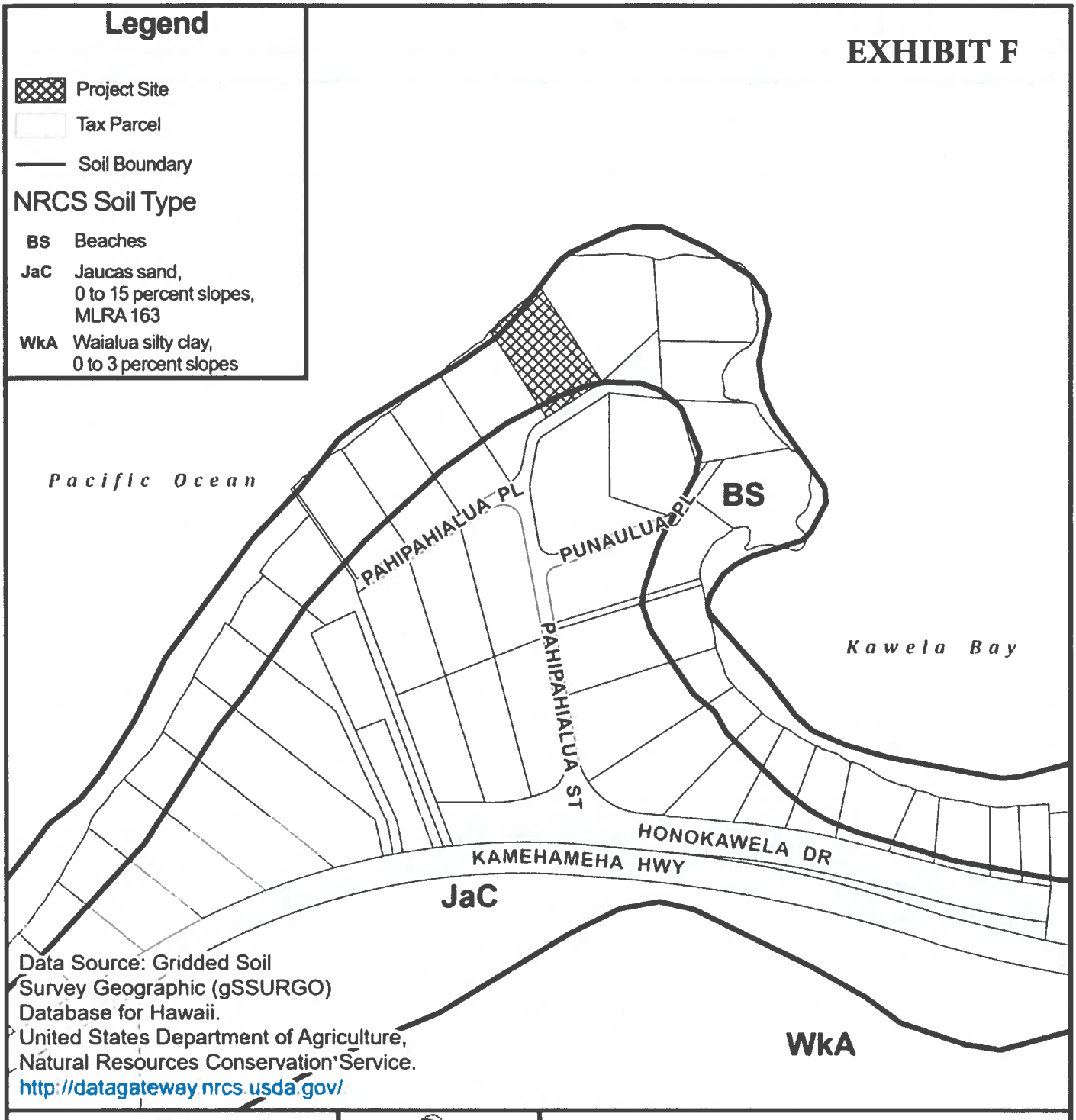
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Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

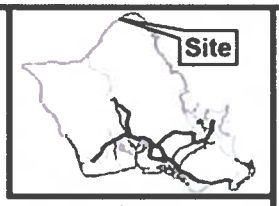
Date Prepared: 05/2026

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EXHIBIT F







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
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City and County of Honolulu

Date Prepared: 05/2026

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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:

