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

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October 9, 2026

2026-SMA-41(CK)

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
Yuen Single-Unit Dwelling
84-909 Moua Street - Wai'anae
Tax Map Key 8-4-005: 008

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 single-unit dwelling on a shoreline lot (Project) in Wai'anae.

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 and historic resources, protected and invasive species, and the prohibition of short-term rentals.

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. 634(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, B, C-1 through C-7, D-1 and D-2, and E through L
Draft Resolution

APPROVED BY:

Krishna F. Jayaram, Managing Director
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

JAMES AND STACEY CHANG,
REID AND STEPHANIE SHIGEMASA,
RANDALL YUEN, AND
ALLISON SHINN-YUEN

FOR A

SPECIAL MANAGEMENT AREA
(SMA) MAJOR PERMIT

FILE NO. 2026-SMA-41(CK)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	Yuen Single-Unit Dwelling
LANDOWNERS/ APPLICANTS:	James and Stacey Chang, Reid and Stephanie Shigemasa, Randall Yuen, and Allison Shinn-Yuen
AGENT:	Maunakai & Associates (Francine Park Palama)
LOCATION:	84-909 Moua Street - Wai'anae (Exhibit A)
TAX MAP KEYS:	8-4-005: 008
ZONING:	R-10 Residential District (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	Wai'anae Sustainable Communities Plan (WSCP)

B. Proposal: The Applicant requests approval of an SMA Major Permit to allow for the construction of a new single-unit dwelling on a 9,503 square (sq.) foot (ft.) shoreline lot in the R-10 Residential District and SMA in Wai'anae (see

Exhibits A, B, and C-1 through C-7). The Project consists of the following components:

- Construction of a new 2,447 sq. ft. one-story, single-unit dwelling, consisting of three bedrooms, three bathrooms, a living room, a kitchen, and a covered lānai;

- Installation of a post and pier structural foundation to ensure stability during the life of the dwelling;

- Installation of a new concrete slab-on-grade driveway with three uncovered parking stalls; and

- Connection to existing on-site utility lines.

According to the application, the post and pier foundations will allow water to pass through the foundation, thereby reducing lateral forces that a foundation must resist. The post height from the existing grade to top of floor will be 3.83 ft., and footings will be bottomed a minimum of 18 inches below the lowest adjacent grade. A minimum horizontal distance of five feet will be maintained between the bottom edge of the footing and the slope. The footings will be supported by firm undisturbed earth or structural prepared fill that will also provide termite protection.

Earthwork and Utilities

According to the application, grading and clearing will not be required to prepare the site for construction, as the lot was previously developed with a single-unit dwelling that was demolished in 2004. Approximately 27.5 cubic yards of imported structural fill will be required to support the slab-on-grade driveway, and another 19.5 cubic yards for stabilization of the post and pier foundation, for a total of approximately 47 cubic yards. No importation of fill soil is proposed for the Project.

Infrastructure improvements are also not necessary. Water, wastewater services, and electricity for the Project will be provided by the existing municipal lines running east of the Project site.

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.

The Project is anticipated to cost approximately $750,000, and construction will take approximately 24 months from the issuance of all required permits.

C. Background: According to DPP records, the site has been in residential use since at least 1945 when a single-family dwelling was constructed. This dwelling was demolished in 2004, and the site has remained vacant since.

On January 13, 2026, the State Board of Land and Natural Resources certified a shoreline survey map for the Project site, which showed the loss of 1,820 sq. ft. of land to erosion.

II. EXISTING CONDITIONS

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

Parcel Area	9,503 sq. ft. (11,323 sq. ft. - erosion area of 1,820 sq. ft.; see Exhibit D-1)
Lot Shape	Quasi-Rectangular Polygon
Topography	Relatively flat with an elevation ranging from approximately 12 to 14 ft. above mean sea level (MSL).
Current Development	Vacant
Surrounding Uses	To the north, south, and east – low-density residential uses; To the west – Pacific Ocean (see Exhibits A and B).
Shoreline Survey	The most recent Certified Shoreline Survey (CSS) was certified on January 13, 2026, and shows that shoreline runs along the vegetation line as mapped on September 12, 2023 (see Exhibits D-1 and D-2).
Nearest Body of Water	*Pacific Ocean (directly west of the site)* – Estuarine and Marine Wetland and Deepwater (see Exhibit E, National Wetlands Inventory Map).

Flood Zone	*Flood Zone VE with a base flood elevation (BFE) of 15 ft. above MSL (makai portion of the site)* – A flood hazard area subject to inundation by high-velocity wave action. Development within Flood Zone VE is subject to compliance with Revised Ordinances of Honolulu (ROH) Chapter 21A, the Flood Hazard Areas Ordinance; and *Flood Zone X (mauka portion of the site)* – An area determined to be outside of the 0.2 percent annual chance floodplain (see Exhibit F; Federal Emergency Management Agency [FEMA] Flood Insurance Rate Map Panel No. 15003C0179H, revised January 19, 2011).
Soil Classifications	*Mamala stony silty clay loam with Zero to 12 percent slopes* – shallow, well drained soils form alluvium deposited over coral limestone and calcareous sand located on the coastal plain of the island O'ahu; and *Beach sands* - Deep, well-drained to excessively drained sands or gravelly sands, with a high infiltration rate (see Exhibit G; United States Department of Agriculture - Natural Resources Conservation Service). The subject property is also mapped as beach sands on the Hawai'i Sea Level Rise (SLR) Viewer (see Exhibit H).
Vegetation	The majority of the site consists of invasive grasses, with five coconut trees located approximately 40 ft. mauka of the shoreline.
SLR – Exposure Area (XA)	The Hawai'i SLR Viewer shows almost the entirety of the Project site is projected to be impacted by annual high wave action as a result of 3.2 ft. of SLR by 2100 (within 74 years) or sooner (see Exhibit I).
Shoreline Setback and Erosion Rate	According to the O'ahu Shoreline Change Viewer, the Project site is not intersected by any shoreline change transects, and no shoreline change mapping applies. The applicable shoreline setback is 60 ft. (see Exhibit C-2).
Hurricane Storm Surge	The Project site is not projected to be subject to flooding during hurricane events up to a Category 4 (see Exhibit J; National Hurricane Center, *Storm Surge Risk Maps*).
Tsunami	The entirety of the subject property and surrounding neighborhood are located within the tsunami evacuation zone (see Exhibit K; 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 ROH §25-5.3(a)	The proposed Project involves construction of one single-unit dwelling, and therefore does not trigger the requirement to prepare an Environmental Assessment or Environmental Impact Statement under ROH §25-5.3(a). This meets the requirements of ROH §25-5.3(a).
Agency Comments	During the SMA Permit Application preparation and review processes, the Agent and DPP routed the proposal to various Federal, State, and City agencies. Notice of the application and public hearing were sent to neighbors within 300 ft. of the subject property and interested public agencies, elected officials for the area, and other interested parties. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.
Neighborhood Board / Community Association Presentation ROH §25-5.3(b)	On June 2, 2026, the Agent presented the Project before the Wai'anae Coast Neighborhood Board (WCNB) No. 24 (see Section G, below). This meets the requirements of ROH §25-5.3(b).
Public Hearing ROH §25-5.3(f)–(h)	The DPP conducted a Public Hearing at 10:00 a.m. on August 28, 2026, at the Fasi Municipal Building, 6th Floor Conference Room. Notice of the application and public hearing were sent to neighbors within 300 ft. of the subject property and interested public agencies, elected officials for the area, and other interested parties. Several members of the public attended; none offered testimony on the Project. This meets the requirements of ROH §25-5.3(f) through (h). The public hearing is discussed in Section G, below.

IV. FINDINGS AND ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in ROH § 25-3.1, as well as Hawai'i Revised Statutes (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 closest recreational areas to the Project site are the beach and the Pacific Ocean, located adjacent to the west of the site. Mauna Lahilahi Beach Park runs north along the coast and Aki's Beach Park runs south along the coast. There is no existing or proposed public access within or immediately adjacent to the Project site. The proposed Project will not adversely impact coastal recreational opportunities for the public and will not change existing beach access or open spaces, or any recreational resource opportunities such as fishing or cultural practices. The Project will not encroach into the shoreline setback area or impede any lateral access along the shoreline. All activities will occur 60 ft. mauka of the shoreline setback.

However, nearly all of the Project site is projected to be subject to annual high wave flooding related to SLR. Between 2075 and 2100 (49 to 74 years), annual high wave flooding as a result of SLR is projected to extend across the entirety of the Project site. This projection is well within the operational lifespan of the dwelling. In the long-term, as the site becomes inundated by higher levels of SLR, 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 State Land Use (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.

A condition of approval is recommended to ensure the Applicant and any successor owners are aware of the potential for loss of land area; that the State may require removal of the structure or a lease for encroachments extending into State lands; and that lands within the SLU Conservation District are public lands and must remain available for public use and recreational activities. Additional analysis relating to SLR and coastal hazards is discussed in Section F.2, below.

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: The proposed Project involves the construction of a new single-family dwelling to be supported by a post and pier foundation. The majority of the soils on the site are mapped as Malama stony silty clay loam, which are not known to be correlated with the presence of cultural deposits. The makai-most soils at the Project site are mapped as beach sands, which are known to be correlated with the presence of cultural deposits and human burials (iwi kūpuna). However, in a letter dated August 1, 2024, the State Historic Preservation Division (SHPD) issued a determination of "no historic properties affected" for the Project. Pursuant to Hawai'i Administrative Rules § 13-284-7(e), when the SHPD agrees that the action will not affect any significant historic properties, the SHPD's written concurrence and historic preservation review ends.

   Nonetheless, 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 Applicants must stop work and contact the SHPD. This is recommended as a condition of approval.

   Provided the Applicants comply with the above-referenced requirement regarding potential on-site resources, no adverse impacts to historic or archaeological resources are anticipated.

2. Cultural Resources: DPP staff reviewed the application and available records, which did not indicate any customary cultural activities were occurring on the Project site, and DPP staff did not observe any such activities during a site visit. Further, the Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would Project implementation preclude the practice of Hawaiian cultural activities at the nearby Mauna Lahilahi Beach Park, Aki's Beach Park, or in the Pacific Ocean. No conditions are recommended in regard to preserving access to or opportunities for Hawaiian cultural activities.

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 will not impact scenic and open space resources because the Project proposes the development of a single-unit dwelling in an area zoned for and surrounded by residential use. The Project will be consistent with the ROH Chapter 21 development standards for the R-10 Residential District, which will be confirmed during the Building Permit (BP) review process. The City's 1987 Coastal View Study does not identify any scenic view sheds or landmarks in the Project vicinity. Farrington Highway is identified as a coastal roadway, but no roadway views are designated along the Project site. Under both the current and proposed condition, the makai view from Farrington Highway toward the Pacific Ocean is blocked by the existing dwellings, fencing, and vegetation. The Project will also not impede mauka views of the Wai'anae Mountains from the beach or ocean. Given all of this, no adverse impacts to scenic and open space resources are anticipated, and 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).

The Project proposes residential uses on a residentially-zoned lot, and will be designed to avoid impacts to coastal ecosystems. 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, located directly to the west of the Project site, is identified as Estuarine and Marine Wetland and Estuarine and Marine Deepwater (see Exhibit E). In the short-term, the Project is not

anticipated to result in adverse impacts to the Pacific Ocean, as the proposed dwelling will be constructed outside of the shoreline setback area, and the Project is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. In the long-term, should SLR-related loss of land occur as projected, household debris and materials could be released into the Pacific Ocean, thereby polluting the nearshore waters. Impacts relating to SLR are discussed further under Section F.2, below.

b. Flora: According to the U.S. Fish and Wildlife Service (USFWS) *Information for Planning and Consultation* (IPaC), eleven Federally-endangered flowering plant species have potential to occur on the Project site, but no critical habitat for flora overlaps the Project site. No rare, threatened, or endangered flora species are known to be present on the site. Existing vegetation at the site consists primarily of non-native grasses and five coconut palm trees. No impacts to threatened or endangered flora species are anticipated, and no related conditions of approval are recommended.

c. Fauna: A review of the USFWS IPaC database revealed there are a number of threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Sensitive terrestrial mammal species which may be present include the Hawaiian Hoary Bat. Hawaiian Hoary Bats may roost in trees or tall vegetation in the Project vicinity. 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). Further, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian Hoary Bats. These agency-recommended measures should be included as conditions of approval.

The protection of federally-listed species is administered by the USFWS, and the protection of State-listed species is administered by the Department of Land and Natural Resources (DLNR) Division of Forestry and Wildlife (DOFAW). State and federally-listed sensitive avian species which may occur in the Project vicinity include Hawaiian seabirds and water birds (Band-rumped Storm-petrel, Hawaiian Common Gallinule, Hawaiian Coot, Hawaiian Duck, Hawaiian Petrel, Hawaiian Stilt, and Newell's Shearwater). Standard agency-recommended conditions relating to the protection of these avian species are recommended. In addition, in order to avoid direct or indirect impacts to protected avian species, 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 also recommended as a condition of approval.

Artificial lighting can be disruptive to many avifauna species in their navigation, nesting, and reproductive cycles. Therefore, all outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during seabird fledgling seasons. To further mitigate potential lighting impacts, the Applicants 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.

The IPaC database also identifies the Green Sea Turtle and the Hawksbill Sea Turtle as protected reptile species that may be present in the Project area. 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.

d. Critical Habitat: The Project site does not currently contain any areas designated as a critical habitat. However, the beach dunes along the shoreline and the marine waters makai of the site are designated as a critical habitat for the Hawaiian Monk Seal. The Project does not propose any change to the beach or marine environment. Upon compliance with the above-referenced conditions of approval regarding Hawaiian Monk Seals, no further impacts to critical habitat are anticipated to occur, and no conditions specific to critical habitat are recommended.

e. 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 (CRB), 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 47 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. In addition, during a site visit by DPP staff, the Applicant stated that the five existing coconut palm trees have been infested by CRB, and will be removed as a part of Project implementation. Implementation of the OISC protocols is recommended as a condition of approval.

2. Reefs, Beaches, and Coastal Dunes: The Project site is a shoreline lot with underlying soils on the makai portion identified as beach sands, which are considered part of the coastal dune system and are designated as such on the Hawai'i SLR Viewer (see Exhibits G and H). 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, fire suppression water, and wastewater services for the Project will come from the existing municipal systems which already serve the Project site. Construction waste will be disposed of by the contractor at an approved facility. Residential solid waste will be picked up by the existing municipal trash removal service that serves the property. No impacts related to solid and liquid waste treatment and disposition are anticipated. The municipal sewer system will continue to be managed by the City's Department of Environmental Services (ENV). Potential long-term impacts relating to wastewater disposal will be minimized through the ongoing ENV programs. No specific 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 new single-family dwelling is anticipated to result in minimal changes to the State's economy. However, should inundation of the site occur as projected by the Hawai'i SLR Viewer, costly losses and damage to the dwellings as well as adverse social, visual, and environmental impacts could occur. SLR may result in the loss of all or portions of the proposed structures. Inundation could also result in household materials, structural components, utility infrastructure, and wastewater entering and polluting the Pacific Ocean and the underlying coastal dunes as the shoreline moves landward. This loss could also block future public access to public trust lands, and pose a danger to water quality, sensitive species and ecosystems, and users of the area. These losses would be costly to remove and clean up. Impacts and recommended conditions related to SLR are discussed below under Section F.2.

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 makai portion of the Project site is located within Flood Zone VE, a flood hazard area that is subject to inundation by high-velocity wave action, with a BFE of 15 ft. above MSL. The mauka of the Project site is located within Flood Zone X, which corresponds to areas outside of the flood hazard area (see Exhibit F). According to the application, the new dwelling will be located within the portion of the Project site within Flood Zone X, outside of the flood hazard area. Further, the proposed dwelling will be elevated on a post and pier foundation designed to withstand future flooding related to SLR, as discussed further below. Construction work will also be performed in accordance with the State and County-approved design standards and BMPs. Compliance with applicable development codes and standards will be confirmed during the building and construction permit review process. No conditions of approval specific to flood zone compliance are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, approximately 90 percent of the Project site is projected to be impacted by annual high wave action as a result of 3.2 ft. of SLR by 2100 or sooner (see Exhibit I, blue shaded area). As sea levels rise, high wave flooding is predicted to gradually affect a larger portion of the Project site, eventually affecting the area where the proposed dwelling will be located.

   While impacts relating to SLR are not anticipated in the short-term, they are anticipated to occur in the long-term, and well within the operational lifespan of the proposed dwelling. According to the application, the proposed dwelling will be designed and constructed with post and pier foundations that will allow water to pass through the foundation, thereby reducing lateral forces that a foundation must resist. The footings will be supported by firm undisturbed earth or structural prepared fill. This will help make the dwellings more resilient in the face of annual high wave flooding. In order to ensure the Project structures within the 3.2 ft. SLR-XA are designed for resilience to the impacts of annual high wave flooding, the affected BP plan sheets should be stamped by a civil or structural engineer. This is recommended as a condition of approval.

   The Applicant and successor owners should also be notified that as SLR occurs, inundated land area makai of the shoreline becomes part of the SLU Conservation District. An acknowledgement of such is recommended as a condition of approval. Further, SLR and coastal hazard events may result in the loss of all or portions of the proposed structures, which may also result in household materials, structural components, utility infrastructure, and wastewater entering and polluting the public beach and Pacific Ocean as SLR moves the shoreline landward. Such a loss could also block future public access to public trust lands, and pose a danger to water quality, sensitive species and ecosystems, and users of the area. Finally, such a loss would be costly to remove and clean-up. Because the Applicant is proposing placement of structures in an area known to be susceptible to coastal hazards, the Applicant and successor owners should also be notified accordingly. An acknowledgement should be included on all Project construction and BP plans. This is recommended as a condition of approval.

   Implementation of the recommended conditions would reduce, but not completely avoid, potentially significant impacts regarding SLR.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project site is not projected to be inundated during hurricane Category 4 or smaller (see Exhibit J). The Project site in the area of the proposed dwelling has an elevation of approximately 14 ft. above MSL, and the closest structures are proposed to be located a minimum of 60 ft. mauka

of the shoreline. Further, the dwelling will be elevated above the 15 ft. BFE in compliance with ROH Chapter 21A. Construction is also required to conform with relevant building codes to mitigate the risk of flood and wind damage, and comply with local ordinances in conjunction with FEMA guidance. 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. In the short-term, significant impacts related to hurricane storm surge inundation are not anticipated. In the long-term, the potential for storm-surge-related damage is anticipated to increase as rising sea levels inundate the site, and the shoreline moves mauka as a result of land lost to SLR. SLR related conditions are recommended in Section F.2, above. No additional conditions specific to hurricane storm surge are recommended.

4. Tsunami: The entirety of the Project site is located within the tsunami evacuation zone (see Exhibit K). During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the Department of Emergency Management. No conditions of approval specific to tsunami events are 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. The application materials were also posted on the DPP Public Input webpage upon acceptance of the application for processing.

Prior to submittal of the SMA Major Permit Application to the DPP, the Agent sent written notification to all abutting property owners that the Project would be presented before the WCNB No. 24 Housing Committee on May 24, 2026, and before the full WCNB on June 2, 2026. The Agent presented the Project at these meetings. The Applicants were also present and shared their story and connection to the Wai'anae Coast. Community members who were present raised questions about why a 60 ft. shoreline setback applies, whether the dwelling would be a group living facility or short-term rental, and why the Project requires an SMA Permit and not a Conditional Use Permit. The Agent provided an explanation to the group, and the Applicants clarified that the dwelling will not be used as a rental or short-term rental. No objections to moving forward with the Project were expressed.

During the SMA Major Permit review processes, the DPP routed the proposal to various State and local agencies and interested parties. Two responses were

received from responsible agencies. No objections to the Project were received. 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, August 28, 2026, at the Fasi Municipal Building, 6th Floor Conference Room. The hearing was also available online via WebEx to allow for virtual attendance. Notices of the application and public hearing were published in the August 7, 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. There were two items on the hearing agenda. The hearing was attended in person by the Agent, DPP staff, and several agents for the other project on the agenda. Three members of the public attended the hearing virtually. No public testimony was offered relating to the Project, and no opposition was otherwise received. 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 Project site is a shoreline lot with underlying soils identified as Malama stony silty clay loam and beach sands. Beach sands are considered part of the coastal dune system (see Exhibits G and H). In order to protect underlying beach sands and natural shoreline processes, and for compliance with ROH § 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. The addition of language to ensure the Applicant and future or successor owners are aware of this requirement is recommended as a condition of approval.

Further, the Applicant and successor owners should be aware that pursuant to ROH § 26-1.8(b)(3)(E), a determination of hardship as a result of any discretionary land use permit granted after June 16, 1989, is not a basis for requesting a Shoreline Setback Variance (SSV). This means that where a discretionary land use permit is used to authorize development, the Applicant cannot later claim hardship as the basis for an SSV in order to protect that development. This SMA Major Permit is a discretionary land use permit. Therefore, upon approval of this SMA Major Permit, the Applicant is precluded

from obtaining a SSV to protect the subject property from erosion or other coastal hazards with new shoreline hardening structures. This is recommended as a condition of approval to ensure that the Applicant and successor owners or interests are fully aware of this regulatory standard.

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 is located on a shoreline lot, but does not involve the use or management of marine resources. The closest surface and marine waters to the subject property consist of the Pacific Ocean, located directly west of the site. The Pacific Ocean directly adjacent to the Project site is identified as Estuarine and Marine Wetland (see Exhibit E). The Pacific Ocean directly west of the site is classified by the State Department of Health for protection as high quality, Class A waters designated for recreational purposes and aesthetics. The Project is not anticipated to result in adverse impacts to these marine waters in the short-term, as the closest development activities will occur approximately 60 ft. mauka of the shoreline, and development will occur within the portion of the site that is mapped as Flood Zone X. Further, the Project will comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations, which will be confirmed during the BP review process. As discussed previously, long-term impacts are possible during the lifespan of the Project. Conditions relating to clean up of any materials entering the marine environment have already been recommended, so no additional conditions of approval regarding marine and coastal resources 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 Land Use Ordinance (LUO). The subject property along with the surrounding properties in all directions 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 subdivision area to which existing electricity, water systems, fire suppression water, wastewater systems, and trash pick-up are already available.

Potential cumulative effects to SMA resources as a result of implementation of the Project and other cumulative projects could occur if the projects collectively resulted in damage to the water quality in the nearshore Pacific Ocean waters, excessive erosion or alteration of landforms, and/or the loss of biological, historical, or cultural resources that may be present in the area.

No other past, present, or reasonably foreseeable development projects were identified over a five-year span and within a 500 ft. radius of the Project site (see Exhibit L). The potential for site-specific and cumulatively considerable impacts associated with the Project are 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 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. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. The O'ahu GP identifies the Project area as a rural area. The most applicable O'ahu GP policies for Natural Environment and Resource Stewardship (i.e. SMA resources) are as follows:

   - Objective A, Policy 1 requires the protection of O'ahu's natural environment, especially the shoreline, valleys, ridges, watershed areas, and wetlands from incompatible development;

   - Objective A, Policy 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; and

   - Objective A, Policy 5 requires sufficient setbacks from O'ahu's shorelines to protect life and property, preserve natural shoreline areas and sandy beaches, and minimize the future need for protective structures or relocation of structures.

   Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. Given this, the proposed construction of a new single-unit dwelling is generally consistent with the O'ahu GP. No conditions of approval related to O'ahu GP compliance are recommended.

