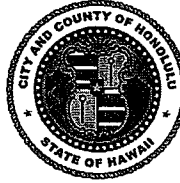


DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA



DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

JIRO A. SUMADA
DEPUTY DIRECTOR
HOPE PO'O

March 13, 2024

2023/SMA-91(CK)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
New Single-Family Dwelling
47-083 Kamehameha Highway – Kahalu'u
Tax Map Key 4-7-019: 082

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, written testimony from the public, and the public hearing transcript for the SMA Major Permit application for a new single-family dwelling, a garage, and a swimming pool in Kahalu'u.

The DPP recommends that the Project be approved, as proposed, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to protected species, coastal hazards, and flood zone protection. Special conditions relating to preparation of an Archaeological Inventory Survey with subsurface testing and archaeological monitoring are recommended as a result of correspondence from the Kahalu'u Neighborhood Board and the State Historic Preservation Division.

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
March 13, 2024
Page 2

Pursuant to the Revised Ordinances of Honolulu Chapter 25, the City Council must act within 60 calendar days after receipt of our Findings and Recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension.

Should you have any questions, please contact me at (808) 768-8000.

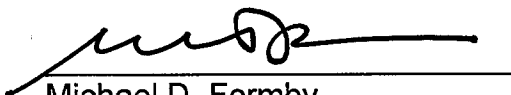
Very truly yours,



Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Draft Resolution
SMA Public Hearing Transcript
Exhibits A, B, C-1 through C-10, and D through K

APPROVED BY:



Michael D. Formby
Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION

BY

DREAM HONE TRUST, LLC

FOR A

SPECIAL MANAGEMENT AREA
(SMA) MAJOR PERMIT

File No. 2023/SMA-91(CK)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	Scherzinger Single-Family Dwelling Project (Project)
LANDOWNER/ APPLICANT:	Dream Hone Trust, LLC
AGENT:	Planning Solutions, Inc. (Jim Hayes)
LOCATION:	47-083 Kamehameha Highway – Kahalu'u (Exhibit A)
TAX MAP KEY:	4-7-019: 082 (Parcel 82)
ZONING:	R-10 Residential District (Exhibit B)
STATE LAND USE:	Urban District
SUSTAINABLE COMMUNITIES PLAN:	Ko'olau Poko Sustainable Communities Plan (KPSCP)

- B. Proposal: The Applicant requests approval of an SMA Major Permit to allow for the construction of a new single-family detached dwelling with a garage and swimming pool on a shoreline lot in the R-10 Residential District and SMA in

Kahalu'u, O'ahu (see Exhibits A, B and C-1 through C-10). The Project consists of the following components:

- Removal of the existing foundation remnant from a previous dwelling;
- Construction of a new two-story, 8,754-square (sq.) foot (ft.) single-family detached dwelling with six bedrooms, eight bathrooms, and a two-car garage;
- Construction of a ground-floor lānai area with a swimming pool, jacuzzi, outdoor kitchen, and barbeque;
- Construction of a new concrete driveway with seven additional parking spaces; and
- Installation of new landscaping and a sprinkler system to supplement the existing landscaping on the site.

According to the Applicant's submittal, the proposed structures will comply with all floor area, building area, building height, yards, and parking regulations as established by Revised Ordinances of Honolulu (ROH) Chapter 21, the Land Use Ordinance (LUO). The pool lānai, the closest structure to the shore, will be a minimum of 45 ft. mauka of the certified shoreline. Site work in preparation for Project implementation will include grading, excavation, and backfill of existing site soils, and will require importation of 600 cubic yards of structural fill.

All construction staging activities will occur on-site. Temporary and permanent Best Management Practices (BMPs) will be implemented before, during, and after construction to address fugitive dust, on-site stormwater management, construction noise and vibrations, erosion and sediment control, and other issues in compliance with the Department of Planning and Permitting (DPP) *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. The Project is anticipated to cost approximately \$3,300,000, and construction is anticipated to take approximately 16 months from receipt of all required permits and approvals.

Background: The site was previously occupied by residential structures, which were demolished in the late 1970s or early 1980s. The site is currently vacant with the exception of a remnant portion of the prior residential concrete foundation, a concrete rock masonry wall under a vegetative hedge, and two rock walls with entry gates along the mauka perimeter.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the DPP has found:

Lot Area	26,109 sq. ft.
Lot Shape	Quasi-Rectangular
Topography	Gently sloping downwards toward Kāneʻohe Bay, site elevations range from approximately 41 to 24 ft. above mean sea level (MSL).
Surrounding Uses	To the east, west, and south – Low-density residential To the north – Kāneʻohe Bay
Flood Zone	<u>Flood Zone D</u> – Areas where there are possible but undetermined flood hazards, as no analysis of flood hazards have been conducted (Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 15003C00260F, revised September 30, 2004, see Exhibit D).
Shoreline Survey	The most recent Certified Shoreline Survey (CSS), dated February 13, 2024, is being utilized for the purpose of this SMA Major Permit. The CSS shows that the shoreline follows along the bottom of the bank, and that 306 sq. ft. of land have been lost to erosion from Parcel 82 since the previous CSS in 2014 (see Exhibit E).
Nearest Body of Water	<u>Kāneʻohe Bay</u> - Estuarine and Marine Wetland and Estuarine and Marine Deepwater (see Exhibit F).
Soil Classifications (<i>mauka to makai</i>)	<u>Kokokahi Clay with six to 12 percent slopes</u> - Very stony clay soils that occur on coastal plains and alluvial fans and talus slopes adjacent to the uplands. Moderately well drained, medium to rapid runoff, and slow to moderately slow permeability (see Exhibit G; United States Department of Agriculture - Natural Resources Conservation Service [NRCS]).
Vegetation	The existing vegetation consists of a grassy yard area surrounded by ornamental trees and plants.
Sea Level Rise (SLR) – Exposure Area (XA)	The makai-most portion of the Project site is projected to be subject to annual high-wave flooding related to 3.2 ft. of SLR by 2100. No Project activities are proposed to occur within the 3.2-ft. SLR-XA (see Exhibits C-1 and H; Hawaiʻi SLR Viewer).
Shoreline Erosion Rate	Unmapped on the Oʻahu Shoreline Change Viewer.

Hurricane Storm Surge	The makai-most portion of the Project site is projected to be subject to storm surge greater than nine ft. during hurricane events up to Category 4 (see Exhibit I; National Hurricane Center, <i>Storm Surge Risk Maps</i>).
Tsunami	The makai one-third of the property is within the Tsunami Evacuation Zone (see Exhibit J).
Environmental Compliance	The proposed Project is not subject to Hawai'i Revised Statutes (HRS) Chapter 343, related to environmental impact statements. Therefore, no environmental review under HRS Chapter 343 is required.
Other City Permits and Approvals	Construction and Building Permits; Erosion and Sediment Control Plan
Agency Comments	During the SMA review process, the DPP routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.
Neighborhood Board/Community Association Presentation	On July 12, 2023, the Applicant's Agent presented the Project before the Kahalu'u Neighborhood Board (KNB) No. 29. The KNB submitted formal written testimony in opposition to the Project on December 18, 2023, and requested an additional presentation by the Applicant at the SMA Public Hearing December 19, 2023.
Public Hearing	The DPP conducted a Public Hearing for the Project at 10:30 a.m. on December 19, 2023, at the Neal Blaisdell Center, Pikake Room. A representative of the Applicant, DPP staff members, and a few members of the public attended the public hearing in person and virtually. These concerns were considered in the DPP's review of the application, and are discussed in the applicable analysis sections, below.

III. ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in ROH § 25-3.1, as well as HRS §§ 205A-2 and 205A-26(1).

A. **Recreational Resources**

Development within the SMA should provide coastal recreational opportunities to the public. Adequate access, by dedication or other means, to beaches, coastal dunes, recreation areas, and natural reserves must be provided to the extent consistent with sound conservation principles. Adequate and properly located public recreation areas and wildlife preserves must be preserved.

The Project will not result in adverse impacts to coastal recreational opportunities for the public, or result in any change to the shoreline, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices. The City parks closest to the Project site are Leanani Neighborhood Park and Kahalu'u Regional Park, approximately 1.1 and 1.6 miles to the northwest, respectively, and He'eia Neighborhood Park, approximately 2.5 miles to the south. The Department of Land and Natural Resources (DLNR) Division of State Parks operates He'eia State Park approximately one mile to the south of the Project site. The DLNR Division of Boating and Ocean Recreation operates He'eia Kea Small Boat Harbor approximately 0.85 miles to the south of the Project site.

Implementation of the Project will also not result in any change to lateral public access along the shoreline makai of the property. Under both current and proposed conditions, there is no direct public access to the shoreline through the subject property, and there is no public beach makai of the subject property. Kāne'ohe Bay and the Pacific Ocean also provide public recreation opportunities in the area, including boating, paddling, fishing, snorkeling, swimming, sunning, and relaxation. Due to the nature of Kāne'ohe Bay, there are no sandy beaches in the area. The Kāne'ohe sandbar is roughly 0.7 miles to the northeast, across Kāne'ohe Bay, and is only accessible by boat. There are no boat launching or mooring facilities at the Project site. Therefore, no conditions of approval are recommended regarding coastal recreational opportunities or resources.

B. **Historic and Cultural Resources**

Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources.

The KPSCP does not identify any significant cultural or historic sites at the subject property. However, a Literature Review and Field Inspection (LRFI) prepared by ASM Affiliates, Inc. (2023) determined that potentially significant historic properties may occur within the Project vicinity, and therefore, additional identification and documentation efforts should be undertaken prior to Project

development. Subsequently, a letter dated December 29, 2023 was received from the State Historic Preservation Division (SHPD) stating that they concur with the findings of the LRFI, and that an Archaeological Inventory Survey (AIS) with subsurface testing for the entirety of the subject property should be prepared and submitted to the SHPD for further review. Prior to preparation of the AIS, the SHPD also requested that an AIS Testing Strategy be submitted for their approval. These requests are recommended as conditions of approval.

Members of the community, including a lineal descendant and the KNB Chair, provided written and verbal testimony in opposition to the Project, based on their belief that a historic ahupua'a boundary line may run through or along the site, and that a heiau may have historically been located on the site. According to the LRFI provided as part of the Applicant's submittal, a heiau was previously documented in the vicinity of the Project site *"on the point of land between He'eialuu and He'eia"* and *"forming a facing 50 ft. long with a 20 ft. slope eight ft. high."* According to the LRFI, available literature indicates that this heiau, referred to as Site 323, is located somewhere to the south or west of the subject property, along a steep-faced sloped area, and mauka of the current Kamehameha Highway. Therefore, the Project is not anticipated to result in adverse impacts to Site 323. Implementation of an AIS as requested by the SHPD may provide further evidence in this regard.

Finally, as with any action that includes earth-moving activities, there is the potential for encountering previously unknown Native Hawaiian Burials, historic resources, or archaeological resources. Therefore, the Project should be subject to the standard stop work condition of approval. This will ensure that 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 SHPD. Work in the immediate area will have to be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity. This should be a condition of approval.

Provided the Applicant complies with the above-listed conditions, no adverse impacts to historic or archaeological resources are anticipated.

The DPP assessed the extent to which Native Hawaiian rights are customarily and traditionally exercised within the Project site, and the extent to which these rights may be affected or impaired by Project implementation. No customarily and traditionally exercised Native Hawaiian rights were identified within the Project site. There is no beach or waterway access through the site, and a steep cliff separates the majority of the site from the waters of Kāne'ohe Bay. Further, the site perimeter is surrounded on three sides by an existing rock wall through which there are no scenic views. Therefore, no impacts have been identified, and no conditions are recommended in regard to preserving access or opportunities for Hawaiian cultural activities.

C. Scenic and Open Space Resources

Development within the SMA should protect, preserve, and whenever desirable, restore or improve the quality of coastal scenic and open space resources. Alterations to existing land forms and vegetation, other than for the cultivation of coastal dependent crops, must be limited so they result in minimum adverse impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities. Development that is not dependent on the coast is encouraged to locate mauka of the SMA.

The Project will not result in a significant impact to scenic and open space resources. The proposed development of a single-family dwelling in an area zoned for residential use must comply with the R-10 Residential District regulations, which ensure that height and density standards are met and required yards are provided to preserve coastal scenic and open space resources. The KPSCP Open Space Map identifies the Project vicinity as having intermittent views of Kāneʻohe Bay from Kamehameha Highway. However, under both the existing and proposed condition, views of the Kāneʻohe Bay from the highway are blocked by perimeter walls, gates, and vegetation. Continuous views of the Bay are present to the south of the Project site, before a large turn along Kamehameha Highway. The KPSCP also identifies the mountains mauka of the Project site as prominent land features. However, views of the mountains from Kāneʻohe Bay will not be significantly obstructed, because the Project, similar to other single-family dwellings in the vicinity, is required to comply with the height and scale standards established in the LUO. The City's Coastal View Study identifies intermittent coastal views of Kāneʻohe Bay from Kamehameha Highway in the Project vicinity. However, under both the current and proposed condition, the makai view from Kamehameha Highway toward Kāneʻohe Bay is blocked by existing vegetation and fencing. Given all of this, no adverse impacts to scenic and open space resources are anticipated, and therefore, no related conditions of approval are recommended.

D. Coastal Ecosystems

Development within the SMA should protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption, and minimize adverse impacts on all coastal ecosystems. Solid and liquid waste treatment and disposition must be managed to minimize adverse impacts on SMA resources.

