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

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

RICK BLANGIARDI
MAYOR
MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

STEVEN C.K.W. YOUNG
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

October 12, 2026

2026-SMA-38(MJM)

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
235 Kulamanu Place Residence Project
235 Kulamanu Place - Ka'alāwai
Tax Map Key 3-1-040: 002

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application to allow the construction of a new, two-story single-unit dwelling with a detached garage, jacuzzi, and terrace improvements on a shoreline lot (Project) in Kāhala.

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. 635(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-11, and D through L
Draft Resolution

APPROVED

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

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

STATE OF HAWAIʻI

IN THE MATTER OF THE APPLICATION BY GOJO C T K KABUSHIKI-GAISHA FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	FILE NO. 2026-SMA-38(MJM)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	235 Kulamanu Place Residence Project
LANDOWNER:	Gojo C T K Kabushiki-Gaisha
APPLICANT:	Mr. Hideyasu Kizaki
AGENT:	Wilson Okamoto Corporation (Keola Cheng)
LOCATION:	235 Kulamanu Place – Kaʻalāwai (Exhibit A)
TAX MAP KEY (TMK):	3-1-040: 002 (Parcel 2)
ZONING:	Diamond Head Special District – R-7.5 Residential District (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	Primary Urban Center Development Plan (PUCDP)

B. Proposal: The Applicant requests approval of an SMA Major Permit to allow for the construction of a new single-unit dwelling on a 13,664-square (sq.) foot (ft.) shoreline lot in Kāhala and located within the Diamond Head Special District, the R-7.5 Residential District, and the SMA (see Exhibits A, B, and C-1 through C-11).

The Project consists of the following components:

- Construction of a new 4,852-sq.-ft. two-story, single-unit dwelling, consisting of four bedrooms, six bathrooms, a living room, a kitchen, a wet bar, and three covered lanais;

- Exterior improvements including a jacuzzi, a terrace, and an uncovered parking area consisting of two compact parking stalls and one standard parking stall; and

- Construction of a new 654-sq.-ft. detached garage consisting of two standard parking stalls.

Earthwork and Utilities

According to the application, minimal grading will be required to prepare the site for construction as the lot was previously developed with a single-unit dwelling that was demolished in 2003. The Project will require approximately 180 cubic yards of imported soil material, and no grading or alteration of existing landforms is proposed beyond the building footprint.

Select infrastructure improvements are necessary. Wastewater generated by the residence will be conveyed through a new Individual Wastewater System (IWS), an application of which has been submitted to the Hawai'i Department of Health (DOH). Water and electricity for the Project will be provided by the existing infrastructure.

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 exceed a cost of $500,000, and construction will take approximately 12 to 24 months from the issuance of all required permits.

C. Background: According to DPP records, the site has been in residential use since before 1940, when repairs were conducted on the servants' quarters of an existing single-unit dwelling. The dwelling was demolished in 1956, and a new single-unit dwelling was subsequently constructed. In 2003, this single-unit dwelling and foundation were demolished, and the site has been vacant since.

The Applicant states that a recent shoreline survey was prepared in 2026 for the subject property, which has been submitted for review and certification to the State Department of Land and Natural Resources (DLNR). However, no development is proposed makai (seaward) of the 75-ft. shoreline setback waiver line, as measured from the location of the anticipated shoreline.

II. EXISTING CONDITIONS

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

Parcel Area	13,664 sq. ft.
Lot Shape	Irregular flag lot
Topography	Sloping downwards towards the shoreline with an elevation range of approximately five to 40 ft. above mean sea level (MSL).
Current Development	Vacant with existing improvements, such as asphalt paving, concrete pads, a concrete masonry unit wall enclosing the property, a driveway entrance gate, two concrete stairs, and retaining walls.
Surrounding Uses	To the north, south, east, and west – low-density residential uses; To the south – Pacific Ocean (see Exhibits A and B).
Shoreline Survey	A Certified Shoreline Survey (CSS) has not been certified for Parcel 2. The Applicant is in the process of obtaining a current CSS with DLNR. However, a CSS was certified for an adjacent parcel (TMK 3-1-040: 020) on March 8, 1973, and shows that the shoreline runs along the makai face of a concrete rubble masonry wall that extends across the shoreline of Parcel 2, as mapped on March 5, 1973 (see Exhibit D). The parcel is located in the PUCDP area; the applicable shoreline setback is 60 ft.
Nearest Body of Water	*Pacific Ocean (directly south 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 12 ft. above MSL (makai portion of the site)* – An area within the coastal high hazard area where there is a one percent annual chance of flooding with additional hazards due to storm-induced 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 Flood Insurance Rate Map Panel No. 15003C0369J, effective June 10, 2026).
Soil Classifications	*Mamala cobbly silty clay loam with zero to 12 percent slopes* – shallow, well drained soils from alluvium deposited over coral limestone and calcareous sand located on the coastal plain of the island of Oʻahu; and *Molokai silty clay loam with 15 to 25 percent slopes* – Deep, well-drained soils that formed in material weathered from basic igneous rock (see Exhibit G; United States Department of Agriculture - Natural Resources Conservation Service); and The subject property is not mapped as having coastal dunes on the Hawaiʻi Sea Level Rise (SLR) Viewer (see Exhibit H).
Vegetation	A mix of grasses, low groundcover, shrubbery, and sporadic ornamental and volunteer plants dominate. Currently vacant, the site consists primarily of previously disturbed land with areas of exposed soil and scattered vegetation.
SLR – Exposure Area (XA)	The Hawaiʻi SLR Viewer shows a small portion on the makai side of Parcel 2 is projected to be impacted by annual high wave action as a result of 3.2 ft. of SLR by 2100 or sooner. Parcel 2 is not projected to be impacted by coastal erosion (loss of land) as a result of SLR by 2100 or sooner (see Exhibit I).
Shoreline Erosion Rate	According to the Oʻahu Shoreline Change Viewer, Parcel 2 is not subject to an average annual historical erosion rate as indicated by the lack of transects intersecting the property (see Exhibit J). The applicable shoreline setback for Parcel 2 is 60 ft. with a CSS or 75 ft. without a CSS (i.e., 60 ft. plus a 15-ft. buffer) (see Exhibits C-1 and C-4).
Hurricane Storm Surge	The Project site is not located within an area projected to be inundated by storm surge during Category 1 through 4 hurricane events (see Exhibit K; National Hurricane Center, *Storm Surge Risk Maps*).
Tsunami	The entirety of the subject property and immediate surrounding neighborhood are located within the tsunami evacuation zone (see Exhibit L; Hawaiʻi 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 does not involve any triggers under Hawai'i Revised Statutes (HRS) Chapter 343. Therefore, HRS Chapter 343 does not apply. Furthermore, the proposed Project to construct a single-unit dwelling is exempt from the preparation of an environmental disclosure document pursuant to 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. 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 May 21, 2026, the Agent presented the Project before the Wai'alae-Kāhala Neighborhood Board (WKNB) No. 3 (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. There were two items on the agenda. One member of the public attended virtually. Notice of the application and public hearing was sent to neighbors within 300 ft. of the subject property and interested public agencies, elected officials for the area, and other interested parties. 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 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 makai property line of the TMK is about 12 ft. wide and developed with nonconforming walls and steps. There is no sandy beach makai of the lot. The closest recreational resource to the Project site is Cromwell's Beach, which can be accessed via Kulamanu Place. The Project will not affect this public accessway as the proposed development is more than 250 ft. away from the public right-of-way. Because the proposed development must also be constructed mauka (landward) of the shoreline setback line, the Project will not result in a change to lateral access of waters along the shoreline. No impacts to recreational resources are anticipated and no related conditions are recommended.

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 soils at the Project site are mapped as Mamala cobbly and Molokai silty clay loam (see Exhibit G), which are not known to be correlated with the presence of cultural deposits and human burials (iwi kūpuna). An Archaeological Literature Review and Assessment (ALRA) was prepared for the Project site to identify the potential presence of archaeological and historic resources. The ALRA reviewed previously recorded archaeological and historic sites, historic maps, and relevant archival sources of the Project site. No archaeological or historic sites were identified within the Project site, and no previously identified resources were identified in the immediate vicinity of the Project site.

   According to DPP records, there are no known historic properties located within the Project area. Historic properties, including Shangri La, are located in the immediate vicinity; however, these properties will not be affected by the construction of a new residence that otherwise conforms to the development standards of the underlying zoning district. Furthermore, the ALRA determined that there are no above-ground archaeological historic properties within the Project area. It also concluded that the likelihood of encountering intact subsurface archaeological deposits is low, given that the site has been previously razed on two occasions following

the demolition of prior dwellings. As a result, the probability of encountering intact, undisturbed historic resources during construction is considered low. Based on the available information and the findings of the ALRA, no adverse impacts to historic or archaeological resources are anticipated, and no further historic preservation review or action is warranted at this time.

The Project involves some ground disturbance, and although it is limited to previously disturbed areas, there is a possibility that unknown archaeological resources or historic properties could be discovered as is the case during any ground-disturbing activity. Should any cultural or archaeological resources be encountered, the Project should be subject to the standard "stop work" condition of approval. This will ensure that if, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant must stop work and contact the State Historic Preservation Division (SHPD). This is recommended as a condition of approval.

2. Cultural Resources: The DPP reviewed the application, the ALRA, the WKNB meeting notes, the agency comments for the Project, and conducted a site visit, and did not identify cultural resources, traditional cultural properties, or customary practices on the Project site or in the immediate vicinity that would be impacted by the Project. 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 either on Cromwell's Beach or in the Pacific Ocean. No impacts to access to or opportunities for Hawaiian cultural activities are anticipated and no related conditions are recommended.

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

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

The Project will not impact scenic and open space resources because the Project proposes the development of a single-unit dwelling in an area zoned for residential use. The Project will be consistent with the ROH Chapter 21 development standards for the R-7.5 Residential District, which will be confirmed

during the building permit (BP) review process. The PUCDP Significant Public Views, East Map identifies several panoramic view locations of the Diamond Head monument; however, none of these significant scenic views are in the Project vicinity. The Project site is located to the southeast of Diamond Head, and therefore will not impede these views, which are mostly west and north of the monument. Although located in the Diamond Head Special District, the Project is not within the core area and is not included as a prominent public vantage point enumerated by ROH Section 21-9.40-3. Furthermore, the City's Coastal View Study states that coastal views of the Pacific Ocean are limited to the Diamond Head lookout area, and that beyond the lookouts, no specific coastal views are present due to the established residential community. 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 south of the Project site, is identified as Estuarine and Marine Wetland as well as Estuarine and Marine Deepwater (see Exhibit E). In the short and long term, the Project is not anticipated to result in adverse impacts to the Pacific Ocean as the Project site ranges approximately from 25 ft. to 40 ft. above MSL, 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.

   b. Flora: According to the U.S. Fish and Wildlife Service (USFWS) *Information for Planning and Consultation* (IPaC), ten federally endangered flowering plant species have the 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 of a mix of grasses, low groundcover, and sporadic ornamental or volunteer plant species that are typical of unmanaged, vacant residential lots. 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 area. To avoid impacting this species, woody plants greater than 15 ft. in height should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). 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, Newell's Shearwater, and Short-tailed Albatross). Standard agency-recommended conditions relating to the protection of these avian species are recommended.

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 Applicant should use full cutoff light fixtures for exterior lighting. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These measures are recommended as conditions of approval.

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 vicinity. According to the National Oceanic

and Atmospheric Administration, Hawaiian Monk Seals may also occur in the Project vicinity. Although the subject property is a shoreline lot, it is unlikely that either species could be within 150 to 300 ft. of the construction area as there is nowhere along the 12-ft.-wide makai property line for seals and turtles to haul up. No impacts to marine fauna are anticipated, and no related conditions of approval are recommended.

d. Critical Habitat: The Project site does not currently contain any areas designated as critical habitat. However, the marine waters makai of the site are designated as critical habitat for the Hawaiian Monk Seal and the Green Sea Turtle. The Project does not propose any change to the adjacent Cromwell's Beach or to the marine environment. No impacts to critical habitat are anticipated to occur, and therefore no conditions specific to critical habitat are recommended.

e. Invasive Species: According to the Oʻahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on Oʻahu. Flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, Himalayan blackberry, miconia, pampas grass, and the fungi that cause rapid ʻŌhiʻa death. Fauna species include coconut rhinoceros beetles, naio thrips, coquí frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. The Project proposes the net importation of approximately 180 cubic yards of engineered and 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. 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 identified as various types of silty clay loam, which are not designated as dunes and marine sands on the Hawaiʻi SLR Viewer (see Exhibits G and H). No impacts to the nearby Cromwell's Beach are anticipated as previously discussed.

3. Solid and Liquid Waste Treatment and Disposition: Potable water and fire suppression water for the Project will come from the existing municipal system. Wastewater treatment will be provided by a new on-site IWS, as there is no municipal sewer service available to the property or surrounding parcels. Approval from the State DOH is required for each IWS. 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 neighborhood. No adverse impacts to solid and liquid waste are anticipated and no related conditions of approval are recommended.

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

E. Economic Uses – ROH § 25-3.1(e)

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

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction through the rental and purchase of equipment, materials, and supplies. Otherwise, the proposed new single-unit dwelling is anticipated to result in minimal changes to the State's economy. No related conditions are recommended.

F. Coastal Hazards – ROH § 25-3.1(f)

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

1. Flooding: The Project development area ranges approximately from 25 ft. to 40 ft. above MSL and is within Flood Zone X, which is not considered a flood hazard area. A portion of the Project site is located within Flood Zone VE, with a BFE of 12 ft. above MSL (see Exhibit F). Development within Flood Zone VE is subject to compliance with ROH Chapter 21A, the Special Flood Hazard Areas Ordinance. However, all development is proposed to occur within Zone X, and not within Flood Zone VE. No flood related impacts are anticipated and 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, a small portion on the makai side of Parcel 2 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). The Project development area ranges from 25 ft. to 40 ft. above MSL and

the Applicant does not propose any development within the 3.2-ft. SLR-XA. As sea levels rise, high wave flooding could gradually affect a larger portion of the parcel, but the structures will still be well outside of the SLR-XA. Short-term and long-term impacts of SLR are not anticipated.

Nevertheless, the Applicant and successor owners should be notified of the potential for coastal hazards at the subject property, and that as SLR occurs, inundated land area makai of the shoreline becomes part of the State's Land Use 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 existing or proposed structures, which may result in materials entering and polluting the public beach and Pacific Ocean. 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. Because the site is in an area known to be susceptible to coastal hazards, the Applicant and successor owners should acknowledge that the TMK is projected to be impacted by 3.2 ft. of SLR by the year 2100. These are recommended as conditions of approval.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project site is not located within an area projected to be inundated by hurricane storm surge during Category 1 through Category 4 hurricane events (see Exhibit K). The Project development area has an elevation range of approximately 25 ft. to 40 ft. above MSL, and the closest structures are proposed to be located more than 75 ft. mauka of the shoreline. In the short-term, significant impacts related to hurricane storm surge inundation are not anticipated. 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 L). 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 notified neighbors within 300 ft. of the subject property and presented the proposed Project to the WKNB No. 3 on May 21, 2026. The presentation involved a summary of the Project and information about the SMA Permit application process. According to the application, the discussion after the presentation primarily focused on the phasing and management of construction activities associated with the Project. A neighboring property owner shared concerns regarding previous land management activities and the potential for construction-related impacts to surrounding properties. The WKNB chair requested that the project team coordinate with the neighboring property owners to further discuss the issues identified and potential mitigation measures. On June 15, 2026, the project team met virtually with the neighboring property owner to discuss concerns and comments, resulting in the establishment of a continued coordination between the Applicant and neighboring property owners.

During the SMA Major Permit review process, the Agent and DPP routed the proposal to various Federal, State, and City agencies. Four 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 Agents and DPP staff. One member of the public attended the hearing virtually and expressed past difficult experiences with the property. This testifier noted that he had met with the Applicant and design team to address issues, and ultimately now supports the Project to develop the vacant property. 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 various types of silty clay loam, which are not considered part of the coastal dune system (see Exhibits G and H). The new structures are located mauka of the shoreline setback line, which will conserve open space in the shoreline setback area and minimize interference with shoreline processes.

The shoreline area is currently developed with a nonconforming seawall and stairs. No vegetation is adjacent to the shoreline. Although the site already contains a nonconforming seawall, 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 an 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 south of the site. The Pacific Ocean adjacent to the Project site is identified as Estuarine and Marine Wetland (see Exhibit E). The Project is not anticipated to result in adverse impacts to these marine waters or wetlands in the short-term, as the closest development activities will occur more than 75 ft. mauka of the shoreline, and no development is proposed within the portion of the site that is within Flood Zone VE. 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 coastal hazards 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, fire suppression water, and trash pick-up are already available. The Project will install its own IWS that is designed and sized to meet the wastewater requirements of the single-unit dwelling.

There were no present development projects identified over a five-year span and within a 500-ft. radius of the Project site. Additionally, no reasonably foreseeable projects were identified within the cumulative radius.

Potential cumulative effects to SMA resources as a result of implementation of the Project and any potential future projects could occur if the developments 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. The Project was evaluated for site-specific or cumulative impacts to SMA resources, 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 an urbanized 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 and detached garage are generally consistent with the O‘ahu GP. No conditions of approval related to O‘ahu GP compliance are recommended.

2. PUCDP: The PUCDP Land Use Map identifies the Project area as a “residential valley/ridge neighborhood.” The most applicable PUCDP policies for the preservation of open space, coastal lands, and historical and cultural resources (i.e., SMA resources) are as follows:

    - Goal PL-2, Policy PL-2.1 encourages sustainable building and site design practices that respond to the tropical climate;

- Goal SLR-1, Policy SLR-1.1 requires coastal development to utilize the SLR-XA as a tool for current zoning and permitting decisions and for siting critical infrastructure;

- Goal SLR-1, Policy SLR-1.4 encourages coastal development to consider the SLR-XA compound hazards individually and together to determine appropriate adaptation measures;

- Goal SLR-2, Policy SLR-2.2 requires development to address potential impacts to surrounding sites for project-level adaptation measures; and

- Goal SLR-3, Policy SLR-3.4 encourages projects to support State agencies in applying appropriate interventions and environmental measures for adapting/preserving beaches and shoreline impacted by sea level rise and erosion.

The Project site is not within any identified open-space, recreational area, protected viewshed, focus area, wetland, or historic site on PUCDP resource maps. The shoreline portion of the site is mapped as being within the 3.2 ft. SLR-XA on the Primary Urban Center Adaptation Areas, East Map. However, Project development will be located outside of the shoreline setback area, and will not occur in the portion of the site within the VE Flood District nor within the 3.2 ft. SLR-XA. Each of these resource areas are discussed above, and where necessary, conditions of approval are recommended. Given this, the proposed Project is generally consistent with the PUCDP. No conditions of approval related to PUCDP 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-7.5 Residential District, and consists of 13,664 sq. ft. of land area. 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-7.5 Residential District (see Exhibits C-1 through C-11). As a single-unit dwelling not within the core area, the Project is exempt from the requirements of the Diamond Head Special District pursuant to ROH Section 21-9.40-5.

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 Applicant 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 is on a shoreline lot that is subject to compliance with ROH Chapter 26. The Project site does not have a mapped historic erosion rate. Because the site is located within the Primary Urban Center, the applicable shoreline setback is 60 ft. mauka of a current CSS. In the absence of a current CSS, the Applicant has elected to utilize a waiver of CSS pursuant to the DPP Administrative Rules Section 20-31-14(c), which requires development to occur at a distance of the applicable shoreline setback for the site plus 15 ft. The Project plans show that all development will occur more than 75 ft. mauka of the presumed shoreline. No additional conditions of approval will be required.

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 an 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-11, and D 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 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 3-1-040: 002 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 3-1-040: 002 is projected to be impacted by 3.2 feet of sea level rise by the year 2100. The landowner must remove materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

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

> "*In choosing to implement construction activities at Tax Map Key 3-1-040: 002, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and*

the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

D. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for 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 3-1-040: 002, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."*

E. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated on all Project 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 3-1-040: 002."*

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

> 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.

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

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

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

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

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

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

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

7. 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 G.7.c. must be implemented.

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

H. To 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 180 cubic yards of soil fill material.

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

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

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

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

I. Permits.

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

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 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.

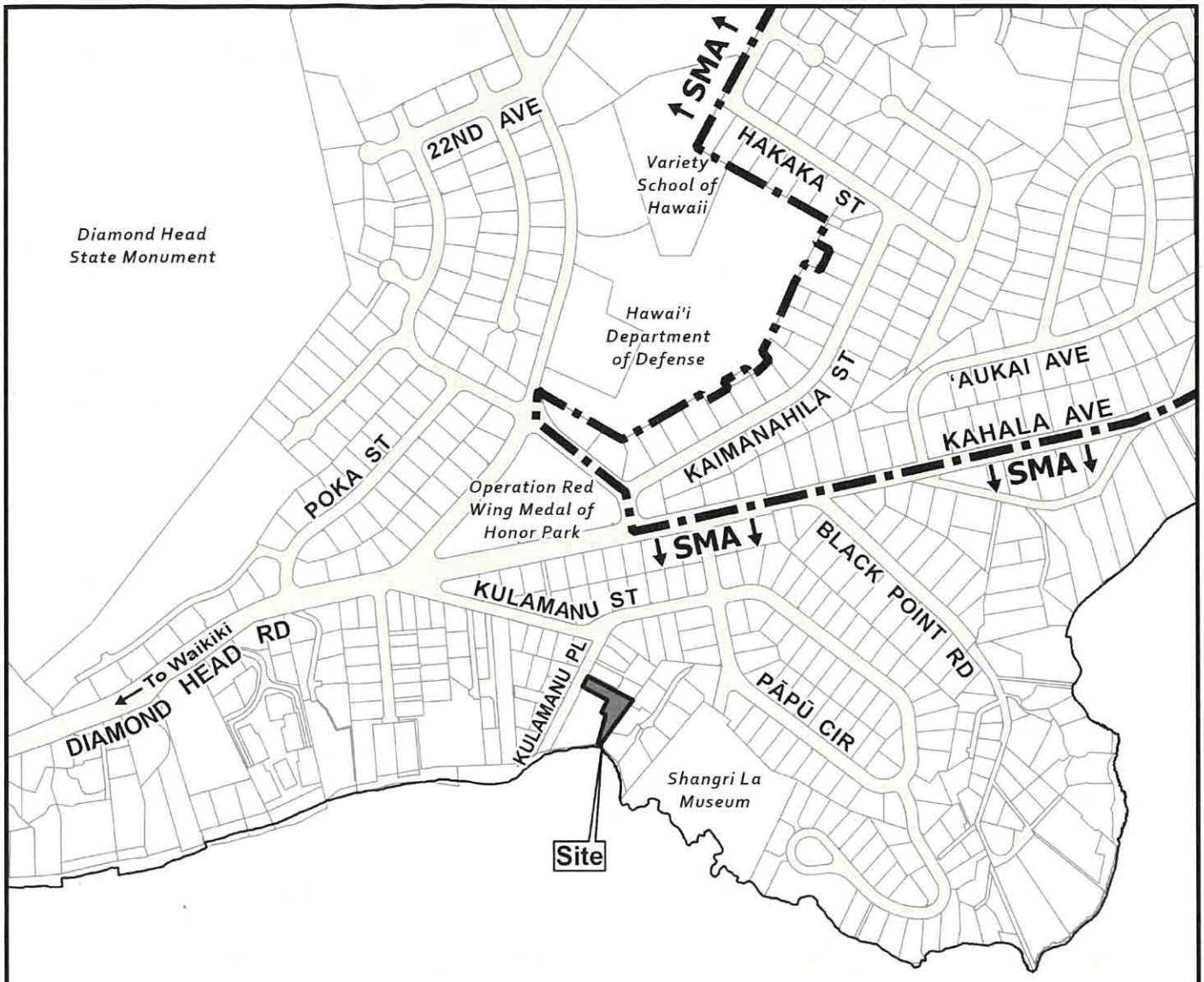
J. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit 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 12th day of October 2026.

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

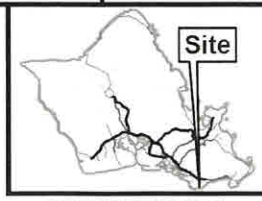
By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-11, and D through L
Draft Resolution



Legend

- Project Site
- SMA Special Management Area
- Tax Parcel



VICINITY MAP

0 300 600 1,200

Distance in Feet

LOCATION MAP WITH SMA

KAALAWAI, KAPAHULU

TAX MAP KEY(S): 3-1-040: 002
FOLDER NO.: 2026-SMA-38

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

Date Prepared: 08/2026

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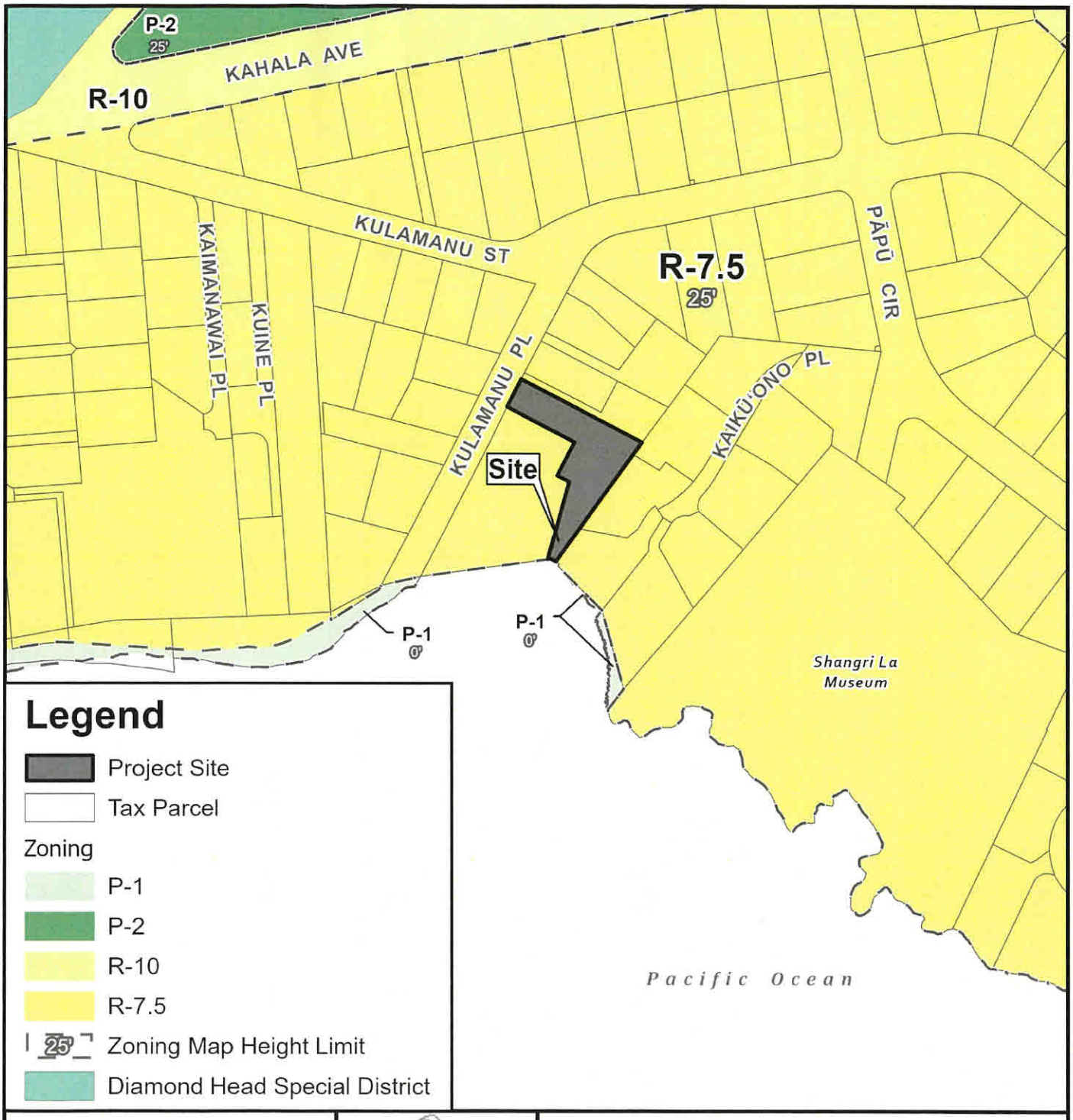
EXHIBIT A



PORTION OF
ZONING MAP
KAHALA - KULIOUOU

TAX MAP KEY(S): 3-1-040: 002
FOLDER NO.: 2026-SMA-38

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

Date Prepared: 08/2026

EXHIBIT B

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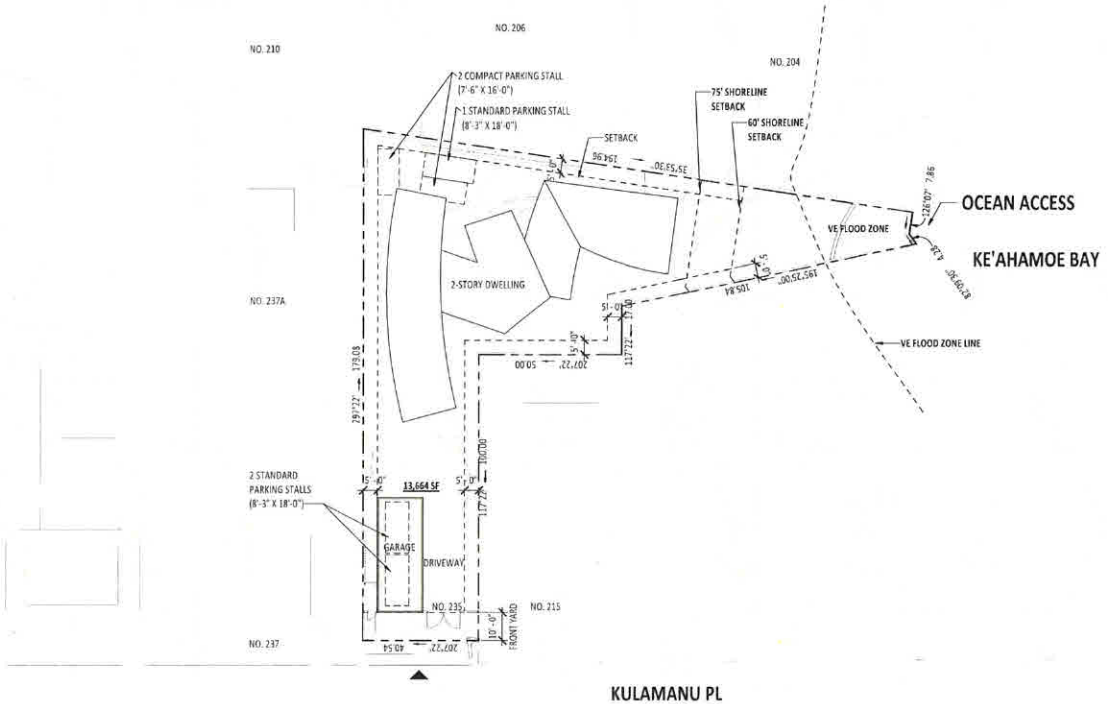
This map was prepared in color

