

# 830 MOKULUA DRIVE

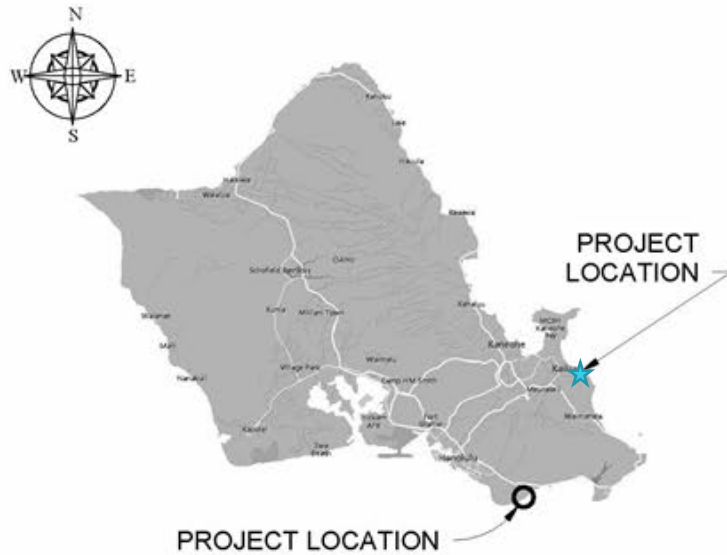
SPECIAL MANAGEMENT AREA (SMA) USE PERMIT

No. 2021/SMA-59, Resolution 21-281

January 13, 2022 - Zoning and Planning Presentation



## LOCATION MAP



## VICINITY MAP



## SUBDIVISION MAP



**PROJECT SITE**  
830 MOKULUA DRIVE  
KAILUA, HI 96734

# PROJECT OVERVIEW



## BASIC INFORMATION:

<u>Tax Map Key:</u>	1-4-3-008:045
<u>Land Area:</u>	0.26 acres (11,250 SF)
<u>State Land Use District:</u>	Urban
<u>City &amp; County of Honolulu Zoning:</u>	R-10 Residential
<u>C&amp;C HNL Ko‘olau Poko Sustainable Communities Plan:</u>	Low-Density Res.
<u>Special Design District:</u>	None
<u>Special Management Area:</u>	Within the SMA
<u>Flood Zone:</u>	X
<u>FEMA Flood Insurance:</u>	Anticipated

# PROJECT OVERVIEW



## PRESENT USE:

Single-Family Residential

## FUTURE USE:

Single-Family Residential

LUO STANDARD	R-10 ZONE	PROPOSED ACTION (All proposed in Compliance)
Minimum Lot Area	10,000 Square Feet	11,250 Square Feet
Front Yard	10'-0"	23'-0"
Side Yard	5'-0"	6'-0" and 12'-2"
Ocean Side Yard	40'-0" per SMA	46'-0"
Maximum Building Area	5,635 Square Feet	4,318 Square Feet
Maximum Height	25 Feet / 30 Feet Sloping	25 Feet
Multiple Homes on Lot	Max. of 8 dwellings on single zoning lot. Lot area must be equal or greater than minimum lot size for underlying zoning district, times the number of dwelling units.	One dwelling proposed. (One dwelling allowed)
Maximum Density Floor Area Ratio	0.7 Floor Area Ratio	.38 Floor Area Ratio (Approximately half of allowable)
Maximum Number of Wet Bars	One	One
Maximum Number of Laundry Rooms	One	One
Maximum Number of Bathrooms	Eight	Five
Maximum Impervious Surface Area	Must not exceed 75 Percent of the total zoning lot area.	61 Percent
Minimum Off-Street Parking Ratios	Four Required (One per 1,000 Square Feet)	Four

# PROJECT OVERVIEW



## NEIGHBORHOOD BOARD & ASSOCIATION COMPLIANCE

THE PROPOSED ACTION IS IN COMPLIANCE WITH ALL APPLICABLE NEIGHBORHOOD ISSUES AND CONCERNS.