The Project proposes residential uses on a residentially-zoned lot, and will be designed to avoid impacts to coastal ecosystems. Nonetheless, there is potential for temporary impacts to avian, mammalian, and reptile species during Project construction, as discussed below.

1. Sensitive Coastal Habitats and Species:

- a. Wetlands and Streams: The Project site does not contain any areas designated as wetlands or streams. Kāneʻohe Bay, located directly east of the Project site, is identified as Estuarine and Marine Wetland and Estuarine and Marine Deepwater (see Exhibit F). The Project is not anticipated to result in adverse impacts to Kāneʻohe Bay, as the closest development activities will occur approximately 45 ft. mauka of the shoreline, and the Project is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance will be confirmed during the building permit (BP) review process. Therefore, no conditions related to the protection of wetlands or streams are recommended.
- b. Flora: Existing vegetation at the site consists of residential landscaping. As no rare, threatened, or endangered floral species are known to be present on the site, no impacts to these species are anticipated. Therefore, no conditions related to the protection of threatened or endangered flora species are recommended.
- c. Fauna: A review of the U.S. Fish and Wildlife Service (USFWS) *Information for Planning and Consultation* (IPaC) database revealed there are a number of threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Sensitive avian species which may occur include the Hawaiian hoary bat, Hawaiian seabirds and water birds (Band-rumped Storm-petrel, Hawaiian Common Gallinule, Hawaiian Coot, Hawaiian Duck, Hawaiian Petrel, Hawaiian Stilt, Newell's Shearwater, and Short-tailed Albatross), and the State-threatened white tern. These species may be impacted by Project implementation, particularly during construction activities. Therefore, standard conditions relating to the protection of these fauna species are recommended.

The IPaC database also identifies the Green Sea Turtle and the Hawksbill Sea Turtle as sensitive reptile species that may occur in the Project area. Further, according to National Oceanic Administration Fisheries, critical habitat for Hawaiian monk seals includes the marine waters near the Project site. There is no sandy beach or nesting area for seals to haul out or turtles to nest makai or adjacent to the Project site. Therefore, impacts related to these behaviors are not anticipated, and no related conditions are recommended.

Artificial lighting can be disruptive to avifauna and marine life in their navigation, nesting, and reproductive cycles. Therefore, all outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during the seabird fledgling season from September 15 through December 15. To further mitigate potential lighting impacts, the Applicant should use full cutoff light fixtures for exterior lighting. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These standard measures should be conditions of approval.

Hawaiian hoary bats may roost in trees or tall vegetation in the Project area. Therefore, to avoid impacting these species, woody plants greater than 15 ft. in height should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Further, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian hoary bats. These standard measures should be conditions of approval.

2. Reefs, Beaches, and Coastal Dunes: The Project's potential impacts to reefs, beaches, and coastal dunes are discussed in Section H, below.
3. Solid and Liquid Waste Treatment and Disposition: The Project will be required to comply with existing regulations and implement BMPs to minimize potential air and water quality impacts associated with soil disturbance and stormwater or irrigation runoff. Water supply, fire suppression water, and wastewater service for the Project will come from the existing municipal water system which already serves the Project site. Compliance will be confirmed during the BP review process. The City's Department of Environmental Services, Refuse Division provides curbside solid waste, green waste, and recycling services in the Kahalu'u area, including the Project site. Therefore, no conditions of approval specific to solid and liquid waste are required.

Upon implementation of the recommended conditions of approval, along with standard water quality and erosion BMPs, no significant impacts to coastal ecosystems are anticipated as a result of Project implementation

E.

Economic Uses

Development within the SMA should consist of facilities and improvements important to the State's economy, and ensure that coastal-dependent development and coastal-related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts within the SMA.

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction through the rental and purchase of equipment, materials, and supplies. Otherwise, the proposed new single-family dwelling is anticipated to result in minimal changes to the State's economy. Therefore, the Project is not anticipated to result in an adverse impact to the State's economy, and no related conditions of approval are recommended.

F.

Coastal Hazards

Development within the SMA should reduce impacts of coastal hazards on life and property, and must be designed to minimize impacts from landslides, erosion, sea level rise, siltation, or failure in the event of earthquake.

1. **Flooding:** The Project site is located within Flood Zone D, which corresponds to areas where there are possible but undetermined flood hazards, as no analysis of flood hazards have been conducted (see Exhibit D). Development within Flood Zone D is not subject to special development standards under ROH Chapter 21A, the Special Flood Hazard Areas Ordinance. According to the Applicant's submittal, the site ranges in elevation from 25 ft. to 41 ft. above MSL in elevation, and there are no wetlands, streams, or drainage channels that could overflow into the Project site. Therefore, no flood-related impacts are anticipated, and no conditions of approval specific to flood zone compliance are recommended.
2. **SLR:** Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, approximately 20 percent of the Project site is projected to be impacted by annual high wave flooding as a result of SLR by 2100 (see Exhibit H). The proposed dwelling will be located outside of the 3.2-ft. SLR-XA, and the proposed dwelling will be located mauka of the SLR-XA. Further, the buildable area of the site is at least 25 ft. above MSL, such that only the portion that drops sharply in elevation towards Kāne'ohe Bay will be impacted. Nonetheless, the Project proposes the placement of a habitable structure on a shoreline lot. Therefore, at a minimum, the Applicant and successor owners must be aware of the potential for hazards at the subject property, and aware that future shoreline variances for shoreline hardening structures cannot not be allowed, as discussed under Section H, below. Further, the Applicant and

successor owners must be aware that as sea level rises or land area is lost to coastal erosion or other occurrences, land makai of the shoreline becomes part of the State's Land Use Conservation District. These standard notifications should be included as conditions of approval.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the makai-most portion of the Project site may be inundated by greater than nine ft. storm surge during Category 4 hurricane events (see Exhibit I). However, as discussed above, the majority of the site is 25 ft. to 41 ft. above MSL, and the dwelling will be located on the highest, mauka-most portion of the property. The Project is also required to comply with all applicable building code standards, compliance with which will be confirmed during the BP review process. As such, implementation of the Project is not anticipated to increase the potential for adverse impacts related to hurricane storm surge over the existing condition. Therefore, no conditions of approval specific to storm surge are recommended.
4. Tsunami: Approximately one-third of the Project site, the makai portion, is located within the tsunami evacuation zone (see Exhibit J). During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the Department of Emergency Management. As such, no conditions, specific to tsunami events are recommended.

G. Managed Development and Public Participation

The development review process should stimulate public awareness, education, and participation in coastal management.

The public was made aware of the Project and was given the opportunity to review the proposed Project during processing of the SMA Major Permit application. The application materials were also posted on the DPP website upon acceptance.

During the SMA review processes, the DPP routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project File and incorporated into the Analysis Section, as appropriate. Prior to submittal of the SMA application to the DPP, the Applicant's Agent presented the Project before the KNB No. 29 on July 12, 2023. The KNB submitted a formal letter in opposition to the Project on December 18, 2023, and at the SMA public hearing on December 19, 2023, the Chair requested that the Applicant's Agent return to the board to discuss the proposal further. Concerns relate to the cultural significance of the site, as well as scenic views of Kāne'ohe Bay. This correspondence is included in the Project File.

The DPP conducted a Public Hearing on the SMA Major Permit application at 10:30 a.m. on Tuesday, December 19, 2023 at the Neal Blaisdell Center Pikake

Room. Notices of the application and public hearing were published in the November 28, 2023, Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. Three members of the public provided written testimony outside of the public hearing, and two members of the public provided oral testimony during the public hearing. The testimony was in opposition to the Project, regarding the potential cultural significance of the site, as well as scenic views of Kāneʻohe Bay. These concerns were considered in the DPP’s review of the application, and discussed in the applicable analysis sections.

A transcript of the public hearing is included in the Project file. Additional opportunities for public input will be available during the City Council meetings. No related conditions of approval are recommended.

H.

Beach and Coastal Dune Protection

Development within the SMA should facilitate beach management and protection by safeguarding beaches and coastal dunes for public use and recreation, the benefit of ecosystems, and use as natural buffers against coastal hazards. New structures should be located mauka of the shoreline setback line to conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion.

The Project site is underlain by soils identified as Kokokahi Clay on the NRCS Web Soil Survey, which does not correspond to the areas mapped as Dunes or Marine Sands on the Hawaiʻi SLR Viewer. There are currently no shoreline hardening structures present at the subject property, which is directly adjacent to the waters of Kāneʻohe Bay. Shoreline hardening structures interfere with natural shoreline processes and are known to fail over time. The Applicant and successor owners should be aware that pursuant to ROH § 26-1.8(b)(3)(E), hardship for requesting a Shoreline Setback Variance (SSV) may not be determined as a result of any discretionary land use permit granted after June 16, 1989. This means that where a discretionary land use permit is used to authorize development, the Applicant cannot later claim hardship as the basis for a SSV in order to protect that development. This SMA Major Permit is a discretionary land use permit. Therefore, the Applicant should be aware that the Shoreline Setback Ordinance (ROH Chapter 26) prevents the future use of an SSV to protect the subject property from erosion or other coastal hazards with new shoreline hardening structures. This is recommended as a condition of approval to ensure that the Applicant and successor owners or interests are fully aware of this regulatory standard.

I.

Marine and Coastal Resources

Development within the SMA should promote the protection, use, and development of marine and coastal resources to ensure that these resources are ecologically and environmentally sound and economically beneficial. Impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities resulting from the construction of structures must be minimized. Development within wetland areas should be limited to activities that are dependent on or enhance wetlands, or are otherwise approved by appropriate State and federal agencies.

The Project is located on a shoreline lot, but does not involve the use or management of marine resources. The closest surface and marine waters to the subject property consist of Kāneʻohe Bay, located directly east of the site. The Project is not anticipated to result in adverse impacts to these marine waters, as the closest development activities will occur approximately 45 ft. mauka of the shoreline, and the Project is required to comply with the City's *Rules Relating to Water Quality*, *Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance will be confirmed during the BP review process.

According to the Applicant's submittal, the Project will result in a 42 percent increase in impervious surface area, from approximately five percent under the existing undeveloped condition, to approximately 47 percent under the proposed condition. This remains well below the maximum allowable impervious surface coverage of 75 percent. Nonetheless, a decrease in impervious surface area could further reduce unnecessary runoff at the site that could adversely impact coastal waters and species. Such a decrease could also increase resilience against other potential coastal hazards impacts. Use of pervious surfaces for the driveway would further facilitate drainage on the site, and decrease the potential for increased runoff volume and velocity towards the Pacific Ocean. This is recommended as a condition of approval.

J.

Cumulative Impact or Significant Effect and Compelling Public Interest

Development within the SMA should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest.

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for residential and preservation uses, and are therefore restricted in their development potential due to development standards limiting the potential uses to those low-density in nature (see Exhibits B and K). The subject property along with those to the east,

west, and south are also located within the SMA, which requires development to undergo review for impacts to the sensitive coastal resources previously described in this report. The Project site is within an established subdivision area to which existing electricity, water, wastewater, and municipal fire suppression water services are already available. All development within the SMA is subject to compliance with existing codes, regulations, and BMPs, including but not limited to water quality, drainage, and construction emissions. Further, potential impacts to protected fauna species will be mitigated at the Project-specific level through the implementation of the standard conditions of approval recommended above. Similarly, potential impacts to unknown archaeological, cultural, and historical resources will also be mitigated at the Project-specific level through the implementation of standard conditions of approval, as well as the recommendations contained in additional studies required by the SHPD. Finally, no known past, present, or reasonably foreseeable development projects were identified within five years or within the 500-ft. Cumulative Project Radius (see Exhibit K) of the Project site. Therefore, no other project is considered a potential contributor to cumulative impacts beyond those associated with the proposed Project itself. The potential for site-specific or cumulatively considerable impacts associated with the Project have been evaluated herein, and where necessary, conditions of approval recommended. Therefore, upon implementation of the recommended conditions of approval and compliance with applicable regulatory requirements, the Project is not anticipated to contribute to significant cumulative impacts to SMA resources.

K.

Consistency with Plans and Regulations

Development within the SMA must be consistent with the general plan, development plans, sustainable communities plans, and zoning ordinances; provided that a finding of inconsistency does not preclude concurrent processing of amendments to applicable plans or a zone change.

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. LUO: The Project has been designed to comply with the development standards of the LUO. The 26,109-sq.-ft site is located within the R-10 Residential District, which allows for development of single-family dwellings. The Project Plans show the proposal complies with all required yard and height setbacks, as well as height, density, and lot coverage requirements to meet the development standards for the R-10 Residential District (see Exhibits C-1 through C-10). However, a preliminary review of the Project as currently proposed shows a structure located across the breezeway, and separate from the main dwelling. Because this structure is not connected to the main dwelling structure and provides an

independent living unit, it meets the definition of a “lodging unit.” Lodging units are not permitted in the R-10 Residential District.

Plans submitted for land use permits, such as an SMA permit, are generally conceptual in nature. Slight design changes to site plans, interior floor plans or parking plans are not uncommon prior to the submittal of final BP plans. A thorough review of the plans for compliance with the Residential District development standards and other LUO regulations will be conducted during the BP review process. Upon incorporation of all revisions required during the BP review process, the Project will be consistent with the LUO, and no additional conditions of approval will be required.

