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WILSON OKAMOTO
CORPORATION
ENGINEERS | PLANNERS | CONSULTANTS

235 Kulamanu Residence

Special Management Area (Major) Permit

2026-SMA-38 | Resolution 26-232
November 18, 2026



Submitted by Wilson Okamoto Corporation for Resolution 26-232
Committee on Zoning & Planning | November 18, 2026

MISC. COM. 489(26)
ZON

PROJECT SITE



PROJECT LOCATION



- Tax Map Key (1) 3-1-040:002
- Kahala, Central Oʻahu
- 13,664 square-foot (0.314 Acre) Parcel
- Flag lot, southern edge fronting Keʻahamoe Bay
- Access provided via Kulamanu Place

PROJECT LOCATION (cont.)

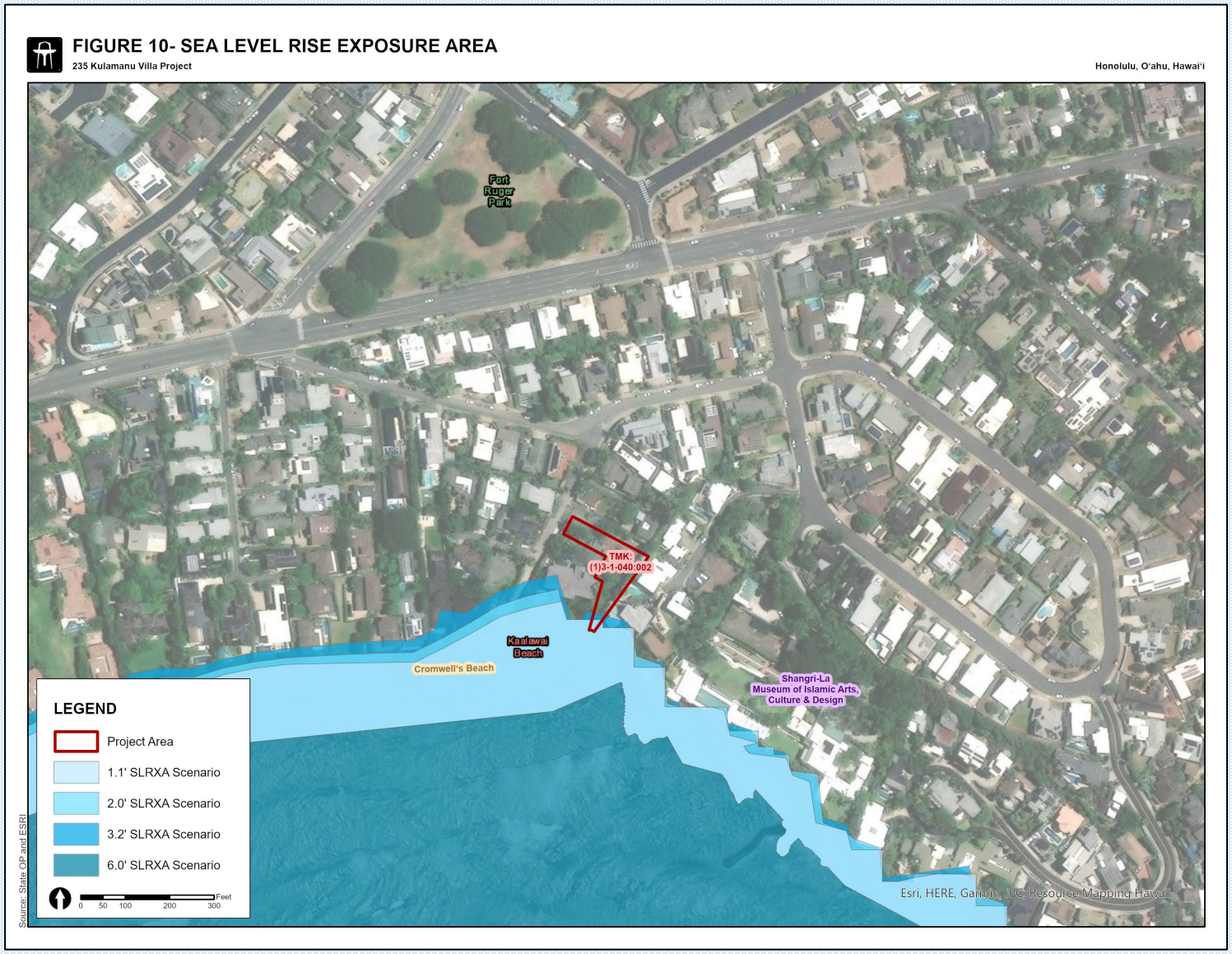


- **Diamond Head Special District**
- **Outside of core area**
- **Design centered around surrounding height limits and aesthetics**

EXISTING & SURROUNDING USES

Existing Use	No existing structures; previous single family home demoilished in 2003 with some foundations remaining.
State Land Use Classification	Urban
City and County Zoning	R-7.5
Development Plan	Primary Urban Center
Land Use Designation	Low Density Residential
Surrounding Uses	Residential

