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SPECIAL MANAGEMENT AREA – MAJOR PERMIT

Resolution 26-231 | ROH Ch. 25

Committee on Zoning & Planning | November 18, 2026

CSY MOUA SINGLE-FAMILY DWELLING

Yuen Residence | 84-909 Moua St. Waianae, HI 96792



Submitted by Maunakai & Associates for Resolution 26-231

Committee on Zoning & Planning | November 18, 2026

MISC. COM. 488(26) ZON

Project Team

CSY MOUA SINGLE-FAMILY DWELLING

- JAMES D. AND STACEY N. CHANG
- REID R. AND STEPHANIE S. SHIGEMASA
- RANDALL W.H. YUEN AND ALLISON K. SHINN-YUEN

Private Landowners

DEVELOPMENT TEAM

MAUNAKAI & ASSOCIATES

Project Agent

Developing a single-family dwelling on private-owned land in Waianae on the island of Oahu

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Location and Site Context



Project Site

0.2599 acres
11,323 sf. – 1,820 sf. (erosion area)
9,503 sf. (buildable area)
Site Area

Private Land ownership

R-10. Residential District
Zoning

Vacant
Current Condition



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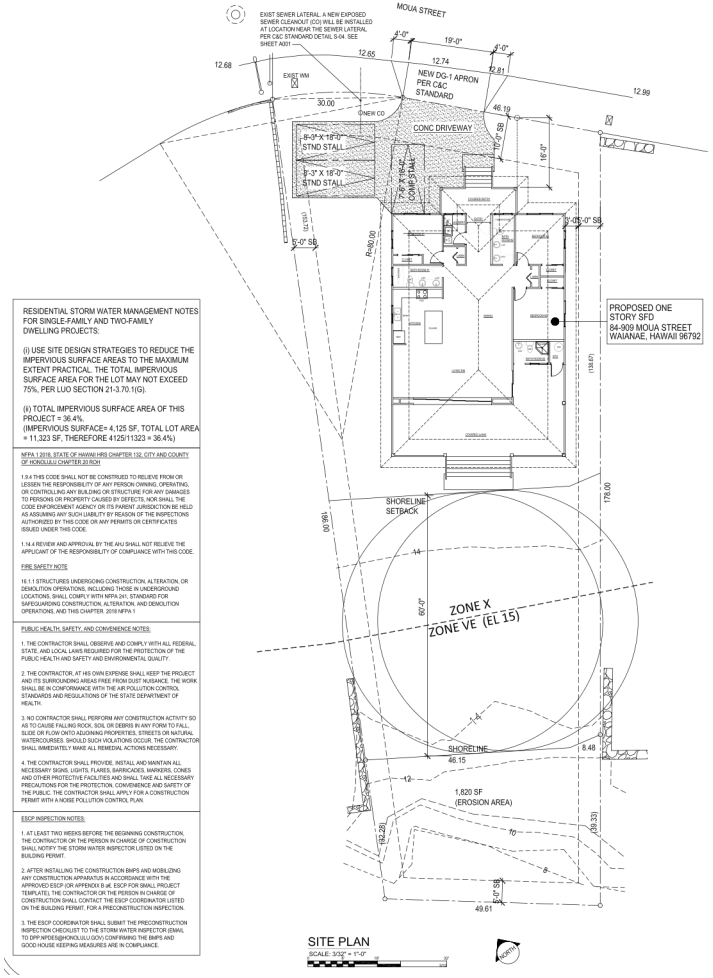
Project Site Plan



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

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

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

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

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

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

FIRE SAFETY NOTE

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

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

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

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

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

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

ESCP INSPECTION NOTES:

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

2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B-4E, ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.

