

SWCA

# RESO 22-175 - SMA PERMIT FOR 58-2 MAKANALE STREET, HALEIWA

TAX MAP KEY 5-8-003: 012

AUGUST 25, 2022

Submitted by SWCA for the Committee on Zoning and Planning August 25, 2022 Meeting.

'22AUG18 PM 4:13 CITY CLERK

MISC. COM. 322  
ZP

# SWCA

## AGENDA

LOCATION  
PROJECT DESIGN  
LUO STANDARDS  
PROJECT HISTORY AND OUTREACH  
MITIGATION MEASURES  
(SIGNIFICANCE CRITERIA)

# PROJECT LOCATION

58-2 Makanale Street  
Haleiwa

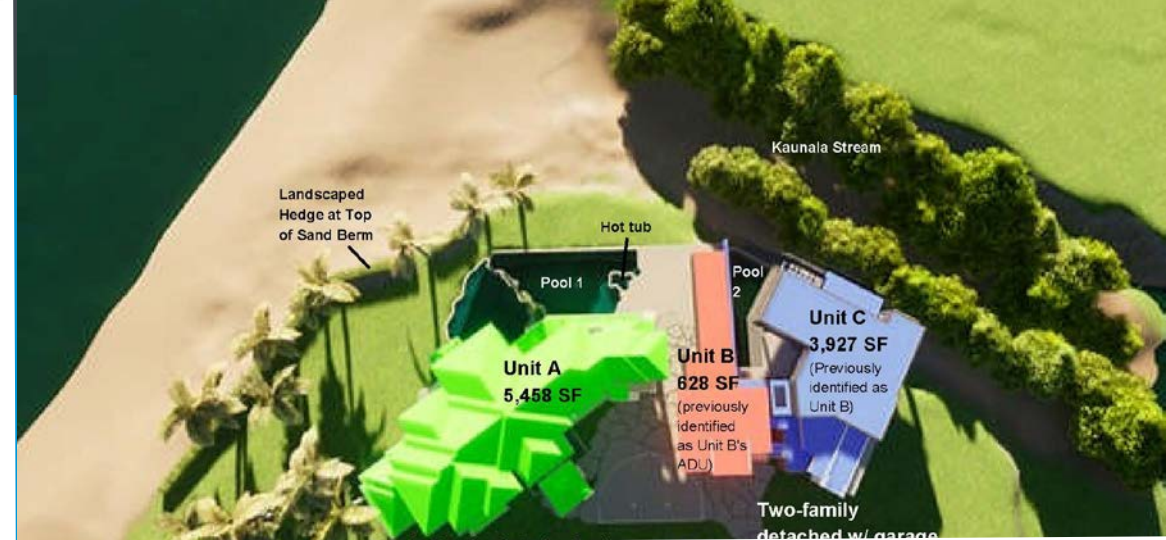
- 50,205 sf Shoreline Lot within SMA
- R-5 zoning
- Adjacent to Sunset Beach Colony
- Kaunala Stream on eastern side of property
- 3 CPR lots owned by Mr. Winebarger
- Within Tsunami Evacuation Zone



# PROJECT DESIGN

- 3 Single Family Detached Dwellings
- 2 Pools
  - Avg depth 3 ft, total ~200cy excavation
- 2 or 3 aerobic wastewater systems in SW-most corner
- Landscaping
- Foundation: micropiling
  - 6"-16" diameter, 12-20 feet below grade to underlying cora
- Outside 3.2 foot sea level rise exposure area (SLR-XA)