- “No Objection” letter from the Lanikai Association
- Decline of presentation request from the Kailua Neighborhood Board
- All surrounding neighbors notified and no objections noted

## ENVIRONMENTAL COMPLIANCE

A **Finding of No Significant Impact (FONSI)** was issued by the Department of Planning and Permitting (DPP) for the Proposed Action on September 16, 2021 based on the fulfillment of the requirements of Chapter 343, Hawaii Revised Statutes and in accordance with Chapter 25, Revised Ordinances of Honolulu.

THE PROPOSED ACTION WILL NOT HAVE ANY SUBSTANTIAL OR CUMULATIVE ADVERSE ENVIRONMENTAL OR ECOLOGICAL EFFECT.

# PROJECT OVERVIEW



## PLAN, POLICIES, & REGULATORY COMPLIANCE

THE PROPOSED ACTION IS IN COMPLIANCE WITH ALL APPLICABLE PLANS, POLICIES, AND REGULATIONS OF THE STATE OF HAWAII AND THE CITY & COUNTY OF HONOLULU:

- Ko‘olau Poko Sustainable Communities Plan
- ROH Chapter 21, Land Use Ordinance
- ROH Chapter 25, Special Management Area
- HRS Chapter 205a, Coastal Zone Management - Office of Conservation & Coastal Lands (OCCL)

## SPECIAL MANAGEMENT AREA USE PERMIT COMPLIANCE

The Proposed Action was revised as a result of stakeholder comments received in the Environmental Assessment & SMA Use Permit Application Processes.

Based on the analysis and Conclusions of Law, the Director of the Department of Planning & Permitting recommended APPROVAL of the Proposed Action on December 21, 2021; subject to conditions.

