



RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA ("SMA") USE PERMIT TO ALLOW A NEW SINGLE-FAMILY DWELLING AT 5699 KALANIANA'OLE HIGHWAY.

WHEREAS, on January 24, 2023, the Department of Planning and Permitting ("DPP") accepted an application (File No. 2023/SMA-3) from the Jean Tripier/Jean M. Arnold Trust (herein referred to as the "Applicant") for an SMA Use Permit to allow a new single-family dwelling located in the R-10 Residential District at 5699 Kalaniana'ole Highway in Niu, identified as Tax Map Key 3-7-002: 081 (herein referred to as the "Project"); and

WHEREAS, on March 9, 2023, the DPP held a public hearing at Aina Haina Public Library which was attended by the agent for the Applicant, DPP staff members, and four members of the public; and

WHEREAS, on April 10, 2023, within 20 working days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines for development in the SMA as established in Sections 25-3.1 and 25-3.2 of the Revised Ordinances of Honolulu 2021 ("ROH"), as they read prior to the enactment of Ordinance 23-4, and Sections 205A-2 and 205A-26 of the Hawai'i Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on 04/10/23, by Departmental Communication No. 251, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Use Permit with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Use Permit be issued to the Applicant for the Project, subject to the following conditions:

- 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 through N, enclosed hereto and incorporated herein by this reference. Any change in the size or nature of the Project that may have a significant effect on coastal resources addressed in ROH Chapter 25, HRS Chapter 205A, or both, will require a new application and SMA Use Permit. Any change that does not have a significant effect on coastal resources will be considered a minor modification and may be permitted under this resolution, upon review and approval of the Director of the DPP.



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- B. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant must stop work and contact the State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must stop until the SHPD assesses the impact and makes further recommendations for mitigative activity. This requirement must be clearly stated on any earth-moving development permit plans and building plans for the proposed Project.
- C. The Applicant may not import fill into areas with designated Jaucas sands. Minor changes to the site plan required to remove the fill and reorient or redesign that portion of the dwelling unit are allowed provided the changes do not have a significant impact on coastal zone resources.
- D. The Applicant must provide a materials analysis for review and approval prior to the issuance of construction plans and building permits. The analysis must show that the materials involve clean fill and will not adversely impact SMA resources. The analysis must also provide a timeline for a post-construction survey to detect invasive species that may spread from the fill material.
- E. Building and/or construction permit plans must include:
 - 1. Landscaping along the highway frontage to help soften the highway "corridor" effect; and
 - 2. That any new paved area, apart from the proposed mat foundation areas, will be paved with cellular grass pavers, pervious pavers, or other pervious pavement in order to allow storm water infiltration.
- F. To minimize impacts to Hawaiian seabirds, the Hawaiian hoary bat, and other species that may frequent or traverse the vicinity of the Project site:
 - 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 zoning lot, 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 to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b);



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3. Exterior light fixtures on the zoning lot 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; and
 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 from June 1 through September 15.
- G. **The Applicant must obtain a development permit for the Project within two years after the effective date of this SMA Use Permit.** Failure to obtain a development permit within this period will render this SMA Use Permit null and void; provided that this period may be extended as follows:
1. The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the Director beyond one year from the initial deadline set by Council.
 2. If the Applicant demonstrates good cause for an extension exceeding one year, the Director must prepare and submit to the Council a report on the proposed extension, which report must include the Director's findings and recommendations thereon. The Council may approve the proposed extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
- If the Council fails to take final action on the proposed extension within the first to occur of:
- a. Sixty days after the receipt of the Director's report; or
 - b. The Applicant's then-existing deadline for obtaining a development permit,
- The extension will be deemed to be denied.
- H. This application has only been reviewed and approved pursuant to the provisions of ROH Chapter 25, and its approval does not constitute compliance with other governmental requirements. The Applicant is responsible for ensuring that the



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, Hawai'i

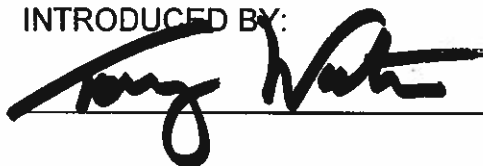
No. 23-57

RESOLUTION

final plans for the Project approved under this permit comply with all applicable governmental provisions and requirements, including the provisions of the Land Use Ordinance.