2. WSCP: The WSCP Land Use Map identifies the Project area as "rural residential" within the Community Growth Boundary. The most applicable WSCP policies for the preservation of open space, coastal lands, and historical and cultural resources (i.e. SMA resources) are as follows:

   - The preservation of all important public views shall be a high priority consideration for all public and private programs and projects. Any proposed project that may affect any significant view,

including but not limited to the views noted in the "Coastal View Study," should not be allowed;

- Minimize the adverse effects of artificial lighting on wildlife and human health by balancing the need for outdoor lighting for night utility, security, and the desire for reasonable architectural expression with the need to conserve energy and protect the natural environment;

- There should be no new residential, commercial, industrial, resort, or other urban or suburban type of development makai of Farrington Highway, with the exception of new development or redevelopment of low-rise commercial and public buildings associated with the development of Wai'anae Country Town and future improvements to the Wai'anae Boat Harbor;

- Shore armoring along any beaches of the Wai'anae District, including seawalls, groins, and breakwaters, should generally be discouraged;

- Approvals should not be granted for uses or projects that may negatively impact the natural ecology, scenic beauty, or cultural practices on coastal lands, or that may increase user conflicts on the beach or in nearshore waters;

- All sand that is found along the Wai'anae Coast, whether it is part of a formally recognized beach or not, should be maintained as much as possible. Any proposed projects along the coast should not significantly impact the sand found there naturally;

- Important historical and cultural sites not located within the Preservation areas should be recognized and protected wherever possible. Urban or agricultural development projects should not be permitted to degrade or destroy important historical or cultural sites. "Important historical and cultural sites" should be determined by the SHPD in collaboration with the community; and

- For lands owned by private parties, the appropriate public agencies should develop pro-active and cooperative efforts to preserve cultural practice sites and provide for community access.

The Project site is not within any identified open-space, recreational area, wetland, or historic site on WSCP resource maps. The site is located makai Farrington Highway, which is designated as a coastal roadway but with no associated viewsheds in the Project vicinity. The WSCP does not identify any public accessways or cultural resources at the Project site. As

discussed above, the Project will not interfere with recreational activities, cultural practices, natural beach processes on the adjacent public beach area or Pacific Ocean in the short-term.

In the long-term, the shoreline is projected to migrate landward into the property as a result of SLR. Under these circumstances, long-term consistency with the WSCP policies is uncertain. However, as discussed above, the DPP is recommending conditions to address projected SLR and coastal hazards impacts. It is anticipated that implementation of these conditions will reduce and delay, but not entirely alleviate these impacts.

The WSCP also explicitly states that no development should occur makai of Farrington Highway. Currently, compliance with this policy is contingent on the acquisition of private properties by public agencies or non-profit organizations for preservation purposes, as well as the subsequent rezoning of the properties to a zoning designation that does not allow for residential, or other, development. To date, no such property acquisition or rezoning of the Project site has occurred.

Given this, upon implementation of the recommended conditions discussed above, the Project will be generally consistent with the WSCP. No conditions of approval specific to WSCP compliance are recommended.

3. ROH Chapter 21, LUO: The Project has been designed to comply with the development standards of the LUO. The Project site is located within the R-10 Residential District, and consists of 9,503 sq. ft. of land area. The Project site is nonconforming for the purpose of lot area, as it is smaller than the minimum 10,000 sq. ft. lot area for the R-10 District. However, nonconforming lot area does not preclude the development of a site with a permitted use within the zoning district. Residential uses are permitted within the R-10 District. Therefore, the Project site is appropriate for the proposed construction of a new single-unit dwelling. The Project plans show that the structures comply with all required yard and height setbacks, as well as height, density, and lot coverage requirements to meet the development standards for the R-10 Residential District (see Exhibits C-1 through C-7). 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.

Pursuant to LUO Table 21-5, short-term rentals, including both bed and breakfast establishments and temporary vacation units, are not allowed in

any Residential District. In order to ensure the Applicants and successor owners are aware of this limitation, a statement to this effect is recommended as a condition of approval.

Based on a review of the plans, the Project will be consistent with the LUO, and no additional conditions of approval will be required.

4. ROH Chapter 26, Shoreline Setback Ordinance: The Project site consists of a shoreline lot that is subject to compliance with ROH Chapter 26. Because the Project site has no mapped annual historic erosion rate on the O'ahu Shoreline Change Mapper, the applicable shoreline setback is 60 ft. mauka of the 2026 Certified Shoreline Survey. The Project plans show that no development will occur within 60 ft. of the shoreline.

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-1 through C-7, D-1 and D-2, and E through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. To minimize and address the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP for review and approval:

Any structure proposed within the 3.2 ft. SLR-XA as mapped on the Hawai'i SLR Viewer (see Exhibit I) must incorporate a foundation or other adaptation or design measures that must be stamped by a civil or structural engineer licensed by the State of Hawai'i.

C. 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 8-4-005: 008 is susceptible to coastal hazards, which may result in harm to or loss of life and property;" and*

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 8-4-005: 008 is projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that the entirety of the proposed dwelling unit is located within the 3.2-foot sea level rise-exposure area."*

D. To account for the potential shift of land from the SLU Urban District to the SLU Conservation District due to anticipated SLR, 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 8-4-005: 008, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

E. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to

erosion, SLR, or any other coastal hazard, in order to obtain approval for an SSV 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 8-4-005: 008, 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."*

F. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated on all Project 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 2021, Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 8-4-005: 008"*

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

> 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 shall stop work, protect the find from further disturbance, and contact the SHPD immediately. Work in the immediate area must be stopped until the 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 BP plans.

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

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

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

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

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

5. Woody plants greater than 15 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 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.

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

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

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

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as 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 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; and

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.

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

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 47 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 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 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 CRB 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 CRB host material. Should existing palms become damaged or killed by the CRB, any replacement must be of an appropriate species that is not susceptible to damage by the CRB.

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

K. Permits.

The Applicants 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:

1. 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.

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

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

    a. 60 days after receipt of the DPP Director's report; or

b. The Applicants' then-existing deadline for obtaining a construction permit or BP;

the extension will be deemed to be denied.

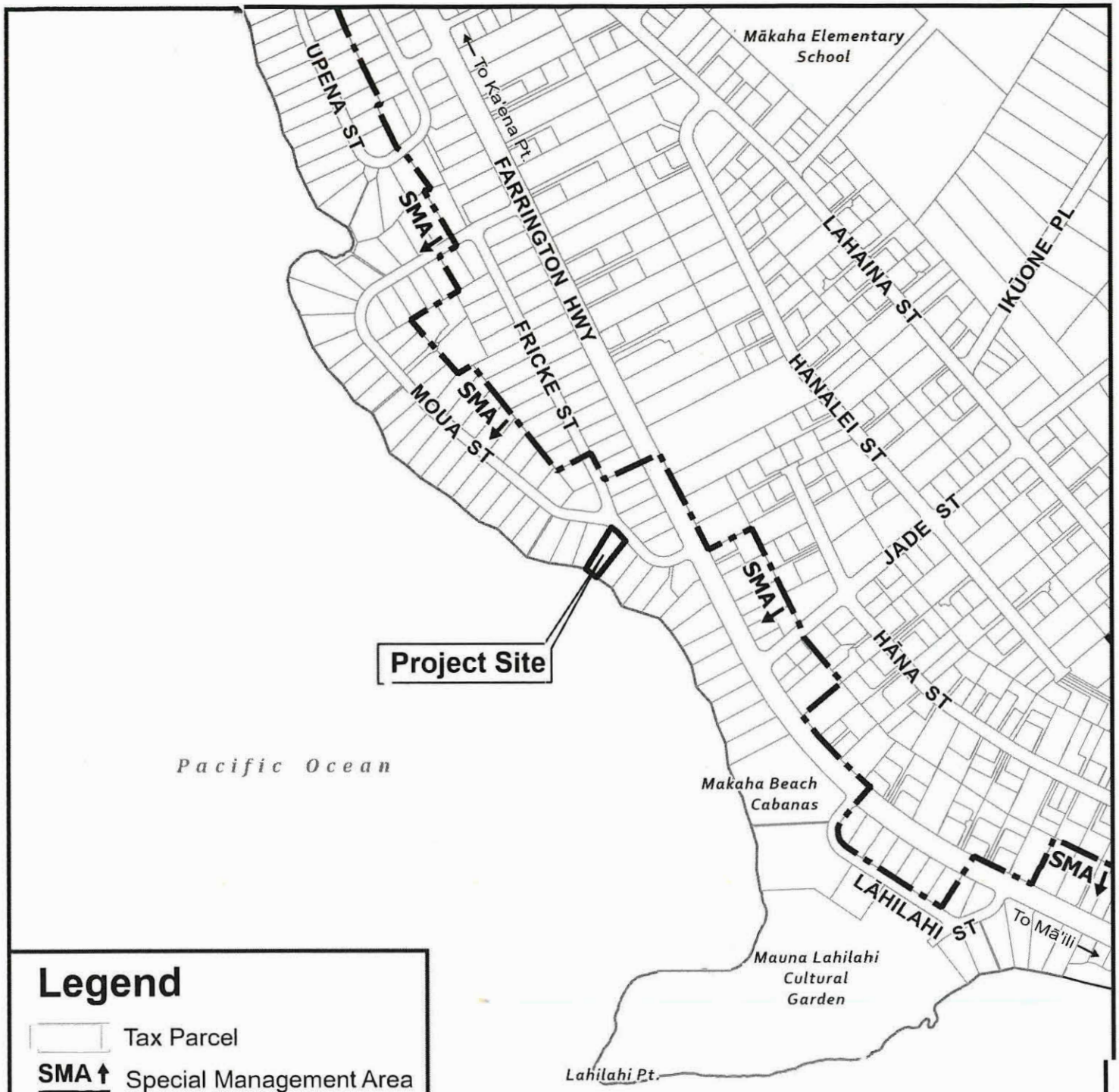
L. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit 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 6th day of October, 2026.

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

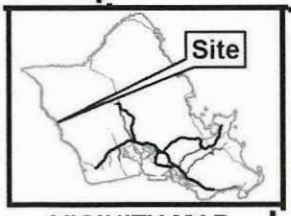
By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-7, D-1 and D-2, and E through L
Draft Resolution



Legend

- Tax Parcel
- SMA — Special Management Area
- Project Site



VICINITY MAP

0 500 1,000

Distance in Feet

LOCATION MAP WITH SMA

WAIANAE

TAX MAP KEY: 8-4-005: 008
FOLDER NO.: 2026-SMA-41

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

Date Prepared: 07/2026

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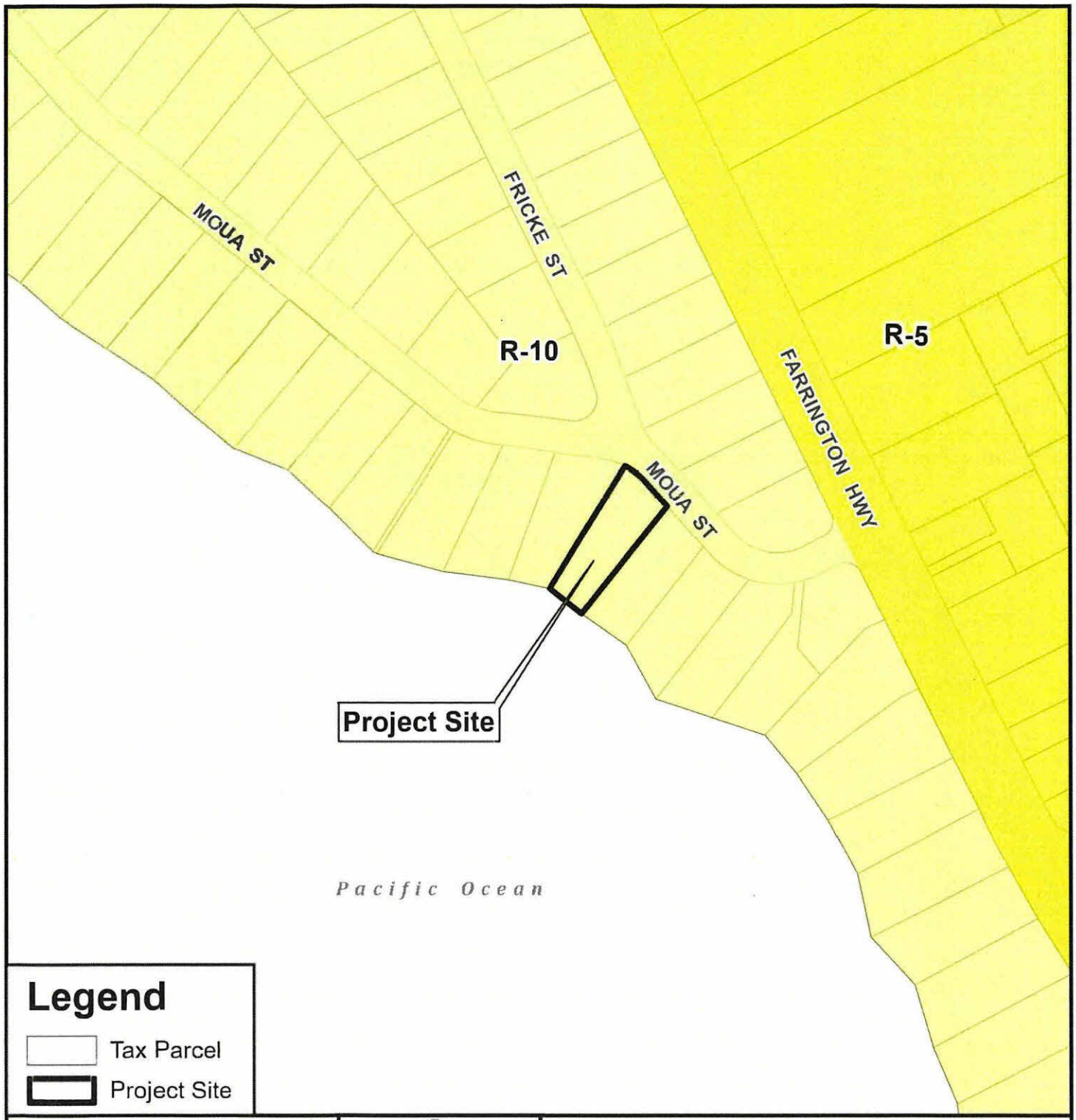
EXHIBIT A

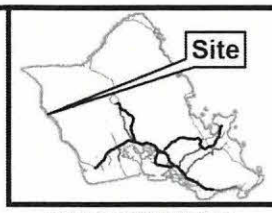


Legend

- Tax Parcel
- Project Site

0 100 200

Distance in Feet



VICINITY MAP

PORTION OF

ZONING MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-4-005: 008

FOLDER NO.: 2026-SMA-41

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

Date Prepared: 07/2026

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This map was prepared in color

EXHIBIT B

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG

84-909 MOUA ST, WAIANAE, HI 96792

TMK: 8-4-005:008

INDEX OF DRAWINGS:

000 TITLE SHEET
A001 SITE PLAN
A002 FLOOR PLAN
A003 EXTERIOR ELEVATIONS
A004 EXTERIOR ELEVATIONS
A005 BUILDING SECTIONS
A006 FOUNDATION AND FRAMING PLANS
A007 ROOF FRAMING PLAN

EXHIBIT C-1 - ZONING / LOT AREA CALCULATIONS

FILE NO. 2026-SMA-41



LOCATION MAP

PROJECT INFORMATION:

OWNER:	SHIGEMASA/YUEN/SHINN-YUEN and CHANG
ADDRESS:	84-909 MOUA STREET WAIANAE, HAWAII 96792
T.M.K:	8-4-005:008
ZONING:	R-10

AREA CALCULATION

LOT AREA	9,503 SF
MAX BLDG AREA	4,751.5 SF
PROPOSED BLDG AREA	2,712.6 SF
FAR	28.5%
BLDG AREA	
FLOOR	1,637.8 SF
COVERED ENTRY	117.8 SF
COVERED LANAI	591 SF
STAIRS	100 SF
TOTAL BLDG AREA	2,446.6 SF
FLOOR AREA	
FLOOR	1,637.8 SF
COVERED ENTRY	117.8 SF
COVERED LANAI	591 SF
TOTAL FLOOR AREA	2,346.6 SF
PARKING	
PARKING REQUIRED	3 STALL
PARKING PROVIDED	3 STALL

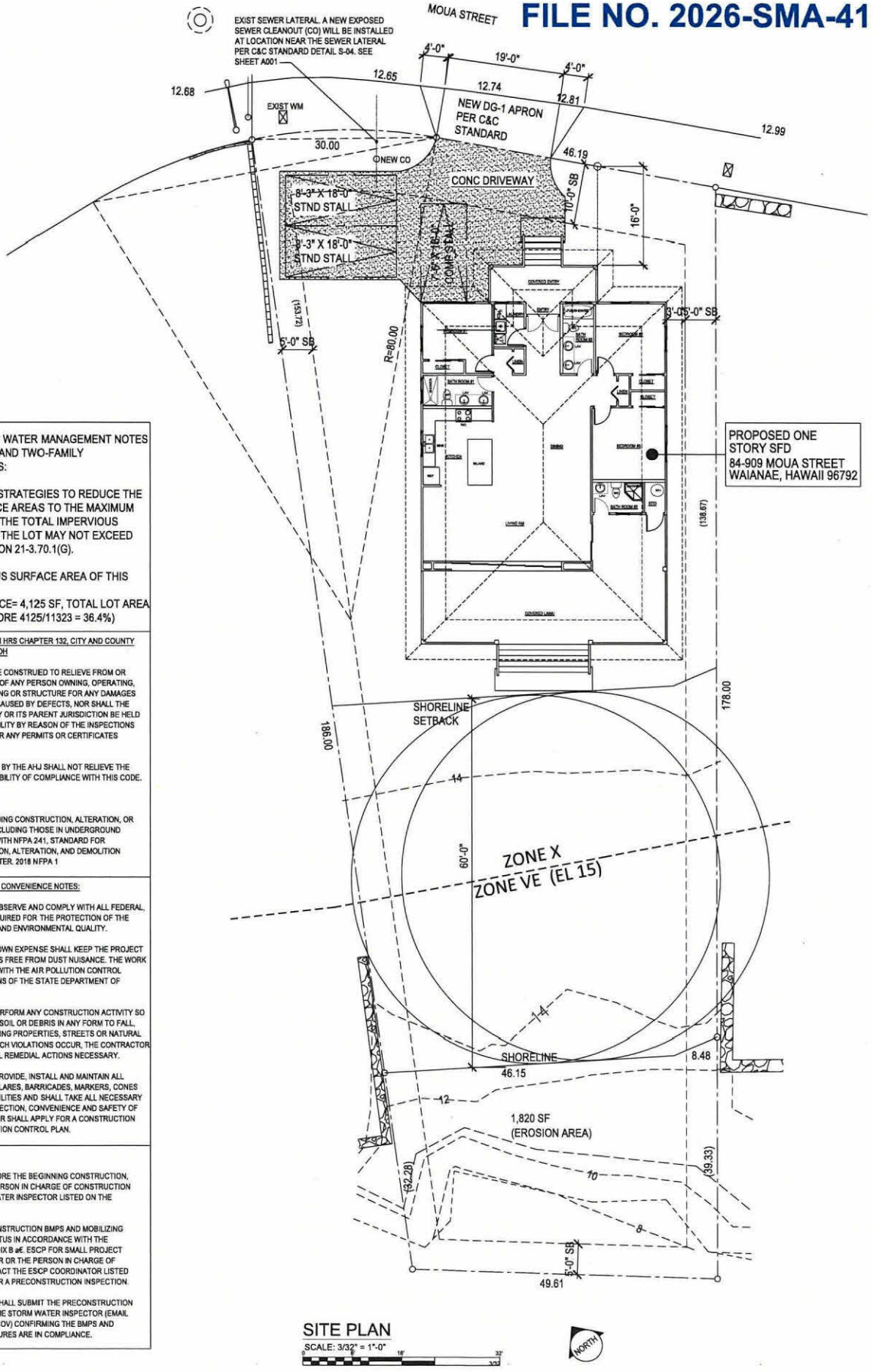
ELIEZER Y. ACZON
LICENSED PROFESSIONAL ARCHITECT
No. 7678
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

EXP 4/30/26

EXHIBIT C-2 - SITE PLAN

FILE NO. 2026-SMA-41



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

(i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70.1(G).

(ii) TOTAL IMPERVIOUS SURFACE AREA OF THIS PROJECT = 36.4%.
(IMPERVIOUS SURFACE= 4,125 SF, TOTAL LOT AREA = 11,323 SF, THEREFORE 4125/11323 = 36.4%)

NFPA 1 2018, STATE OF HAWAII HRS CHAPTER 132, CITY AND COUNTY OF HONOLULU CHAPTER 20 ROH

1.9.4 THIS CODE SHALL NOT BE CONSTRUED TO RELIEVE FROM OR LESSEN THE RESPONSIBILITY OF ANY PERSON OWNING, OPERATING, OR CONTROLLING ANY BUILDING OR STRUCTURE FOR ANY DAMAGES TO PERSONS OR PROPERTY CAUSED BY DEFECTS, NOR SHALL THE CODE ENFORCEMENT AGENCY OR ITS PARENT JURISDICTION BE HELD AS ASSUMING ANY SUCH LIABILITY BY REASON OF THE INSPECTIONS AUTHORIZED BY THIS CODE OR ANY PERMITS OR CERTIFICATES ISSUED UNDER THIS CODE.

1.14.4 REVIEW AND APPROVAL BY THE AHJ SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

FIRE SAFETY NOTE

16.1.1 STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND THIS CHAPTER. 2018 NFPA 1

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.

2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.

4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

ESCP INSPECTION NOTES:

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.

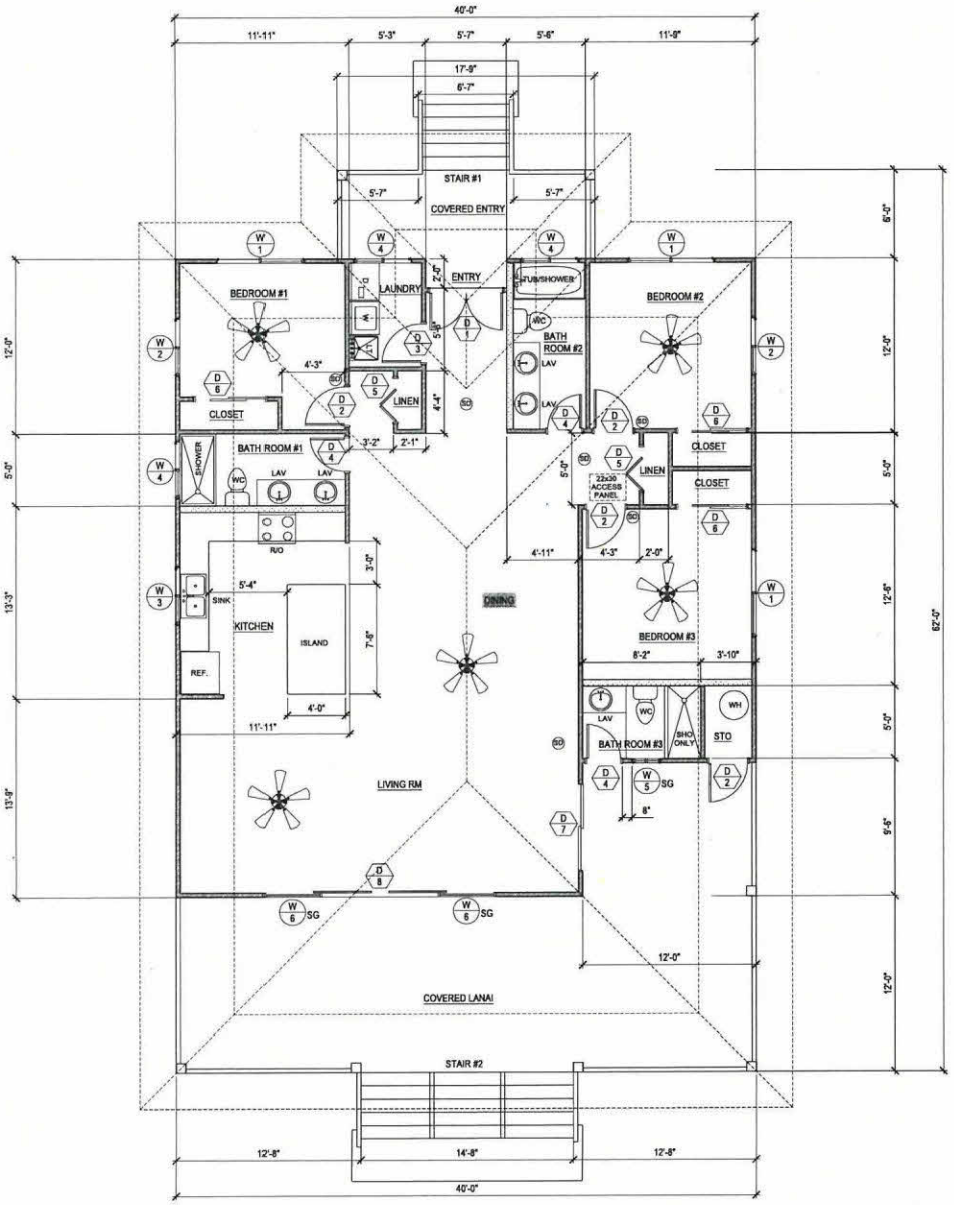
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B â€ ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.