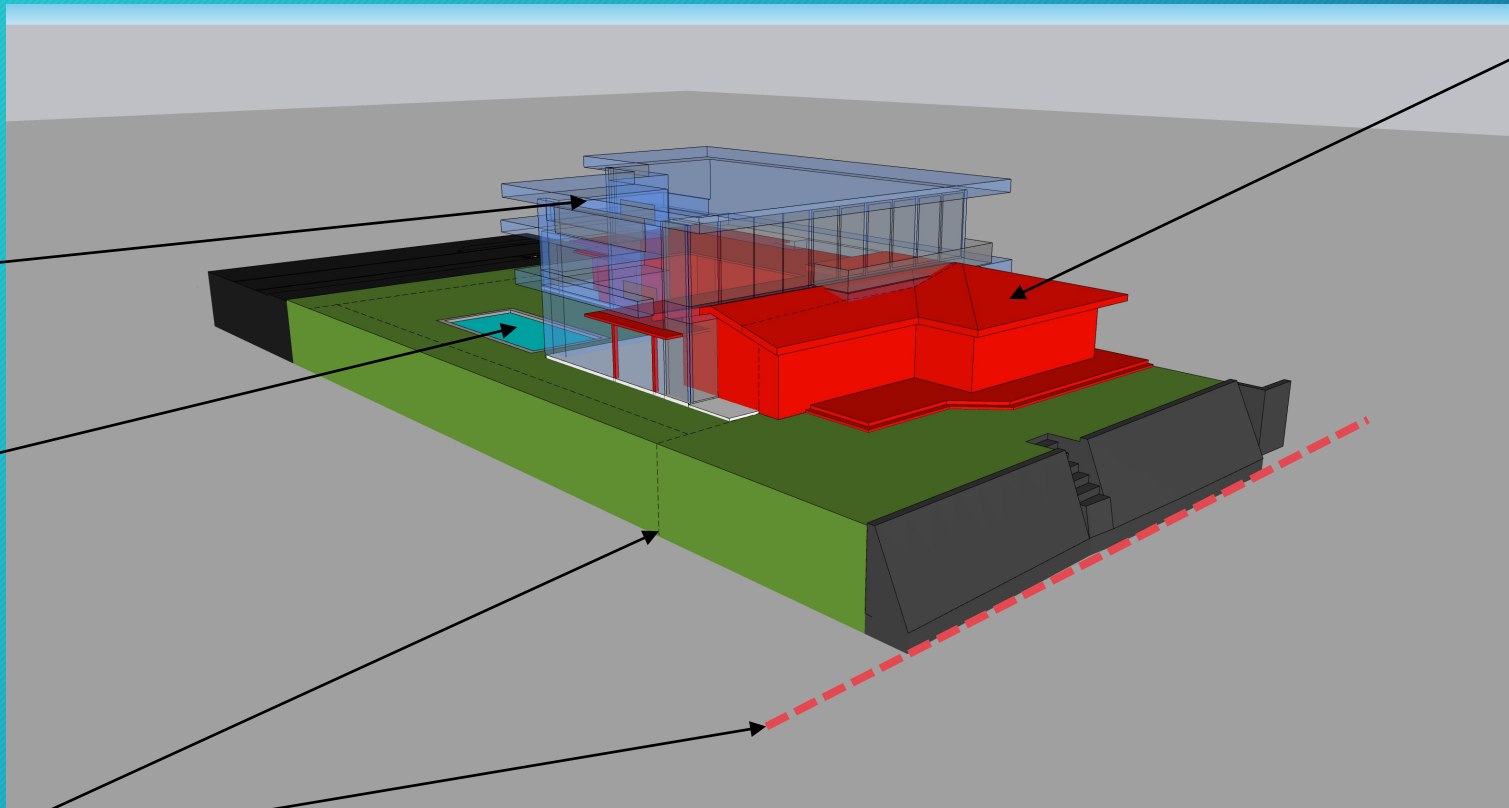
# PROPOSED ACTION - 3D AXONOMETRIC



PROPOSED  
RESIDENCE.  
46-FEET  
FROM  
CERTIFIED  
SHORELINE

EXISTING  
POOL TO  
REMAIN

40-FOOT  
SHORELINE  
SETBACK  
FROM  
CERTIFIED  
SHORELINE



EXISTING  
RESIDENCE  
TO BE  
DEMOLISHED  
REMOVING  
ROUGHLY  
1,650 SF OF  
NON-  
CONFORMING  
STRUCTURES  
LOCATED  
WITHIN THE  
40-FOOT  
SHORELINE  
SETBACK.