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

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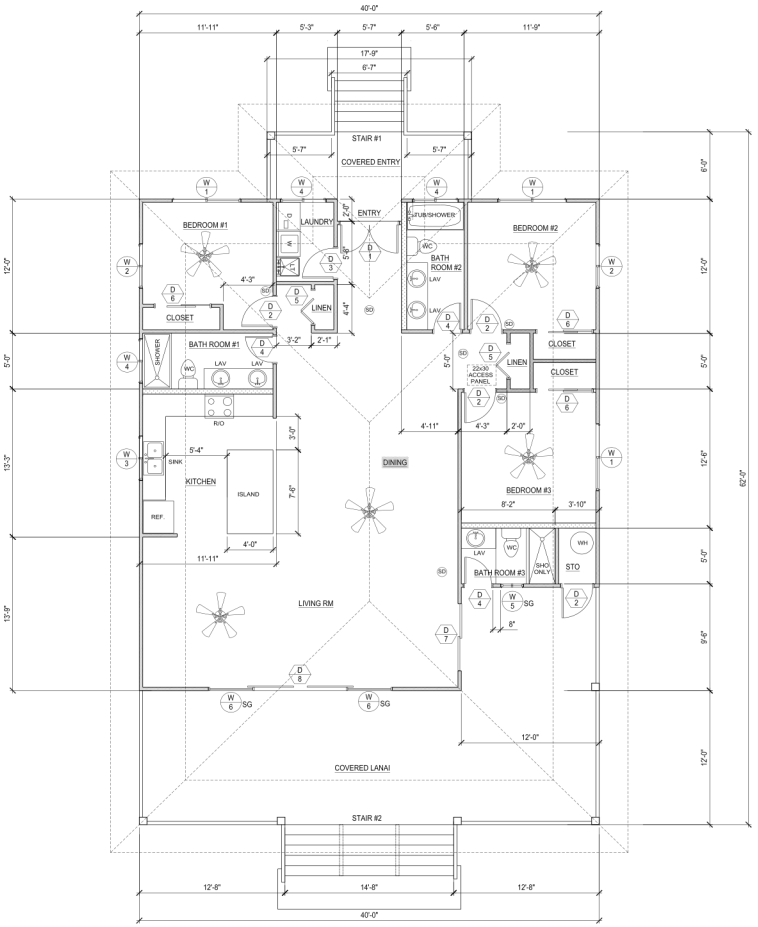
Project Review

Floor Plan:

- 3 - bedrooms
- 3 – bathrooms
- 3 – uncovered parking stalls-concrete driveway
- Living room
- Kitchen
- Covered lanai



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

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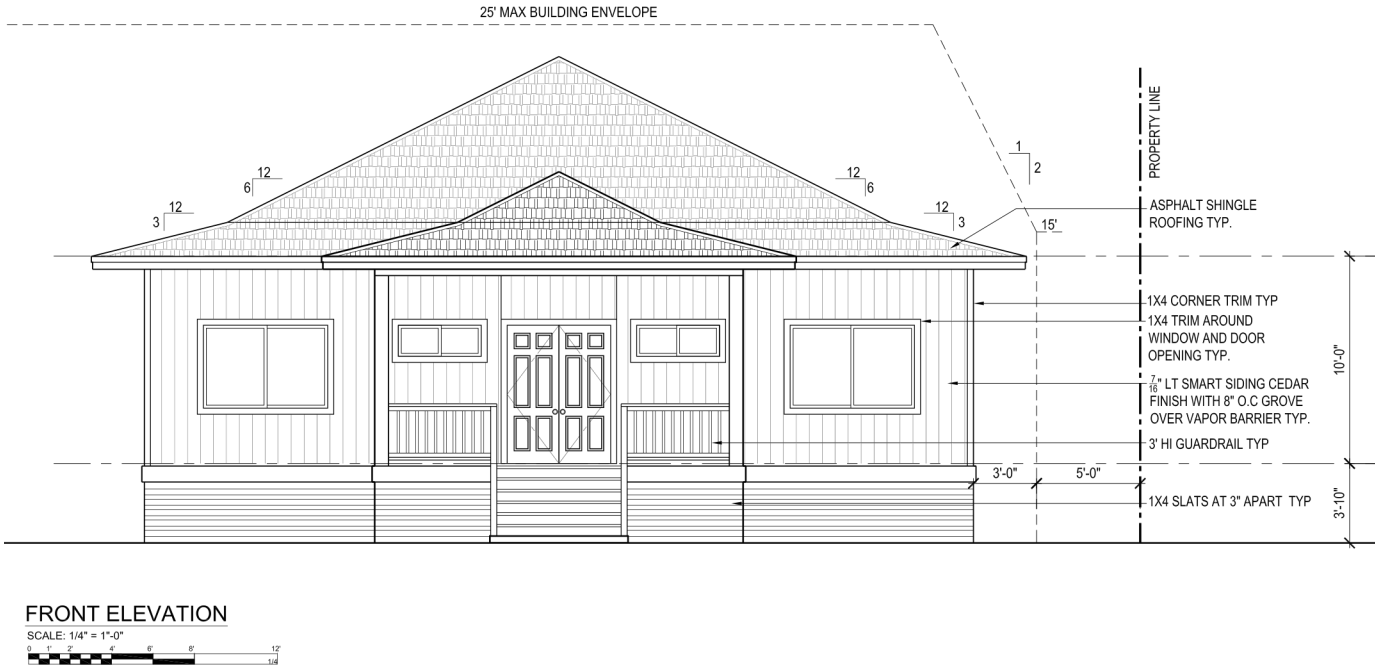
Project Review

