HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **26-231, CD1**

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-UNIT DWELLING AND CONCRETE DRIVEWAY IN WAIʻANAE, OʻAHU.

WHEREAS, on July 15, 2026, the Department of Planning and Permitting ("DPP") accepted the application (File No. 202--6-SMA-41) of James and Stacey Chang, Reid and Stephanie Shigemasa, Randall Yuen, and Allison Shinn-Yuen (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new one-story, single-unit dwelling with covered lānai, and concrete driveway with three uncovered parking spaces on an approximately 9,503 square-foot shoreline lot zoned R-10 Residential District, located at 84-909 Moua Street in Waiʻanae, and identified as Tax Map Key 8-4-005:008 (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 the Applicant's agent, DPP staff members, and three members of the public; and

WHEREAS, on October 6, 2026, within 45 days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii 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 October 9, 2026, by Departmental Communication 634 (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:

RESOLUTION

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-7, D-1 and D-2, and E 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. Since approximately 90 percent of the Project site is anticipated to be impacted by 3.2 feet of sea level rise by the year 2100, to address potential adverse impacts due to coastal hazards, for all Project structures proposed within the 3.2-foot sea level rise exposure area ("SLR-XA"), as mapped on the Hawai'i Sea Level Rise Viewer (see Exhibit I), the Applicant shall incorporate a foundation or other adaptation or design measures into the Project's construction permit plans and building permit plans, and all plans must be stamped by a civil or structural engineer licensed by the State of Hawai'i.

C. 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 8-4-005:008 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*

2. "*The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 8-4-005:008 is projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that the entirety of the proposed dwelling unit is located within the 3.2-foot sea level rise-exposure area."*

RESOLUTION

D. 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 8-4-005:008, 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."*

E. 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 8-4-005:008, 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."*

RESOLUTION

F. 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 8-4-005:008."*

G. To minimize impacts to archaeological, historic, and cultural resources that may be present at the Project site, 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 SHPD has assessed the impact and has made further recommendations for mitigative activity. This requirement must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

H. 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 lighting 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. All Project-related activities must cease if a Hawaiian monk seal, green sea turtle, or hawksbill sea turtle is present on land within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or sea turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

8. 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 surveys for the presence of such bird nests, eggs, fledglings, or downed seabirds.

    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 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.

9. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition H.8.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.

RESOLUTION

I. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting and irrigating naupaka along the shoreline, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the zoning lot, seaward of the shoreline as defined in HRS Chapter 205A;

3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;

4. Landscaping in the dune or shoreline area between the dwellings and shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and

5. Any irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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

J. 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 47 cubic yards of engineered and structural fill material. No importation of soil fill material is proposed.

RESOLUTION

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 Oʻahu 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 onsite 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 Hawaiʻi 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://www.plantpono.org/.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle ("CRB") at any stage of life, the Applicant shall comply with the State Department of Agriculture and Biosecurity's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture and Biosecurity that restricts the movement of CRB host material. The Applicant shall remove from the Project site the five existing coconut palm trees that have been infested by the CRB, and

any replacement trees must be of an appropriate species not susceptible to damage by the CRB.

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

K. 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, or 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. Sixty 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.

L. 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 are responsible for ensuring that the final plans for the Project

RESOLUTION

approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to James and Stacey Chang, Reid and Stephanie Shigemasa, Randall Yuen, and Allison Shinn-Yuen, c/o Francine Park Palama, Maunakai & Associates, P.O. Box 6201, Kāneʻohe, Hawaiʻi 96744; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaiʻi 96813; and Mary Alice Evans, Director of the State of Hawaiʻi Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawaiʻi 96804-2359.

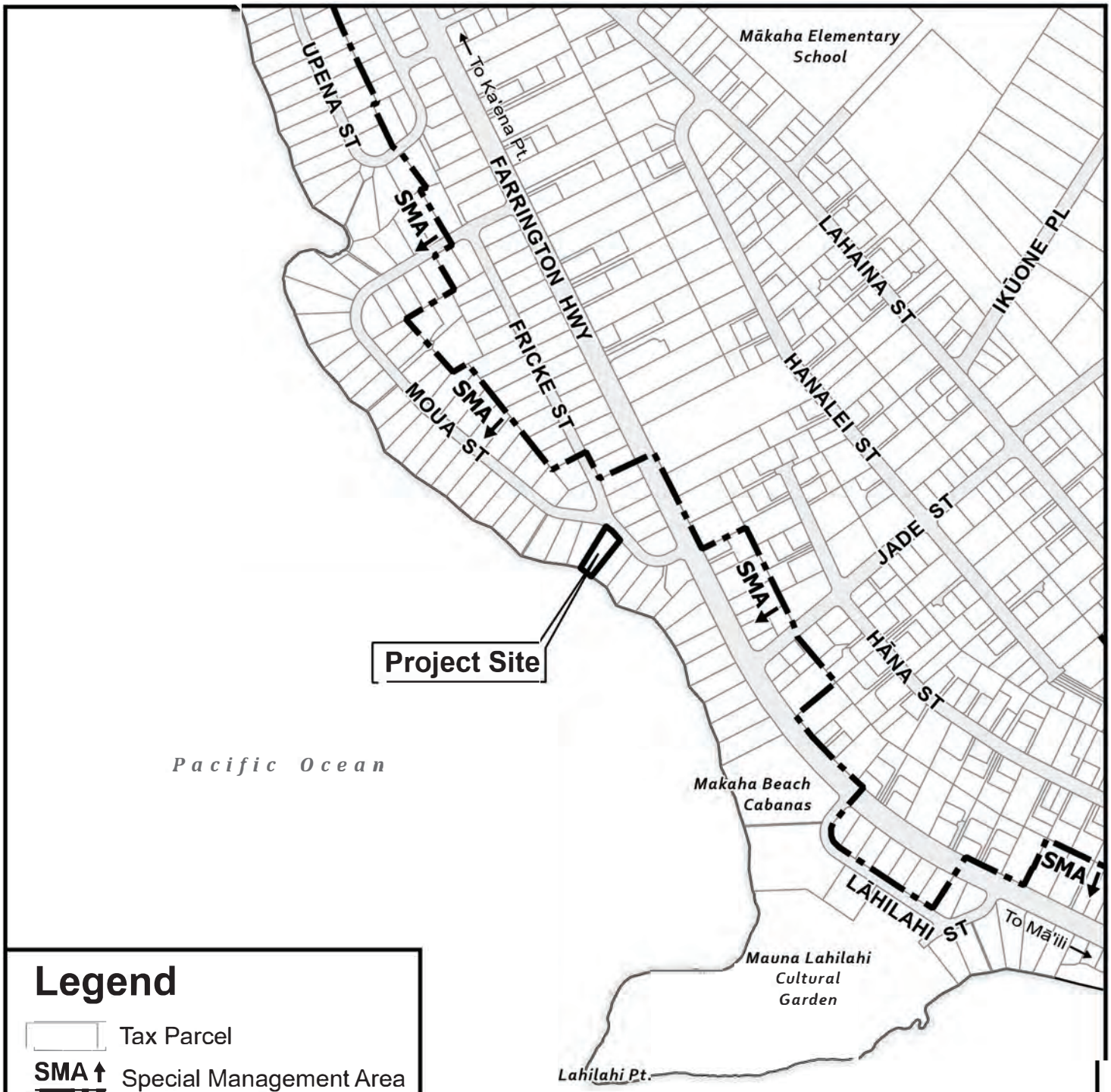
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

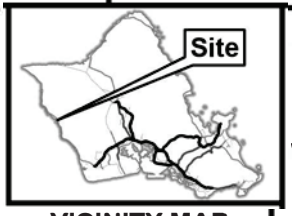
October 14, 2026
Honolulu, Hawaiʻi

Councilmembers



Legend

- Tax Parcel
- SMA — Special Management Area
- Project Site



VICINITY MAP

0 500 1,000

Distance in Feet

LOCATION MAP WITH SMA

WAIANAE

TAX MAP KEY: 8-4-005: 008
FOLDER NO.: 2026-SMA-41

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

Date Prepared: 07/2026

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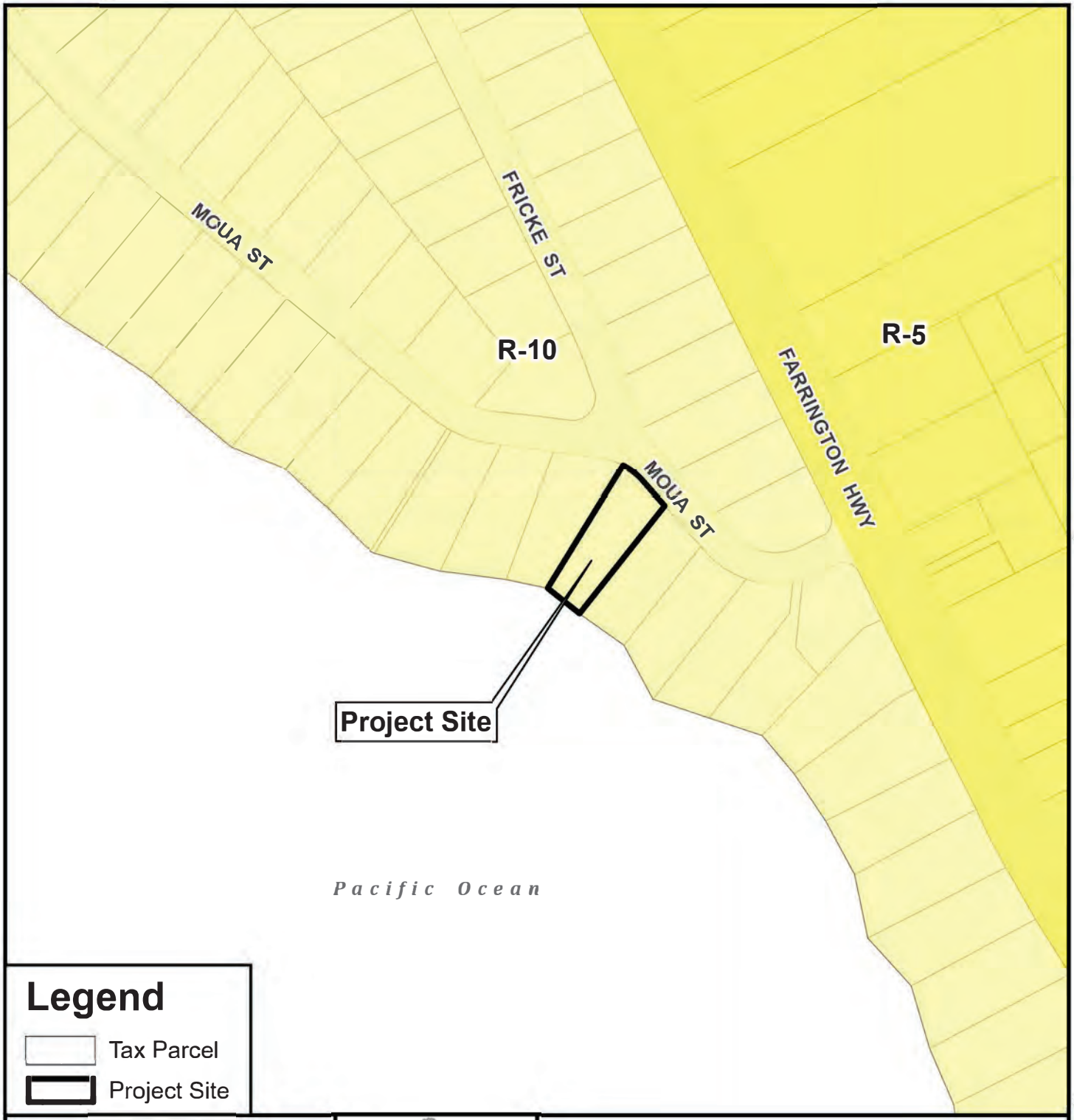
EXHIBIT A