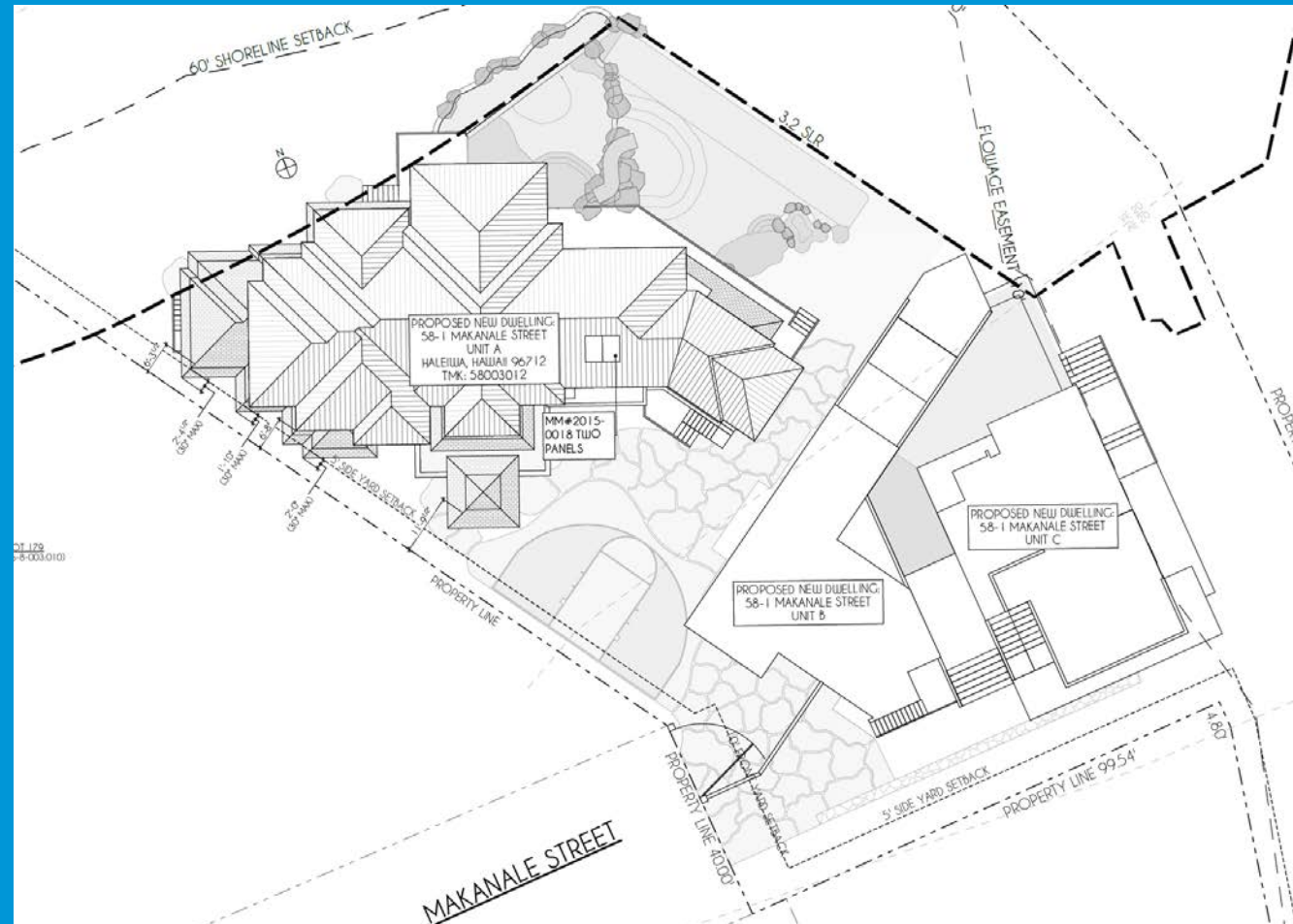
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## PROJECT DESIGN – MOST RECENT



# PROJECT DESIGN – MOST RECENT



# CONFORMANCE IN RELATION TO LUO STANDARDS

LUO Standard	R-5 Zone	Project Plans	Conforms to LUO Standard?
Minimum Lot Area	5,000 square feet	50,205 square feet	Yes
Maximum Building Area	50% of the zoning lot	24% of zoning lot	Yes
Maximum Height	25 feet	25 ft	Yes
Front Yard Setback	10 feet	28-37 square feet	Yes
Side Yard Setback	5 feet	6.5 feet	Yes
Shoreline setback	60 feet	91-116 feet	
Multiple Homes on a Lot	A maximum of eight dwelling units may be placed on a single zoning lot in a country or residential district, provided:(1) The zoning lot shall have a lot area equal to or greater than the required minimum lot size for the underlying country or residential district multiplied by the number of dwelling units on or to be placed on the lot.	Three homes	Yes