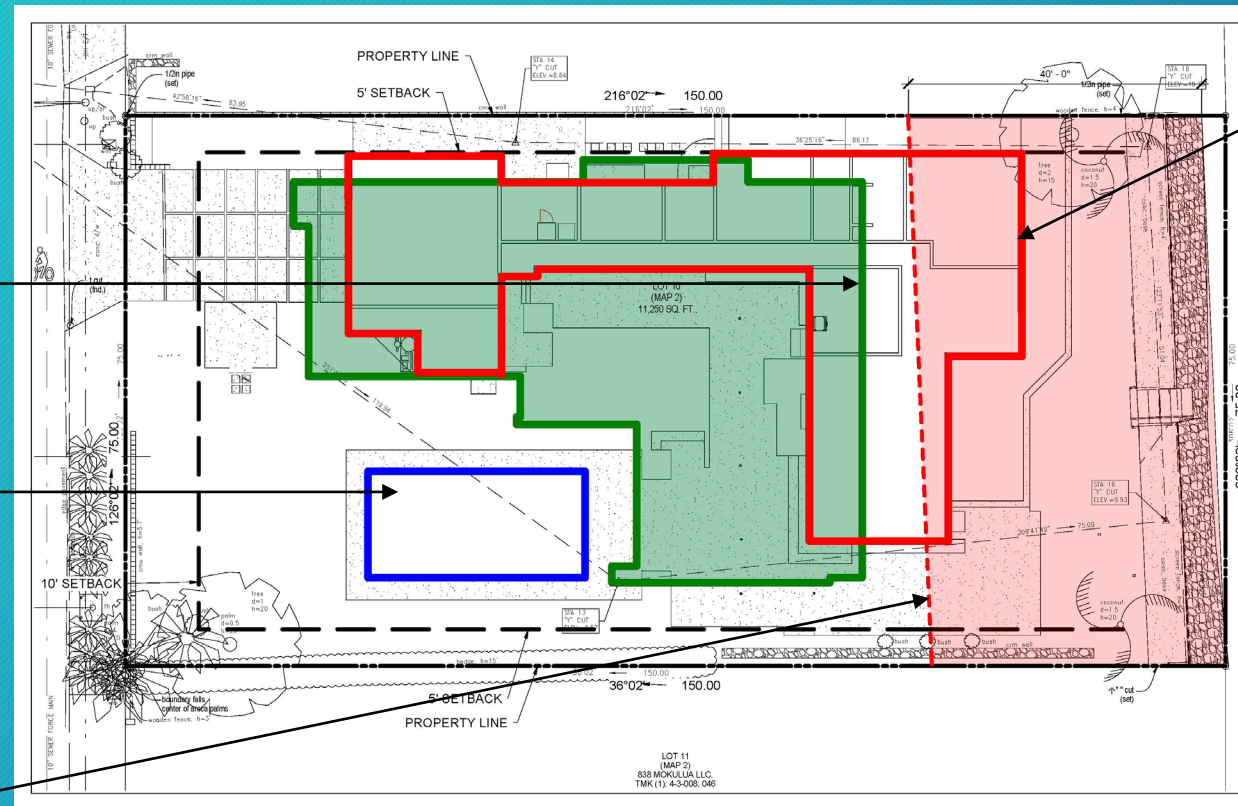
# PROPOSED ACTION - SITE PLAN

PROPOSED  
RESIDENCE.

46-FEET  
FROM  
CERTIFIED  
SHORELINE

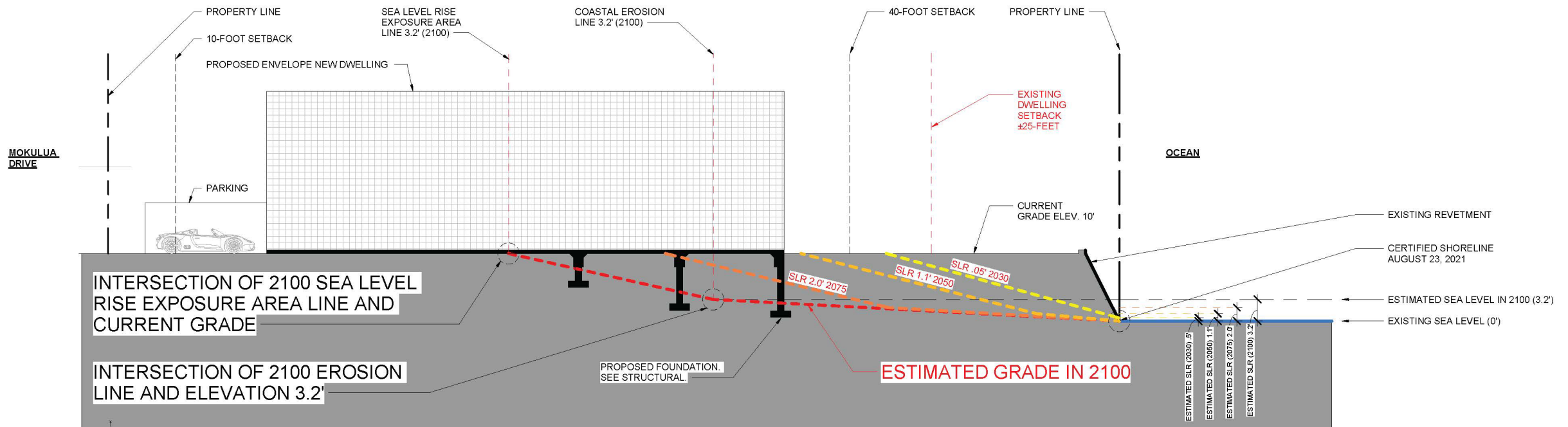
EXISTING  
POOL TO  
REMAIN

40-FOOT  
SHORELINE  
SETBACK



EXISTING  
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TO BE  
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REMOVING  
ROUGHLY  
1,650 SF OF  
NON-  
CONFORMING  
STRUCTURES  
LOCATED  
WITHIN THE  
40-FOOT  
SHORELINE  
SETBACK.