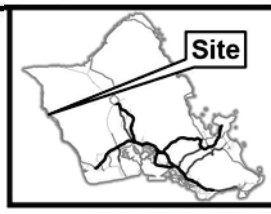


Legend

- Tax Parcel
- Project Site

0 100 200

Distance in Feet



VICINITY MAP

PORTION OF

ZONING MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-4-005: 008

FOLDER NO.: 2026-SMA-41

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

Date Prepared: 07/2026

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This map was prepared in color

EXHIBIT B

EXHIBIT C-1 - ZONING / LOT AREA CALCULATIONS

FILE NO. 2026-SMA-41

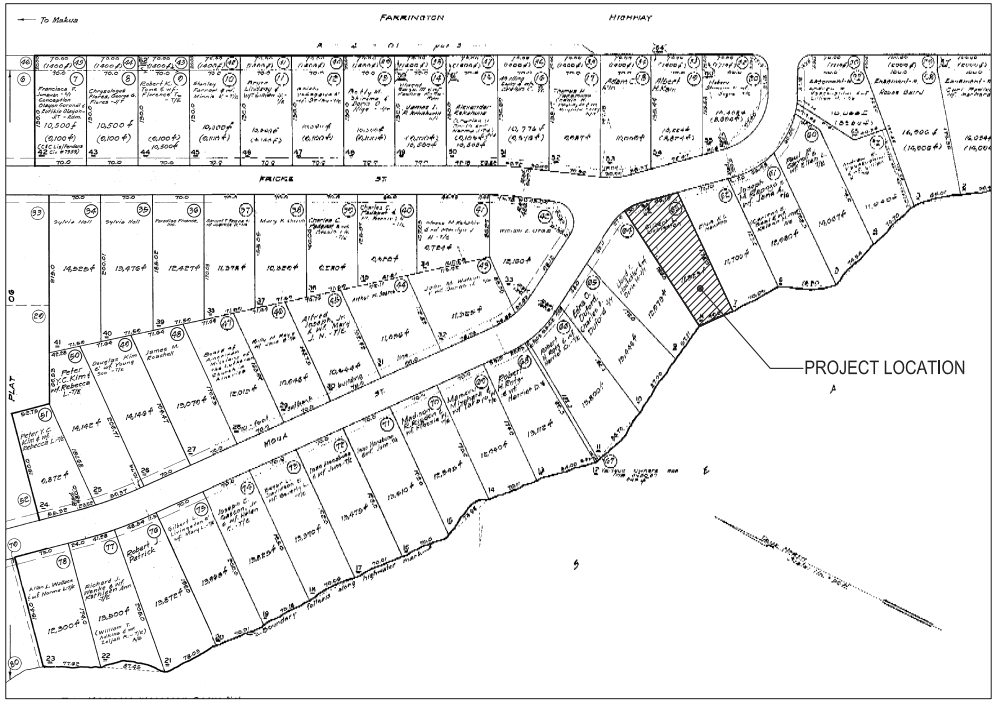
PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG

84-909 MOUA ST, WAIANAE, HI 96792

TMK: 8-4-005:008

INDEX OF DRAWINGS:

000 TITLE SHEET
A001 SITE PLAN
A002 FLOOR PLAN
A003 EXTERIOR ELEVATIONS
A004 EXTERIOR ELEVATIONS
A005 BUILDING SECTIONS
A006 FOUNDATION AND FRAMING PLANS
A007 ROOF FRAMING PLAN



LOCATION MAP

PROJECT INFORMATION:

OWNER:	SHIGEMASA/YUEN/SHINN-YUEN and CHANG
ADDRESS:	84-909 MOUA STREET
	WAIANAE, HAWAII 96792
T.M.K:	8-4-005:008
ZONING:	R-10

AREA CALCULATION

LOT AREA	9,503 SF
MAX BLDG AREA	4,751.5 SF
PROPOSED BLDG AREA	2,712.6 SF
FAR	28.5%
BLDG AREA	
FLOOR	1,637.8 SF
COVERED ENTRY	117.8 SF
COVERED LANAI	591 SF
STAIRS	100 SF
TOTAL BLDG AREA	2,446.6 SF
FLOOR AREA	
FLOOR	1,637.8 SF
COVERED ENTRY	117.8 SF
COVERED LANAI	591 SF
TOTAL FLOOR AREA	2,346.6 SF
PARKING	
PARKING REQUIRED	3 STALL
PARKING PROVIDED	3 STALL

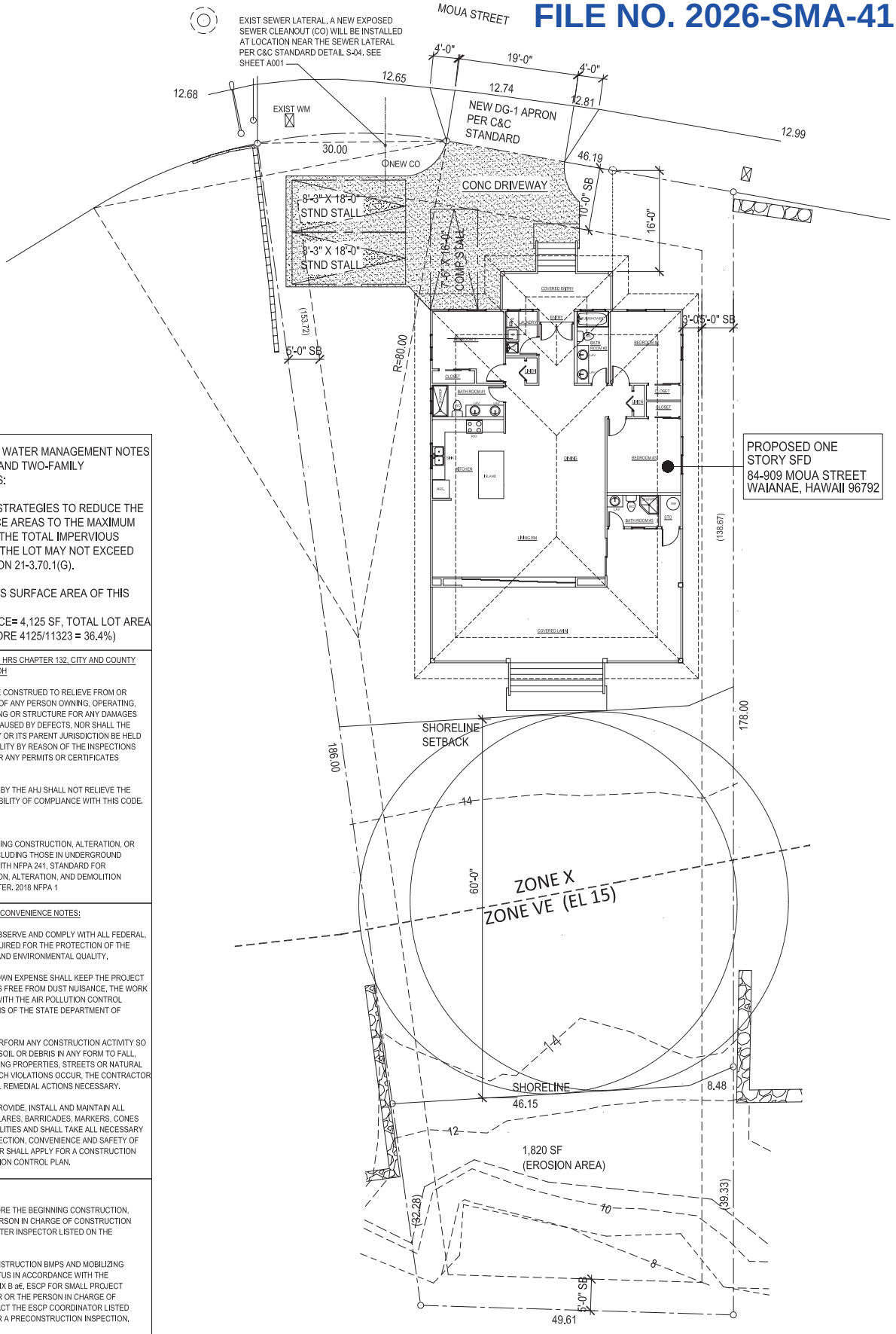
ELIEZER Y. ACZON
LICENSED PROFESSIONAL ARCHITECT
No. 7678
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

EXP 4/30/26

EXHIBIT C-2 - SITE PLAN

FILE NO. 2026-SMA-41



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 â€, 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.