3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE.

SITE PLAN
SCALE: 3/32" = 1'-0"

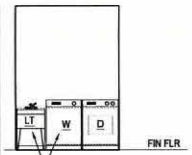
EXHIBIT C-3 - FLOOR PLAN

FILE NO. 2026-SMA-41



FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXHAUST DUCT SHALL HAVE A MINIMUM 4-INCH DIAMETER. THE DUCT SHALL BE OF METAL AND SMOOTH INTERIOR SURFACES. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE DETERMINED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS, BUT NOT MORE THAN 35 FEET. EXCEPTION: APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 6 FEET IN LENGTH MAY BE USED. FLEXIBLE DUCT CONNECTORS SHALL BE CONCEALED WITHIN CONSTRUCTION.



LAUNDRY (FIRST FLOOR)
SCALE: 1/4" = 1'-0"

LEGEND (FLOOR PLANS)

D #	DOOR PLAN INDICATOR WALL OR PARTITION DOOR MARK AND NUMBER
W #	WINDOW MARK AND NUMBER WINDOW OR GLAZED PARTITION
D	DRYER
DW	DISHWASHER
LAV	LAVATORY
LT	LAUNDRY TRAY
REF	REFRIGERATOR
SG	SAFETY GLASS
W	WASHER
WC	WATER CLOSET
WH	WATER HEATER
	16" SQ BUILT-UP COLUMN
	2X4 STUD WALL @ 16" OC
	2X6 STUD WALL @ 16" OC
	SEPARATION WALL
SD	SMOKE DETECTOR, UL APPROVED WITH BATTERY BACKUP AND INTERCONNECTED PER SEC. R314
CM	CARBON MONOXIDE DETECTOR PER SEC. R315
	CEILING FAN WITH LIGHTING

SECTION R314 / SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED.

EXCEPTIONS:

SMOKE ALARMS IN EXISTING AREAS NOT REQ'D TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DON'T RESULT IN INTERIOR WALL OR CEILING REMOVAL.

1. ELECTRIC VEHICLE CAPABILITY.

PER ENERGY CODE, R404.2, LOCATION FOR INVERTERS, METERING EQUIPMENT, BATTERY EQUIPMENT, ENERGY STORAGE EQUIPMENT, AND OTHER EQUIPMENT REQUIRED TO INTERCONNECT WITH THE ELECTRICAL GRID.

PER BUILDING ENERGY CONSERVATION CODE (CHAPTER 32 OF THE REVISED ORDINANCES OF HONOLULU), R404.3, NEW SFD, DETACHED OR DUPLEX DWELLINGS WITH ATTACHED ENCLOSED GARAGES, A DEDICATED RECEPTACLE FOR AN ELECTRIC VEHICLE MUST BE PROVIDED FOR EACH RESIDENCE WHICH PROVIDES AT A MINIMUM, LEVEL 1 SERVICE.

2. ELECTRICAL PANEL. NEW SFD DETACHED, TWO-FAMILY DETACHED, AND DUPLEXES MUST INSTALL FOR EACH RESIDENCE AN ELECTRICAL PANEL WITH RESERVED SPACE TO ACCOMMODATE NOT LESS THAN A FIVE KILOWATT (AC) PHOTOVOLTAIC SYSTEMS. NEW MULTI-FAMILY DWELLINGS MUST INSTALL AN ELECTRICAL PANEL THAT INCLUDES SPACE RESERVED TO ACCOMMODATE A PHOTOVOLTAIC SYSTEM: (1) SIZED TO SERVE COMMON AREA ELECTRICAL LOADS, OR (2) SIZED TO THE ROOF SPACE AVAILABLE. THE RESERVED SPACE MUST BE CLEARLY LABELED AS SOLAR PV READY.

INSTALL CONDUIT NOT LESS THAN 1-1/2" TO PROVIDE A PATHWAY FROM THE ELECTRICAL PANEL TO THE INVERTER LOCATION AND FROM THE INVERTER LOCATION TO THE UNDERSIDE OF THE ROOF SUFFICIENT TO ALLOW FUTURE INSTALLATION OF THE SOLAR EQUIPMENT

ELIZER Y. ACERON
LICENSED PROFESSIONAL ARCHITECT
No. 7979
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

EXP. 4/30/26

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG
84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

FLOOR PLAN

DATE: 9/2/25
DRAWN BY: ME

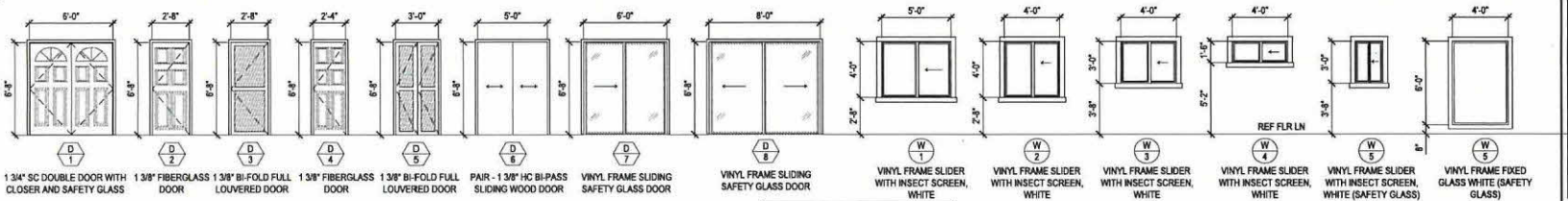
REVISIONS

SHEET
A002
OF

PROJECT NO.
XXX

EXHIBIT C-4 - FRONT AND REAR ELEVATIONS

FILE NO. 2026-SMA-41



DOOR AND WINDOW SCHEDULE

SCALE: 1/4" = 1'-0"

NOTE:
ALL GLAZING IN DOORS & HAZARDOUS AREAS TO BE TEMPERED SAFETY GLASS

EMERGENCY EXIT:
- 20" MINIMUM WIDTH
- 24" MINIMUM HEIGHT
- 5.7 SQUARE FEET MINIMUM OPENING
- 44" MAXIMUM SILL HEIGHT @ BEDROOM (TYPICAL)



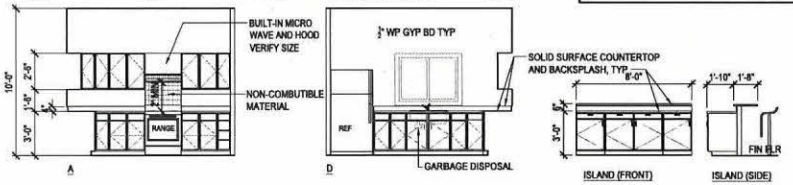
REAR ELEVATION

SCALE: 1/4" = 1'-0"

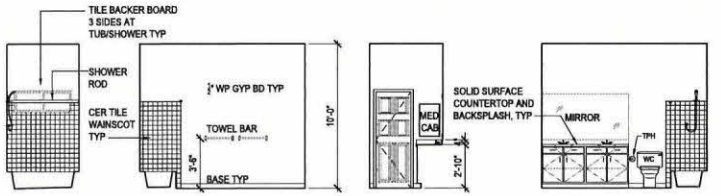


FRONT ELEVATION

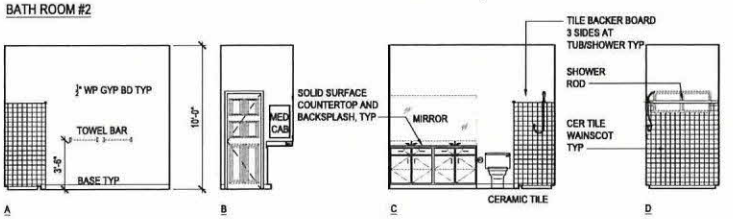
SCALE: 1/4" = 1'-0"



KITCHEN



BATH ROOM #2



BATH ROOM #1

INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

ELMER T. ACKON
LICENSED PROFESSIONAL ARCHITECT
No. 7878
HAWAII, U.S.A.

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EXP. 4/30/26

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG
84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

EXTERIOR ELEVATIONS

DATE: 9/2/25
DRAWN BY: ME

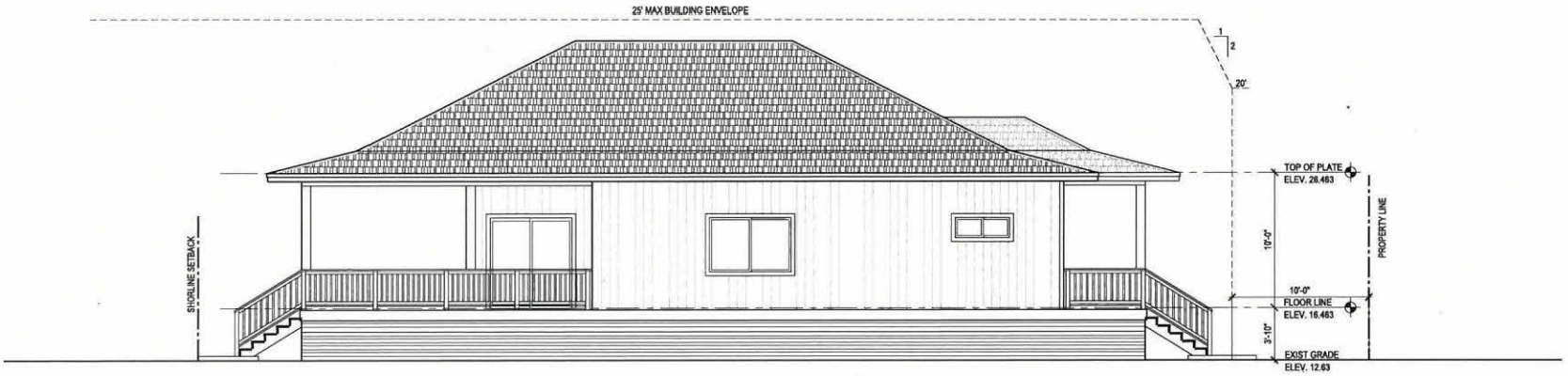
REVISIONS

SHEET
A003
OF

PROJECT NO.
XXX

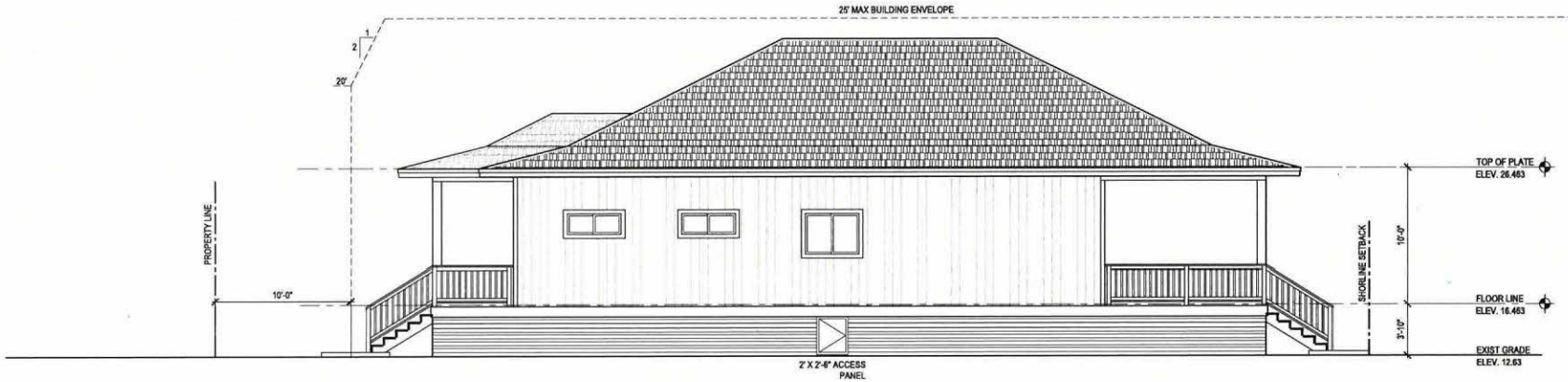
EXHIBIT C-5 - LEFT AND RIGHT ELEVATIONS

FILE NO. 2026-SMA-41



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

ELSIE T. ACCON
LICENSED PROFESSIONAL ARCHITECT
No. 7975
HAWAII, U.S.A.

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EXP. 4/30/26

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG
84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

EXTERIOR ELEVATIONS

DATE: 9/2/25

DRAWN BY: ME

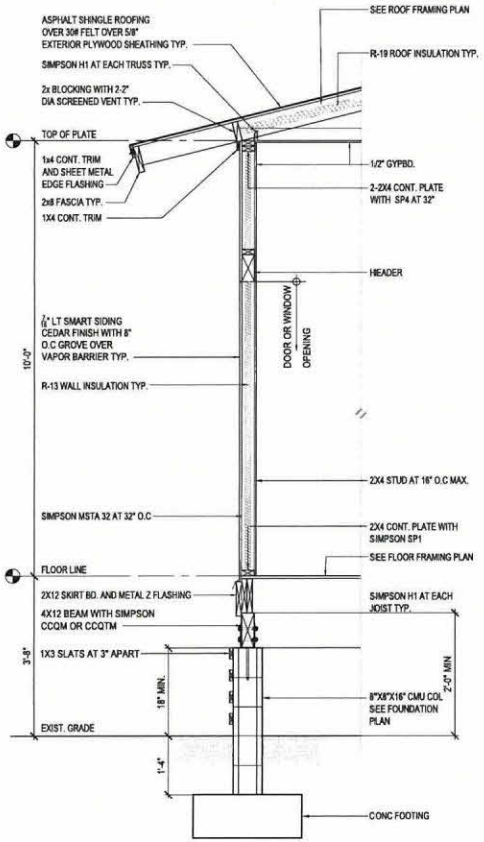
REVISIONS

SHEET
A004
OF

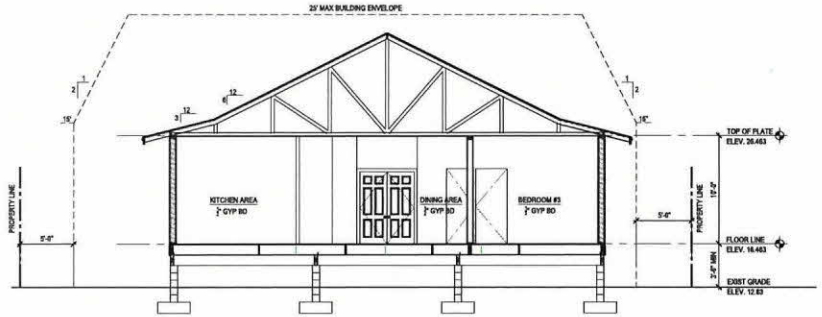
PROJECT NO.
XXX

EXHIBIT C-6 - CROSS SECTIONS

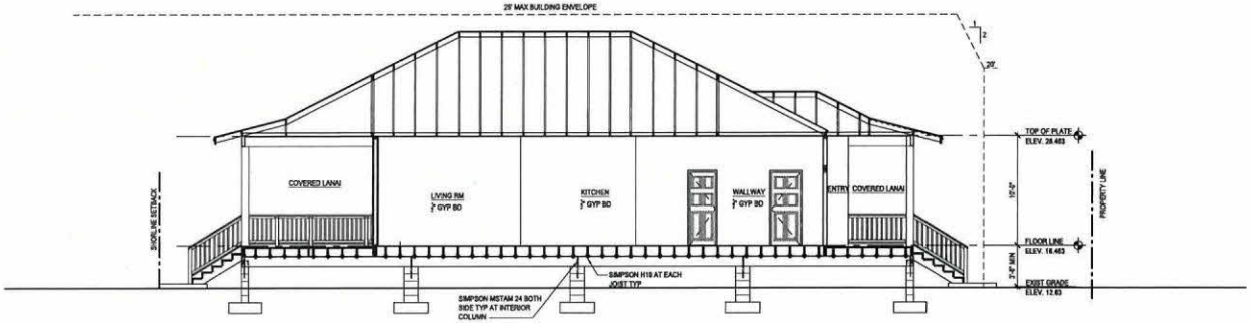
FILE NO. 2026-SMA-41



1 WALL SECTION
SCALE: 3/4" = 1'-0"



A CROSS SECTION
SCALE: 3/16" = 1'-0"



B LONGITUDUNAL SECTION
SCALE: 3/16" = 1'-0"

ELSER Y. ACTON
LICENSED PROFESSIONAL ARCHITECT
No. 7579
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

ESP 10/31/26

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG
84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

BUILDING SECTIONS

DATE: 9/2/25
DRAWN BY: ME

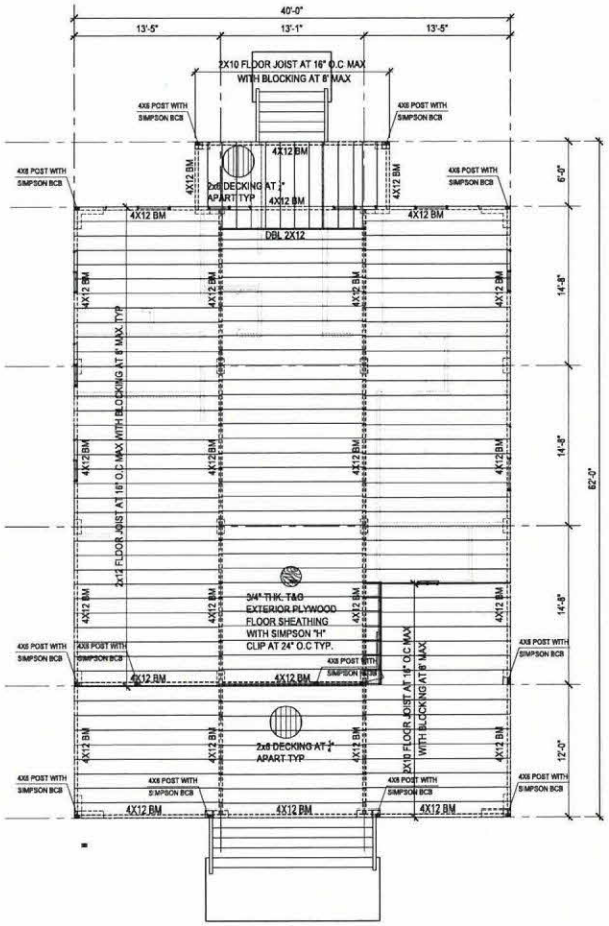
REVISIONS

SHEET
A005
OF

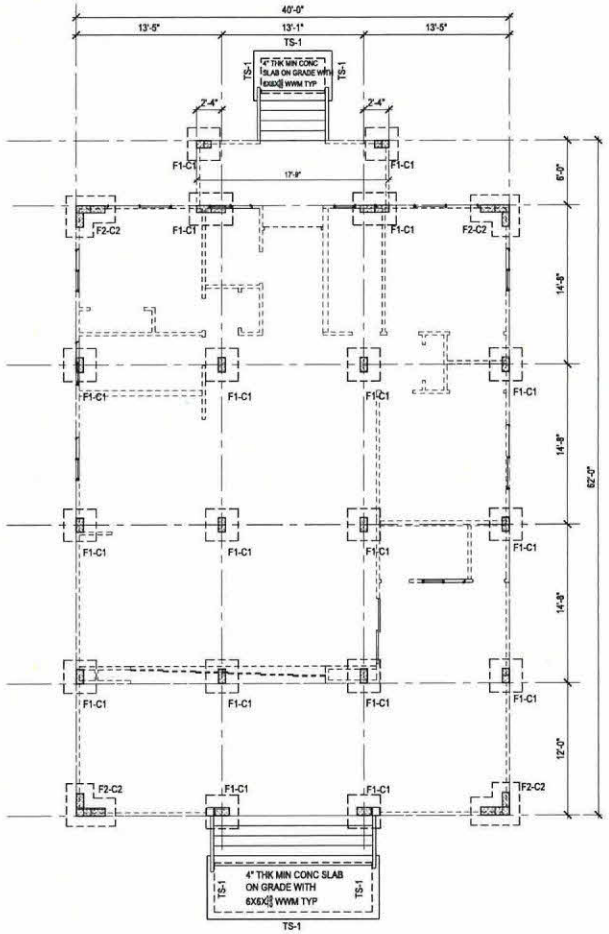
PROJECT NO.
XXX

EXHIBIT C-7 - FLOOR AND FOUNDATION PLANS

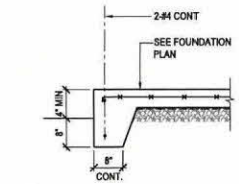
FILE NO. 2026-SMA-41



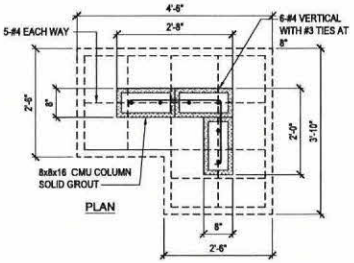
FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"



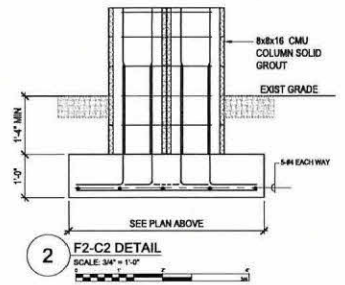
FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



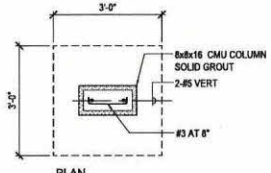
3 TS-1 DETAIL
SCALE: 3/4" = 1'-0"



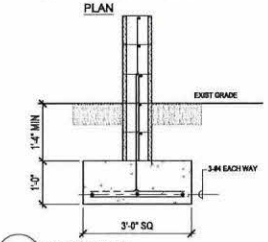
PLAN



2 F2-C2 DETAIL
SCALE: 3/4" = 1'-0"



PLAN



1 F1-C1 DETAIL
SCALE: 3/4" = 1'-0"

JEFFERY Y. ACCION
LICENSED PROFESSIONAL ARCHITECT
No. 7676
HAWAII, U.S.A.