# PROPOSED ACTION - SEA LEVEL RISE



INFORMATION BASED ON STATE OF HAWAII SEA LEVEL RISE VIEWER  
<https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/>

# PROJECT SITE



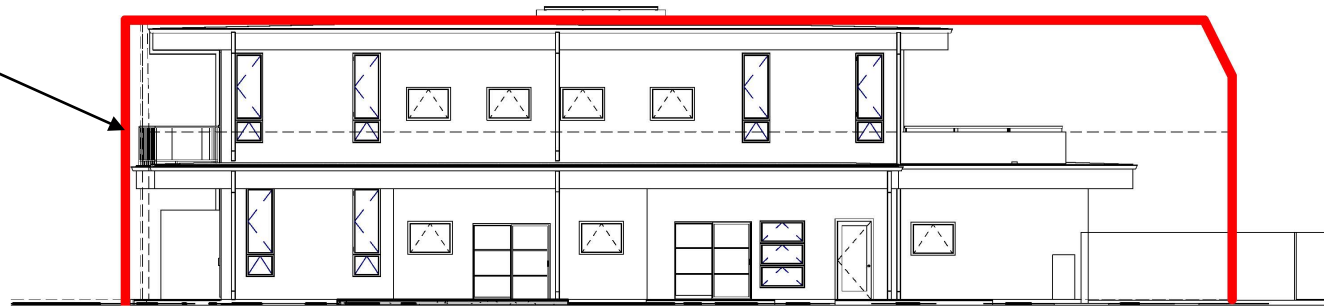
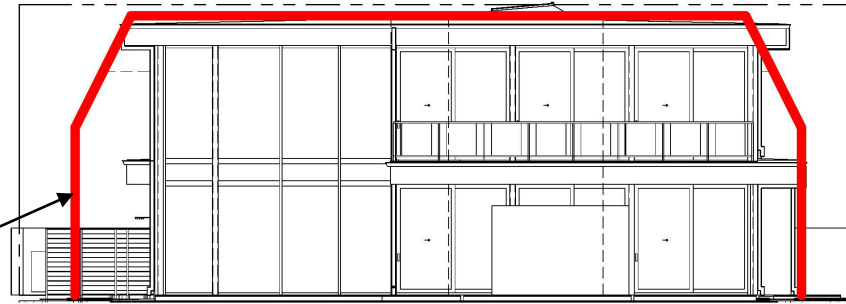
**YELLOW  
LINE:**  
STRETCH OF  
ARMORED  
SHORELINE  
OVER 1,000  
FEET LONG.

# PROPOSED ACTION - ELEVATIONS

THE PROPOSED  
DWELLING IS  
WITHIN THE  
ALLOWABLE  
**BUILDING  
ENVELOPE** PER  
THE LAND USE  
ORDINANCE

REAR ELEVATION (MAKAI)

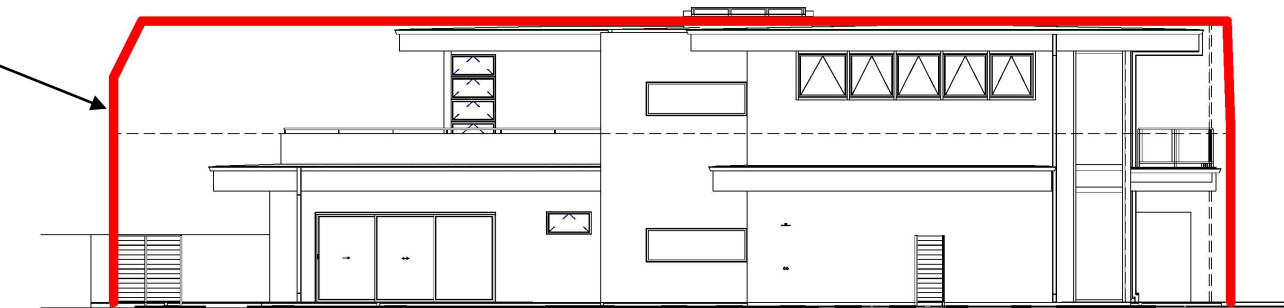
LEFT ELEVATION



# PROPOSED ACTION - ELEVATIONS

THE PROPOSED  
DWELLING IS  
WITHIN THE  
ALLOWABLE  
**BUILDING  
ENVELOPE** PER  
THE LAND USE  
ORDINANCE

FRONT ELEVATION (MAUKA)



RIGHT ELEVATION

# END

Thank you for your time & consideration.

