


**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
530 SOUTH KING STREET, ROOM 202  
HONOLULU, HAWAII 96813-3065  
TELEPHONE: (808) 768-5010 • FAX: (808) 768-5011

**TYLER DOS SANTOS-TAM**  
COUNCILMEMBER DISTRICT 6  
TELEPHONE: (808) 768-5006  
EMAIL: [tdossantos-tam@honolulu.gov](mailto:tdossantos-tam@honolulu.gov)

**MEMORANDUM**

TO: Nu'uauu-Punchbowl Neighborhood Board #12

FROM: Councilmember Tyler Dos Santos-Tam 

DATE: March 21, 2023

RE: Building Permits at Pu'u Paka Drive

At the February meeting of the Nu'uauu-Punchbowl Neighborhood Board #12, a question was raised about the construction occurring on the cul-de-sac of Pu'u Paka Drive, also known as the "Dowsett Estates" project. My office would like to report:

**There are three permits active on that site right now:**

**Building Permits #865462 and #880452**

Building Permit #865462 is for a retaining wall for what is being called the "Shin Residence," which is the home on the right side of the cul-de-sac.

Building Permit #880452 is for a new two-story single-family dwelling, called the "Shin Residence" on the right side of the cul-de-sac.

The total floor area of the project is 4,498 sq ft. The lot size for this project is 11,629 sq ft. Therefore, the Floor Area Ratio ("FAR") is  $4,498 \div 11,629 = 0.387$  FAR.

Although the home is on the large size in terms of total living area, it is not subject to the "monster home" ordinance, which applies higher standards to homes with floor area ratios above 0.6 FAR. The absolute maximum FAR permitted in the residential zoning district is 0.7 FAR.

The building permits indicate a total of five bedrooms: two on the first floor, and three on the second floor.

**Building Permit #879608**

A new single-family dwelling, called the “Hugh Residence” on the right-rear of the cul-de-sac. (Building Permit #879608)

The total floor area of the project is 4,240 sq ft. The lot size for this project is 20,255 sq ft. Therefore, the Floor Area Ratio (“FAR”) is  $4,240 \div 20,255 = 0.209$  FAR.

As above, although the home is on the large size in terms of total living area, it is not subject to the “monster home” ordinance, which applies higher standards to homes with floor area ratios above 0.6 FAR. The absolute maximum FAR permitted in the residential zoning district is 0.7 FAR.

The building permits indicate a total of five bedrooms: two on the upper floor, and three on the lower floor. The lower floor has a single wet bar, which is permitted by ordinance.

**Additionally, there are four active permit applications on that site right now:**

**Application A2021-07-0375**

This is listed as the “Phu Residence – New 2-Story Single Family Dwelling.” This permit appears to correspond to Lot 4 of the site, which is in the left-rear of the cul-de-sac.

The floor area of the project is not listed on the permit application at this time. The lot size is 93,654 sq ft.

**Applications A2021-06-0140 and A2021-06-0141**

This is listed as the “Leong Residence - New Two-Story Single Family Dwelling w/Retaining Wall Surrounding Entire Property.” This permit appears to correspond to Lot 5 of the property, which is the left side of the cul-de-sac.

The floor area of the project is not listed on the permit application at this time. However, the lot size is 31,842 sq ft.

**Application A2021-03-1162**

This is listed as the “Dacanay Residence - New 2 story SFD with pool.” This permit appears to correspond to Lot 6 of the property, which is at the left-rear of the cul-de-sac.

The total floor area of the project is listed as 7,486 sq ft. The overall lot size is 44,649 sq ft. Therefore, the estimated FAR is  $7,468 \div 44,649 = 0.167$  FAR.

The “monster home” issue is very important to my office, especially having been the co-founder of “HI Good Neighbor,” a community advocacy group which helped to develop and pass the City’s anti-monster home legislation over the past several years.

If there are any other questions about these projects or others in the community, please do not hesitate to reach out.