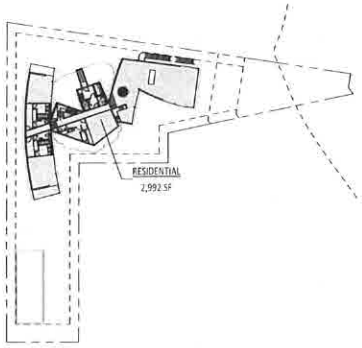
235 KULAMANU RESIDENCE

235 KULAMANU PLACE, HONOLULU, HI 96816

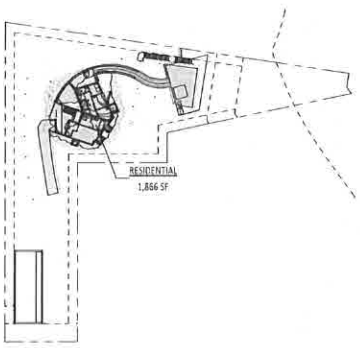
TMK: 3-1-040:002



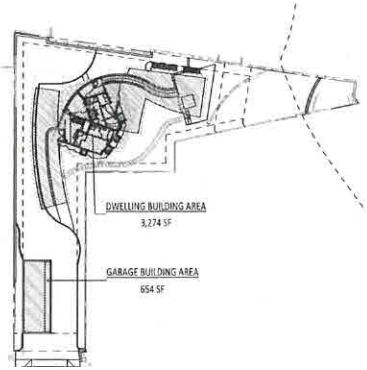
6 PLOT PLAN
1" = 20'-0"



5 LEVEL 2 FLOOR AREA LUO
1/32" = 1'-0"



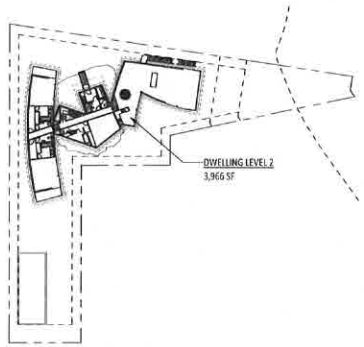
4 LEVEL 1 FLOOR AREA LUO
1/32" = 1'-0"



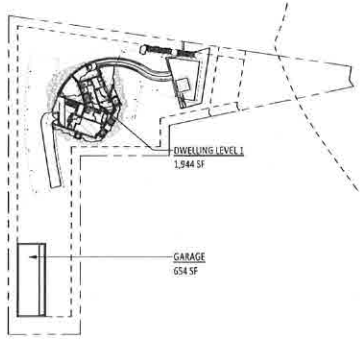
3 LOT COVERAGE DIAGRAM LUO
1/32" = 1'-0"

SMA FLOOR AREA

SMA FLOOR AREA CALCULATIONS	
DWELLING LEVEL 2	3,966 SF
DWELLING LEVEL 1	1,944 SF
GARAGE	654 SF
TOTAL	6,564 SF



2 LEVEL 2 FLOOR AREA SMA
1/32" = 1'-0"



1 LEVEL 1 FLOOR AREA SMA
1/32" = 1'-0"

ZONING DATA PER LUO

PROJECT ADDRESS	235 KULAMANU PLACE	
TMK #	(1) 3-1-40:002	
ZONING DISTRICT	R-7.5, RESIDENTIAL	
LOT AREA	13,664 SF (0.31 ACRES)	
LOT COVERAGE	29 %	
ZONING SPECIAL DISTRICT	DIAMOND HEAD SPECIAL DISTRICT OUTSIDE CORE AREA EXEMPTION FOR ONE-FAMILY DETACHED DWELLINGS THAT ARE NOT LOCATED WITHIN THE CORE AREA.	
STATE LAND USE CLASSIFICATION	URBAN	
SPECIAL MANAGEMENT AREA	YES	
FLOOD ZONE	X/VE. NEW RESIDENCE WITHIN X, NO WORK WITHIN VE.	
TSUNAMI EVACUATION ZONE	YES	
	ALLOWED	*PROPOSED*
BUILDING HEIGHT	25'-30'	25'-30'
BUILDING AREA	50% OF LOT AREA= 6,832 SF	3,928 SF
FAR	0.7	0.45
FLOOR AREA	LOT AREA X 0.7=9,333 SF	4,852 SF
REQUIRED YARD	FRONT: 10', SIDE/REAR: 5'	FRONT: 10', SIDE/REAR: 5'
HEIGHT SETBACK	FRONT: 1 TO 2 ABOVE 20', SIDE/REAR: 1 TO 2 ABOVE 15'	SEE SHEETS A2.1, A2.2 & A3.1
IMPERVIOUS SURFACE AREA	75% OF LOT AREA =10,248 SF	9,873 SF (72%)
NUMBER OF BATHROOMS PER DWELLING UNIT	8	6
NUMBER OF WET BARS	1	1
NUMBER OF LAUNDRY ROOMS	1	1

PARKING

RESIDENTIAL		
CRITERIA	REQUIRED	PROVIDED
MINIMUM OFF-STREET PARKING	1 PER 1,000 SF OF PRIVATE DWELLING AREA	(4'858/1'000=4.8); 5 SPACES
STANDARD PARKING SPACE DIMENSION	8'-3" X 18'-0"	3
COMPACT PARKING SPACE	7'-6" X 16'-0"	2
TANDEM PARKING	PERMITTED FOR TWO OR MORE PARKING SPACES ASSIGNED TO A SINGLE DWELLING UNIT	
LOADING	NOT REQUIRED	0

BUILDING AREA (LOT COVERAGE)

NAME	AREA
DWELLING BUILDING AREA	3,274 SF
GARAGE BUILDING AREA	654 SF
TOTAL	3,928 SF

ZONING FLOOR AREA

LEVEL	NAME	AREA
LEVEL 1	RESIDENTIAL	1,866 SF
LEVEL 2	RESIDENTIAL	2,992 SF
TOTAL		4,858 SF

lowney arch

OSO

EXHIBIT C-1

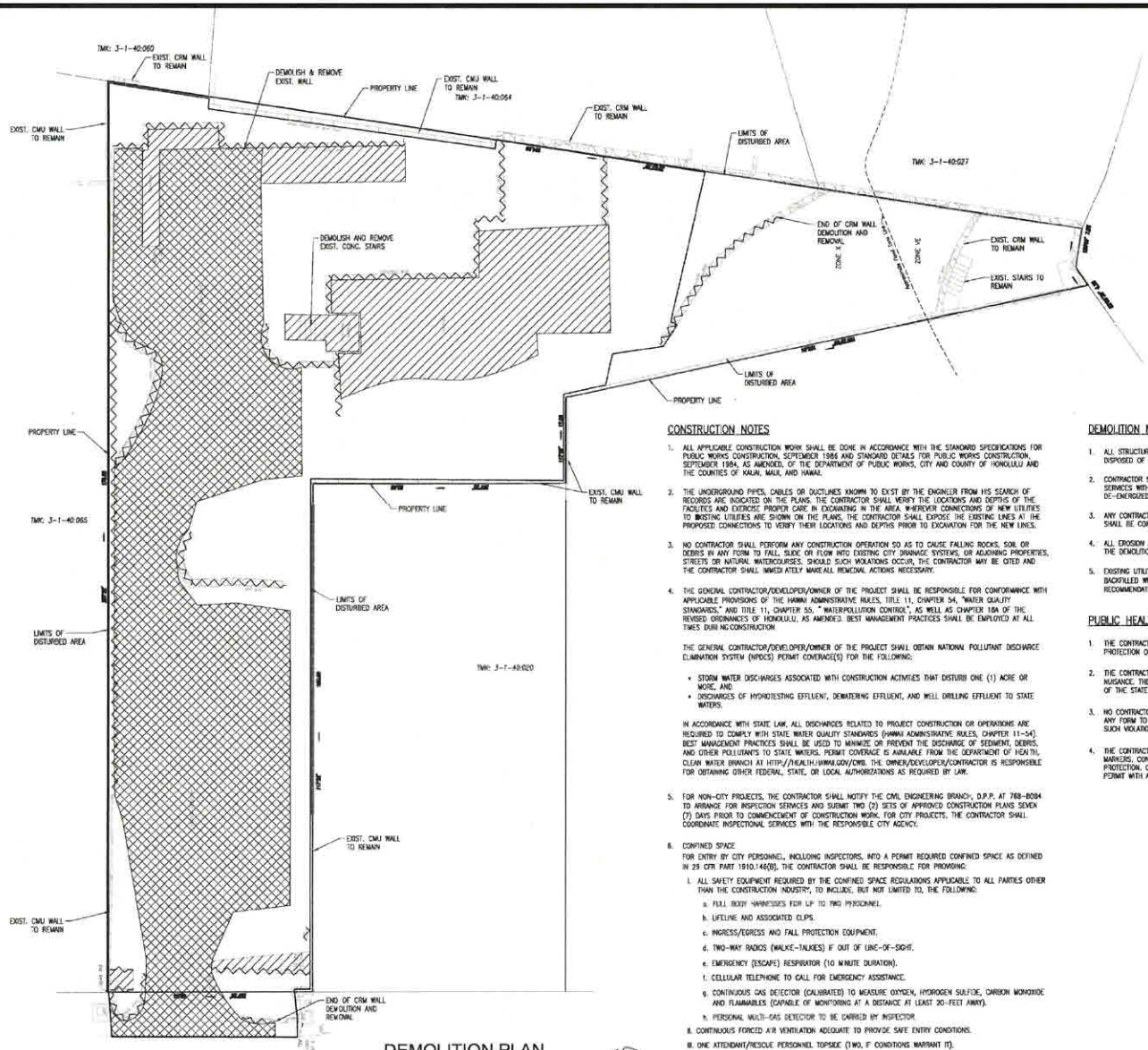
PROJECT DATA

235 KULAMANU RESIDENCE - SMA SUBMISSION - HNL25-MF-015

T1.0


KULAMANU PLACE
existing brick fence
Photo 2
chain link fence
chain link fence, see photo 3
existing brick fence
see photo 4
existing CMU fence, Photo 1
TMK: 3-1-40:065
TMK: 3-1-40:064
TMK: 3-1-40:020
TMK: 3-1-40:027
asphalt pavement
concrete
concrete landing
ZONE X
ZONE VE
SEA
TRUE NORTH
SCALE: 1 in. = 10 ft.
PHOTO 1
Existing CMU Wall
PHOTO 2
Existing Brick Wall
PHOTO 3 Chain Link Fence
Neighbor's driveway is higher elevation and backfilled can be seen at the chain link fence
PHOTO 4 Existing Brick Wall
ABBREVIATIONS:
bot Bottom
bw Bottom of wall
CLF Chain link fence
CMU Concrete masonry unit
CRM Concrete rubble masonry
irbox Irrigation box
TMK Tax Map Key
tw Top of wall
wm Water meter
LEGEND:
Asphalt pavement
Concrete
Concrete masonry unit
Concrete rubble masonry wall
NOTES:
1. Only improvements shown were located.
2. Utility locations are above ground observed evidence only.
3. Origin of elevation: TBD.S17, ft 12, Elevation=55.18 Ft.
4. Flood Zones: X and VE.
AINA SURVEYING & MAPPING, LLC
TOPOGRAPHIC MAP
235 KULAMANU PLACE
TMK: (1)3-1-40:002
DATE: JUNE 23, 2025
DATE:
DRAWN BY:
CHECKED BY:
SCALE:
NO. REVISION
SHEET NO.:
001
OF 1 SHEETS

EXHIBIT C-2



DEMOLITION PLAN

GRAPHIC SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- DEMOLISH & REMOVE EXIST. UTILITY OR STRUCTURE
- DEMOLISH & REMOVE EXIST. CONC. PAVT / WALKWAY
- DEMOLISH & REMOVE EXIST. A.C. PAVEMENT
- LIMITS OF DISTURBED AREA

CONSTRUCTION NOTES

1. ALL APPLICABLE CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SEPTEMBER 1986 AND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, SEPTEMBER 1984, AS AMENDED, OF THE DEPARTMENT OF PUBLIC WORKS, CITY AND COUNTY OF HONOLULU AND THE COUNTIES OF KAUAI, MAUI, AND HAWAII.
2. THE UNDERGROUND PIPES, CABLES OR DUCTLINES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. WHEREVER CONNECTIONS OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR THE NEW LINES.
3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION OPERATION SO AS TO CAUSE FALLING ROCKS, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW INTO EXISTING CITY DRAINAGE SYSTEMS, OR ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR MAY BE CITED AND THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
4. THE GENERAL CONTRACTOR/DEVELOPER/OWNER OF THE PROJECT SHALL BE RESPONSIBLE FOR CONFORMANCE WITH APPLICABLE PROVISIONS OF THE HAWAII ADMINISTRATIVE RULES, TITLE 11, CHAPTER 54, "WATER QUALITY STANDARDS," AND TITLE 11, CHAPTER 55, "WATER POLLUTION CONTROL", AS WELL AS CHAPTER 18A OF THE REVISED ORDINANCES OF HONOLULU, AS AMENDED. BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED AT ALL TIMES DURING CONSTRUCTION

   THE GENERAL CONTRACTOR/DEVELOPER/OWNER OF THE PROJECT SHALL OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE(S) FOR THE FOLLOWING:

   - STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES THAT DISTURB ONE (1) ACRE OR MORE, AND
   - DISCHARGES OF HYDROTESTING EFFLUENT, DEWATERING EFFLUENT, AND WELL DRILLING EFFLUENT TO STATE WATERS.

   IN ACCORDANCE WITH STATE LAW, ALL DISCHARGES RELATED TO PROJECT CONSTRUCTION OR OPERATIONS ARE REQUIRED TO COMPLY WITH STATE WATER QUALITY STANDARDS (HAWAII ADMINISTRATIVE RULES, CHAPTER 11-54). BEST MANAGEMENT PRACTICES SHALL BE USED TO MINIMIZE OR PREVENT THE DISCHARGE OF SEDIMENT, DEBRIS, AND OTHER POLLUTANTS TO STATE WATERS. PERMIT COVERAGE IS AVAILABLE FROM THE DEPARTMENT OF HEALTH, CLEAN WATER BRANCH AT HTTP://HEALTH.HAWAII.GOV/CWB. THE OWNER/DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING OTHER FEDERAL, STATE, OR LOCAL AUTHORIZATIONS AS REQUIRED BY LAW.
5. FOR NON-CITY PROJECTS, THE CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEERING BRANCH, D.P.P. AT 768-8084 TO ARRANGE FOR INSPECTION SERVICES AND SUBMIT TWO (2) SETS OF APPROVED CONSTRUCTION PLANS SEVEN (7) DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK. FOR CITY PROJECTS, THE CONTRACTOR SHALL COORDINATE INSPECTIONAL SERVICES WITH THE RESPONSIBLE CITY AGENCY.
6. CONFINED SPACE

   FOR ENTRY BY CITY PERSONNEL, INCLUDING INSPECTORS, INTO A PERMIT REQUIRED CONFINED SPACE AS DEFINED IN 29 CFR PART 1910.146(B), THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING:

   I. ALL SAFETY EQUIPMENT REQUIRED BY THE CONFINED SPACE REGULATIONS APPLICABLE TO ALL PARTIES OTHER THAN THE CONSTRUCTION INDUSTRY, TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING:
      a. FULL BODY HARNESSES FOR UP TO TWO PERSONNEL.
      b. LIFELINE AND ASSOCIATED CLIPS.
      c. INGRESS/EGRESS AND FALL PROTECTION EQUIPMENT.
      d. TWO-WAY RADIOS (WALKIE-TALKIES) IF OUT OF LINE-OF-SIGHT.
      e. EMERGENCY (ESCAPE) RESPIRATOR (10 MINUTE DURATION).
      f. CELLULAR TELEPHONE TO CALL FOR EMERGENCY ASSISTANCE.
      g. CONTINUOUS GAS DETECTOR (CALIBRATED) TO MEASURE OXYGEN, HYDROGEN SULFIDE, CARBON MONOXIDE AND FLAMMABLES (CAPABLE OF MONITORING AT A DISTANCE AT LEAST 20-FEET AWAY).
      h. PERSONAL MULTI-GAS DETECTOR TO BE CARRIED BY INSPECTOR.
   II. CONTINUOUS FORCED AIR VENTILATION ADEQUATE TO PROVIDE SAFE ENTRY CONDITIONS.
   III. ONE ATTENDANT/RESCUE PERSONNEL TOPSIDE (TWO, IF CONDITIONS WARRANT IT).
7. PURSUANT TO CHAPTER 6E, HRS, IN THE EVENT ANY ARTIFACTS OR HUMAN REMAINS ARE UNCOVERED DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL IMMEDIATELY SUSPEND WORK AND NOTIFY THE HONOLULU POLICE DEPARTMENT, THE STATE DEPARTMENT OF LAND AND NATURAL RESOURCES-HISTORIC PRESERVATION DIVISION (692-8015). IN ADDITION, FOR ON-CITY PROJECTS, THE CONTRACTOR SHALL INFORM THE CIVIL ENGINEERING BRANCH, DEPARTMENT OF PLANNING AND PERMITTING (768-8084); AND FOR CITY PROJECTS, NOTIFY THE RESPONSIBLE CITY AGENCY.

DEMOLITION NOTES

1. ALL STRUCTURES, PAVEMENT, AND VEGETATION WITHIN THE LIMIT OF DEMOLITION SHALL BE DEMOLISHED AND DISPOSED OF AT AN APPROVED LANDFILL UNLESS STATED OTHERWISE ON THE PLAN.
2. CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES, FOR TERMINATION OF ALL UTILITY SERVICES WITHIN THE LIMIT OF WORK. THE CONTRACTOR SHALL ENSURE THAT ALL ELECTRICAL SERVICES ARE DE-ENERGIZED PRIOR TO THE START OF DEMOLITION WORK.
3. ANY CONTRACTOR RELATED ACTIVITIES THAT MY DISTURB OR DAMAGE IN PLACE ASBESTOS CONTAINING TRANSITE PIPE SHALL BE CONDUCTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO AND PROPERLY MAINTAINED DURING THE DEMOLITION WORK.
5. EXISTING UTILITIES TO BE REMOVED SHALL BE REMOVED AND THE RESULTING EXCAVATION SHOULD BE PROPERLY BACKFILLED WITH SELECT GRANULAR FILL MATERIAL IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

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 PUBLIC HEALTH, 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.

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TEL 808.769.8088 www.lowneyarch.com

235 KULAMANU RESIDENCE

235 KULAMANU PLACE, HONOLULU, HI 96816

TMK:3-1-040:002

DESCRIPTION: A NEW TWO-STORYSINGLE-FAMILY DWELLING AND A SWIMMING POOL.

PALEKANAPERMITS
THIRD PARTY CERTIFICATION

- ☐ BUILDING CODE
- ☐ ELECTRICAL CODE
- ☐ MECHANICAL CODE
- ☒ RESIDENTIAL CODE
- ☐ STRUCTURAL (NON-SINGLE/2-FAMILY DWELLINGS)

STAMP

STEVEN K. DOO
LICENSED PROFESSIONAL ENGINEER
No. 15336-C
HAWAII, U.S.A.

#	DATE	ISSUES & REVISIONS	BY
	05/28/2026	PERMIT SET	

N
PROJECT NORTH = TRUE NORTH

CHECKED BY:
PROJECT NUMBER:

SHEETTITLE:

DEMOLITION PLAN

SHEET NUMBER

C000

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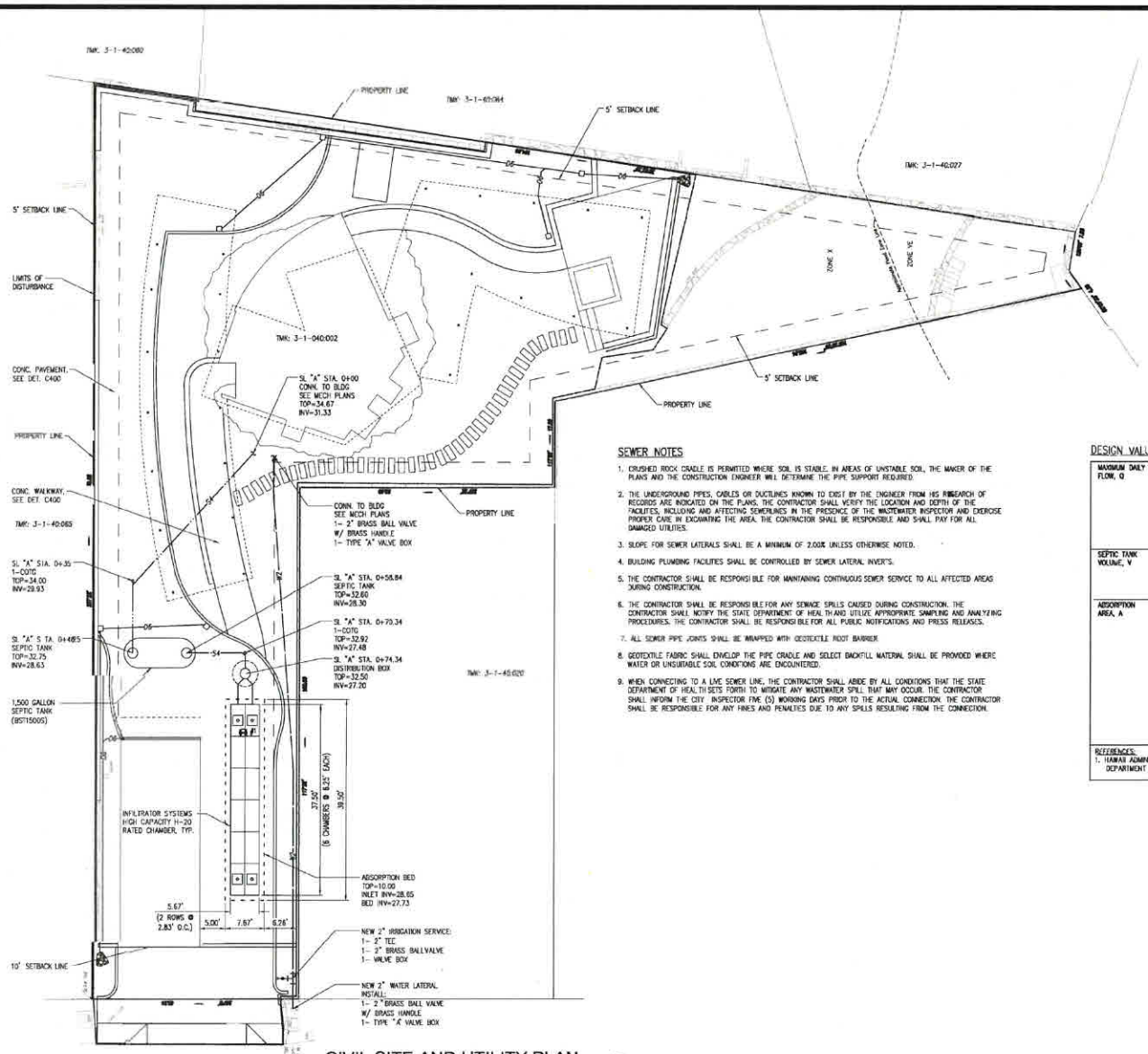
EXHIBIT C-3



CIVIL SITE AND UTILITY PLAN

GRAPHIC SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- PROPOSED SEWER
- PERCOLATION TEST LOCATION
- INSPECTION PORT
- DISTRIBUTION BOX/MANHOLE
- SEPTIC TANK

SEWER NOTES

1. CRUSHED ROCK CRADLE IS PERMITTED WHERE SOIL IS STABLE. IN AREAS OF UNSTABLE SOIL, THE MAKER OF THE PLANS AND THE CONSTRUCTION ENGINEER WILL DETERMINE THE PIPE SUPPORT REQUIRED.
2. THE UNDERGROUND PIPES, CABLES OR DUCTLINES KNOWN TO EXIST BY THE ENGINEER FROM HIS RESEARCH OF RECORDS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE FACILITIES, INCLUDING AND AFFECTING SEWERLINES IN THE PRESENCE OF THE WASTEWATER INSPECTOR AND EXERCISE PROPER CARE IN EXCAVATING THE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL PAY FOR ALL DAMAGED UTILITIES.
3. SLOPE FOR SEWER LATERALS SHALL BE A MINIMUM OF 2.00% UNLESS OTHERWISE NOTED.
4. BUILDING PLUMBING FACILITIES SHALL BE CONTROLLED BY SEWER LATERAL INVERT'S.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTINUOUS SEWER SERVICE TO ALL AFFECTED AREAS DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SEWAGE SPILLS CAUSED DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE STATE DEPARTMENT OF HEALTH AND UTILIZE APPROPRIATE SAMPLING AND ANALYZING PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC NOTIFICATIONS AND PRESS RELEASES.
7. ALL SEWER PIPE JOINTS SHALL BE WRAPPED WITH GEOTEXTILE ROOT BARRIER.
8. GEOTEXTILE FABRIC SHALL ENVELOP THE PIPE CRADLE AND SELECT BACKFILL MATERIAL SHALL BE PROVIDED WHERE WATER OR UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED.
9. WHEN CONNECTING TO A LIVE SEWER LINE, THE CONTRACTOR SHALL ABIDE BY ALL CONDITIONS THAT THE STATE DEPARTMENT OF HEALTH SETS FORTH TO MITIGATE ANY WASTEWATER SPILL THAT MAY OCCUR. THE CONTRACTOR SHALL INFORM THE CITY INSPECTOR FIVE (5) WORKING DAYS PRIOR TO THE ACTUAL CONNECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES AND PENALTIES DUE TO ANY SPILLS RESULTING FROM THE CONNECTION.

DESIGN VALUES

MAXIMUM DAILY FLOW, Q	FROM REFERENCE 1: RESIDENTIAL OCCUPANCY PER BEDROOM FLOW RATE = 200 GALLONS/BEDROOM TOTAL BEDROOMS = 4 BEDROOMS MAXIMUM DAILY FLOW, Q = MAXIMUM CAPACITY x PER CAPITA FLOW RATE Q = 4 BEDROOMS x 200 GALLONS/BEDROOM Q = 800 GALLONS PER DAY (GPD)
SEPTIC TANK VOLUME, V	WHEN DWELLING >5 BEDROOMS; SEPTIC TANK VOLUME MINIMUM CAPACITY, V = 1, 250 GALLONS, USING A SINGLE SEPTIC TANK. ACTUAL V = 1,500 GALLONS
ABSORPTION AREA, A	BASED ON PERCOLATION TEST RESULTS: PERCOLATION RATE = 2 MINUTES/INCH FROM REFERENCE 2, APPENDIX 3, TABLE III: MAXIMUM EFFLUENT APPLICATION RATE = 85 SF/200 GPD REQUIRED ABSORPTION AREA, A = APPLICATION RATE x Q REQUIRED A = (85 SF/200 GPD) x 800 GPD REQUIRED A = 340 SF REQUIRED AREA WITH 17% REDUCTION FOR CHAMBERS REQUIRED A = 340 SF x 83% REQUIRED A = 282.20 SF ACTUAL ABSORPTION AREA, A = LENGTH OF BED x WIDTH OF BED ACTUAL A = 39.50 FT x 7.67 FT ACTUAL A = 302.97 SF
REFERENCES: 1. HAWAII ADMINISTRATIVE RULES, TITLE 11, CHAPTER 62, WASTEWATER SYSTEMS. DEPARTMENT OF HEALTH, MARCH 21, 2016	

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235 KULAMANU RESIDENCE

235 KULAMANU PLACE, HONOLULU, HI 96816

TMK:3-1-040:002

DESCRIPTION: ANEW TWO-STORYSINGLE-FAMILY DWELLING AND A SWIMMING POOL.

PALEKANAPERMITS
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- ☐ BUILDING CODE
- ☐ ELECTRICAL CODE
- ☐ MECHANICAL CODE
- ☒ RESIDENTIAL CODE
- ☐ STRUCTURAL (NON-SINGLE/2-FAMILY DWELLINGS)

STAMP

STEVEN K. DOI
LICENSED PROFESSIONAL ENGINEER
No. 15338-C
HAWAII, U.S.A.