# PROJECT HISTORY

- Dec. '19- May '20- Due Diligence
  - Confirmed 60' Shoreline set back in meeting with DPP as opposed to 40' set back represented as feasible prior to due diligence
- June '20- Purchased CPR lot A and B
  - CPR lot C owned by Mr. Andersen
- Sept. 20- Filed Building Permit for 1<sup>st</sup> house (Lot A)
  - Unaware of passage of ACT 16
- Jan. '21 first learned of the passage of ACT 16 and investigated relevance to my property
- Mar. '21 – Aug. '21- “SMA Determination” discussions with DPP
  - Engaged SWCA and determined SMA being applicable
- Nov. '21- Engaged neighborhood board (SBCA and NSCB) with 2 CPR Plan
- Apr. '22- Purchased CPR lot C
  - Primarily to ensure vulnerable land along Kaunala Stream would not be developed, however, purchase of additional CPR resulted in relatively minor master plan changes (see slide #12)
- Jun. '22- DPP hosted public hearing
  - Some confusion at the meeting arose from community members due to purchase of additional CPR lot and resulting plan change following SBCA presentation.
  - Rationale for changes was explained and amicably resolved with SBCA

# DETAILS OF OUTREACH- COMMUNITY ORGANIZATIONS

- 03/24/2021 DPP Kick-Off
- 08/25/2021 Pre-assessment consultation letters mailed out (including NSNB)
- 09/30/2021 Request to NSNB to present on project
  - 10/03/2021 Chair Pahinui advised presenting at SBCA instead
- 10/21/2021 NSNB and SBCA follow-up email requesting comments
  - 11/13/2021 Chair Pahinui stated no comments
- 11/17/2022 Presentation at SBCA meeting
- 11/22/2021 Draft EA notice letters mailed out (including NSNB and SBCA)
- 01/31/2022 Email notice to NSNB about Final EA preparation
  - 02/03/2022 Chair Pahinui stated no comments
- 04/06/2022 Final EA notice letters mailed out (including NSNB and SBCA)
- 04/29/2022 SMA Application notice letters mailed out (including NSNB)
- 06/17/2022 North Shore public hearing
- 07/14/2022 Confirmation from SBCA that second presentation not required
- 08/05/2022 & 08/12/2022 NSNB follow-up emails and request for feedback

## DETAILS OF OUTREACH- CITY COUNCIL

### Committee Pre-Meets

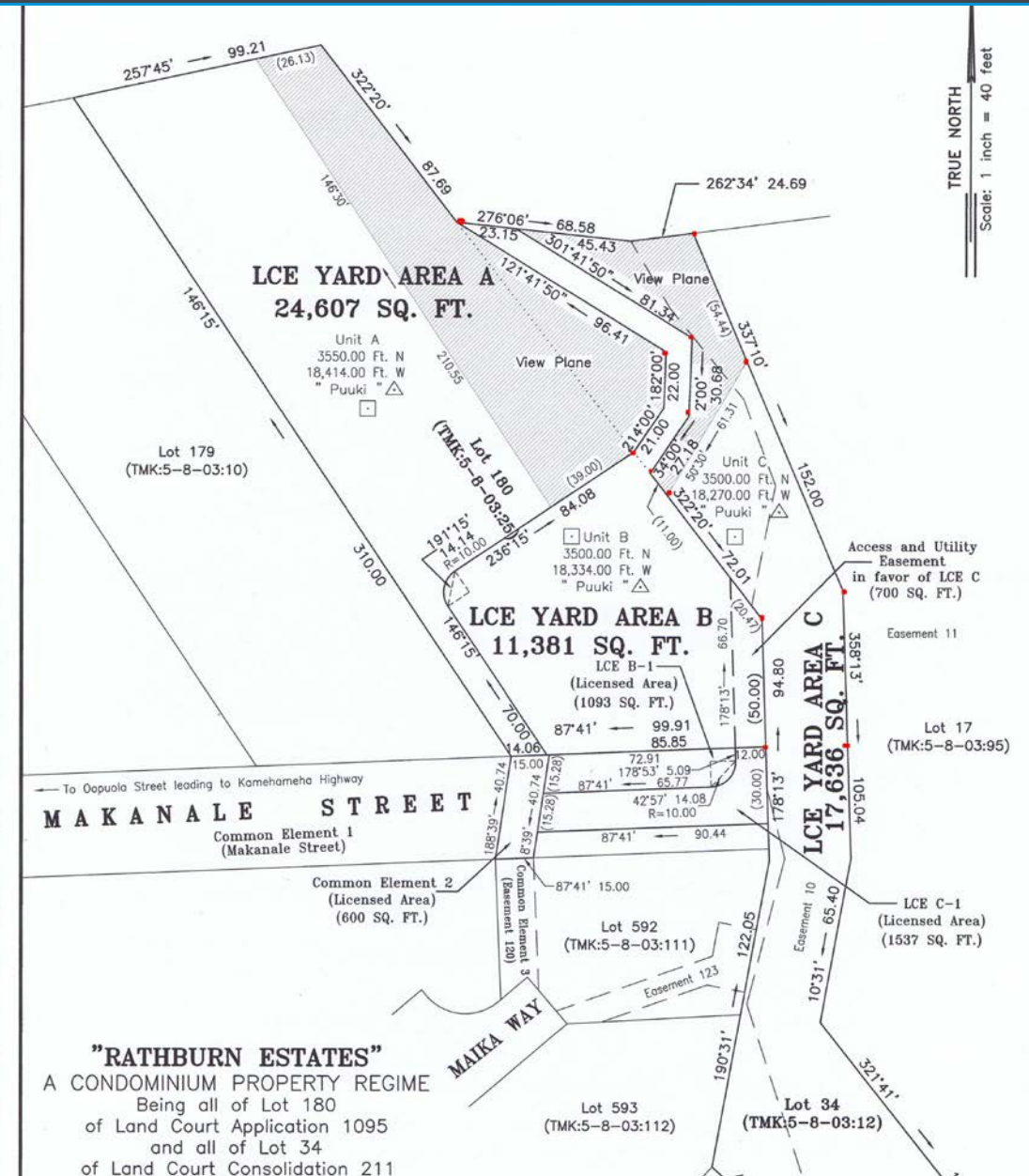
- Brandon Elefante, Zoning Chair: on 08/15/2022
- Calvin Say: on 08/16/2022
- Esther Kia'āina via email 08/11/2022 and 08/12/2022
- Heidi Tsuneyoshi, District 2, on 08/23/2022
- Radiant Cordero: email request on 08/11/2022