In addition, the 2024 CSS shows that 306 sq. ft. of the Project zoning lot area has been lost to erosion since 2014 and is now within the State Land Use Conservation District (see Exhibit E). Therefore, the Project plans and LUO consistency calculations must be updated to subtract the 306 sq. ft. shown on the 2024 CSS that has been lost to erosion since 2014 as within the State Land Use Conservation District, and outside of the R-10 Residential District. This is recommended as a condition of approval.

2. KPSCP: The KPSCP Land Use Map identifies the Project area as “Low-Density Residential,” within the Community Growth Boundary (CGB). The Project proposes the construction of a new single-family dwelling, on a residential lot within the CGB. As discussed above, the KPSCP Open Space Map identifies the Project vicinity as having intermittent views of Kāne’ohe Bay from Kamehameha Highway. However, under both the existing and proposed condition, views of the Bay from the highway are blocked by perimeter walls, gates, and vegetation. In addition, and as discussed above, the Project has been and is required to continue coordinating with the SHPD regarding the potential for adverse impacts to unknown archaeological or historic resources. Given this, the proposed construction of a new single-family dwelling is generally consistent with the KPSCP.
3. O’ahu General Plan (GP): The Project is generally consistent with the O’ahu GP. The GP identifies the Project area as a rural area. Natural Environment and Resource Stewardship Objective A, Policy No. 1, requires the protection of O’ahu’s natural environment, especially the shoreline, valleys, ridges, watershed areas, and wetlands from incompatible development. Policy 4 requires development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion, flood hazards, water-recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property. Policy 5 requires sufficient setbacks from O’ahu’s shorelines to protect life and property, preserve natural shoreline areas and sandy

beaches, and minimize the future need for protective structures or relocation of structures. The Project site is a shoreline lot located in proximity to the Pacific Ocean. As discussed above, the Project site does not currently have any shoreline hardening structures, and does not front a sandy beach. Further, additional measures are recommended as conditions of approval. Upon implementation of these conditions, adverse impacts to the natural environment are not anticipated.

Housing And Communities Objective B, Policy No. 2 discourages speculation in lands outside of areas planned for urban use, and encourages the reduction of vacant dwelling units and the use of residential dwelling units for short-term vacation rentals. The Project proposes the construction of a single-family dwelling on a parcel in the R-10 Residential District that will not be utilized for short-term vacation rentals.

Based on the discussion above, the Project will be generally consistent with the policies of the GP, and no related conditions of approval are required.

5. Shoreline Setback Ordinance, ROH Chapter 26: The Project site is subject to a minimum 40-ft shoreline setback. The Project does not propose any development activity within the minimum 40-ft. setback area. According to the Applicant's submittal, all development will occur a minimum of 45 ft. mauka of the certified shoreline (see Exhibits C-1 and C-10). Therefore, the Project is not anticipated to conflict with ROH Chapter 26.

IV. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH §§ 25-3.1 and 25-4.1, and HRS §§ 205A-2 and 205A-26(1), and found to be consistent with established SMA objectives, policies, and guidelines, subject to the conditions below. Based on the analysis, the proposed Project will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

V. RECOMMENDATION

Based on the preceding Analysis and Conclusions of Law, it is recommended that this application for a SMA Major Permit be **APPROVED**, subject to the following conditions:

- A. Except as modified herein, 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, B, C-1 through C-10, and D through K,

attached hereto and incorporated by reference herein. 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 Major Permit. Any change that does not have a significant effect on coastal resources will be considered a minor modification and may be permitted under the adopted resolution, upon review and approval by the DPP Director.

- B. In order to accurately portray the Project site boundaries and accurately determine whether the Project complies with the LUO development standards, the Project plans, including the attached Exhibits and the calculations required by the LUO, must be updated to remove 306 sq. ft. of the Project zoning lot area that has been lost to erosion since 2014 and is now within the State Land Use Conservation District, as shown on the 2024 CSS.
- C. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"In choosing to implement construction activities at Tax Map Key 4-7-019:082, the landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

This statement must be clearly stated under "Landowner Acknowledgements" on all BP plans.

- D. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a SSV for a new shoreline protection structure. All Project BP plans must include the following statement under "Landowner Acknowledgements":

"In choosing to undertake the development at Tax Map Key

4-7-019: 082, the landowner hereby acknowledges that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

- E. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or BP for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP for review:

1. The Applicant shall use pervious surface materials such as, but not limited to, grasscrete or grass block pavers for the driveway. This requirement must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans; and
2. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"The landowner hereby acknowledges that Tax Map Key 4-7-019: 082 is susceptible to coastal hazards, which may result in harm to or loss of life and property."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project BP plans.

- F. In order to minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present at the Project site, the Applicant shall comply with the following measures:

1. Prior to the issuance of any construction permit or BP for the Project, the Applicant shall submit to the DPP a copy of the written determination from the SHPD stating that SHPD has completed its review of the impact of the Project on historic properties pursuant to HRS § 6E-42, and has determined whether any mitigative actions and protocols are required;
2. The Applicant, in consultation with the SHPD, shall prepare and implement an AIS and AIS Testing Strategy;
3. If required by the SHPD upon review of the AIS, the Applicant, in consultation with the SHPD, shall prepare an archaeological monitoring plan that meets the standards of Hawai'i Administrative Rules Chapter 13-279, and shall implement the archaeological monitoring plan during ground-disturbing activity and Project construction to ensure that archaeological and cultural resources are properly identified and treated;

4. The Applicant shall implement all mitigation protocols required by the SHPD. All mitigation protocols must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of the required mitigation protocols; and
5. 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 shall stop work, protect the find from further disturbance, and contact the SHPD immediately. Work in the immediate area must be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit and BP plans.

- G. In order to minimize impacts to endangered, protected, or threatened avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:
1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;
 2. Artificial light from exterior lighting 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 across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);
 3. Exterior lighting fixtures on the Project site 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 (sunrise to sunset);
 5. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats; and

6. Woody plants greater than 15 feet in height may not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15).

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit and BP plans.

H. Importation of fill material.

1. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the importation of soil material must be minimized to the extent possible. The Applicant proposes the use of structural fill to stabilize the Project foundations. No importation of fill soil is proposed;
2. Prior to the importation of any structural fill materials, the Applicant shall submit a materials analysis to the State Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW), for review and approval. The materials analysis must show that:
 - a. The fill materials will not will not adversely impact SMA resources; and
 - b. All fill materials are clean and do not contain invasive fungal pathogens, vertebrate and invertebrate pests, or invasive plant parts that may harm native species and ecosystems;
3. The materials analysis must be accompanied by a detailed topographic map showing the exact location on the Project site where grade irregularities will be leveled with imported structural fill materials; and
4. Approximately one year after the issuance of a certificate of occupancy for the Project, the Applicant shall submit to DOFAW for its review and approval a post-construction survey to detect whether the Project site contains any invasive species that have spread from the fill materials, and recommended mitigative measures to address any spread. The Applicant shall implement the recommendations of the post-construction survey.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

- I. **The Applicant shall obtain a construction permit or BP for the Project within 36 months after the effective date of this SMA Major Permit.** Failure to obtain a construction permit or BP within this period will render this SMA Major Permit null and void, provided that this period may be extended as follows:

1. The DPP Director may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the DPP Director beyond one year from the initial deadline set by the Council.
2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension, which must include the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
3. If the Council fails to take final action on the proposed extension within the first to occur of:
 - a. 60 days after receipt of the DPP Director's report; or
 - b. The Applicant's then-existing deadline for obtaining a development permit,

the extension will be deemed to be denied.

- J. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO, building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

Dated at Honolulu, Hawai'i, this 13th day of March, 2024.

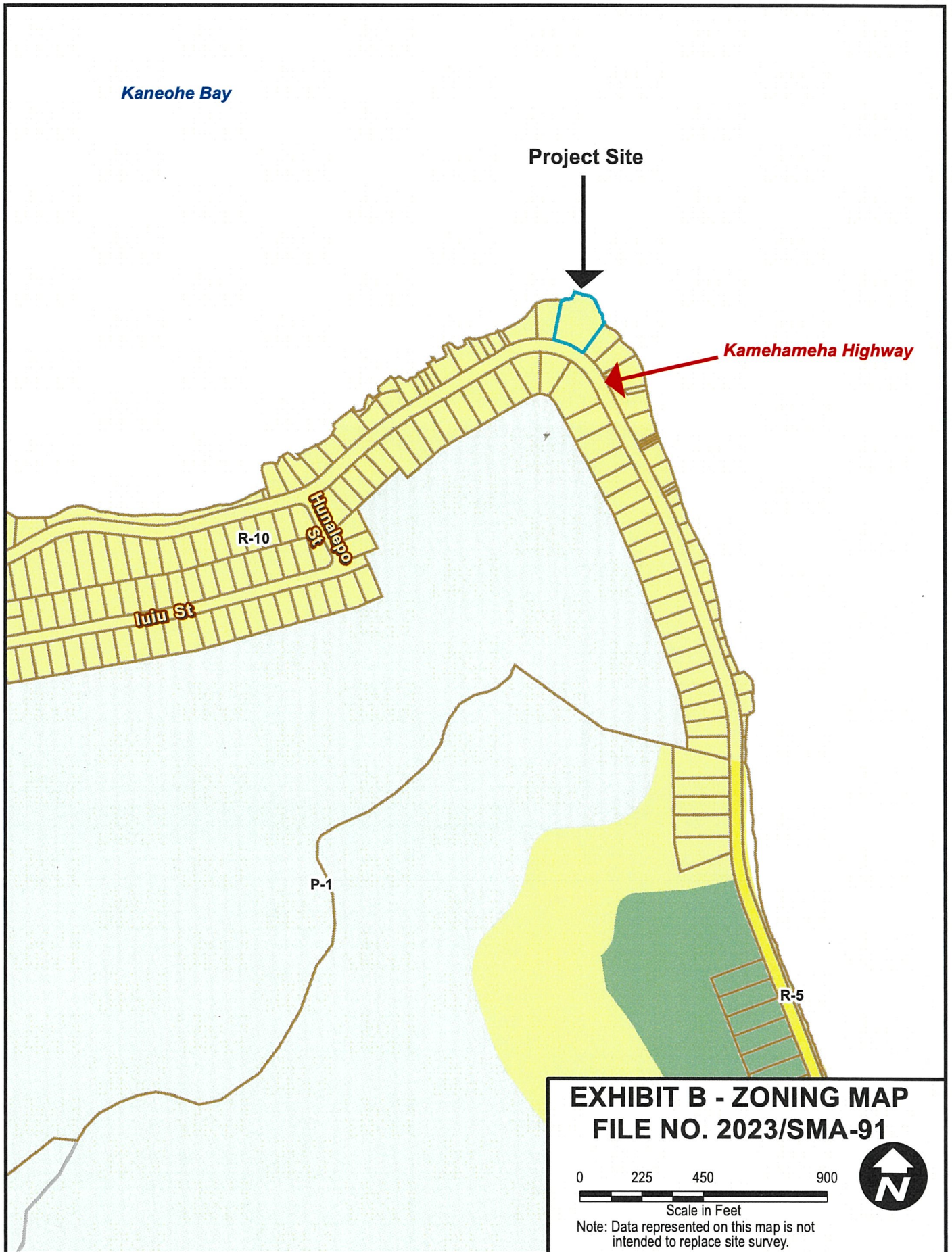
Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By