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EXP. 4/30/26

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG
84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

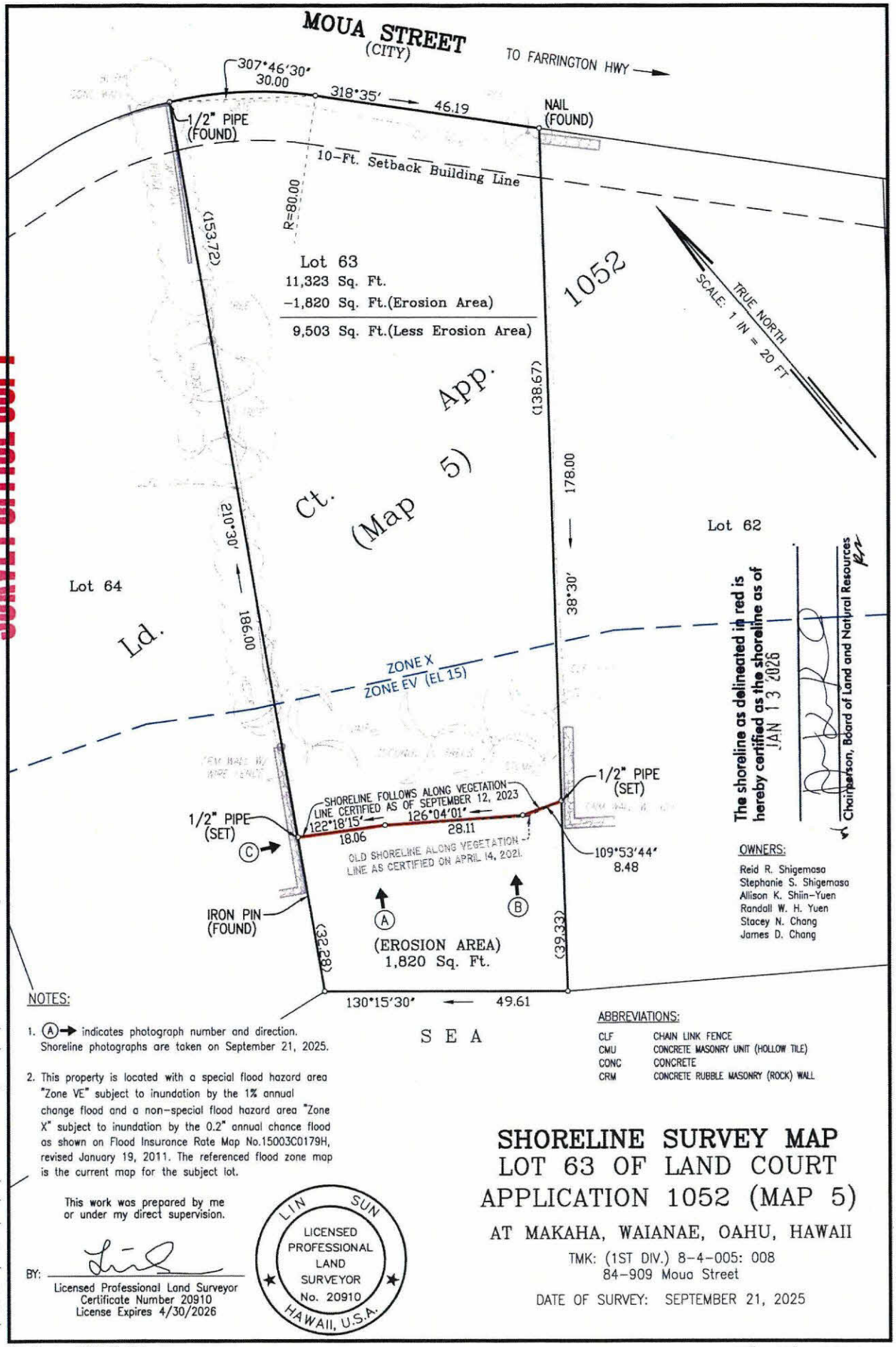
FOUNDATION AND FRAMING PLANS

DATE	DRAWN BY
9/2/25	ME

REVISIONS

SHEET
A006
OF

PROJECT NO.
XXX



SURVEY OFFICE COPY

NOTES:

1. (A)→ indicates photograph number and direction. Shoreline photographs are taken on September 21, 2025.
2. This property is located with a special flood hazard area "Zone VE" subject to inundation by the 1% annual change flood and a non-special flood hazard area "Zone X" subject to inundation by the 0.2" annual chance flood as shown on Flood Insurance Rate Map No.15003C0179H, revised January 19, 2011. The referenced flood zone map is the current map for the subject lot.

ABBREVIATIONS:

CLF	CHAIN LINK FENCE
CMU	CONCRETE MASONRY UNIT (HOLLOW TILE)
CONC	CONCRETE
CRM	CONCRETE RUBBLE MASONRY (ROCK) WALL

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

BY: _____
Licensed Professional Land Surveyor
Certificate Number 20910
License Expires 4/30/2026

LIN SUN
LICENSED PROFESSIONAL LAND SURVEYOR
No. 20910
HAWAII, U.S.A.

SHORELINE SURVEY MAP
LOT 63 OF LAND COURT APPLICATION 1052 (MAP 5)
AT MAKAHA, WAIANAE, OAHU, HAWAII

TMK: (1ST DIV.) 8-4-005: 008
84-909 Moua Street

DATE OF SURVEY: SEPTEMBER 21, 2025

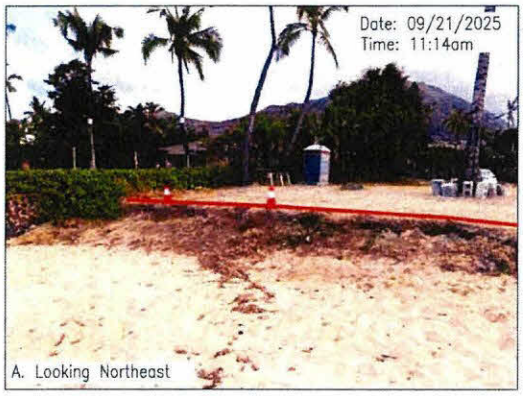
PATH/FILENAME: N:\SHORELINE\2020\000\2020018-15A Moua St, Makaha\DWG\2020018-15A shoreline 2025.dwg

Job Number: 2020018-15A
Field Book: 2777A: Pgs. 34-37

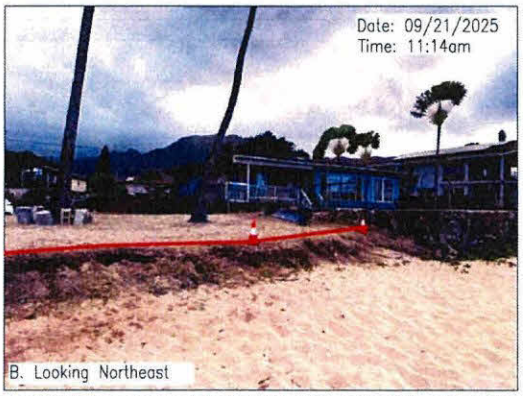
CONTROLPOINT SURVEYING, INC.
615 Piikoi St., Suite 700, Honolulu, Hawaii 96814

10" x 15" = 1.04 Sq. Ft.

EXHIBIT D-1 - CERTIFIED SHORELINE SURVEY **FILE NO. 2026-SMA-41**



A. Looking Northeast



B. Looking Northeast



C. Looking Southeast

INDEX OF PHOTOGRAPHS
SHORELINE SURVEY MAP
LOT 63 OF LAND COURT APPLICATION 1052 (MAP 5)

AT MAKAHA, WAIANAE, OAHU, HAWAII

TMK: (1ST DIV.) 8-4-005: 008
84-909 Moua Street

DATE OF SURVEY: SEPTEMBER, 21 2025

EXHIBIT D: CERTIFIED SHORELINE SURVEY FILE NO. 2025/SMA-21

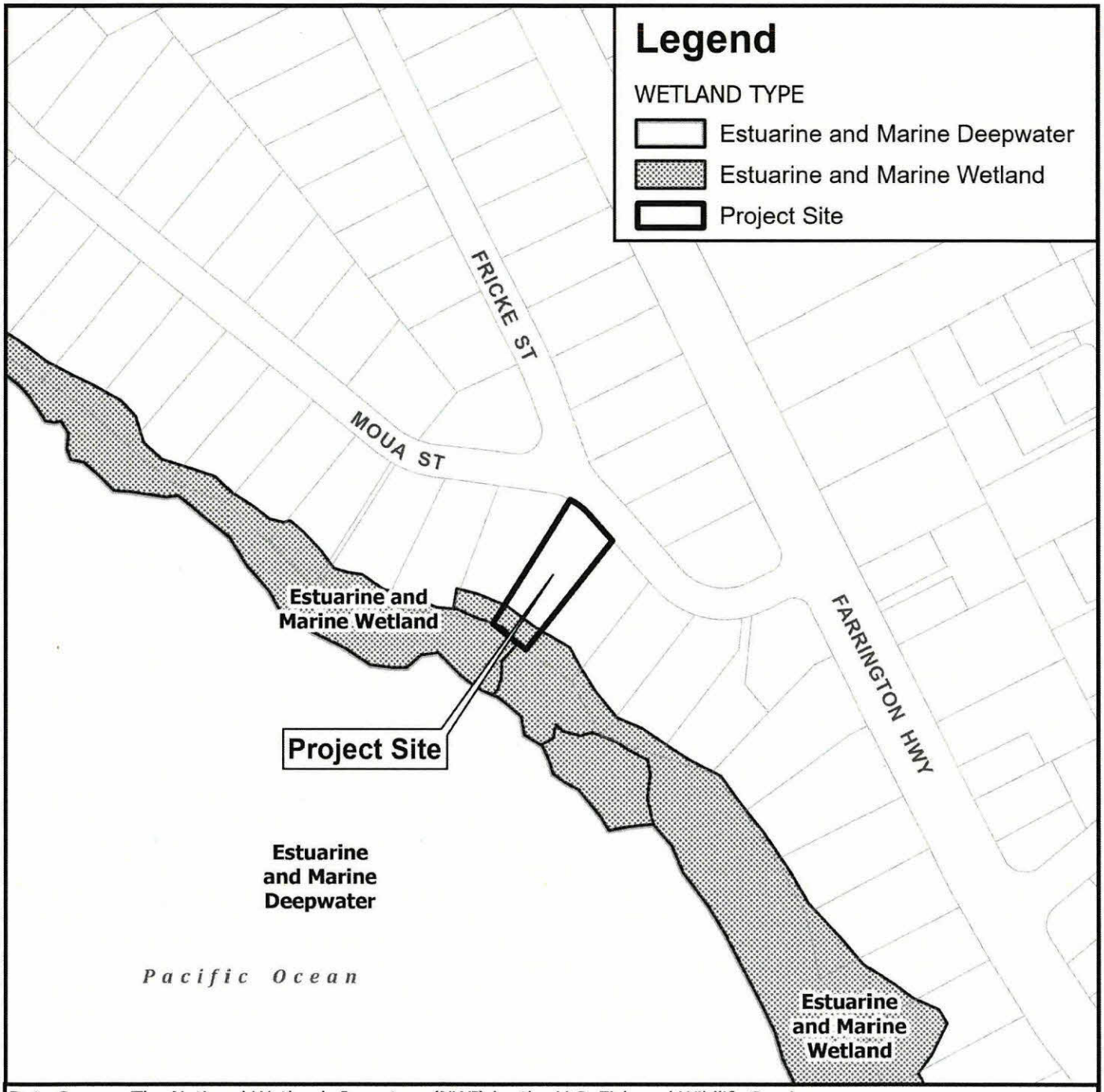
PATH/FILENAME: N:\SHORELINES\2020\008\2020018-15A shoreline 2025.dwg

Job Number: 2020018-15A
Field Book: 2777A: Pgs. 34-37

CONTROLPOINT SURVEYING, INC.
615 Piikoi St., Suite 700, Honolulu, Hawaii 96814

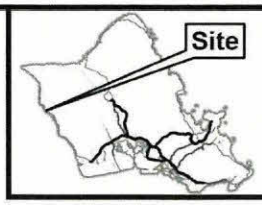
10" x 15" = 1.04 Sq. Ft.

EXHIBIT D-2 - SHORELINE SURVEY PHOTOS



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

0 100 200
Distance in Feet



VICINITY MAP

EXHIBIT E
WETLANDS MAP

WAIANAE

TAX MAP KEY: 8-4-005: 008
FOLDER NO.: 2026-SMA-41

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

Date Prepared: 07/2026

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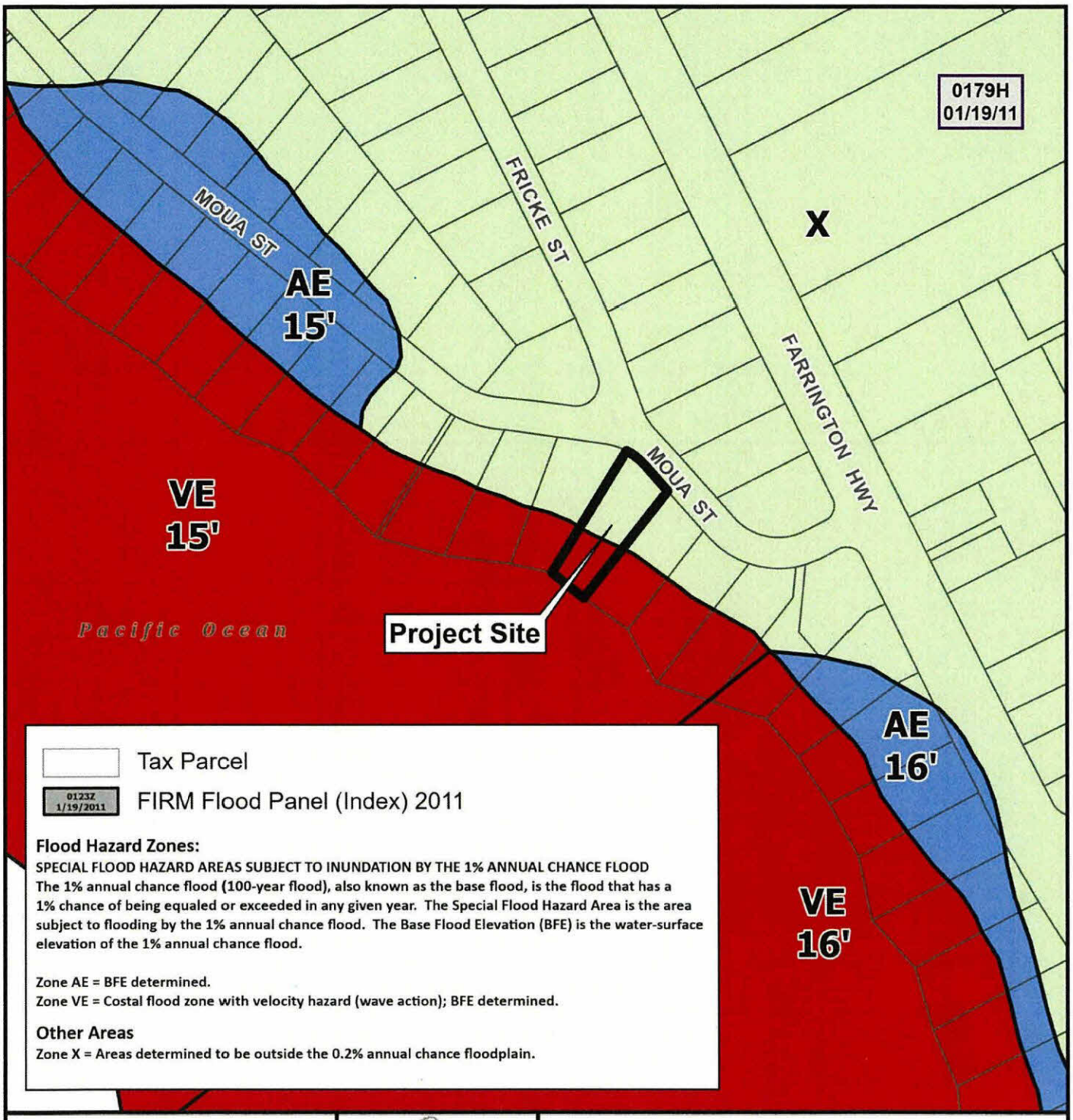

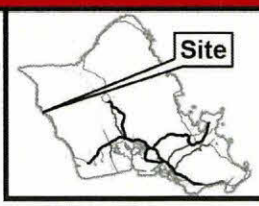

VICINITY MAP

0 100 200

Distance in Feet

EXHIBIT F
FLOOD HAZARD MAP
FIRM PANEL 15003C0179H

NOTE: FLOOD ZONES EFFECTIVE AS OF JUNE 10, 2026.
NO CHANGES TO THIS FLOOD PANEL [15003C0179H].

TAX MAP KEY: 8-4-005: 008

FOLDER NO.: 2026-SMA-41

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

Date Prepared: 07/2026

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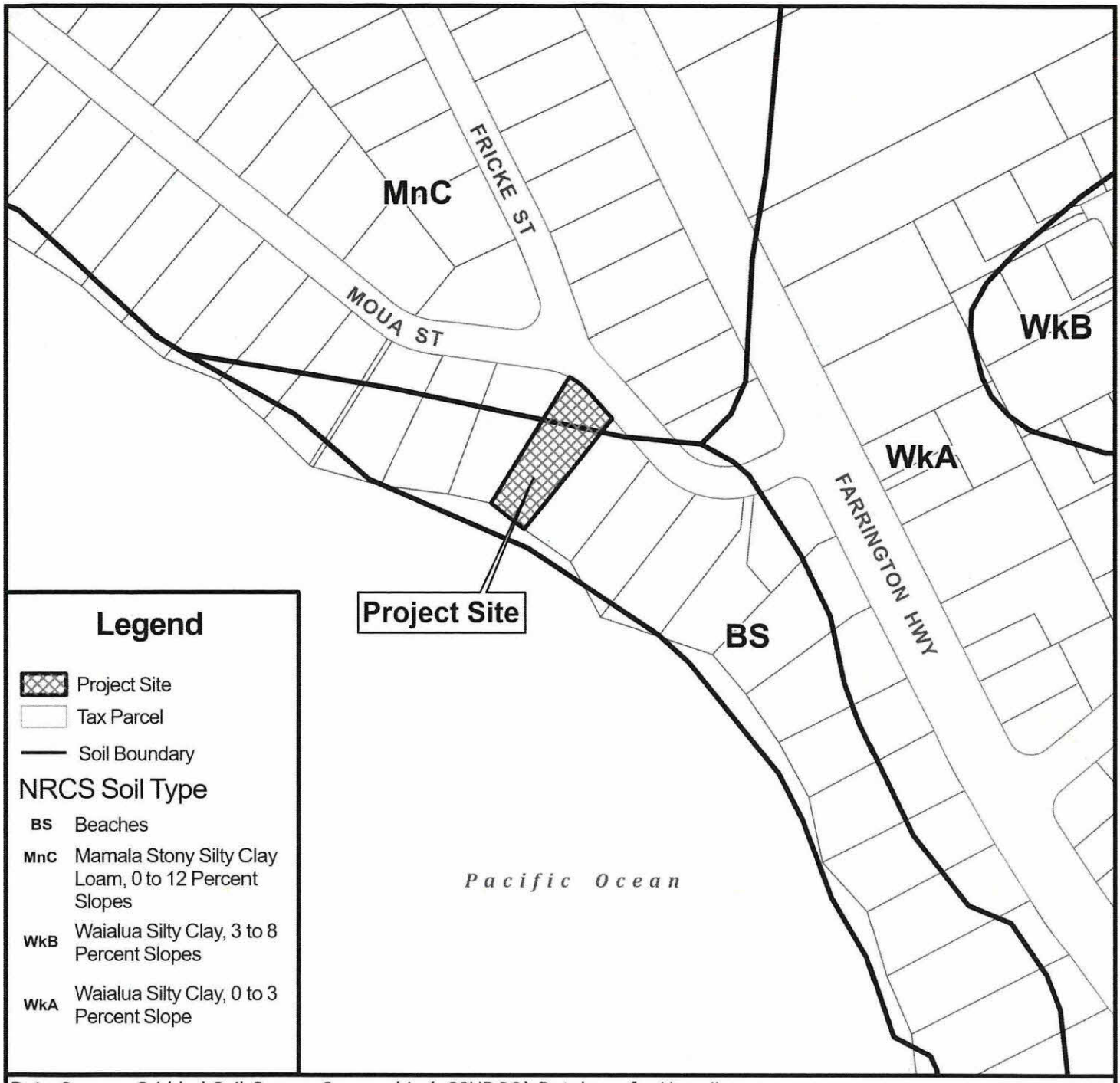
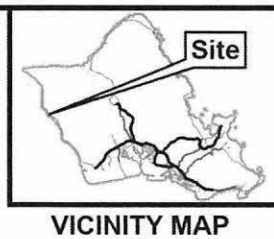


Data Source: Gridded Soil Survey Geographic (gSSURGO) Database for Hawaii.
United States Department of Agriculture, Natural Resources Conservation Service.
https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 500 1,000
Distance in Feet



VICINITY MAP

N

EXHIBIT G

SOILS MAP

WAIANAE

TAX MAP KEY: 8-4-005: 008
FOLDER NO.: 2026-SMA-41

Prepared by: Honolulu Land Information System (HoLIS) - NK
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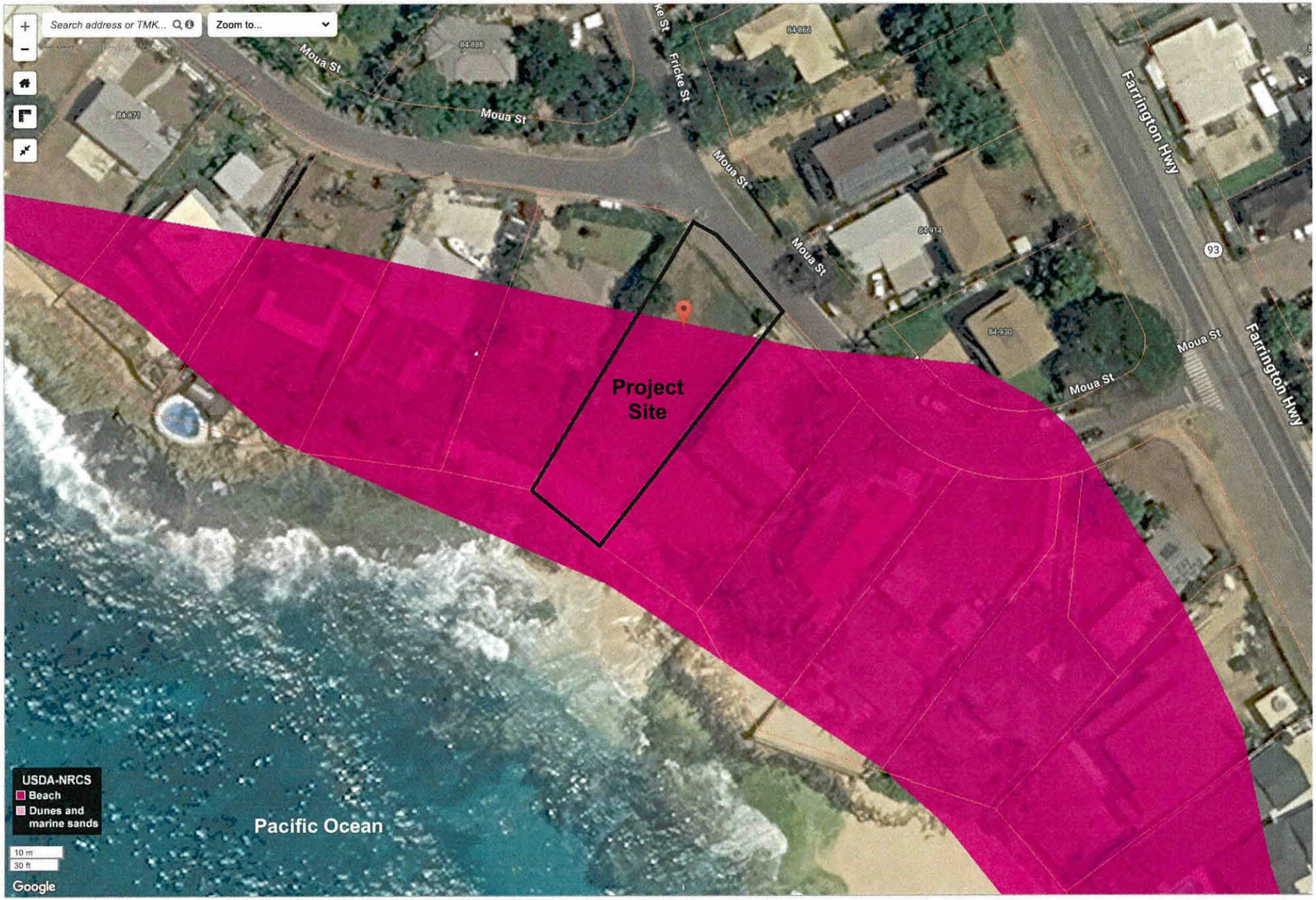