SEA LEVEL RISE (SLR)



- **The Proposed Action within the Project Site is not directly impacted by SLR within the 3.2' - 6.0' scenarios.**
- **The Proposed Action is located within the 75ft Shoreline Setback.**

PROPOSED PROJECT

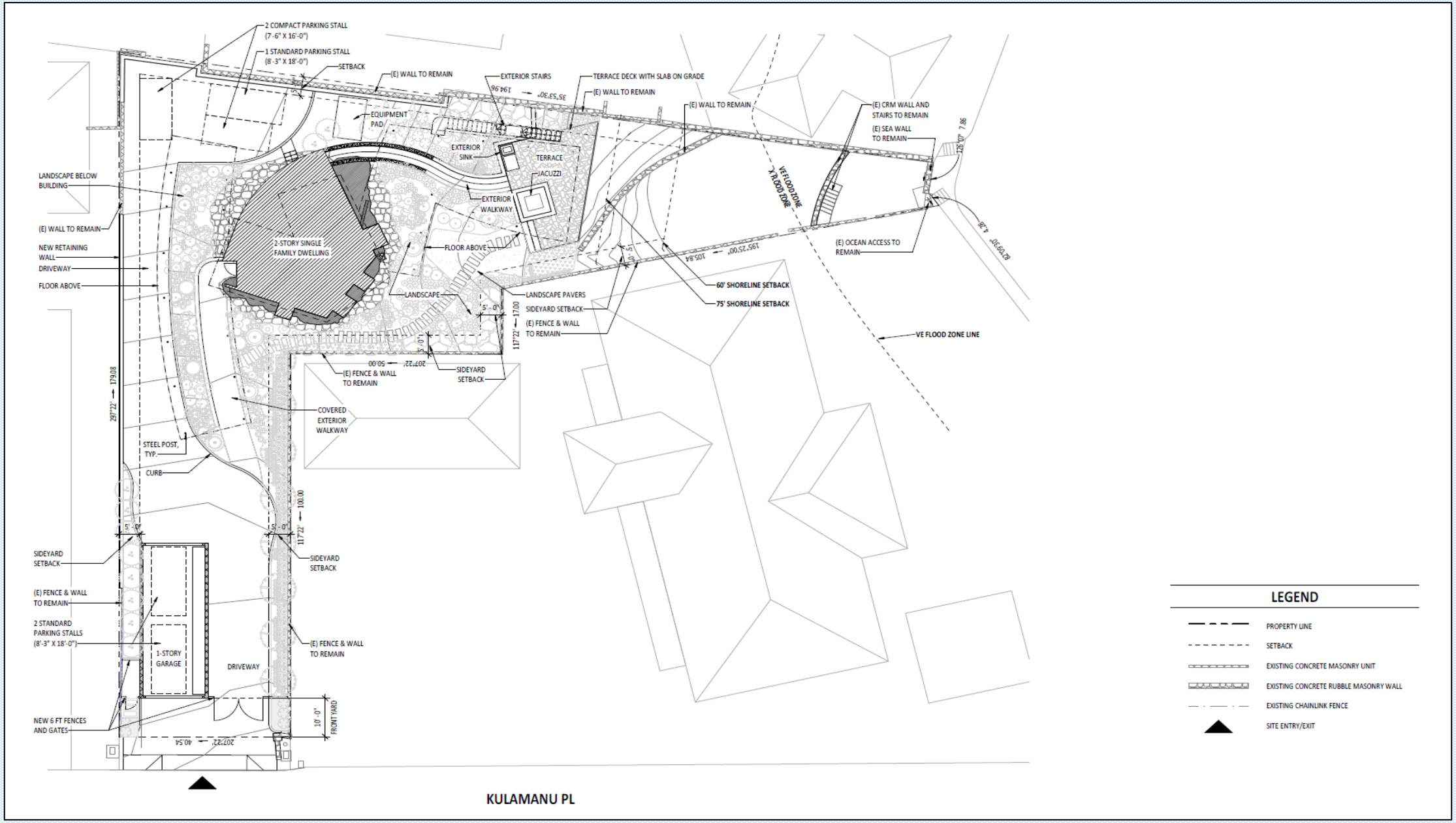
- Construction of a new two-story, four-bedroom, four bath home (Approx. 3,928 sf)
- Jacuzzi, terrace, detached garage/carport, interior living spaces
- Utilities connections
- Landscaping and minimal site work

