

LULANI STREET RESIDENCE

COMMITTEE ON ZONING & PLANNING

RESOLUTION : 26-218

PREPARED BY: WHITESPACE ARCHITECTS

THURSDAY, OCTOBER 22, 2026





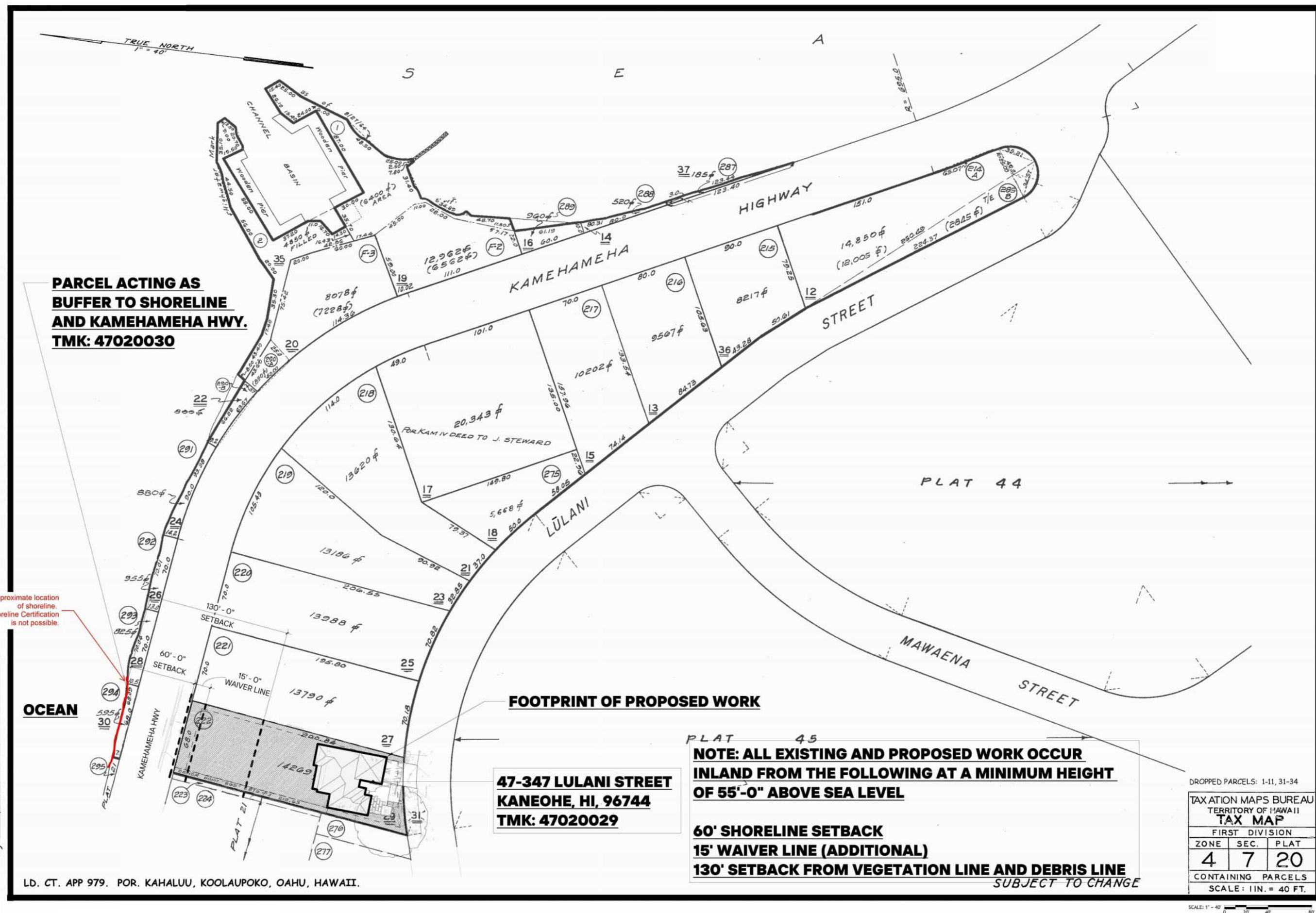
SITE PHOTOS

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PLAT MAP