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dawn Takeuchi Apuna, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; James Hayes, Planning Solutions, Inc., 711 Kapi'olani Boulevard, Suite 950, Honolulu, Hawai'i 96813; and the Jean Tripier/Jean M. Arnold Trust, 5699 Kalaniana'ole Highway, Honolulu, Hawai'i 96821.

INTRODUCED BY:



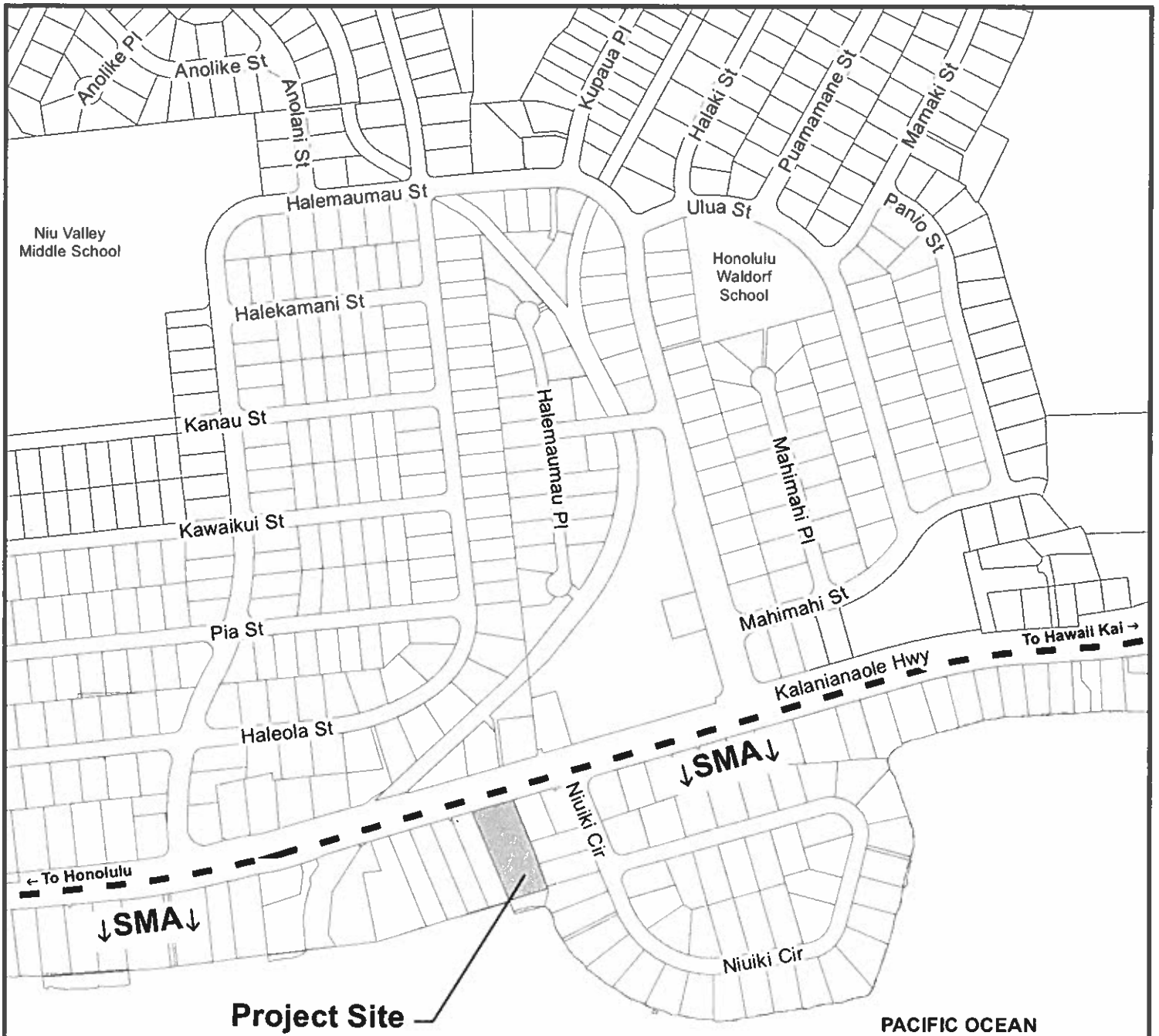
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DATE OF INTRODUCTION:

