HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 26-232

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, O'AHU.

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, Hawai'i Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on 10/12/26, by Departmental Communication 635 (*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. 26-232

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:

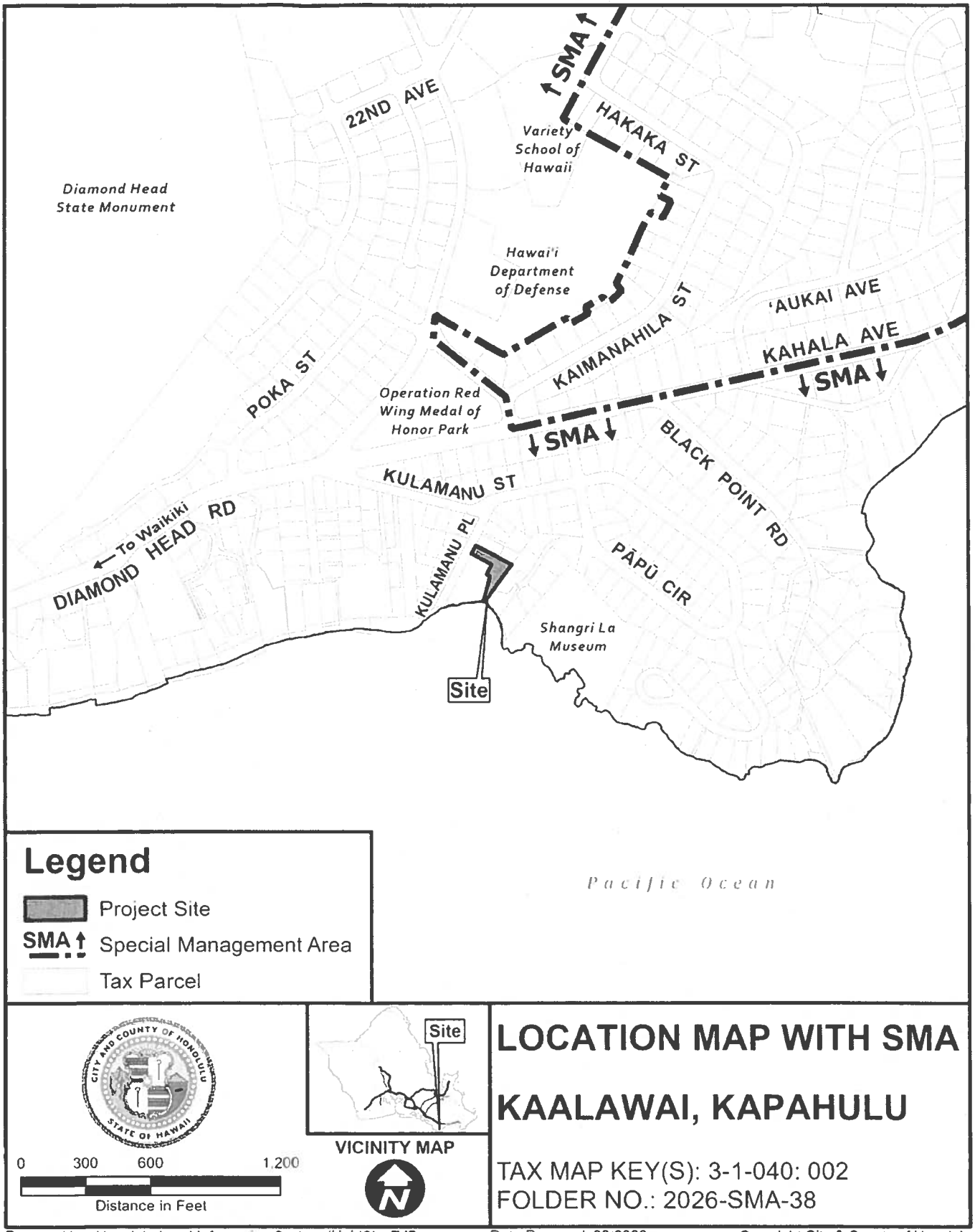
Tony Watton (br)

DATE OF INTRODUCTION:

OCT 14 2026

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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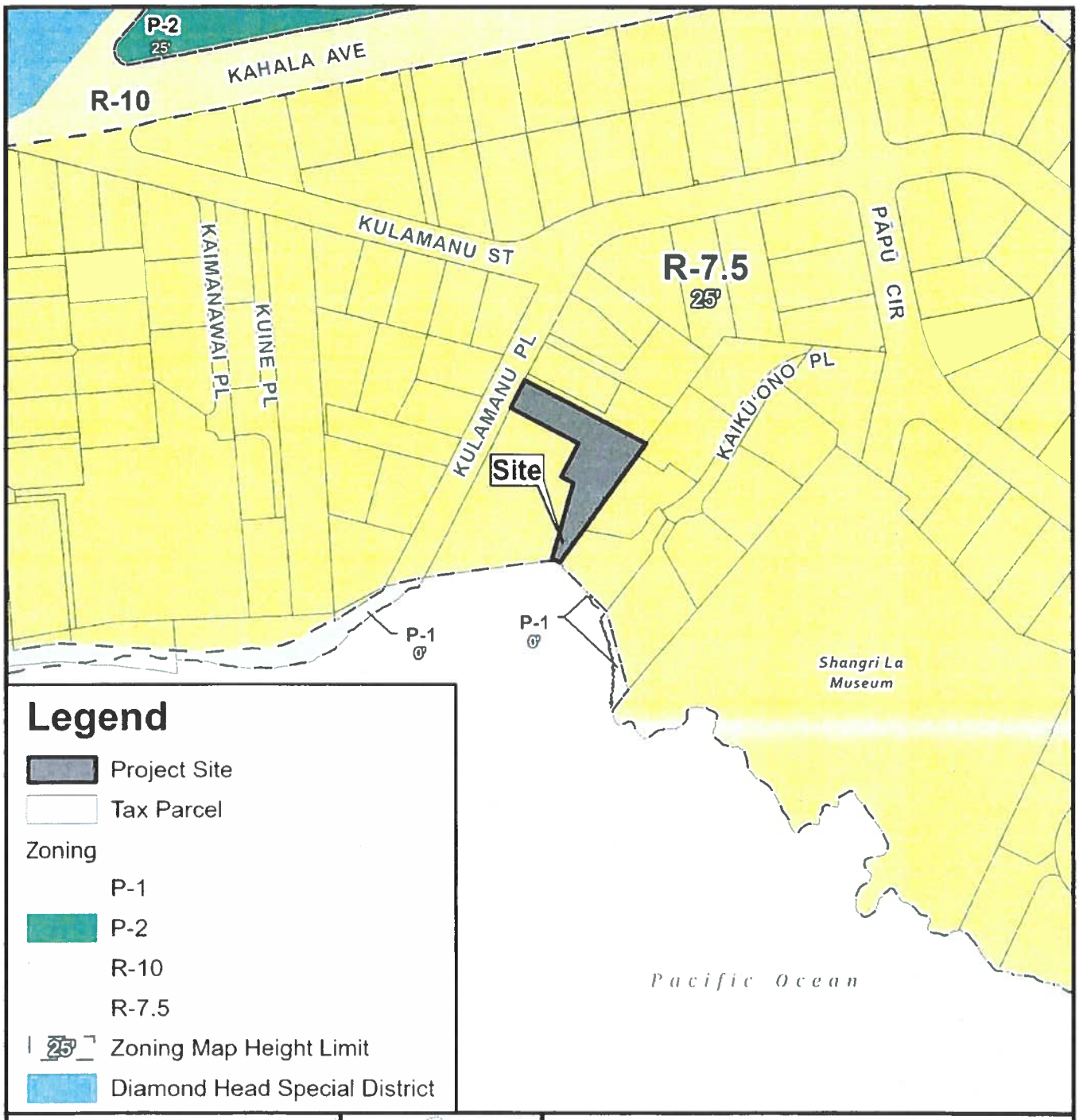
EXHIBIT A



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

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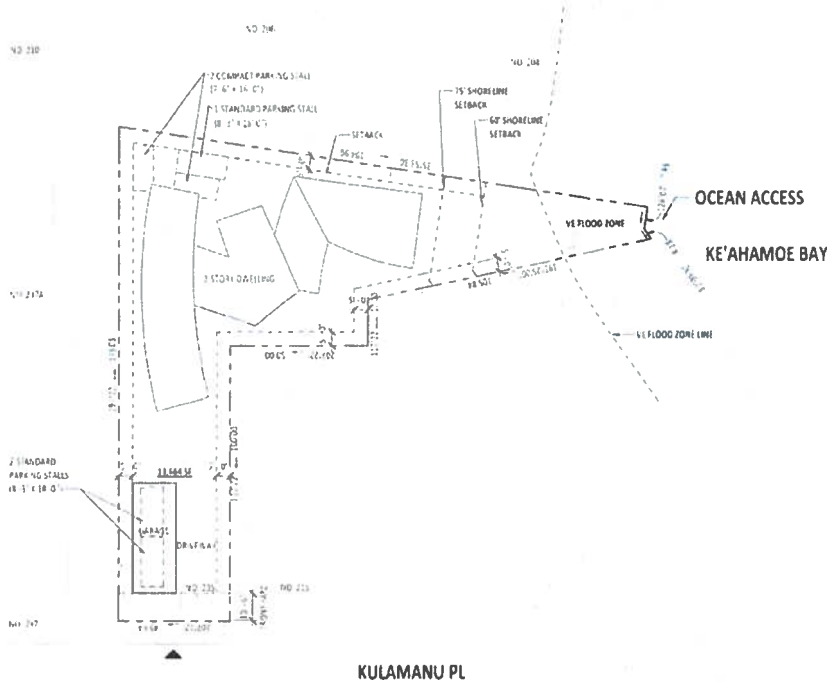
This map was prepared in color

EXHIBIT B

235 KULAMANU RESIDENCE

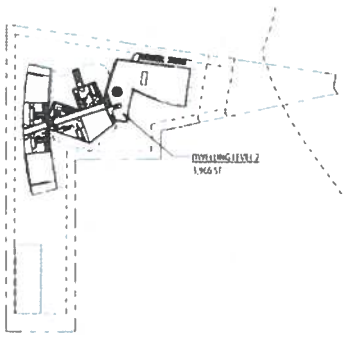
235 KULAMANU PLACE, HONOLULU, HI 96816

TMK: 3-1-040:002

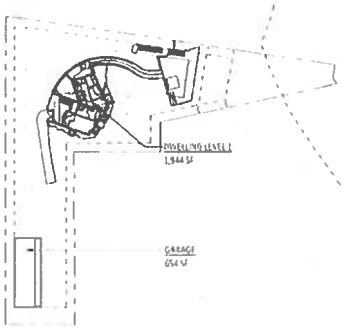


SMA FLOOR AREA

SMA FLOOR AREA CALCULATIONS	
DWELLING LEVEL 2	1,966 SF
DWELLING LEVEL 1	1,944 SF
GARAGE	654 SF
TOTAL	4,564 SF



② LEVEL 2 FLOOR AREA SMA



① LEVEL 1 FLOOR AREA SMA

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 (MEMBRANE 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=9,565 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	6	6
NUMBER OF WET BARS	5	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	(4,852/1,000=4.8) 5 SPACES
STANDARD PARKING SPACE DIMENSION	8.5 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