Previous site conditions



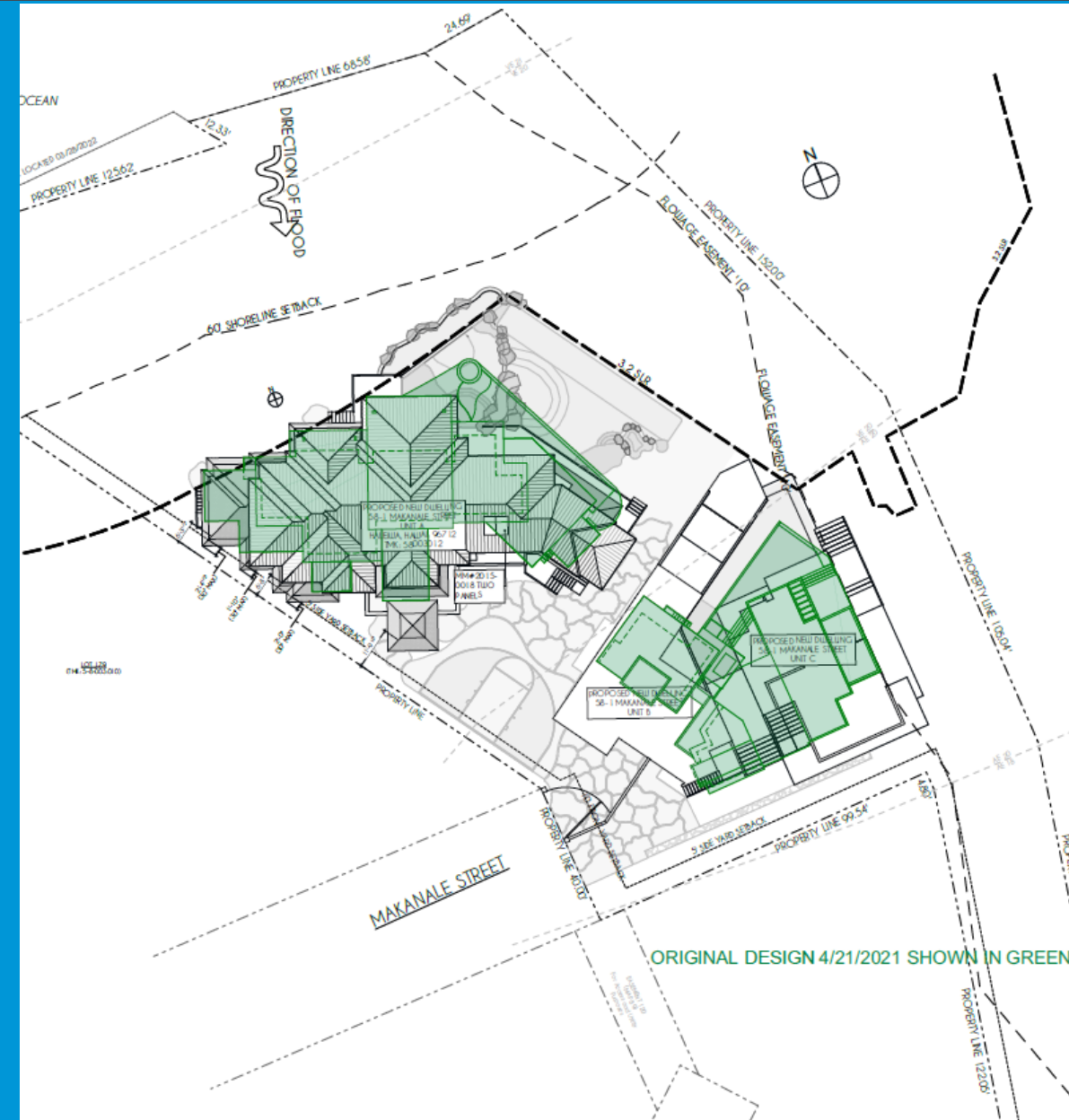
# PROJECT REVISIONS FOLLOWING 11/21/2022 SBCA MEETING

- Revisions primarily resulted from purchase of Lot C in Apr. '22 in addition to original Lot A & B purchase
- Lot C area for house construction was located over vulnerable section of Kaunala Stream which has been removed from development by the current plan