APR 13 2023

Honolulu, Hawai'i

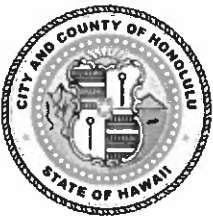
Councilmembers



Legend

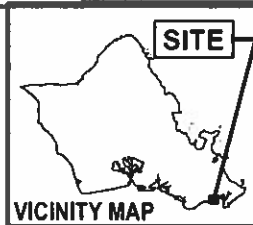
↑SMA↑ Within Special Management Area

Exhibit A



0 200 400 800

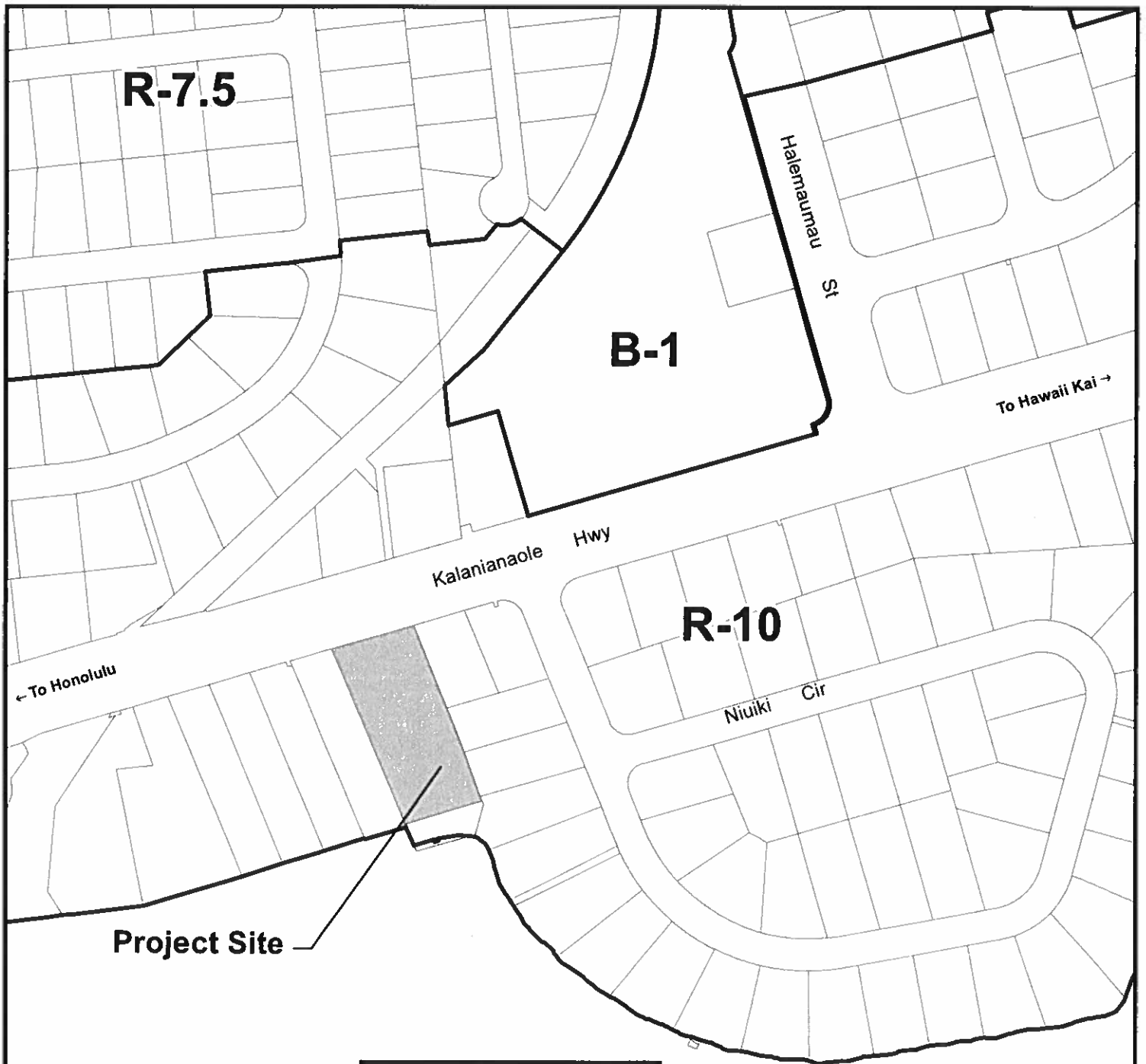
Scale in Feet



LOCATION MAP WITH SMA NIU VALLEY

TAX MAP KEY: 3-7-002:081

FOLDER NO.: 2023/SMA-3

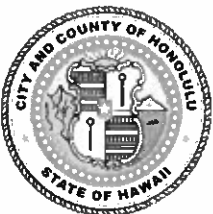


Legend

 Zoning District Boundary

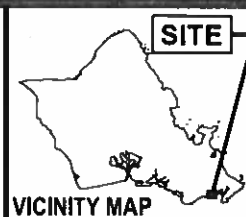
Exhibit B

PACIFIC OCEAN



0 125 250 500

Scale in Feet

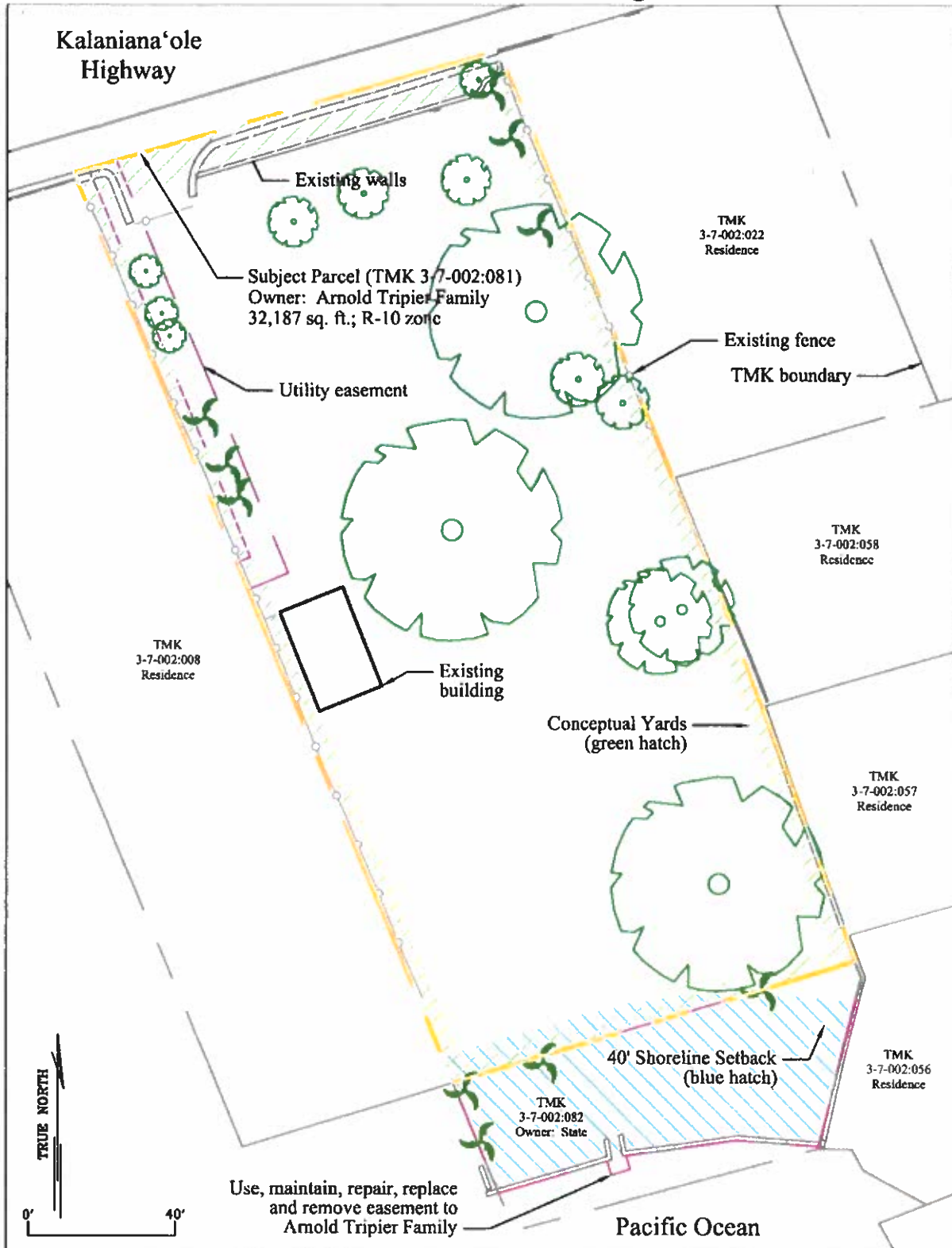


PORTION OF EXISTING ZONING MAP KAHALA - KULIOUOU

TAX MAP KEY: 3-7-002:081

FOLDER NO.: 2023/SMA-3

Attachment 4. Site Plan – Existing Conditions



Source: PSI

Exhibit C



SOIL TYPE LINE WITH PROPOSED DEVELOPMENT
Arnold-Tripier Residence

Exhibit E



Flood Hazard Assessment Report

www.hawaiiinfip.org

Property Information

COUNTY: HONOLULU
 TMK NO: (1) 3-7-002:081
 WATERSHED: NIU
 PARCEL ADDRESS: 5699 KALANIANA'OLE HWY
 HONOLULU, HI 96821

Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL: 15003C0389G
 PANEL EFFECTIVE DATE: JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
 FOR MORE INFO, VISIT: <http://dlnr.hawaii.gov/dam/>



Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND

(Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase applies, but coverage is available in participating communities.
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Exhibit F

FOUNDATION PLAN - OVERALL

DATE DECEMBER 13, 2022
SCALE 1/16" = 1'-0"