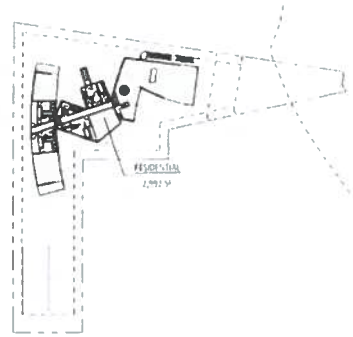
BUILDING AREA (LOT COVERAGE)

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

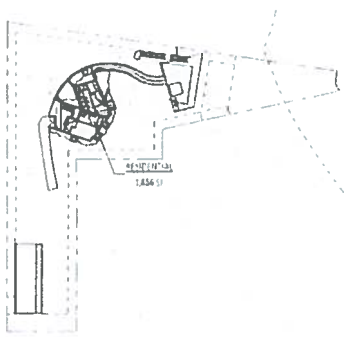
ZONING FLOOR AREA

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

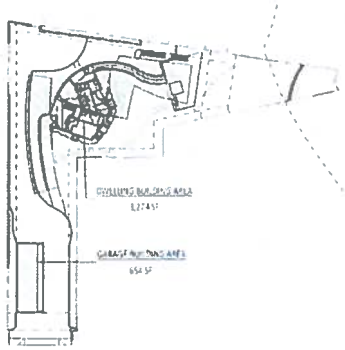
⑥ PLOT PLAN



⑤ LEVEL 2 FLOOR AREA LUO



④ LEVEL 1 FLOOR AREA LUO



③ LOT COVERAGE DIAGRAM LUO

lowney arch

OSO

EXHIBIT C-1

PROJECT DATA

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

T1.0

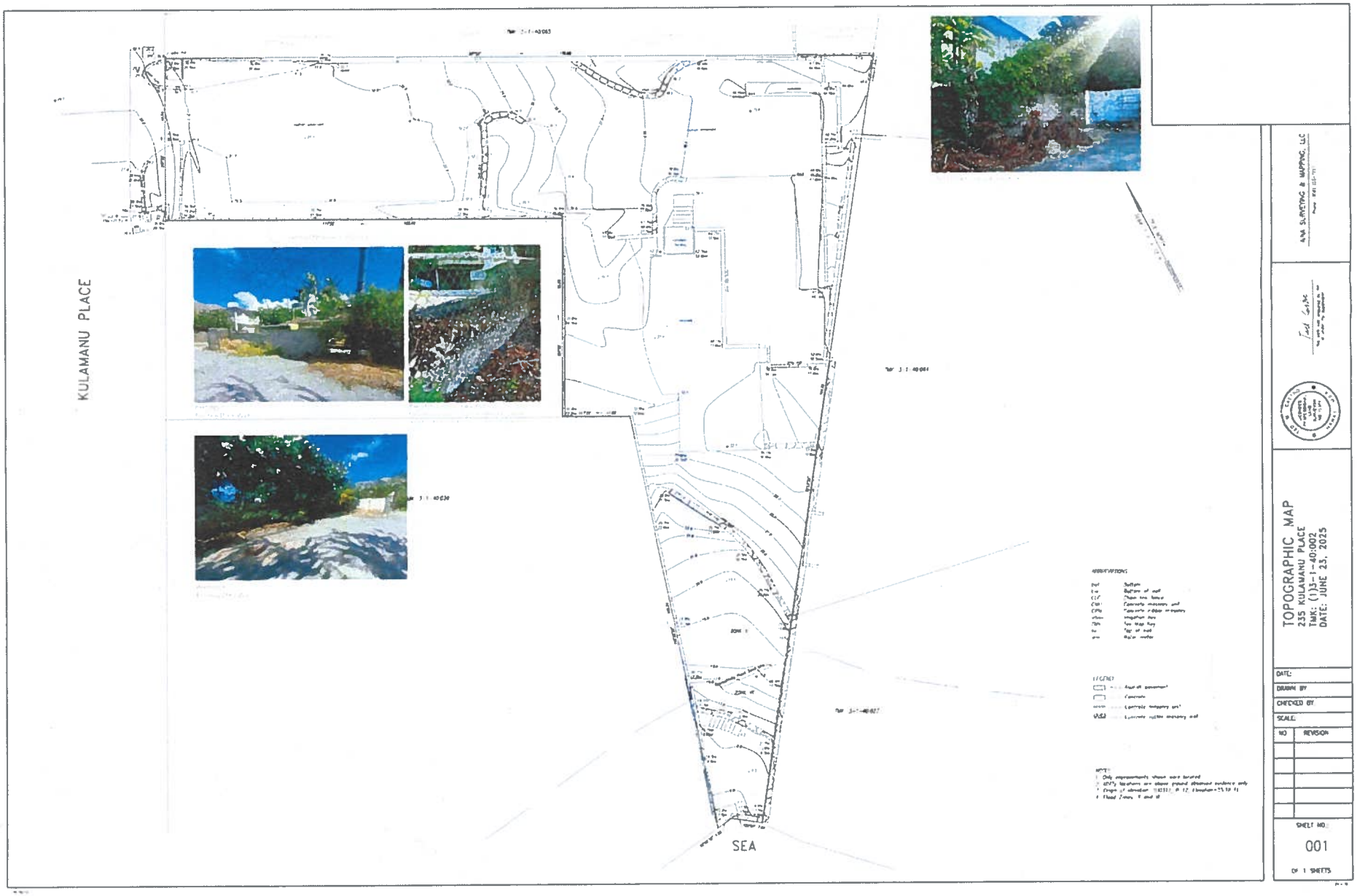
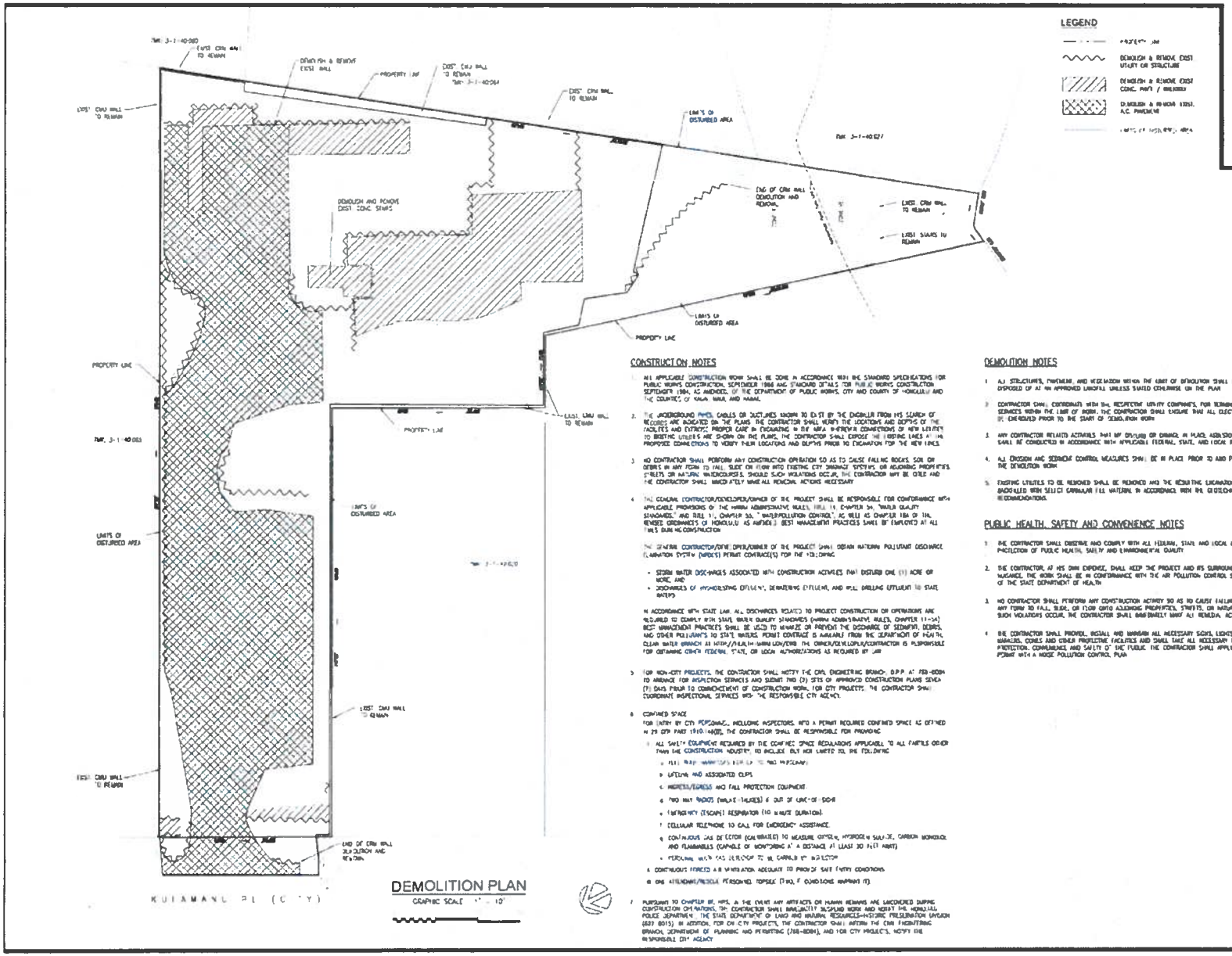

KULAMANU PLACE
SEA
TOPOGRAPHIC MAP
235 KULAMANU PLACE
TMK: (1)3-1-40:002
DATE: JUNE 23, 2025
DATE:
DRAWN BY
CHECKED BY
SCALE:
NO
REVISION
SHEET NO.
001
OF 1 SHEETS

EXHIBIT C-2



CONSTRUCTION NOTES

1. ALL APPLICABLE CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SEPTEMBER 1984 AND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION SEPTEMBER 1984, AS AMENDED, OF THE DEPARTMENT OF PUBLIC WORKS, CITY AND COUNTY OF HONOLULU AND THE COUNTY OF KAUAI, MAUI AND HAWAII.
2. THE UNDERGROUND PIPES, CABLES OR DUCTLINES SHOWN TO BE SET 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. PARTICULAR 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 RULE 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/OWNER/OPERATOR 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://EMD.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 CITY ENGINEERING BRANCH, DPP AT 768-8000 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:

   a. 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:
      - FULL BODY HARNESSES FOR UP TO TWO PERSONS;
      - LIFELINE AND ASSOCIATED CLIPS;
      - ENTRY/EGRESS AND FALL PROTECTION EQUIPMENT;
      - TWO WAY RADIOS (VARIABLE VALUES) 6 OUT OF LINE-OF-SIGHT;
      - EMERGENCY (ESCAPE) RESPIRATOR (10 MINUTE DURATION);
      - CELLULAR TELEPHONE TO CALL FOR EMERGENCY ASSISTANCE;
      - CONTINUOUS GAS DETECTOR (CALIBRATED TO MEASURE OXYGEN, HYDROGEN SULFIDE, CARBON MONOXIDE AND FLAMMABLES (CAPABLE OF MONITORING AT A DISTANCE AT LEAST 30 FEET AWAY);
      - PERSONAL WRIST GAS DETECTOR TO BE CARRIED BY INSPECTOR.
   b. CONTINUOUS FORCED AIR VENTILATION ADEQUATE TO PROVIDE SAFE ENTRY CONDITIONS;
   c. ONE ATTENDANT/STANDBY 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 (587-8015). IN ADDITION, FOR ON-CITY PROJECTS, THE CONTRACTOR SHALL INFORM THE CDM INSPECTING 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 MAY DISTURB OR DAMAGE, OR 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 REGARDS 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 HAZARDS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, BARRIERS, 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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ph: (808) 739-8 (808) www.lowneyarch.com

235 KULAMANU RESIDENCE

235 KULAMANU PLACE, HONOLULU, HI 96816

TMK: 3-1-040:083

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

PALEKAIAUPUNI TRUSTS
THIRD PARTY CERTIFICATION
☐ BUILDING CODE ☐ ELECTRICAL CODE
☐ MECHANICAL CODE ☐ RESIDENTIAL CODE
☐ STRUCTURAL (WIND LOADS) ☐ ENERGY CONSERVATION

STAMP

STEVEN K. LOWNEY
LICENSED PROFESSIONAL ENGINEER
No. 15339
HAWAII, U.S.A.