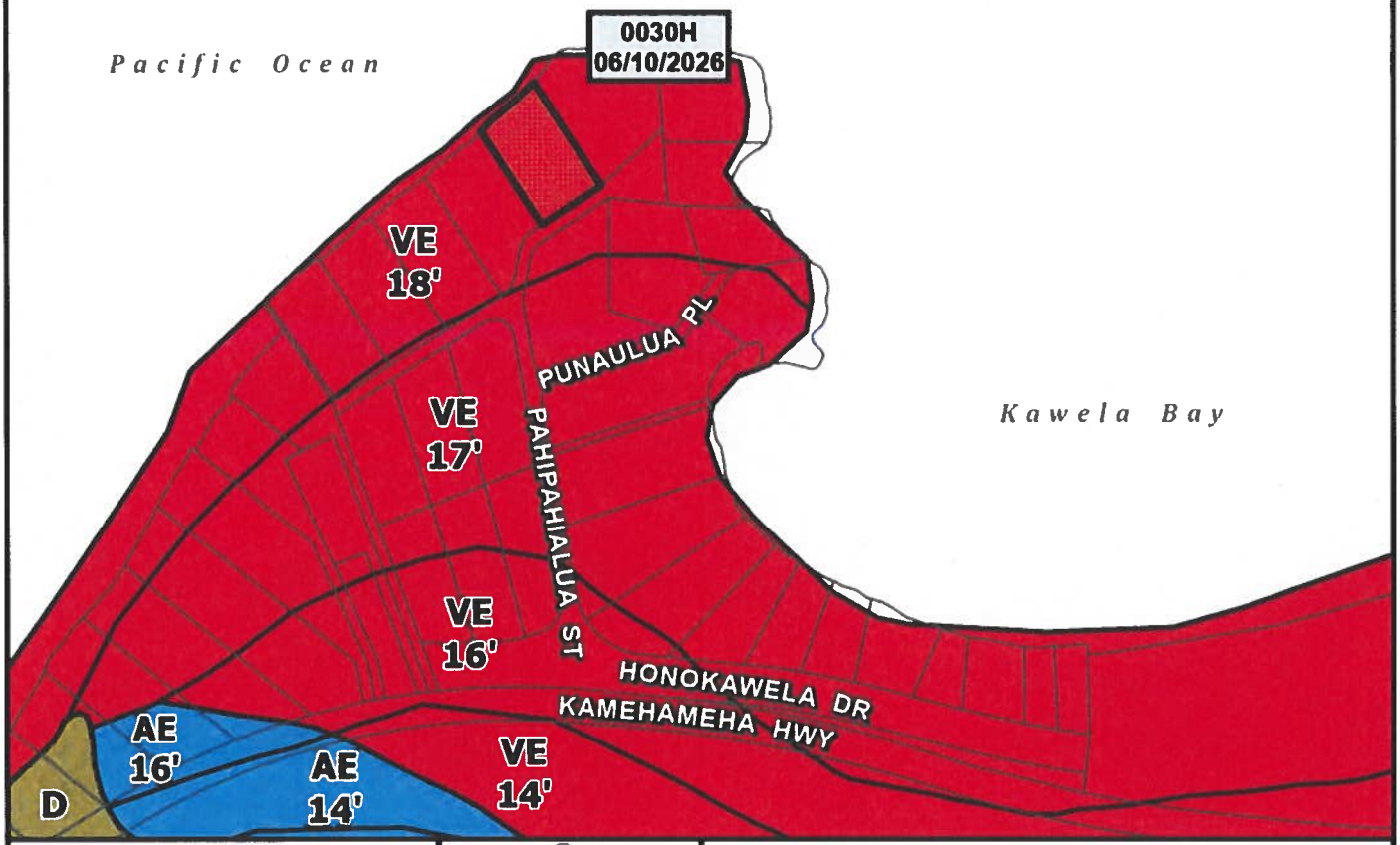
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

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.

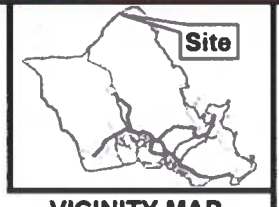
Zone **AE** = BFE determined
Zone **VE** = Costal flood zone with velocity hazard (wave action); BFE determined