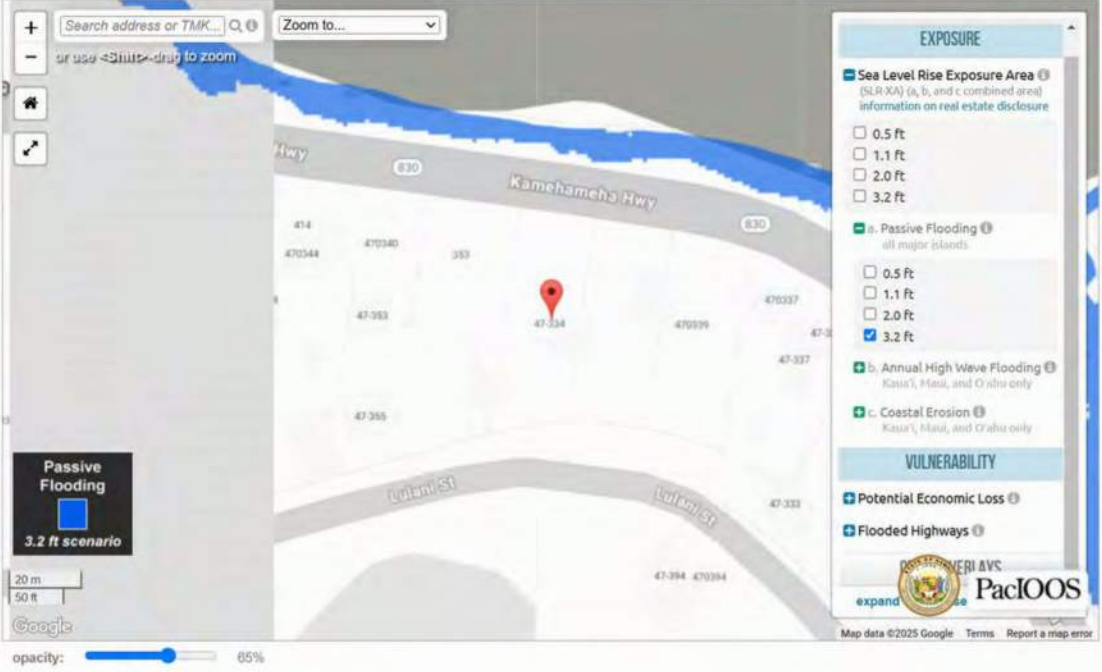
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Dwg. No. 3502
Source: I.M.B. & L.C. App. 979 M-14
By: L.H. & H.N. Jan. 1942

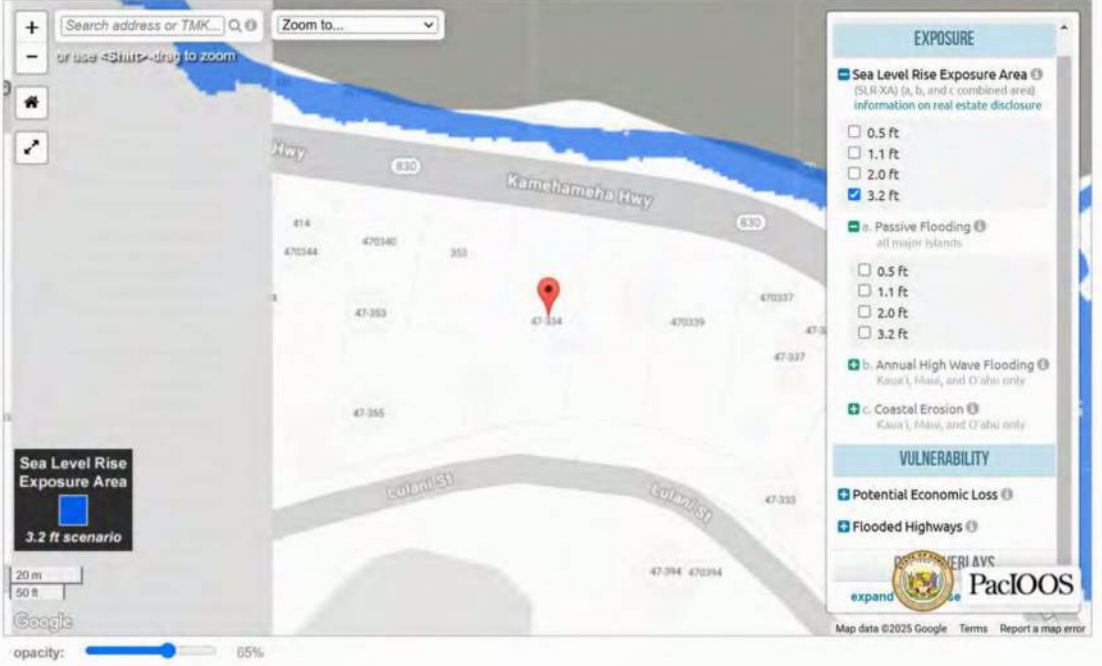
Sea Level Rise : State of Hawai'i Sea Level Rise Viewer