## PROJECT REVISIONS FOLLOWING 11/21/2022 SBCA MEETING

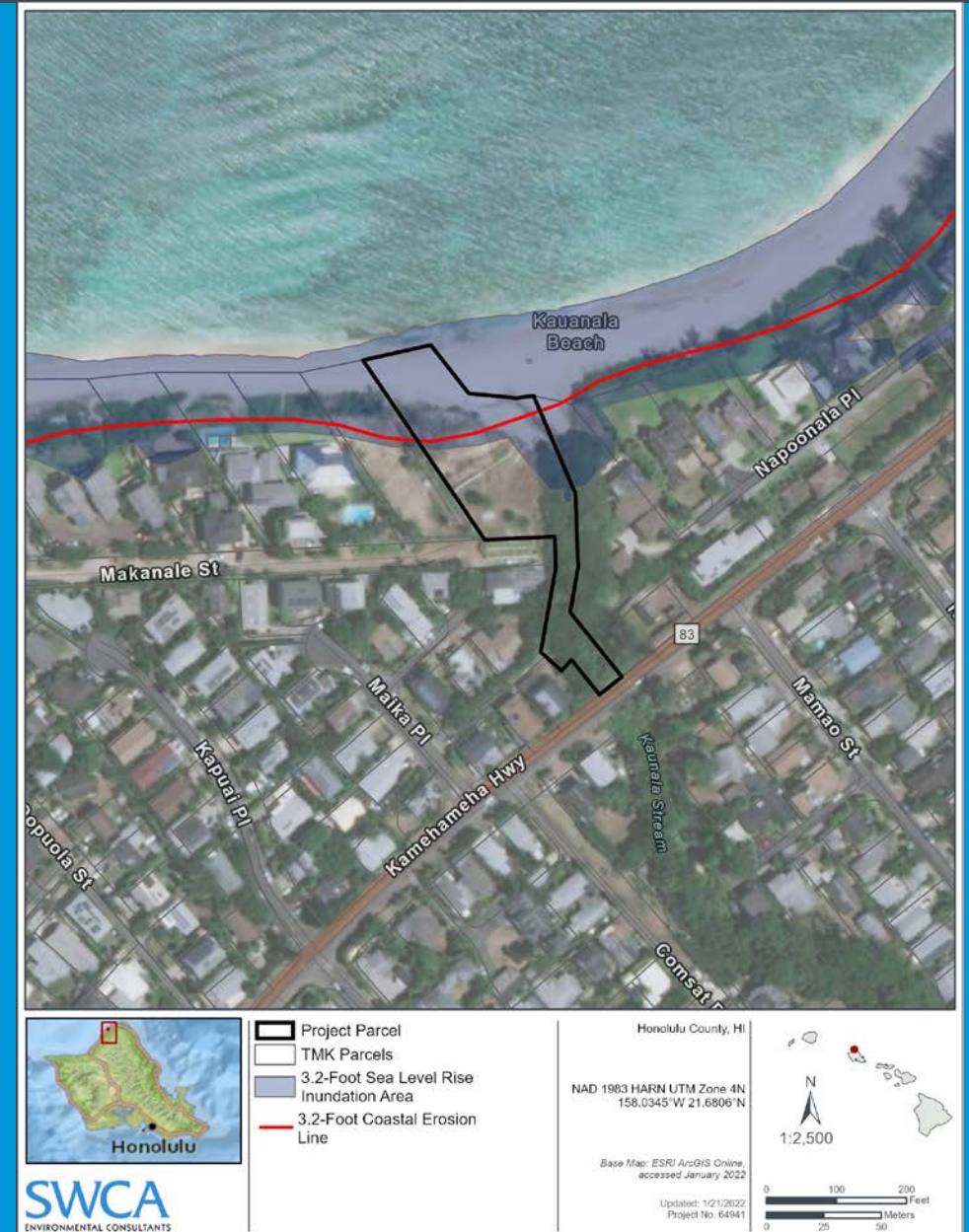
- Green represents original plan
- Marginal increase in building sq. ft despite large increase in land purchase
- The intention was to build 3 detached homes within the 3 Lot CPR. We believe this is reasonable given the history and hope the resolution makes this feasible