SITE PLAN

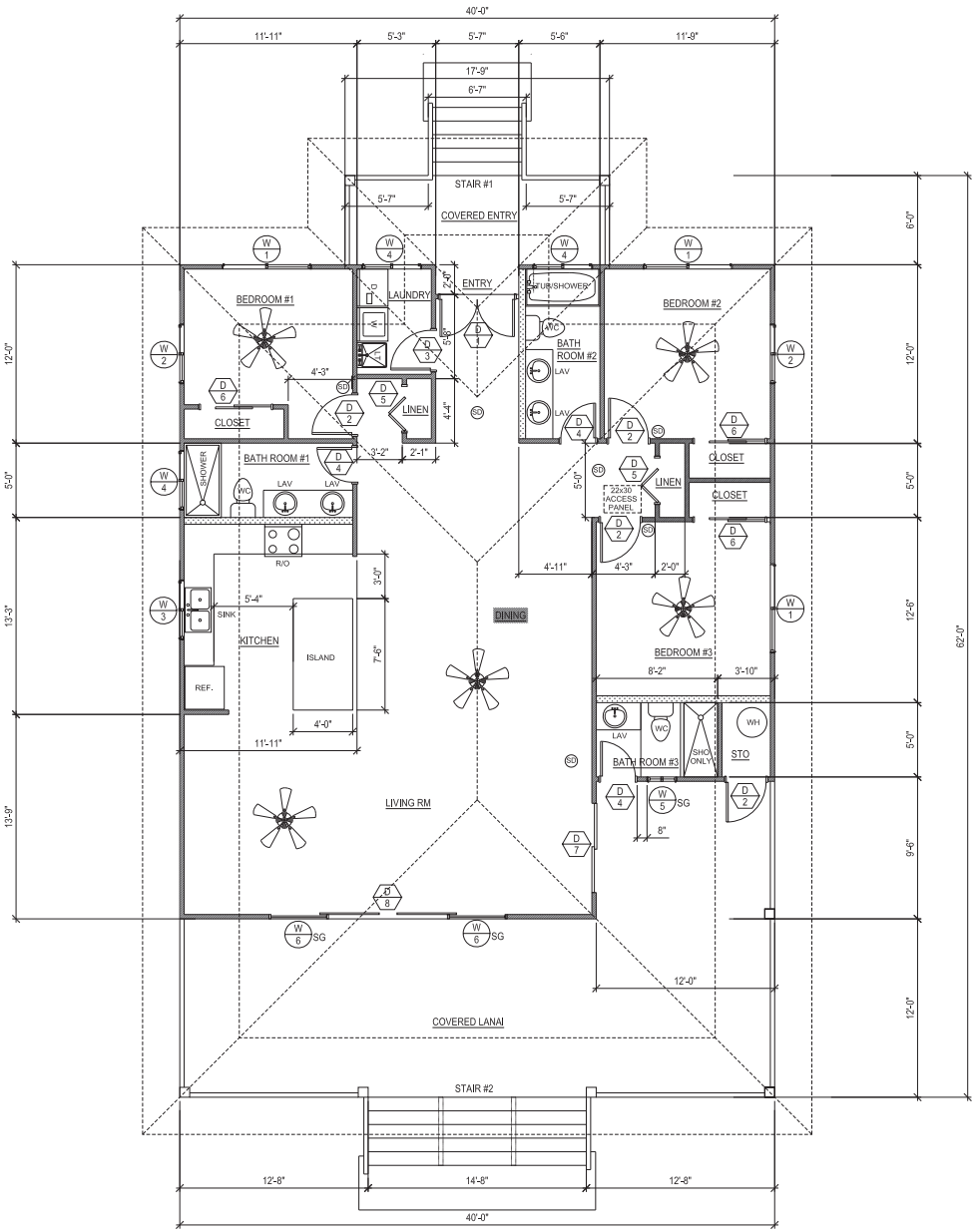
SCALE: 3/32" = 1'-0"

0 8 16' 32'
3/32

NORTH

EXHIBIT C-3 - FLOOR PLAN

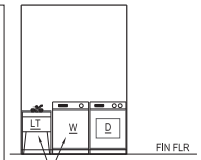
FILE NO. 2026-SMA-41



FLOOR PLAN

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

EXHAUST DUCT SHALL HAVE A MINIMUM 4-INCH DIAMETER. THE DUCT SHALL BE OF METAL AND SMOOTH INTERIOR SURFACES. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE DETERMINED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS, BUT NOT MORE THAN 35 FEET. EXCEPTION: APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 6 FEET IN LENGTH MAY BE USED. FLEXIBLE DUCT CONNECTORS SHALL BE CONCEALED WITHIN CONSTRUCTION.



LAUNDRY (FIRST FLOOR)

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

LEGEND (FLOOR PLANS)

D #	DOOR PLAN INDICATOR WALL OR PARTITION DOOR MARK AND NUMBER
W #	WINDOW MARK AND NUMBER WINDOW OR GLAZED PARTITION
D	DRYER
DW	DISHWASHER
LAV	LAVATORY
LT	LAUNDRY TRAY
REF	REFRIGERATOR
SG	SAFETY GLASS
W	WASHER
WC	WATER CLOSET
WH	WATER HEATER
	16" SQ BUILT-UP COLUMN
	2X4 STUD WALL @ 16" OC
	2X6 STUD WALL @ 16" OC
	SEPARATION WALL
SD	SMOKE DETECTOR, UL APPROVED WITH BATTERY BACKUP AND INTERCONNECTED PER SEC. R314
CM	CARBON MONOXIDE DETECTOR PER SEC. R315
	CEILING FAN WITH LIGHTING

SECTION R314 / SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED.

EXCEPTIONS:

SMOKE ALARMS IN EXISTING AREAS NOT REQ'D TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DON'T RESULT IN INTERIOR WALL OR CEILING REMOVAL.

1. ELECTRIC VEHICLE CAPABILITY.

PER ENERGY CODE, R404.2, LOCATION FOR INVERTERS, METERING EQUIPMENT, BATTERY EQUIPMENT, ENERGY STORAGE EQUIPMENT, AND OTHER EQUIPMENT REQUIRED TO INTERCONNECT WITH THE ELECTRICAL GRID.

PER BUILDING ENERGY CONSERVATION CODE (CHAPTER 32 OF THE REVISED ORDINANCES OF HONOLULU), R404.3, NEW SFD, DETACHED OR DUPLEX DWELLINGS WITH ATTACHED ENCLOSED GARAGES, A DEDICATED RECEPTACLE FOR AN ELECTRIC VEHICLE MUST BE PROVIDED FOR EACH RESIDENCE WHICH PROVIDES AT A MINIMUM, LEVEL 1 SERVICE.

2. ELECTRICAL PANEL. NEW SFD DETACHED, TWO-FAMILY DETACHED, AND DUPLEXES MUST INSTALL FOR EACH RESIDENCE AN ELECTRICAL PANEL WITH RESERVED SPACE TO ACCOMMODATE NOT LESS THAN A FIVE KILOWATT (AC) PHOTOVOLTAIC SYSTEMS. NEW MULTI-FAMILY DWELLINGS MUST INSTALL AN ELECTRICAL PANEL THAT INCLUDES SPACE RESERVED TO ACCOMMODATE A PHOTOVOLTAIC SYSTEM: (1) SIZED TO SERVE COMMON AREA ELECTRICAL LOADS, OR (2) SIZED TO THE ROOF SPACE AVAILABLE. THE RESERVED SPACE MUST BE CLEARLY LABELED AS SOLAR PV READY.

INSTALL CONDUIT NOT LESS THAN 1-1/2" TO PROVIDE A PATHWAY FROM THE ELECTRICAL PANEL TO THE INVERTER LOCATION AND FROM THE INVERTER LOCATION TO THE UNDERSIDE OF THE ROOF SUFFICIENT TO ALLOW FUTURE INSTALLATION OF THE SOLAR EQUIPMENT

ELIZABETH Y. ACUÑA LICENSED PROFESSIONAL ARCHITECT No. 7979 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, CONFORMS TO THE CODES AND STANDARDS IN EFFECT AT THE TIME OF THIS PERMIT. EXP: 4/30/26

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG
84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