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

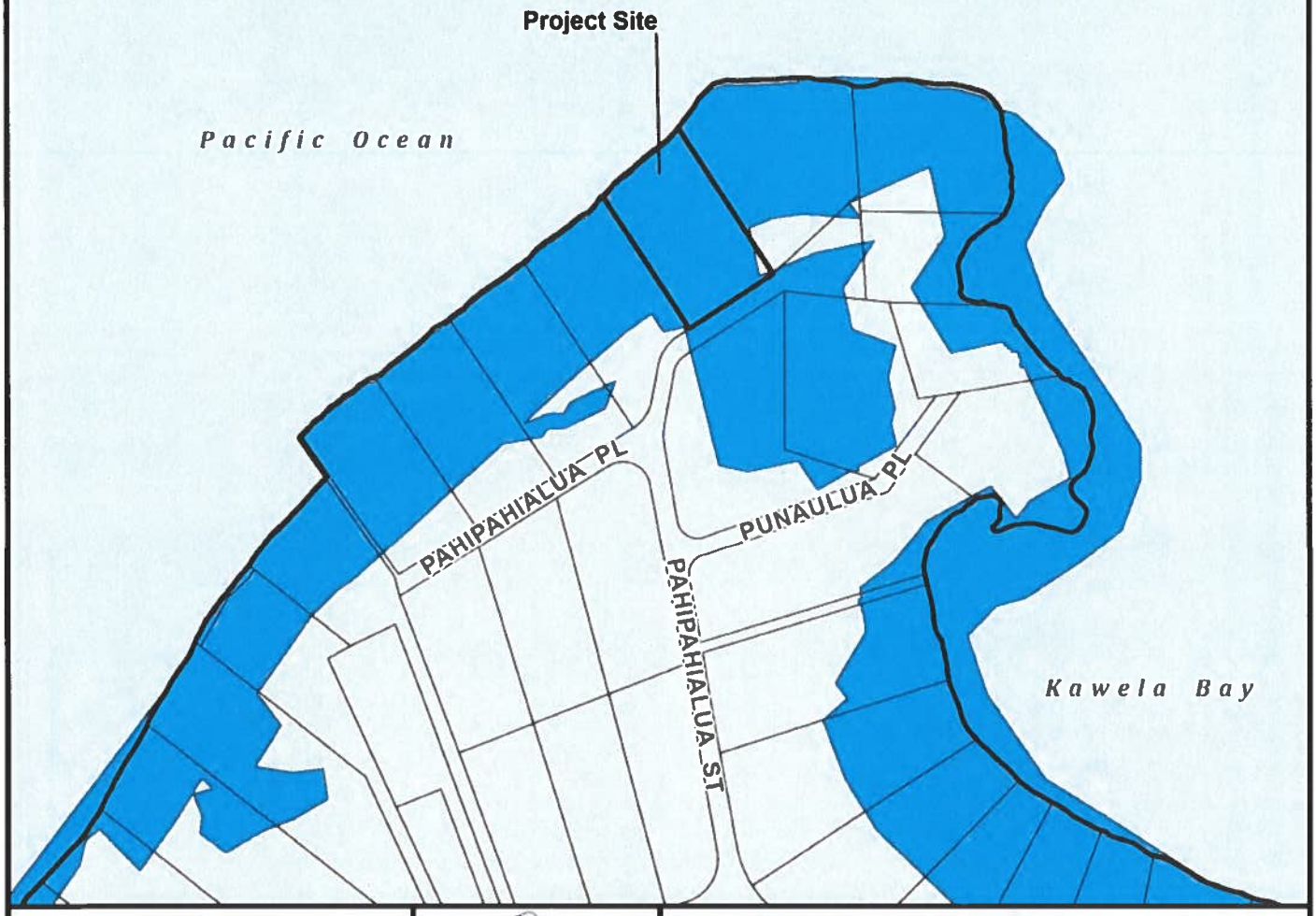
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EXHIBIT H

Legend

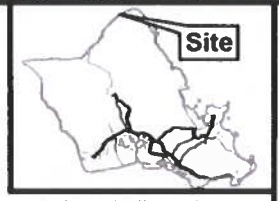
- Project Site
- Tax Parcel
- Coastline
- SLR Exposure Area - 3.2 Ft. Scenario