#	DATE	ISSUES & REVISIONS	BY
	05/28/2024	PLANS SET	

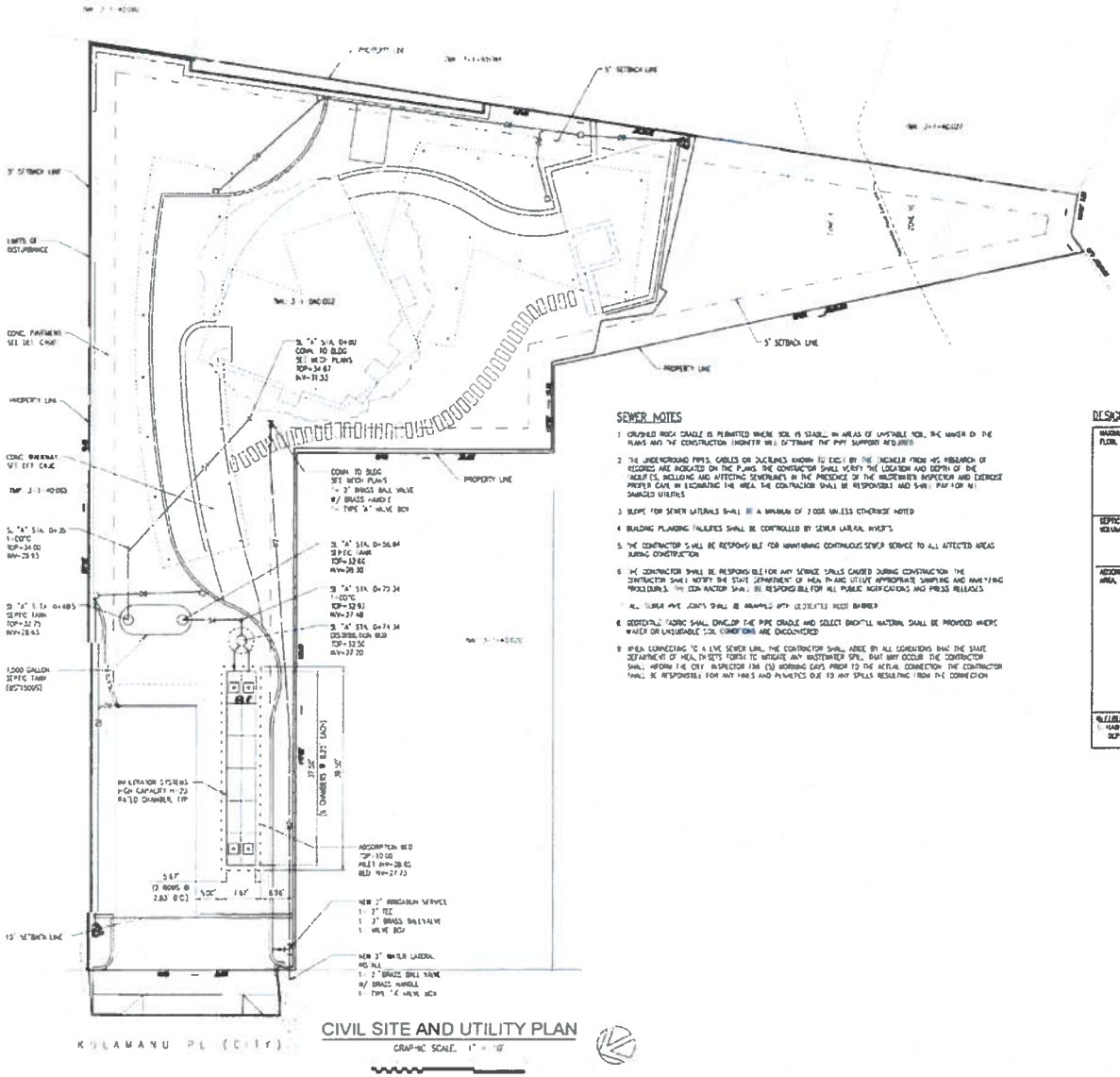
PROJECT NORTH / TRUE NORTH

CHECKED BY:
PROJECT NUMBER:

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER
C000

EXHIBIT C-3



CIVIL SITE AND UTILITY PLAN

GRAPHIC SCALE: 1" = 10'

SEWER NOTES

1. CRUSHED ROCK CRADLE IS PERMITTED WHERE SOIL IS STABLE. IN AREAS OF UNSTABLE SOIL, THE OWNER OR THE PLANS AND THE CONSTRUCTION ENGINEER WILL DETERMINE THE PIPE SUPPORT REQUIRED.
2. THE UNDERGROUND PIPES, CABLES OR DUCTLINES SHOWN TO EXIST BY THE INCHELD FROM HPC 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 INVERTS.
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 UTILITY APPROPRIATE SAMPLING AND ANALYTICAL PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC NOTIFICATIONS AND PRESS RELEASES.
7. ALL SEWER PIPE JOINTS SHALL BE GRAVITY TYPE ELASTOMERIC RUBBER.
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 HAS 3 BEDROOMS, SEPTIC TANK VOLUME MINIMUM CAPACITY V = 1,200 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 2, TABLE B 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 = 282.39 SF ACTUAL ABSORPTION AREA, A = LENGTH OF BED x WIDTH OF BED ACTUAL A = 39.58 FT x 7.67 FT ACTUAL A = 352.87 SF

REFERENCES:
1. HAWAII ADMINISTRATIVE RULES, TITLE 11, CHAPTER 62, WASTEWATER SYSTEMS. DEPARTMENT OF HEALTH, MARCH 21, 2014.

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235 KULAMANU RESIDENCE

235 KULAMANU PLACE, HONOLULU, HI 96816

TMK: 3-1-040:032

DESCRIPTION: A NEW TWO-STORY SINGLE FAMILY DWELLING AND A SWIMMING POOL

PALE KAMAPE RIGHTS
THIRD PARTY CERTIFICATION
- ☐ BUILDING CODE
- ☐ ELECTRICAL CODE
- ☐ MECHANICAL CODE
- ☐ RESIDENTIAL CODE
- ☐ STRUCTURAL (NON-SEISMIC) AND FIRE (NFPA)

STAMP

KEVIN K. ODA
LICENSED PROFESSIONAL ENGINEER
No. 18330-E
HAWAII, USA

#	DATE	ISSUES & REVISIONS	BY
	05/29/2024	PERMIT SET	

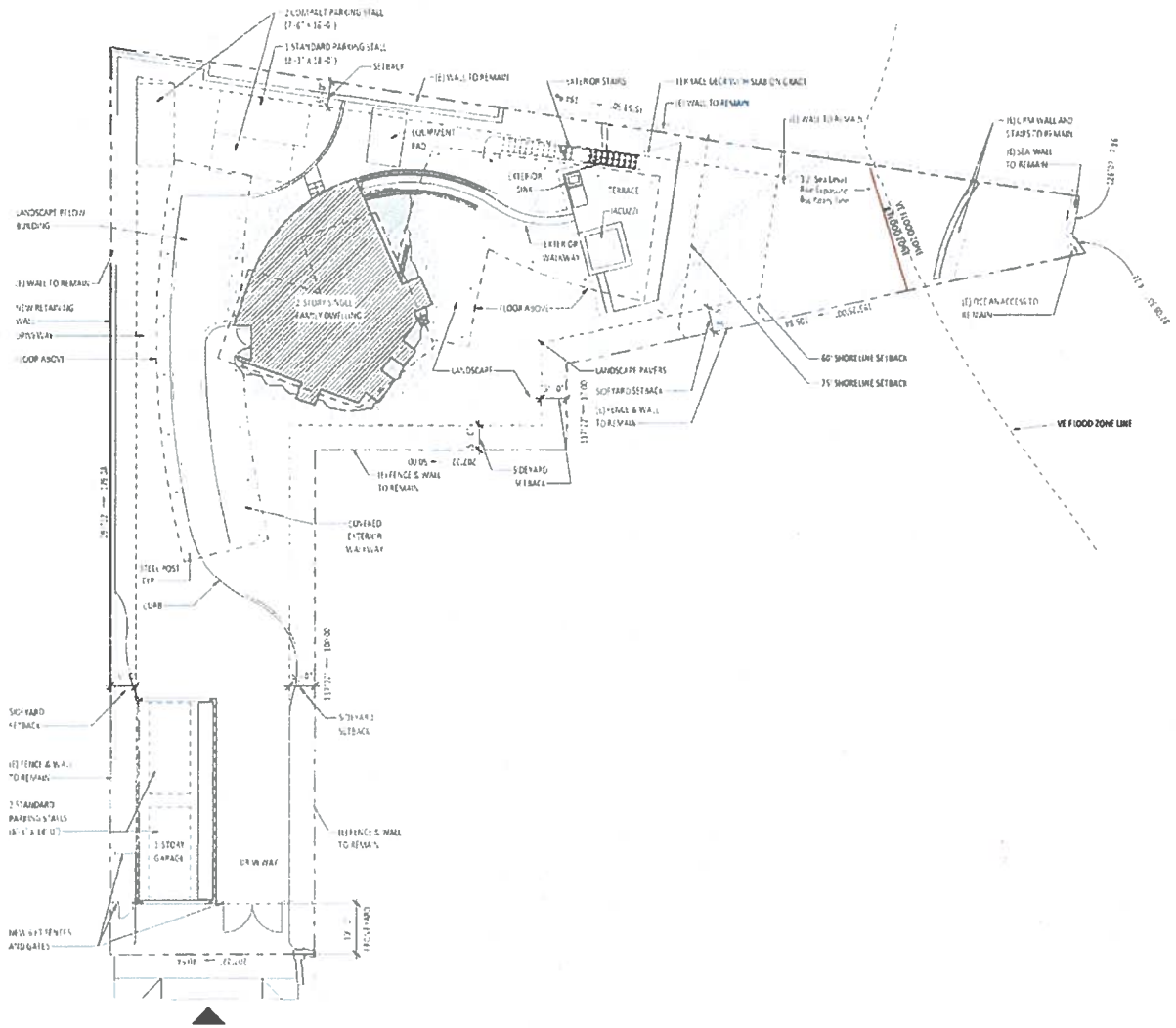
N
PROJECT NORTH
TRUE NORTH

CHECKED BY:
PROJECT NUMBER:

SHEET TITLE:
CIVIL SITE AND UTILITY PLAN

SHEET NUMBER
C100

EXHIBIT C-4



SITE PLAN

0 4' 8' 16' 32'