Front Elevation



FRONT ELEVATION

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

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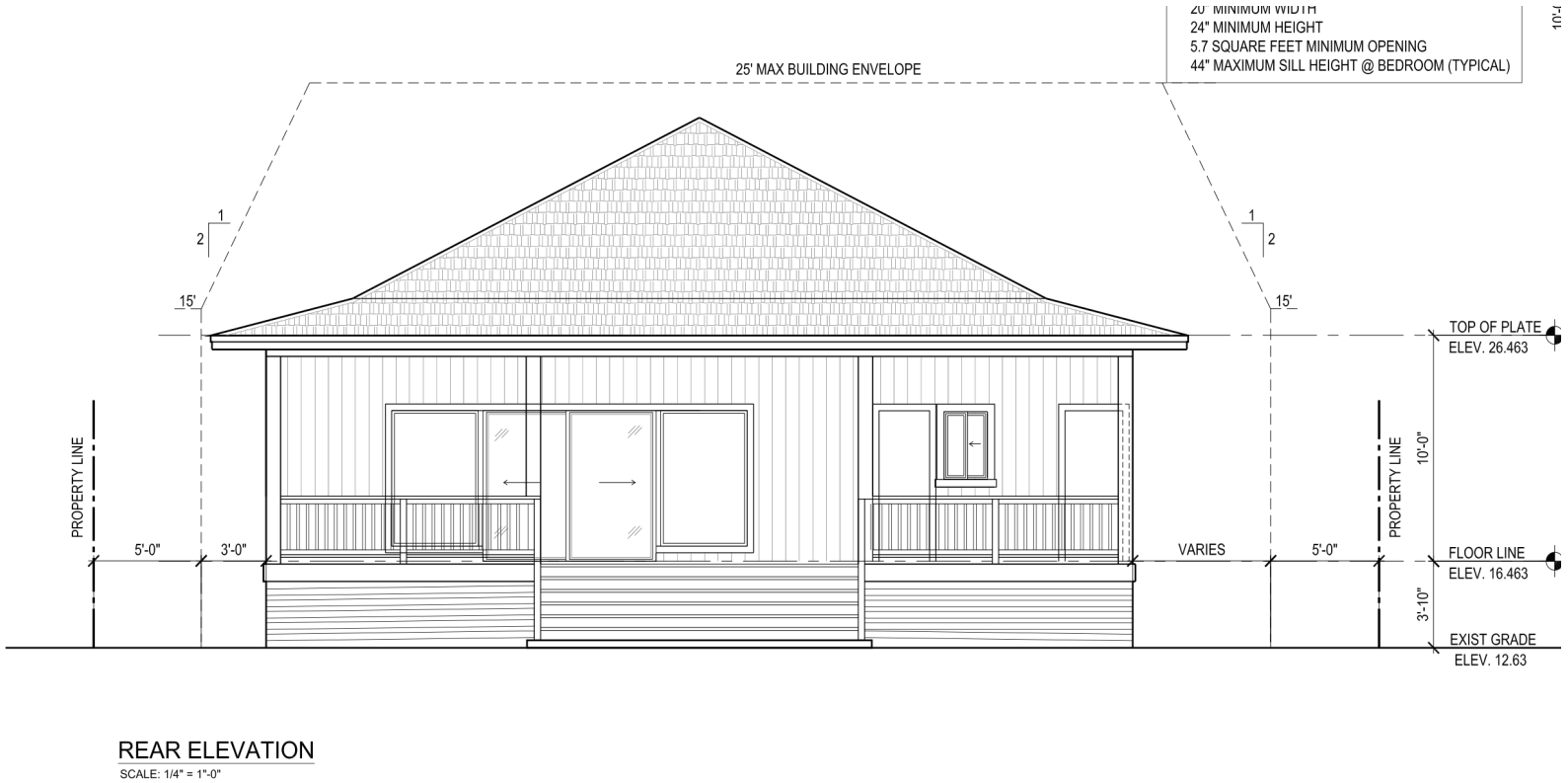
Project Review