# MITIGATION MEASURES

- 91-116 feet from certified shoreline
- Outside 60-foot shoreline setback
- Outside 3.2 feet SLR (SLR-XA)
- No grubbing, filling, no seawalls, no shoreline hardening
- Following SHPD recommendations for excavation



The background of the slide is a solid blue color with a white topographic map pattern. The pattern consists of numerous concentric, wavy lines of varying thicknesses, creating a sense of depth and movement. Scattered throughout the map are several small, white plus signs (+) and one small circle, which are typical symbols used in topographic maps to denote specific points of interest or elevation markers.

**THANK YOU.**

# SIGNIFICANCE CRITERIA

1. The project is not expected to irrevocably commit to the loss or destruction of any natural or cultural resources. The project area has been previously disturbed, and the proposed units have been designed to avoid sensitive and protected resource areas. BMPs would be implemented during construction to further avoid or minimize potential construction impacts to natural or cultural resources.
2. The project is not expected to curtail the range of beneficial uses of the environment.
3. The project would be in conformance with the State's long-term environmental policies and goals expressed under HRS 344.
4. The project is not anticipated to cause substantial, adverse effects to the economic or social welfare of the community or State. The project would increase tax revenue for the City and will create temporary jobs during construction.
5. The project is not anticipated to affect public health.
6. The project is not expected to result in substantial secondary impacts to population or public facilities.
7. The project is not anticipated to cause substantial degradation of environmental quality.
8. The project is not anticipated to have adverse cumulative environmental effects and it is not linked to any larger action.

# SIGNIFICANCE CRITERIA

9. Although no special-status species are known to occur within the project area, potential habitat for Hawaiian hoary bat, Hawaiian monk seal, and sea turtles occurs within the project area. In order to prevent impacts to these species during construction, regular on-site staff would be trained to identify special-status fauna with the potential to occur on-site and would know the appropriate measures to be taken if they are present. Long-term impacts are not anticipated. Therefore, it is not anticipated that the project would adversely impact any rare, threatened, or endangered species or their habitats.
10. The project is not anticipated to adversely affect air or water quality or ambient noise levels. Construction of the project would temporarily increase air emissions and noise levels within the immediate project area but would be minimized through BMPs. The project has been designed to avoid development within any water resources (i.e., Kaunala Stream) and erosion and spill control BMPs would be implemented during construction to avoid and minimize potential indirect impacts to streams. Compliance with all state and local regulations would be followed to ensure that the impacts are less than significant.

# SIGNIFICANCE CRITERIA

11. The project has been designed to avoid impacts to, and development within, environmentally sensitive areas including coastal hazard areas, coastal shorelines and setbacks, waters features, and riparian buffers, and the units would be above the base flood elevations VE and AE. BMPs would be implemented to minimize potential erosion due to construction activities.
12. The project would not adversely impact scenic vistas and view planes. The proposed units and associated landscaping would be visually consistent with the surrounding residential landscape setting.
13. The project would not require substantial energy consumption. The proposed houses would increase energy consumption within the overall community by a small amount, and energy saving appliances would be utilized.