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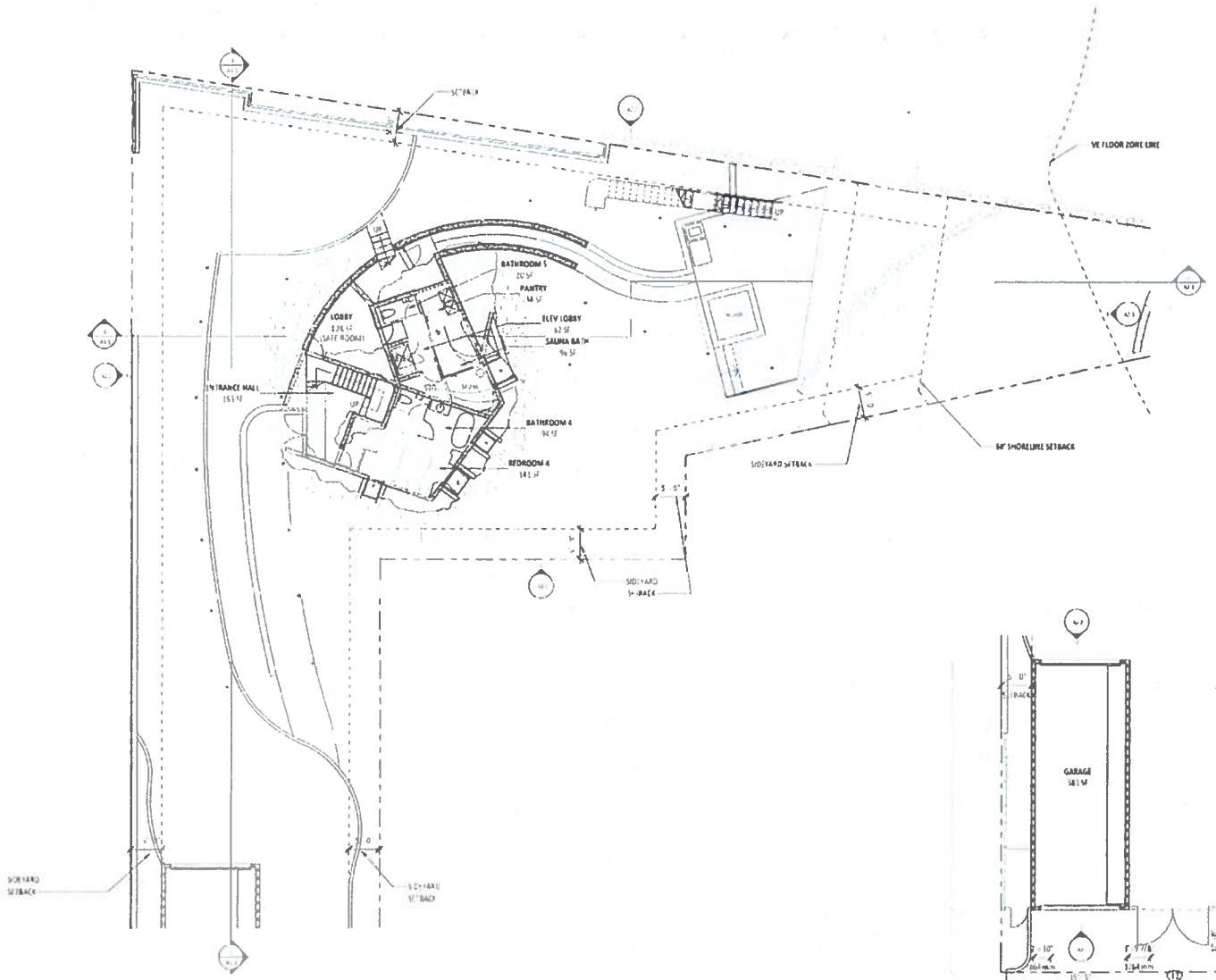
OSO

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 PAINTED CONCRETE WALLS
- NEW CMU WALLS
- NEW STUD WALLS
- EXISTING CONCRETE MASONRY UNIT
- EXISTING CONCRETE WALL
- EXISTING LOW CRETE RUBBLE MASONRY WALL
- EXISTING CHAIN LINK FENCE
- WINDOW TAG, SEE A810
- DOOR TAG, SEE A800 SERIES

1 GROUND FLOOR PLAN

2 GARAGE PLAN

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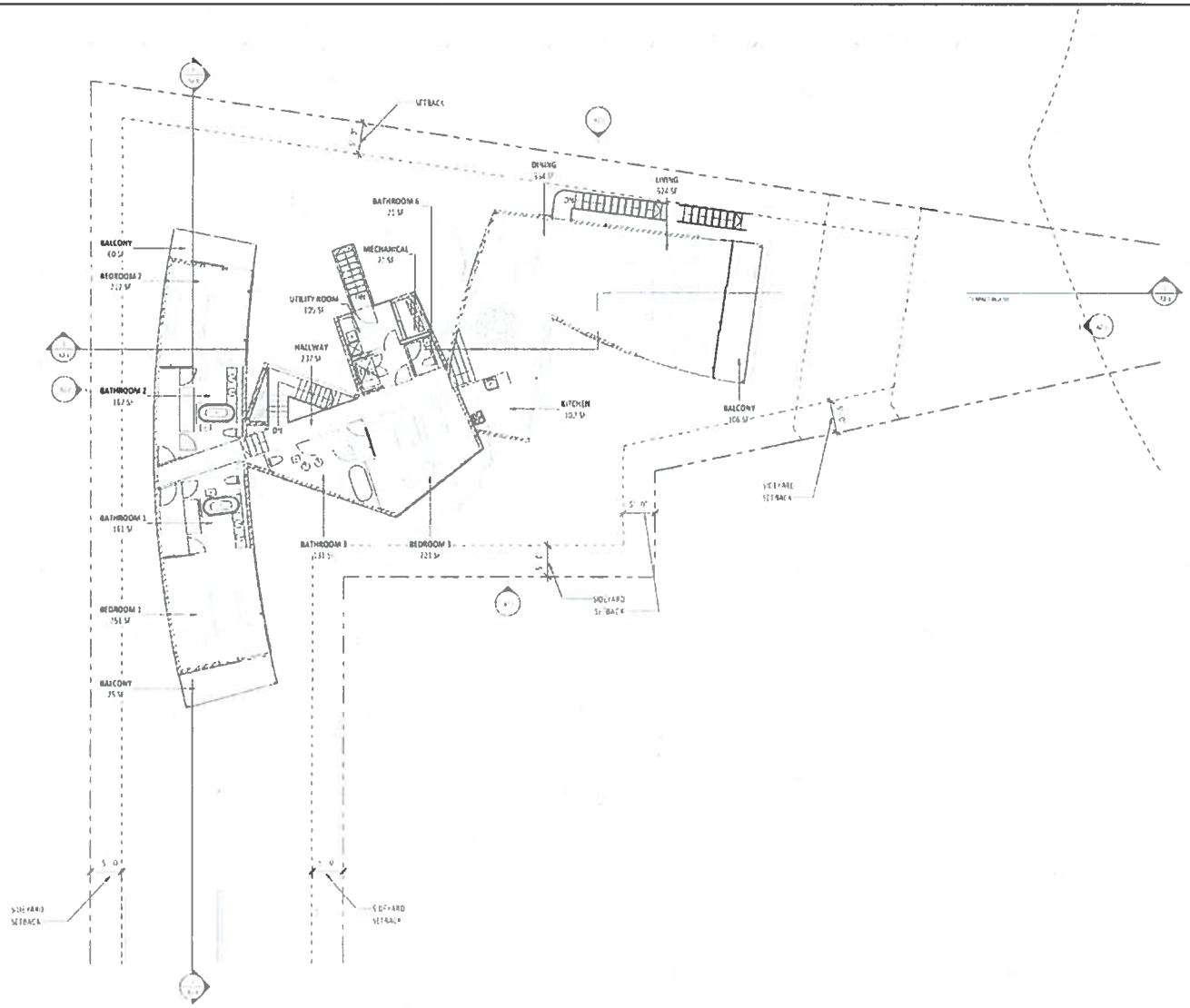
OSO

EXHIBIT C-6

GROUND FLOOR PLAN

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

A1.1



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
- (3) WINDOW TAG, SEE A810
- (D1) DOOR TAG, SEE A800 SERIES

1 SECOND LEVEL PLAN

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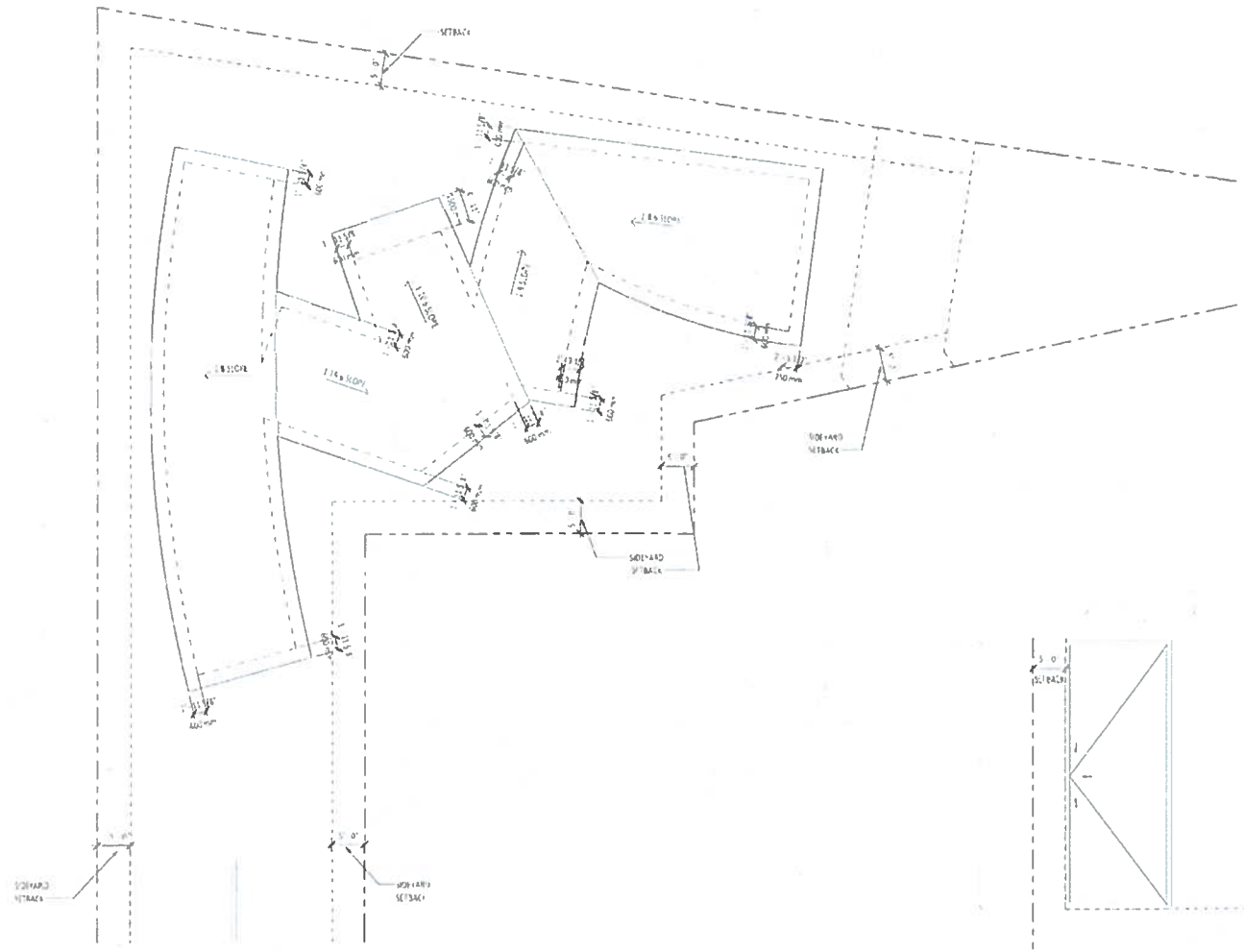
OSO