ARNOLD-TRIPLER RESIDENCE
5699 KALANIANA'OLE HIGHWAY • HONOLULU, HAWAII 96821
TMK: 3-7-002-081



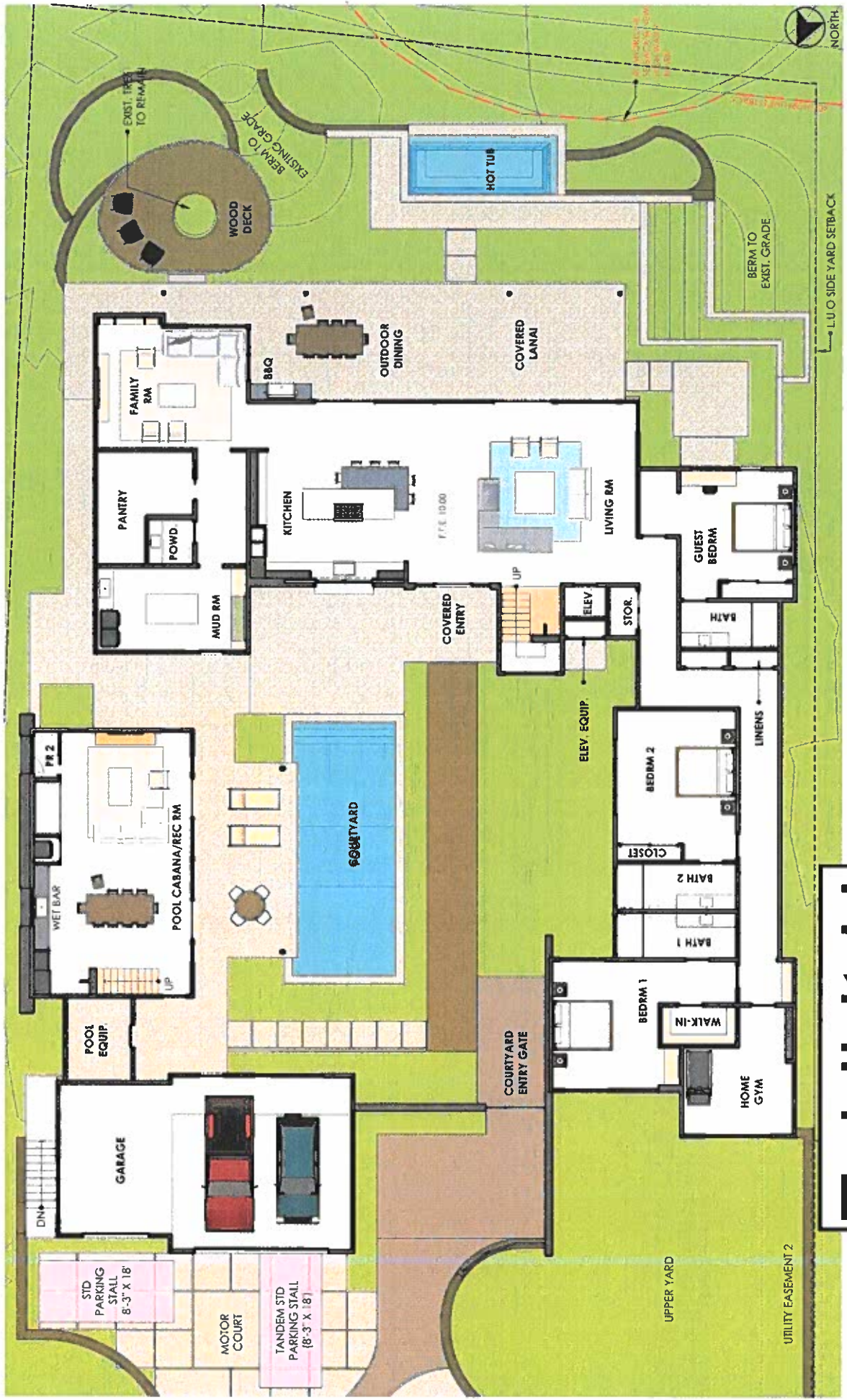


Exhibit H

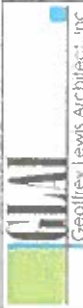
OVERALL MAIN FLOOR PLAN

ARNOLD-TRIPER RESIDENCE

5699 KALANIANA'OLE HIGHWAY • HONOLULU, HAWAII 96821