FLOOR PLAN

DATE	DRAWN BY
9/2/25	ME

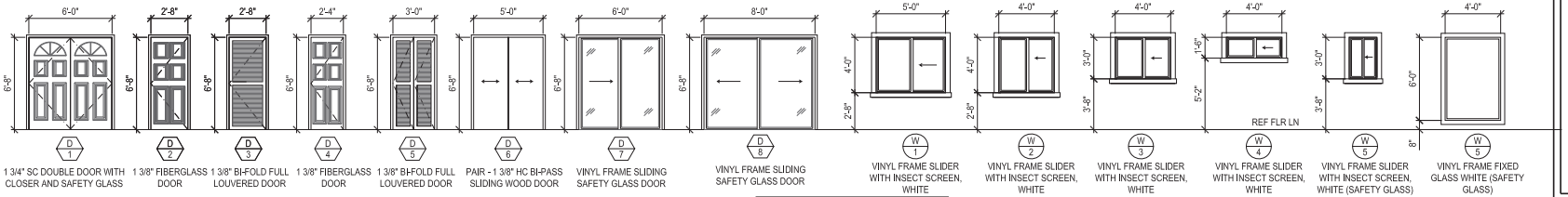
REVISIONS

SHEET A002 OF

PROJECT NO. XXX

EXHIBIT C-4 - FRONT AND REAR ELEVATIONS

FILE NO. 2026-SMA-41

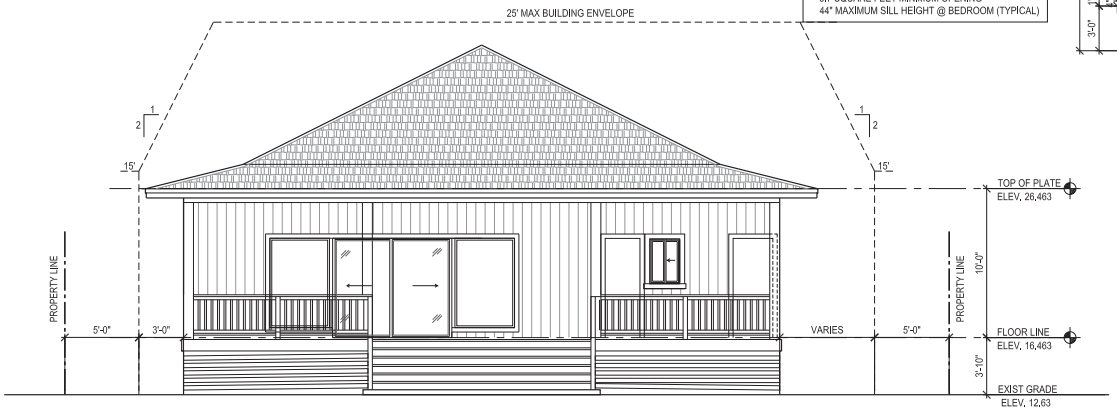


DOOR AND WINDOW SCHEDULE

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

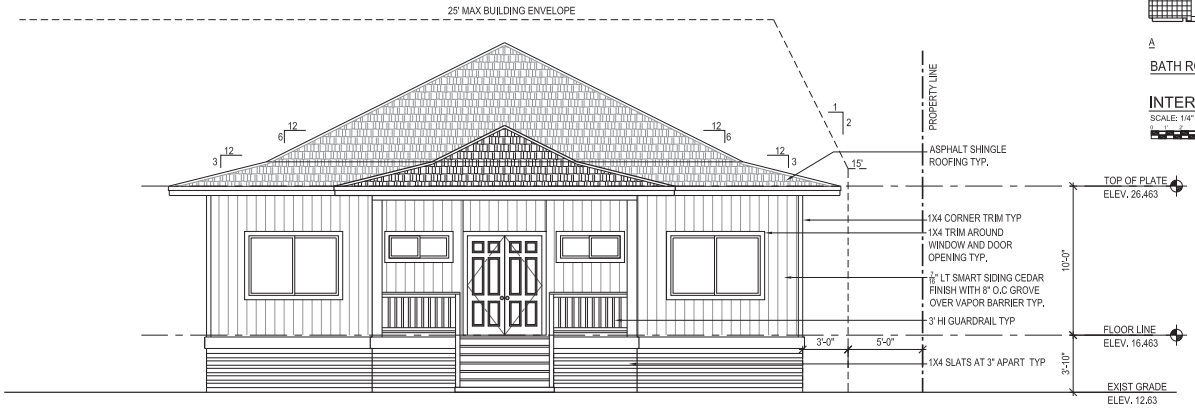
NOTE:
ALL GLAZING IN DOORS & HAZARDOUS AREAS TO BE TEMPERED SAFETY GLASS

EMERGENCY EXIT:
20" MINIMUM WIDTH
24" MINIMUM HEIGHT
5.7 SQUARE FEET MINIMUM OPENING
44" MAXIMUM SILL HEIGHT @ BEDROOM (TYPICAL)



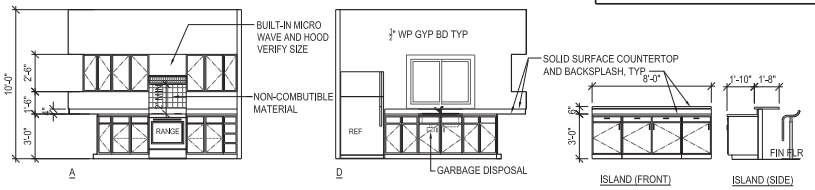
REAR ELEVATION

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

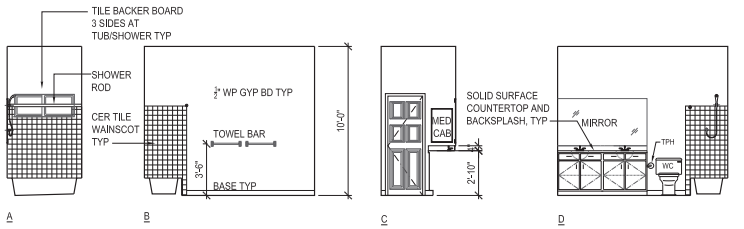


FRONT ELEVATION

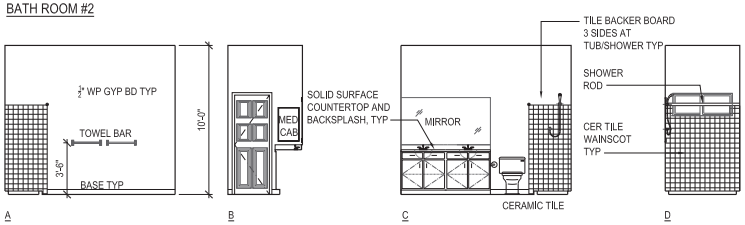
SCALE: 1/4" = 1'-0"



KITCHEN



BATH ROOM #2



BATH ROOM #1

INTERIOR ELEVATIONS

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

ELIZABETH Y. ACUÑA
LICENSED PROFESSIONAL ARCHITECT
No. 7979
HAWAII, U.S.A.

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EXP: 4/30/26

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG
84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

EXTERIOR ELEVATIONS

DATE 9/2/25
DRAWN BY ME

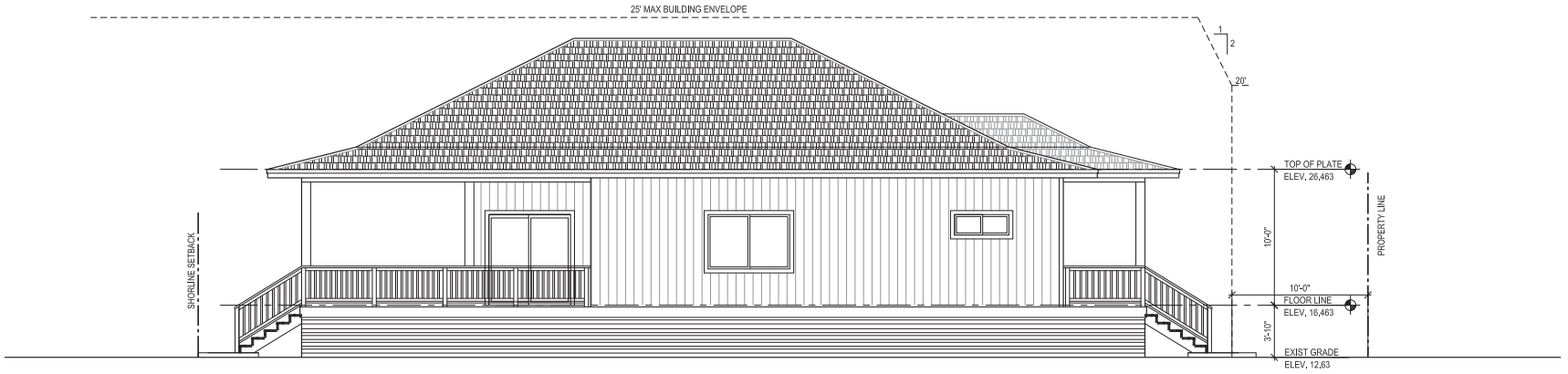
REVISIONS

SHEET A003 OF

PROJECT NO. XXX

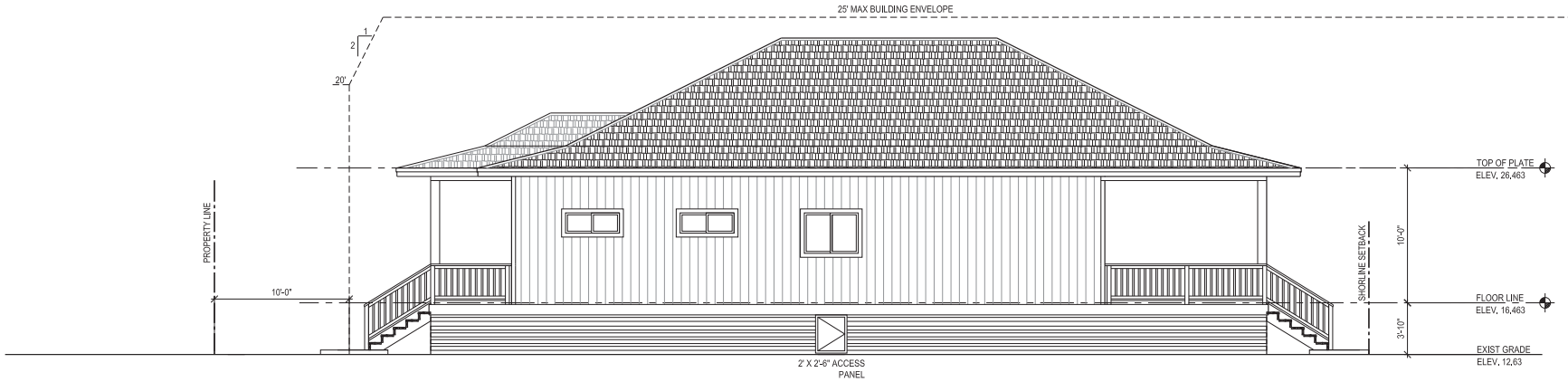
EXHIBIT C-5 - LEFT AND RIGHT ELEVATIONS

FILE NO. 2026-SMA-41



RIGHT ELEVATION

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



LEFT ELEVATION

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

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG
84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

EXTERIOR ELEVATIONS

DATE 9/2/25

DRAWN BY ME

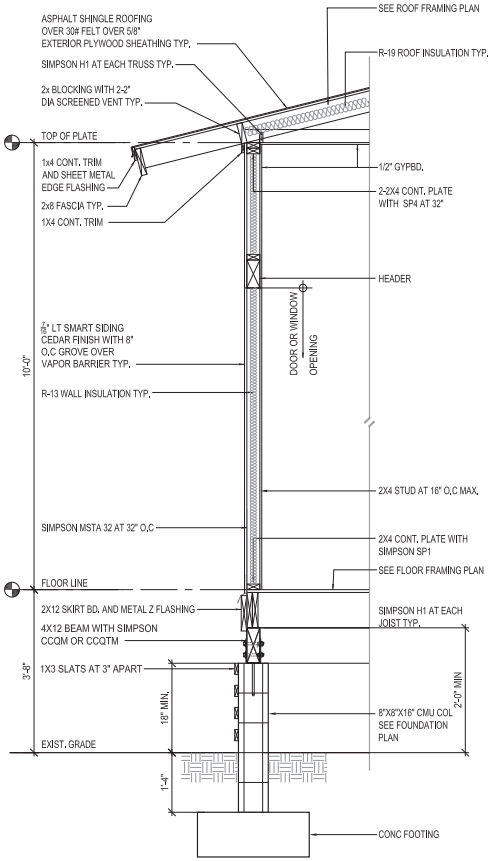
REVISIONS

SHEET A004 OF

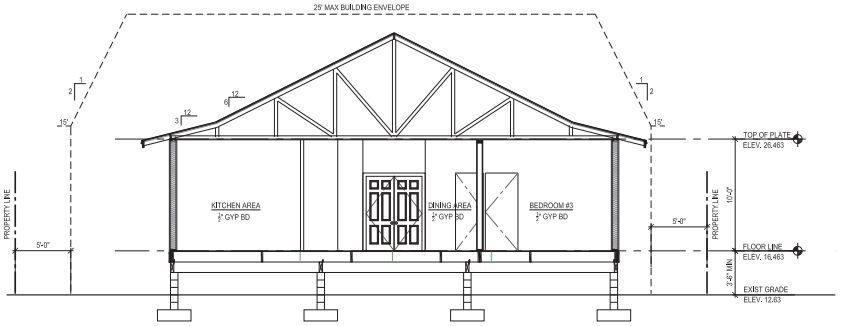
PROJECT NO. XXX

EXHIBIT C-6 - CROSS SECTIONS

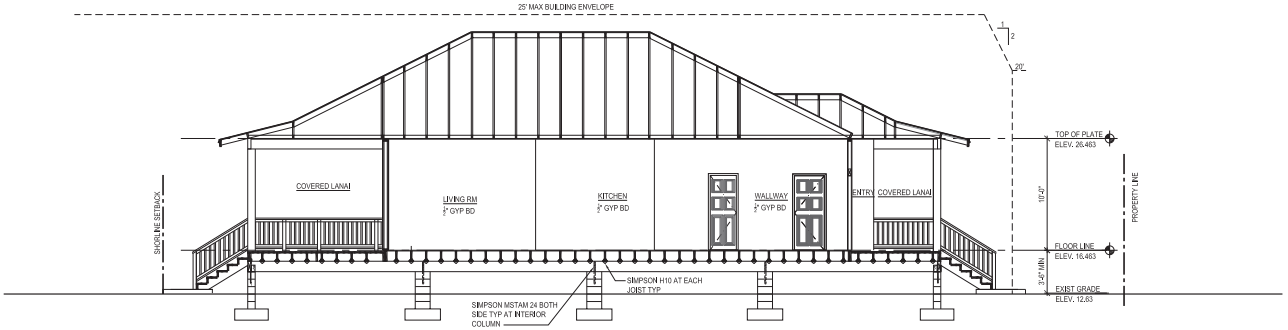
FILE NO. 2026-SMA-41



1 WALL SECTION
SCALE: 3/4" = 1'-0"



A CROSS SECTION
SCALE: 3/16" = 1'-0"