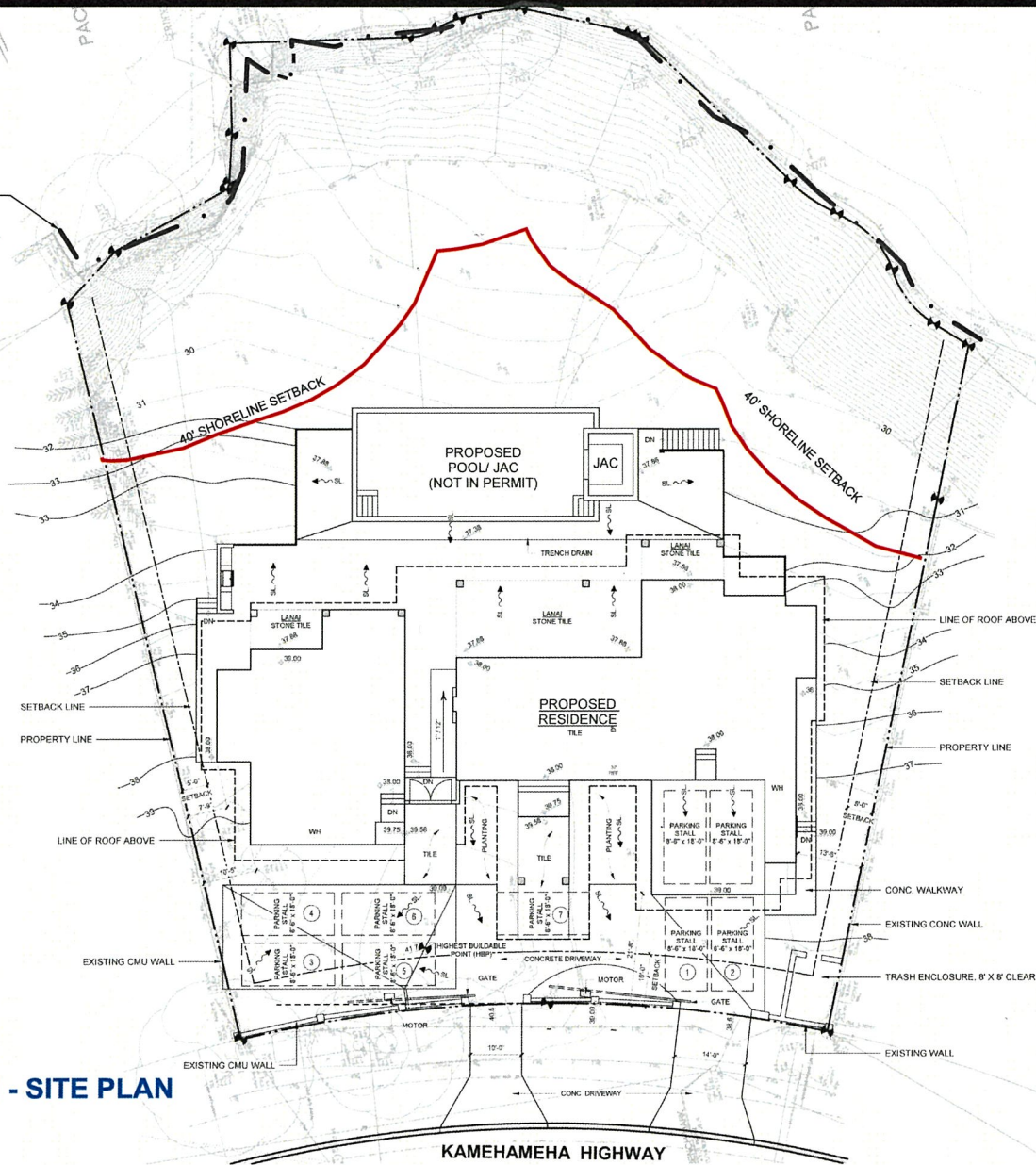
Dawn Takeuchi Apuna
Director

Enclosure: Exhibits A, B, C-1 through C-10, and D through K



CERTIFIED SHORELINE
AUGUST 13, 2024

EXHIBIT C-1 - SITE PLAN



SITE PLAN

EISERLOH
ARCHITECTS
820 W. Maui Drive #240119
Honolulu, Hawaii 96824
Tel: (808) 395-2200
Fax: (808) 377-8883
Website: www.eisnerloharchitects.com
Email: info@eisnerloharchitects.com

LICENSE DATE OF EXPIRATION: APRIL 2025



THIS PROJECT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF HAWAII. I AM NOT PROVIDING ANY OTHER SERVICES FOR THIS PROJECT. I WILL BE ADVISED OF ANY VIOLATIONS.

KAHALUU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALUU, HAWAII, 96819
TMK #: 4-7-015-082
SITE PLAN

Revision	By	Date

Project No. _____
Date 03.07.2023
Drawn SUBMITTAL SET
Designed
Checked
Drawing No. _____

C101

(30) SMOKE DETECTOR

2012 IRC SECTION R314/ SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED.

EXCEPTIONS:
SMOKE ALARMS IN EXISTING AREAS NOT REQUIRED TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN INTERIOR WALL OR CEILING REMOVAL.

1" = 4'-0" SCALE SHOWN FOR CITY AND COUNTY OF HONOLULU PERMITS. DO NOT SCALE FROM THIS DRAWING.



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FAX: (808) 377-8863
WWW.EISERLOHARCHITECTS.COM
EMAIL: INFO@EISERLOHARCHITECTS.COM

LICENSED ARCHITECT - HAWAII, 1978



THIS DRAWING WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION.

KAHALU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALU, HAWAII, 96819
TMK #: 47-019-082
LOWER FLOOR PLAN

Revision	By	Date
1		
2		
3		
4		
5		

Project No. _____
Date 03.07.2023
Drawn SUBMITTAL SET
Designed
Checked
Drawing No. **A100**

NOTE #	NOTE DESCRIPTION
1	KITCHEN SINK W/ GARBAGE DISPOSAL
2	COUNTERTOP
3	CABINETS ABOVE
4	DISHWASHER
5	RANGE W/ MICRO-EXHAUST ABOVE
6	MANUFACTURED THRESHOLD PER SPEC
7	TILE THRESHOLD
8	FRONT LOAD WASHER/ DRYER, VENT TO EXTERIOR
9	ELECTRICAL AND/OR AN PANEL
10	UNDERMOUNT LAVATORY SINK
11	WATER CLOSET
12	SHOWER HEAD AND/OR W/ ROHS
13	FLOOR DRAIN
14	GLASS SHOWER WALL, SAFETY GLASS
15	CLOSET RODS AND SHELF(S) OR CLOSET CUSTOM SYSTEM(S)
16	MIRROR
17	BUILT-IN TUB
18	STONE SILL, TYP.
19	SLOPE CONCRETE SLAB TO OVERHEAD DOORS
20	CONCRETE STAIRS
21	QUADRANT, 2'-4" HIGH FROM FIN. FLOOR, SEE DETAILS
22	THROUGH DRAIN
23	STORAGE W/ 3 ADJ. SHELVES
24	CUBS, STEP UP
25	UTILITY SINK
26	DOWNSPOUT, TYP.
27	HANDRAIL, INSTALL 34" TO 38"
28	LINE OF ROOF ABOVE
29	LINE OF FLOOR ABOVE
30	HALF WALL 36"
31	RECFBSTD MEDICINE CABINET

ROOM FINISH LEGEND	
WALL	CEILING
W1 5/8" GYP. BD.	C1 5/8" GYP. BOARD
W2 5/8" GYP. BOARD, TYPE 'X'	C2 5/8" GYP. BOARD, TYPE 'X'
W3 5/8" W.P. GYP. BD.	C3 5/8" W.P. GYP. BD.
W4 CMU	C4 WOOD TAG
W5 PLASTER	
BASES	FLOORS
B1 HARDWOOD	F1 HARDWOOD
B2 TILE	F2 TILE
B3 INONE	F3 CONCRETE
	F4 INONE

GENERAL SHEET NOTES:

- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF CONC. BLOCK TO FACE OF CONC. BLOCK
- PROVIDE 2X BLOCKING @ TOWEL BAR LOCATIONS
- PROVIDE 3/4" PLYWOOD SHEATHING @ CLOSET SIDE WALLS (TYP.)
- ALL SHOWER WALLS AND CEILING 1/2" CEMENT BOARD NAILED 1'-0" O.C.
- VERIFY DOWNSPOUT LOCATIONS W/ ARCHITECT.
- VERIFY LOCATION OF WATER HEATER W/ ARCHITECT.



KEY TO INTERIOR ELEVATIONS

LOWER FLOOR PLAN

SCALE: 1" = 8'-0" = 1'-0"
0' 4'-0" 8'-0" 16'-0"

EXHIBIT C-2 - GROUND FLOOR PLAN

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISES WHEN INTERVENING DOORS ARE CLOSED.

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KAHALUU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALUU, HAWAII, 96744
TMK #: 47-019:082
UPPER FLOOR PLAN

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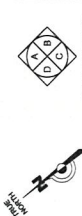
Project No.	
Date	03.07.2023
Drawn	SUBMITTAL SET
Designed	
Checked	
Drawing No.	

A101

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ROOM FINISH LEGEND		
WALL	CEILING	FLOORS
W1 MFT GYP. BD.	C1 MFT GYP. BOARD	F1 HARDWOOD
W2 MFT GYP. BOARD, TYPE "X"	C2 MFT GYP. BOARD, TYPE "X"	F2 TILE
W3 MFT W.P. GYP. BD.	C3 MFT W.P. GYP. BD.	F3 CONCRETE
W4 CMU	C4 WOOD TAG	F4 NONE
W5 PLASTER		
BASES		
B1 HARDWOOD		
B2 TILE		
B3 NONE		

1. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF CONC. BLOCK TO FACE OF CONC. BLOCK
2. PROVIDE 6 BLOCKING @ TOWEL BAR LOCATIONS
3. PROVIDE #4 PL WOOD SHEATHING @ CLOSET SIDE WALLS (TYP.)
4. ALL SHOWER WALLS AND CEILING 1/2" CEMENT BOARD NAILED 1" O.C.
5. VERIFY DOWNSPOUT LOCATIONS W/ ARCHITECT.
6. VERIFY LOCATION OF WATER HEATER W/ ARCHITECT.



KEY TO INTERIOR ELEVATIONS

UPPER FLOOR PLAN

SCALE: $0' = 0.315" = 1' - 0"$

0' 4' - 0" 8' - 0" 16' - 0"