TAK: 3-7-002-081

DATE	DECEMBER 13, 2022
SCALE	3/32" = 1'-0"





OVERALL UPPER FLOOR PLAN & LOWER ROOF PLAN

ARNOLD-TRIPER RESIDENCE

5699 KALANIANA'OLE HIGHWAY • HONOLULU, HAWAII 96821

TMK 3-7-002081

Exhibit I

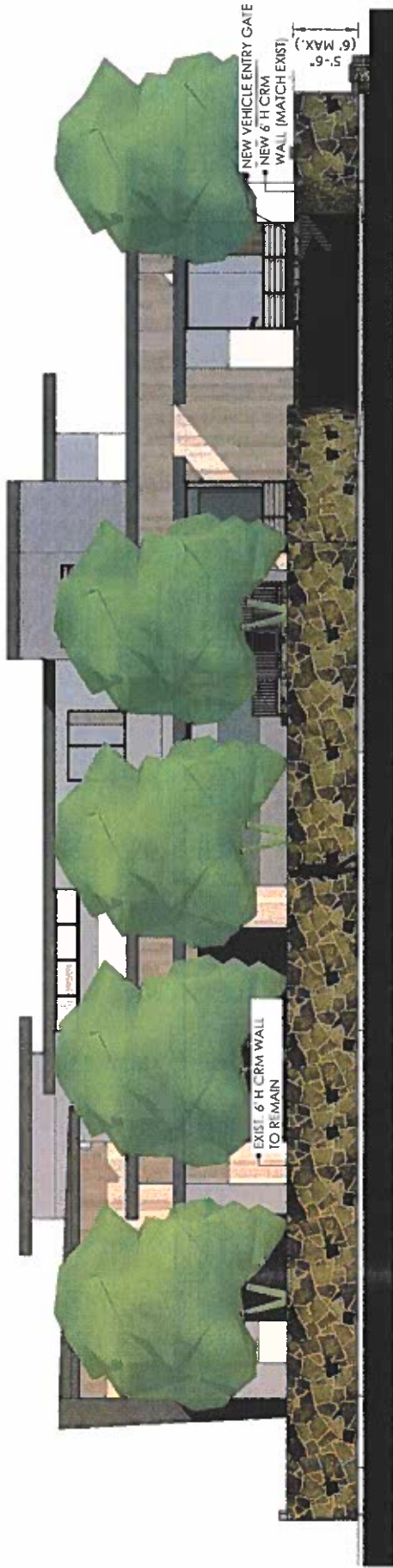
DATE DECEMBER 13, 2022

SCALE 3/32" = 1'-0"