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



0 100 200

Distance in Feet



VICINITY MAP

SEA LEVEL RISE (3.2ft) MAP

KAWELA

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

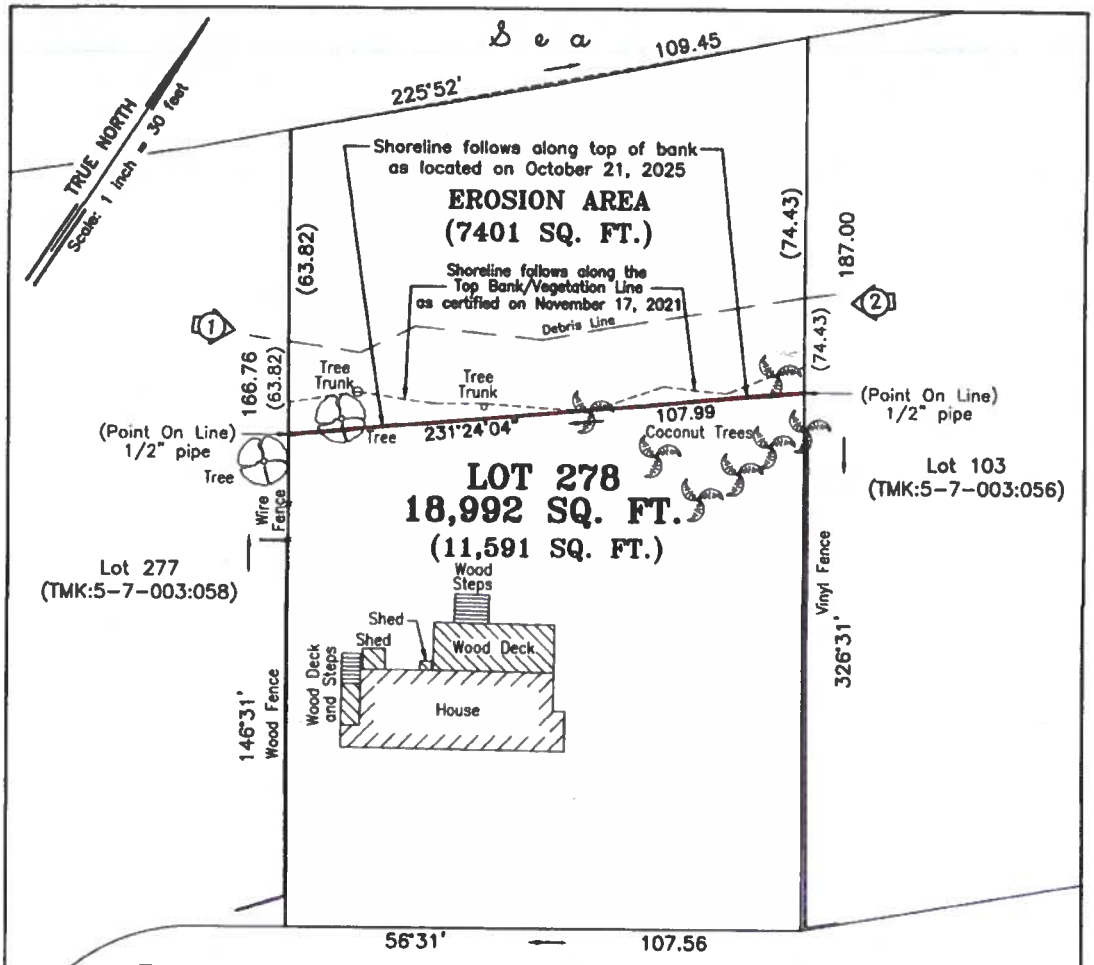
FOLDER NO.: 2026-SMA-25

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City and County of Honolulu

Date Prepared: 05/2026

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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, USA