B LONGITUDUNAL SECTION
SCALE: 3/16" = 1'-0"

ELIEZER Y. ACZON
LICENSED PROFESSIONAL ARCHITECT
No. 7678
HAWAII, U.S.A.

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EXP 4/30/26

PROPOSED ONE STORY SFD FOR:
SHIGEMASA/YUEN/SHINN-YUEN and CHANG
84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

BUILDING SECTIONS

DATE	DRAWN BY
9/2/25	ME

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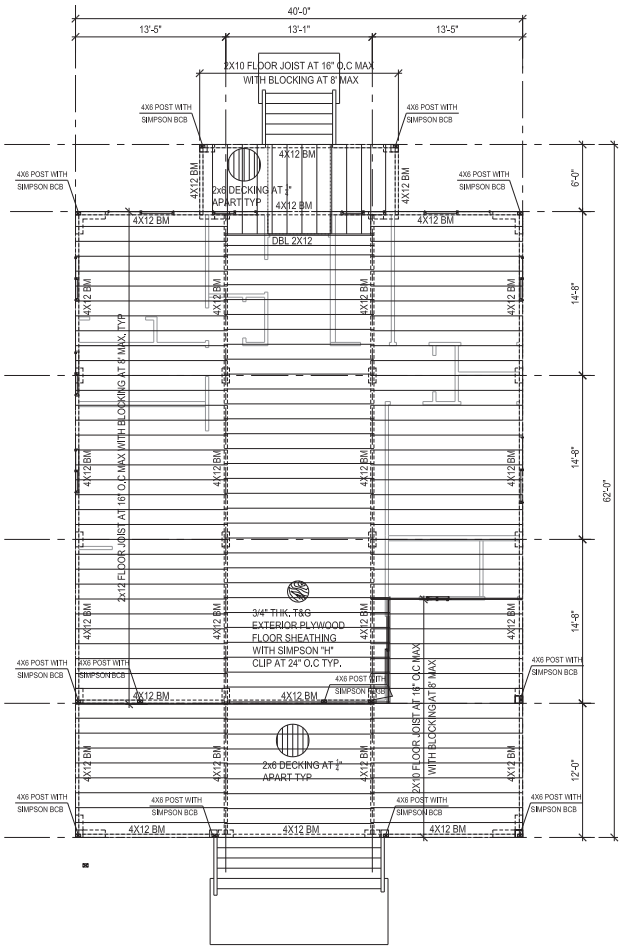
SHEET
A005
OF

PROJECT NO.
XXX

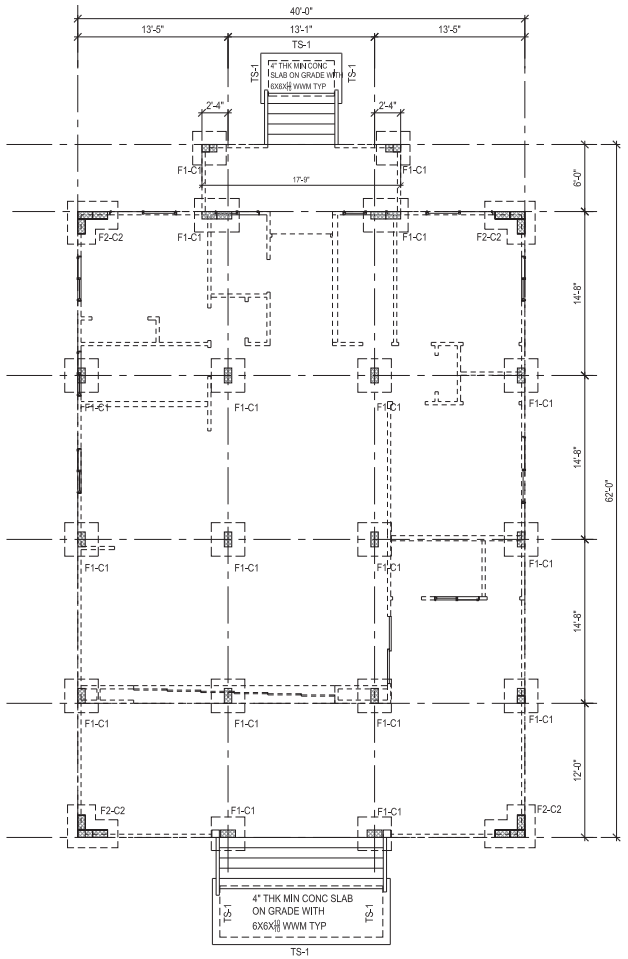
EXHIBIT C-7 - FLOOR AND FOUNDATION PLANS

FILE NO. 2026-SMA-41



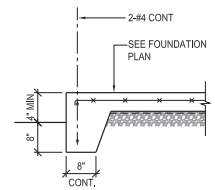
FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"



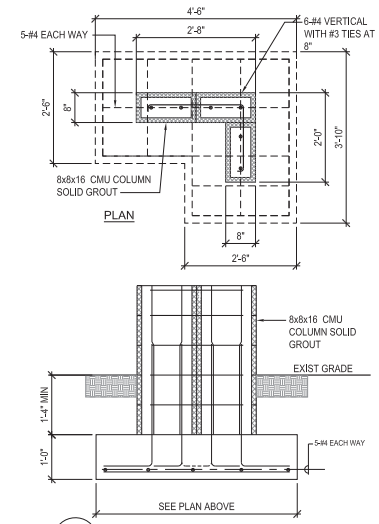
FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



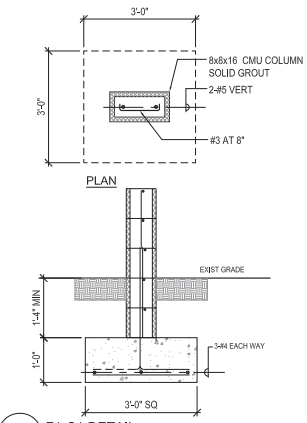
3 TS-1 DETAIL

SCALE: 3/4" = 1'-0"



2 F2-C2 DETAIL

SCALE: 3/4" = 1'-0"



1 F1-C1 DETAIL

SCALE: 3/4" = 1'-0"

ELIEZER Y. AZON
LICENSED PROFESSIONAL ARCHITECT
No. 7678
HAWAII, U.S.A.

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EXP 4/30/26

PROPOSED ONE STORY SFD FOR:
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84-909 MOUA STREET
WAIANAE, HAWAII 96792
TMK: 8-4-005:008

FOUNDATION AND FRAMING PLANS

DATE	DRAWN BY
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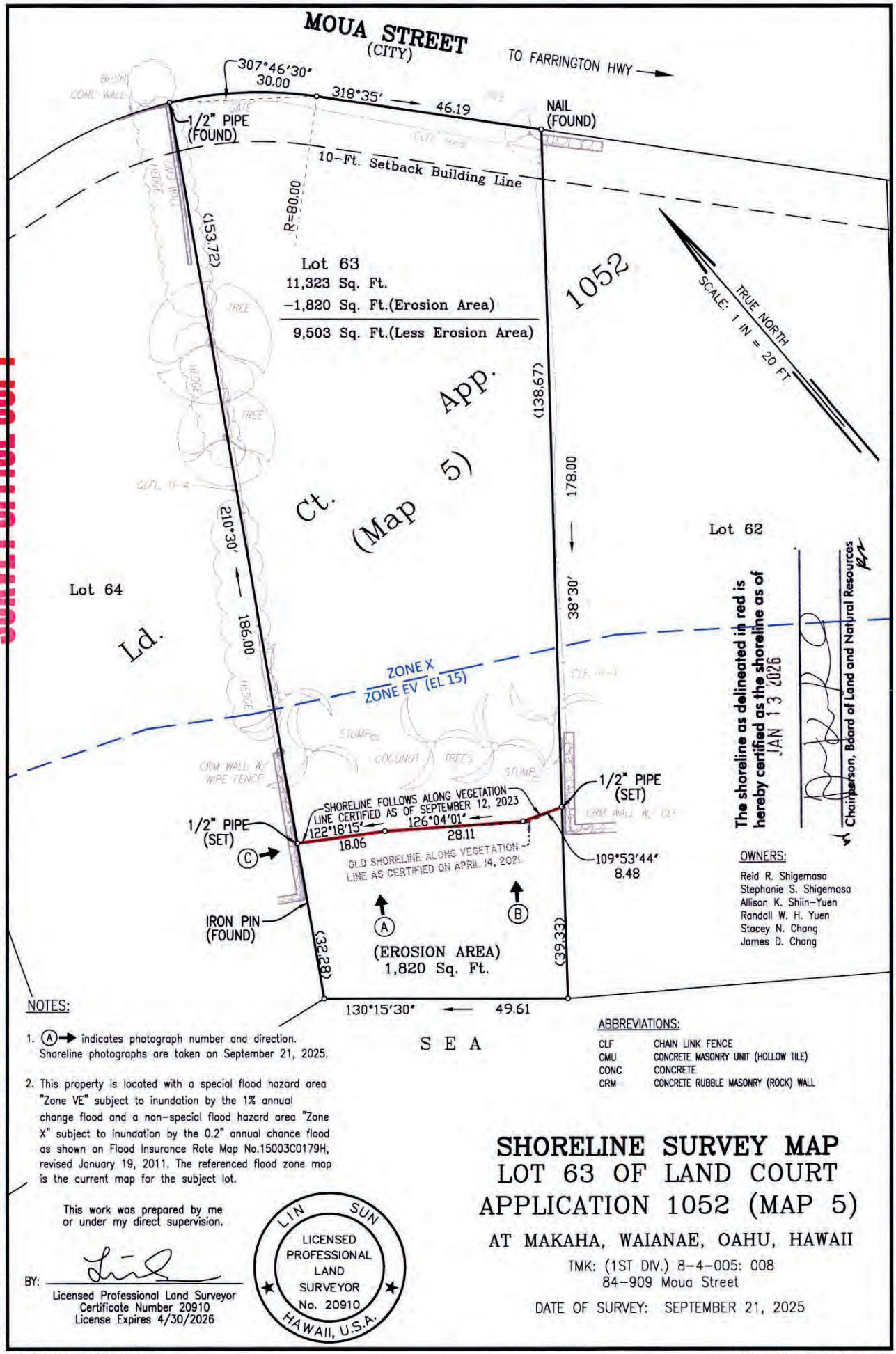
SHEET A006 OF