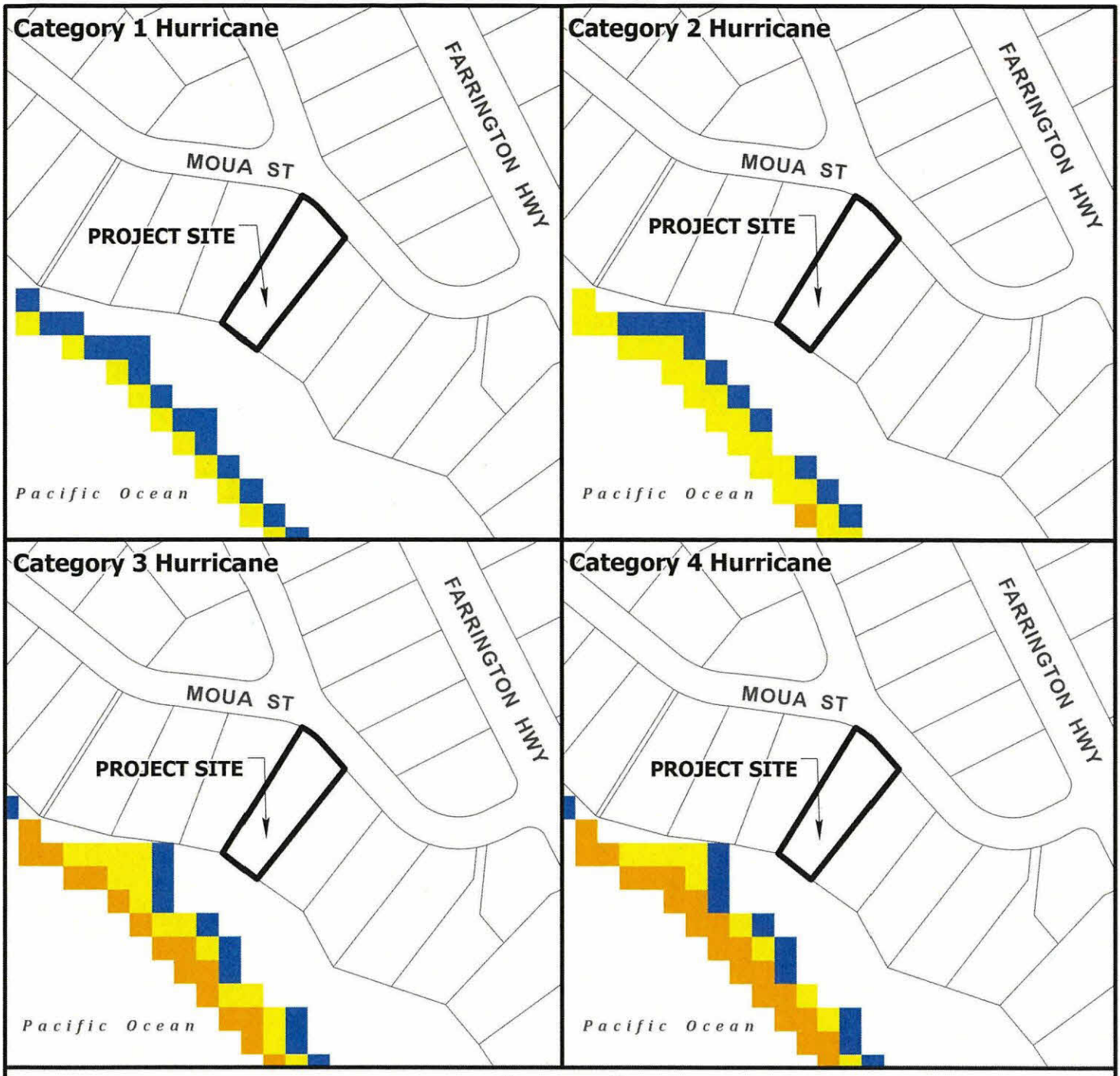
Source: Hawaii Sea Level Rise Viewer, accessed 7.29.26

EXHIBIT H - BEACH SANDS AND DUNES/MARINE SANDS
FILE NO. 2026-SMA-41



Source: Hawaii Sea Level Rise Mapper, accessed 7.29.26

EXHIBIT I - 3.2-FOOT (YEAR 2100) SEA LEVEL RISE EXPOSURE AREA
ANNUAL HIGH WAVE FLOODING
FILE NO. 2026-SMA-41

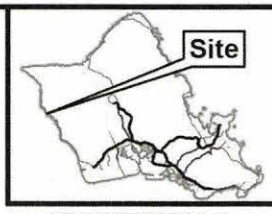


Legend

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

CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

0 100 200
Distance in Feet



VICINITY MAP

N

EXHIBIT J
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: 8-4-005: 008
FOLDER NO.: 2026-SMA-41

Prepared by: Honolulu Land Information System (HoLIS) - NK
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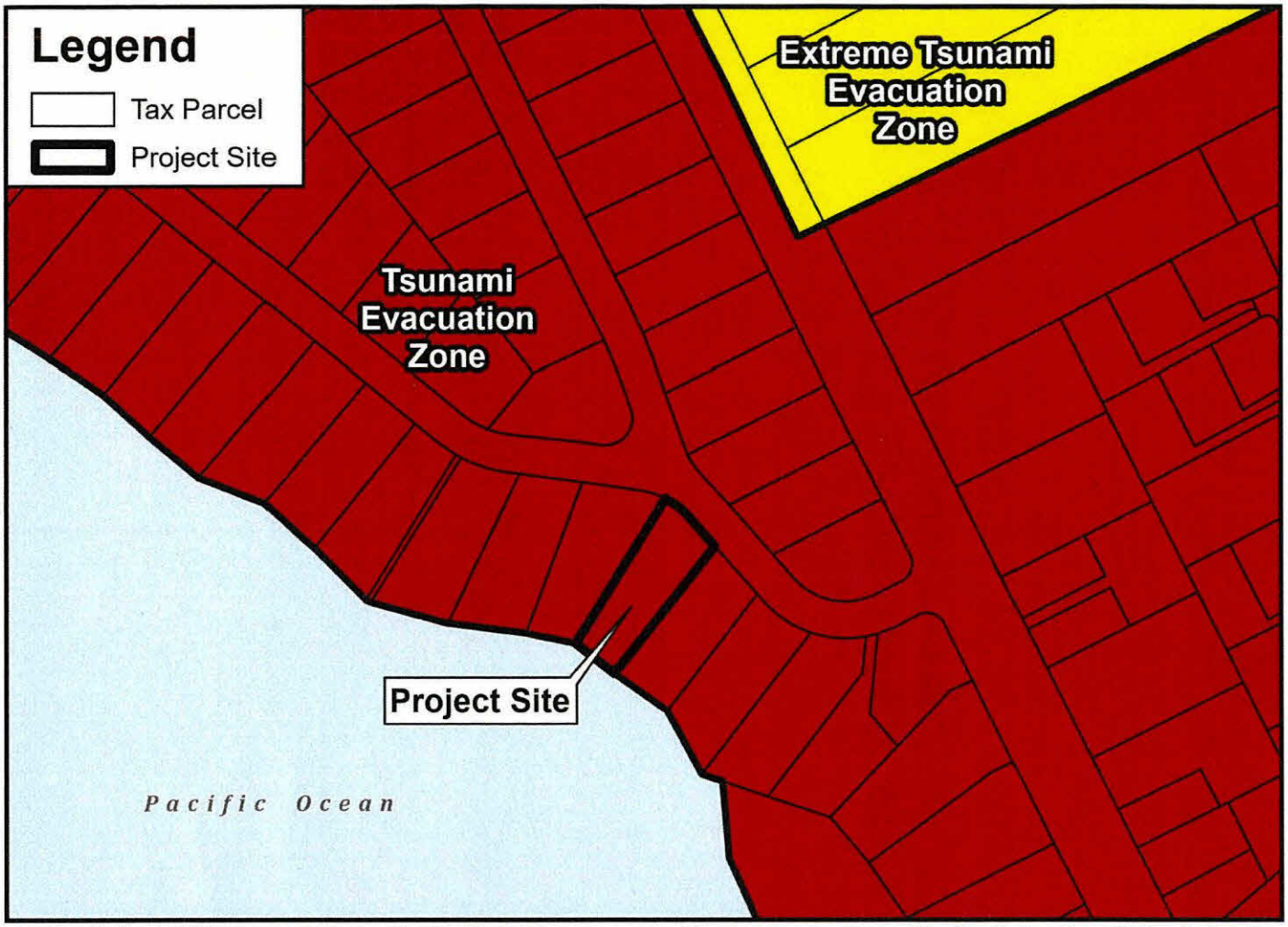


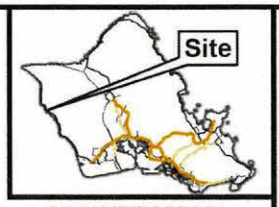
- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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







VICINITY MAP

EXHIBIT K
TSUNAMI EVACUATION MAP
YOKOHAMA BAY TO POKAI BAY
MAP 15 INSET 3

TAX MAP KEY: 8-4-005: 008
FOLDER NO.: 2026-SMA-41

Prepared by: Honolulu Land Information System (HoLIS) - NK
Department of Planning & Permitting (DPP)
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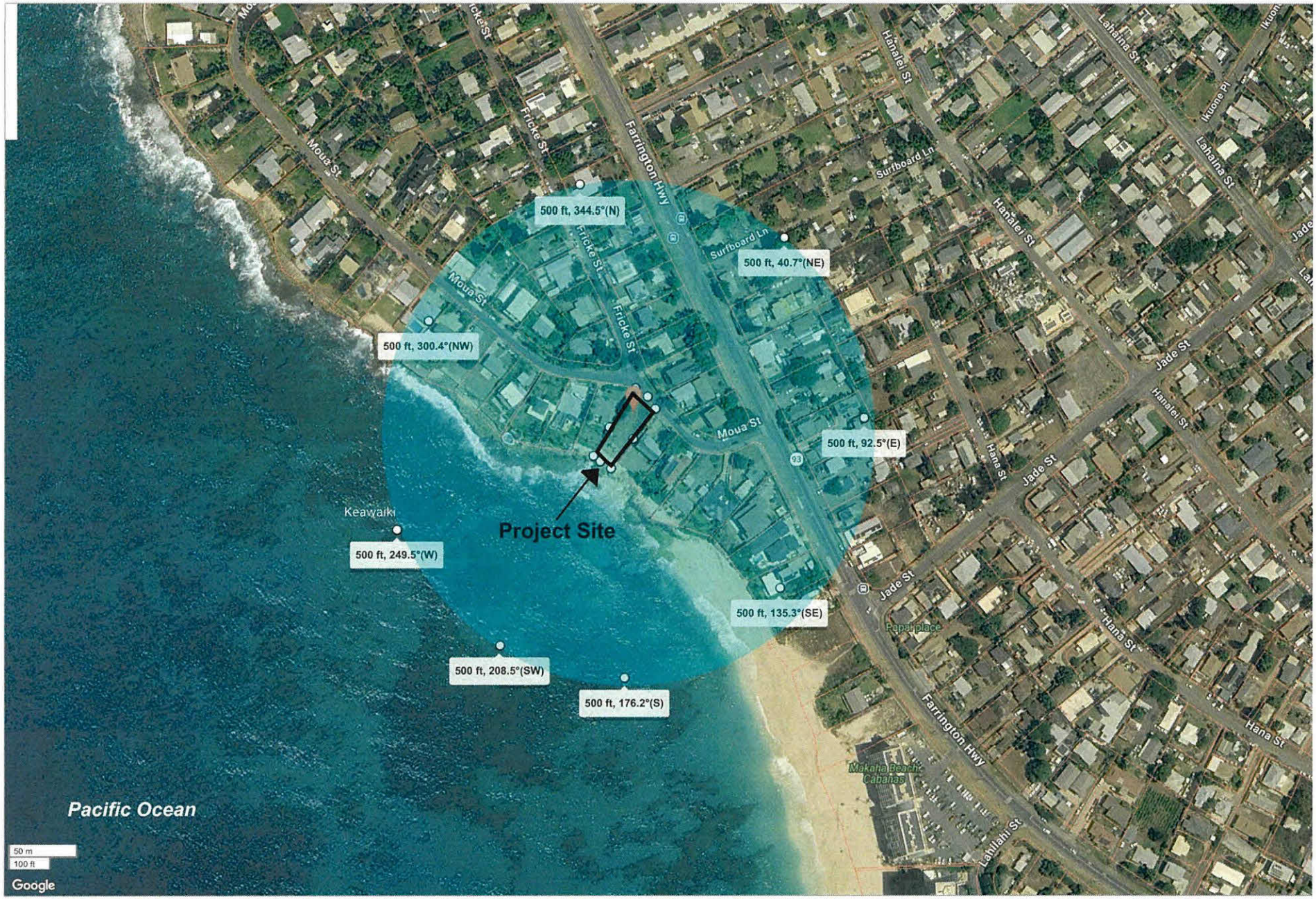


EXHIBIT L - CUMULATIVE RADIUS MAP - 500'
FILE NO. 2026-SMA-41

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 SINGLE-UNIT DWELLING IN WAIʻANAE, OʻAHU.

WHEREAS, on July 15, 2026, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Number 2026-SMA-41) from James and Stacey Chang, Reid and Stephanie Shigemasa, Randall Yuen, and Allison Shinn-Yuen (the "Applicants") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new single-unit dwelling on approximately 9,503 square feet ("ft.") of land on a shoreline lot zoned R-10 Residential District, located at 84-909 Moua Street, and identified as Tax Map Key 8-4-005: 008 (the "Project"); and

WHEREAS, on August 28, 2026, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, with two items on the agenda, which was attended in person by DPP staff members, the Applicants' Agent, Agents for the other agenda item, and three members of the public; wherein no testimony was offered on the Project; and

WHEREAS, on October 9, 2026, within 45 days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines established in Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1, and Hawaiʻi Revised Statutes ("HRS") §§ 205A-2 and 205A-26, 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 October __, 2026, by Departmental Communication ___ (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 Applicants for the Project, subject to the following conditions:

RESOLUTION

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-7, D-1 and D-2, and E through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in Revised Ordinances of Honolulu Chapter 25 or Hawai'i Revised Statues ("HRS") Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. To minimize and address the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise ("SLR"), coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the Applicants shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP for its review and approval:

   Any structure proposed within the 3.2 ft. SLR-Exposure Area as mapped on the Hawai'i SLR Viewer (see Exhibit I) must incorporate a foundation or other adaptation or design measures that must be stamped by a civil or structural engineer licensed by the State of Hawai'i.

C. 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 building permit plans:

   1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 8-4-005: 008 is susceptible to coastal hazards, which may result in harm to or loss of life and property;"* and

   2. "*The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 8-4-005: 008 is projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that the entirety of the proposed dwelling unit is located within the 3.2 foot sea level rise-exposure area."*

RESOLUTION

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

> *"In choosing to implement construction activities at Tax Map Key 8-4-005: 008, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."*

E. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, 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 building permit plans:

> *"In choosing to undertake the development at Tax Map Key 8-4-005: 008, 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."*

F. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project,

the landowner acknowledges the following declaration, which must be clearly stated on all Project building permit plans:

> *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 8-4-005: 008."*

G. To minimize impacts to archaeological, historic, and cultural resources that may be present at the Project site, the Applicants shall comply with the following:

> 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 Applicants shall stop work, protect the find from further disturbance, and contact the State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until the SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

H. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicants are 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 lighting 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 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 Applicants, 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 H.8.c must be implemented.

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

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

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as 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.

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

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 47 cubic yards

of engineered and structural fill material. No importation of soil fill material is proposed.

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

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols are 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 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 Applicants shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

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

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

restricts the movement of CRB host material. Should existing palms become damaged or killed by the CRB, any replacement must be of an appropriate species that is not susceptible to damage by the CRB.

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

K. Permits.

The Applicants shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

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

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

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

    a. 60 days after receipt of the DPP Director's report; or

    b. The Applicants' 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 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; 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 James and Stacey Chang, Reid and Stephanie Shigemasa, Randall Yuen, and Allison Shinn-Yuen, c/o Francine Park Palama, Maunakai & Associates, P.O. Box 6201, Kaneohe, Hawai'i 96744; 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:

_____

_____

_____

_____

_____

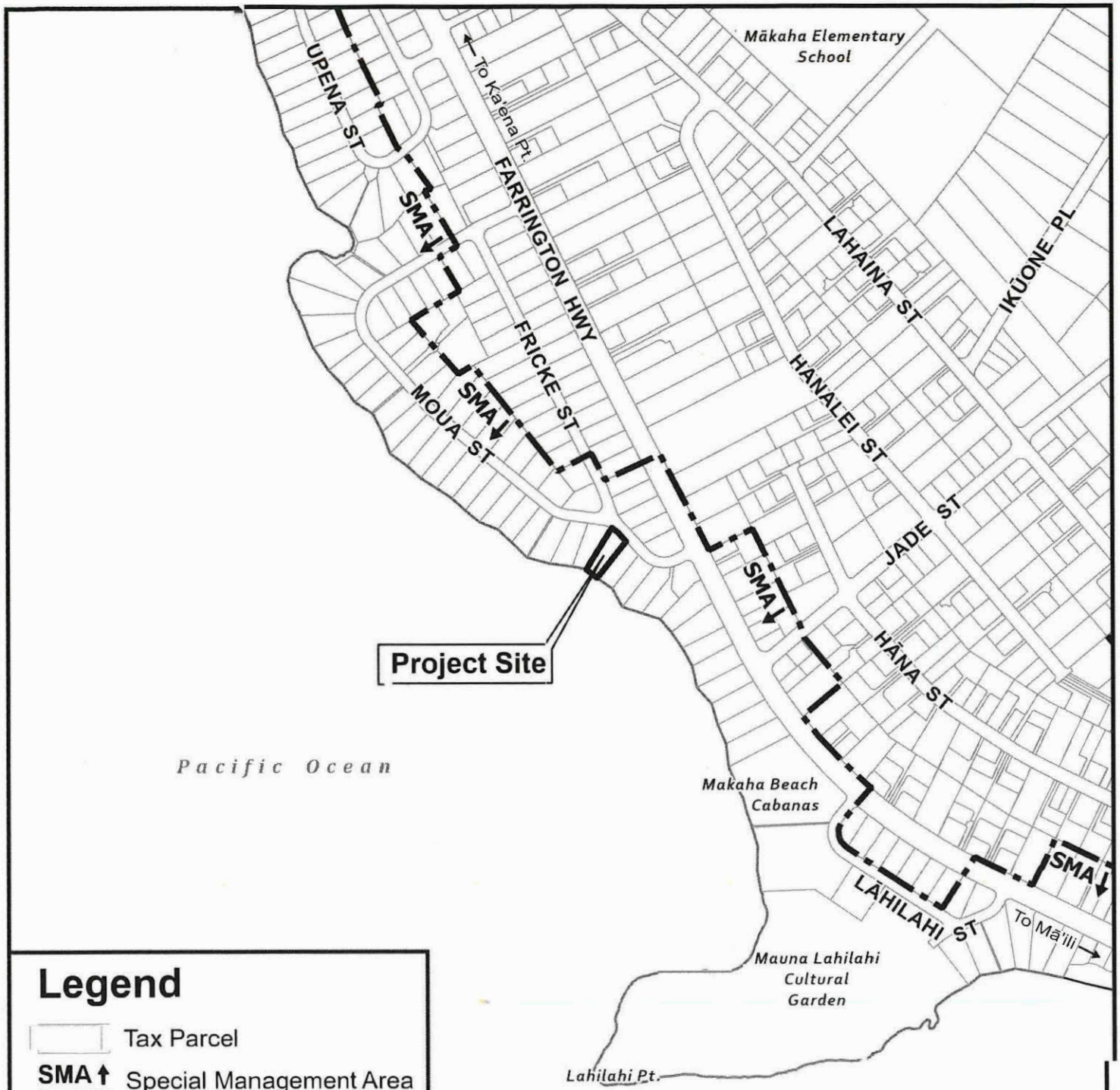
DATE OF INTRODUCTION: _____

_____

_____ _____

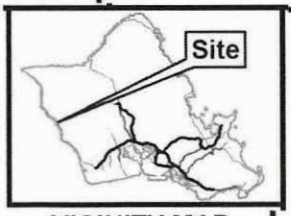
Honolulu, Hawai'i Councilmembers

DPP26SMA41



Legend

- Tax Parcel
- SMA — Special Management Area
- Project Site



VICINITY MAP

0 500 1,000

Distance in Feet

LOCATION MAP WITH SMA

WAIANAE

TAX MAP KEY: 8-4-005: 008
FOLDER NO.: 2026-SMA-41

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

Date Prepared: 07/2026

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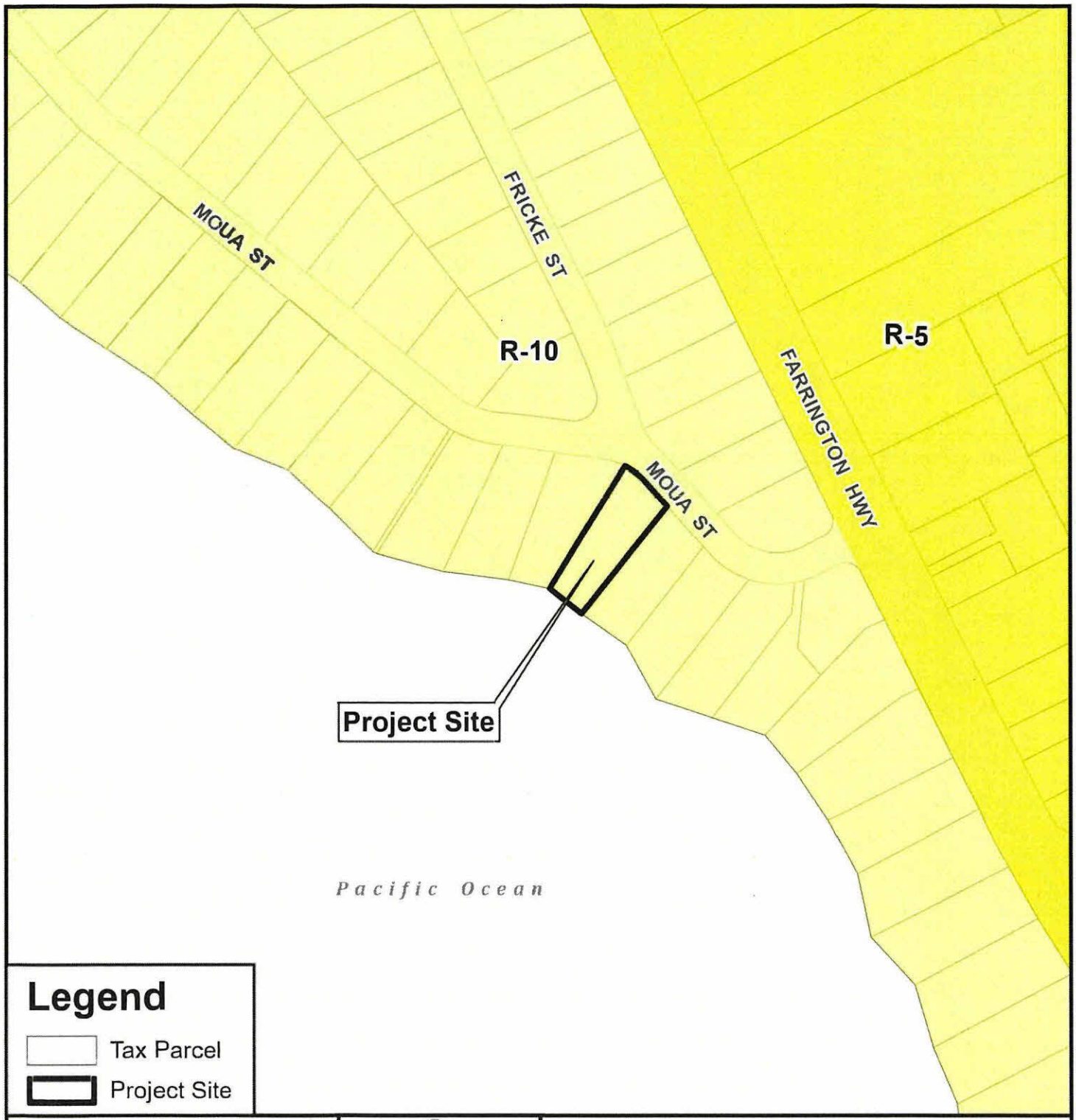
EXHIBIT A