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

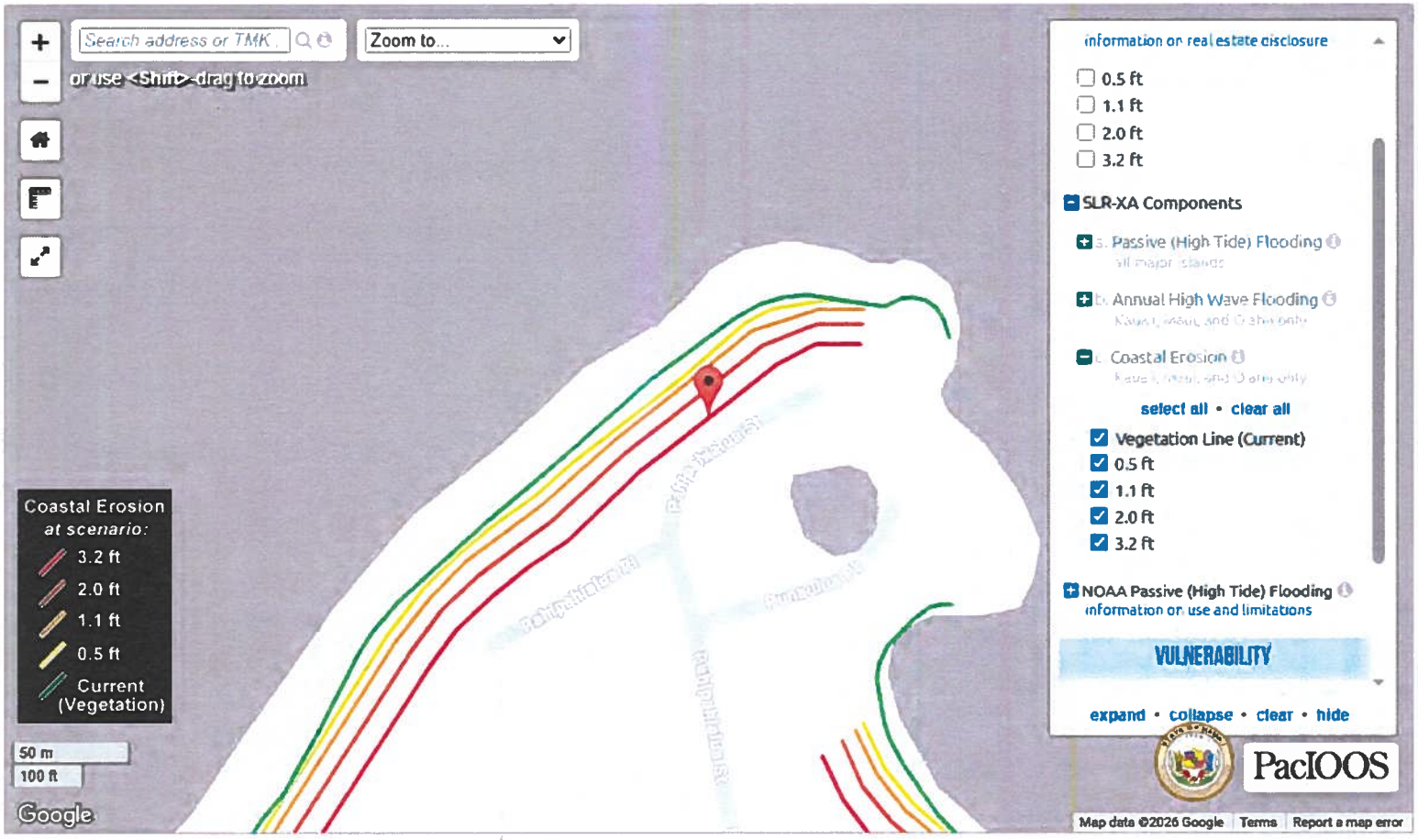
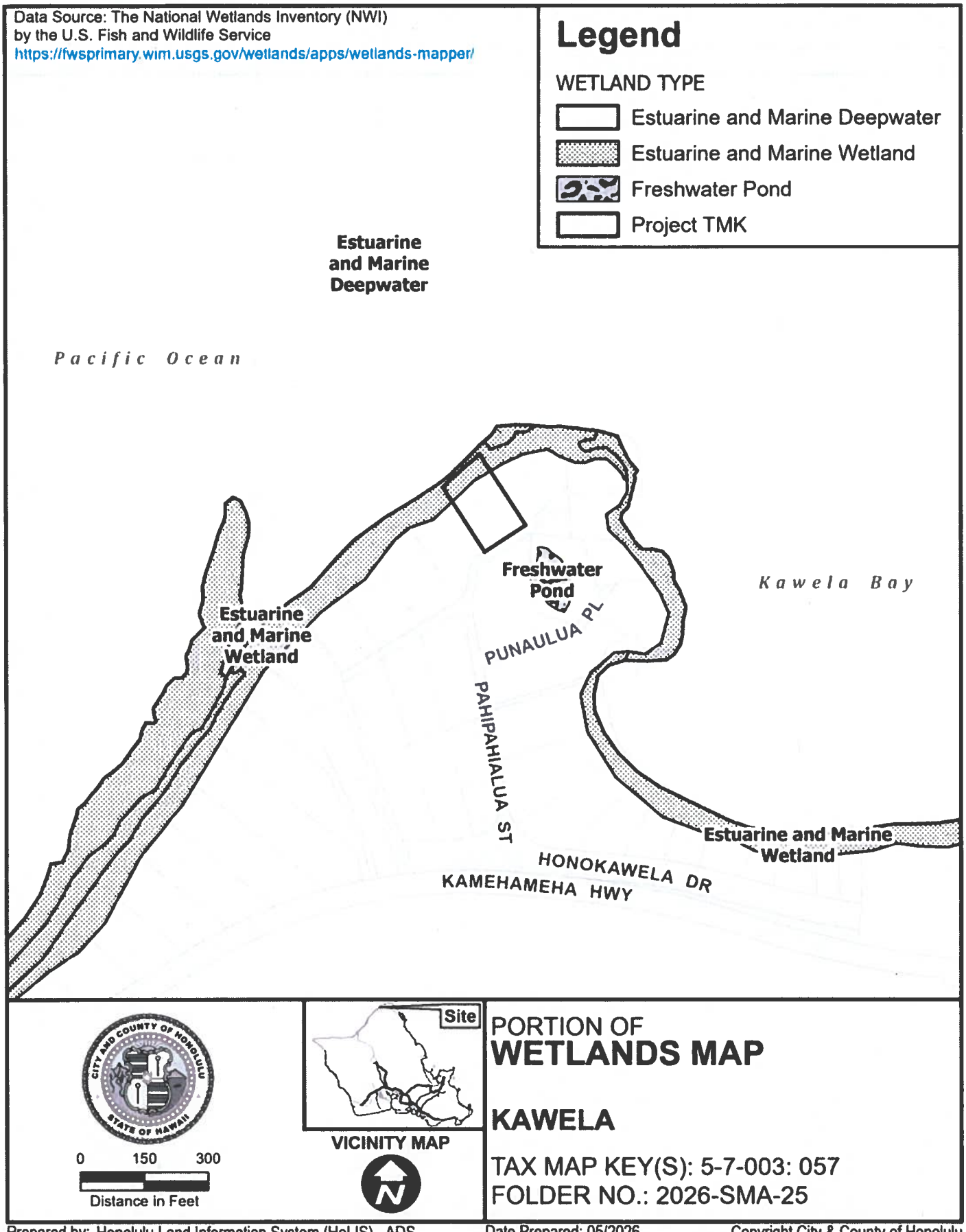