EXHIBIT C-7

SECOND FLOOR PLAN

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

A1.2





1 ROOF PLAN

2 GARAGE ROOF PLAN

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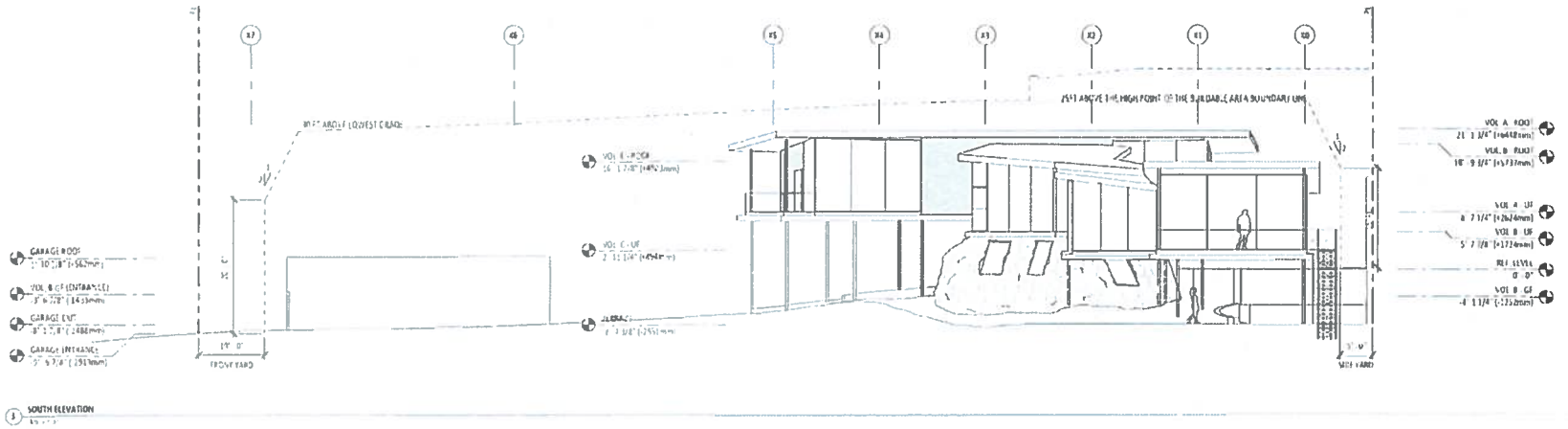
OSO

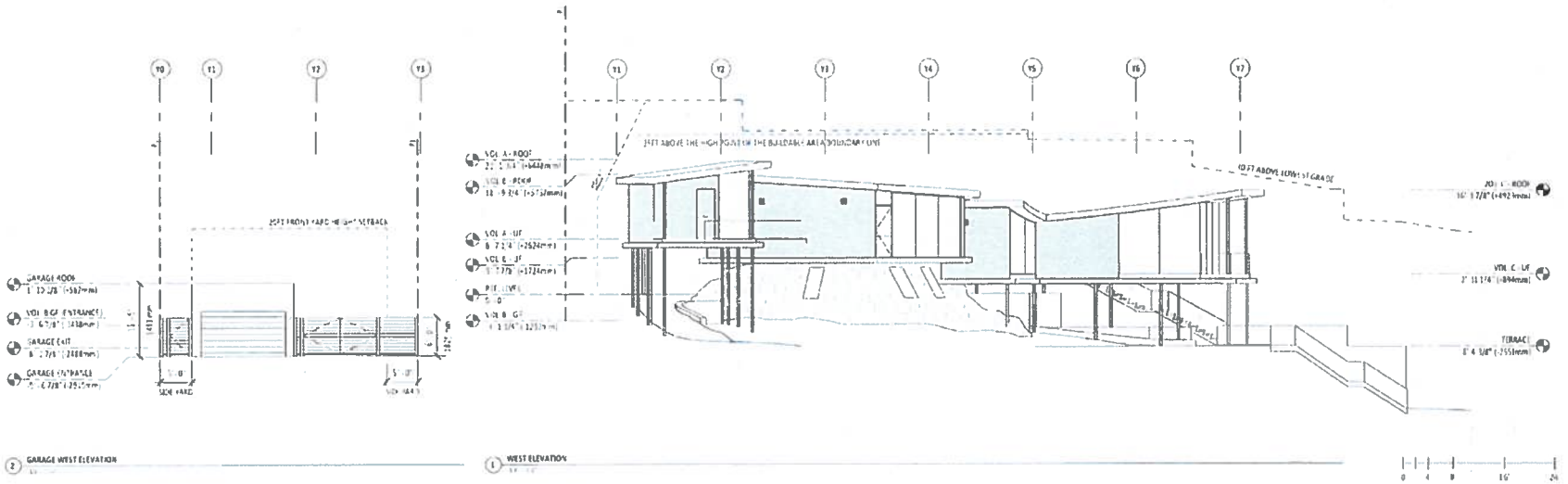
EXHIBIT C-8

ROOF PLAN

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

A1.3





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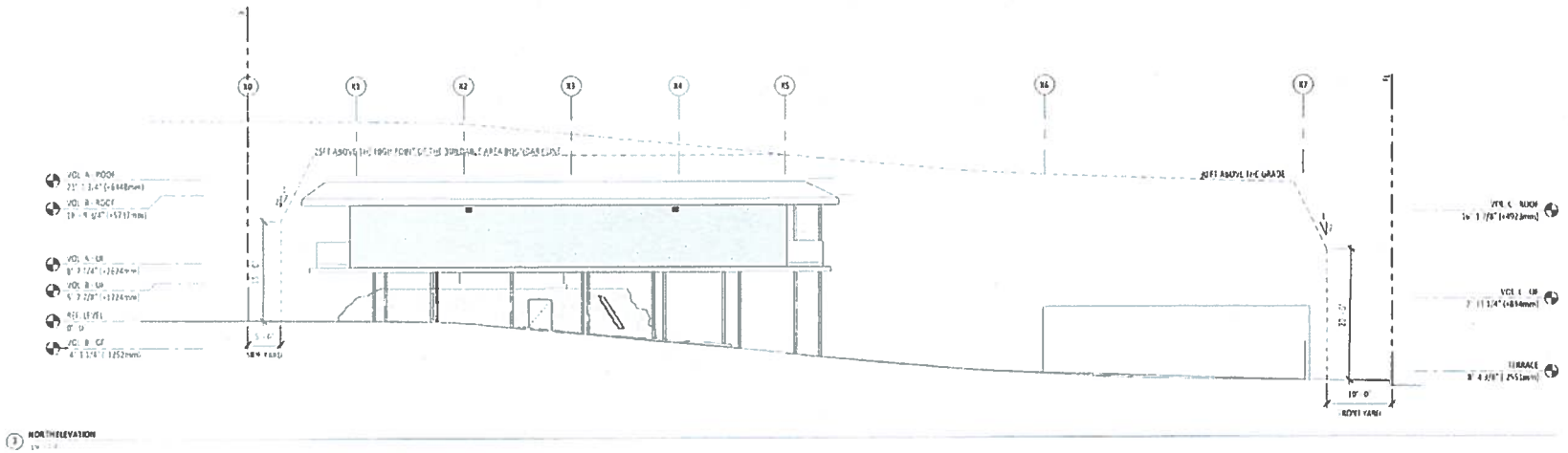
OSO