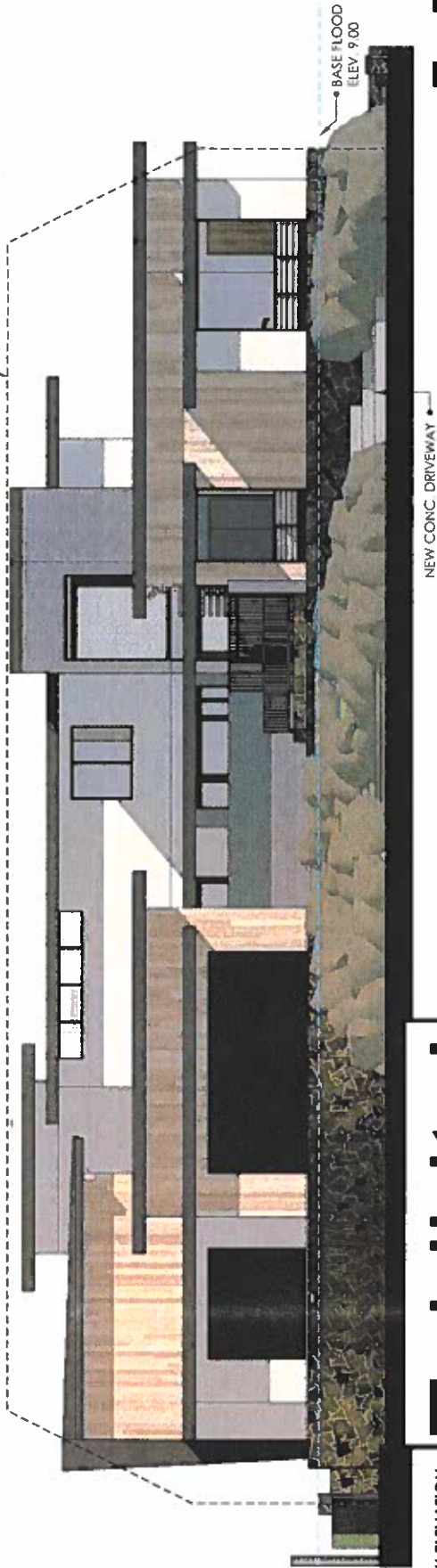
Geoffrey Lewis Architect, Inc.





KALANIANA'OLE HWY (NORTH) ELEVATION

30' BUILDING ENVELOPE
(ELEV 34.21)
EXTENDED 5' DUE TO B.F.E



NORTH ELEVATION

DATE DECEMBER 13, 2022

SCALE 1/8" = 1'-0"

ARNOLD-TRIPPIER RESIDENCE

5699 KALANIANA'OLE HIGHWAY • HONOLULU, HAWAII 96821

TMK: 3-7-002-081



Geoffrey Lewis Architect, Inc.