EXHIBIT K

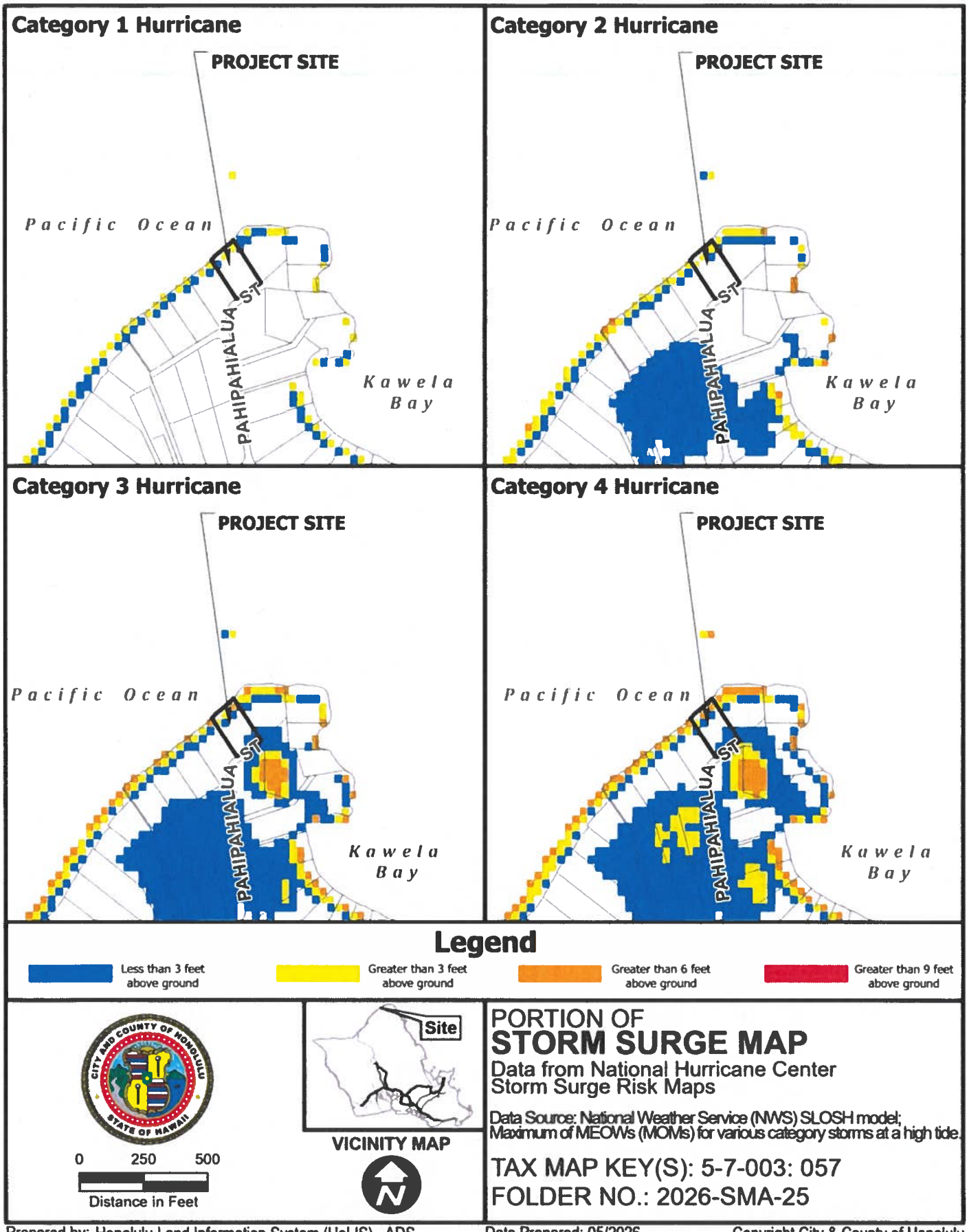


Prepared by: Honolulu Land Information System (HoLIS) - ADS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

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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.