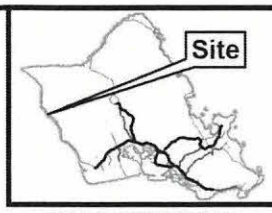


Legend

- Tax Parcel
- Project Site

0 100 200

Distance in Feet



VICINITY MAP

PORTION OF

ZONING MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-4-005: 008

FOLDER NO.: 2026-SMA-41

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

Date Prepared: 07/2026

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EXHIBIT B

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG

84-909 MOUA ST, WAIANAE, HI 96792

TMK: 8-4-005:008

INDEX OF DRAWINGS:

000 TITLE SHEET
A001 SITE PLAN
A002 FLOOR PLAN
A003 EXTERIOR ELEVATIONS
A004 EXTERIOR ELEVATIONS
A005 BUILDING SECTIONS
A006 FOUNDATION AND FRAMING PLANS
A007 ROOF FRAMING PLAN

EXHIBIT C-1 - ZONING / LOT AREA CALCULATIONS

FILE NO. 2026-SMA-41



LOCATION MAP

PROJECT INFORMATION:

OWNER:	SHIGEMASA/YUEN/SHINN-YUEN and CHANG
ADDRESS:	84-909 MOUA STREET WAIANAE, HAWAII 96792
T.M.K:	8-4-005:008
ZONING:	R-10

AREA CALCULATION

LOT AREA	9,503 SF
MAX BLDG AREA	4,751.5 SF
PROPOSED BLDG AREA	2,712.6 SF
FAR	28.5%
BLDG AREA	
FLOOR	1,637.8 SF
COVERED ENTRY	117.8 SF
COVERED LANAI	591 SF
STAIRS	100 SF
TOTAL BLDG AREA	2,446.6 SF
FLOOR AREA	
FLOOR	1,637.8 SF
COVERED ENTRY	117.8 SF
COVERED LANAI	591 SF
TOTAL FLOOR AREA	2,346.6 SF
PARKING	
PARKING REQUIRED	3 STALL
PARKING PROVIDED	3 STALL

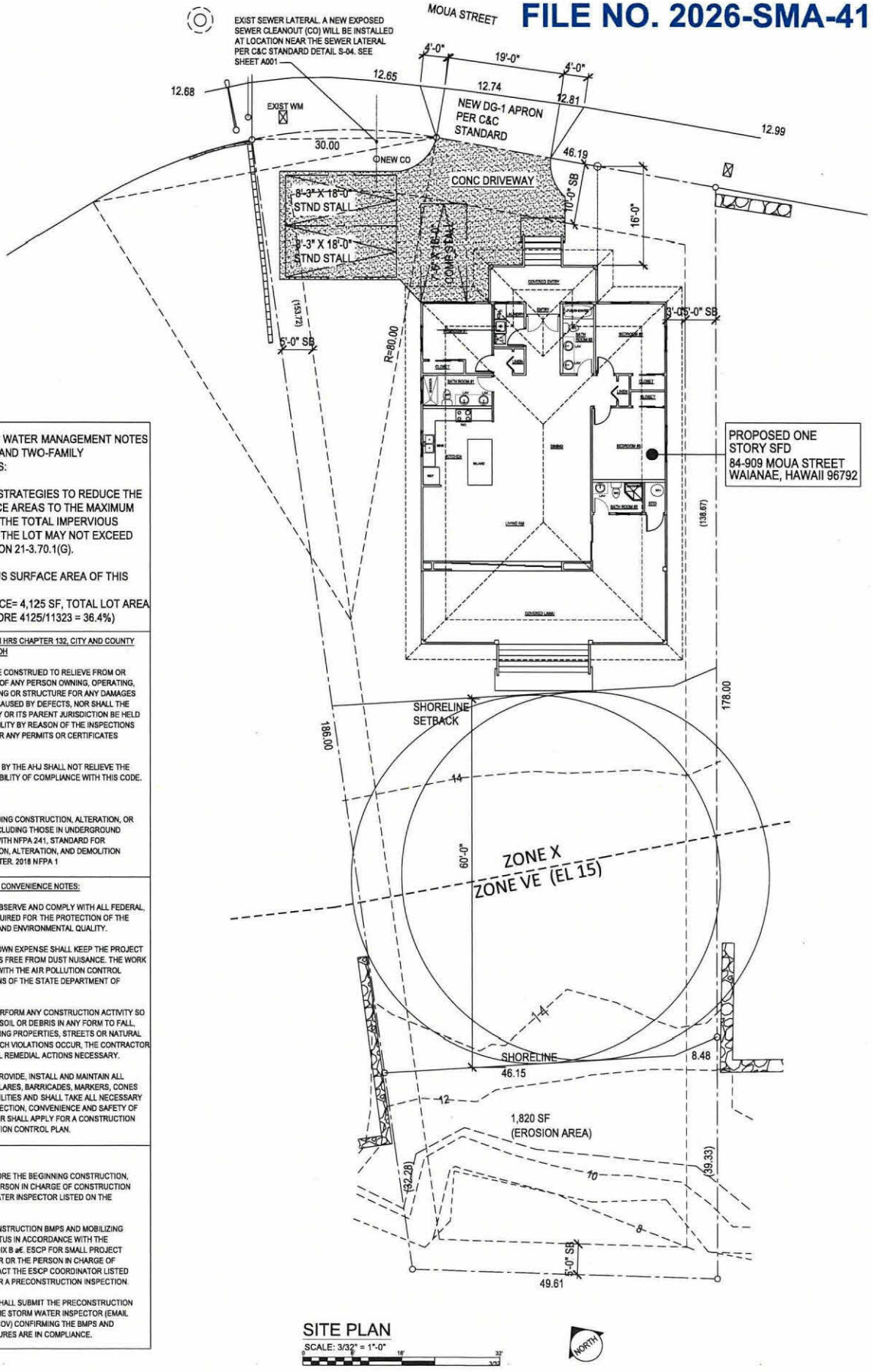
ELIEZER Y. ACZON
LICENSED PROFESSIONAL ARCHITECT
No. 7678
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

EXP 4/30/26

EXHIBIT C-2 - SITE PLAN

FILE NO. 2026-SMA-41



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

(i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70.1(G).

(ii) TOTAL IMPERVIOUS SURFACE AREA OF THIS PROJECT = 36.4%.
(IMPERVIOUS SURFACE= 4,125 SF, TOTAL LOT AREA = 11,323 SF, THEREFORE 4125/11323 = 36.4%)

NFPA 1 2018, STATE OF HAWAII HRS CHAPTER 132, CITY AND COUNTY OF HONOLULU CHAPTER 20 ROH

1.9.4 THIS CODE SHALL NOT BE CONSTRUED TO RELIEVE FROM OR LESSEN THE RESPONSIBILITY OF ANY PERSON OWNING, OPERATING, OR CONTROLLING ANY BUILDING OR STRUCTURE FOR ANY DAMAGES TO PERSONS OR PROPERTY CAUSED BY DEFECTS, NOR SHALL THE CODE ENFORCEMENT AGENCY OR ITS PARENT JURISDICTION BE HELD AS ASSUMING ANY SUCH LIABILITY BY REASON OF THE INSPECTIONS AUTHORIZED BY THIS CODE OR ANY PERMITS OR CERTIFICATES ISSUED UNDER THIS CODE.

1.14.4 REVIEW AND APPROVAL BY THE AHJ SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

FIRE SAFETY NOTE

16.1.1 STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND THIS CHAPTER. 2018 NFPA 1

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.

2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.

4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

ESCP INSPECTION NOTES:

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.

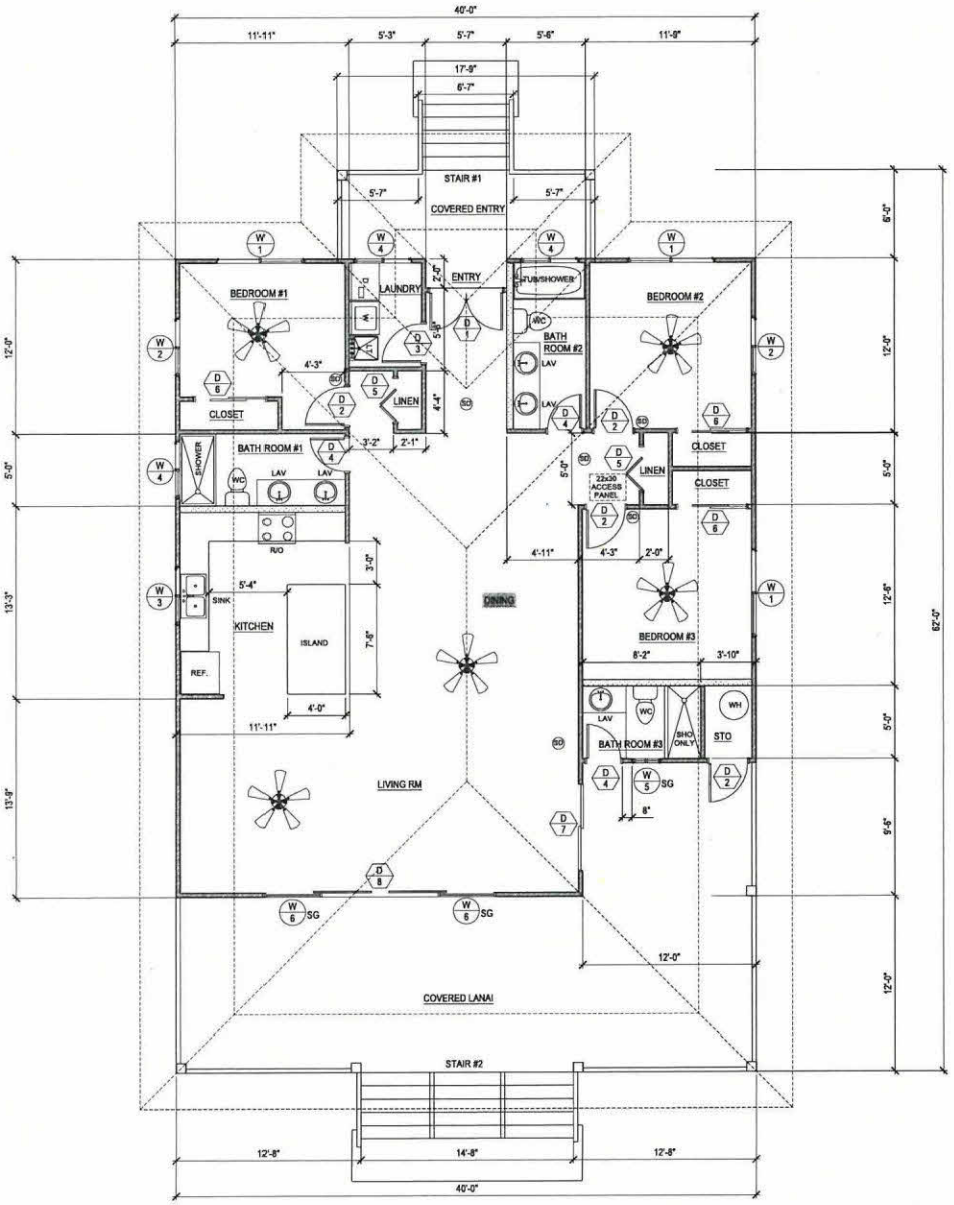
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B â€ ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.

3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE.

SITE PLAN
SCALE: 3/32" = 1'-0"

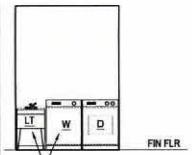
EXHIBIT C-3 - FLOOR PLAN

FILE NO. 2026-SMA-41



FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXHAUST DUCT SHALL HAVE A MINIMUM 4-INCH DIAMETER. THE DUCT SHALL BE OF METAL AND SMOOTH INTERIOR SURFACES. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE DETERMINED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS, BUT NOT MORE THAN 35 FEET. EXCEPTION: APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 6 FEET IN LENGTH MAY BE USED. FLEXIBLE DUCT CONNECTORS SHALL BE CONCEALED WITHIN CONSTRUCTION.



LAUNDRY (FIRST FLOOR)
SCALE: 1/4" = 1'-0"

LEGEND (FLOOR PLANS)

D #	DOOR PLAN INDICATOR WALL OR PARTITION DOOR MARK AND NUMBER
W #	WINDOW MARK AND NUMBER WINDOW OR GLAZED PARTITION
D	DRYER
DW	DISHWASHER
LAV	LAVATORY
LT	LAUNDRY TRAY
REF	REFRIGERATOR
SG	SAFETY GLASS
W	WASHER
WC	WATER CLOSET
WH	WATER HEATER
	16" SQ BUILT-UP COLUMN
	2X4 STUD WALL @ 16" OC
	2X6 STUD WALL @ 16" OC
	SEPARATION WALL
SD	SMOKE DETECTOR, UL APPROVED WITH BATTERY BACKUP AND INTERCONNECTED PER SEC. R314
CM	CARBON MONOXIDE DETECTOR PER SEC. R315
	CEILING FAN WITH LIGHTING

SECTION R314 / SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED.

EXCEPTIONS:

SMOKE ALARMS IN EXISTING AREAS NOT REQ'D TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DON'T RESULT IN INTERIOR WALL OR CEILING REMOVAL.

1. ELECTRIC VEHICLE CAPABILITY.

PER ENERGY CODE, R404.2, LOCATION FOR INVERTERS, METERING EQUIPMENT, BATTERY EQUIPMENT, ENERGY STORAGE EQUIPMENT, AND OTHER EQUIPMENT REQUIRED TO INTERCONNECT WITH THE ELECTRICAL GRID.

PER BUILDING ENERGY CONSERVATION CODE (CHAPTER 32 OF THE REVISED ORDINANCES OF HONOLULU), R404.3, NEW SFD, DETACHED OR DUPLEX DWELLINGS WITH ATTACHED ENCLOSED GARAGES, A DEDICATED RECEPTACLE FOR AN ELECTRIC VEHICLE MUST BE PROVIDED FOR EACH RESIDENCE WHICH PROVIDES AT A MINIMUM, LEVEL 1 SERVICE.

2. ELECTRICAL PANEL. NEW SFD DETACHED, TWO-FAMILY DETACHED, AND DUPLEXES MUST INSTALL FOR EACH RESIDENCE AN ELECTRICAL PANEL WITH RESERVED SPACE TO ACCOMMODATE NOT LESS THAN A FIVE KILOWATT (AC) PHOTOVOLTAIC SYSTEMS. NEW MULTI-FAMILY DWELLINGS MUST INSTALL AN ELECTRICAL PANEL THAT INCLUDES SPACE RESERVED TO ACCOMMODATE A PHOTOVOLTAIC SYSTEM: (1) SIZED TO SERVE COMMON AREA ELECTRICAL LOADS, OR (2) SIZED TO THE ROOF SPACE AVAILABLE. THE RESERVED SPACE MUST BE CLEARLY LABELED AS SOLAR PV READY.

INSTALL CONDUIT NOT LESS THAN 1-1/2" TO PROVIDE A PATHWAY FROM THE ELECTRICAL PANEL TO THE INVERTER LOCATION AND FROM THE INVERTER LOCATION TO THE UNDERSIDE OF THE ROOF SUFFICIENT TO ALLOW FUTURE INSTALLATION OF THE SOLAR EQUIPMENT

ELIZER Y. ACERON
LICENSED PROFESSIONAL ARCHITECT
No. 7979
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

EXP. 4/30/26

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG
84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

FLOOR PLAN

DATE: 9/2/25
DRAWN BY: ME

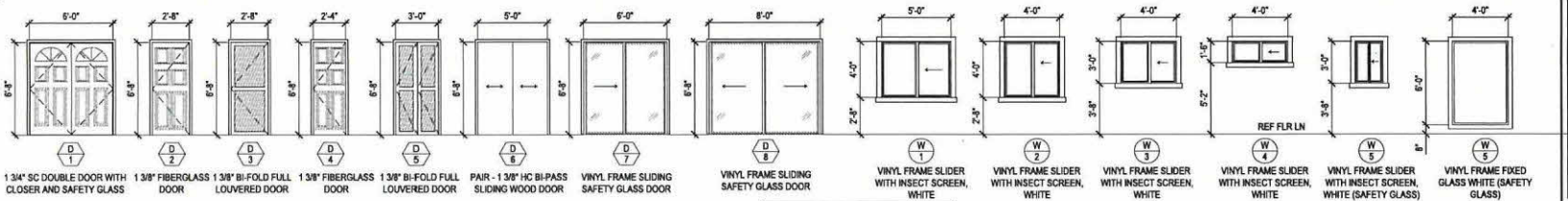
REVISIONS

SHEET
A002
OF

PROJECT NO.
XXX

EXHIBIT C-4 - FRONT AND REAR ELEVATIONS

FILE NO. 2026-SMA-41



DOOR AND WINDOW SCHEDULE

SCALE: 1/4" = 1'-0"

NOTE:
ALL GLAZING IN DOORS & HAZARDOUS AREAS TO BE TEMPERED SAFETY GLASS

EMERGENCY EXIT:
- 20" MINIMUM WIDTH
- 24" MINIMUM HEIGHT
- 5.7 SQUARE FEET MINIMUM OPENING
- 44" MAXIMUM SILL HEIGHT @ BEDROOM (TYPICAL)



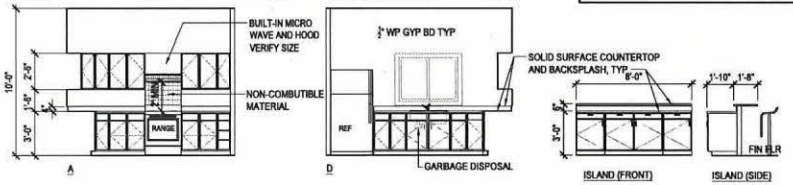
REAR ELEVATION

SCALE: 1/4" = 1'-0"

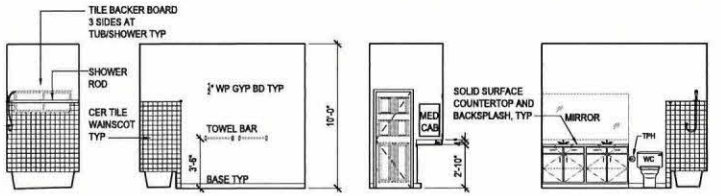


FRONT ELEVATION

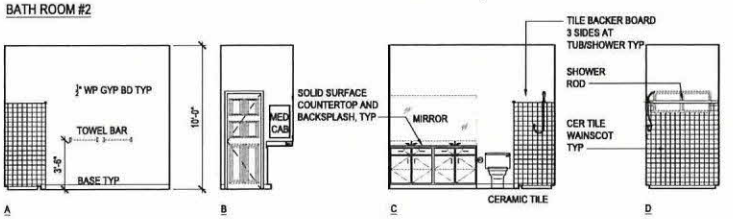
SCALE: 1/4" = 1'-0"



KITCHEN



BATH ROOM #2



BATH ROOM #1

INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

ELMER T. ACKON
LICENSED PROFESSIONAL ARCHITECT
No. 7878
HAWAII, U.S.A.

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EXP. 4/30/26

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG
84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

EXTERIOR ELEVATIONS

DATE: 9/2/25
DRAWN BY: ME

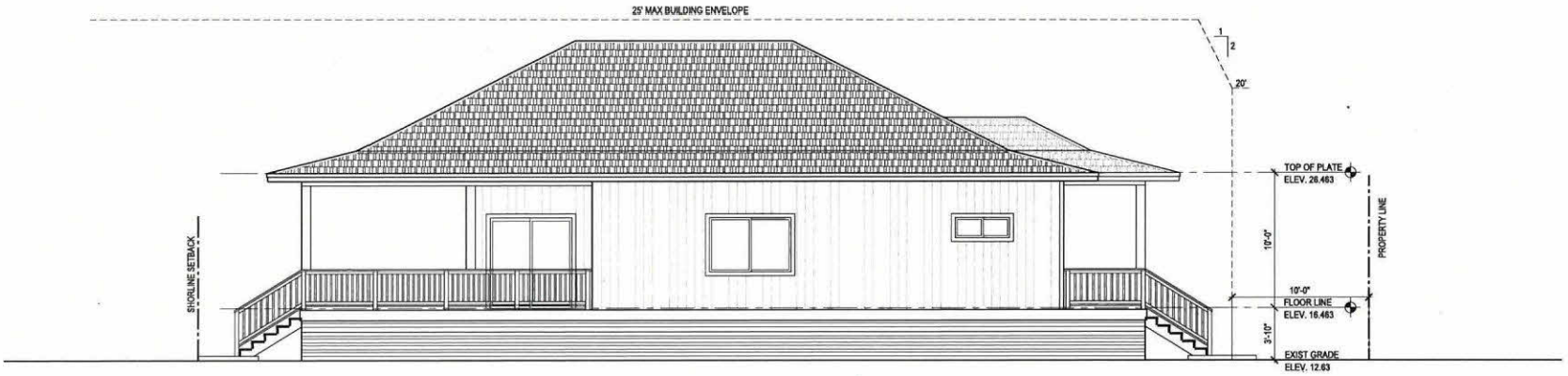
REVISIONS

SHEET
A003
OF

PROJECT NO.
XXX

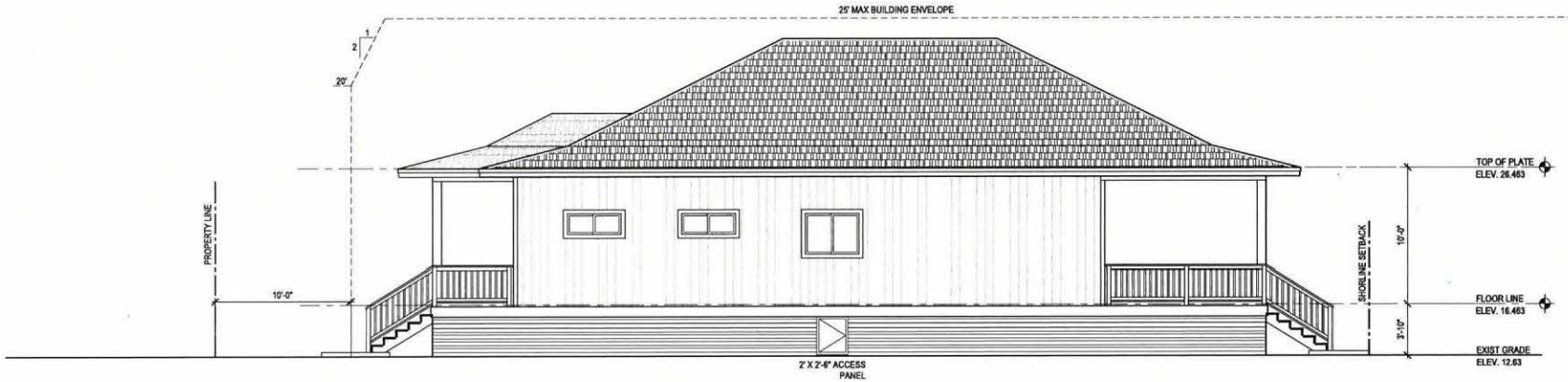
EXHIBIT C-5 - LEFT AND RIGHT ELEVATIONS

FILE NO. 2026-SMA-41



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

ELSIE T. ACCON
LICENSED PROFESSIONAL ARCHITECT
No. 7975
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND ACCEPTANCE OF RESPONSIBILITY WILL BE UNDER MY OBSERVATION