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



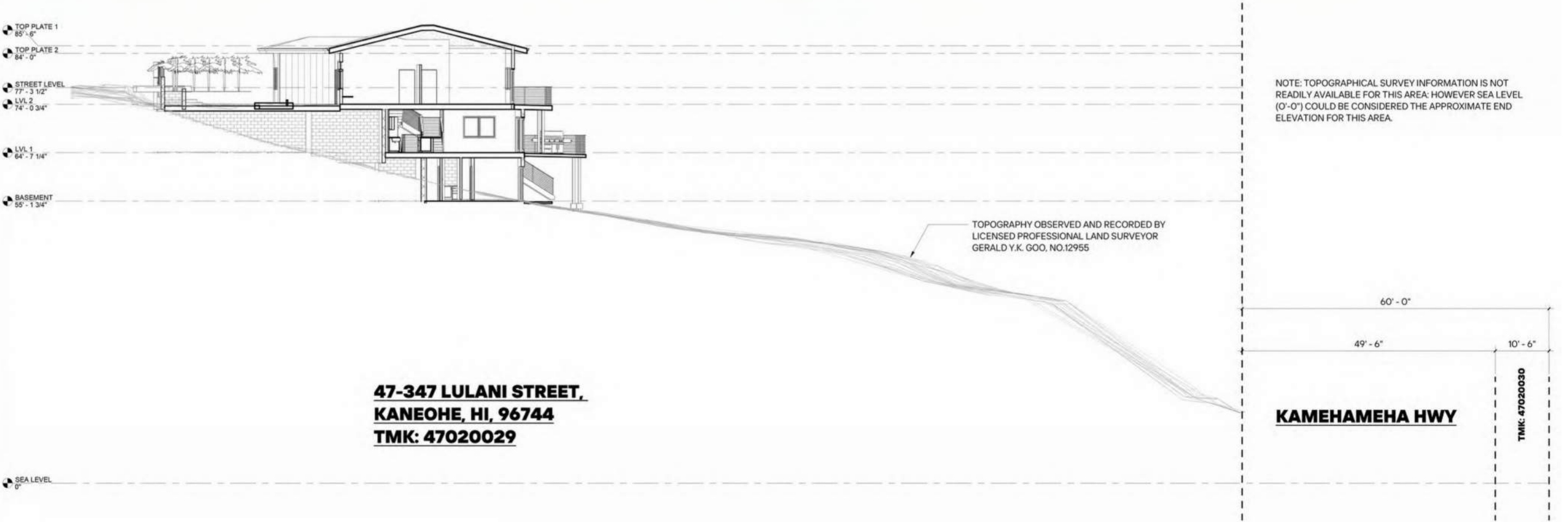
Sea Level Rise : State of Hawai'i Sea Level Rise Viewer

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NOTE: THERE IS NO OBSERVED OR MEASURABLE INDICATION THAT THE PARCEL IS SUBJECT TO PASSIVE FLOODING OR SEA LEVEL RISE BETWEEN (.5 TO 3.2 FT)

"DEVELOPMENT" FOR PURPOSES OF CHAPTER 25, REVISED ORDINANCES OF HONOLULU (ROH), UNDER THE PROVISIONS OF ACT 16 (2020), SESSION LAWS OF HAWAII, CONSTRUCTION OR RECONSTRUCTION OF A RESIDENCE SITUATED ON A SHORELINE LOT OR A LOT THAT IS IMPACTED BY WAVES, STORM SURGES, HIGH TIDE, OR SHORELINE EROSION IS CONSIDERED DEVELOPMENT. WE INTERPRET THIS TO MEAN PROPERTIES THAT ARE NOT SUSCEPTIBLE TO SEA LEVEL RISE AT 0.5 FEET (WWW.HAWAIISEALEVELRISEVIEWER.COM) OR LOCATED IN THE COASTAL HIGH HAZARD AREA AS DEFINED IN CHAPTER 21A, ROH (FLOOD ZONES VE AND V). GIVEN THIS, A REDEVELOPMENT OF A RESIDENCE WITHIN THE SMA THAT IS NOT ON A SHORELINE LOT OR IMPACTED BY WAVES, STORM SURGE, HIGH TIDES, OR SHORELINE EROSION IS NOT CONSIDERED "DEVELOPMENT." THEREFORE, NO SMA PERMIT WOULD BE REQUIRED.