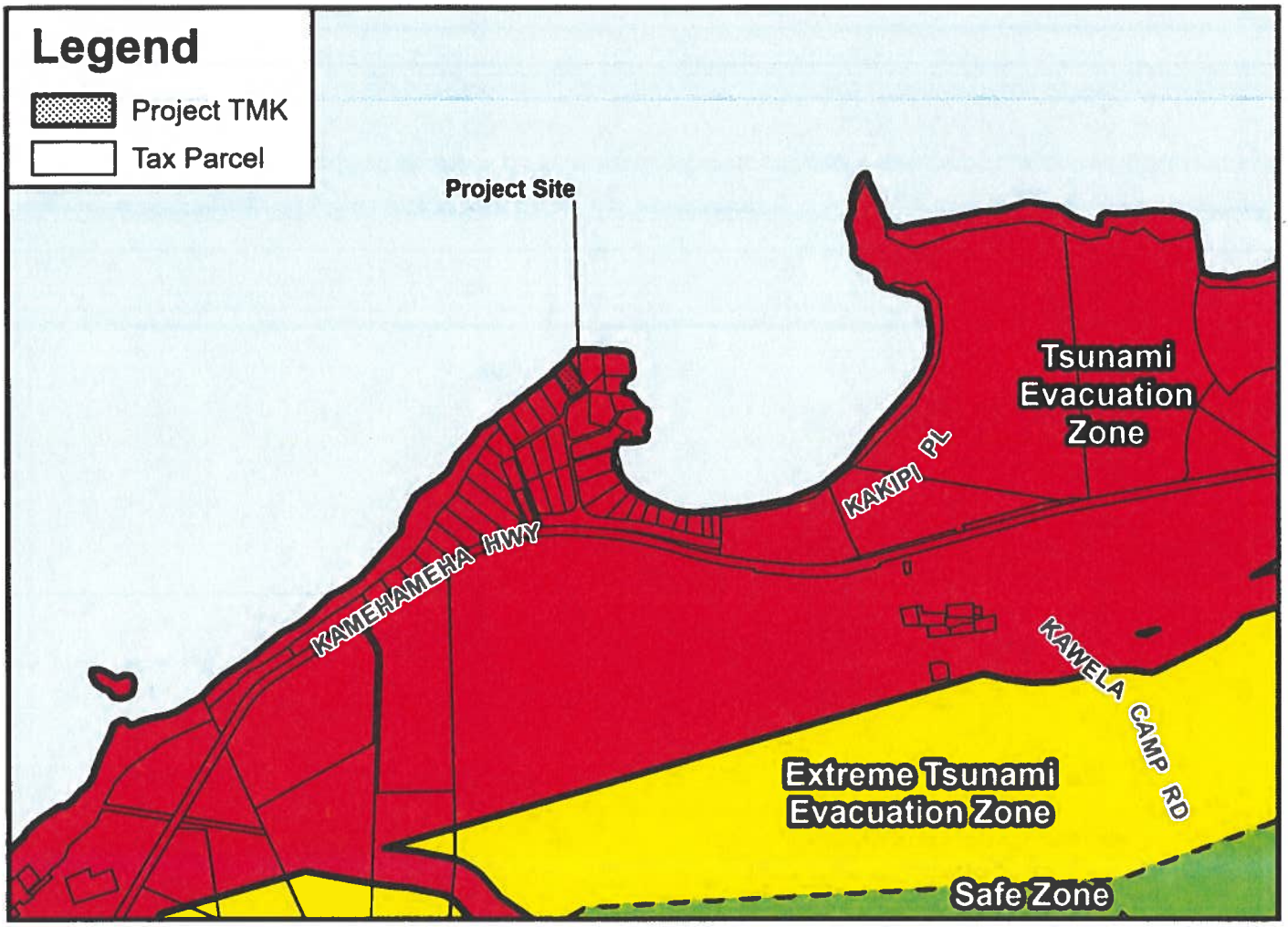
TAX MAP KEY(S): 5-7-003: 057
FOLDER NO.: 2026-SMA-25

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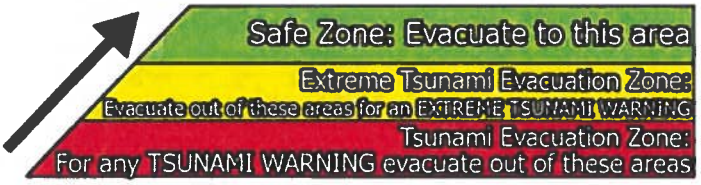


- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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

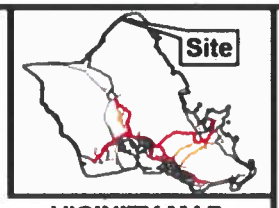
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