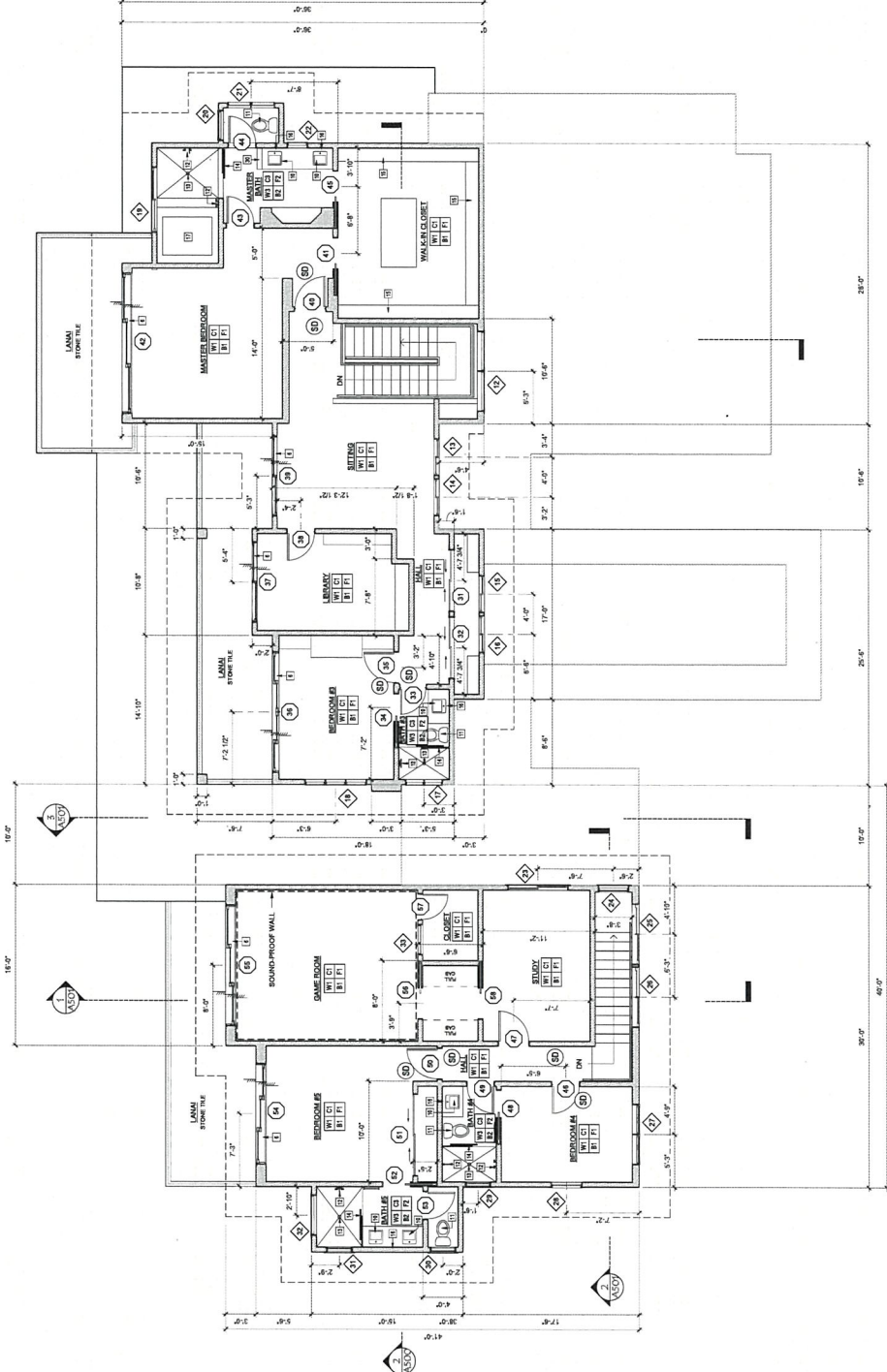


EXHIBIT C-3 - SECOND FLOOR PLAN



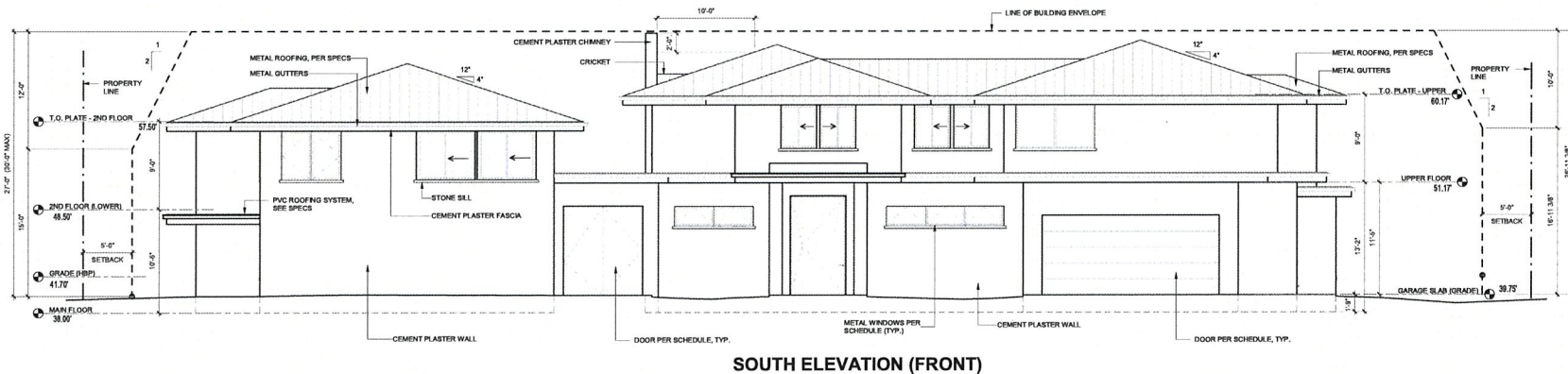
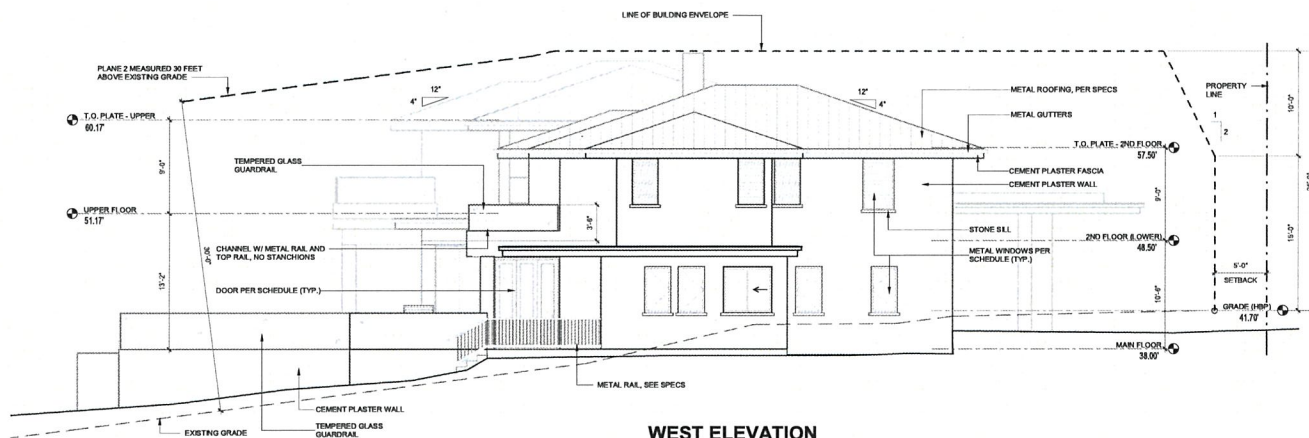


EXHIBIT C-5 - WEST AND SOUTH EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

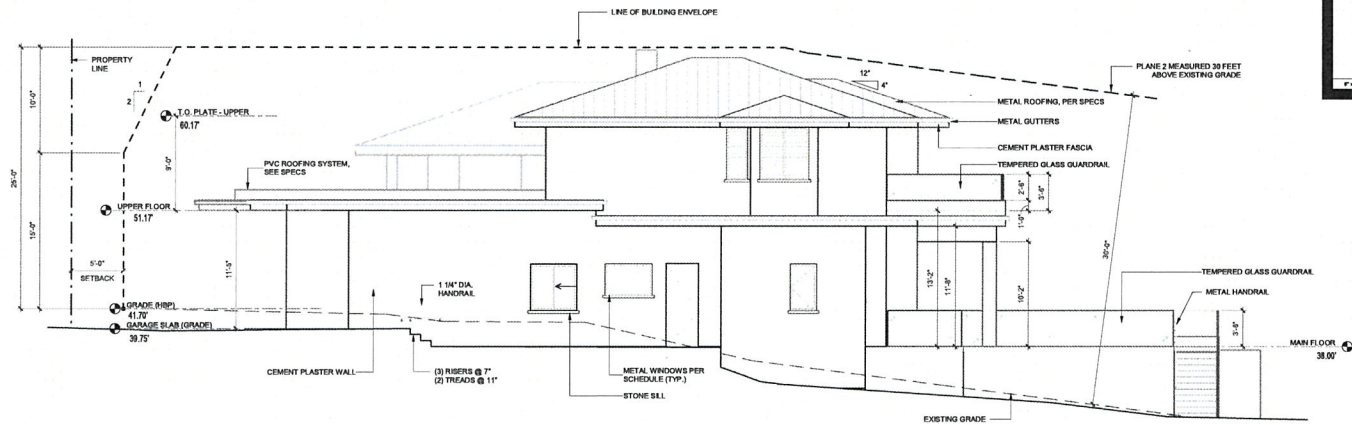


KAHALUU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALUU, HAWAII, 96819
TAK # 4-7-019-082
EXTERIOR ELEVATIONS

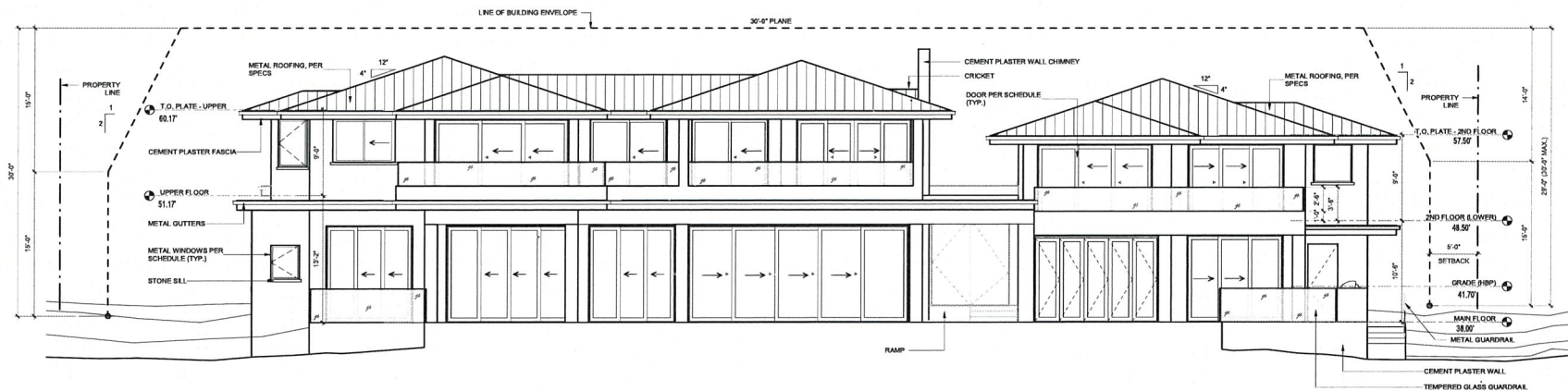
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Project No. _____
Date 03.07.2023
Drawn SUBMITTAL SET
Designed
Checked
Drawing No.

A300



EAST ELEVATION



NORTH ELEVATION (OCEAN)

EXHIBIT C-6 - EAST AND NORTH EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



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LICENSED DATE OF EXPIRATION: APRIL 2024

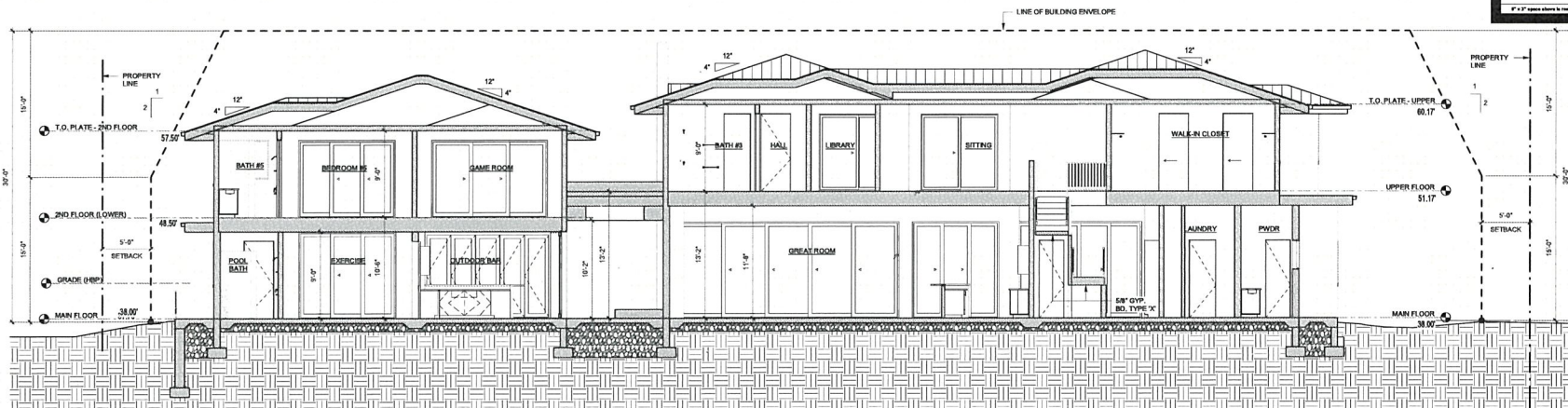


KAHALUU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALUU, HAWAII, 96819
TKM # 4-7-019-082
EXTERIOR ELEVATIONS

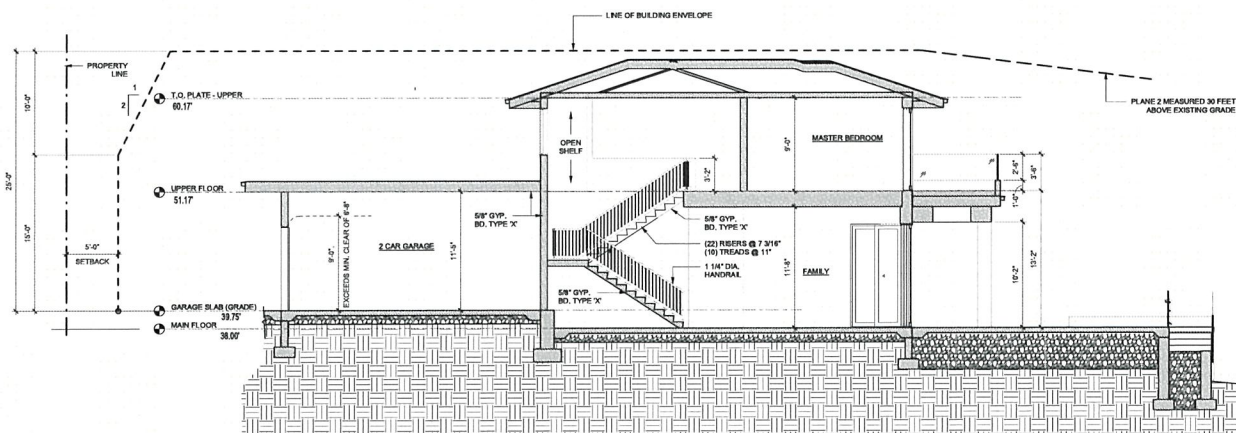
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Project No. _____
Date 03.07.2023
Drawn SUBMITTAL SET
Designed
Checked
Drawing No.

A301



SECTION 1



SECTION 2

EXHIBIT C-7 - BUILDING SECTIONS 1 AND 2

BUILDING SECTIONS

SCALE: 1/8" = 1'-0"
0' 4'-0" 8'-0" 16'-0"



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LICENSED DATE OF REGISTRATION - APRIL 2004



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF HAWAII. MY EXPIRATION DATE IS 04/01/2024.