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N
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CHECKED BY:
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SHEETTITLE:

CIVIL SITE AND UTILITY PLAN

SHEET NUMBER

C100

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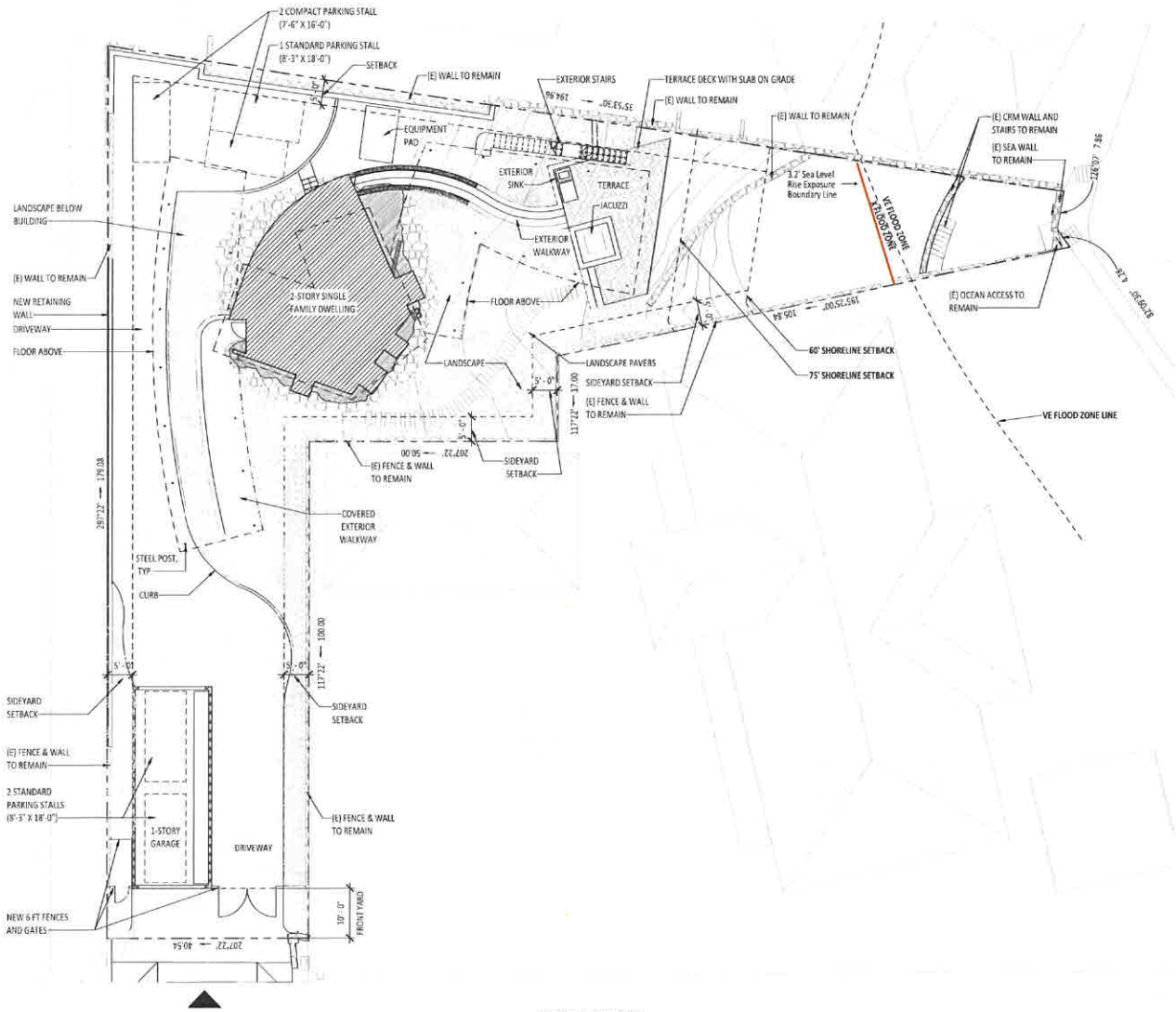
EXHIBIT C-4



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

LEGEND

- PROPERTY LINE
- SETBACK
- EXISTING CONCRETE MASONRY UNIT
- EXISTING CONCRETE RUBBLE MASONRY WALL
- EXISTING CHAINLINK FENCE
- SITE ENTRY/EXIT

0 4' 8' 16' 32'

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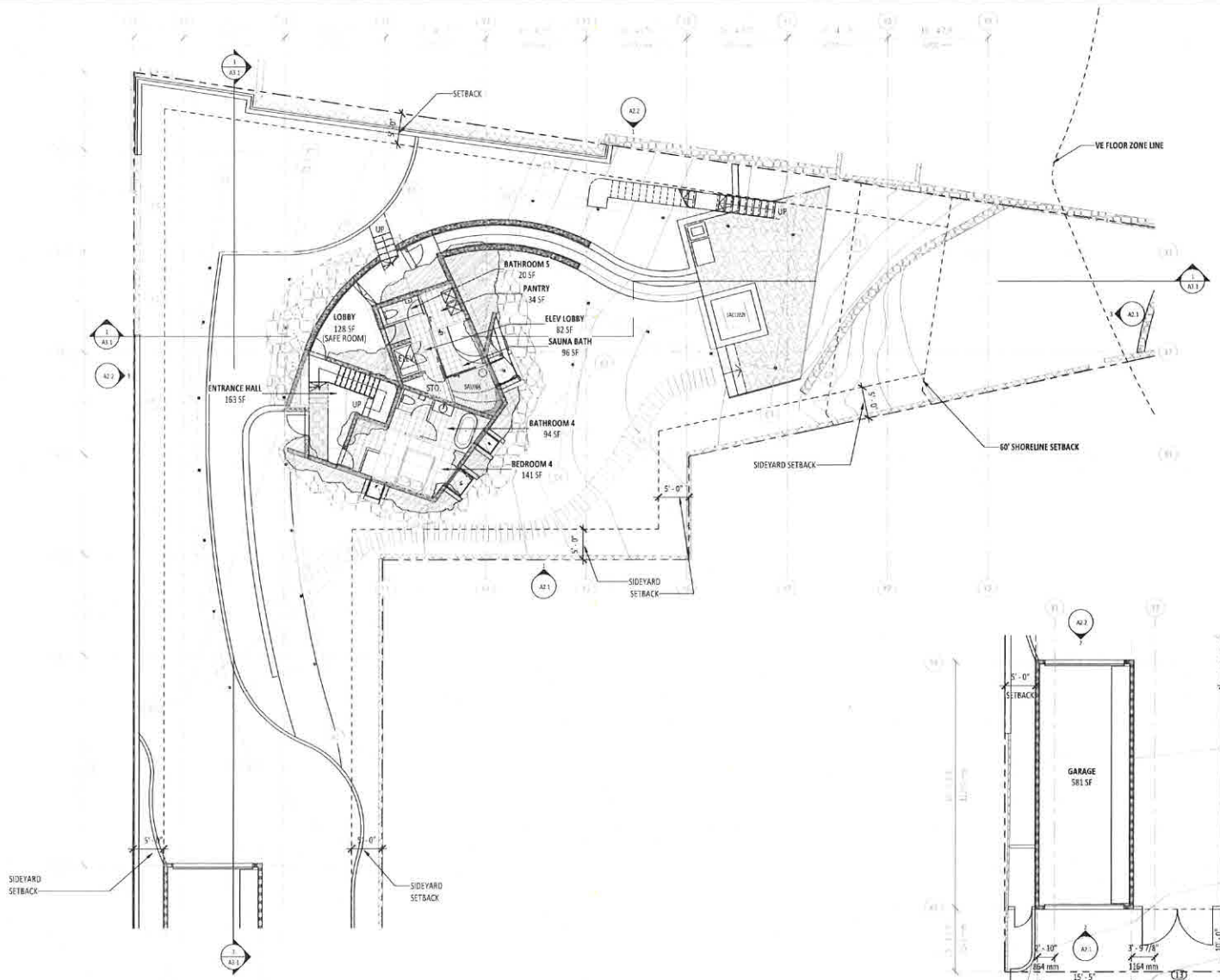
EXHIBIT C-5

SITE PLAN

235 KULAMANU RESIDENCE - SMA SUBMISSION - 05/20/2026

A0.1



LEGEND

- PROPERTY LINES
- SETBACK LINES
- NEW CONCRETE WALLS
- NEW LAYERED RAMMED CONCRETE WALLS
- NEW CMU WALLS
- NEW STUD WALLS
- EXISTING CONCRETE MASONRY UNIT
- EXISTING CONCRETE WALL
- EXISTING CONCRETE RUBBLE MASONRY WALL
- EXISTING CHAINLINK FENCE
- (X) WINDOW TAG, SEE A810
- (00) DOOR TAG, SEE A800 SERIES

1 GROUND FLOOR PLAN
1/8" = 1'-0"

2 GARAGE PLAN
1/4" = 1'-0"

0 4' 8' 16' 24'

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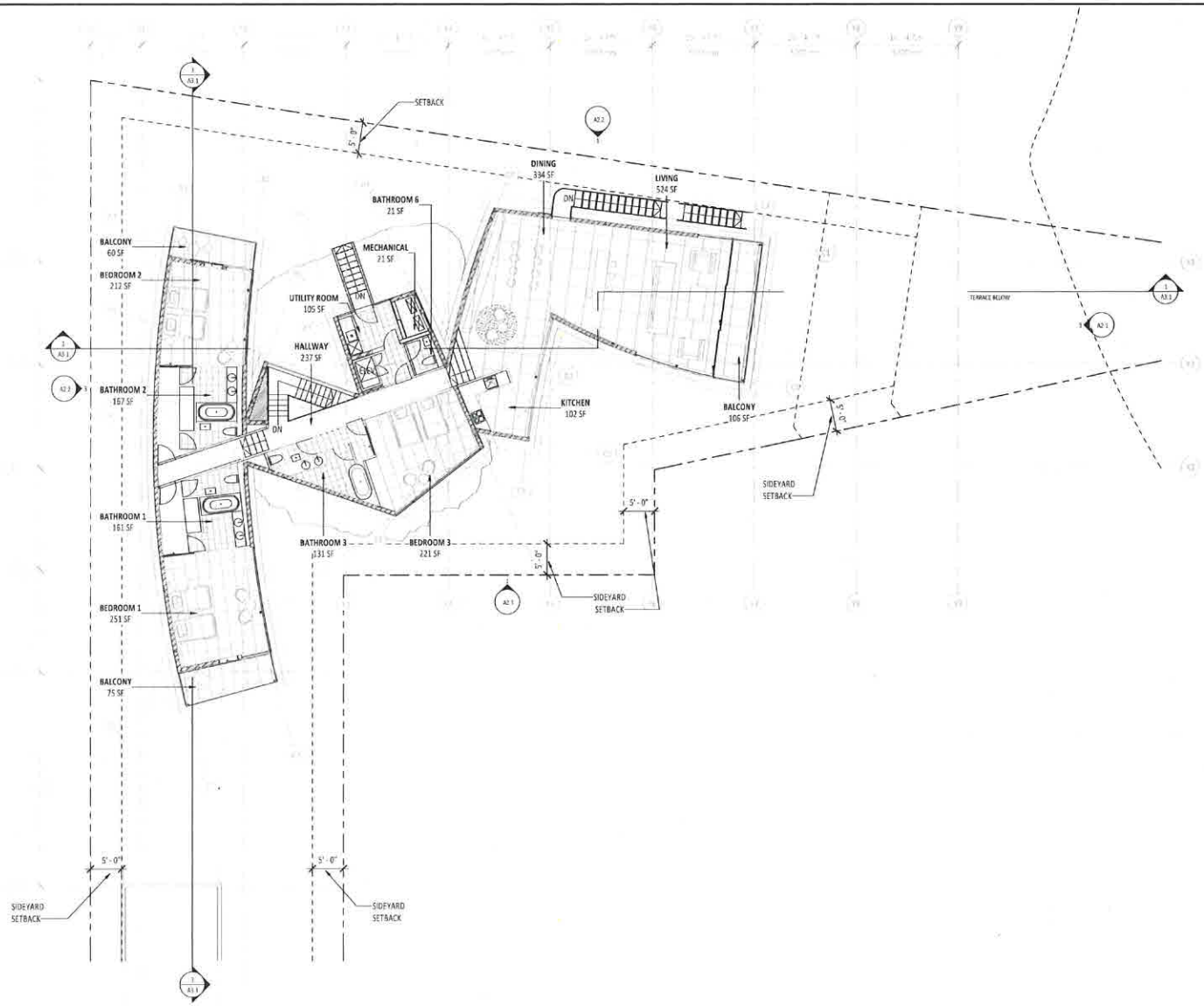
OSO

EXHIBIT C-6

GROUND FLOOR PLAN

235 KULAMANU RESIDENCE - SMA SUBMISSION - HNL25-MF-015

A1.1



1 SECOND LEVEL PLAN
1/4" = 1'-0"

LEGEND

- PROPERTY LINES
- SETBACK LINES
- NEW CONCRETE WALLS
- NEW LAYERED RAMMED CONCRETE WALLS
- NEW CMU WALLS
- NEW STUD WALLS
- EXISTING CONCRETE MASONRY UNIT
- EXISTING CONCRETE WALL
- EXISTING CONCRETE RUBBLE MASONRY WALL
- EXISTING CHAINLINK FENCE
- (X) WINDOW TAG, SEE A810
- (00) DOOR TAG, SEE A800 SERIES

0 4' 8' 16' 24'

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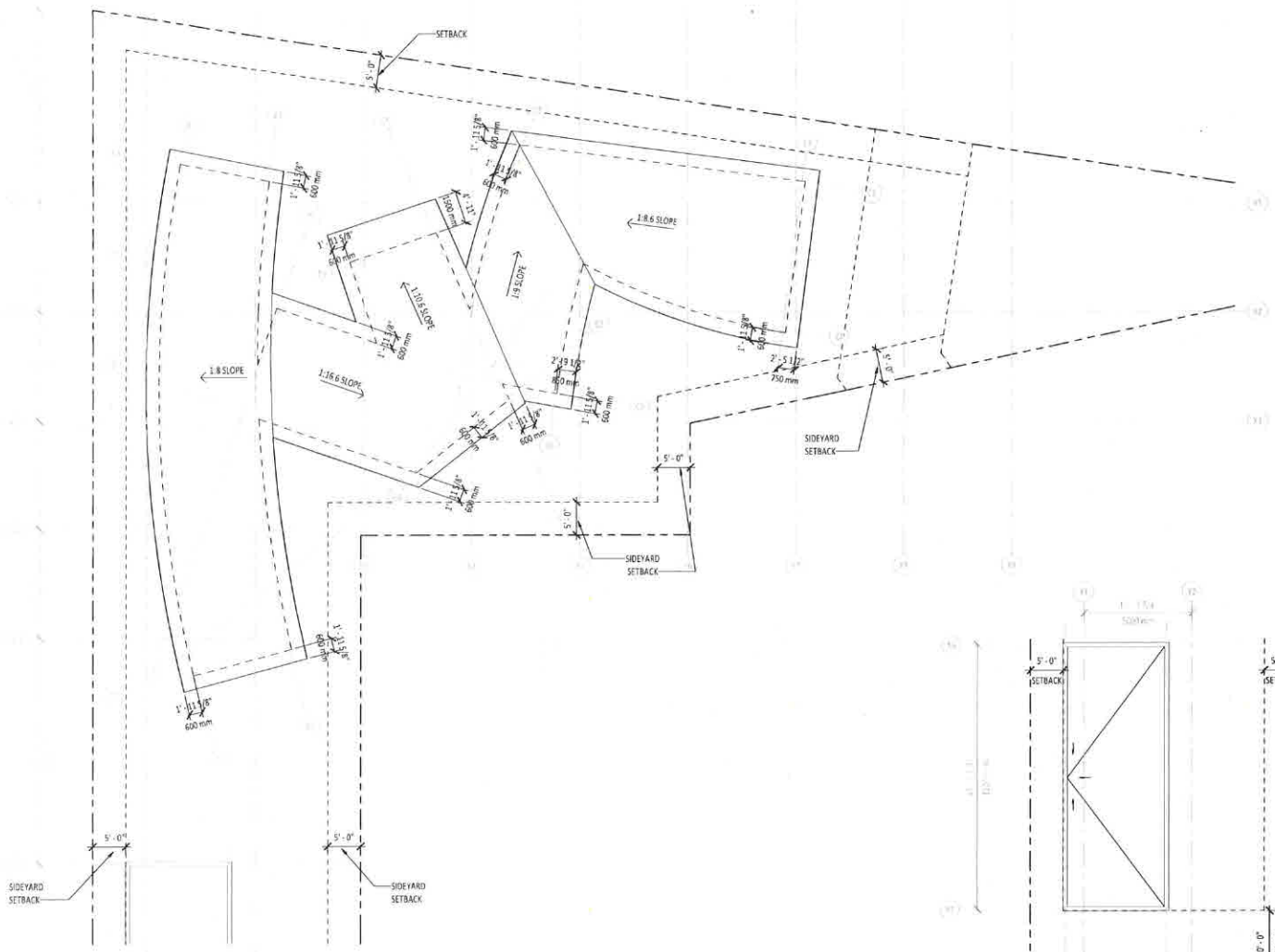
OSO

EXHIBIT C-7

SECOND FLOOR PLAN

235 KULAMANU RESIDENCE - SMA SUBMISSION - HNL25-MF-015

A1.2



LEGEND

- PROPERTY LINES
- SETBACK LINES
- NEW CONCRETE WALLS
- NEW LAYERED RAMMED CONCRETE WALLS
- NEW STUD WALLS

1 ROOF PLAN
1/8" = 1'-0"

2 GARAGE ROOF PLAN
1/8" = 1'-0"

0 4' 8' 16' 24'

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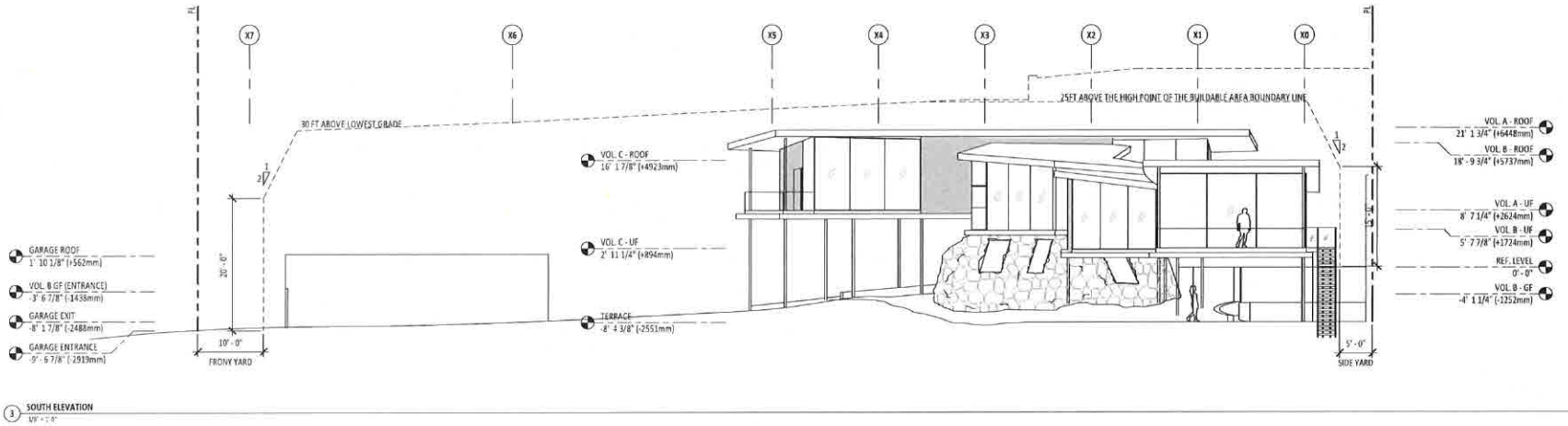
OSO

EXHIBIT C-8

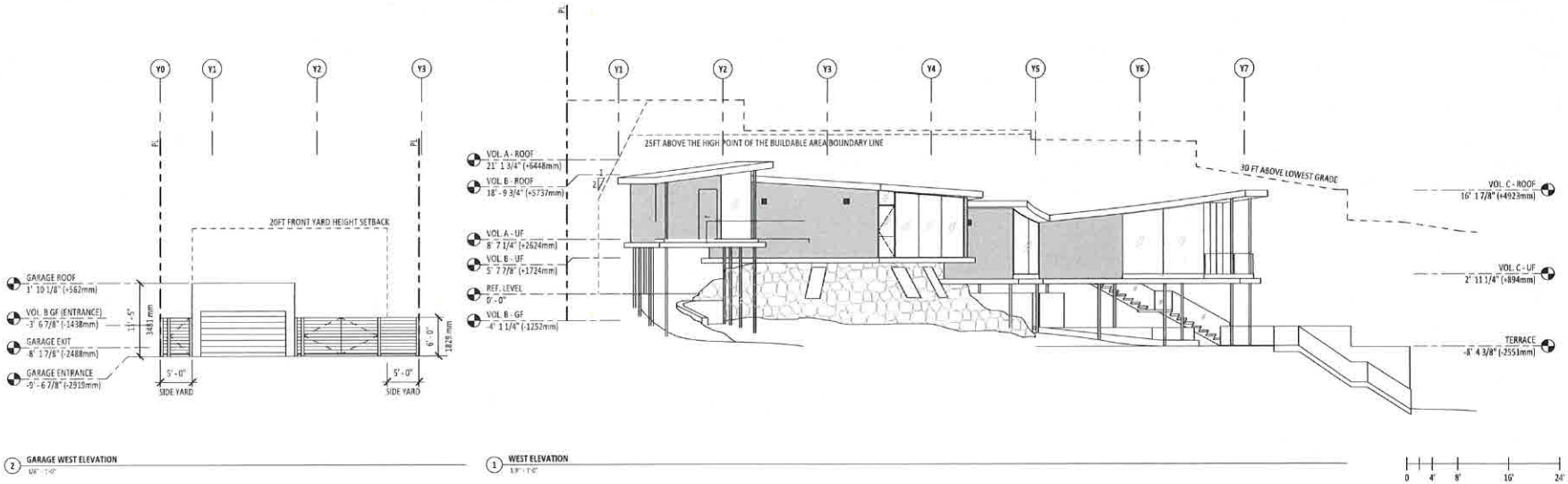
ROOF PLAN

235 KULAMANU RESIDENCE - SMA SUBMISSION - HNL25-MF-015

A1.3



3 SOUTH ELEVATION
1/8" = 1'-0"



2 GARAGE WEST ELEVATION
1/8" = 1'-0"

1 WEST ELEVATION
1/8" = 1'-0"

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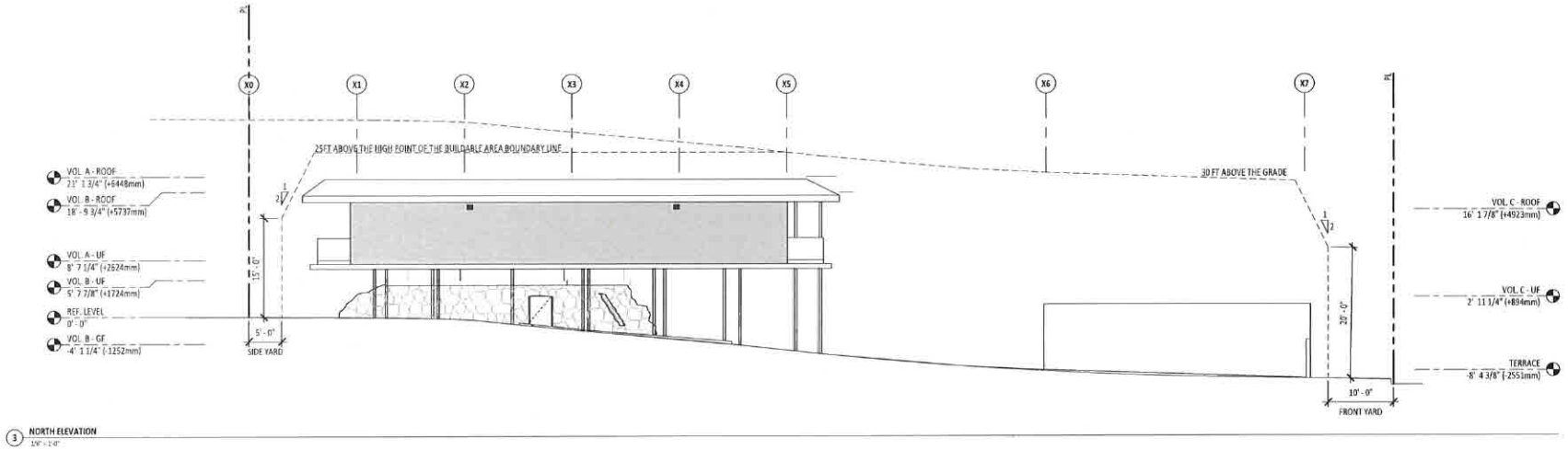
EXHIBIT C-9

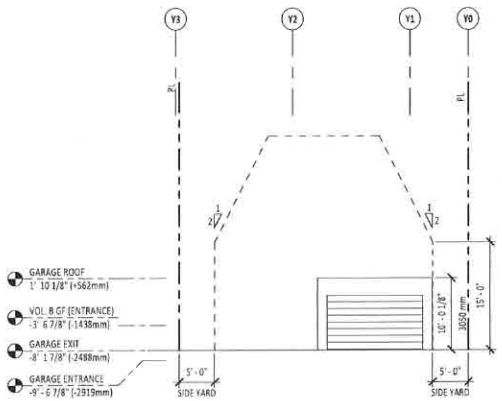
EXTERIOR ELEVATIONS

235 KULAMANU RESIDENCE - SMA SUBMISSION - HNL25-MF-015

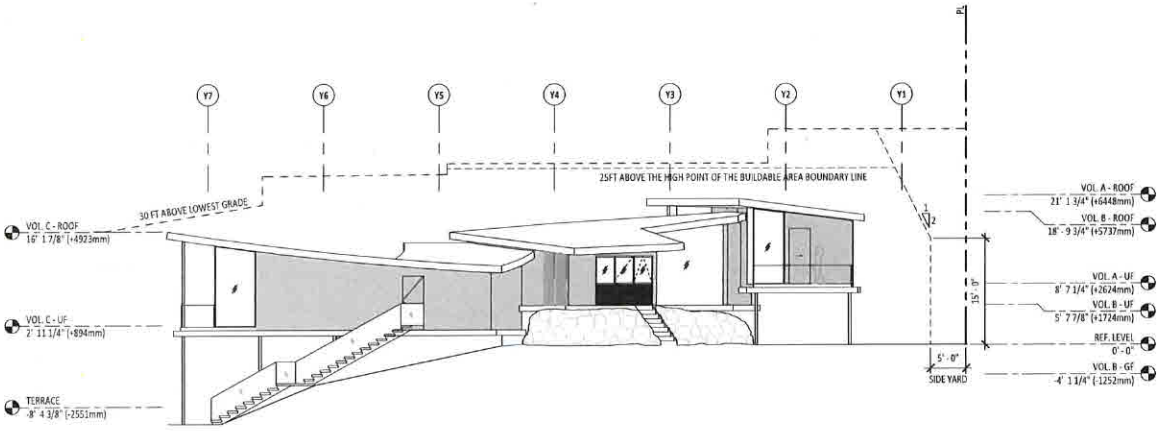
A2.1



3 NORTH ELEVATION



2 GARAGE EAST ELEVATION



1 EAST ELEVATION

0 4' 8' 16' 24'

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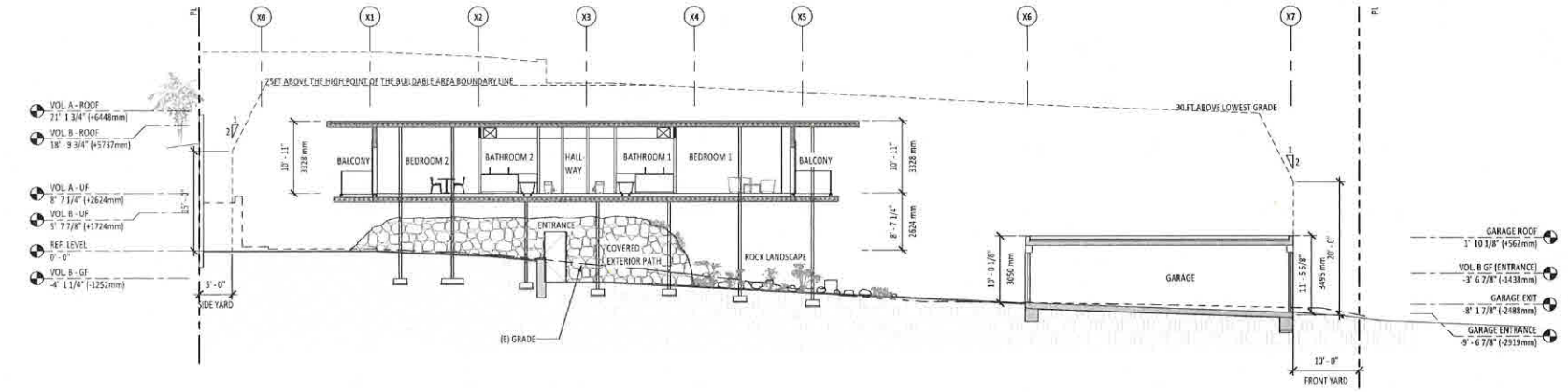
OSO