PROJECT NO. XXX



SURVEY OFFICE COPY

NOTES:

1. (A)→ indicates photograph number and direction. Shoreline photographs are taken on September 21, 2025.
2. This property is located with a special flood hazard area "Zone VE" subject to inundation by the 1% annual change flood and a non-special flood hazard area "Zone X" subject to inundation by the 0.2" annual chance flood as shown on Flood Insurance Rate Map No.15003C0179H, revised January 19, 2011. The referenced flood zone map is the current map for the subject lot.

ABBREVIATIONS:

CLF	CHAIN LINK FENCE
CMU	CONCRETE MASONRY UNIT (HOLLOW TILE)
CONC	CONCRETE
CRM	CONCRETE RUBBLE MASONRY (ROCK) WALL

This work was prepared by me or under my direct supervision.

BY: _____

Licensed Professional Land Surveyor
Certificate Number 20910
License Expires 4/30/2026

LIN SUN
LICENSED PROFESSIONAL LAND SURVEYOR
No. 20910
HAWAII, U.S.A.

SHORELINE SURVEY MAP
LOT 63 OF LAND COURT APPLICATION 1052 (MAP 5)
AT MAKAHA, WAIANAE, OAHU, HAWAII

TMK: (1ST DIV.) 8-4-005: 008
84-909 Moua Street

DATE OF SURVEY: SEPTEMBER 21, 2025

PATH/FILENAME: N:\SHORELINE\2020\000\2020018-15A Moua St, Makaha\DWG\2020018-15A shoreline 2025.dwg

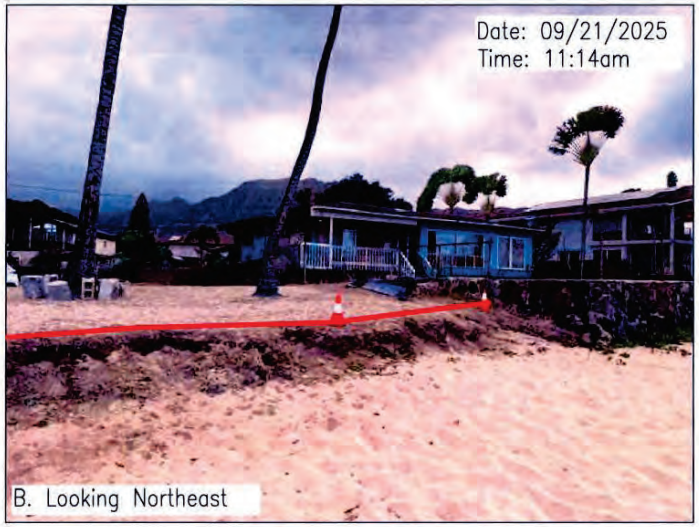
Job Number: 2020018-15A
Field Book: 2777A: Pgs. 34-37

CONTROLPOINT SURVEYING, INC.
615 Piikoi St., Suite 700, Honolulu, Hawaii 96814

10" x 15" = 1.04 Sq. Ft.

EXHIBIT D-1 - CERTIFIED SHORELINE SURVEY **FILE NO. 2026-SMA-41**







INDEX OF PHOTOGRAPHS
SHORELINE SURVEY MAP
LOT 63 OF LAND COURT APPLICATION 1052 (MAP 5)
AT MAKAHA, WAIANAE, OAHU, HAWAII

TMK: (1ST DIV.) 8-4-005: 008
84-909 Moua Street

DATE OF SURVEY: SEPTEMBER, 21 2025

EXHIBIT D: CERTIFIED SHORELINE SURVEY FILE NO. 2025/SMA-21

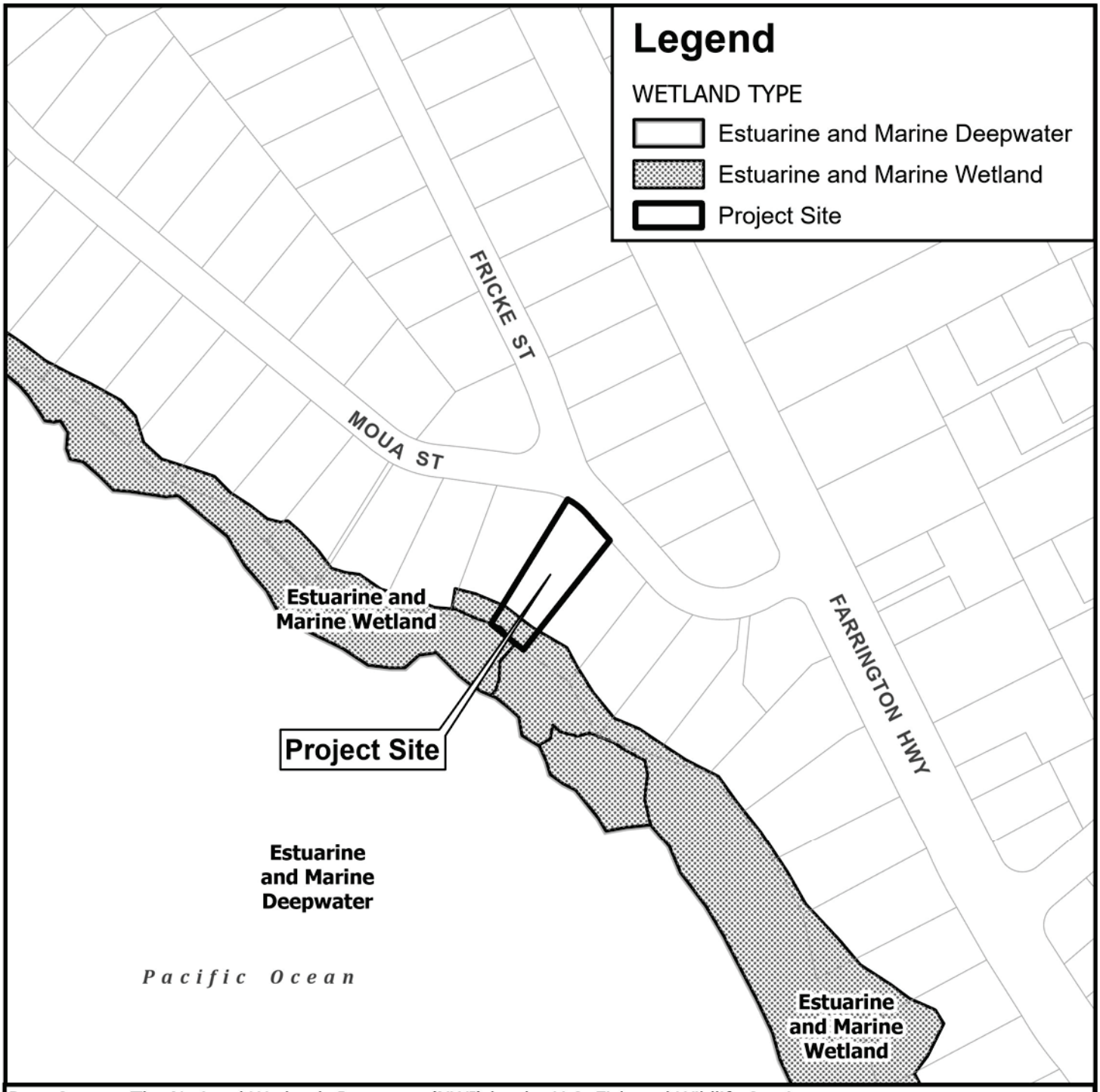
PATH/FILENAME: N:\SHORELINE\2020\000\2020018-15A Mouaa St, Makaha\DWG\2020018-15A shoreline 2025.dwg

Job Number: 2020018-15A
Field Book: 2777A: Pgs. 34-37

CONTROLPOINT SURVEYING, INC.
615 Piikoi St., Suite 700, Honolulu, Hawaii 96814

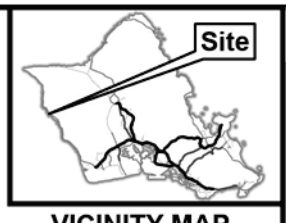
10" x 15" = 1.04 Sq. Ft.