KAHALUU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALUU, HAWAII, 96819

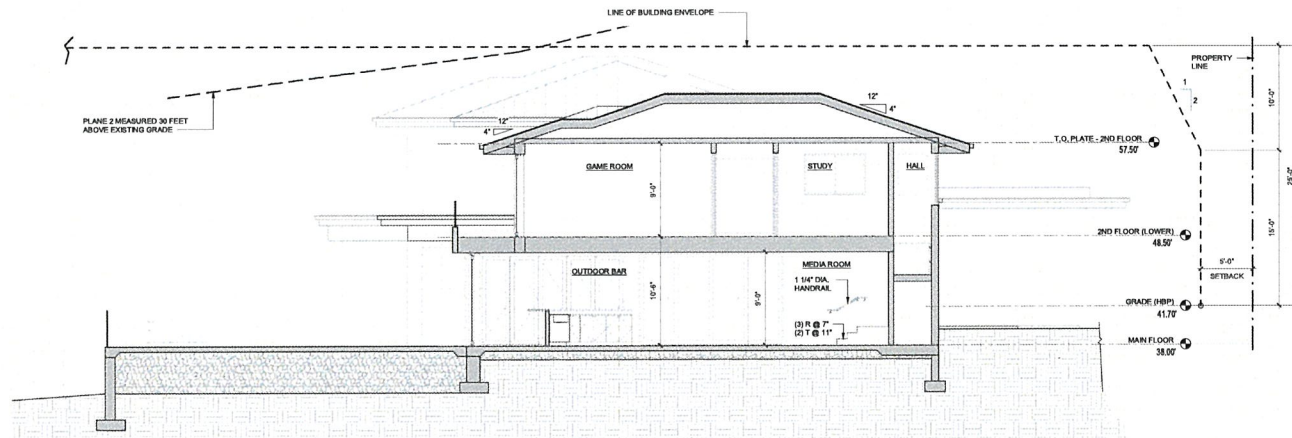
TKK # 4-7-019-082

BUILDING SECTIONS

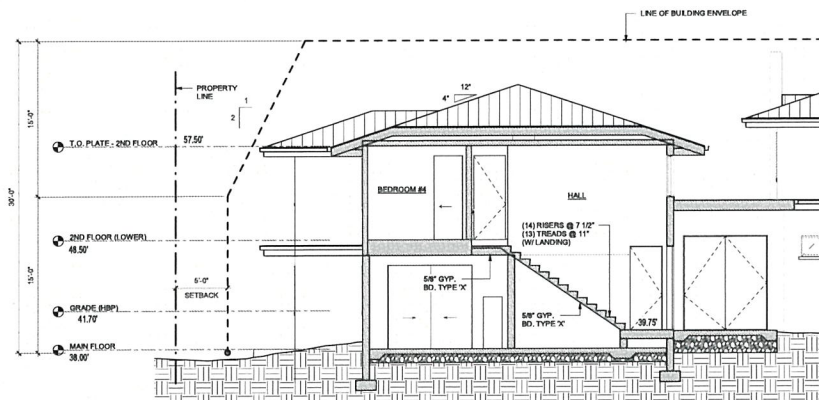
Revision	By	Date
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Project No. _____
Date 03.07.2023
Drawn SUBMITTAL SET
Designed
Checked
Drawing No. _____

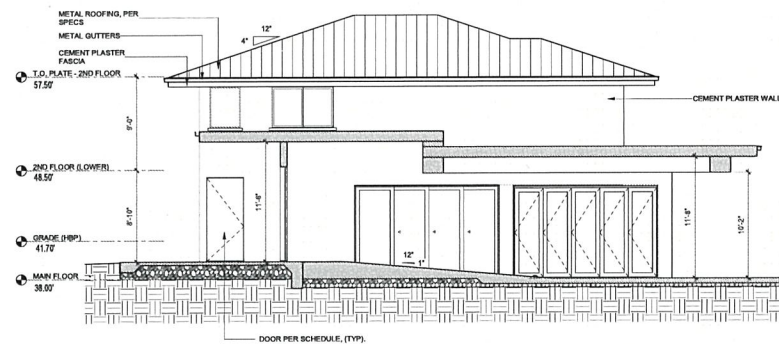
A500



SECTION 3



SECTION 4



SECTION 5

EXHIBIT C-8 - BUILDING SECTIONS 3, 4 AND 5

BUILDING SECTIONS

SCALE: 1/8" = 1'-0"



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LICENSURE STATE OF HAWAII - 0001100



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL IN THE PROJECT WILL BE UNDER MY SUPERVISION

KAHALU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALU, HAWAII, 96819
TMK #: 4-7-019-082
BUILDING SECTIONS

Revision	By	Date

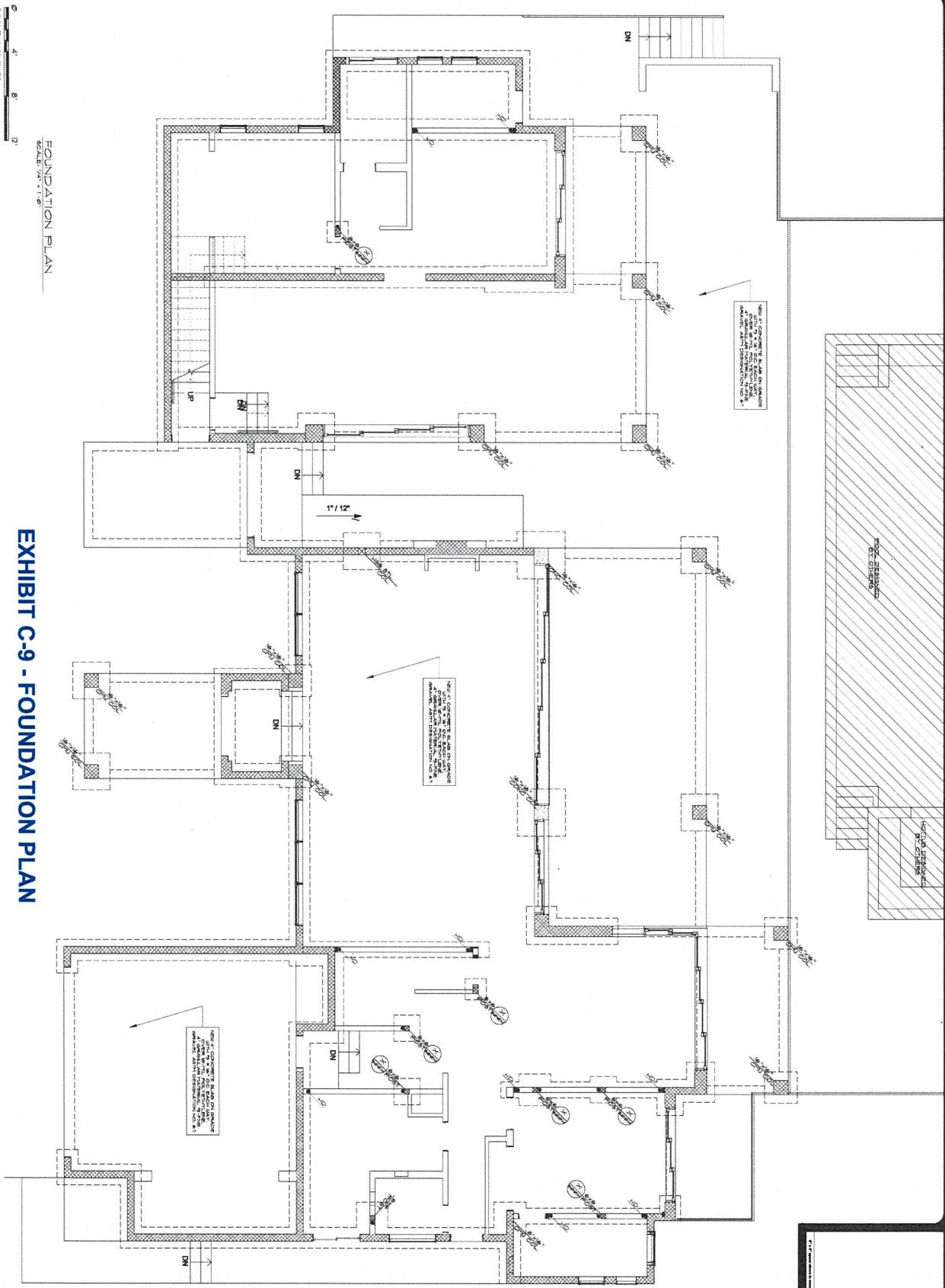
Project No. _____
Date 03.07.2023
Drawn BURMISTAL, BEY
Designed
Checked
Drawing No. _____

A501

0 4' 8' 12'
SCALE 1/4"=1'-0"

FOUNDATION PLAN
SCALE 1/4"=1'-0"

EXHIBIT C-9 - FOUNDATION PLAN



Project No.	DATE
Drawn	REVIEW BY TIA
Designed	
Checked	
Drawing No.	

S100

KAHALUU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALU'U, HAWAII, 96819
TMK #: 4-7-019-082
FOUNDATION PLAN



1/4" = 1'-0" (Vertical Scale) 1/4" = 1'-0" (Horizontal Scale)

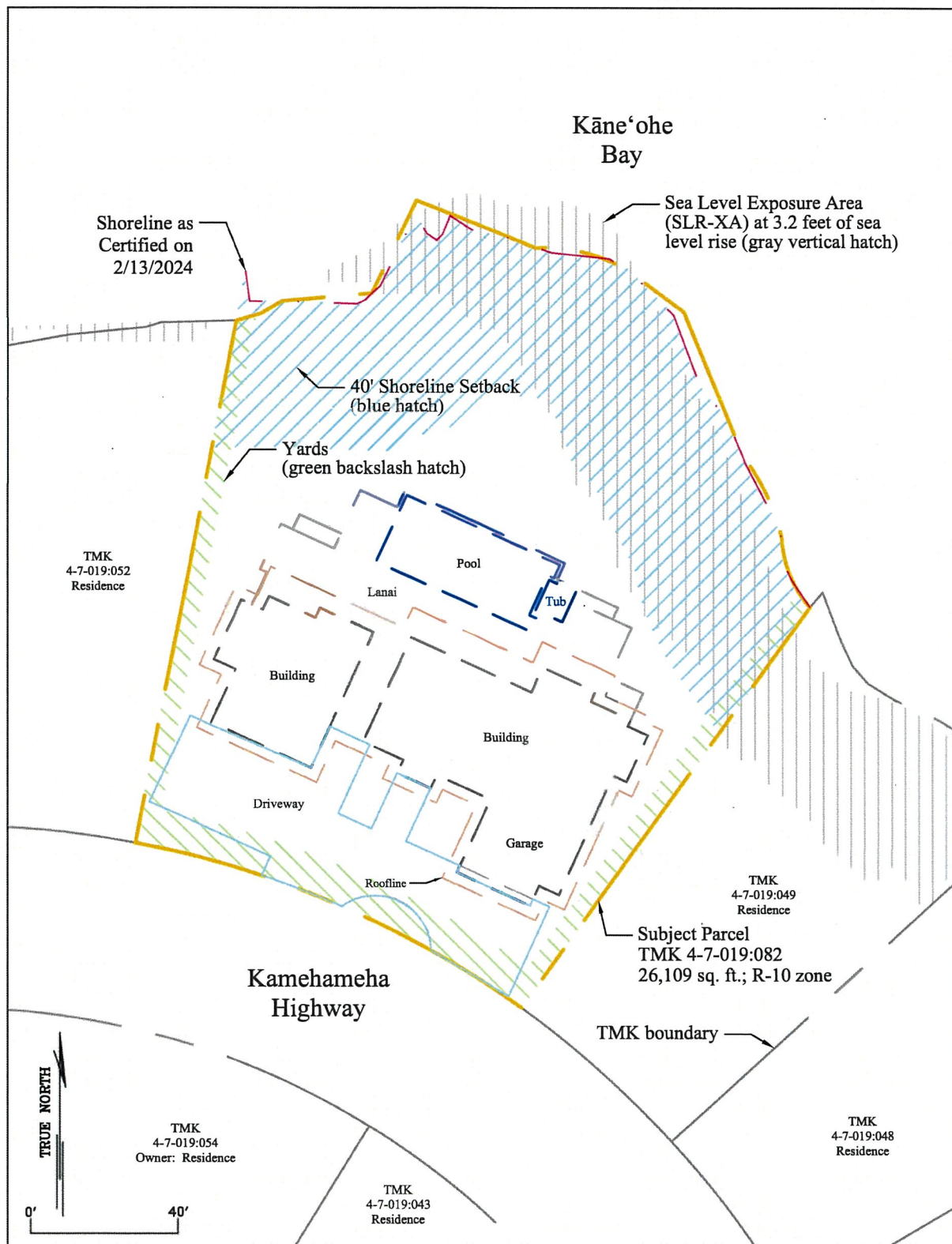
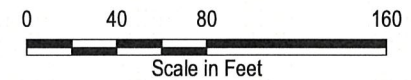