PLAT SECTION AND SEA LEVEL RISE

BUILDING & FLOOR AREA CALCULATIONS

ZONING	R-10
LOT AREA	14,269 SF
MAX BLDG AREA (50% OF ZONING LOT)	7,135 SF
FAR	.35

BUILDING AREA CALCULATION

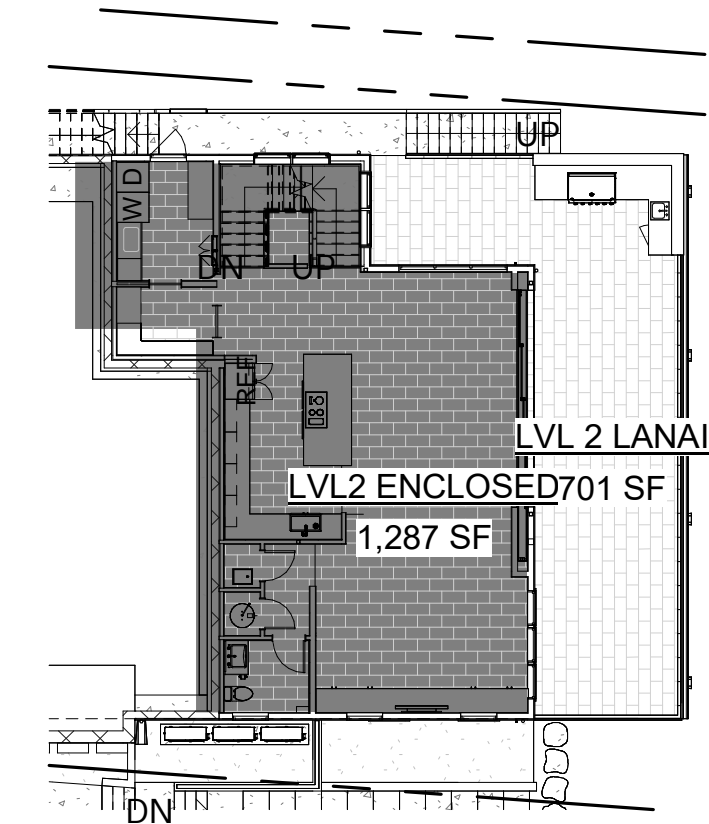
	EXISTING (SF)	NEW (SF)
LVL 1 ENCLOSED	1,219 SF	1,644 SF
LVL 1 COVERED LANAI	0 SF	48 SF
LVL 1 ENCLOSED GARAGE	364 SF	503 SF
LVL 2 ENCLOSED	1,219 SF	1,287 SF
LVL 3 ENCLOSED	0 SF	981 SF
LVL 3 COVERED LANAI	0 SF	497 SF
TOTAL	2,802 SF	4,960 SF

FLOOR AREA CALCULATION

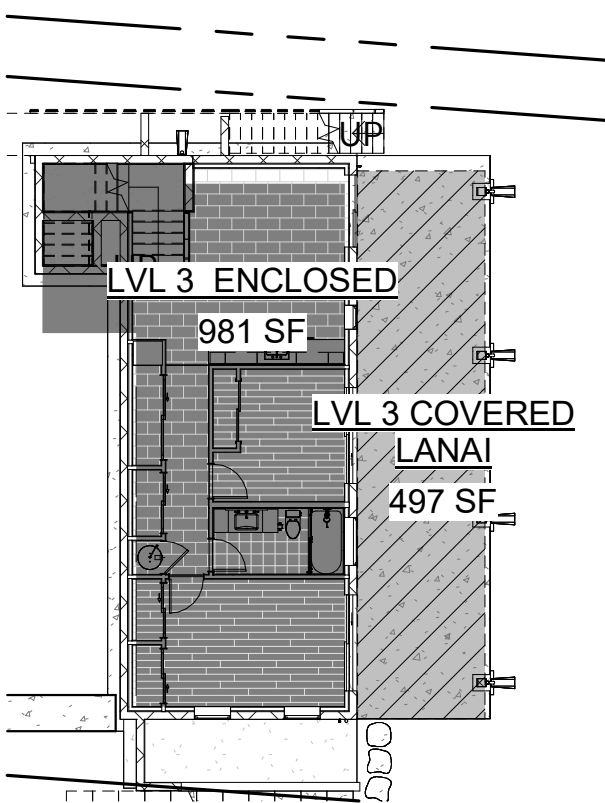
	EXISTING (SF)	NEW (SF)
LVL 1 ENCLOSED	1,130 SF	1,560 SF
LVL 1 COVERED LANAI	0 SF	48 SF
LVL 2 ENCLOSED	960 SF	1,058 SF
LVL 3 ENCLOSED	0 SF	859 SF
LVL 3 COVERED LANAI	0 SF	497 SF
TOTAL	2,090 SF	3,752 SF