Exhibit J

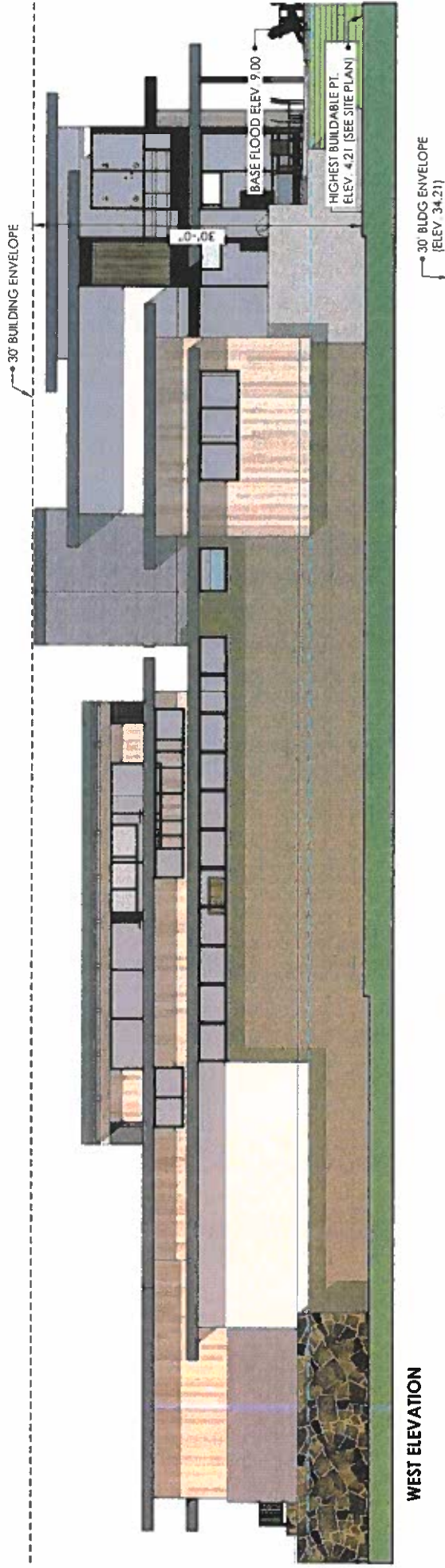


Exhibit K

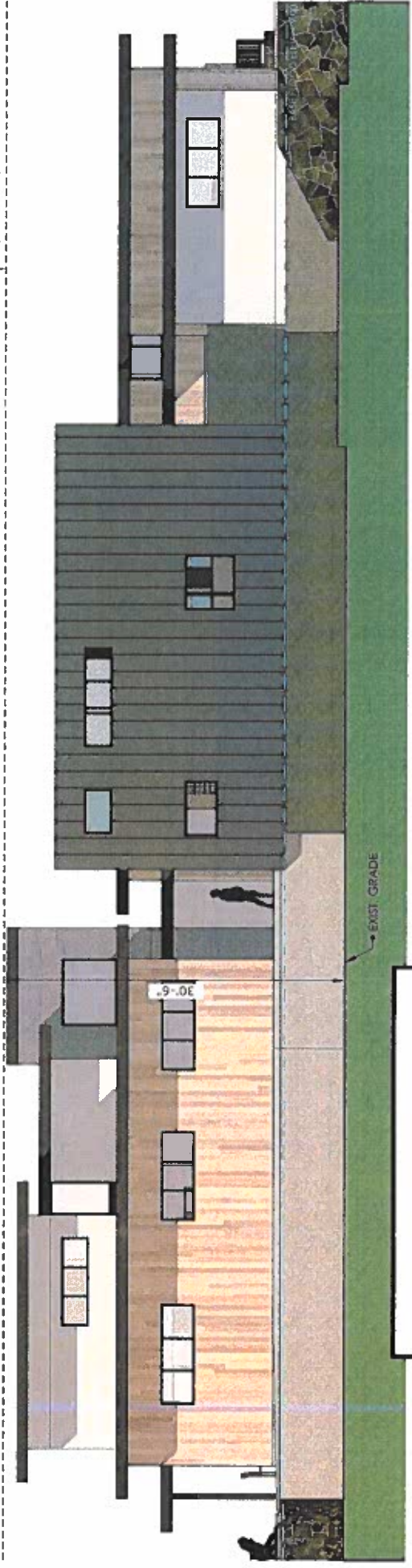
SOUTH ELEVATION

DATE	DECEMBER 13, 2022
SCALE	1/8" = 1'-0"

ARNOLD-TRIPLER RESIDENCE
 5699 KALANIANA'OLE HIGHWAY • HONOLULU, HAWAII 96821
 TMK 3-7-002'081



WEST ELEVATION



EAST ELEVATION

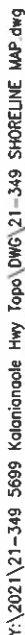
Exhibit L

ARNOLD-TRIPIIER RESIDENCE
 5699 KALANIANA'OLE HIGHWAY • HONOLULU, HAWAII 96821
 TMK: 3-7-002-081

DATE: DECEMBER 13, 2022
 SCALE: 1/8" = 1'-0"



Exhibit M



JOB NO.: 21-349
F8. NO.:
10" X 15"