EXHIBIT C-9

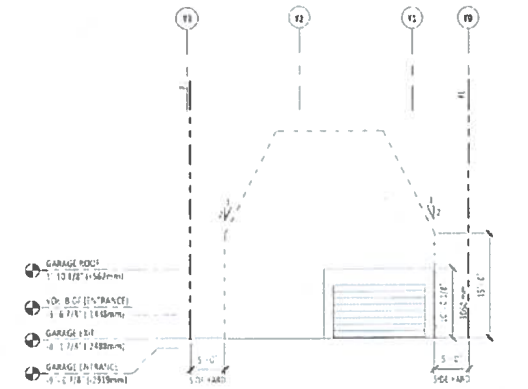
EXTERIOR ELEVATIONS

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

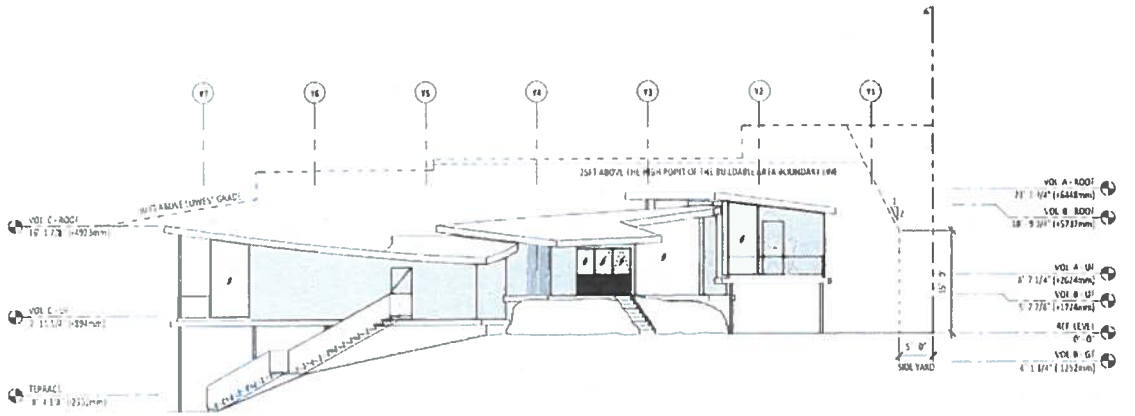
A2.1



3 NORTH ELEVATION



2 GARAGE EAST ELEVATION



1 EAST ELEVATION

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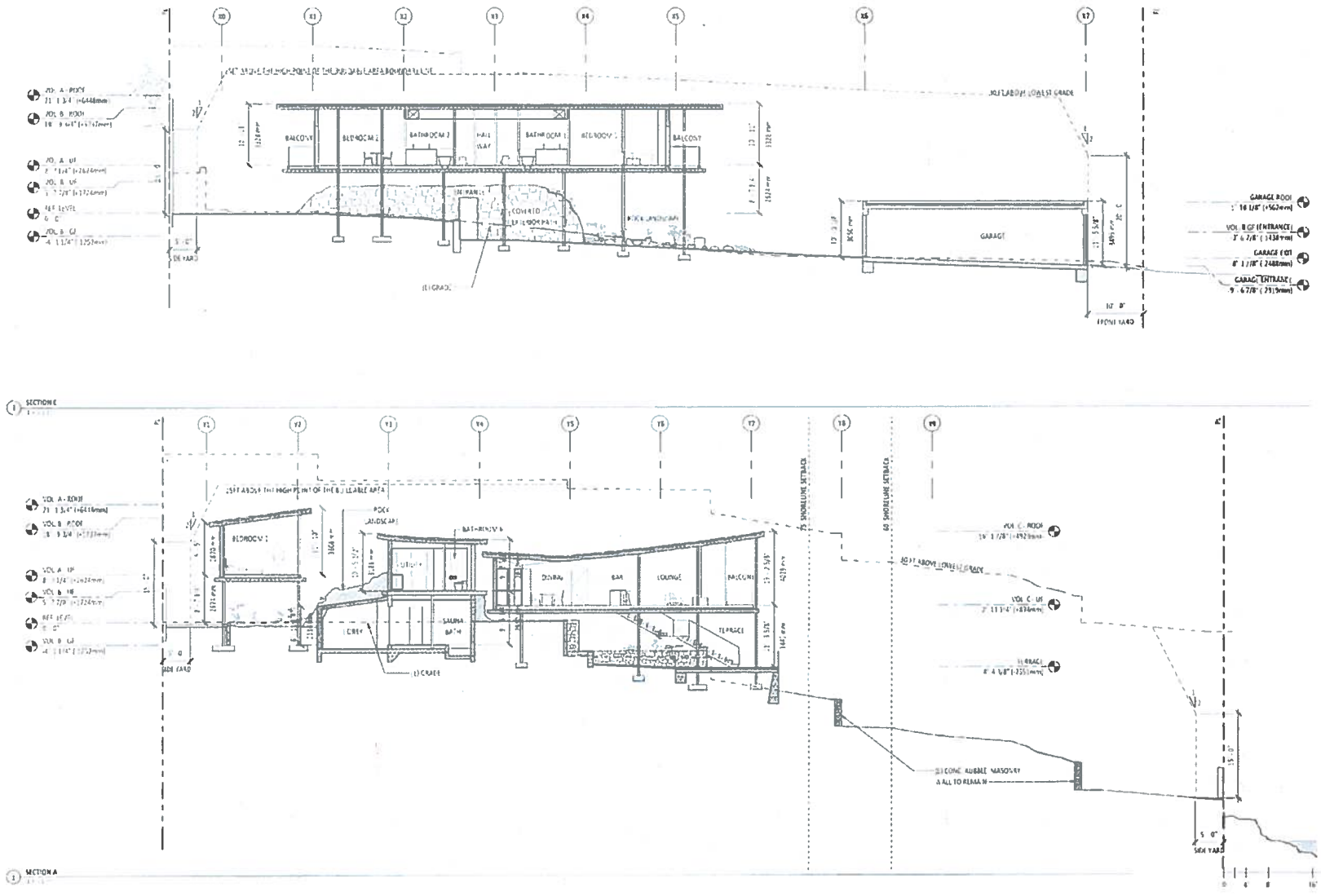
EXHIBIT C-10

EXTERIOR ELEVATIONS

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

A2.2



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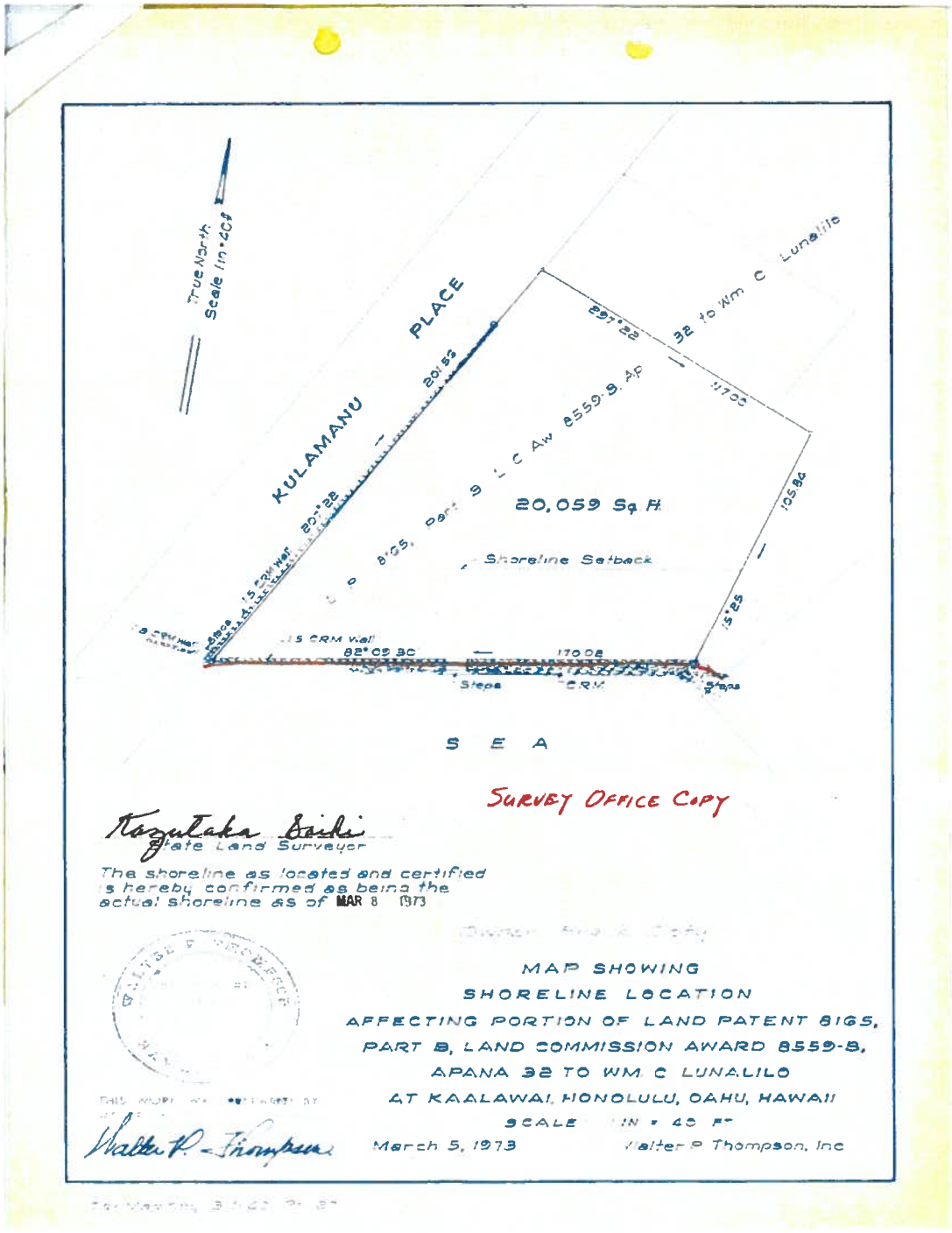
OSO

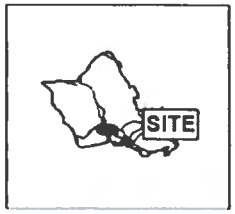
BUILDING SECTIONS

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 - 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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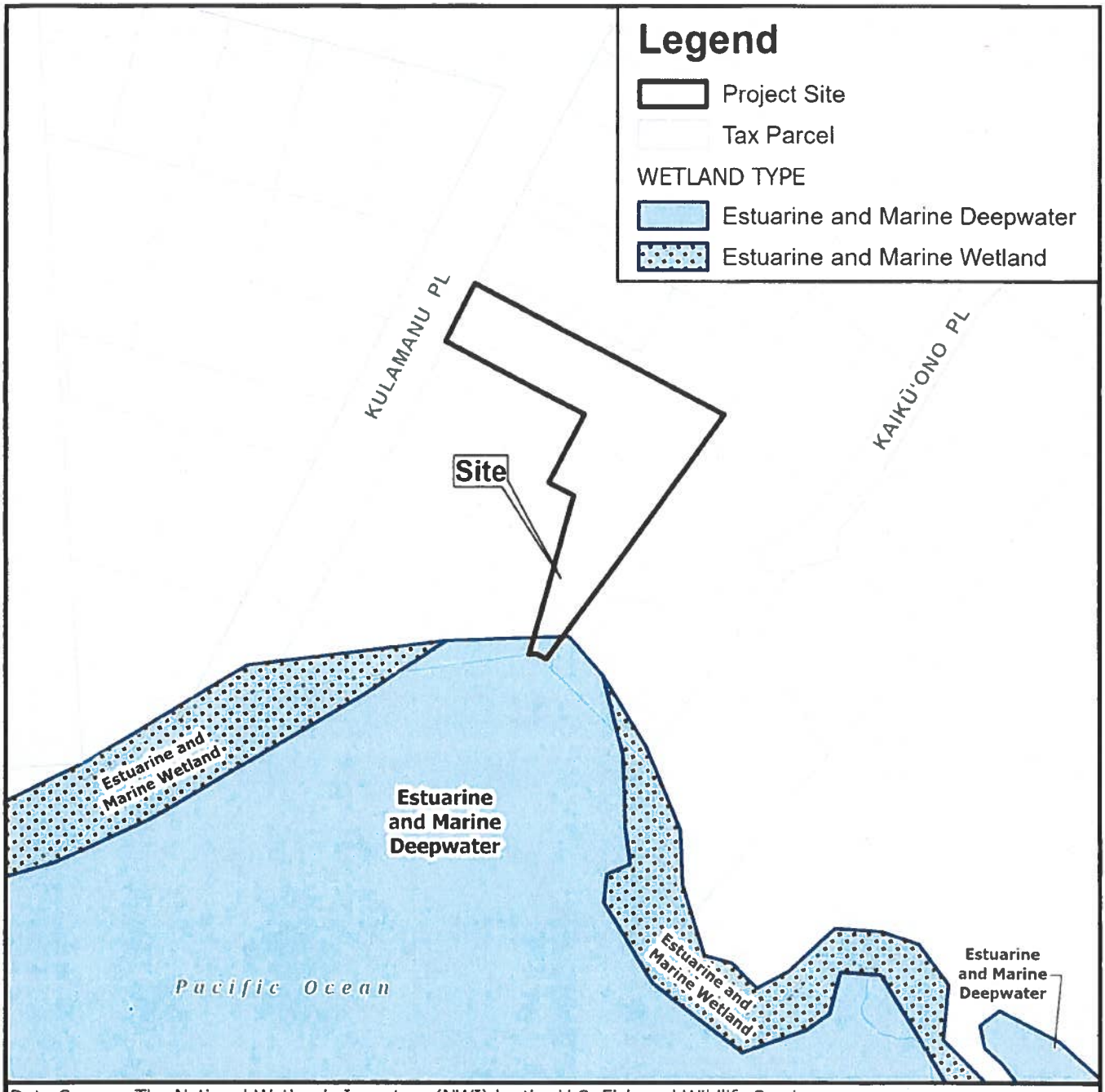
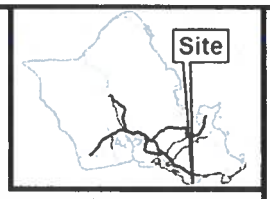


Data Source: The National Wetlands Inventory (NWI) by the U.S. Fish and Wildlife Service.
https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/