PARKING REQUIREMENTS

FLOOR AREA (EXCLUDING GARAGE & STORAGE)	3,752 SF
NEW SINGLE-FAMILY RESIDENCE	4 STALLS
TOTAL STALLS PROVIDED	4 STALLS



① LVL 2 AREA PLAN - 1/16" SCALE
1/16" = 1'-0"

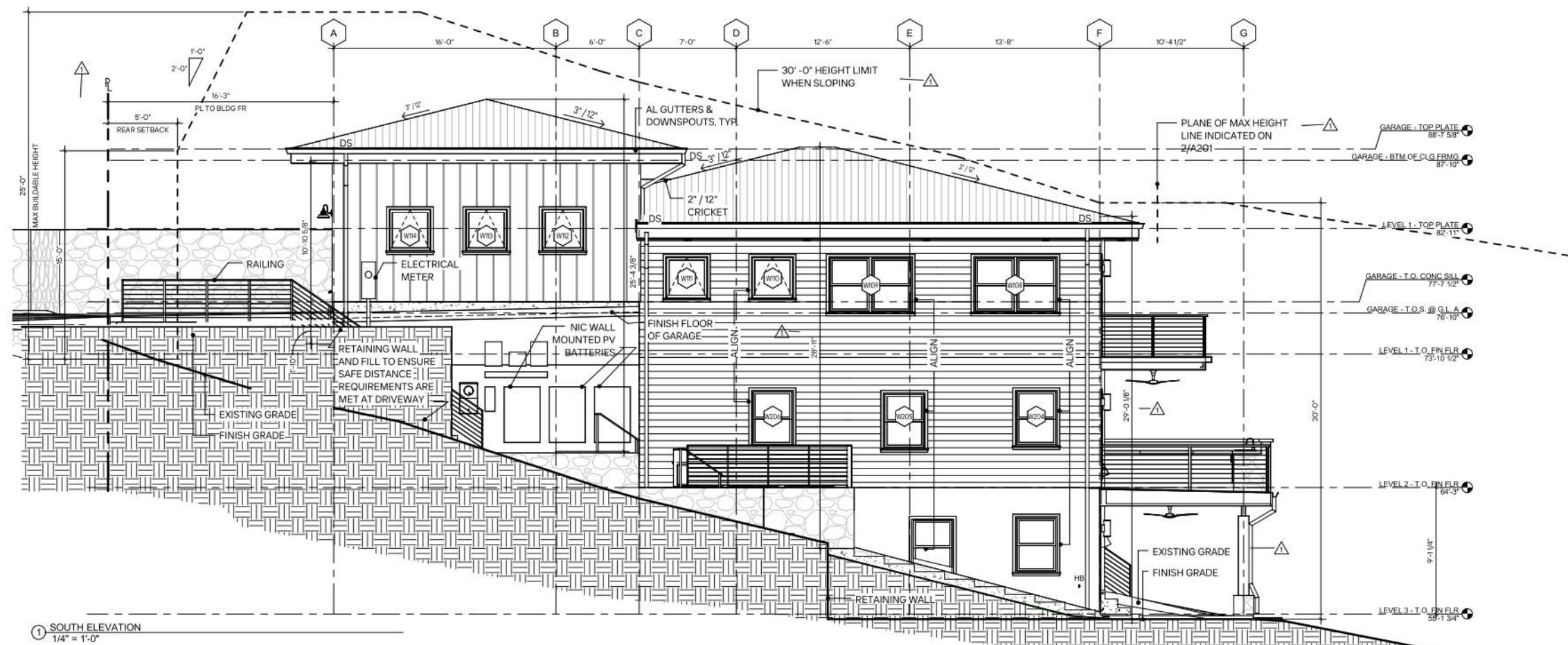


② LVL 3 AREA PLAN - 1/16" SCALE
1/16" = 1'-0"

SITE PLAN LEGEND

	ENCLOSED		CONCRETE DRIVEWAY
	ENCLOSED GARAGE		COVERED ENTRY / LANAI

PROPOSED SITE PLAN



PROPOSED EXTERIOR ELEVATIONS

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