EXHIBIT C-10

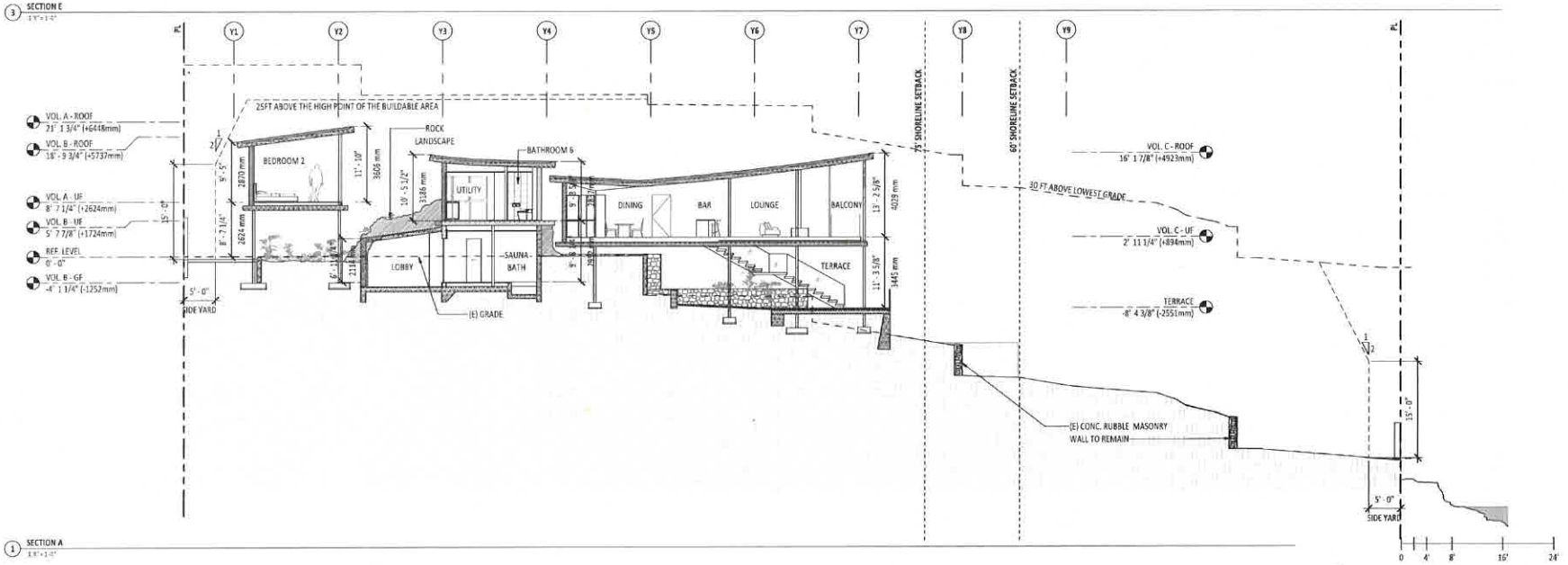
EXTERIOR ELEVATIONS

235 KULAMANU RESIDENCE - SMA SUBMISSION - HNL25-MF-015

A2.2



3 SECTION E
1/8" = 1'-0"



1 SECTION A
1/8" = 1'-0"

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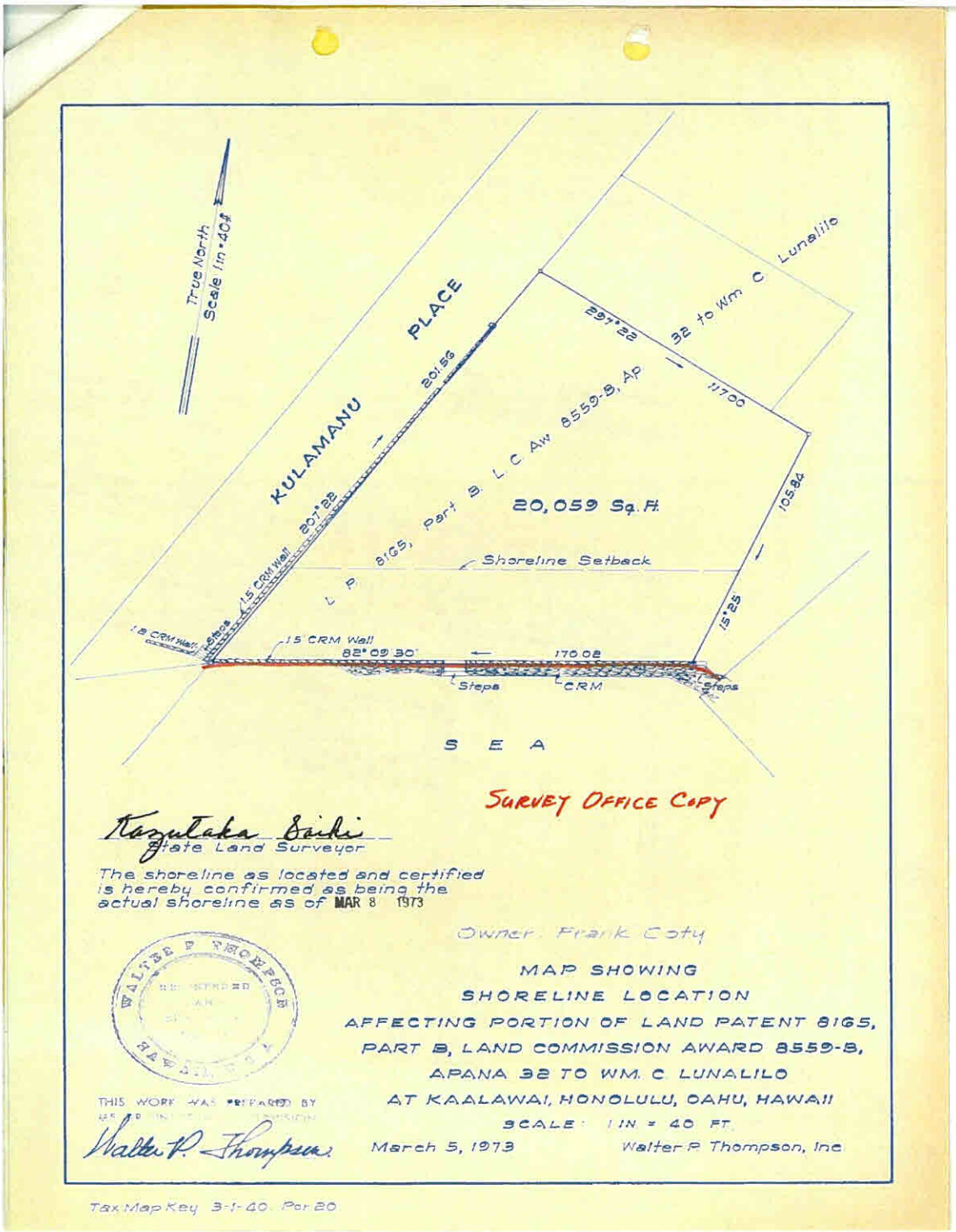
BUILDING SECTIONS

235 KULAMANU RESIDENCE - SMA SUBMISSION - HNL25-MF-015

A3.1

EXHIBIT C-11







VICINITY MAP

0 175 350 700

Scale in Feet



EXHIBIT D - Certified Shoreline Survey

File No. : 2026-SMA-38
Project: 235 Kulamanu Place Residence
Location: 235 Kulamanu Place - Kaʻalāwai

TAX MAP KEY(S): 3-1-040: 002

Prepared by: Department of Planning and Permitting (DPP)

Note: Date represented on this map is not intended to replace site survey.

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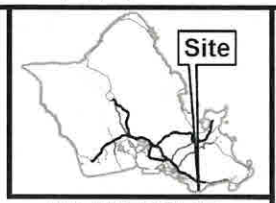
Data Source: The National Wetlands Inventory (NWI) by the U.S. Fish and Wildlife Service.
https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/



VICINITY MAP

0 50 100 200

Distance in Feet

PORTION OF
WETLANDS MAP

KAALAWAI, KAPAHULU

TAX MAP KEY(S): 3-1-040: 002
FOLDER NO.: 2026-SMA-38

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

Date Prepared: 08/2026

EXHIBIT E

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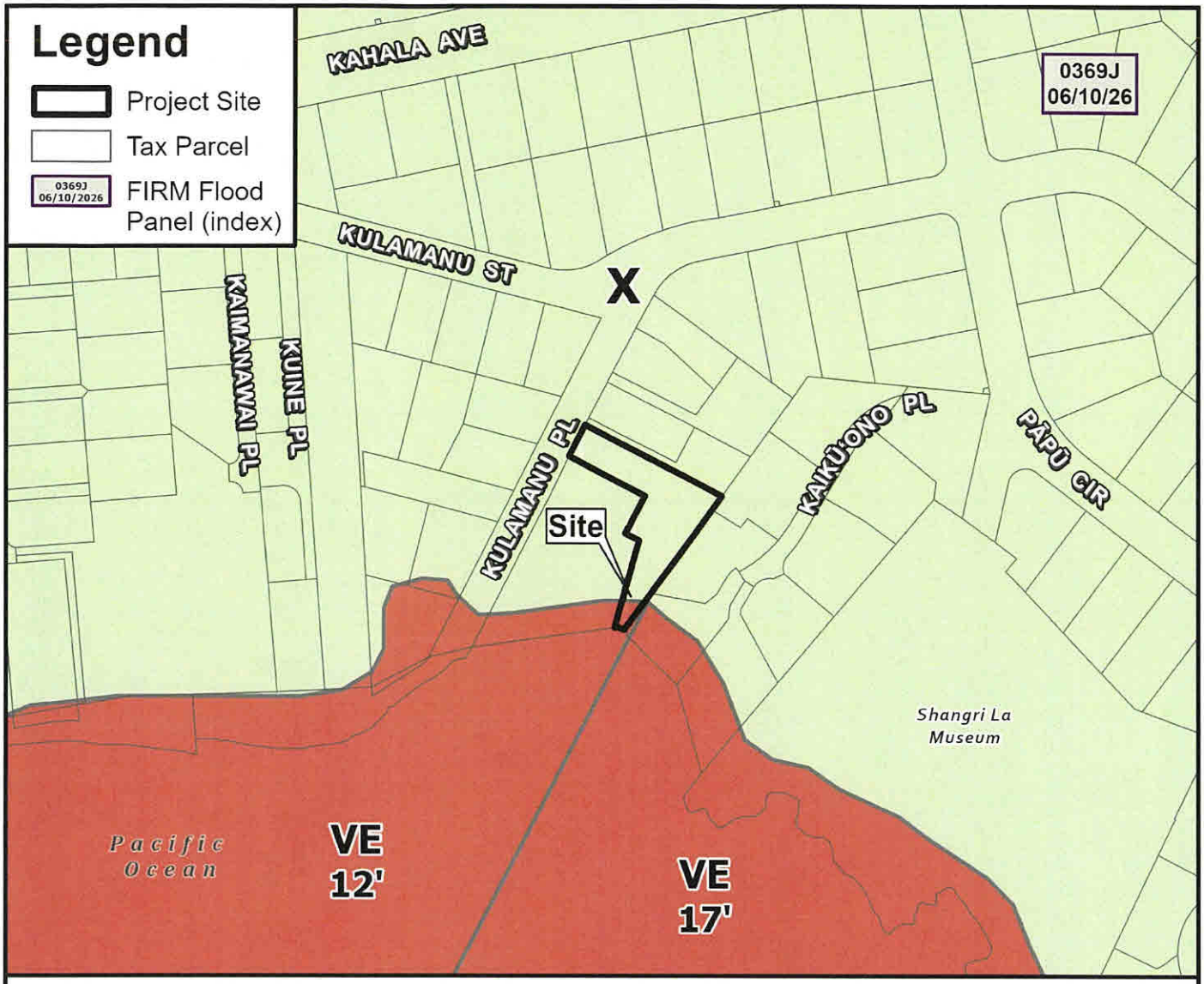
This map was prepared in color



Flood Hazard Zones:

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

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

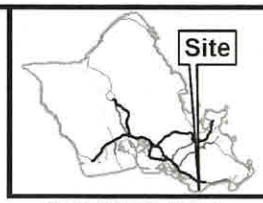
Zone VE = Costal flood zone with velocity hazard (wave action); BFE determined

Other Areas

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

0 100 200 400

Distance in Feet



VICINITY MAP

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0369J

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

TAX MAP KEY(S): 3-1-040: 002

FOLDER NO.: 2026-SMA-38

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

Date Prepared: 08/2026

EXHIBIT F

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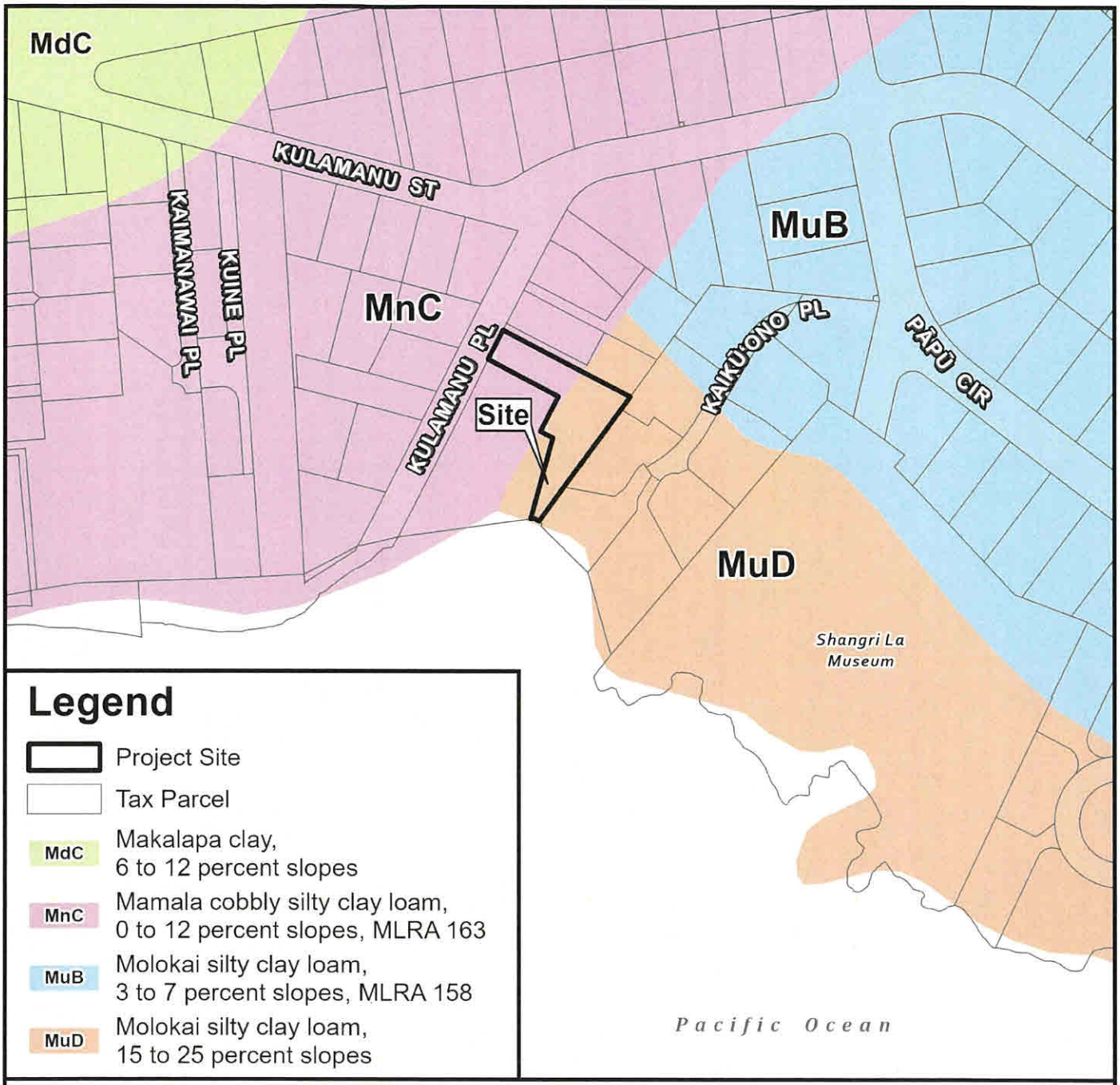
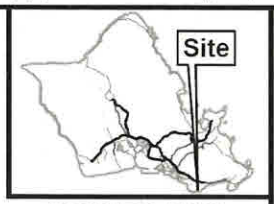


Legend

- Project Site
- Tax Parcel
- MdC — Makalapa clay, 6 to 12 percent slopes
- MnC — Mamala cobbly silty clay loam, 0 to 12 percent slopes, MLRA 163
- MuB — Molokai silty clay loam, 3 to 7 percent slopes, MLRA 158
- MuD — Molokai silty clay loam, 15 to 25 percent slopes

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

0 100 200 400
Distance in Feet



VICINITY MAP

PORTION OF
SOIL MAP

KAALAWAI, KAPAHULU

TAX MAP KEY(S): 3-1-040: 002
FOLDER NO.: 2026-SMA-38

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

Date Prepared: 08/2026

EXHIBIT G

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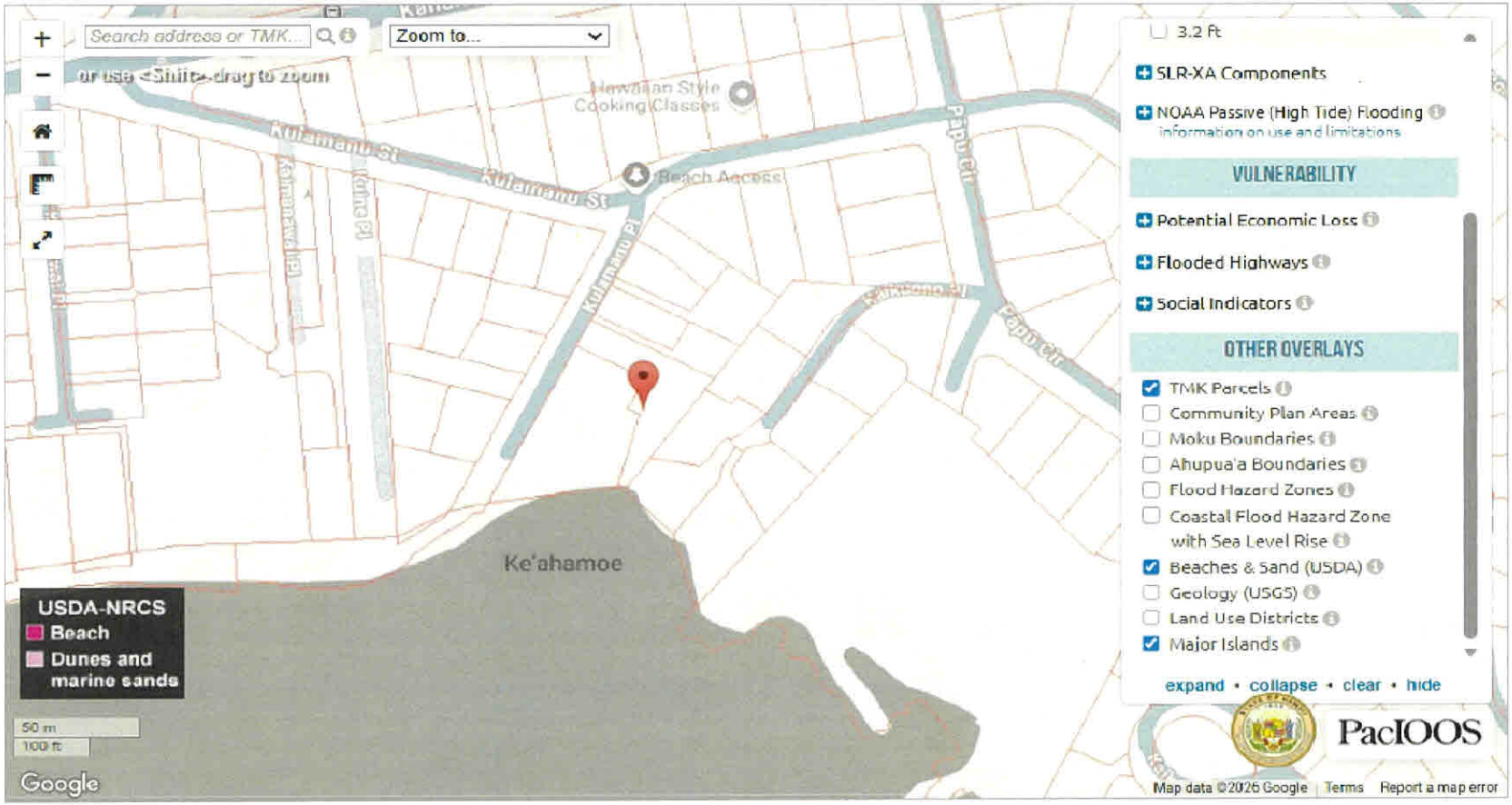
Sea Level Rise : State of Hawai'i Sea Level Rise Viewer

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

view full-screen map



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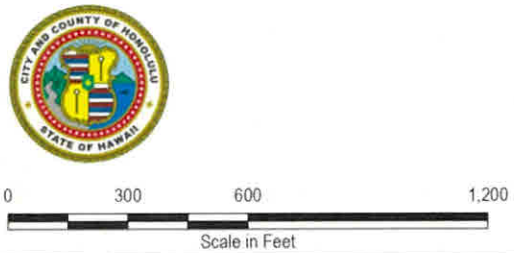

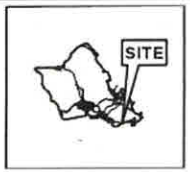

VICINITY MAP

EXHIBIT H - Coastal Dunes

File No. : 2026-SMA-38
Project: 235 Kulamanu Place Residence
Location: 235 Kulamanu Place - Ka'alāwai

TAX MAP KEY(S): 3-1-040: 002

Prepared by: Department of Planning and Permitting (DPP)

Note: Date represented on this map is not intended to replace site survey

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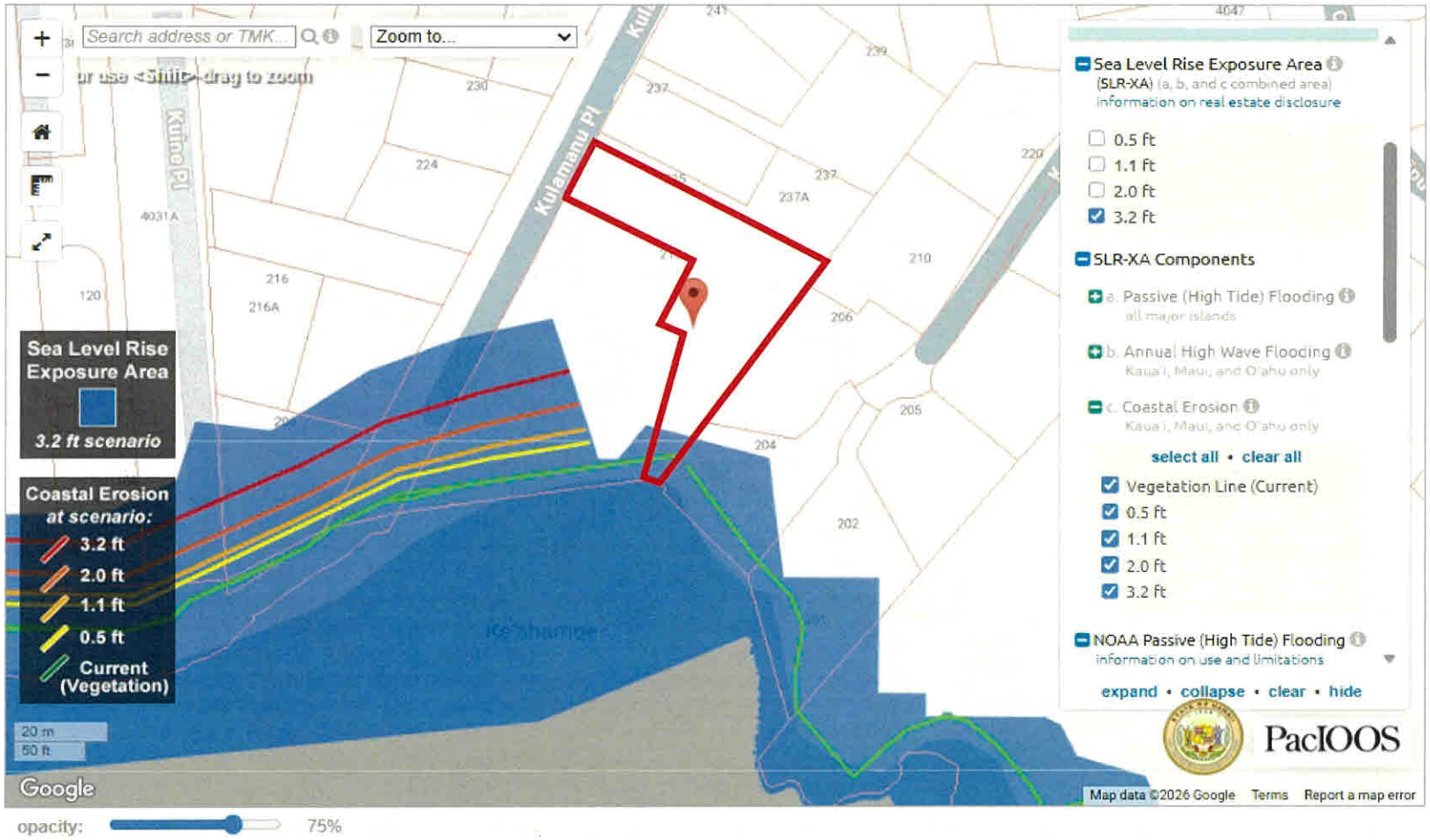
Sea Level Rise : State of Hawai'i Sea Level Rise Viewer

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

view full-screen map



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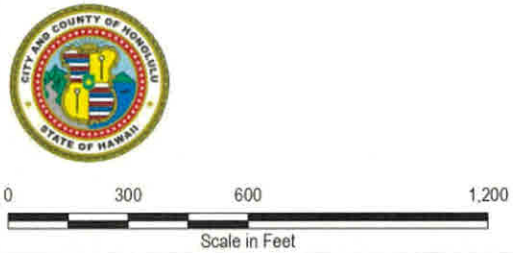

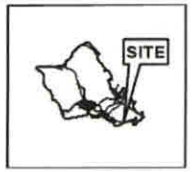

VICINITY MAP

EXHIBIT I - Sea Level Rise 3.2-ft. Scenario

File No. : 2026-SMA-38
Project: 235 Kulamanu Place Residence
Location: 235 Kulamanu Place - Ka'alāwai

TAX MAP KEY(S): 3-1-040: 002

Prepared by: Department of Planning and Permitting (DPP)

Note: Date represented on this map is not intended to replace site survey.