**EXHIBIT C-10 - CONCEPTUAL SITE PLAN WITH SHORELINE
SETBACKS AND SLR-XA - FILE NO. 2023/SMA-91**

Kaneohe Bay

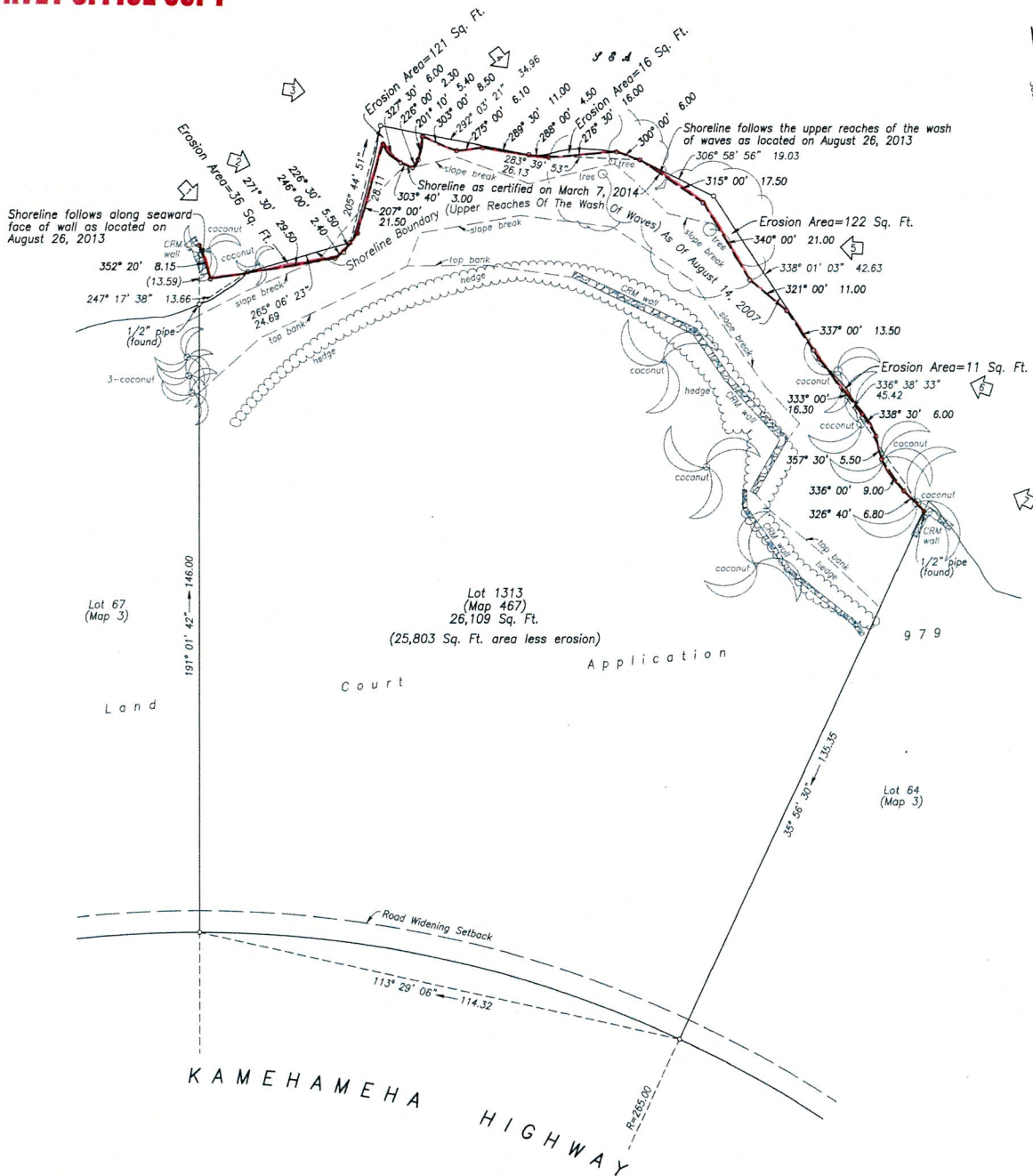


EXHIBIT D - FLOOD ZONE D
FILE NO. 2023/SMA-91



Note: Data represented on this map is not
intended to replace site survey.

SURVEY OFFICE COPY



The shoreline as delineated in red is hereby certified as the shoreline as of

FEB 13 2024

[Signature]
Chairperson, Board of Land and Natural Resources

Notes:

Denotes photo number and direction

OWNER: THE DREAM HOME TRUST
11765 Wilshire Boulevard, Suite 500
Los Angeles, CA 90025

Site address: 47-83 Kamehameha Highway

SHORELINE SURVEY
AT LOT 1313 (MAP 467) OF
LAND COURT APPLICATION 979
KAHALUU, KOOLAUPOKO, OAHU, HAWAII

TAX MAP KEY: (1) 4-7-019: 082

SCALE: 1 IN. = 20 FT.



THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION

[Signature] EXP. 04/24

LICENSED PROFESSIONAL
LAND SURVEYOR No. 10535

EXHIBIT E - 2024 CERTIFIED SHORELINE SURVEY

FIELD BOOK NO. 496: 6, 25 & 705: 50

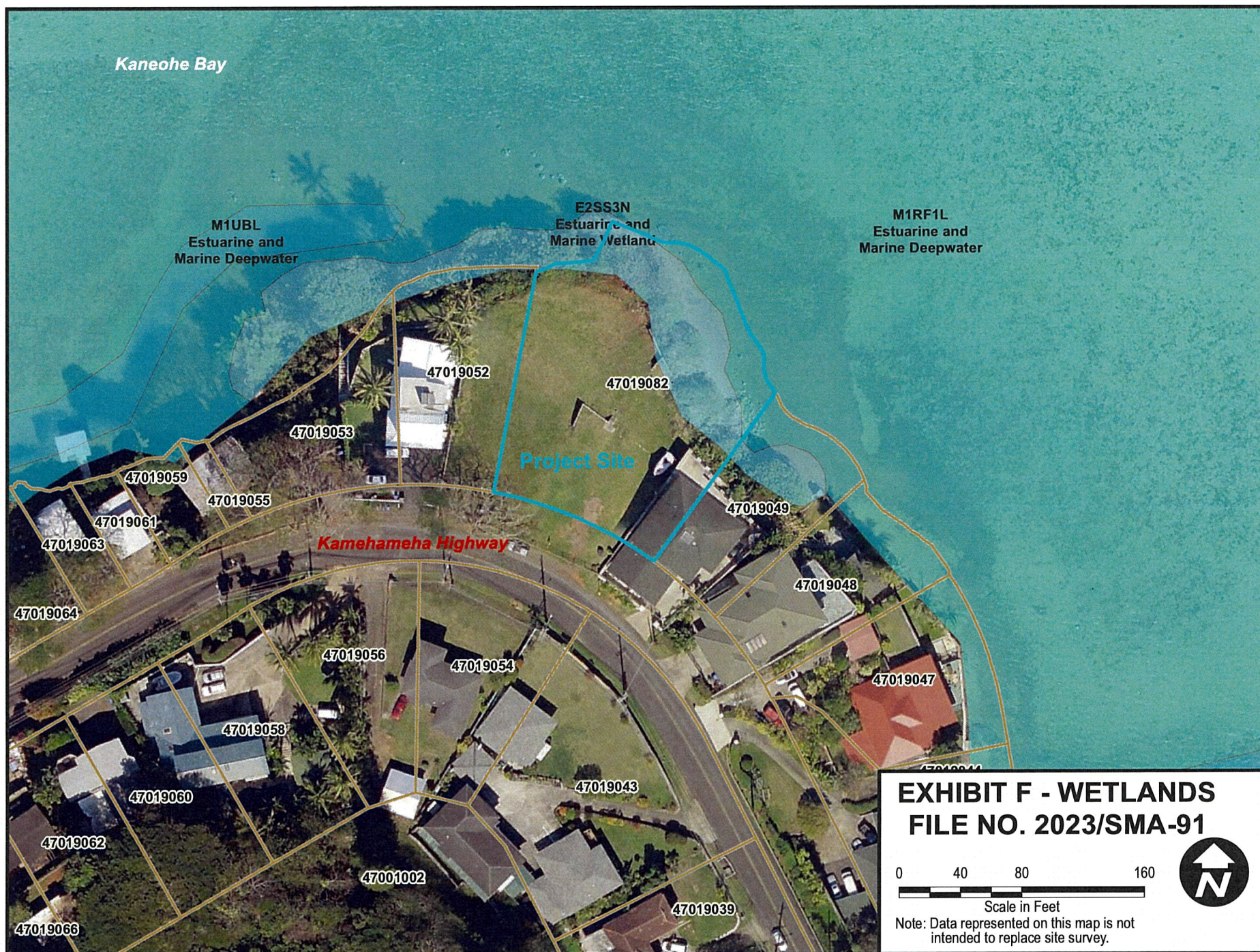


**EXHIBIT F - WETLANDS
FILE NO. 2023/SMA-91**

0 40 80 160
Scale in Feet

Note: Data represented on this map is not
intended to replace site survey.