EXHIBIT D-2 - SHORELINE SURVEY PHOTOS



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

0 100 200
Distance in Feet



VICINITY MAP

EXHIBIT E

WETLANDS MAP

WAIANAE

TAX MAP KEY: 8-4-005: 008
FOLDER NO.: 2026-SMA-41

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

Date Prepared: 07/2026

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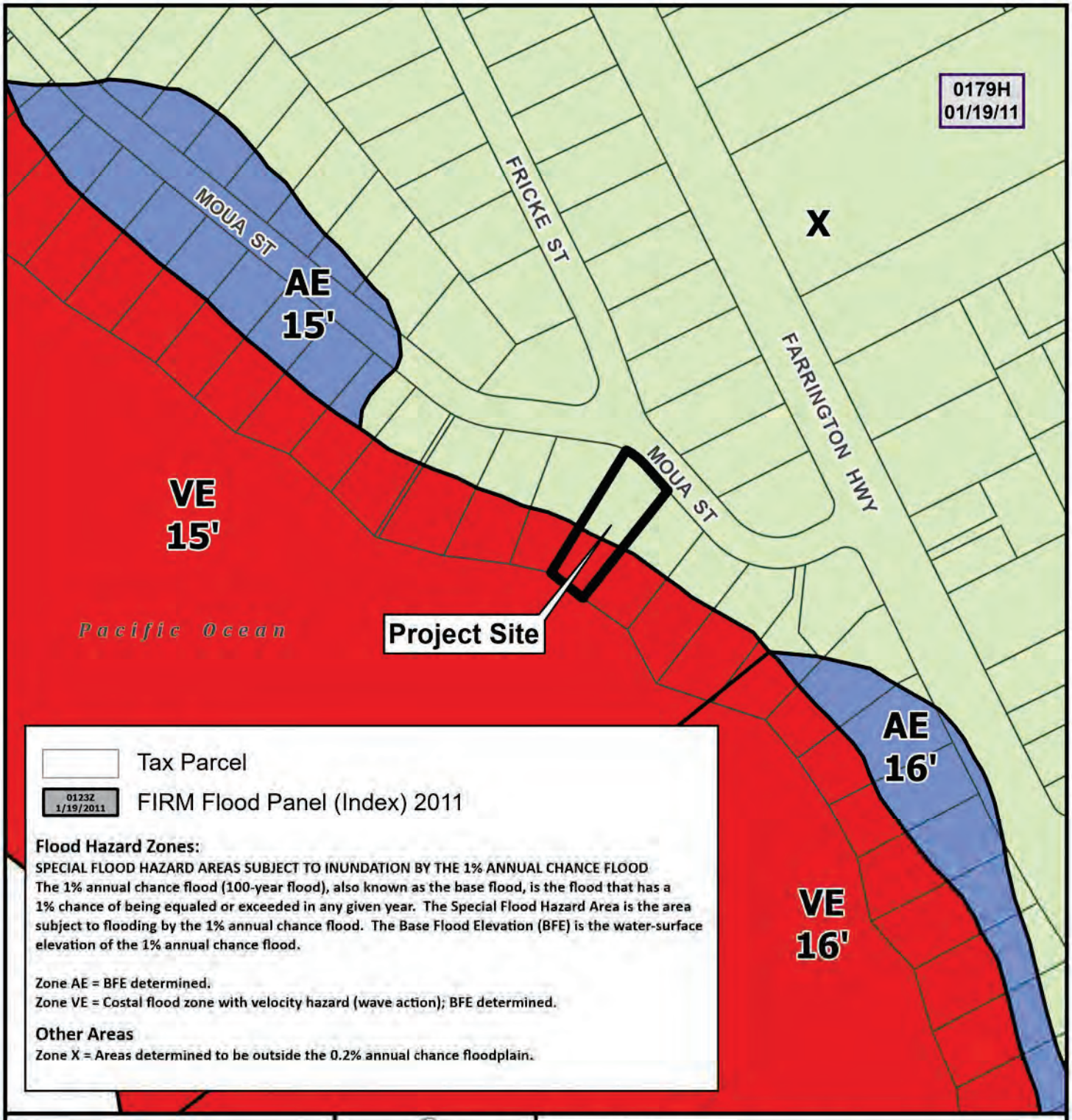



0 100 200

Distance in Feet



VICINITY MAP

N

EXHIBIT F

FLOOD HAZARD MAP

FIRM PANEL 15003C0179H

NOTE: FLOOD ZONES EFFECTIVE AS OF JUNE 10, 2026.
NO CHANGES TO THIS FLOOD PANEL [15003C0179H].

TAX MAP KEY: 8-4-005: 008

FOLDER NO.: 2026-SMA-41

Prepared by: Honolulu Land Information System (HoLIS) - NK
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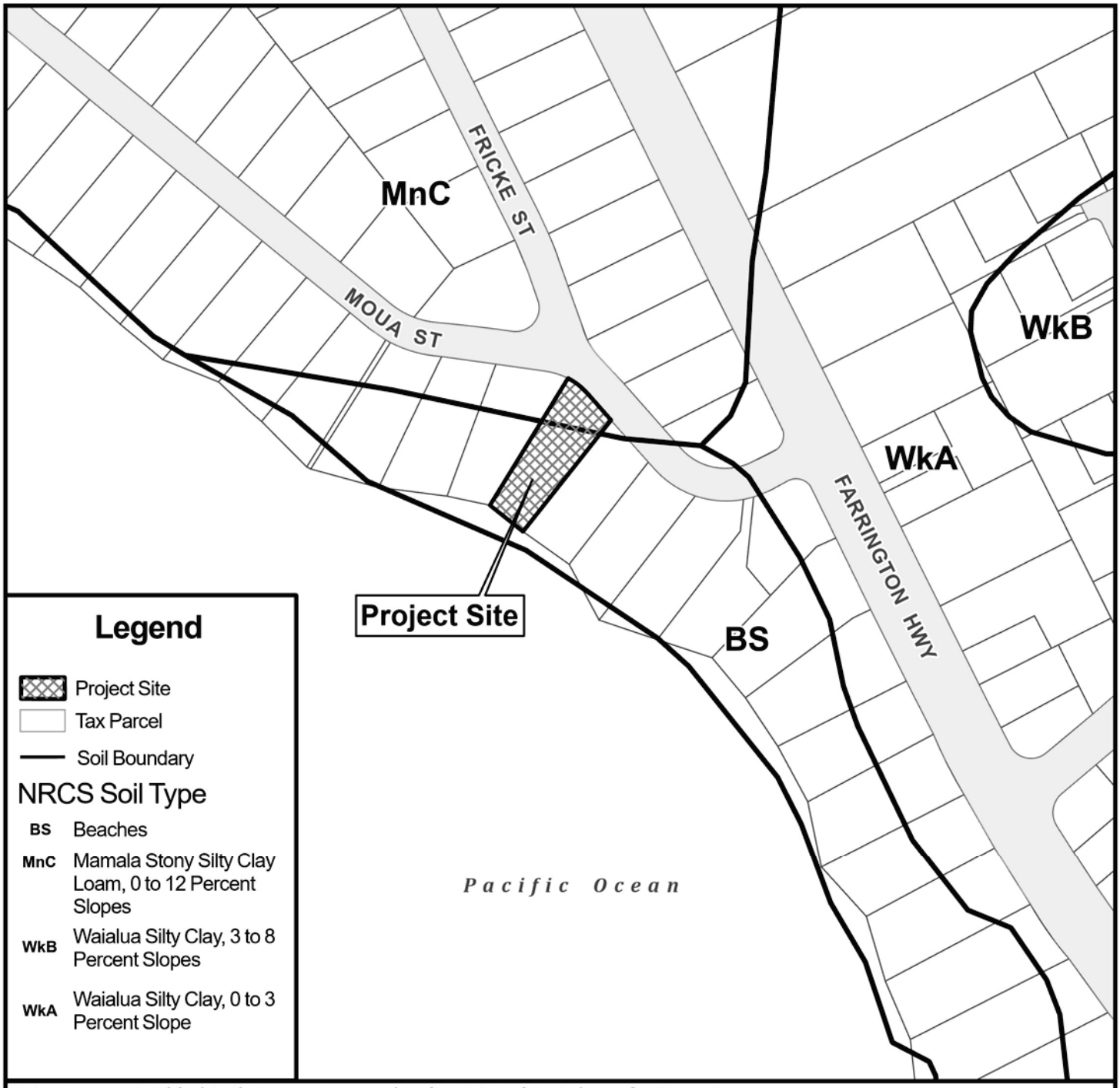

Data Source: Gridded Soil Survey Geographic (gSSURGO) Database for Hawaii.
United States Department of Agriculture, Natural Resources Conservation Service.
https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

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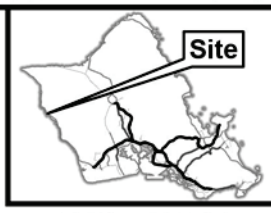
0 500 1,000
Distance in Feet



VICINITY MAP

EXHIBIT G

SOILS MAP
WAIANAE

TAX MAP KEY: 8-4-005: 008
FOLDER NO.: 2026-SMA-41

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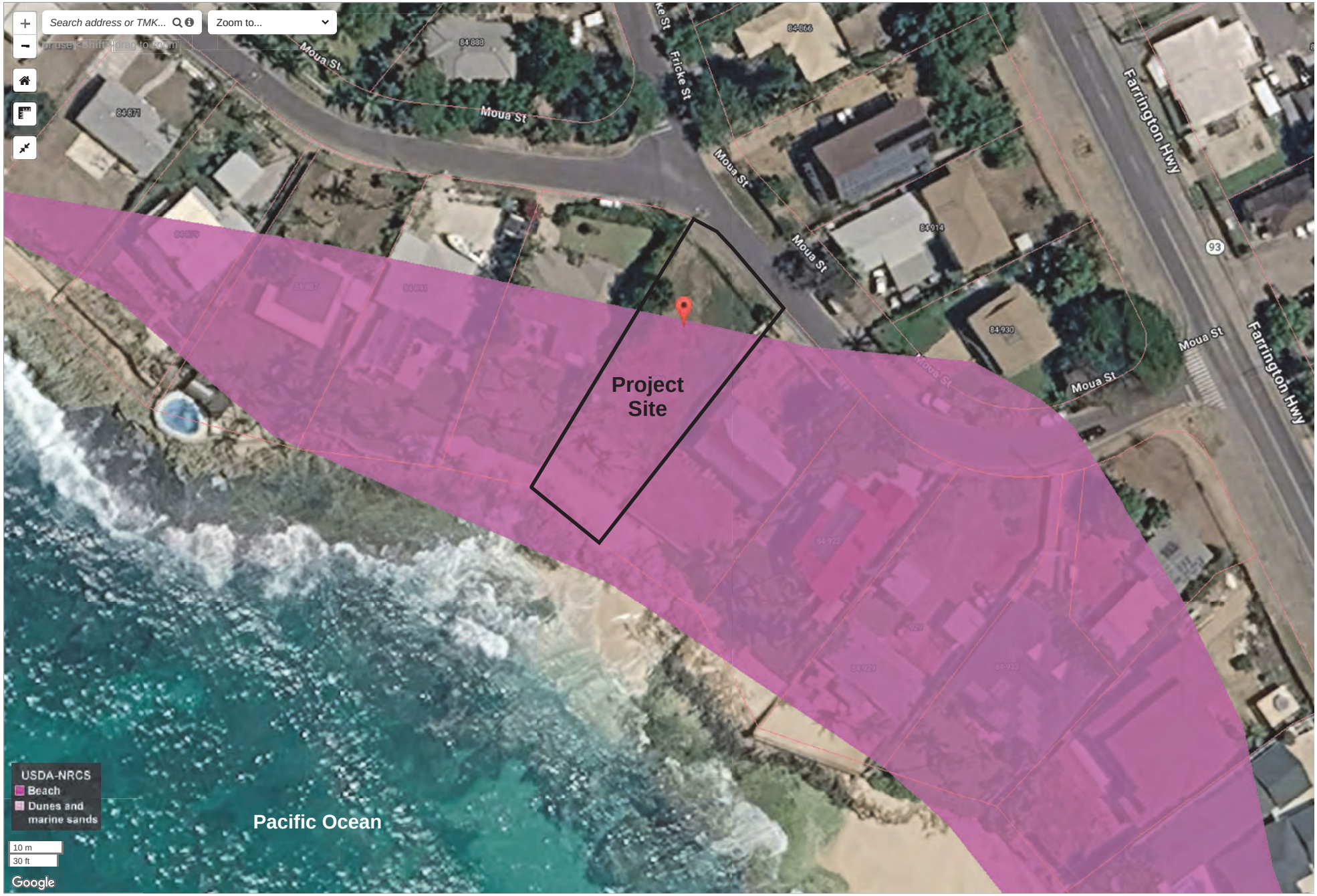