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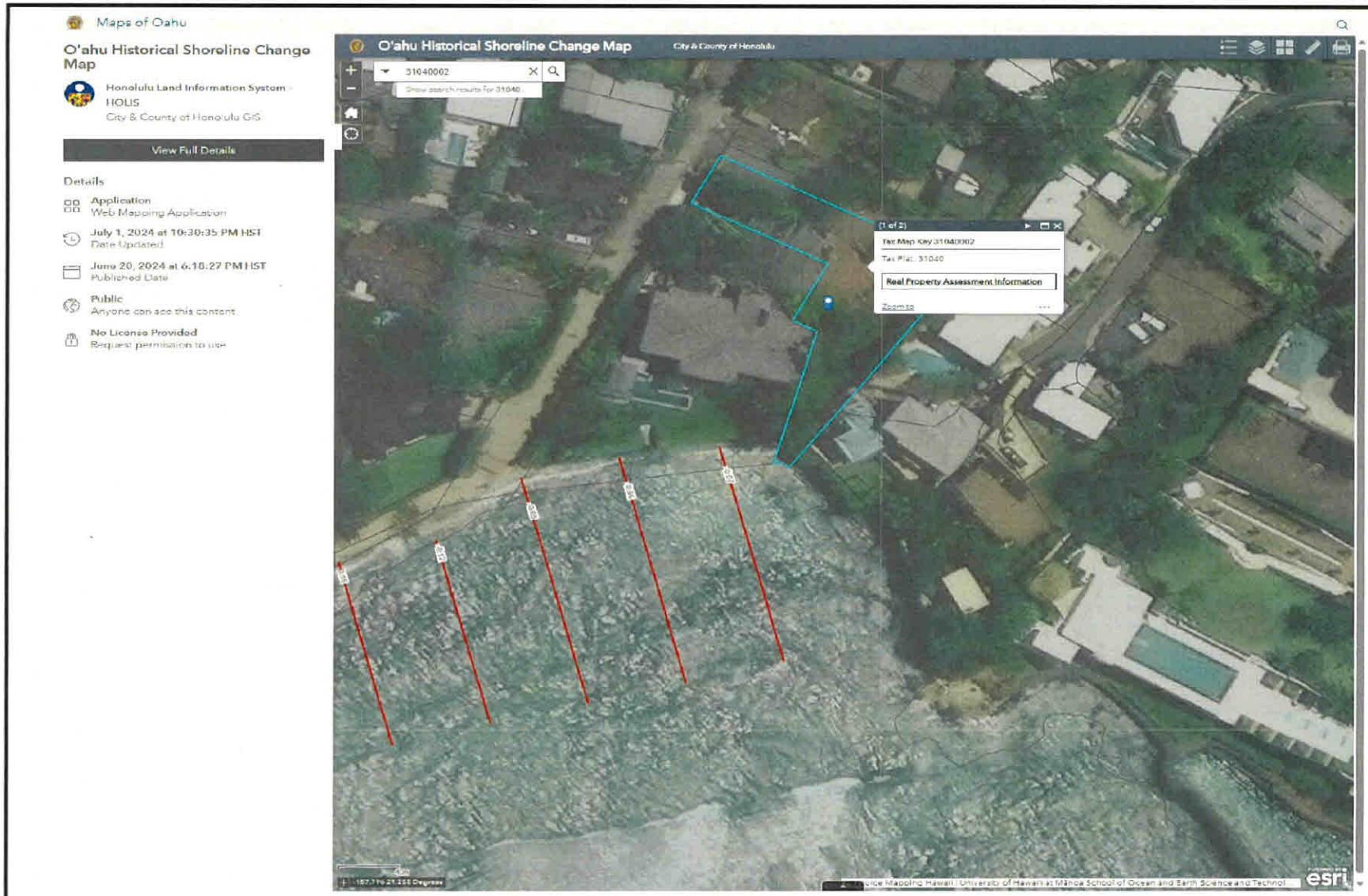

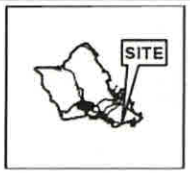

VICINITY MAP

0 300 600 1,200

Scale in Feet

EXHIBIT J - Historic Shoreline Erosion

File No. : 2026-SMA-38
Project: 235 Kulamanu Place Residence
Location: 235 Kulamanu Place - Ka'alāwai

TAX MAP KEY(S): 3-1-040: 002

Prepared by: Department of Planning and Permitting (DPP)

Note: Date represented on this map is not intended to replace site survey

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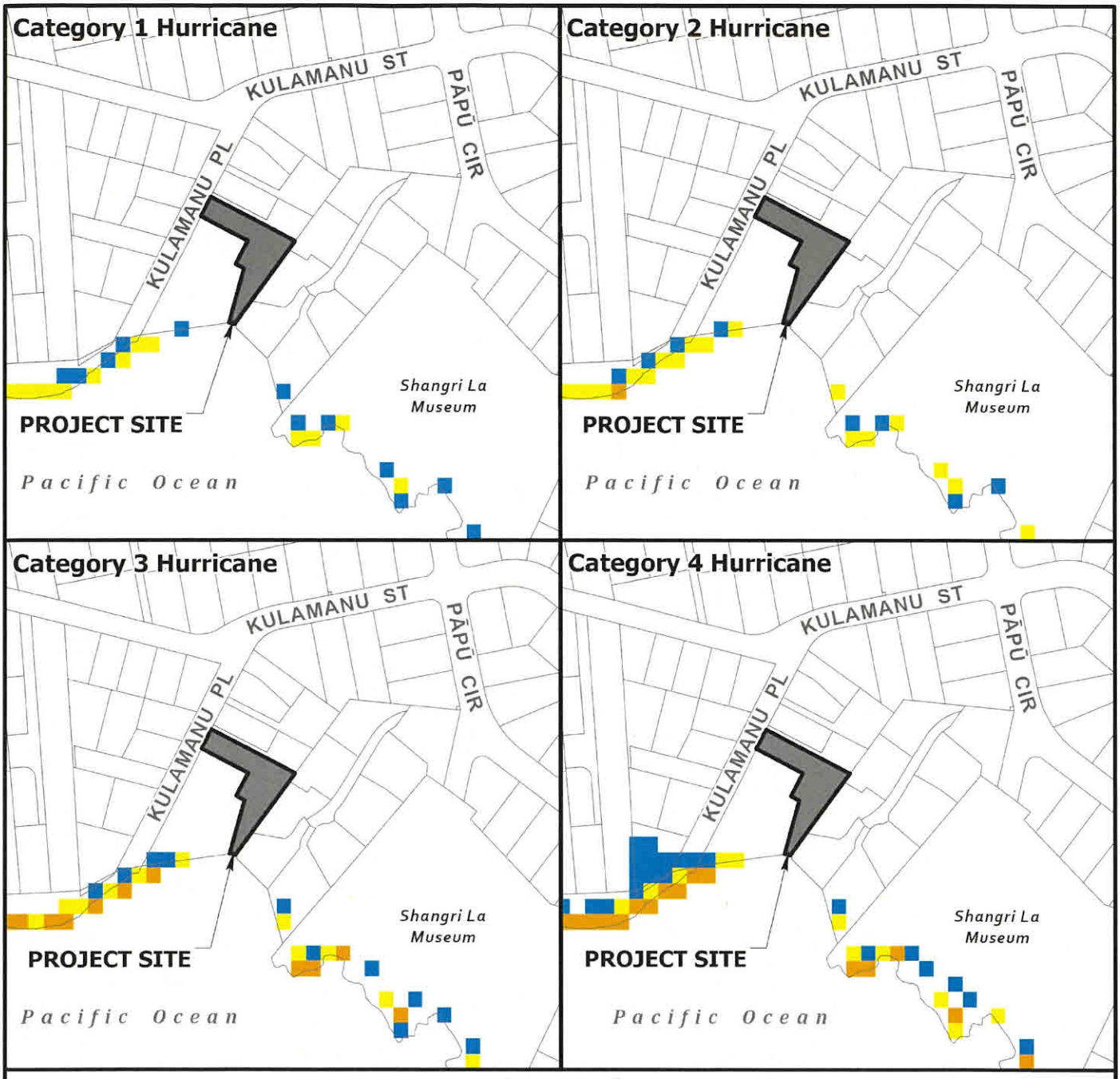
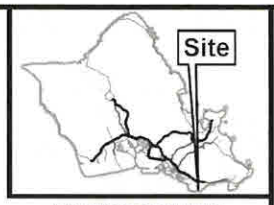


Legend

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

0 150 300 600

Distance in Feet



VICINITY MAP

PORTION OF

STORM SURGE MAP

Data from National Hurricane Center
Storm Surge Risk Maps

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

TAX MAP KEY(S): 3-1-040: 002

FOLDER NO.: 2026-SMA-38

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

Date Prepared: 08/2026

EXHIBIT K

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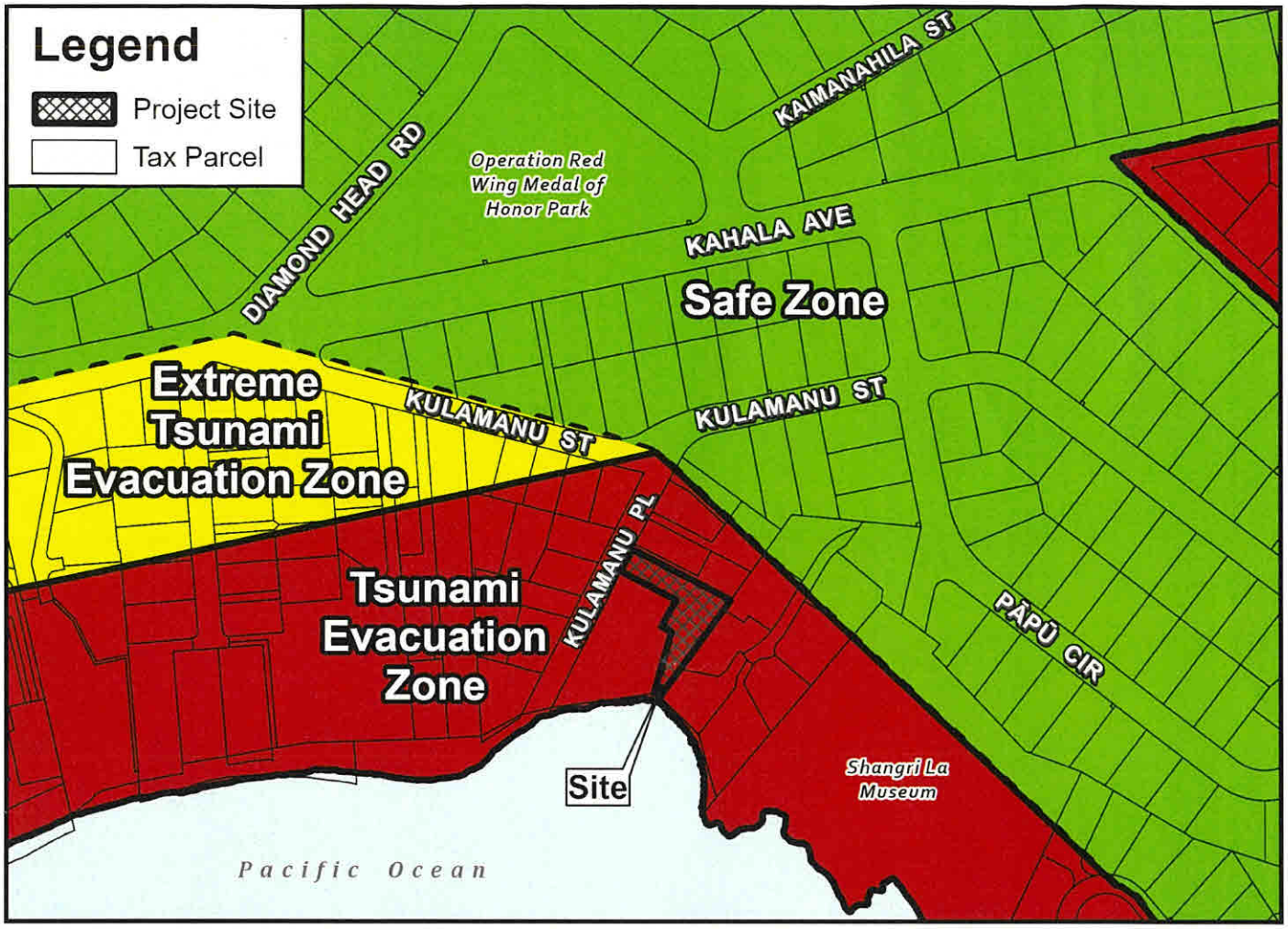


- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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

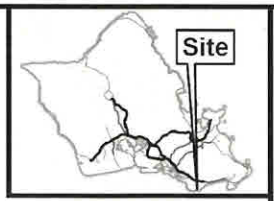
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

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

PORTION OF
TSUNAMI EVACUATION MAP
WAIKIKI TO WAILUPE
MAP 2 INSET 1

TAX MAP KEY(S): 3-1-040: 002
FOLDER NO.: 2026-SMA-38

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

Date Prepared: 08/2026

EXHIBIT L

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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 WITH A DETACHED GARAGE, A JACUZZI, A NEW INDIVIDUAL WASTEWATER SYSTEM, AND TERRACE IMPROVEMENTS IN KĀHALA, OʻAHU.

WHEREAS, on July 1, 2026, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Number 2026-SMA-38) of Hideyasu Kizaki (the "Applicant"), on behalf of Gojo C T K Kabushiki-Gaisha (the "Landowner"), for a Special Management Area ("SMA") Major Permit to allow for the construction of a new, two-story single-unit dwelling with a detached garage, jacuzzi, Individual Wastewater System, and terrace improvements on approximately 13,664 square feet of land on a shoreline lot zoned R-7.5 Residential District, located at 235 Kulamanu Place, and identified as Tax Map Key 3-1-040: 002 (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, which was attended in person by DPP staff members and the Applicant's Agent and design team, and virtually by one member of the public, who testified in support of the Project; and

WHEREAS, on October 12, 2026, within 45 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaiʻi Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on _____, by Departmental Communication _____ (*2026*), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

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

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in

Exhibits A, B, C-1 through C-11, and D 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 recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 3-1-040: 002 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 3-1-040: 002 is projected to be impacted by 3.2 feet of sea level rise by the year 2100. The landowner must remove materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

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

"*In choosing to implement construction activities at Tax Map Key 3-1-040: 002, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure*

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

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

"In choosing to undertake the development at Tax Map Key 3-1-040: 002, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

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

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 3-1-040: 002."

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

If, during construction, any previously unidentified archaeological sites

or remains (such as artifacts; shell, bone, or charcoal deposits; human burials, including iwi kūpuna [Native Hawaiian ancestral remains]; rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact 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.

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

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

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

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

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

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

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

7. 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-foot buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

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

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

   d. If there is a delay of three or more workdays during the active 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 G.7.c must be implemented.

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

H. To 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 180 cubic yards of soil fill material.

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

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

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

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

I. Permits.

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

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, 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 Applicant's then-existing deadline for obtaining a construction permit or building permit;

    the extension will be deemed to be denied.

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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Hideyasu Kizaki and Keola Cheng, c/o Wilson Okamoto Corporation, 1907 South Beretania Street, Honolulu, Hawai'i 96822; Dawn Take□chi □p□na, the Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, the Director of the State of Hawai'i Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

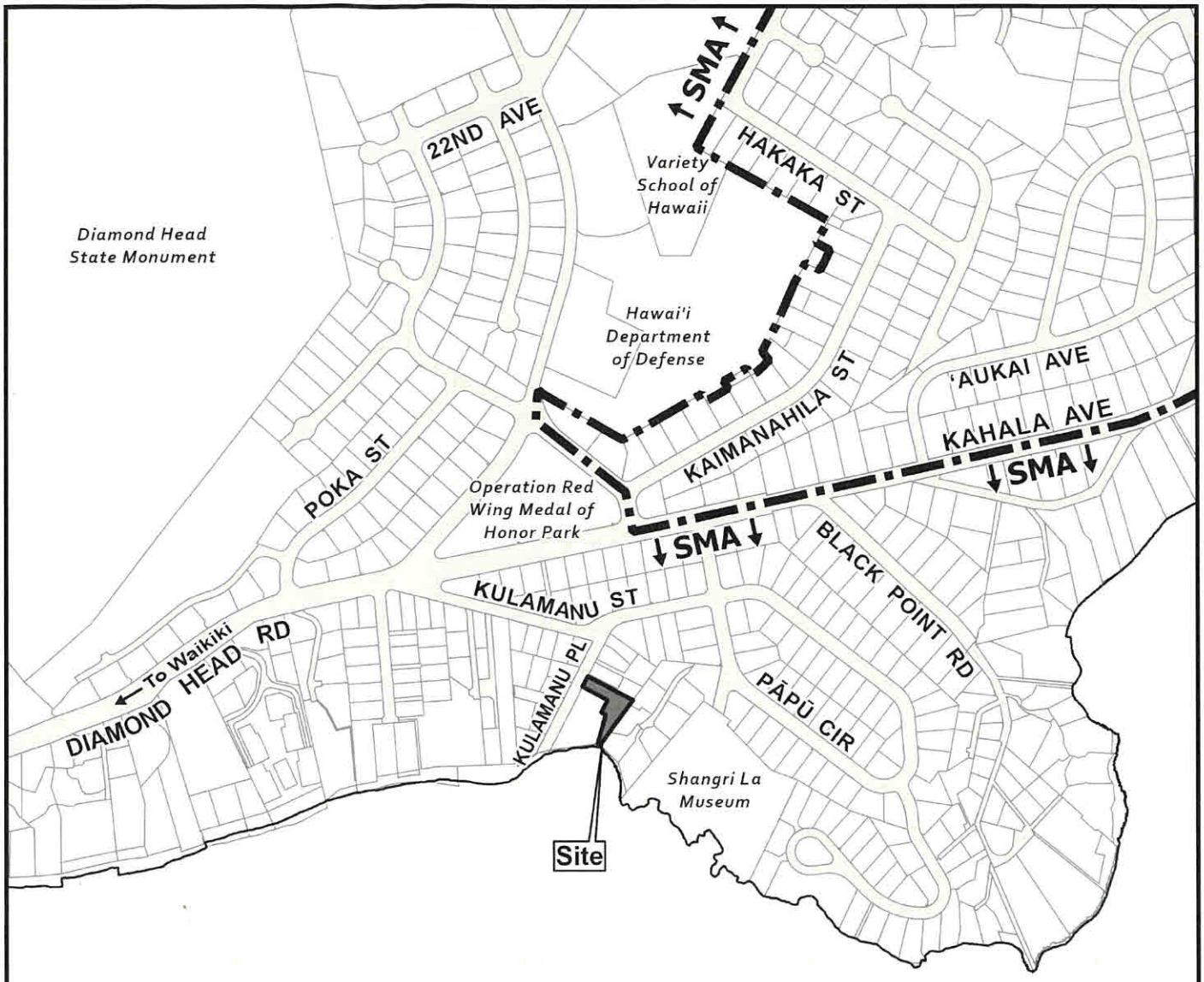
_____

DATE OF INTRODUCTION: _____

_____

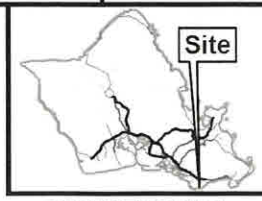
_____ _____

Honolulu, Hawai'i Councilmembers



Legend

- Project Site
- SMA Special Management Area
- Tax Parcel



VICINITY MAP

0 300 600 1,200

Distance in Feet

LOCATION MAP WITH SMA

KAALAWAI, KAPAHULU

TAX MAP KEY(S): 3-1-040: 002
FOLDER NO.: 2026-SMA-38

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

Date Prepared: 08/2026

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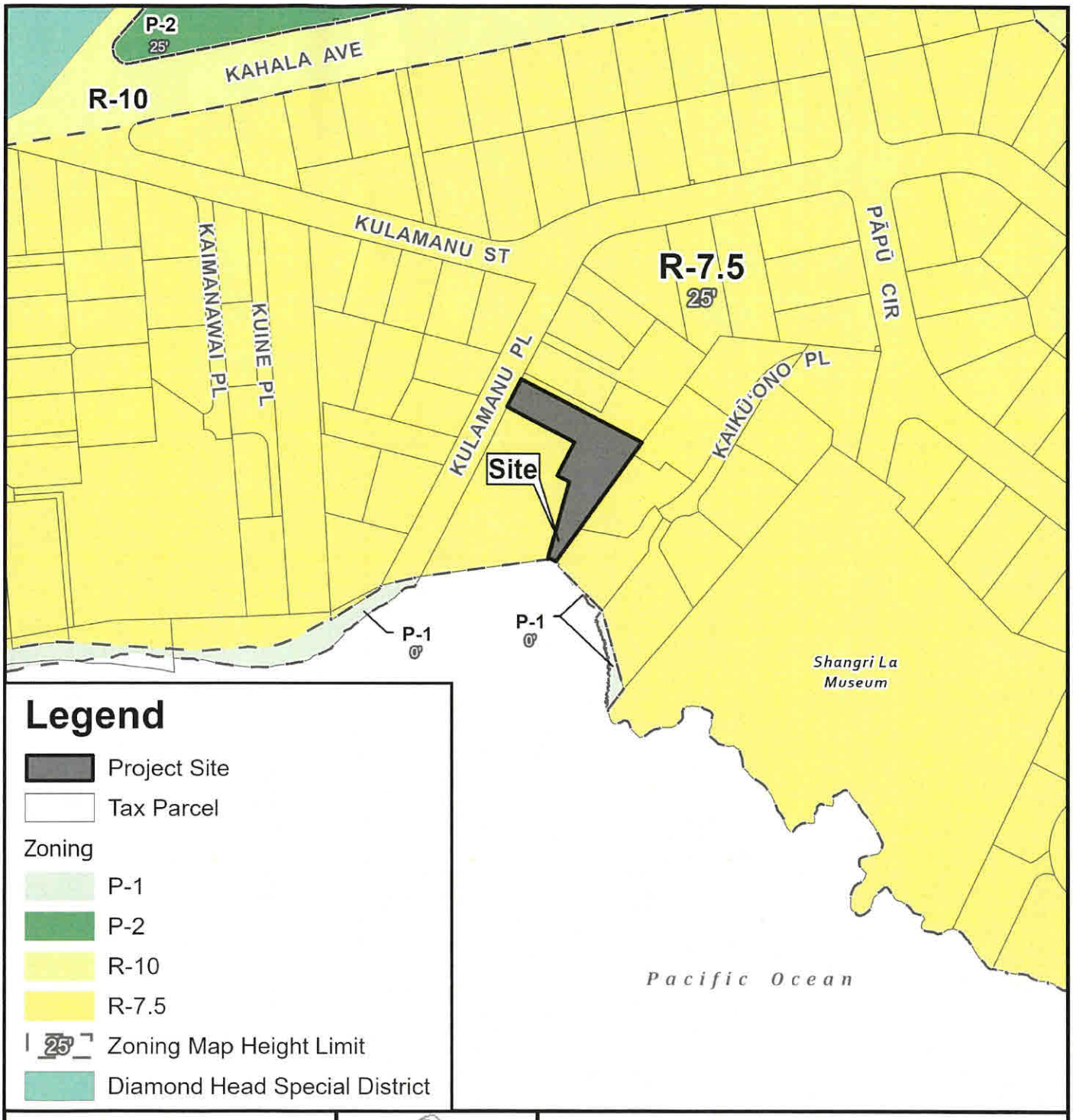
EXHIBIT A



PORTION OF
ZONING MAP
KAHALA - KULIOUOU

TAX MAP KEY(S): 3-1-040: 002
FOLDER NO.: 2026-SMA-38

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

Date Prepared: 08/2026

EXHIBIT B

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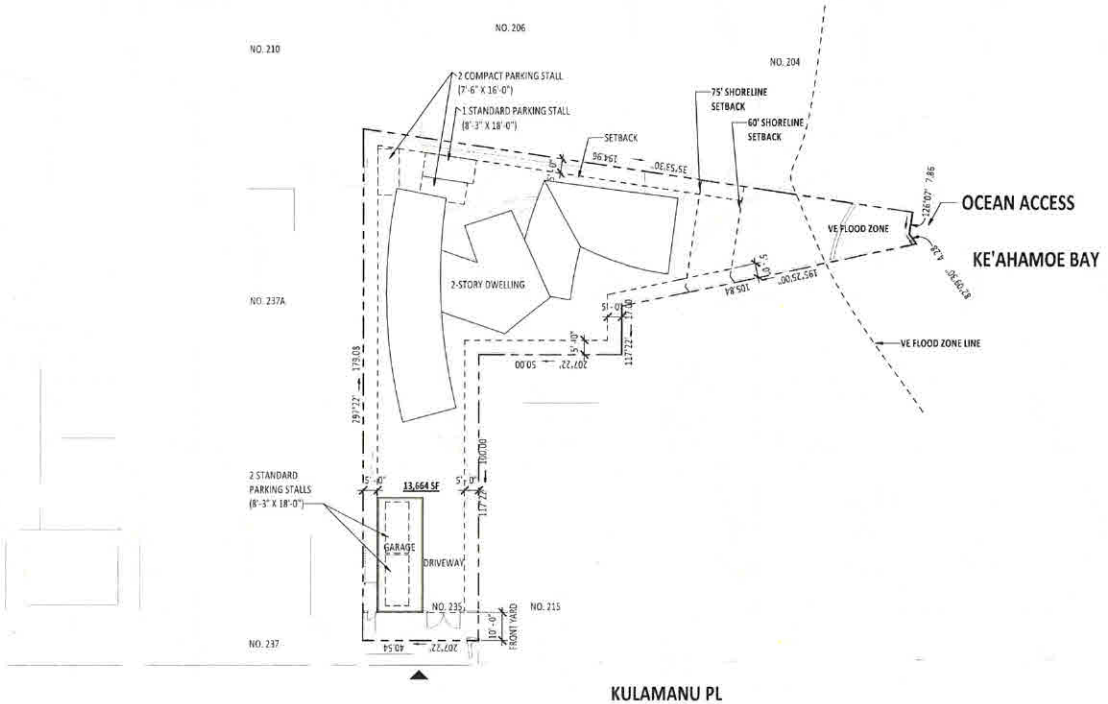
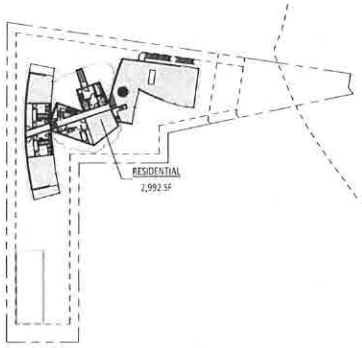
235 KULAMANU RESIDENCE

235 KULAMANU PLACE, HONOLULU, HI 96816

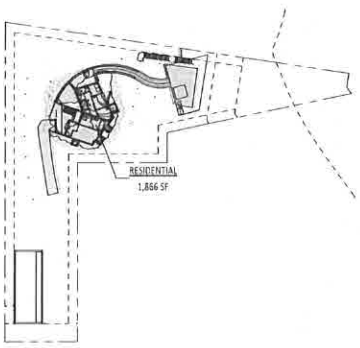
TMK: 3-1-040:002



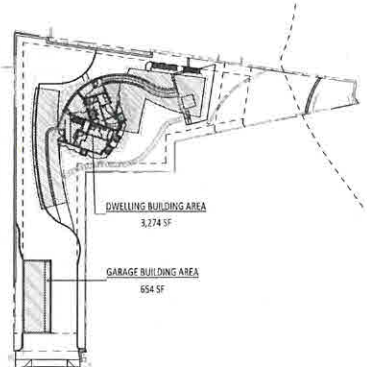
6 PLOT PLAN
1" = 20'-0"



5 LEVEL 2 FLOOR AREA LUO
1/32" = 1'-0"



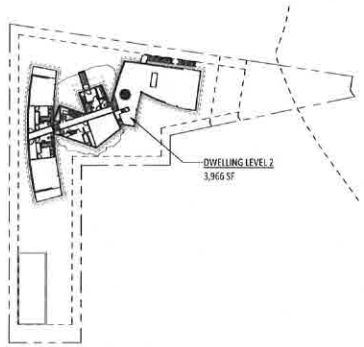
4 LEVEL 1 FLOOR AREA LUO
1/32" = 1'-0"



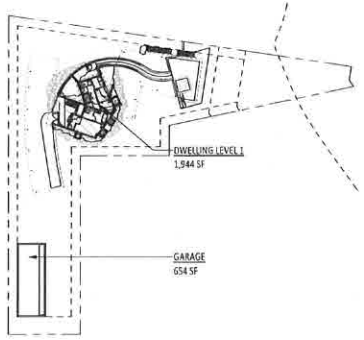
3 LOT COVERAGE DIAGRAM LUO
1/32" = 1'-0"

SMA FLOOR AREA

SMA FLOOR AREA CALCULATIONS	
DWELLING LEVEL 2	3,966 SF
DWELLING LEVEL 1	1,944 SF
GARAGE	654 SF
TOTAL	6,564 SF



2 LEVEL 2 FLOOR AREA SMA
1/32" = 1'-0"



1 LEVEL 1 FLOOR AREA SMA
1/32" = 1'-0"

ZONING DATA PER LUO

PROJECT ADDRESS	235 KULAMANU PLACE	
TMK #	(1) 3-1-40:002	
ZONING DISTRICT	R-7.5, RESIDENTIAL	
LOT AREA	13,664 SF (0.31 ACRES)	
LOT COVERAGE	29 %	
ZONING SPECIAL DISTRICT	DIAMOND HEAD SPECIAL DISTRICT OUTSIDE CORE AREA EXEMPTION FOR ONE-FAMILY DETACHED DWELLINGS THAT ARE NOT LOCATED WITHIN THE CORE AREA.	
STATE LAND USE CLASSIFICATION	URBAN	
SPECIAL MANAGEMENT AREA	YES	
FLOOD ZONE	X/VE. NEW RESIDENCE WITHIN X, NO WORK WITHIN VE.	
TSUNAMI EVACUATION ZONE	YES	
	ALLOWED	*PROPOSED*
BUILDING HEIGHT	25'-30'	25'-30'
BUILDING AREA	50% OF LOT AREA= 6,832 SF	3,928 SF
FAR	0.7	0.45
FLOOR AREA	LOT AREA X 0.7=9,333 SF	4,852 SF
REQUIRED YARD	FRONT: 10', SIDE/REAR: 5'	FRONT: 10', SIDE/REAR: 5'
HEIGHT SETBACK	FRONT: 1 TO 2 ABOVE 20', SIDE/REAR: 1 TO 2 ABOVE 15'	SEE SHEETS A2.1, A2.2 & A3.1
IMPERVIOUS SURFACE AREA	75% OF LOT AREA =10,248 SF	9,873 SF (72%)
NUMBER OF BATHROOMS PER DWELLING UNIT	8	6
NUMBER OF WET BARS	1	1
NUMBER OF LAUNDRY ROOMS	1	1

PARKING

RESIDENTIAL		
CRITERIA	REQUIRED	PROVIDED
MINIMUM OFF-STREET PARKING	1 PER 1,000 SF OF PRIVATE DWELLING AREA	(4'858/1'000=4.8); 5 SPACES
STANDARD PARKING SPACE DIMENSION	8'-3" X 18'-0"	3
COMPACT PARKING SPACE	7'-6" X 16'-0"	2
TANDEM PARKING	PERMITTED FOR TWO OR MORE PARKING SPACES ASSIGNED TO A SINGLE DWELLING UNIT	
LOADING	NOT REQUIRED	0

BUILDING AREA (LOT COVERAGE)