EXP. 4/30/26

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG
84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

EXTERIOR ELEVATIONS

DATE: 9/2/25

DRAWN BY: ME

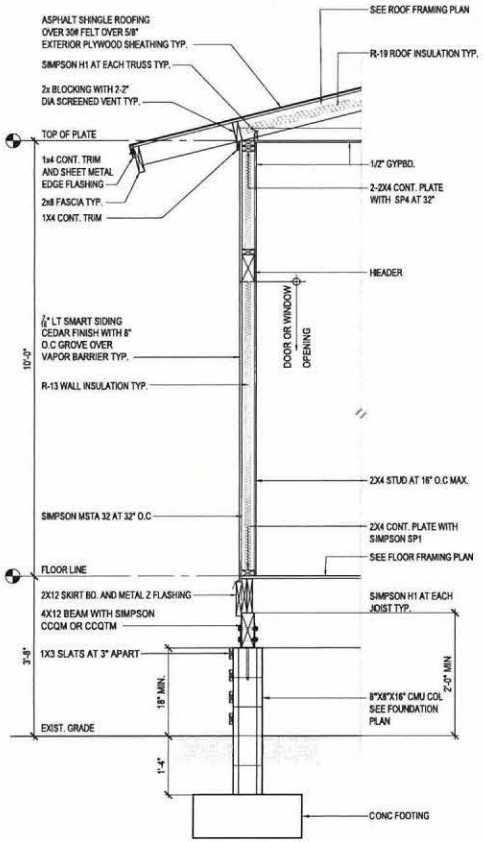
REVISIONS

SHEET
A004
OF

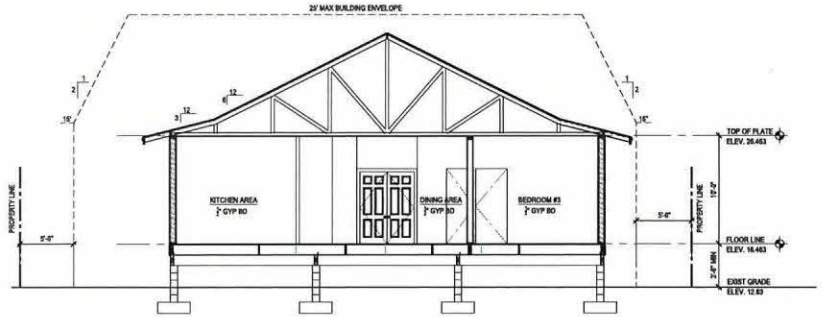
PROJECT NO.
XXX

EXHIBIT C-6 - CROSS SECTIONS

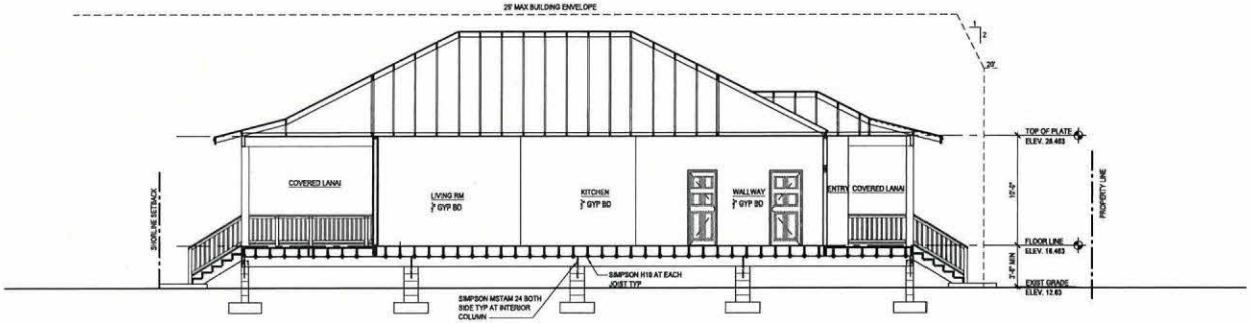
FILE NO. 2026-SMA-41



1 WALL SECTION
SCALE: 3/4" = 1'-0"



A CROSS SECTION
SCALE: 3/16" = 1'-0"



B LONGITUDUNAL SECTION
SCALE: 3/16" = 1'-0"

ELSER Y. ACTON
LICENSED PROFESSIONAL ARCHITECT
No. 7579
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

ESP 10/31/26

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG
84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

BUILDING SECTIONS

DATE: 9/2/25
DRAWN BY: ME

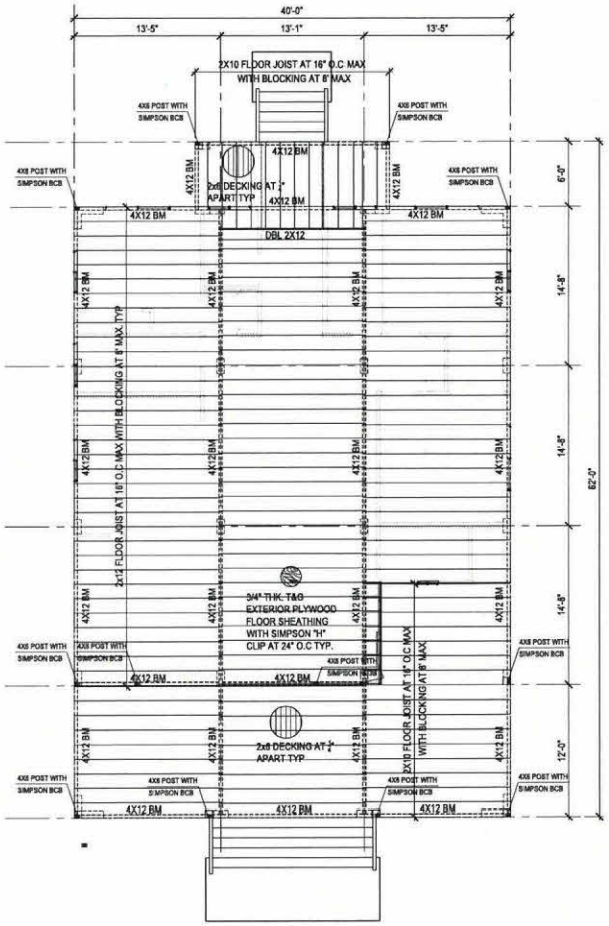
REVISIONS

SHEET
A005
OF

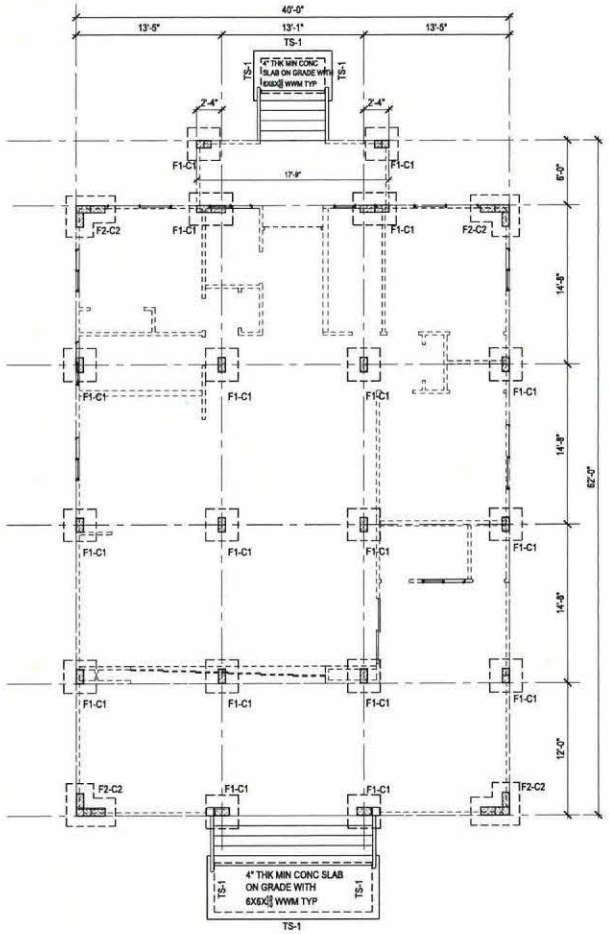
PROJECT NO.
XXX

EXHIBIT C-7 - FLOOR AND FOUNDATION PLANS

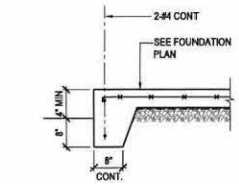
FILE NO. 2026-SMA-41



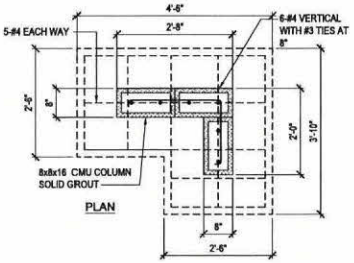
FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"



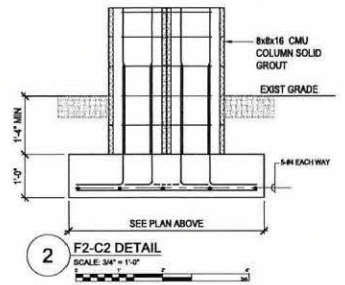
FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



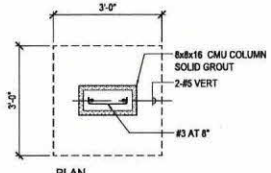
3 TS-1 DETAIL
SCALE: 3/4" = 1'-0"



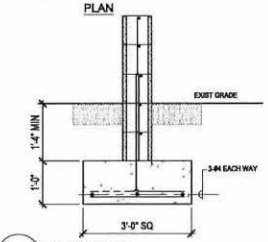
PLAN



2 F2-C2 DETAIL
SCALE: 3/4" = 1'-0"



PLAN



1 F1-C1 DETAIL
SCALE: 3/4" = 1'-0"

JEFFERY Y. ACCION
LICENSED PROFESSIONAL ARCHITECT
No. 7676
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

EXP. 4/30/26

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG
84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

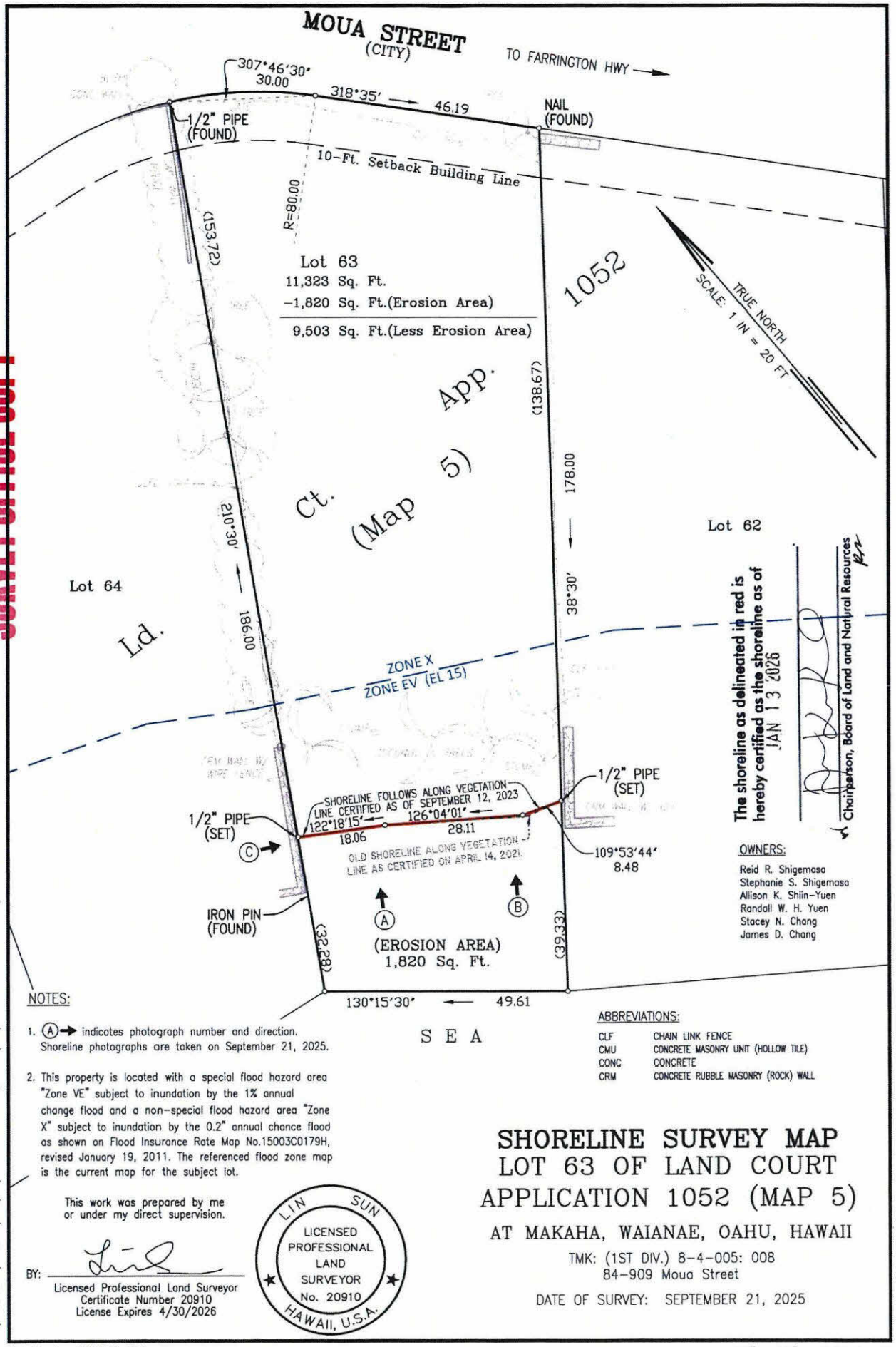
FOUNDATION AND FRAMING PLANS

DATE	DRAWN BY
9/2/25	ME

REVISIONS

SHEET
A006
OF

PROJECT NO.
XXX



SURVEY OFFICE COPY

NOTES:

1. (A)→ indicates photograph number and direction. Shoreline photographs are taken on September 21, 2025.
2. This property is located with a special flood hazard area "Zone VE" subject to inundation by the 1% annual change flood and a non-special flood hazard area "Zone X" subject to inundation by the 0.2" annual chance flood as shown on Flood Insurance Rate Map No.15003C0179H, revised January 19, 2011. The referenced flood zone map is the current map for the subject lot.

ABBREVIATIONS:

CLF	CHAIN LINK FENCE
CMU	CONCRETE MASONRY UNIT (HOLLOW TILE)
CONC	CONCRETE
CRM	CONCRETE RUBBLE MASONRY (ROCK) WALL

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

BY: _____
Licensed Professional Land Surveyor
Certificate Number 20910
License Expires 4/30/2026

LIN SUN
LICENSED PROFESSIONAL LAND SURVEYOR
No. 20910
HAWAII, U.S.A.

SHORELINE SURVEY MAP
LOT 63 OF LAND COURT APPLICATION 1052 (MAP 5)
AT MAKAHA, WAIANAE, OAHU, HAWAII

TMK: (1ST DIV.) 8-4-005: 008
84-909 Moua Street

DATE OF SURVEY: SEPTEMBER 21, 2025

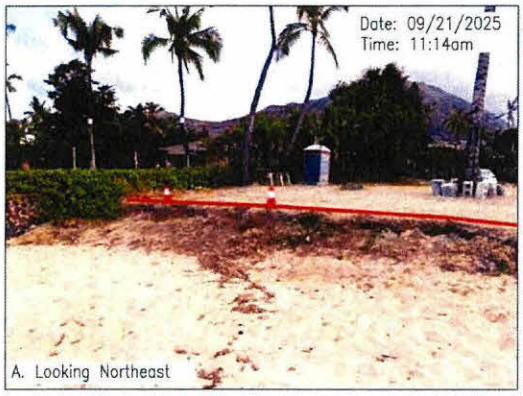
PATH/FILENAME: N:\SHORELINE\2020\000\2020018-15A Moua St, Makaha\DWG\2020018-15A shoreline 2025.dwg

Job Number: 2020018-15A
Field Book: 2777A: Pgs. 34-37

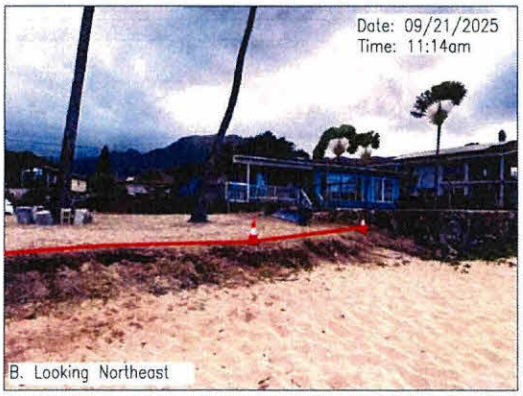
CONTROLPOINT SURVEYING, INC.
615 Piikoi St., Suite 700, Honolulu, Hawaii 96814

10" x 15" = 1.04 Sq. Ft.

EXHIBIT D-1 - CERTIFIED SHORELINE SURVEY **FILE NO. 2026-SMA-41**



A. Looking Northeast



B. Looking Northeast



C. Looking Southeast

INDEX OF PHOTOGRAPHS
SHORELINE SURVEY MAP
LOT 63 OF LAND COURT APPLICATION 1052 (MAP 5)

AT MAKAHA, WAIANAE, OAHU, HAWAII

TMK: (1ST DIV.) 8-4-005: 008
84-909 Moua Street

DATE OF SURVEY: SEPTEMBER, 21 2025

EXHIBIT D: CERTIFIED SHORELINE SURVEY FILE NO. 2025/SMA-21

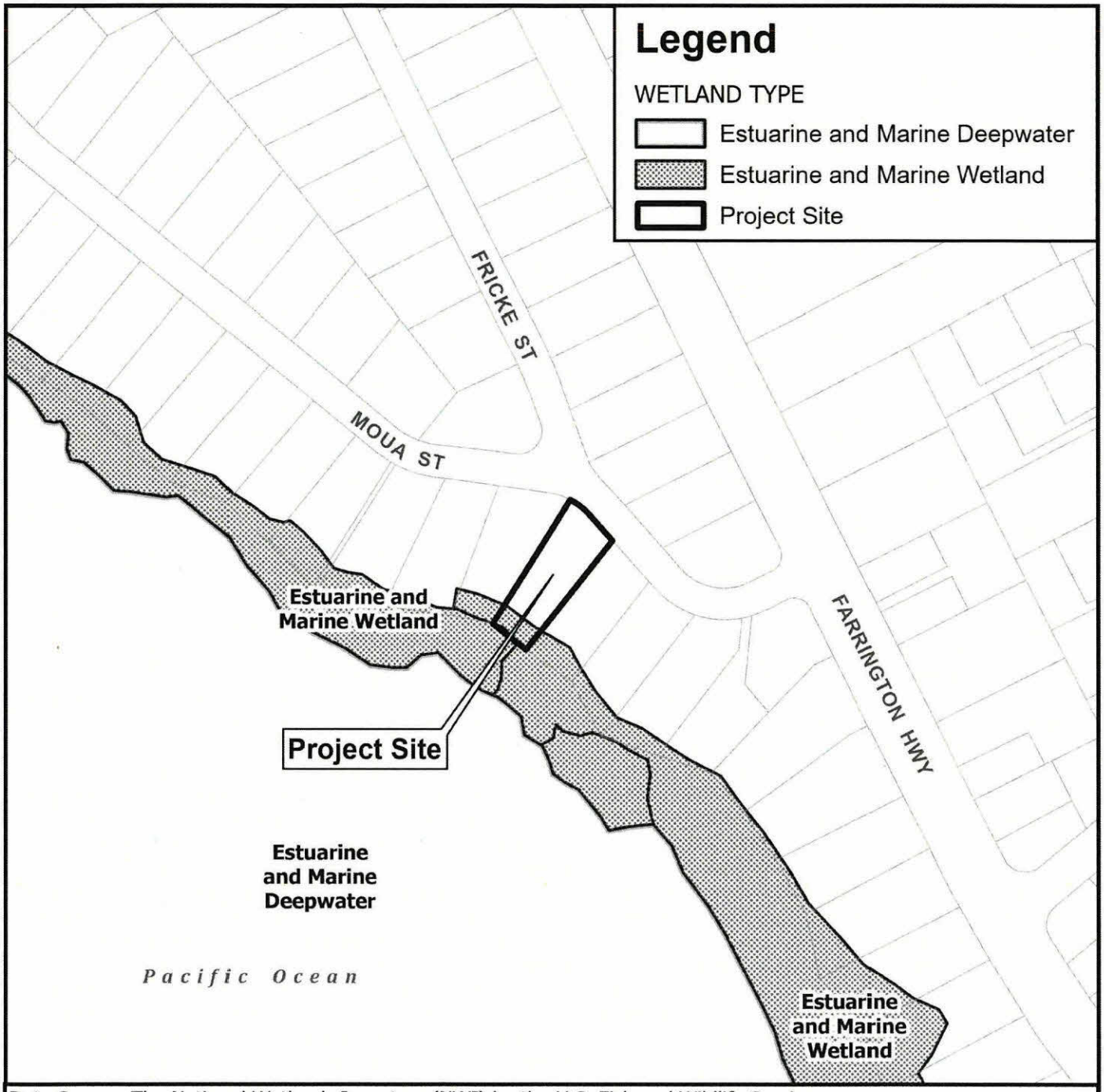
PATH/FILENAME: N:\SHORELINES\2020\008\2020018-15A shoreline 2025.dwg

Job Number: 2020018-15A
Field Book: 2777A: Pgs. 34-37

CONTROLPOINT SURVEYING, INC.
615 Piikoi St., Suite 700, Honolulu, Hawaii 96814

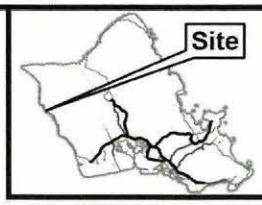
10" x 15" = 1.04 Sq. Ft.