Rear Elevation



REAR ELEVATION

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

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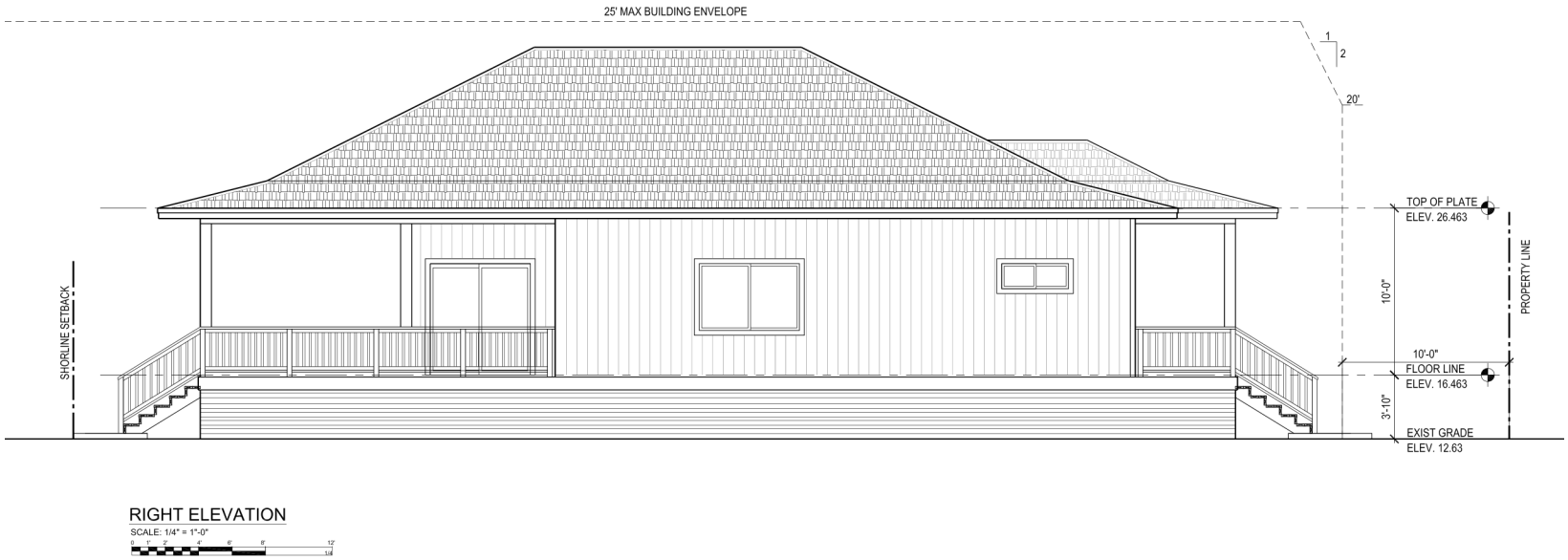
Project Review

Right Elevation



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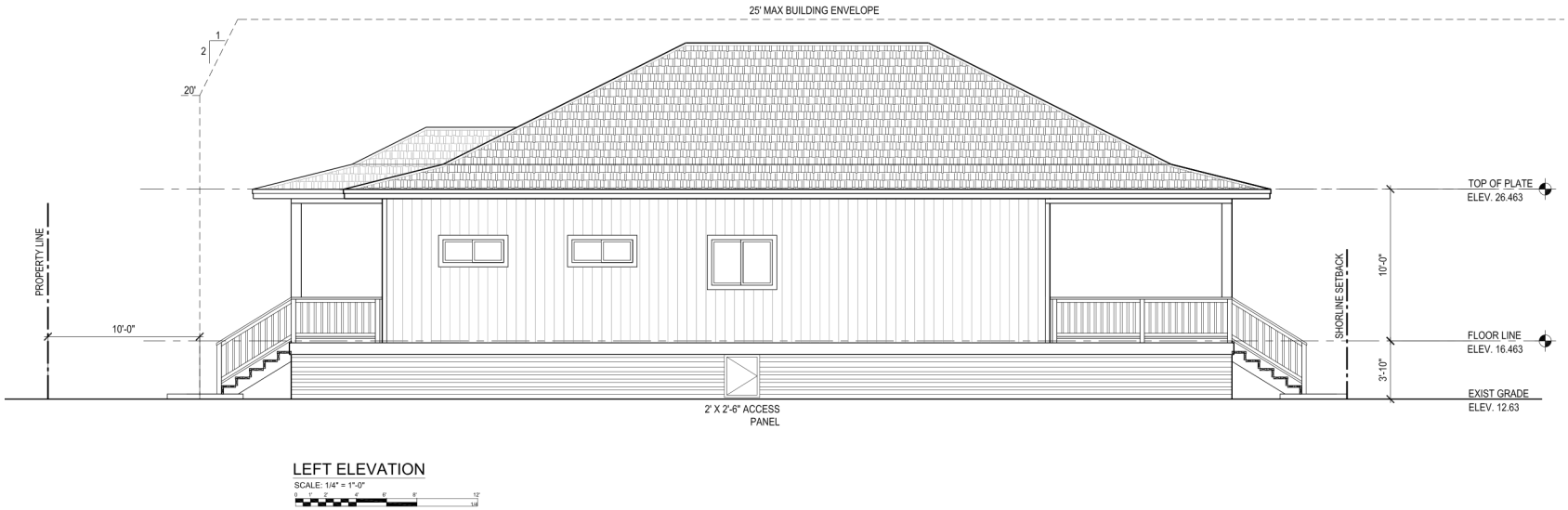
Project Review

Left Elevation



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E MAHALO NUI LOA

WE RESPECTFULLY REQUEST THE COMMITTEE'S SUPPORT FOR

RESOLUTIONI 26-231
CSY MOUA SINGLE-FAMILY DWELLING

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