NAME	AREA
DWELLING BUILDING AREA	3,274 SF
GARAGE BUILDING AREA	654 SF
TOTAL	3,928 SF

ZONING FLOOR AREA

LEVEL	NAME	AREA
LEVEL 1	RESIDENTIAL	1,866 SF
LEVEL 2	RESIDENTIAL	2,992 SF
TOTAL		4,858 SF

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EXHIBIT C-1

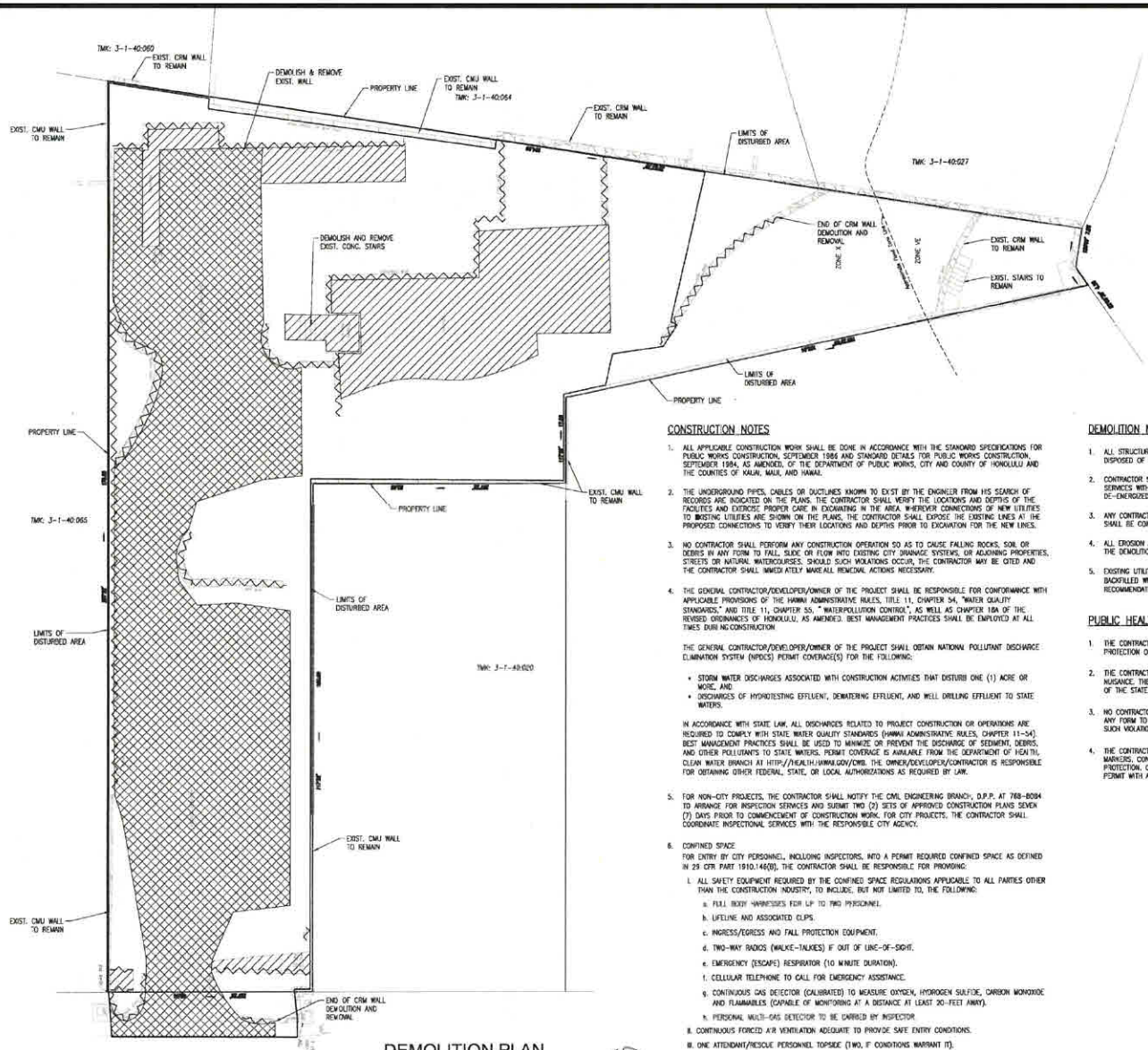
PROJECT DATA

235 KULAMANU RESIDENCE - SMA SUBMISSION - HNL25-MF-015

T1.0


KULAMANU PLACE
existing brick fence
Photo 2
chain link fence
chain link fence, see photo 3
existing brick fence
see photo 4
existing CMU fence, Photo 1
TMK: 3-1-40:065
TMK: 3-1-40:064
TMK: 3-1-40:020
TMK: 3-1-40:027
asphalt pavement
concrete
concrete landing
ZONE X
ZONE VE
SEA
TRUE NORTH
SCALE: 1 in. = 10 ft.
PHOTO 1
Existing CMU Wall
PHOTO 2
Existing Brick Wall
PHOTO 3 Chain Link Fence
Neighbor's driveway is higher elevation and backfilled can be seen at the chain link fence
PHOTO 4 Existing Brick Wall
ABBREVIATIONS:
bot Bottom
bw Bottom of wall
CLF Chain link fence
CMU Concrete masonry unit
CRM Concrete rubble masonry
irbox Irrigation box
TMK Tax Map Key
tw Top of wall
wm Water meter
LEGEND:
Asphalt pavement
Concrete
Concrete masonry unit
Concrete rubble masonry wall
NOTES:
1. Only improvements shown were located.
2. Utility locations are above ground observed evidence only.
3. Origin of elevation: TBD.S17, ft 12, Elevation=55.18 Ft.
4. Flood Zones: X and VE.
AINA SURVEYING & MAPPING, LLC
TOPOGRAPHIC MAP
235 KULAMANU PLACE
TMK: (1)3-1-40:002
DATE: JUNE 23, 2025
DATE:
DRAWN BY:
CHECKED BY:
SCALE:
NO. REVISION
SHEET NO.:
001
OF 1 SHEETS

EXHIBIT C-2



DEMOLITION PLAN

GRAPHIC SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- DEMOLISH & REMOVE EXIST. UTILITY OR STRUCTURE
- DEMOLISH & REMOVE EXIST. CONC. PAVT / WALKWAY
- DEMOLISH & REMOVE EXIST. A.C. PAVEMENT
- LIMITS OF DISTURBED AREA

CONSTRUCTION NOTES

1. ALL APPLICABLE CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SEPTEMBER 1986 AND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, SEPTEMBER 1984, AS AMENDED, OF THE DEPARTMENT OF PUBLIC WORKS, CITY AND COUNTY OF HONOLULU AND THE COUNTIES OF KAUAI, MAUI, AND HAWAII.
2. THE UNDERGROUND PIPES, CABLES OR DUCTLINES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. WHEREVER CONNECTIONS OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR THE NEW LINES.
3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION OPERATION SO AS TO CAUSE FALLING ROCKS, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW INTO EXISTING CITY DRAINAGE SYSTEMS, OR ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR MAY BE CITED AND THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
4. THE GENERAL CONTRACTOR/DEVELOPER/OWNER OF THE PROJECT SHALL BE RESPONSIBLE FOR CONFORMANCE WITH APPLICABLE PROVISIONS OF THE HAWAII ADMINISTRATIVE RULES, TITLE 11, CHAPTER 54, "WATER QUALITY STANDARDS," AND TITLE 11, CHAPTER 55, "WATER POLLUTION CONTROL", AS WELL AS CHAPTER 18A OF THE REVISED ORDINANCES OF HONOLULU, AS AMENDED. BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED AT ALL TIMES DURING CONSTRUCTION

   THE GENERAL CONTRACTOR/DEVELOPER/OWNER OF THE PROJECT SHALL OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE(S) FOR THE FOLLOWING:

   - STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES THAT DISTURB ONE (1) ACRE OR MORE, AND
   - DISCHARGES OF HYDROTESTING EFFLUENT, DEWATERING EFFLUENT, AND WELL DRILLING EFFLUENT TO STATE WATERS.

   IN ACCORDANCE WITH STATE LAW, ALL DISCHARGES RELATED TO PROJECT CONSTRUCTION OR OPERATIONS ARE REQUIRED TO COMPLY WITH STATE WATER QUALITY STANDARDS (HAWAII ADMINISTRATIVE RULES, CHAPTER 11-54). BEST MANAGEMENT PRACTICES SHALL BE USED TO MINIMIZE OR PREVENT THE DISCHARGE OF SEDIMENT, DEBRIS, AND OTHER POLLUTANTS TO STATE WATERS. PERMIT COVERAGE IS AVAILABLE FROM THE DEPARTMENT OF HEALTH, CLEAN WATER BRANCH AT HTTP://HEALTH.HAWAII.GOV/CWB. THE OWNER/DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING OTHER FEDERAL, STATE, OR LOCAL AUTHORIZATIONS AS REQUIRED BY LAW.
5. FOR NON-CITY PROJECTS, THE CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEERING BRANCH, D.P.P. AT 768-8084 TO ARRANGE FOR INSPECTION SERVICES AND SUBMIT TWO (2) SETS OF APPROVED CONSTRUCTION PLANS SEVEN (7) DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK. FOR CITY PROJECTS, THE CONTRACTOR SHALL COORDINATE INSPECTIONAL SERVICES WITH THE RESPONSIBLE CITY AGENCY.
6. CONFINED SPACE

   FOR ENTRY BY CITY PERSONNEL, INCLUDING INSPECTORS, INTO A PERMIT REQUIRED CONFINED SPACE AS DEFINED IN 29 CFR PART 1910.146(B), THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING:

   I. ALL SAFETY EQUIPMENT REQUIRED BY THE CONFINED SPACE REGULATIONS APPLICABLE TO ALL PARTIES OTHER THAN THE CONSTRUCTION INDUSTRY, TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING:
      a. FULL BODY HARNESSES FOR UP TO TWO PERSONNEL.
      b. LIFELINE AND ASSOCIATED CLIPS.
      c. INGRESS/EGRESS AND FALL PROTECTION EQUIPMENT.
      d. TWO-WAY RADIOS (WALKIE-TALKIES) IF OUT OF LINE-OF-SIGHT.
      e. EMERGENCY (ESCAPE) RESPIRATOR (10 MINUTE DURATION).
      f. CELLULAR TELEPHONE TO CALL FOR EMERGENCY ASSISTANCE.
      g. CONTINUOUS GAS DETECTOR (CALIBRATED) TO MEASURE OXYGEN, HYDROGEN SULFIDE, CARBON MONOXIDE AND FLAMMABLES (CAPABLE OF MONITORING AT A DISTANCE AT LEAST 20-FEET AWAY).
      h. PERSONAL MULTI-GAS DETECTOR TO BE CARRIED BY INSPECTOR.
   II. CONTINUOUS FORCED AIR VENTILATION ADEQUATE TO PROVIDE SAFE ENTRY CONDITIONS.
   III. ONE ATTENDANT/RESCUE PERSONNEL TOPSIDE (TWO, IF CONDITIONS WARRANT IT).
7. PURSUANT TO CHAPTER 6E, HRS, IN THE EVENT ANY ARTIFACTS OR HUMAN REMAINS ARE UNCOVERED DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL IMMEDIATELY SUSPEND WORK AND NOTIFY THE HONOLULU POLICE DEPARTMENT, THE STATE DEPARTMENT OF LAND AND NATURAL RESOURCES-HISTORIC PRESERVATION DIVISION (692-8015). IN ADDITION, FOR ON-CITY PROJECTS, THE CONTRACTOR SHALL INFORM THE CIVIL ENGINEERING BRANCH, DEPARTMENT OF PLANNING AND PERMITTING (768-8084); AND FOR CITY PROJECTS, NOTIFY THE RESPONSIBLE CITY AGENCY.

DEMOLITION NOTES

1. ALL STRUCTURES, PAVEMENT, AND VEGETATION WITHIN THE LIMIT OF DEMOLITION SHALL BE DEMOLISHED AND DISPOSED OF AT AN APPROVED LANDFILL UNLESS STATED OTHERWISE ON THE PLAN.
2. CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES, FOR TERMINATION OF ALL UTILITY SERVICES WITHIN THE LIMIT OF WORK. THE CONTRACTOR SHALL ENSURE THAT ALL ELECTRICAL SERVICES ARE DE-ENERGIZED PRIOR TO THE START OF DEMOLITION WORK.
3. ANY CONTRACTOR RELATED ACTIVITIES THAT MY DISTURB OR DAMAGE IN PLACE ASBESTOS CONTAINING TRANSITE PIPE SHALL BE CONDUCTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO AND PROPERLY MAINTAINED DURING THE DEMOLITION WORK.
5. EXISTING UTILITIES TO BE REMOVED SHALL BE REMOVED AND THE RESULTING EXCAVATION SHOULD BE PROPERLY BACKFILLED WITH SELECT GRANULAR FILL MATERIAL IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

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 PUBLIC HEALTH, 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.

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TEL 808.769.8088 www.lowneyarch.com

235 KULAMANU RESIDENCE

235 KULAMANU PLACE, HONOLULU, HI 96816

TMK:3-1-040:002

DESCRIPTION: A NEW TWO-STORYSINGLE-FAMILY DWELLING AND A SWIMMING POOL.

PALEKANAPERMITS
THIRD PARTY CERTIFICATION

- ☐ BUILDING CODE
- ☐ ELECTRICAL CODE
- ☐ MECHANICAL CODE
- ☒ RESIDENTIAL CODE
- ☐ STRUCTURAL (NON-SINGLE/2-FAMILY DWELLINGS)

STAMP

STEVEN K. DOO
LICENSED PROFESSIONAL ENGINEER
No. 15336-C
HAWAII, U.S.A.

#	DATE	ISSUES & REVISIONS	BY
	05/28/2026	PERMIT SET	

N
PROJECT NORTH = TRUE NORTH

CHECKED BY:
PROJECT NUMBER:

SHEETTITLE:

DEMOLITION PLAN

SHEET NUMBER

C000

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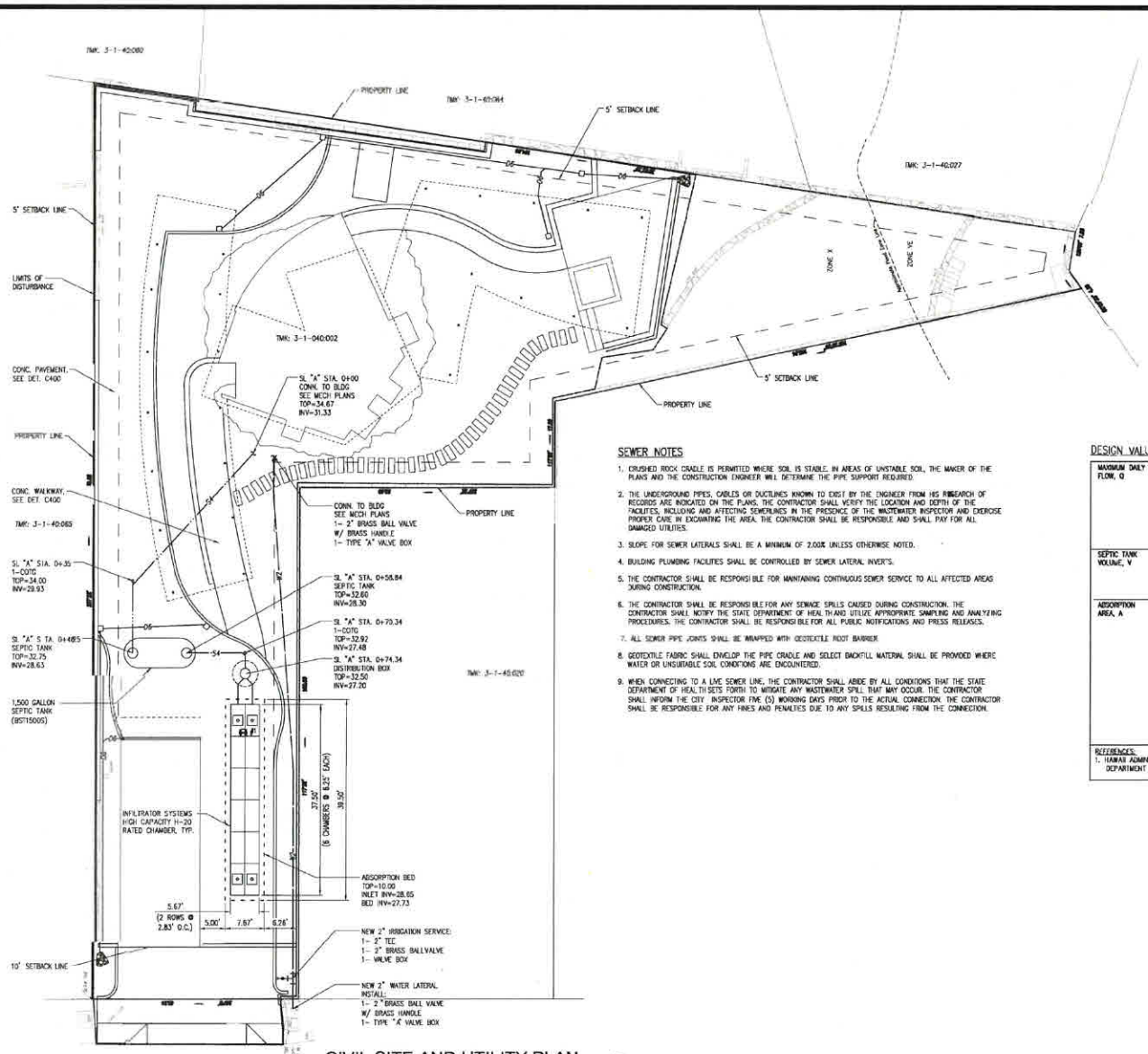
EXHIBIT C-3



CIVIL SITE AND UTILITY PLAN

GRAPHIC SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- PROPOSED SEWER
- PERCOLATION TEST LOCATION
- INSPECTION PORT
- DISTRIBUTION BOX/MANHOLE
- SEPTIC TANK

SEWER NOTES

1. CRUSHED ROCK CRADLE IS PERMITTED WHERE SOIL IS STABLE. IN AREAS OF UNSTABLE SOIL, THE MAKER OF THE PLANS AND THE CONSTRUCTION ENGINEER WILL DETERMINE THE PIPE SUPPORT REQUIRED.
2. THE UNDERGROUND PIPES, CABLES OR DUCTLINES KNOWN TO EXIST BY THE ENGINEER FROM HIS RESEARCH OF RECORDS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE FACILITIES, INCLUDING AND AFFECTING SEWERLINES IN THE PRESENCE OF THE WASTEWATER INSPECTOR AND EXERCISE PROPER CARE IN EXCAVATING THE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL PAY FOR ALL DAMAGED UTILITIES.
3. SLOPE FOR SEWER LATERALS SHALL BE A MINIMUM OF 2.00% UNLESS OTHERWISE NOTED.
4. BUILDING PLUMBING FACILITIES SHALL BE CONTROLLED BY SEWER LATERAL INVERT'S.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTINUOUS SEWER SERVICE TO ALL AFFECTED AREAS DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SEWAGE SPILLS CAUSED DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE STATE DEPARTMENT OF HEALTH AND UTILIZE APPROPRIATE SAMPLING AND ANALYZING PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC NOTIFICATIONS AND PRESS RELEASES.
7. ALL SEWER PIPE JOINTS SHALL BE WRAPPED WITH GEOTEXTILE ROOT BARRIER.
8. GEOTEXTILE FABRIC SHALL ENVELOP THE PIPE CRADLE AND SELECT BACKFILL MATERIAL SHALL BE PROVIDED WHERE WATER OR UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED.
9. WHEN CONNECTING TO A LIVE SEWER LINE, THE CONTRACTOR SHALL ABIDE BY ALL CONDITIONS THAT THE STATE DEPARTMENT OF HEALTH SETS FORTH TO MITIGATE ANY WASTEWATER SPILL THAT MAY OCCUR. THE CONTRACTOR SHALL INFORM THE CITY INSPECTOR FIVE (5) WORKING DAYS PRIOR TO THE ACTUAL CONNECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES AND PENALTIES DUE TO ANY SPILLS RESULTING FROM THE CONNECTION.

DESIGN VALUES

MAXIMUM DAILY FLOW, Q	FROM REFERENCE 1: RESIDENTIAL OCCUPANCY PER BEDROOM FLOW RATE = 200 GALLONS/BEDROOM TOTAL BEDROOMS = 4 BEDROOMS MAXIMUM DAILY FLOW, Q = MAXIMUM CAPACITY x PER CAPITA FLOW RATE Q = 4 BEDROOMS x 200 GALLONS/BEDROOM Q = 800 GALLONS PER DAY (GPD)
SEPTIC TANK VOLUME, V	WHEN DWELLING >5 BEDROOMS; SEPTIC TANK VOLUME MINIMUM CAPACITY, V = 1, 250 GALLONS, USING A SINGLE SEPTIC TANK. ACTUAL V = 1,500 GALLONS
ABSORPTION AREA, A	BASED ON PERCOLATION TEST RESULTS: PERCOLATION RATE = 2 MINUTES/INCH FROM REFERENCE 2, APPENDIX 3, TABLE III: MAXIMUM EFFLUENT APPLICATION RATE = 85 SF/200 GPD REQUIRED ABSORPTION AREA, A = APPLICATION RATE x Q REQUIRED A = (85 SF/200 GPD) x 800 GPD REQUIRED A = 340 SF REQUIRED AREA WITH 17% REDUCTION FOR CHAMBERS REQUIRED A = 340 SF x 83% REQUIRED A = 282.20 SF ACTUAL ABSORPTION AREA, A = LENGTH OF BED x WIDTH OF BED ACTUAL A = 39.50 FT x 7.67 FT ACTUAL A = 302.97 SF
REFERENCES: 1. HAWAII ADMINISTRATIVE RULES, TITLE 11, CHAPTER 62, WASTEWATER SYSTEMS. DEPARTMENT OF HEALTH, MARCH 21, 2016	

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TEL 808.76 9.8 808 WWW. lowneyarch.com

235 KULAMANU RESIDENCE

235 KULAMANU PLACE, HONOLULU, HI 96816

TMK:3-1-040:002

DESCRIPTION: ANEW TWO-STORYSINGLE-FAMILY DWELLING AND A SWIMMING POOL.

PALEKANAPERMITS
THIRD PARTY CERTIFICATION

- ☐ BUILDING CODE
- ☐ ELECTRICAL CODE
- ☐ MECHANICAL CODE
- ☒ RESIDENTIAL CODE
- ☐ STRUCTURAL (NON-SINGLE/2-FAMILY DWELLINGS)

STAMP

STEVEN K. DOI
LICENSED PROFESSIONAL ENGINEER
No. 15338-C
HAWAII, U.S.A.

#	DATE	ISSUES & REVISIONS	BY
	05/28/2026	PERMIT SET	

N
PROJECT NORTH ≠ TRUE NORTH

CHECKED BY:
PROJECT NUMBER:

SHEETTITLE:

CIVIL SITE AND UTILITY PLAN

SHEET NUMBER

C100

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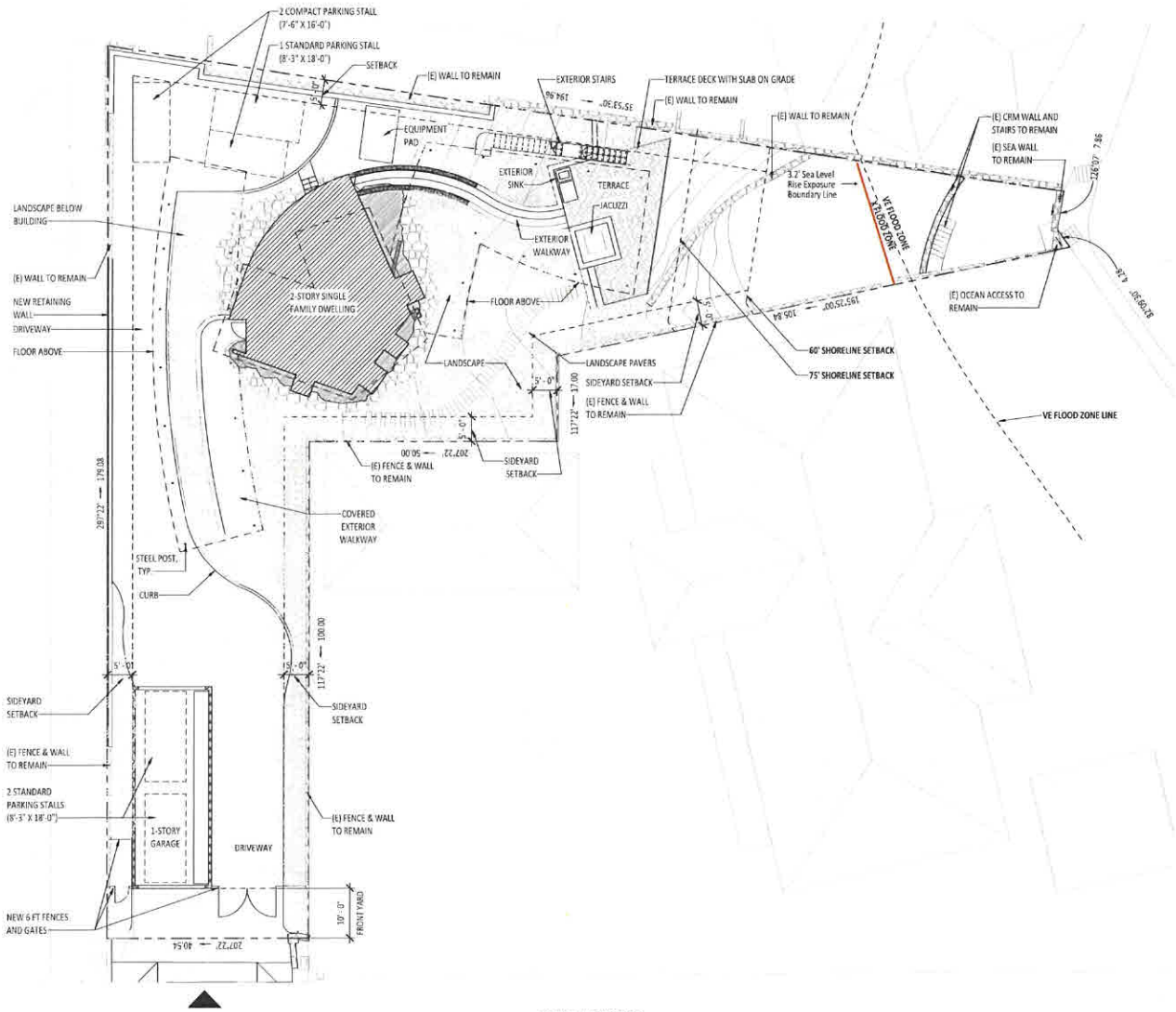
EXHIBIT C-4



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

LEGEND

- PROPERTY LINE
- SETBACK
- EXISTING CONCRETE MASONRY UNIT
- EXISTING CONCRETE RUBBLE MASONRY WALL
- EXISTING CHAINLINK FENCE
- SITE ENTRY/EXIT

0 4' 8' 16' 32'

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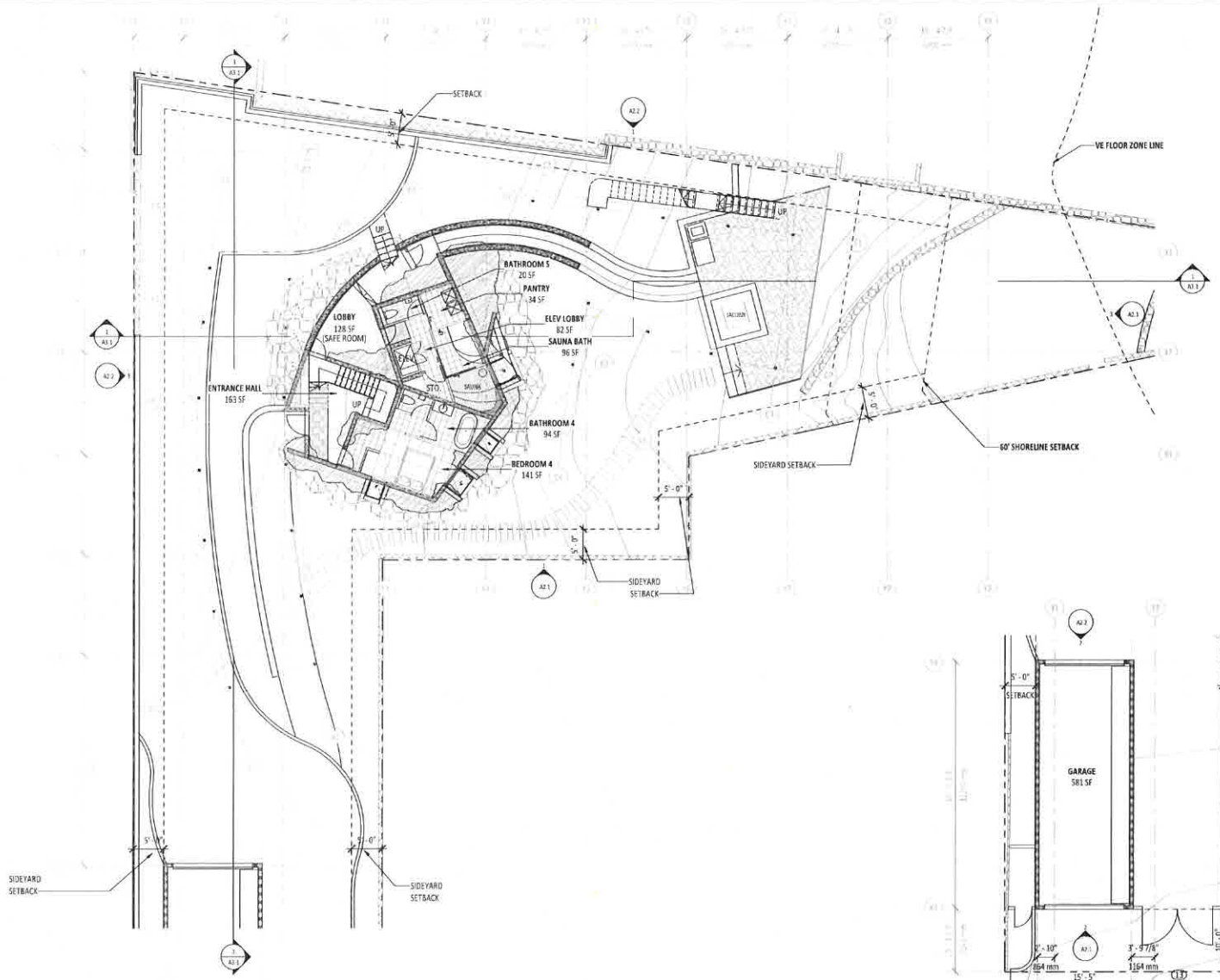
EXHIBIT C-5

SITE PLAN

235 KULAMANU RESIDENCE - SMA SUBMISSION - 05/20/2026

A0.1



LEGEND

- PROPERTY LINES
- SETBACK LINES
- NEW CONCRETE WALLS
- NEW LAYERED RAMMED CONCRETE WALLS
- NEW CMU WALLS
- NEW STUD WALLS
- EXISTING CONCRETE MASONRY UNIT
- EXISTING CONCRETE WALL
- EXISTING CONCRETE RUBBLE MASONRY WALL
- EXISTING CHAINLINK FENCE
- (X) WINDOW TAG, SEE A810
- (00) DOOR TAG, SEE A800 SERIES

1 GROUND FLOOR PLAN
1/8" = 1'-0"

2 GARAGE PLAN
1/4" = 1'-0"

0 4' 8' 16' 24'

