

SWCS

RESO 22-175 - SMA PERMIT FOR 58-1 MAKANALE STREET, HALEIWA

TAX MAP KEY 5-8-003: 012

'22OCT12 PM 3:30 CITY CLERK

MISC. COM. 444

OCTOBER 20, 2022

Submitted by SWCA for the Committee on Zoning and Planning October 20, 2022 Meeting.

AGENDA

PROJECT LOCATION
PROJECT DESIGN & CONFORMANCE TO LUO
UPDATED DETAILS OF OUTREACH
MITIGATION MEASURES
(SIGNIFICANCE CRITERIA)

PROJECT LOCATION

- 3 Dwelling Units in R-5 Zoned area adjacent to Sunset Colony to the east and residential homes to west
- Kaunala Stream on eastern side of property
- 2 Pools
 - Avg depth 3 ft, total ~200cy excavation
- 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 feet sea level rise exposure area (SLR-XA)
- Within Tsunami Evacuation Zone



Note: the spatial data used for this map were obtained from the Hawaii Statewide GIS program and were not created by the applicant. Any concerns about how the TMK is presented in this image should be addressed to the Hawaii Statewide GIS program or the City and County of Honolulu. The applicant makes no claims of special rights to the beach by using this image showing Hawaii Statewide GIS program data.

PROJECT DESIGN AND CONFORMANCE TO LAND USE ORDINANCES



Proposed Dwelling Structure	Living Space of Current Design (9,817 sqf)
House A	5,376
House B	1,070
House C	3,371
Total	9,817

- Plan is under current LUO floor area density limits of 0.6 regardless of the definition of the lot size used for calculating density

Defined Land Area	Land Area in sqf	Buildable sqf @ 0.6 density	Proposed Density
TMK excluding Flowage Easement (This is the Lot Size under LOU standards)	37,885	22,731	0.26
TMK excluding Flowage Easement & land up to 60' setback	27,554	16,533	0.36
TMK excluding Flowage Easement & land up to 3.2' SLR-XA	20,741	12,455	0.47

- Plan is also under current LUO building area density limits of 0.5 regardless of the definition of the lot size
 - 0.32 excl. flowage easement (actual LUO standard)
 - 0.47 excl. flowage easement & land up to 3.2 SLR-XA

DETAILS OF CONFORMANCE TO LUO STANDARDS

LUO Development Standards		
LUO Standard	R-5 Zone	Proposed Plans (all in compliance)
Lot Area	5,000 square feet minimum	37,884 square feet
Front Yard	10 feet	28-37 feet
Side Yard	5 feet	6.5 feet
Maximum Height	25 feet	25 feet
Maximum Bldg. Area (foot print)	50% of lot area (18,942 square feet)	11,972 square feet, 32% of lot area
Maximum Floor Area Allowed	.6 FAR (22,730.4) square feet)	.26 FAR (9,817 square feet)
Shoreline Setback	60 feet	91-116 feet
Multiple Homes on a Lot (LUO Section 21-8.20A)	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. Max density is 7.	Proposed plan consists of three dwellings

DEMARCATON OF PROPOSED SHORELINE SETBACK

- All structures proposed for construction are situated Mauka of the “Sea Level Rise Exposure Area” as currently shown on the Hawaii Sea Level Rise Viewer (“SLR-XA Line”).
 - The closest structural element to the beach is 91 feet back from the certified shoreline
 - This SLR-XA Line represents the aggregate of the following coastal hazard layers: passive flooding (still water high tide flooding), annual high wave flooding (over wash during the largest wave events of the year) and coastal erosion.
 - All elements of structures proposed in the SMA that have a fixed location at or under the ground, or requiring a fixed location on or under the ground, or attached to something having or requiring a fixed location on or below the ground are situated Mauka of the SLR-XA line.