VICINITY MAP

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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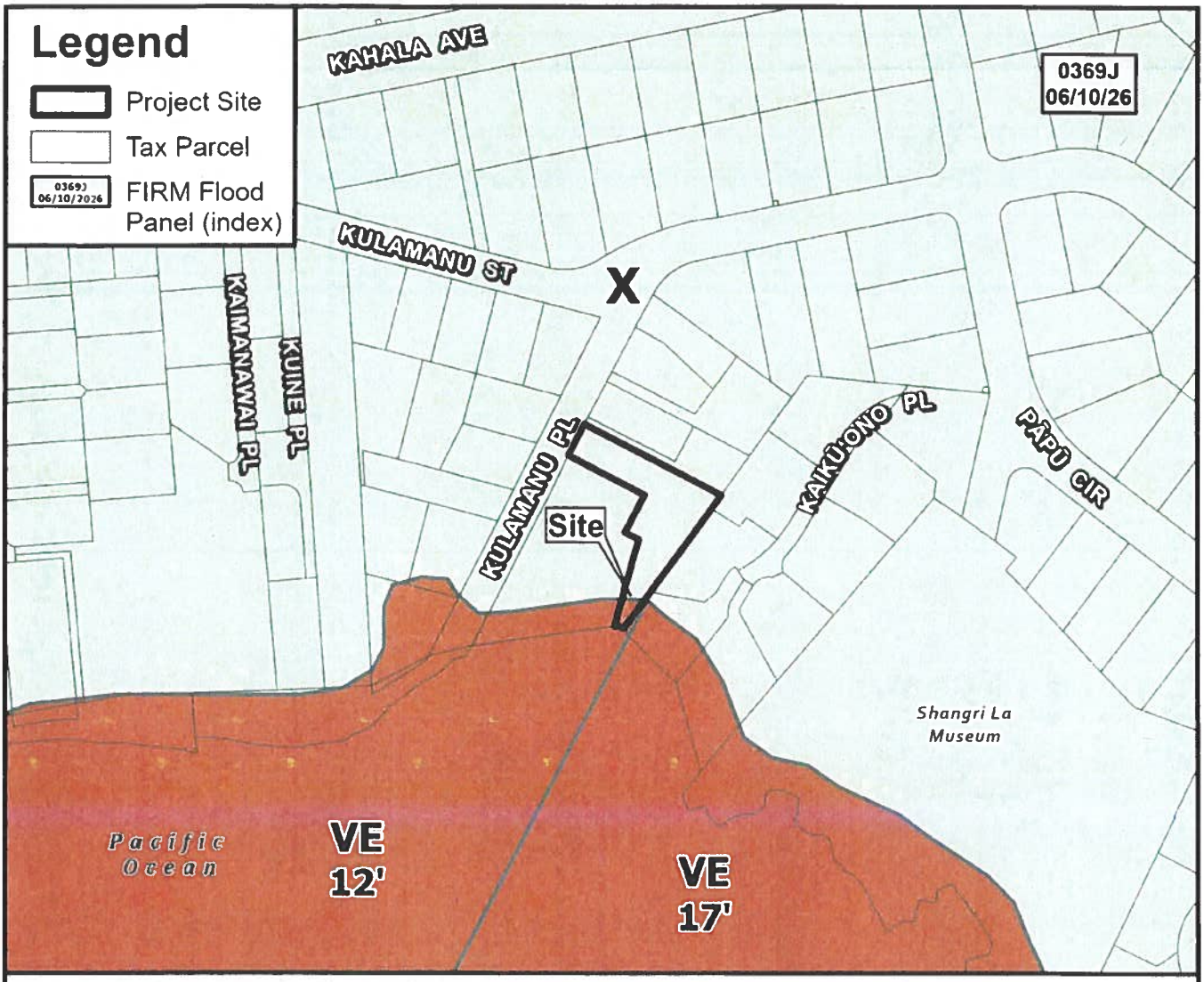
This map was prepared in color



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.

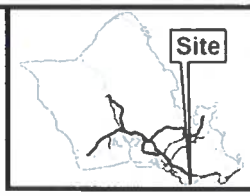
Zone VE = Costal flood zone with velocity hazard (wave action); BFE determined

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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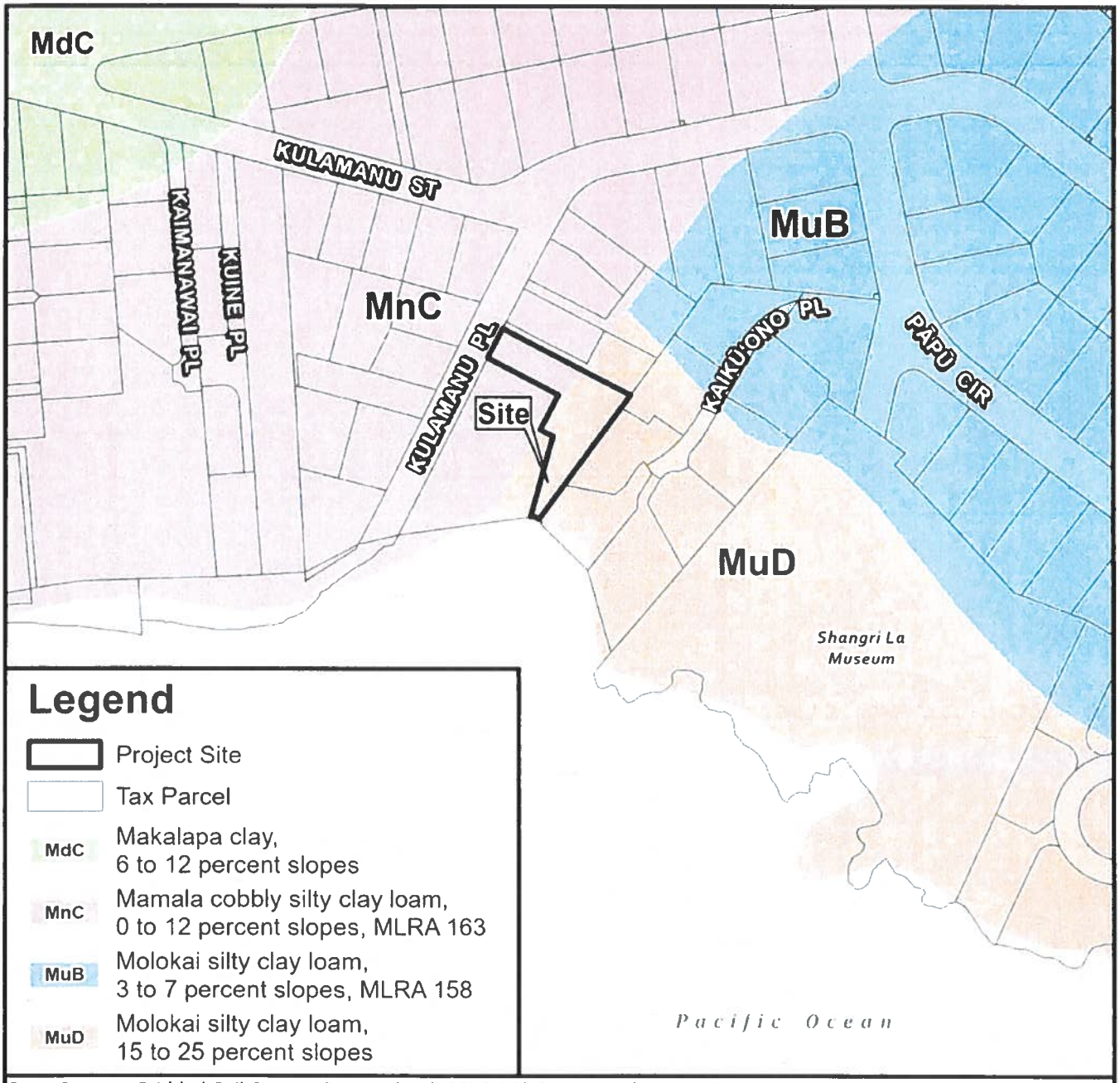

Legend

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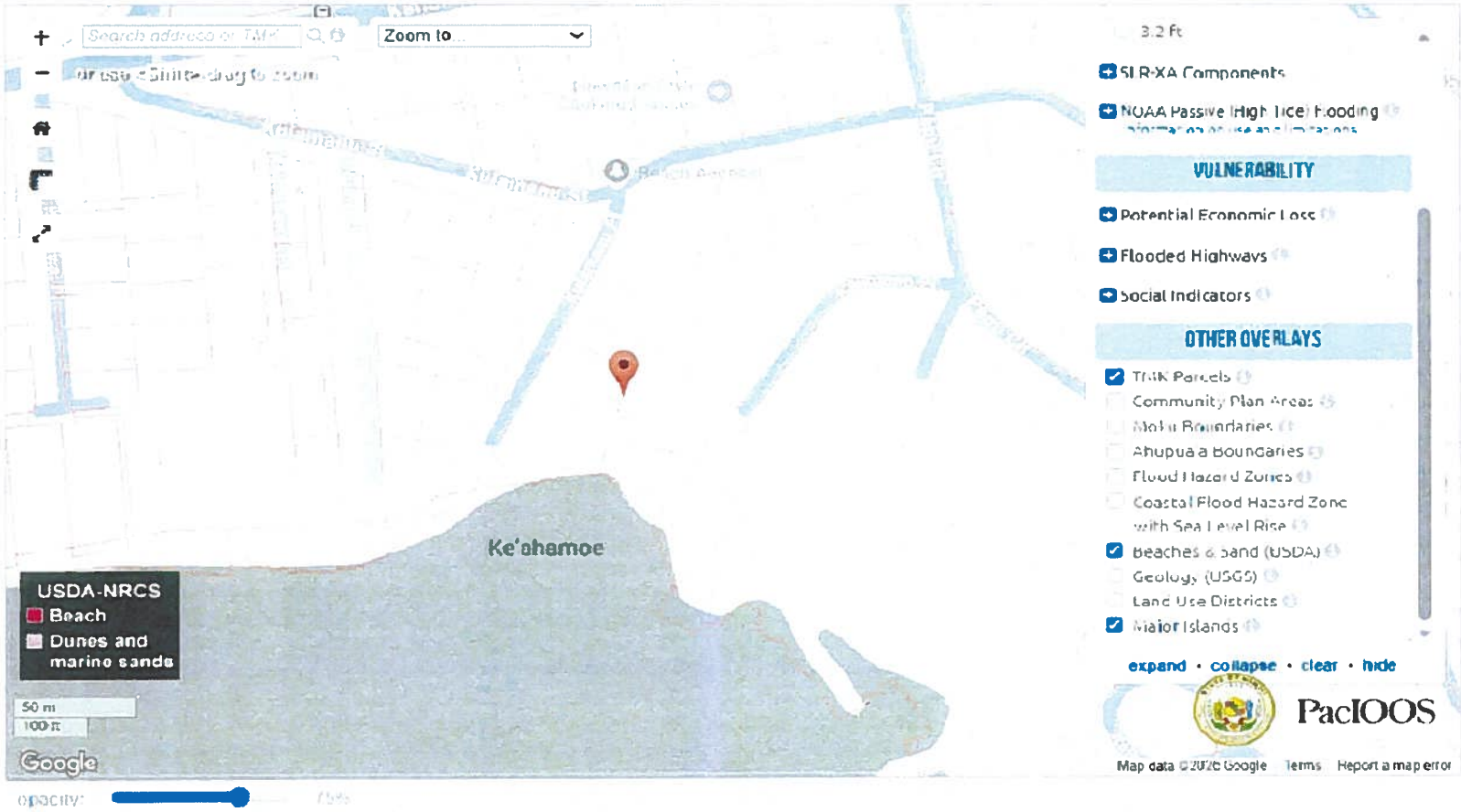
Sea Level Rise : State of Hawai'i Sea Level Rise Viewer