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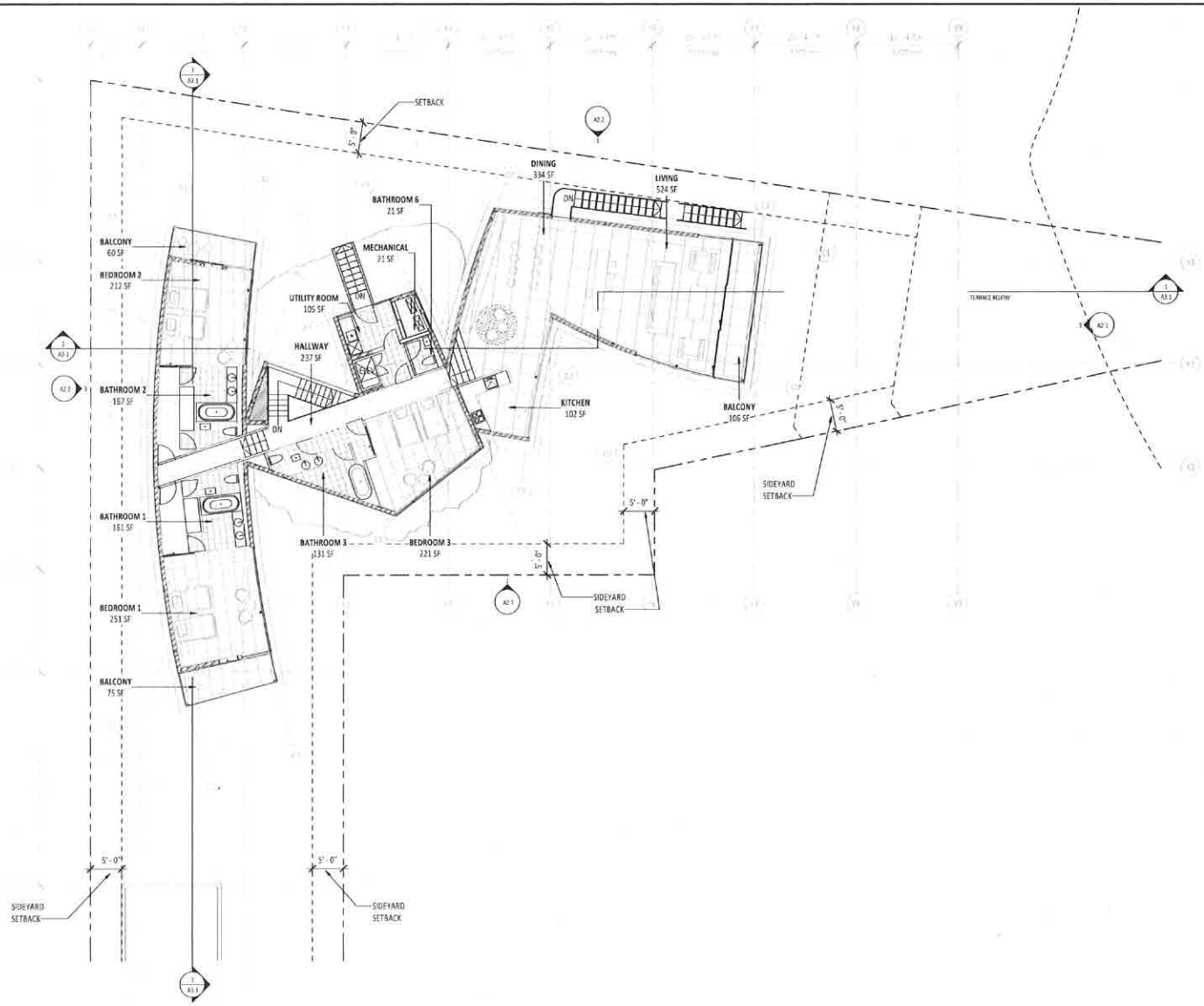
EXHIBIT C-6

GROUND FLOOR PLAN

235 KULAMANU RESIDENCE - SMA SUBMISSION - HNL25-MF-015

A1.1



1 SECOND LEVEL PLAN
1/4" = 1'-0"

LEGEND

- PROPERTY LINES
- SETBACK LINES
- NEW CONCRETE WALLS
- NEW LAYERED RAMMED CONCRETE WALLS
- NEW CMU WALLS
- NEW STUD WALLS
- EXISTING CONCRETE MASONRY UNIT
- EXISTING CONCRETE WALL
- EXISTING CONCRETE RUBBLE MASONRY WALL
- EXISTING CHAINLINK FENCE
- (X) WINDOW TAG, SEE A810
- (00) DOOR TAG, SEE A800 SERIES

0 4' 8' 16' 24'

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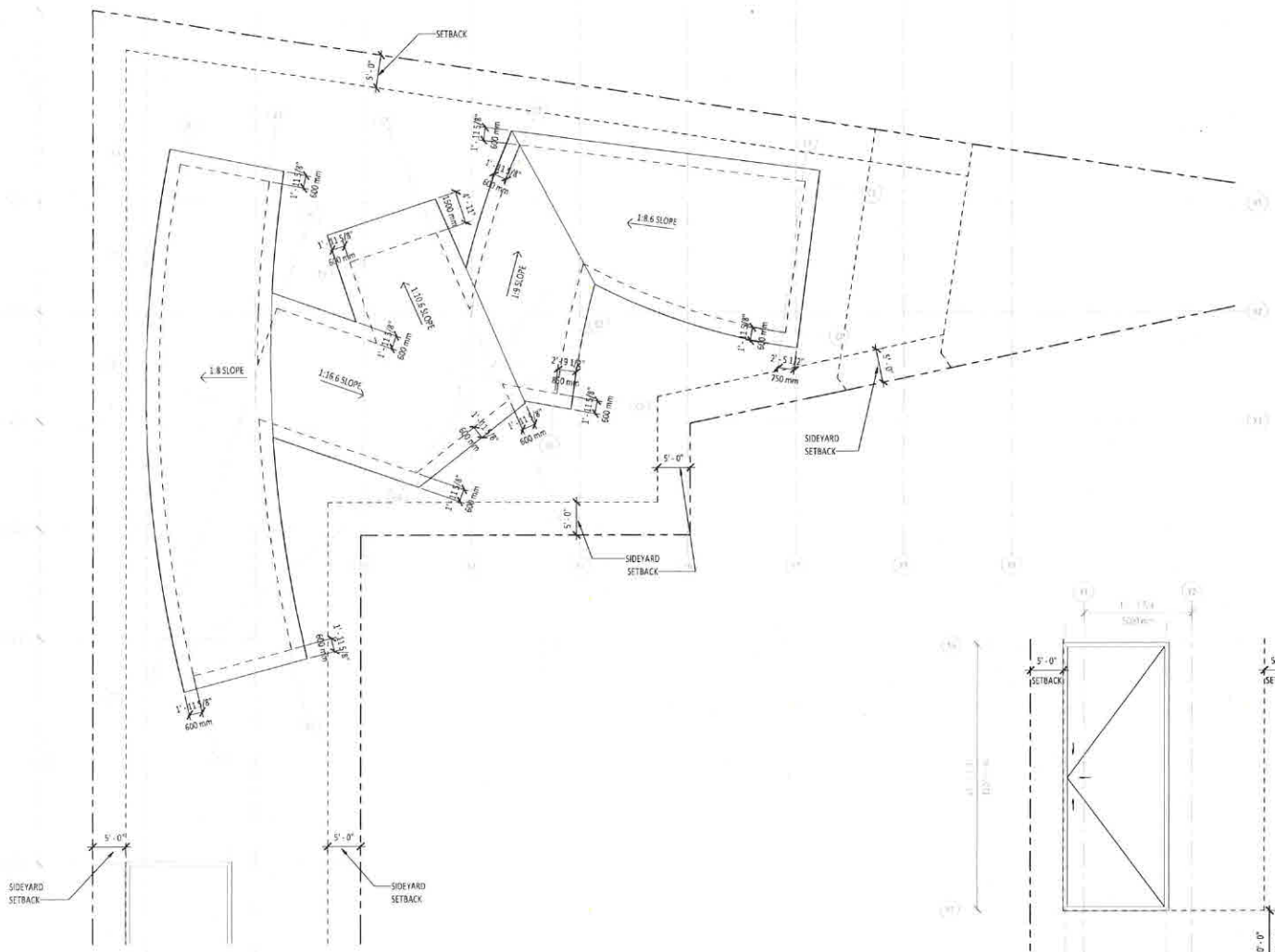
EXHIBIT C-7

SECOND FLOOR PLAN

235 KULAMANU RESIDENCE - SMA SUBMISSION - HNL25-MF-015

A1.2



LEGEND

- PROPERTY LINES
- SETBACK LINES
- NEW CONCRETE WALLS
- NEW LAYERED RAMMED CONCRETE WALLS
- NEW STUD WALLS

1 ROOF PLAN
1/8" = 1'-0"

2 GARAGE ROOF PLAN
1/8" = 1'-0"

0 4' 8' 16' 24'

lowney arch

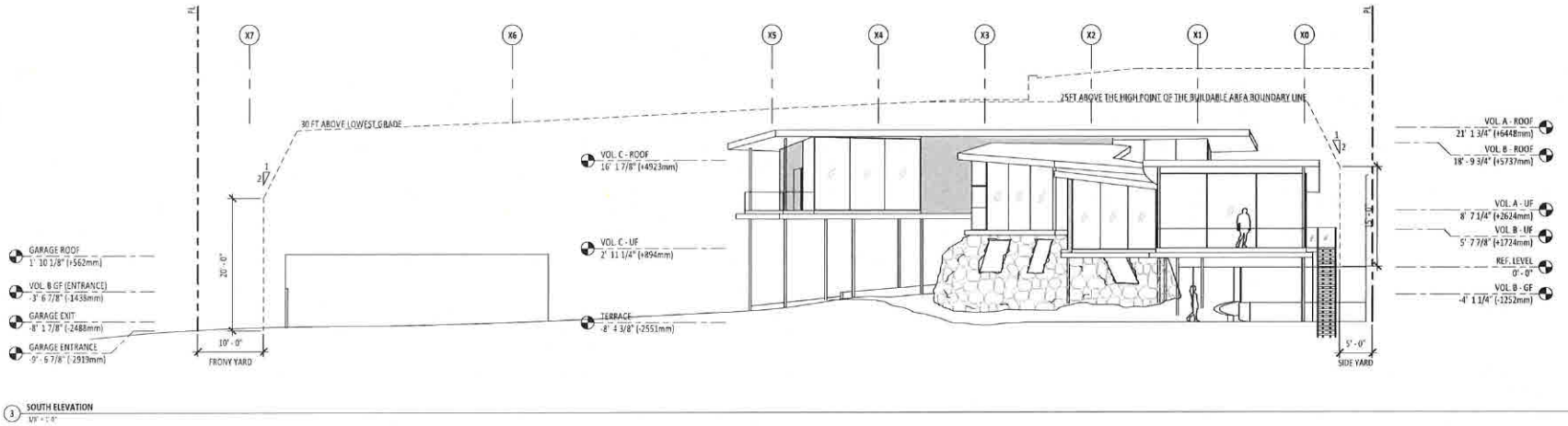
OSO

EXHIBIT C-8

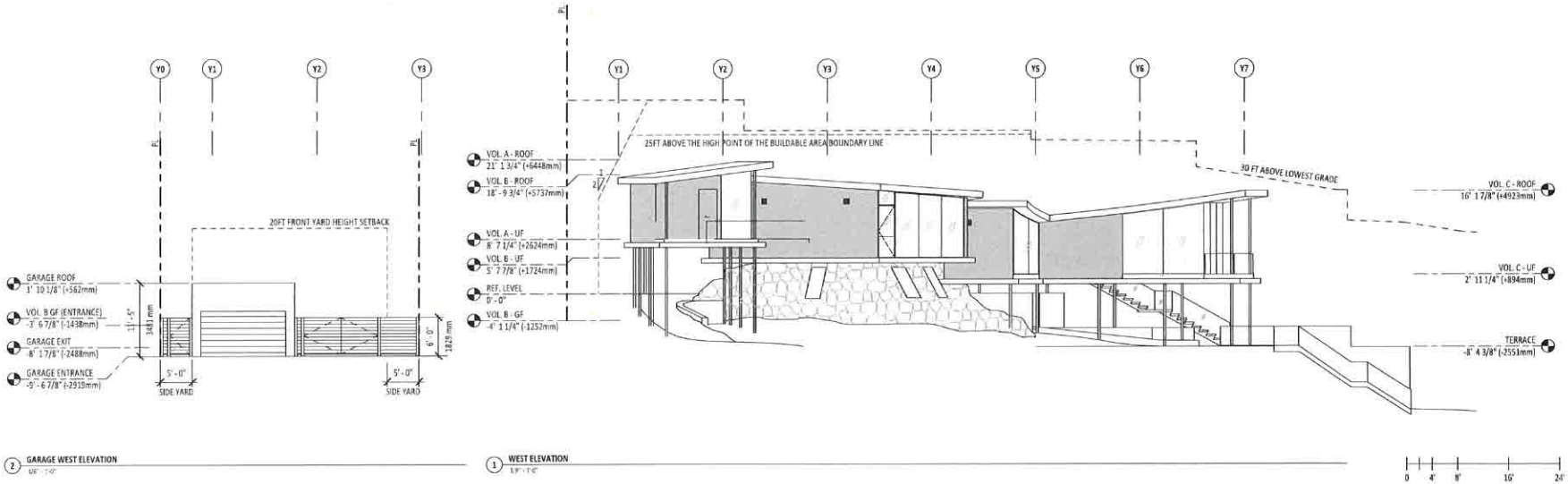
ROOF PLAN

235 KULAMANU RESIDENCE - SMA SUBMISSION - HNL25-MF-015

A1.3



3 SOUTH ELEVATION
1/8" = 1'-0"



2 GARAGE WEST ELEVATION
1/8" = 1'-0"

1 WEST ELEVATION
1/8" = 1'-0"

lowney arch

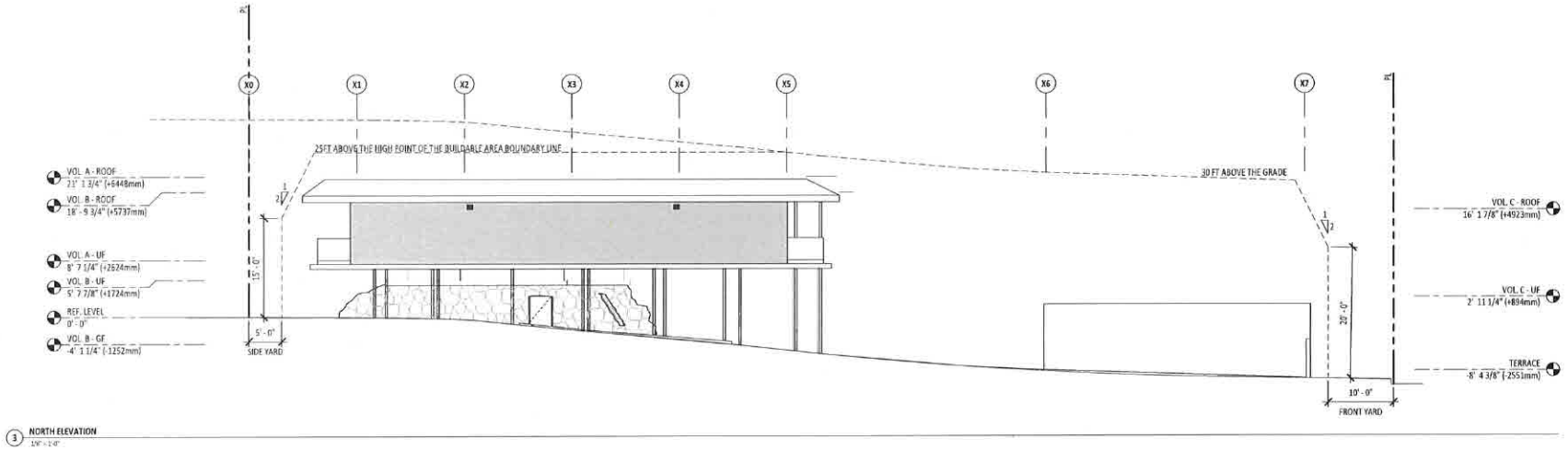
OSO

EXHIBIT C-9

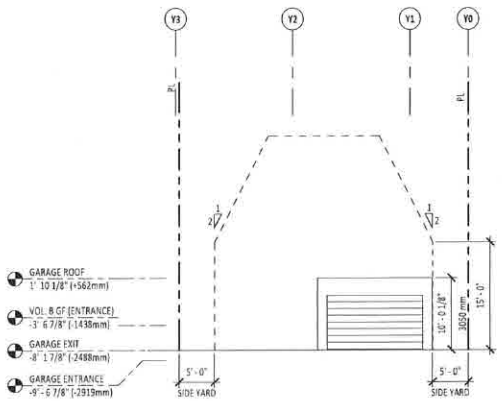
EXTERIOR ELEVATIONS

235 KULAMANU RESIDENCE - SMA SUBMISSION - HNL25-MF-015

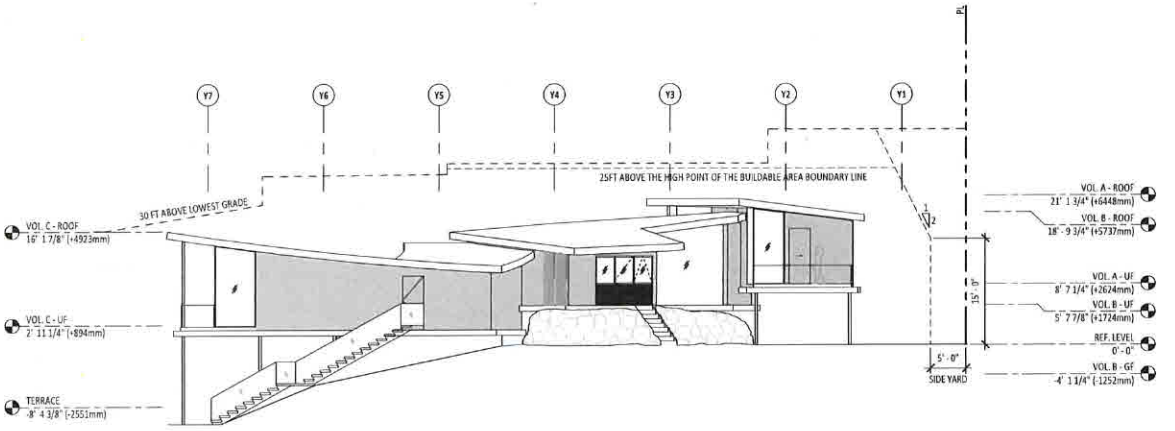
A2.1



3 NORTH ELEVATION



2 GARAGE EAST ELEVATION



1 EAST ELEVATION

0 4' 8' 16' 24'

lowney arch

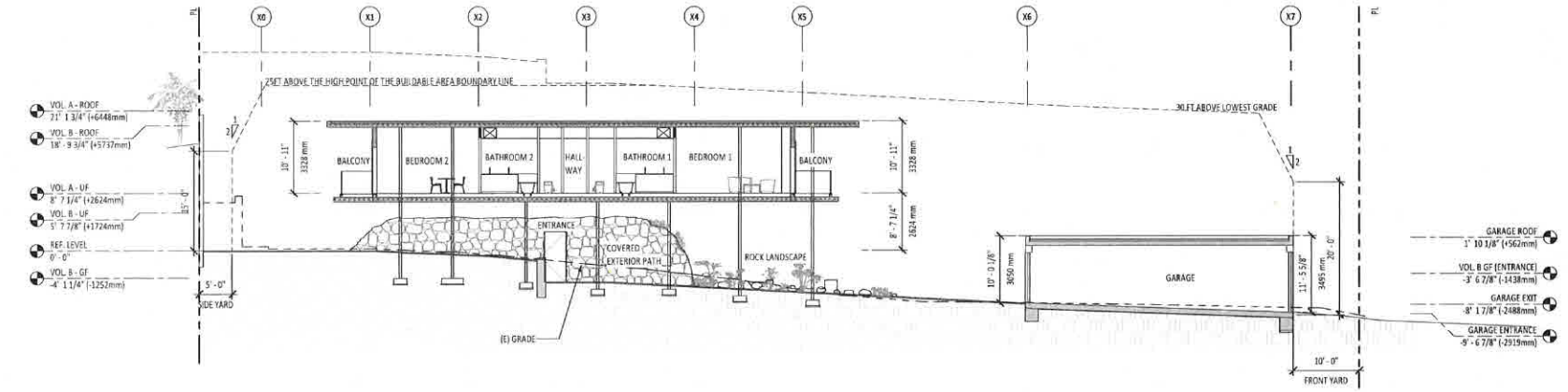
OSO

EXHIBIT C-10

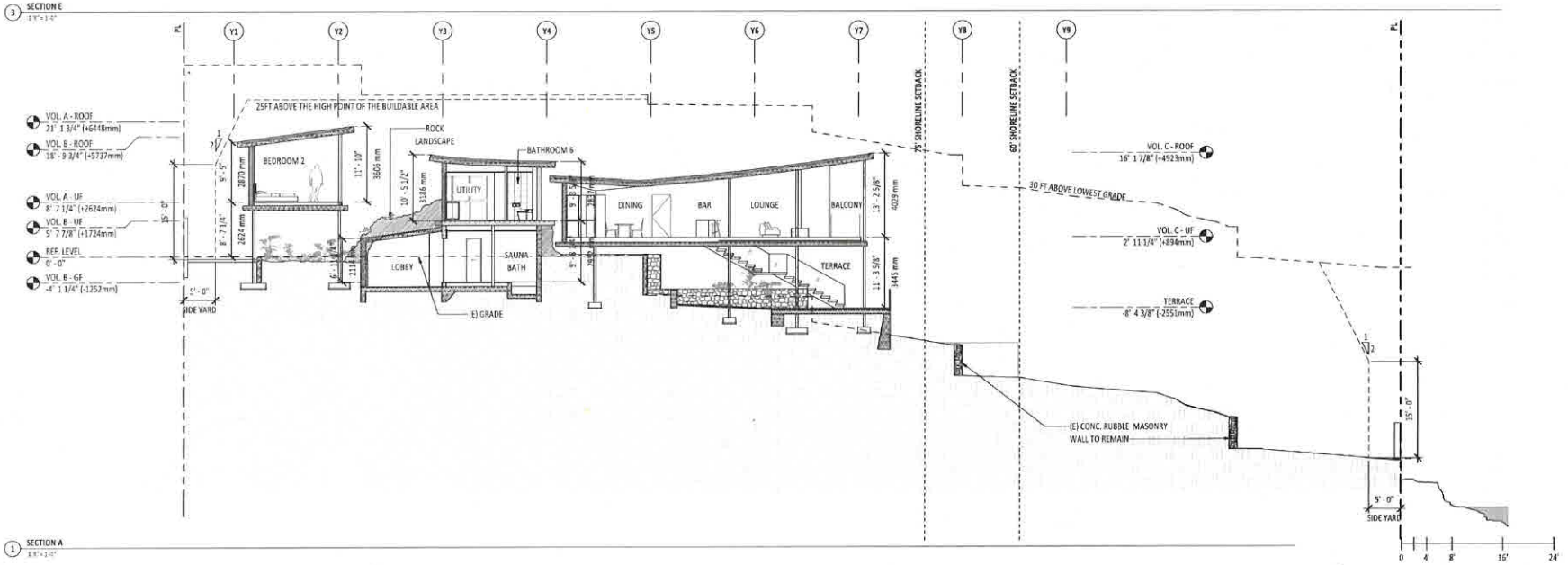
EXTERIOR ELEVATIONS

235 KULAMANU RESIDENCE - SMA SUBMISSION - HNL25-MF-015

A2.2



3 SECTION E
1/8" = 1'-0"



1 SECTION A
1/8" = 1'-0"

lowney arch

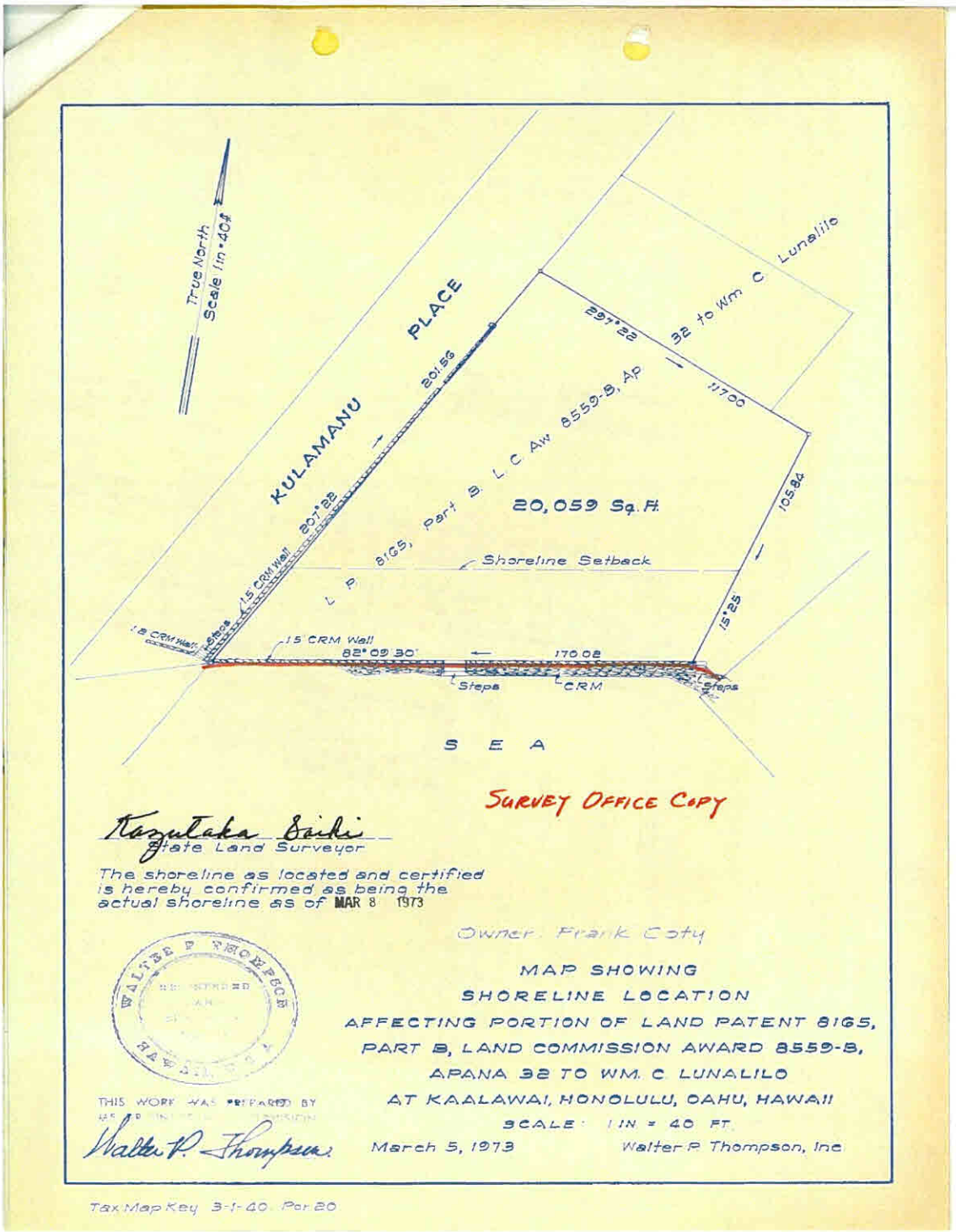
OSO

BUILDING SECTIONS

235 KULAMANU RESIDENCE - SMA SUBMISSION - HNL25-MF-015

A3.1

EXHIBIT C-11







VICINITY MAP

0 175 350 700

Scale in Feet



EXHIBIT D - Certified Shoreline Survey

File No. : 2026-SMA-38
Project: 235 Kulamanu Place Residence
Location: 235 Kulamanu Place - Kaʻalāwai

TAX MAP KEY(S): 3-1-040: 002

Prepared by: Department of Planning and Permitting (DPP)

Note: Date represented on this map is not intended to replace site survey.