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
- 08/25/2022 Zoning & Planning Committee meeting
- 09/21/2022 Second presentation at SBCA meeting
- **09/27/2022** NSNB meeting

DETAILS OF OUTREACH- CITY COUNCIL

Committee Pre-Meets

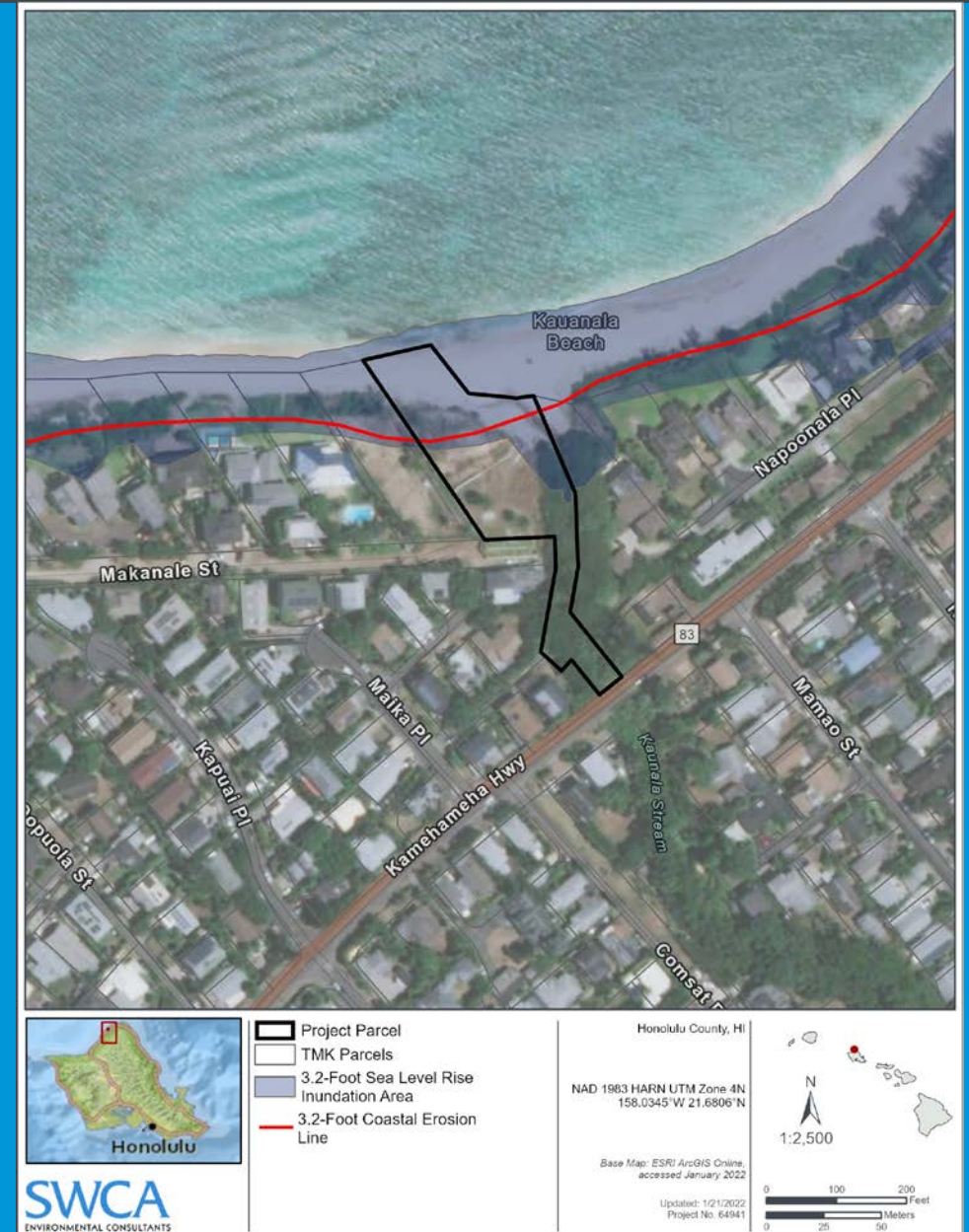
- Brandon Elefante, Zoning Chair: on 08/15/2022
- Calvin Say: on 08/16/2022
- Esther Kia'āina via email 08/11/2022 and 08/12/2022
- Heidi Tsuneyoshi, District 2, on 08/23/2022
- Radiant Cordero: email request on 08/11/2022

Previous site conditions



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 all SHPD recommendations for excavation
- Commitment to keeping streambed clear



THANK YOU.

ADDITIONAL REFERENCE SLIDES

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.