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

view full-screen map





VICINITY MAP

0 300 600 1,200

Scale in Feet

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

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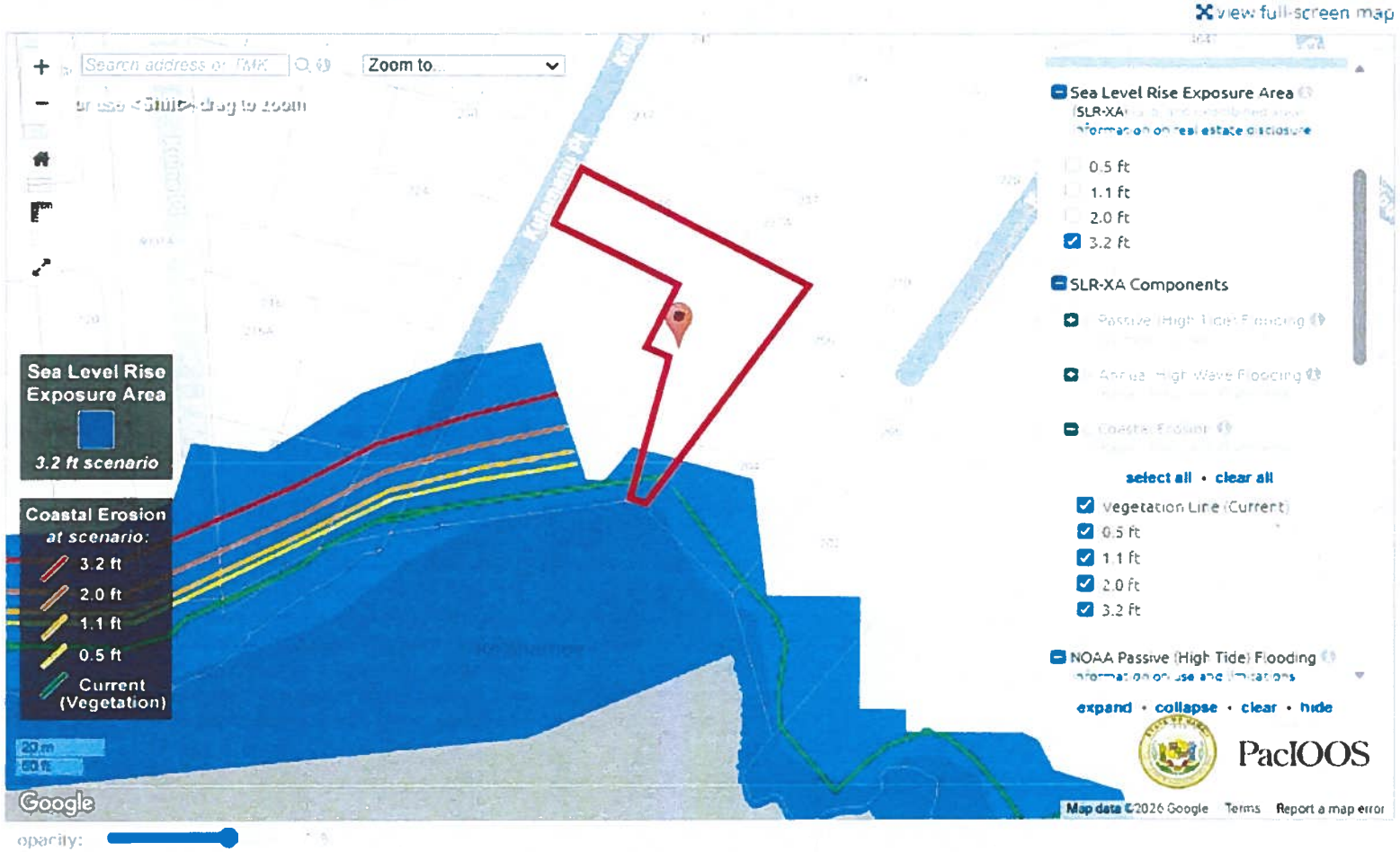
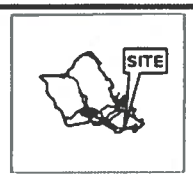
Sea Level Rise : State of Hawai'i Sea Level Rise Viewer

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





VICINITY MAP

0 300 600 1,200

Scale in Feet

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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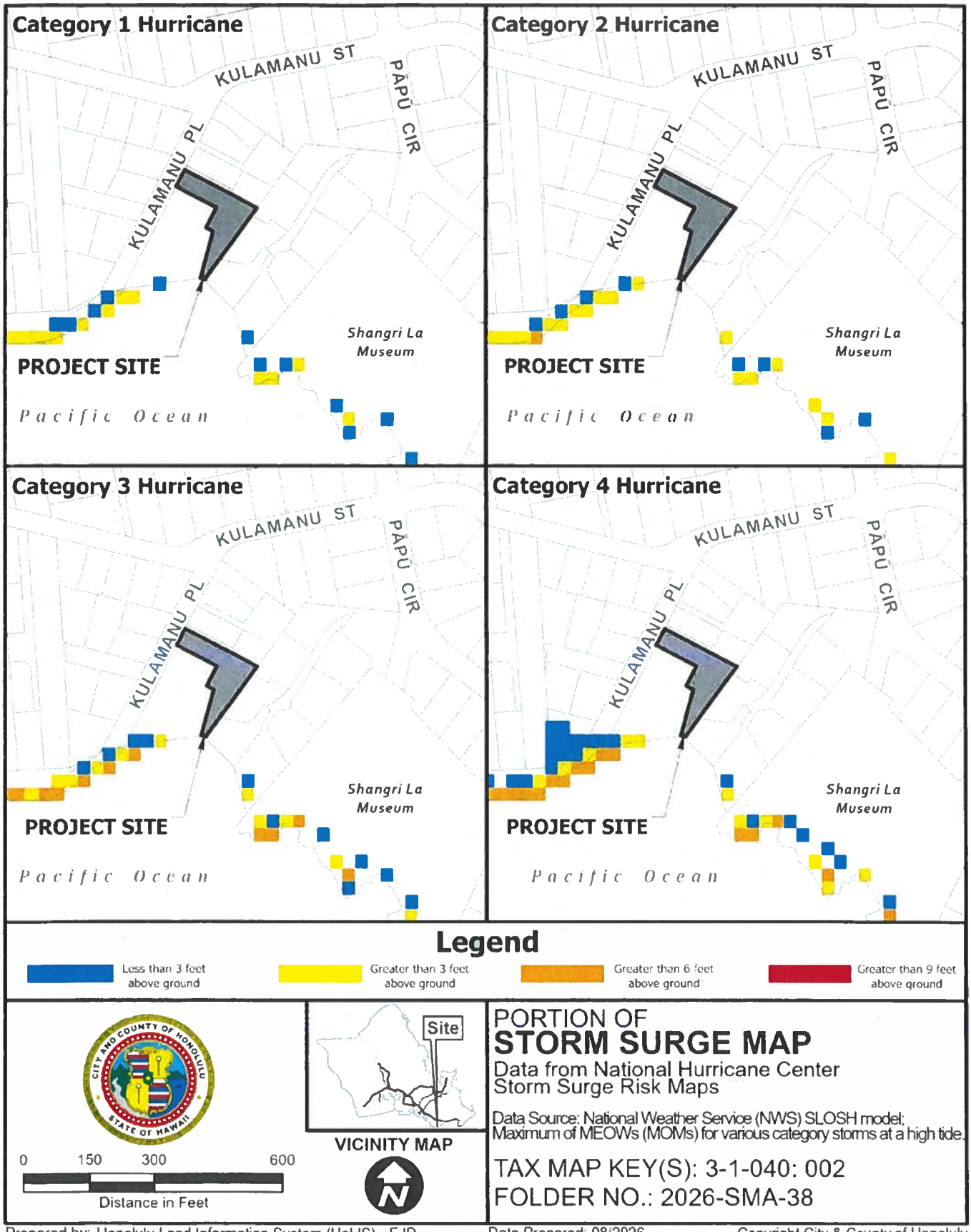

VICINITY MAP

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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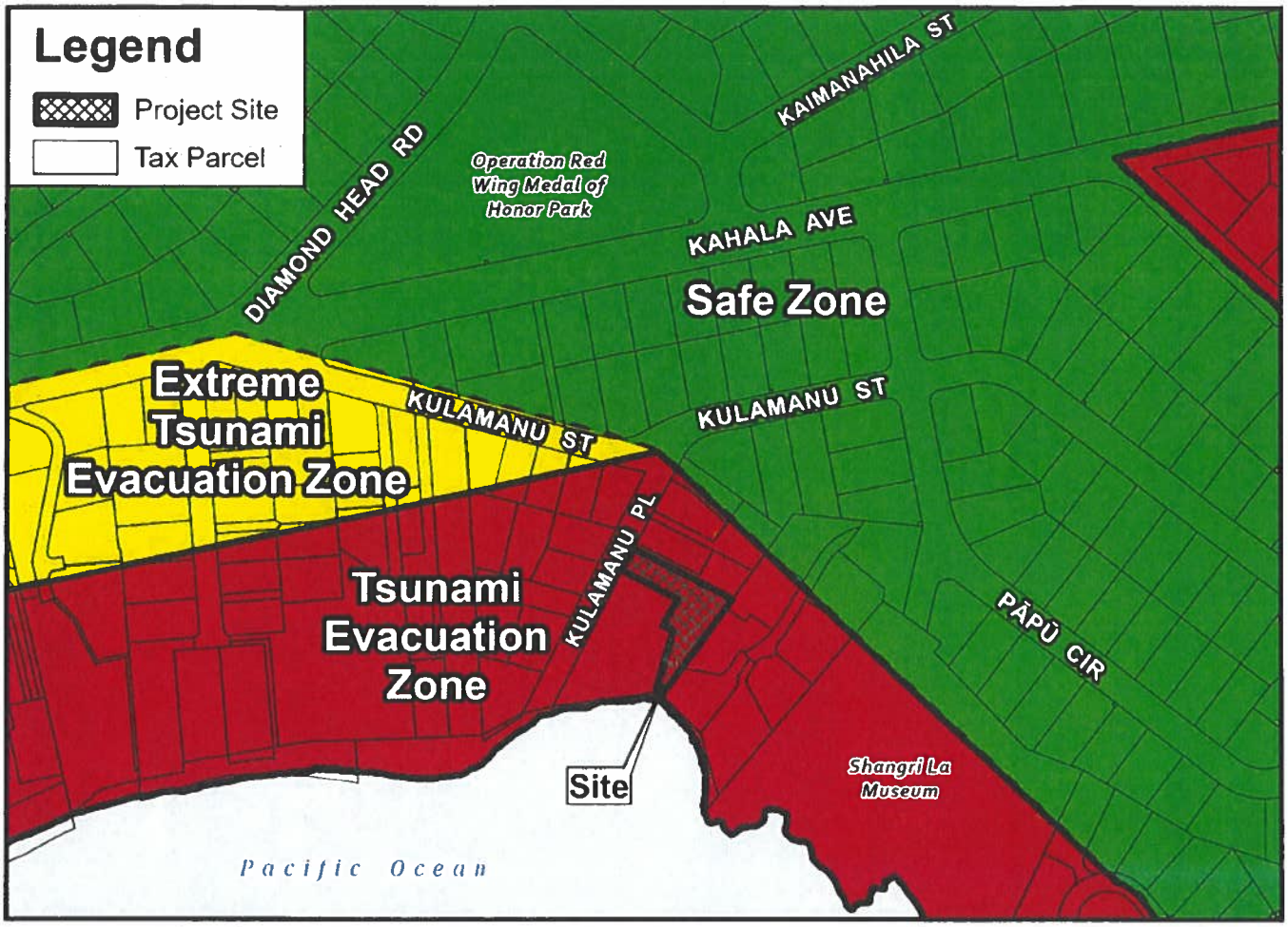


- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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

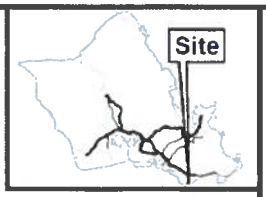
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

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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This map was prepared in color