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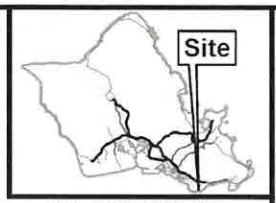
Data Source: The National Wetlands Inventory (NWI) by the U.S. Fish and Wildlife Service.
https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/



VICINITY MAP

0 50 100 200

Distance in Feet

PORTION OF
WETLANDS MAP

KAALAWAI, KAPAHULU

TAX MAP KEY(S): 3-1-040: 002
FOLDER NO.: 2026-SMA-38

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

Date Prepared: 08/2026

EXHIBIT E

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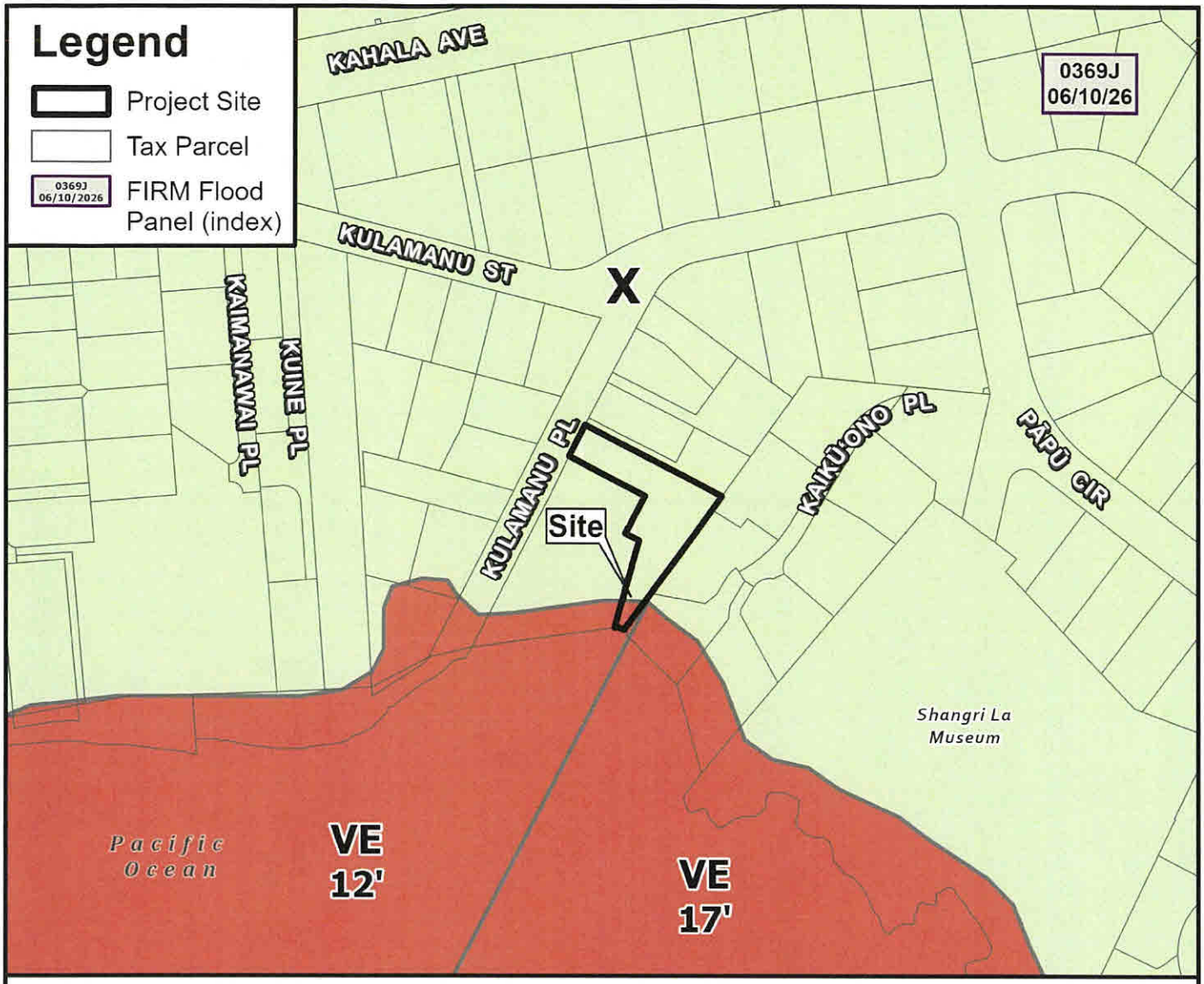


Flood Hazard Zones:

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

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

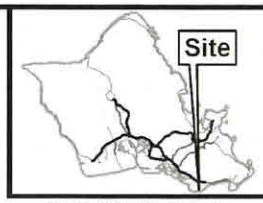
Zone VE = Costal flood zone with velocity hazard (wave action); BFE determined

Other Areas

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

0 100 200 400

Distance in Feet



VICINITY MAP

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0369J

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

TAX MAP KEY(S): 3-1-040: 002

FOLDER NO.: 2026-SMA-38

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

Date Prepared: 08/2026

EXHIBIT F

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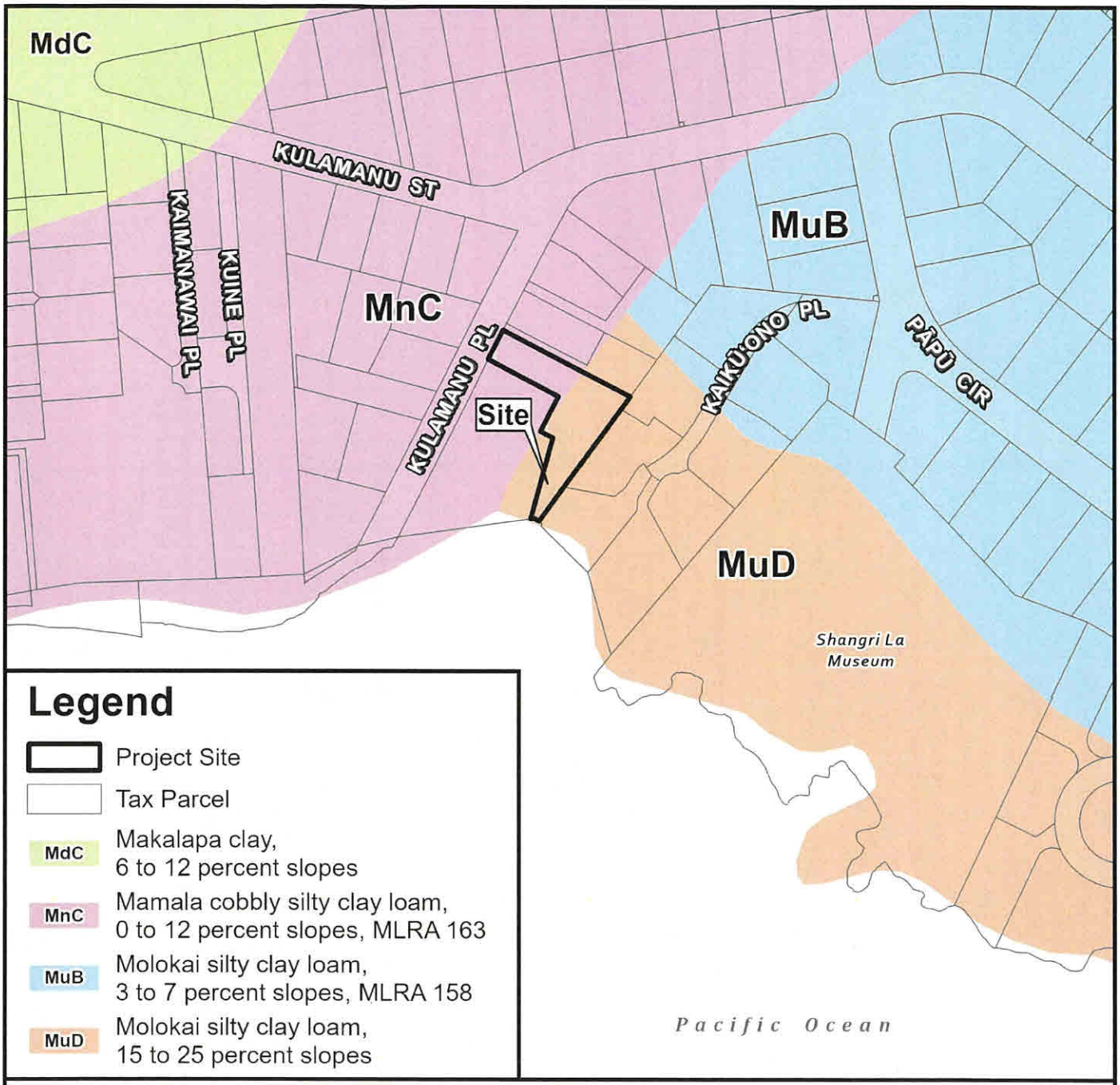
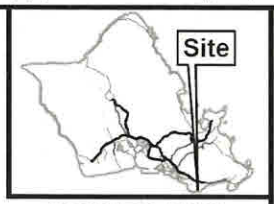


Legend

- Project Site
- Tax Parcel
- MdC — Makalapa clay, 6 to 12 percent slopes
- MnC — Mamala cobbly silty clay loam, 0 to 12 percent slopes, MLRA 163
- MuB — Molokai silty clay loam, 3 to 7 percent slopes, MLRA 158
- MuD — Molokai silty clay loam, 15 to 25 percent slopes

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

0 100 200 400
Distance in Feet



VICINITY MAP

PORTION OF
SOIL MAP

KAALAWAI, KAPAHULU

TAX MAP KEY(S): 3-1-040: 002
FOLDER NO.: 2026-SMA-38

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

Date Prepared: 08/2026

EXHIBIT G

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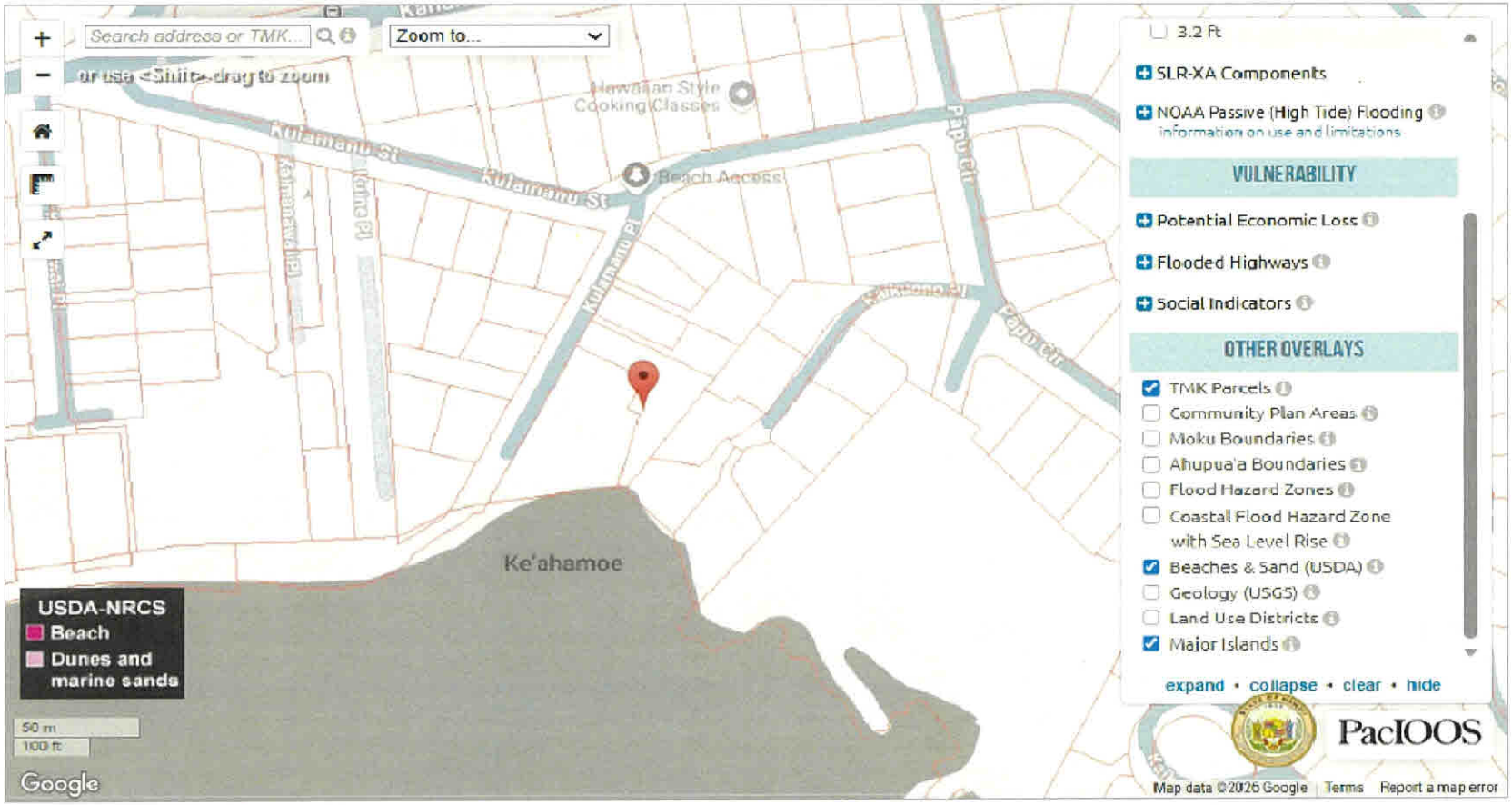
Sea Level Rise : State of Hawai'i Sea Level Rise Viewer

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

view full-screen map



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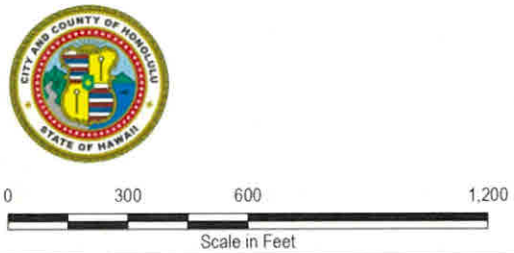

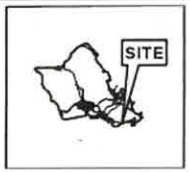

VICINITY MAP

EXHIBIT H - Coastal Dunes

File No. : 2026-SMA-38
Project: 235 Kulamanu Place Residence
Location: 235 Kulamanu Place - Ka'alāwai

TAX MAP KEY(S): 3-1-040: 002

Prepared by: Department of Planning and Permitting (DPP)

Note: Date represented on this map is not intended to replace site survey

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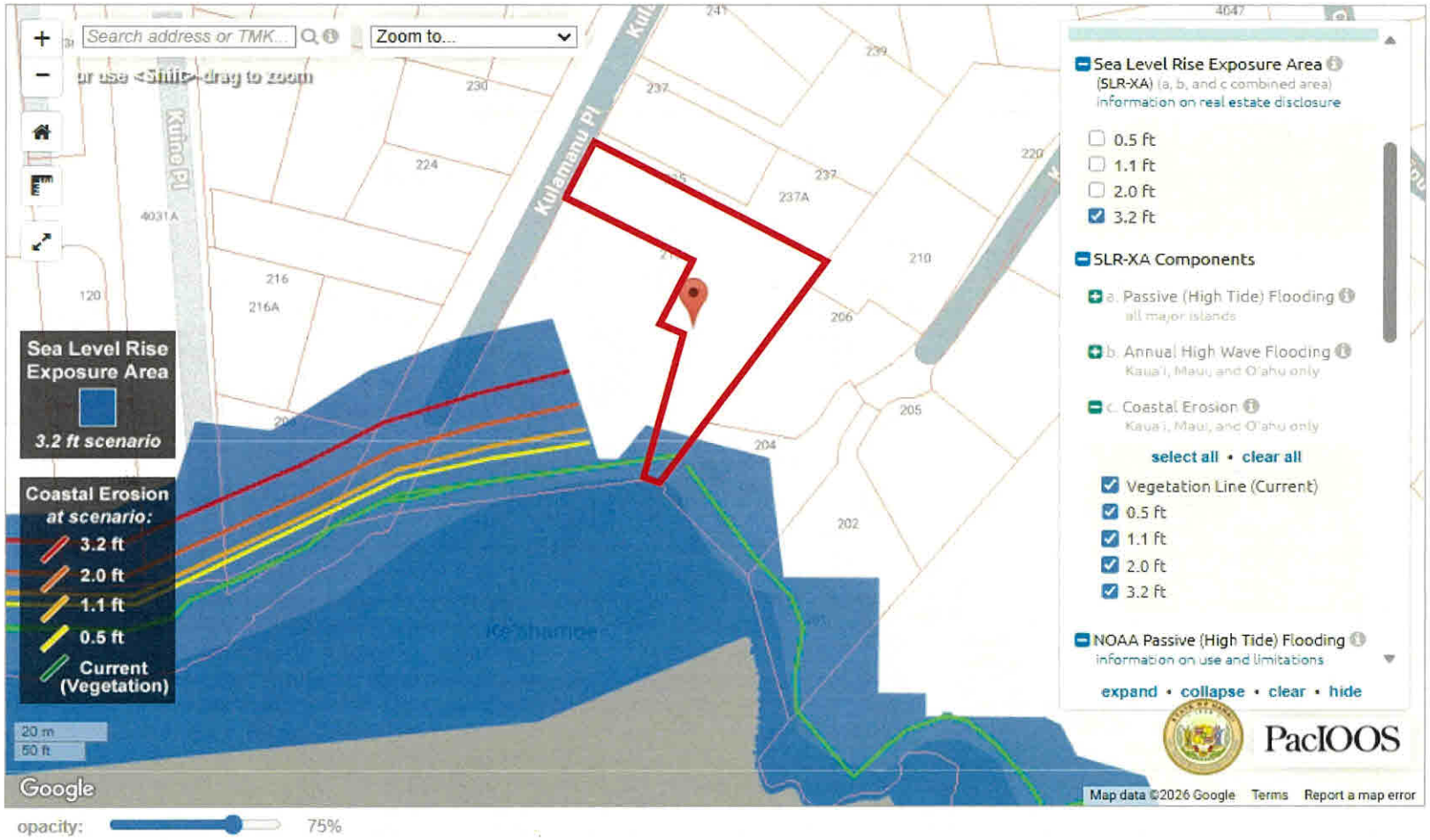
Sea Level Rise : State of Hawai'i Sea Level Rise Viewer

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

view full-screen map



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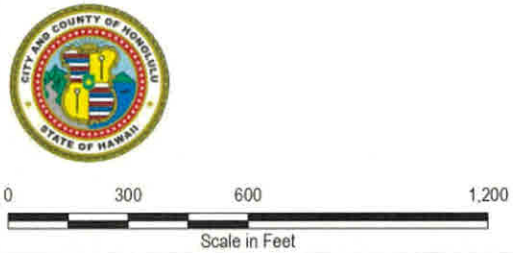

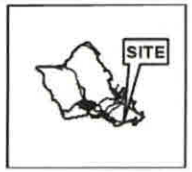

VICINITY MAP

EXHIBIT I - Sea Level Rise 3.2-ft. Scenario

File No. : 2026-SMA-38
Project: 235 Kulamanu Place Residence
Location: 235 Kulamanu Place - Ka'alāwai

TAX MAP KEY(S): 3-1-040: 002

Prepared by: Department of Planning and Permitting (DPP)

Note: Date represented on this map is not intended to replace site survey.

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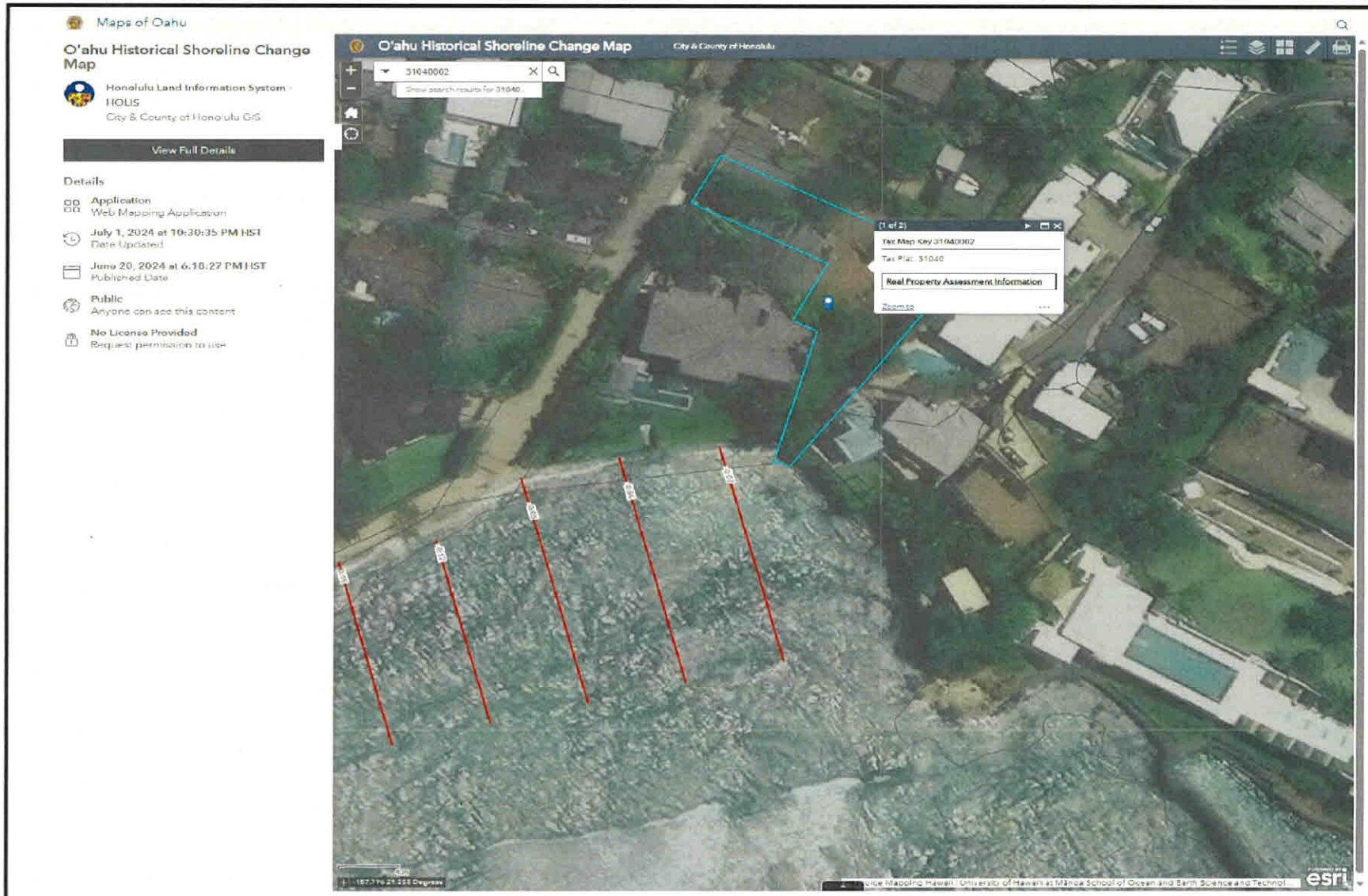

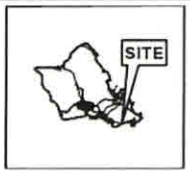

VICINITY MAP

0 300 600 1,200

Scale in Feet

EXHIBIT J - Historic Shoreline Erosion

File No. : 2026-SMA-38
Project: 235 Kulamanu Place Residence
Location: 235 Kulamanu Place - Ka'alāwai

TAX MAP KEY(S): 3-1-040: 002

Prepared by: Department of Planning and Permitting (DPP)

Note: Date represented on this map is not intended to replace site survey

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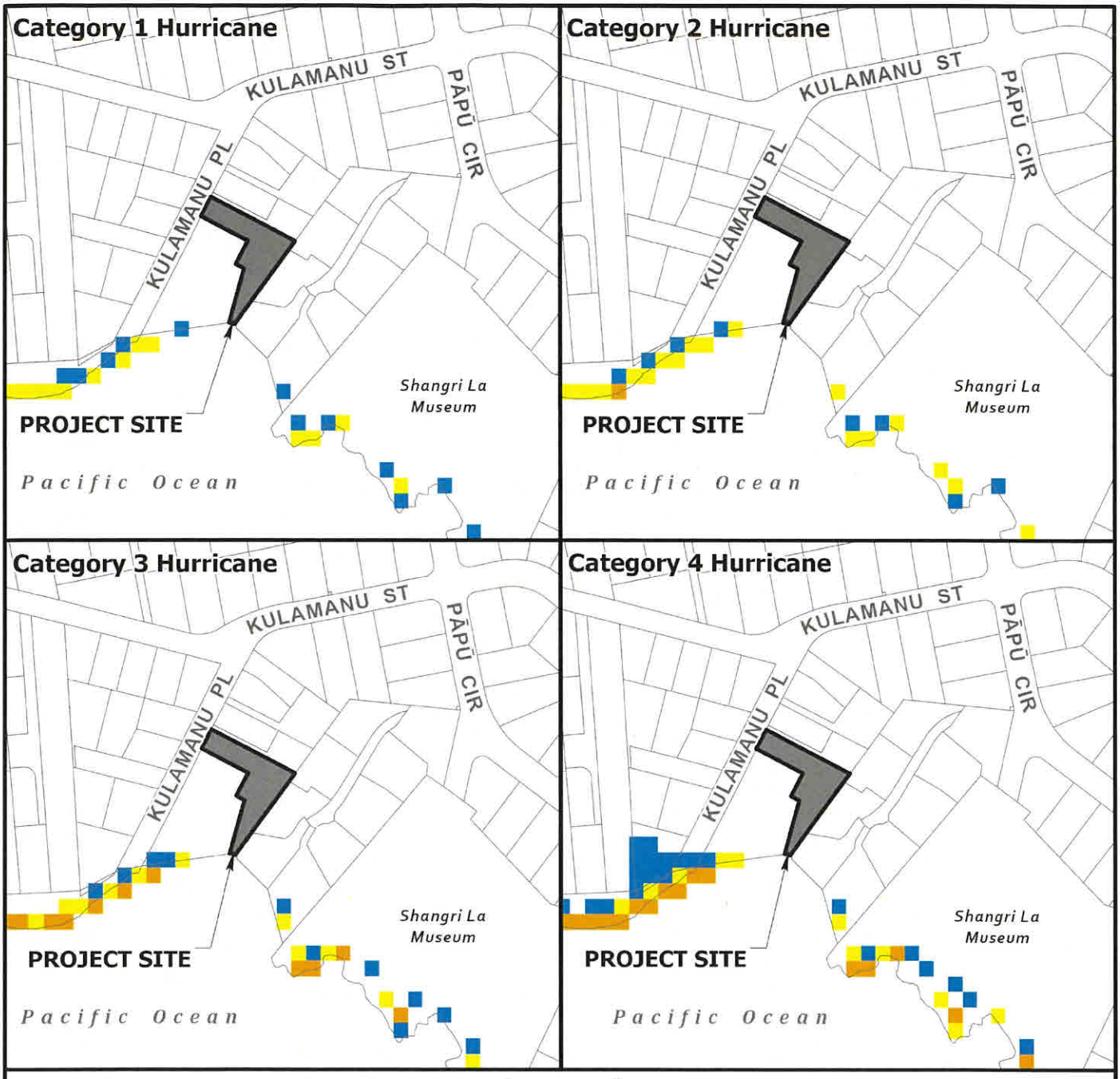
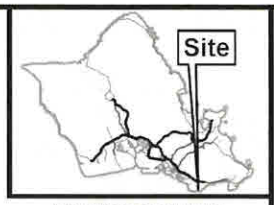


Legend

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

0 150 300 600

Distance in Feet



VICINITY MAP

PORTION OF

STORM SURGE MAP

Data from National Hurricane Center
Storm Surge Risk Maps

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

TAX MAP KEY(S): 3-1-040: 002

FOLDER NO.: 2026-SMA-38

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

Date Prepared: 08/2026

EXHIBIT K

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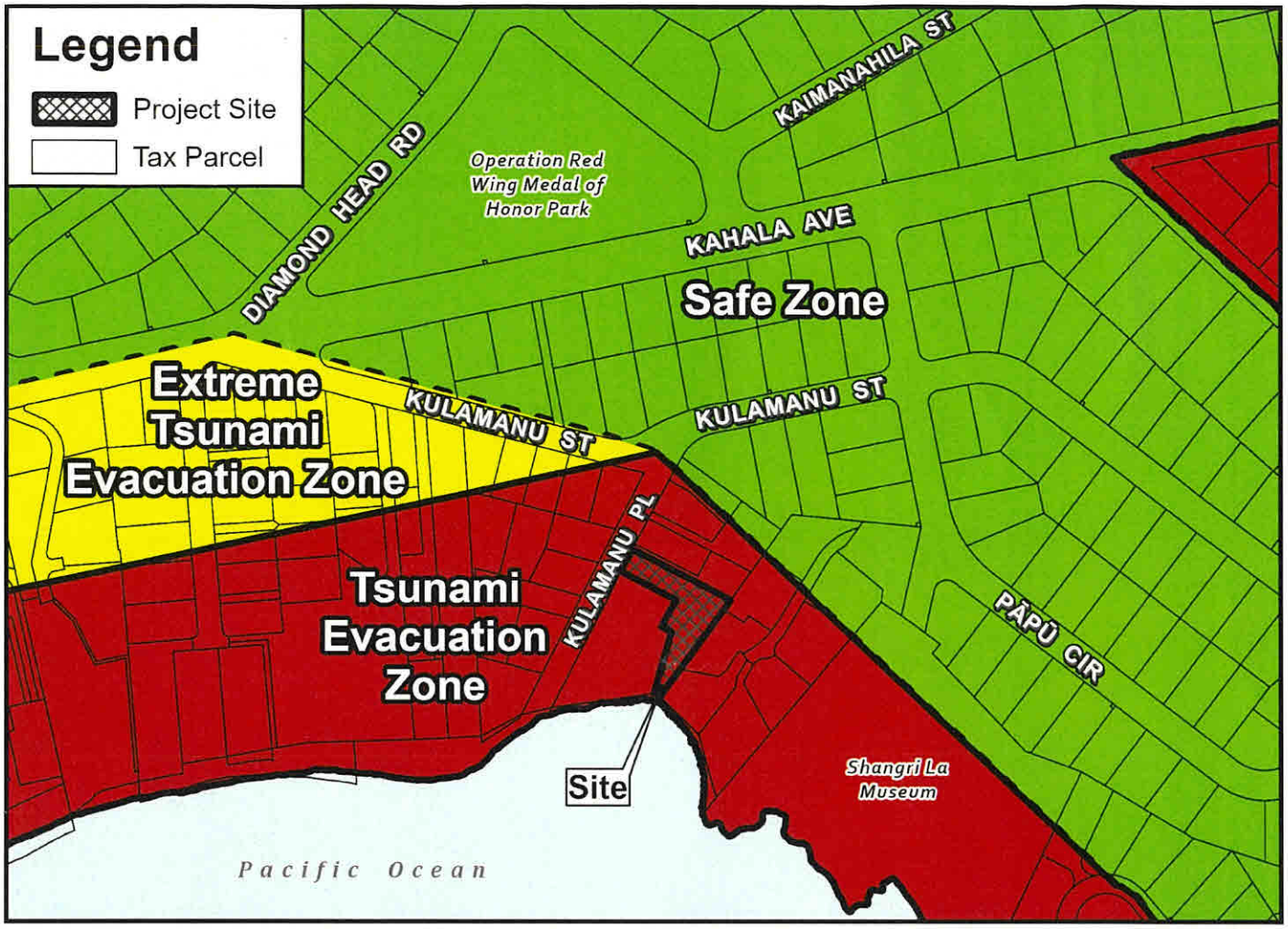


- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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

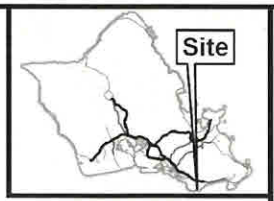
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

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

PORTION OF
TSUNAMI EVACUATION MAP
WAIKIKI TO WAILUPE
MAP 2 INSET 1

TAX MAP KEY(S): 3-1-040: 002
FOLDER NO.: 2026-SMA-38

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

Date Prepared: 08/2026

EXHIBIT L

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