Top-Down

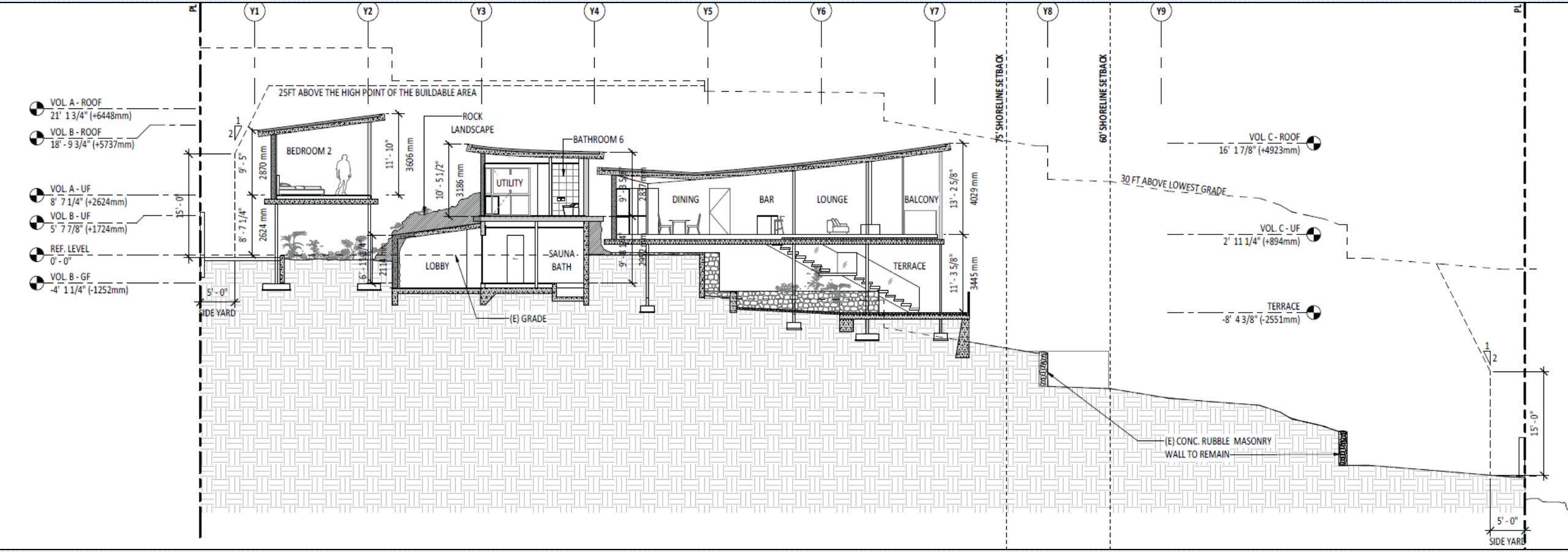


Shoreline View




2 COMPACT PARKING STALL (7'-6" X 16'-0")
1 STANDARD PARKING STALL (8'-3" X 18'-0")
SETBACK
(E) WALL TO REMAIN
EXTERIOR STAIRS
TERRACE DECK WITH SLAB ON GRADE
(E) WALL TO REMAIN
(E) WALL TO REMAIN
(E) CRM WALL AND STAIRS TO REMAIN
(E) SEA WALL TO REMAIN
EQUIPMENT PAD
EXTERIOR SINK
TERRACE
JACUZZI
EXTERIOR WALKWAY
LANDSCAPE BELOW BUILDING
(E) WALL TO REMAIN
NEW RETAINING WALL
DRIVEWAY
FLOOR ABOVE
2-STORY SINGLE FAMILY DWELLING
FLOOR ABOVE
VE FLOOD ZONE
X FLOOD ZONE
(E) OCEAN ACCESS TO REMAIN
60' SHORELINE SETBACK
75' SHORELINE SETBACK
LANDSCAPE
LANDSCAPE PAVERS
SIDEYARD SETBACK
(E) FENCE & WALL TO REMAIN
VE FLOOD ZONE LINE
(E) FENCE & WALL TO REMAIN
SIDEYARD SETBACK
COVERED EXTERIOR WALKWAY
STEEL POST, TYP.
CURB
SIDEYARD SETBACK
SIDEYARD SETBACK
(E) FENCE & WALL TO REMAIN
2 STANDARD PARKING STALLS (8'-3" X 18'-0")
1-STORY GARAGE
DRIVEWAY
(E) FENCE & WALL TO REMAIN
NEW 6 FT FENCES AND GATES
FRONT YARD
KULAMANU PL
LEGEND
PROPERTY LINE
SETBACK
EXISTING CONCRETE MASONRY UNIT
EXISTING CONCRETE RUBBLE MASONRY WALL
EXISTING CHAINLINK FENCE
SITE ENTRY/EXIT

SECTION DRAWING





PREVIOUS PUBLIC HEARING

- **A previous Public Hearing was held on August 28, 2026, to address the 2026-SMA-38 Application.**
- **Neighboring resident Mr. Black, whose property is directly adjacent to the Project Site, attended the hearing and demonstrated no opposition to the Proposed Action.**



Thank You!

We respectfully request the Committee's support for 2026-SMA-38 (Resolution 26-232).