EXHIBIT D-2 - SHORELINE SURVEY PHOTOS



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

0 100 200
Distance in Feet



VICINITY MAP

EXHIBIT E
WETLANDS MAP

WAIANAE

TAX MAP KEY: 8-4-005: 008
FOLDER NO.: 2026-SMA-41

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

Date Prepared: 07/2026

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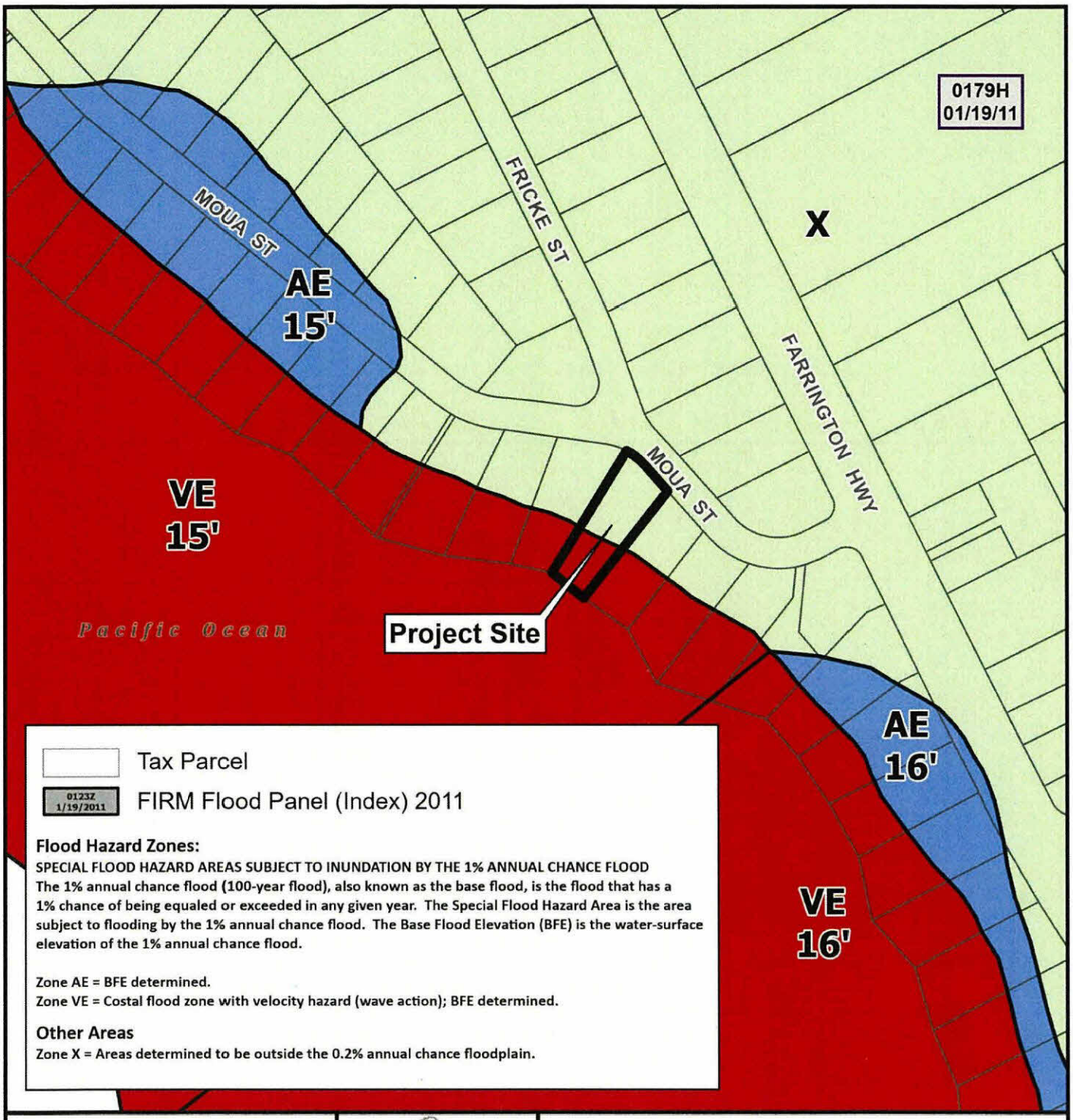

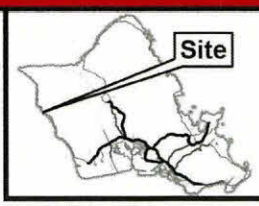

VICINITY MAP

0 100 200

Distance in Feet

EXHIBIT F
FLOOD HAZARD MAP
FIRM PANEL 15003C0179H

NOTE: FLOOD ZONES EFFECTIVE AS OF JUNE 10, 2026.
NO CHANGES TO THIS FLOOD PANEL [15003C0179H].

TAX MAP KEY: 8-4-005: 008

FOLDER NO.: 2026-SMA-41

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

Date Prepared: 07/2026

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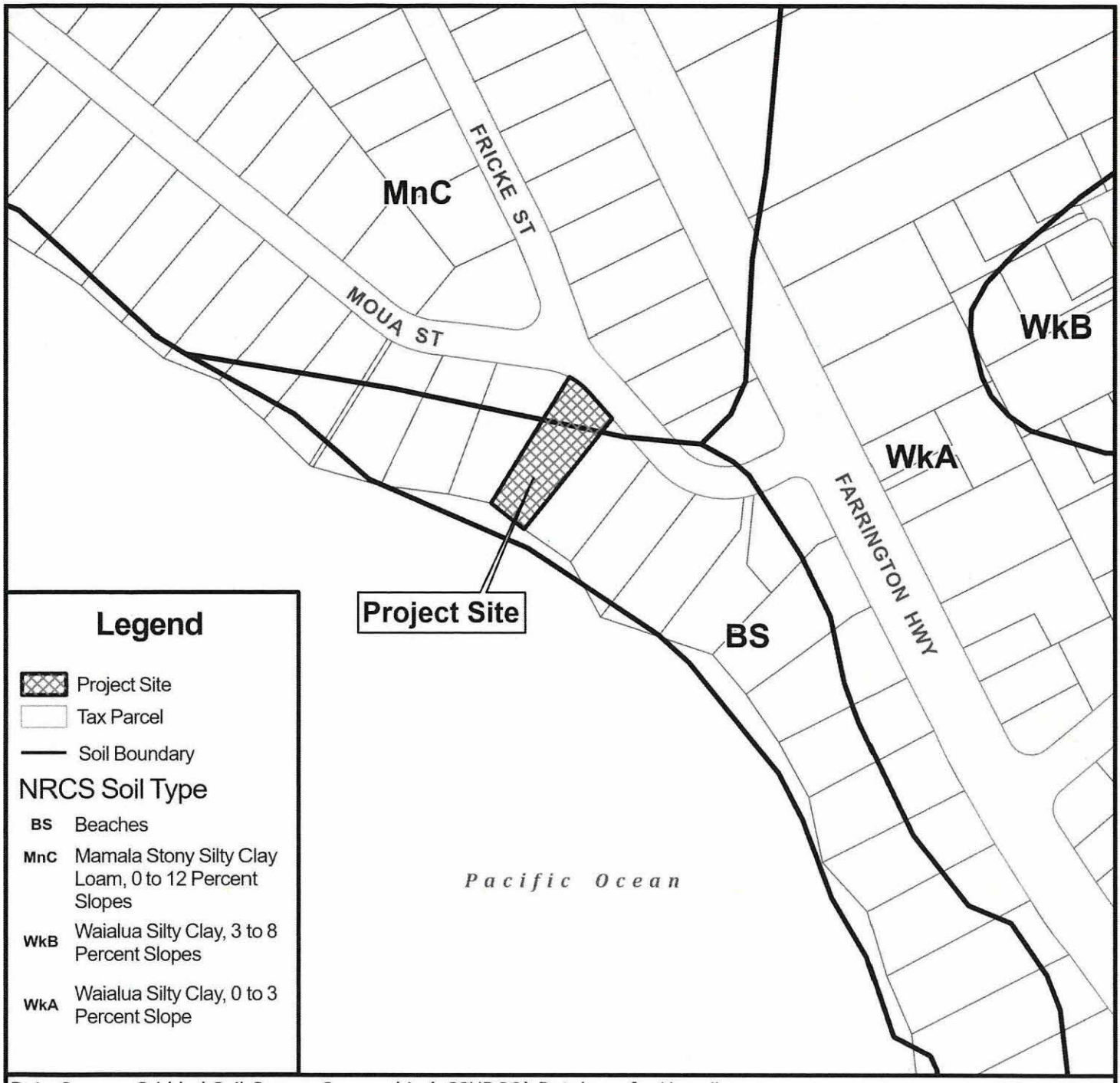
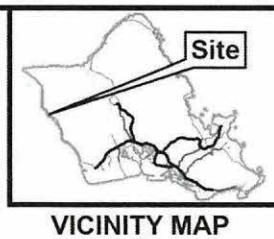


Data Source: Gridded Soil Survey Geographic (gSSURGO) Database for Hawaii.
United States Department of Agriculture, Natural Resources Conservation Service.
https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 500 1,000
Distance in Feet



VICINITY MAP

N

EXHIBIT G

SOILS MAP

WAIANAE

TAX MAP KEY: 8-4-005: 008
FOLDER NO.: 2026-SMA-41

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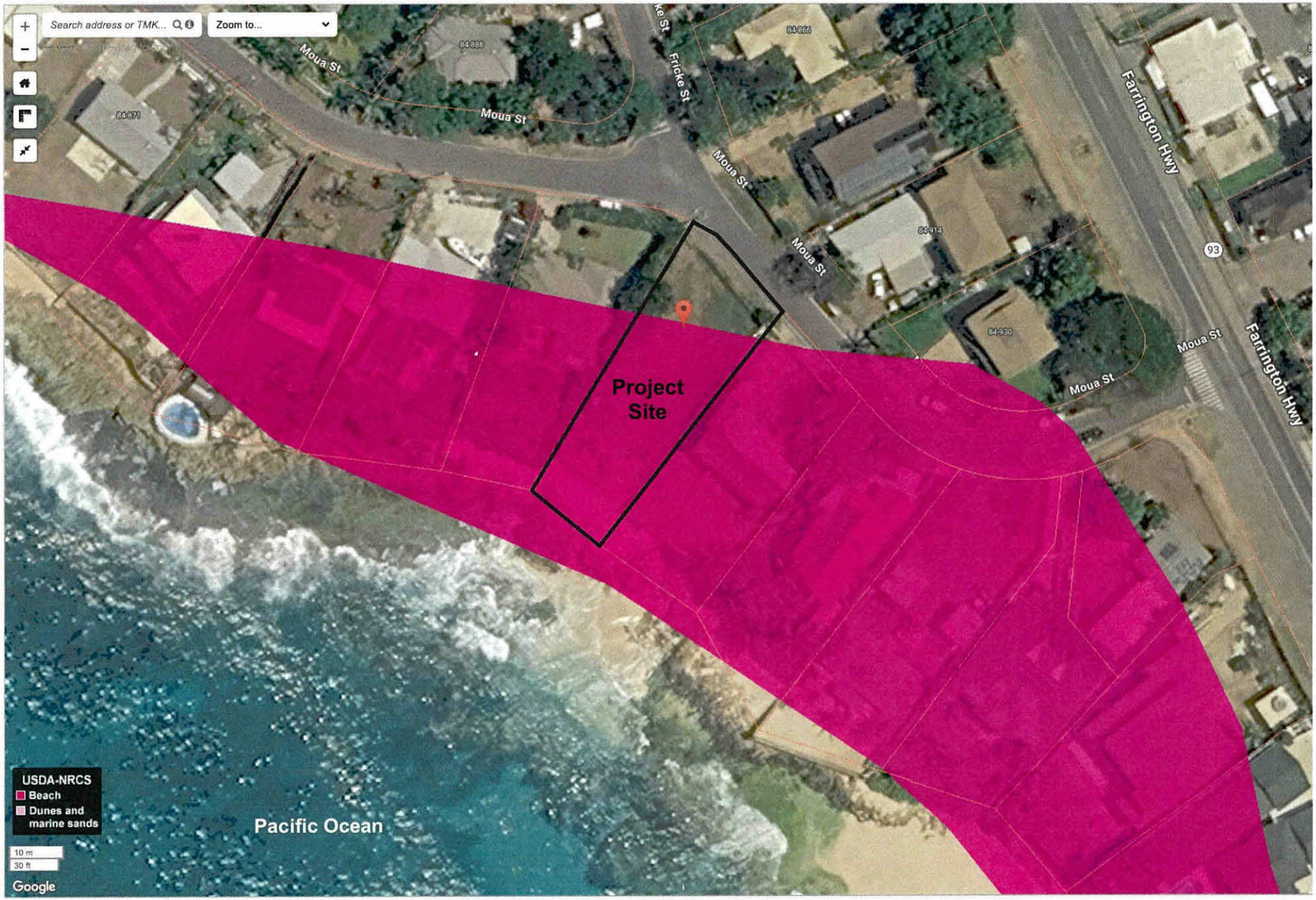


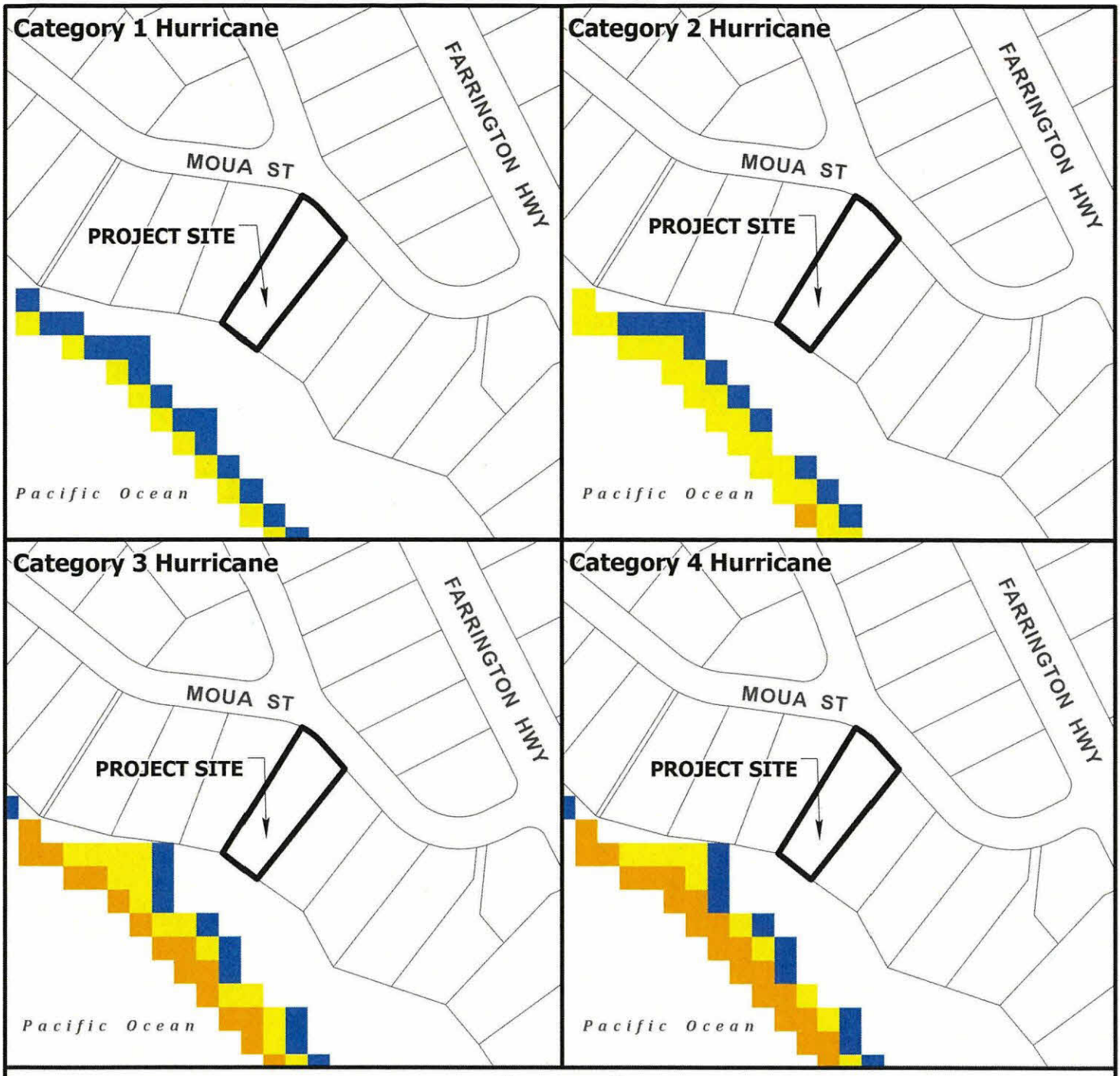
Source: Hawaii Sea Level Rise Viewer, accessed 7.29.26

EXHIBIT H - BEACH SANDS AND DUNES/MARINE SANDS
FILE NO. 2026-SMA-41



Source: Hawaii Sea Level Rise Mapper, accessed 7.29.26

EXHIBIT I - 3.2-FOOT (YEAR 2100) SEA LEVEL RISE EXPOSURE AREA
ANNUAL HIGH WAVE FLOODING
FILE NO. 2026-SMA-41

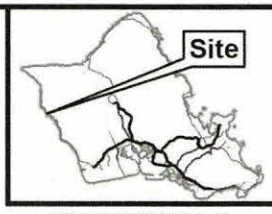


Legend

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

CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

0 100 200
Distance in Feet



VICINITY MAP

N

EXHIBIT J
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: 8-4-005: 008
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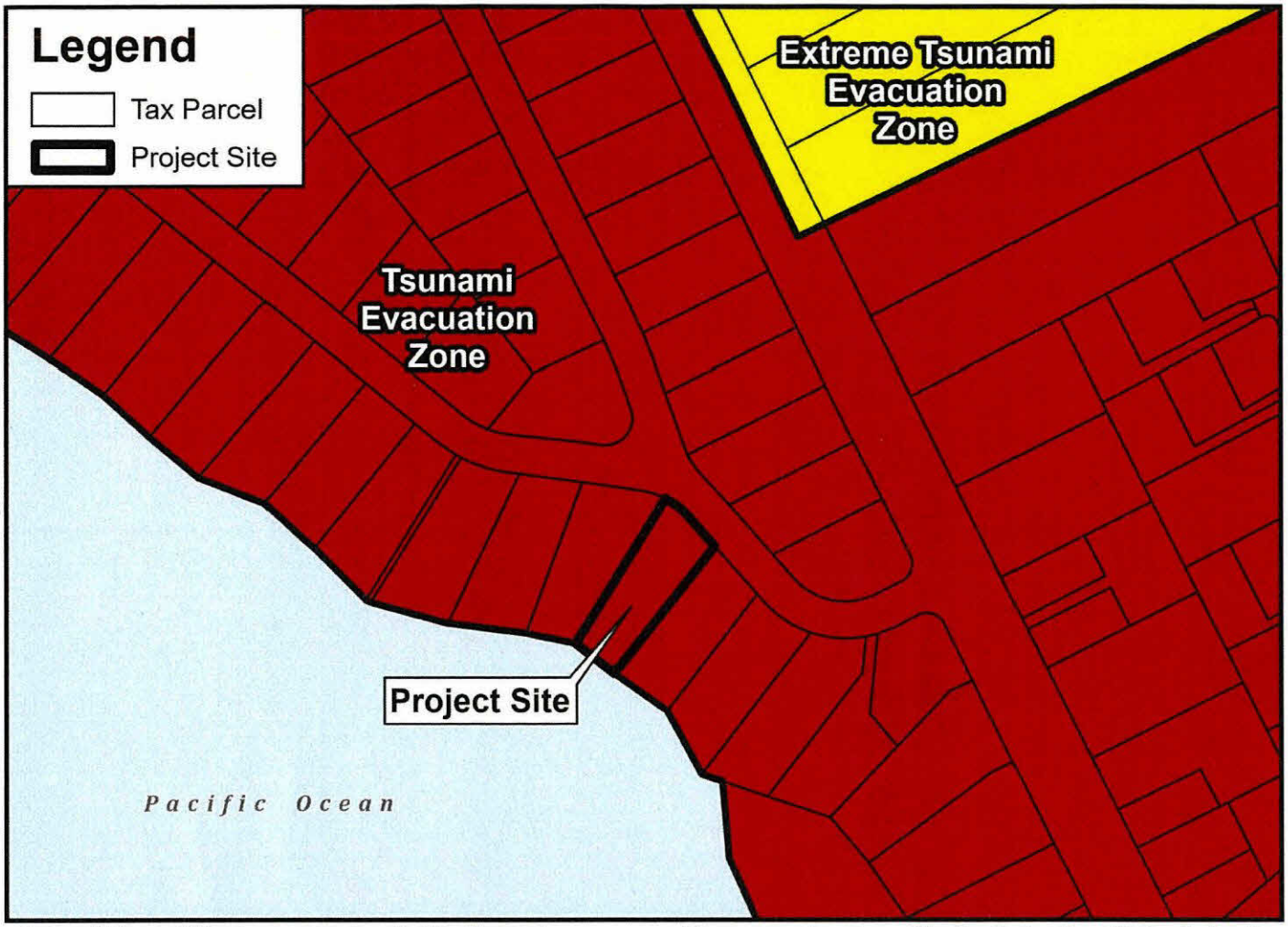


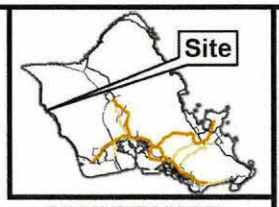
- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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







VICINITY MAP

EXHIBIT K
TSUNAMI EVACUATION MAP
YOKOHAMA BAY TO POKAI BAY
MAP 15 INSET 3

TAX MAP KEY: 8-4-005: 008
FOLDER NO.: 2026-SMA-41

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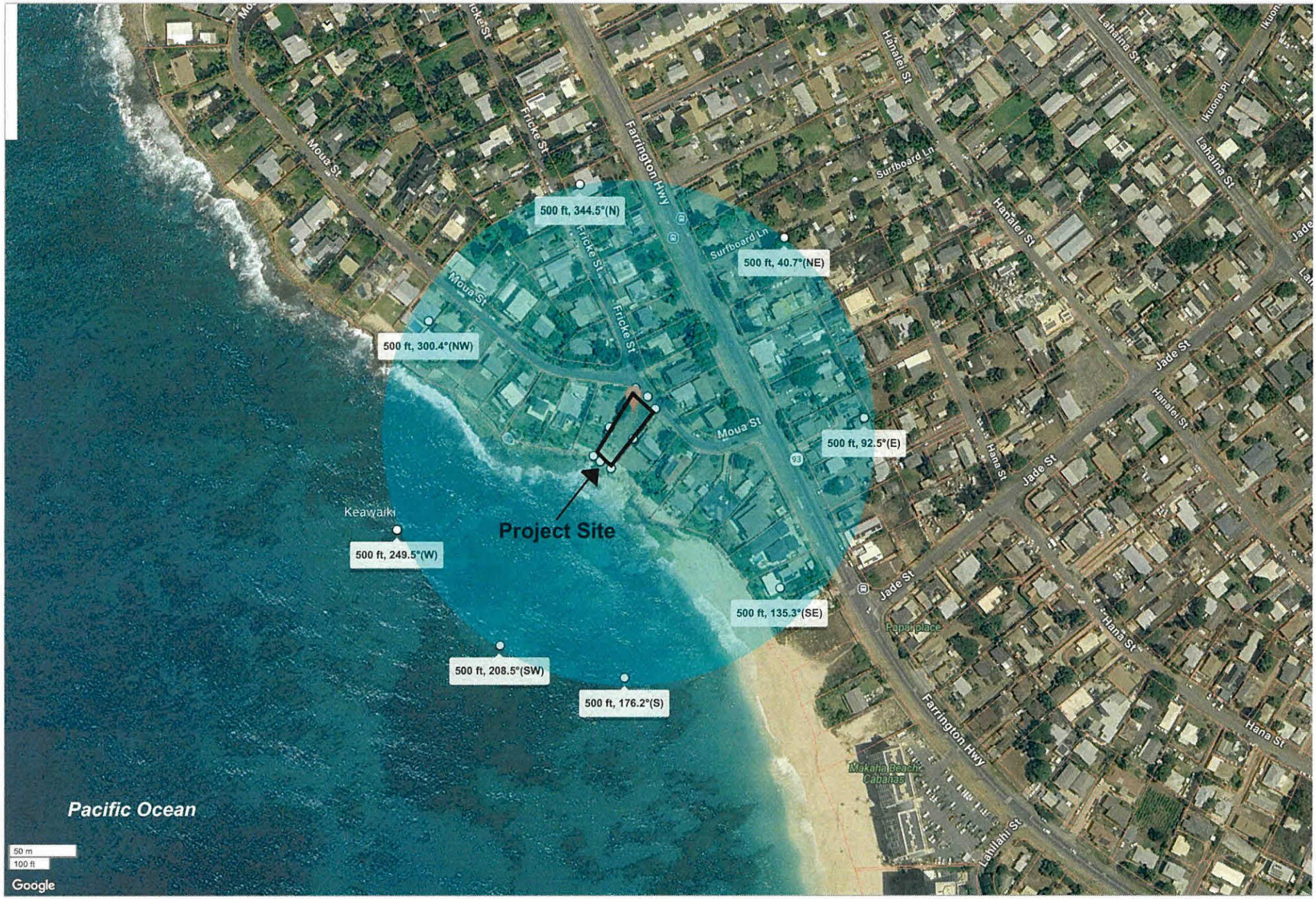

EXHIBIT L - CUMULATIVE RADIUS MAP - 500'
FILE NO. 2026-SMA-41