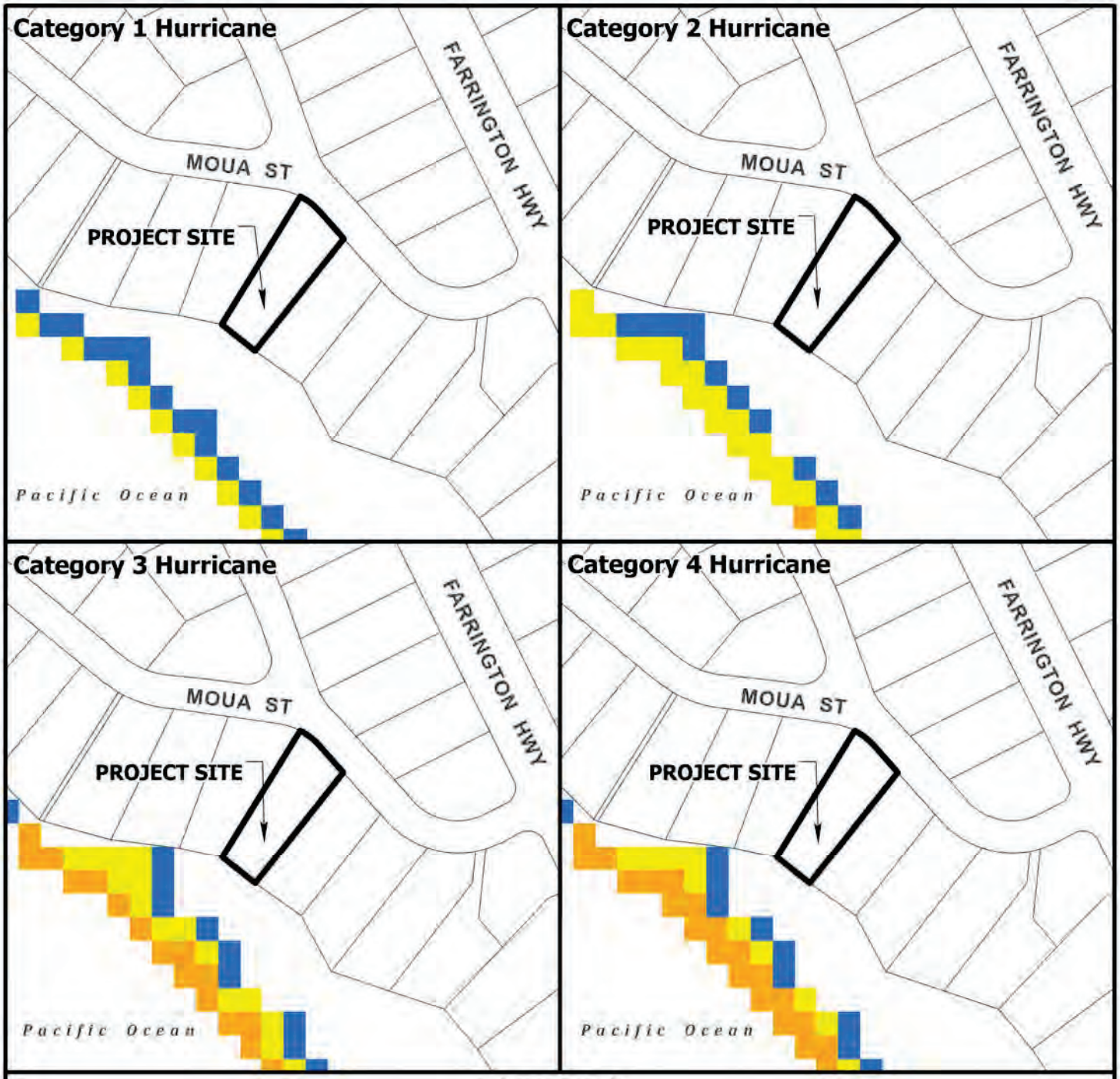
Source: Hawaii Sea Level Rise Viewer, accessed 7.29.26

EXHIBIT H - BEACH SANDS AND DUNES/MARINE SANDS
FILE NO. 2026-SMA-41



Source: Hawaii Sea Level Rise Mapper, accessed 7.29.26

EXHIBIT I - 3.2-FOOT (YEAR 2100) SEA LEVEL RISE EXPOSURE AREA
ANNUAL HIGH WAVE FLOODING
FILE NO. 2026-SMA-41



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

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 100 200

Distance in Feet



VICINITY MAP

N

EXHIBIT J

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: 8-4-005: 008

FOLDER NO.: 2026-SMA-41

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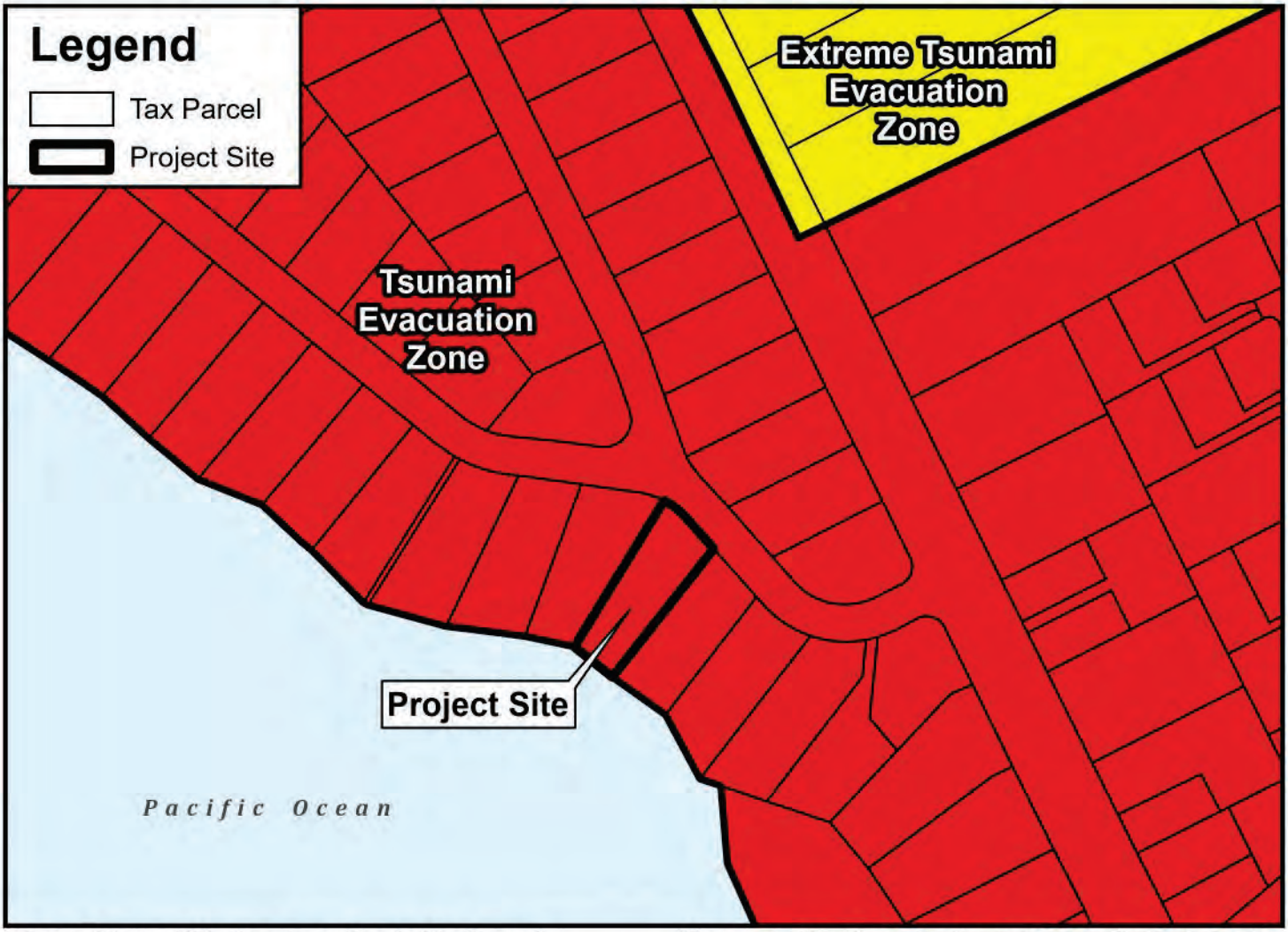
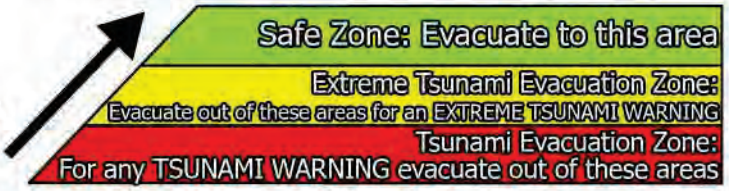
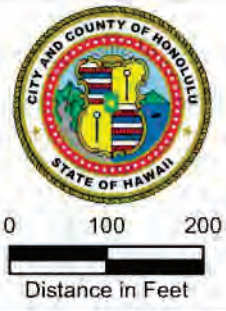


- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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

EXHIBIT K

TSUNAMI EVACUATION MAP
YOKOHAMA BAY TO POKAI BAY
MAP 15 INSET 3

TAX MAP KEY: 8-4-005: 008
FOLDER NO.: 2026-SMA-41

Prepared by: Honolulu Land Information System (HoLIS) - NK
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City and County of Honolulu

Date Prepared: 07/2026

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EXHIBIT L - CUMULATIVE RADIUS MAP - 500'
FILE NO. 2026-SMA-41