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

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



0 500 1,000
Distance in Feet



VICINITY MAP

PORTION OF
TSUNAMI EVACUATION MAP
MALAEKAHANA TO SUNSET BEACH
MAP 11 INSET 2

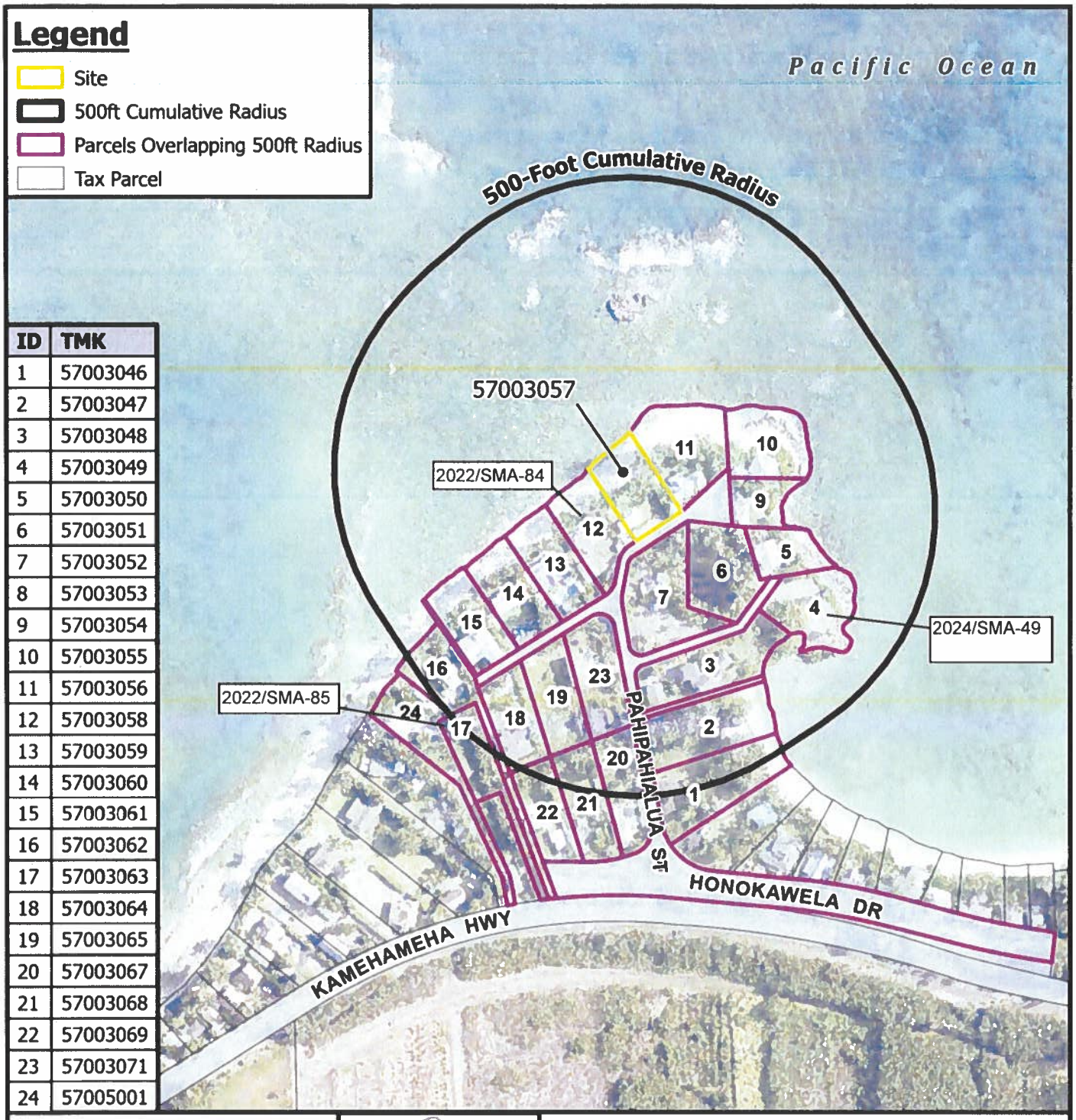
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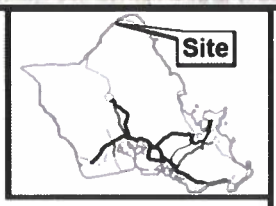
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23	57003071
24	57005001



VICINITY MAP

0 250 500

Distance in Feet

CUMULATIVE IMPACT MAP

KAWELA

TAX MAP KEY(S): 5-7-003: 057
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Prepared by: Honolulu Land Information System (HoLIS) - CW
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Report Title:
Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP"); Kahuku, O'ahu; Kahuku, Oahu

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