Kaneohe Bay

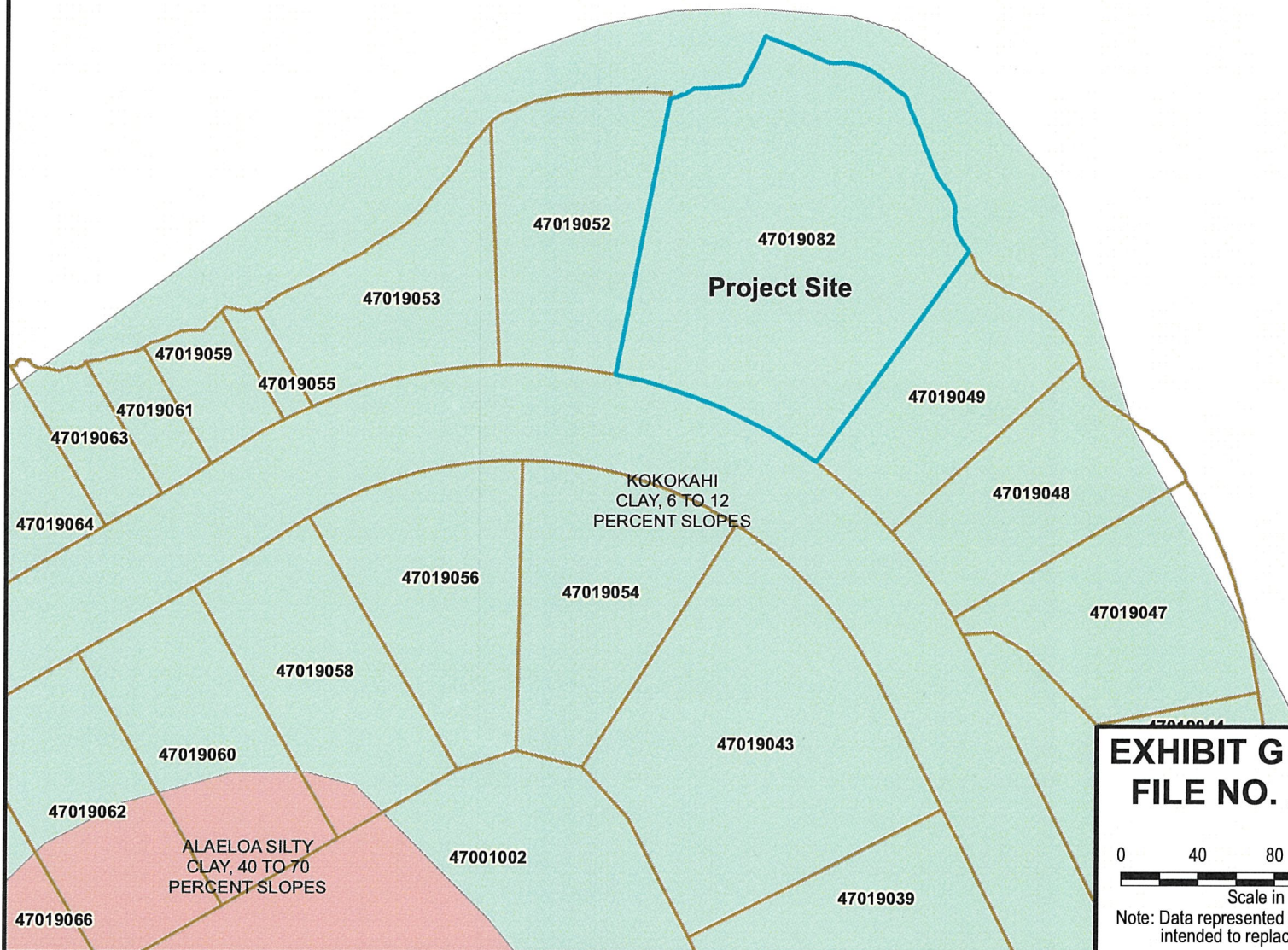


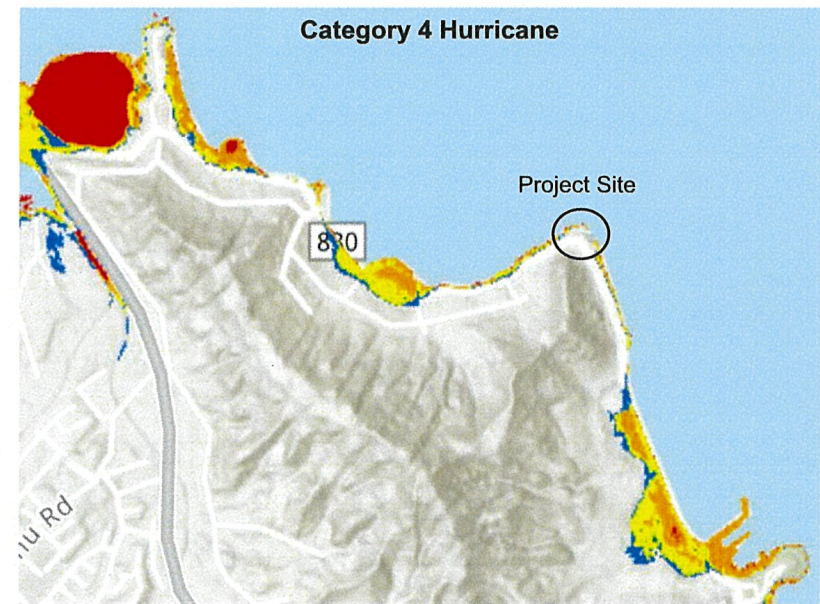
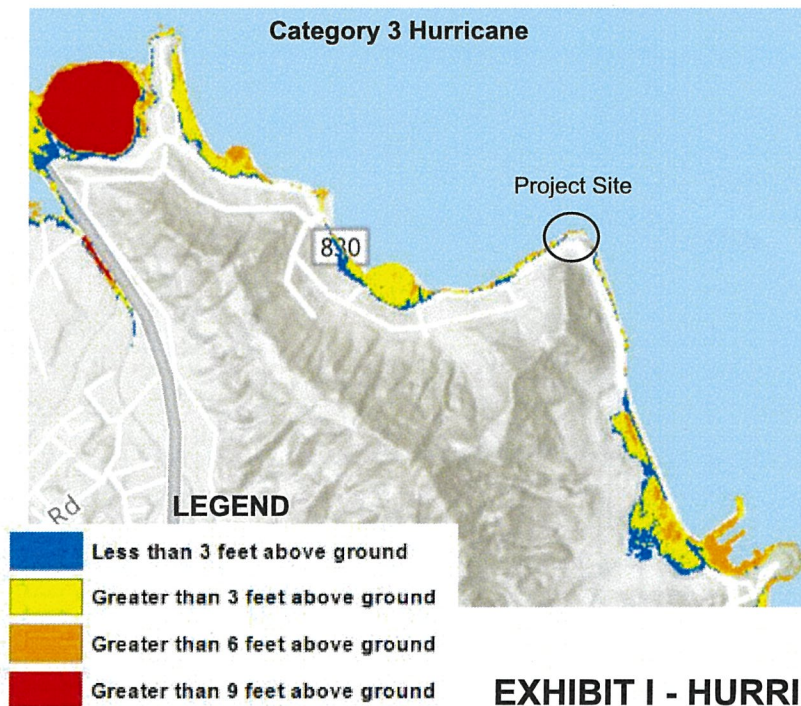
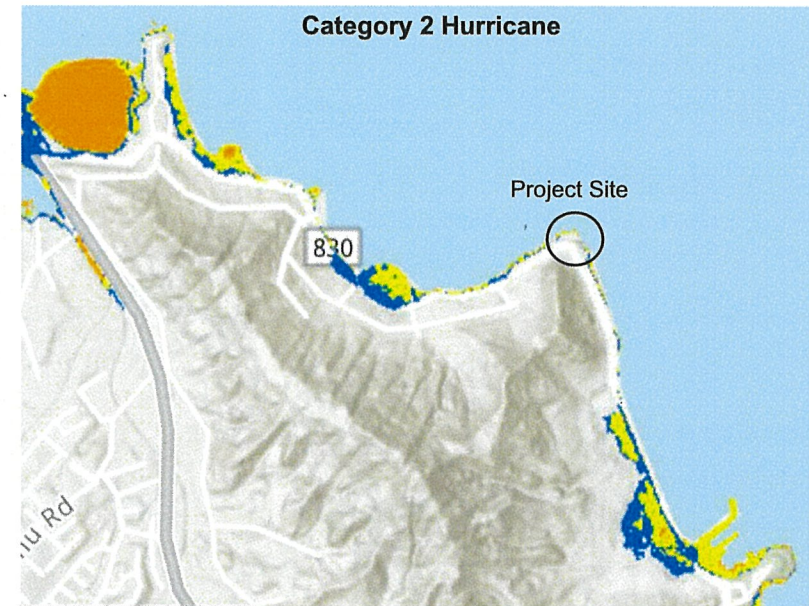
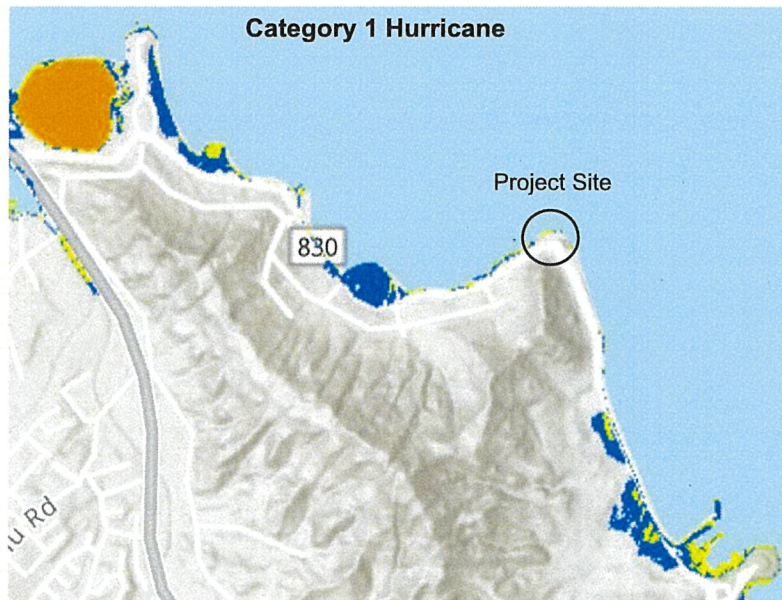
EXHIBIT G - NRCS SOILS FILE NO. 2023/SMA-91

0 40 80 160
Scale in Feet

Note: Data represented on this map is not
intended to replace site survey.







National Hurricane Center

EXHIBIT I - HURRICANE STORM SURGE RISK MAPS
FILE NO. 2023/SMA-91

Kaneohe Bay

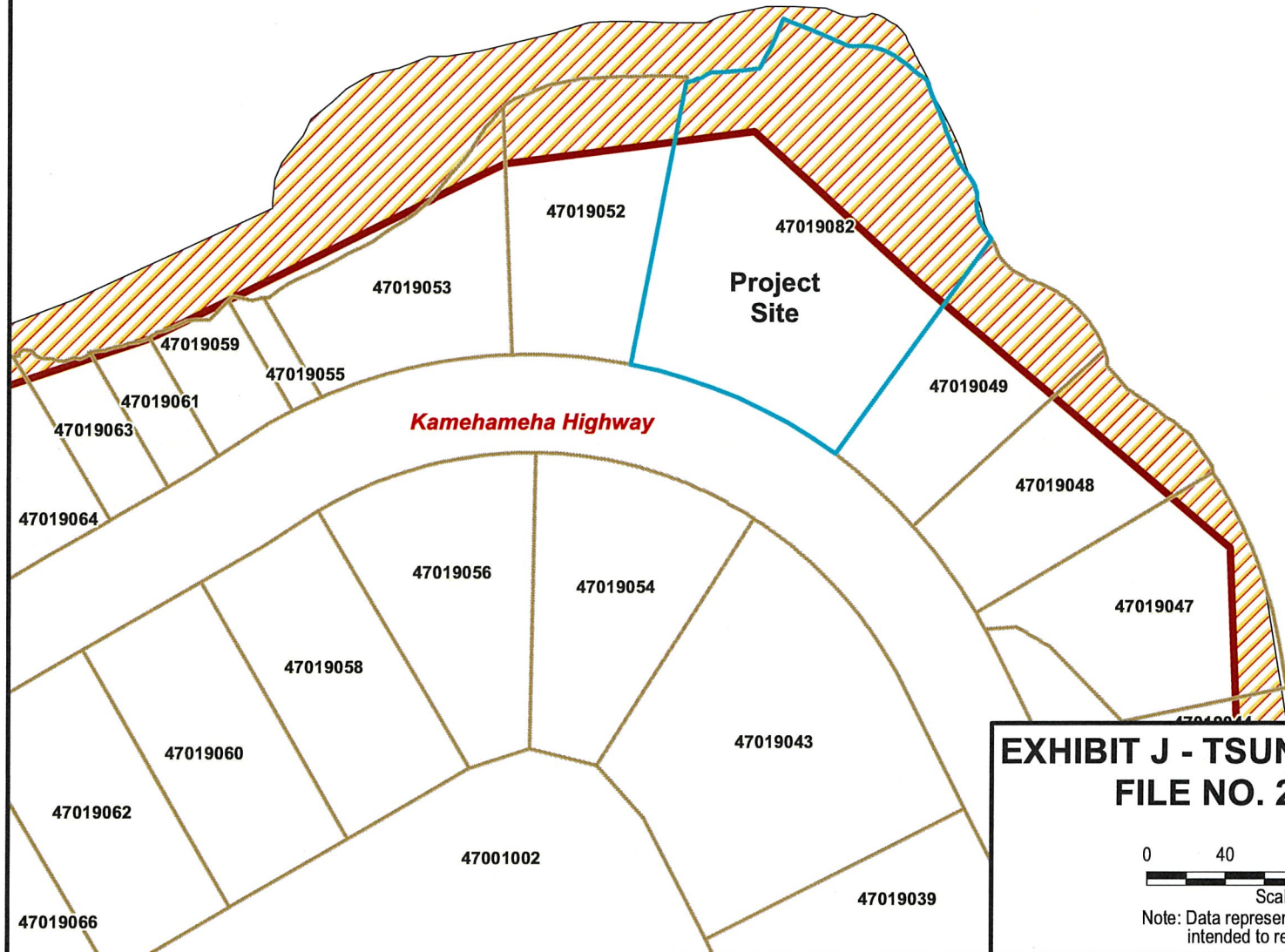


**EXHIBIT J - TSUNAMI EVACUATION
FILE NO. 2023/SMA-91**

0 40 80 160
Scale in Feet

Note: Data represented on this map is not
intended to replace site survey.



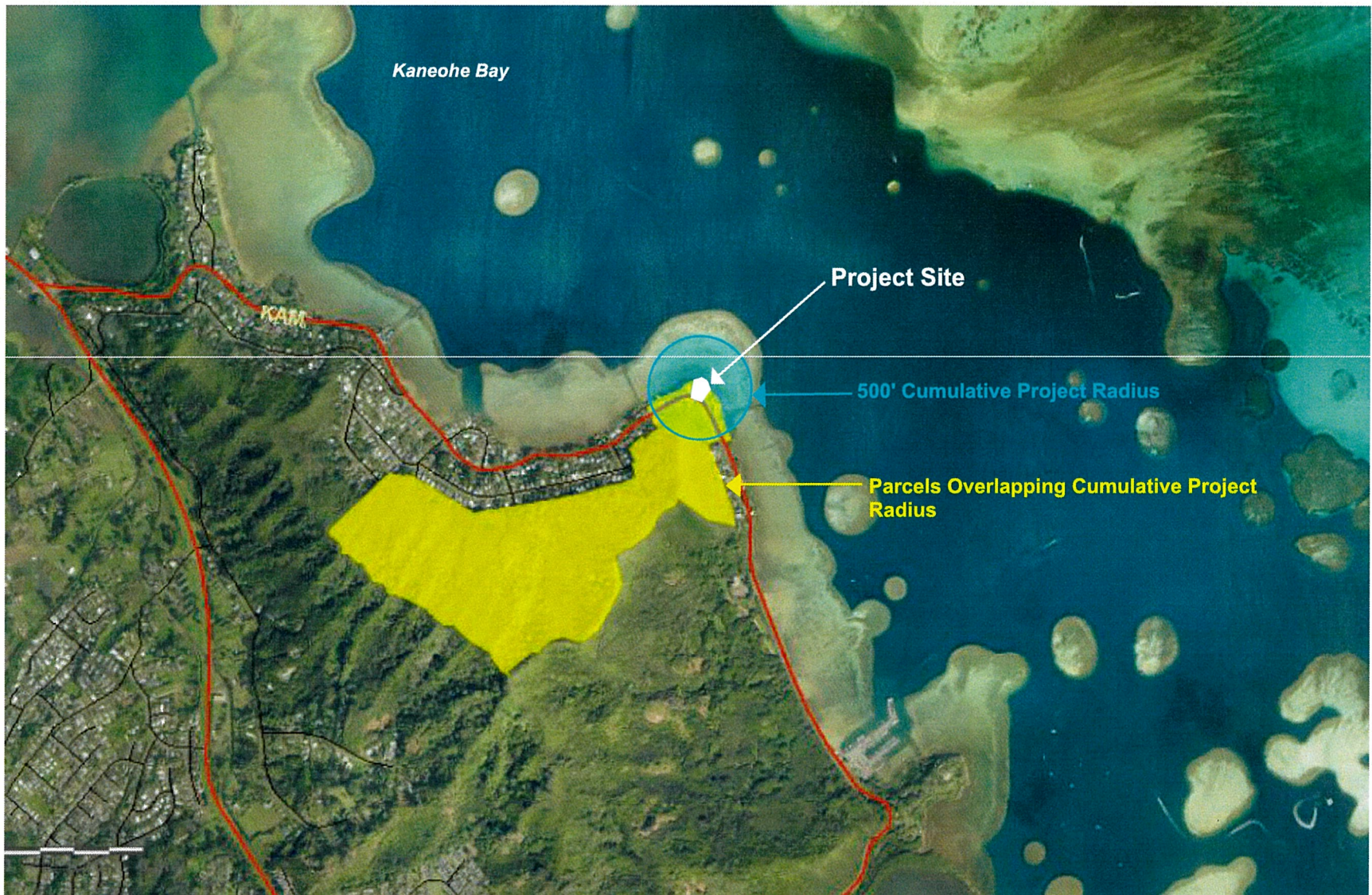
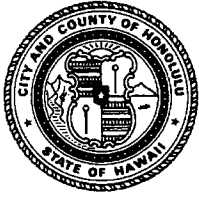


EXHIBIT K - 500-FOOT CUMULATIVE PROJECT RADIUS MAP
FILE NO. 2023/SMA-91



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING AND A SWIMMING POOL IN KAHALU'U, O'AHU.

WHEREAS, on November 1, 2023, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2023/SMA-91) of The Dream Hone Trust (the "Applicant") for a SMA Major Permit to allow for the construction of a new single-family, detached dwelling, a garage, and a swimming pool on an approximately 26,109 square (sq.) foot (ft.) shoreline lot zoned R-10 Residential District, located at 47-083 Kamehameha Highway in Kahalu'u, and identified as Tax Map Key (TMK) 4-7-019: 082 (the "Project"); and

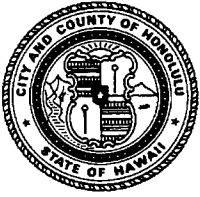
WHEREAS, on December 19, 2023, the DPP held a public hearing on the application at the Neal S. Blaisdell Center, Pikake Room, which was attended by the Applicant's Agent, DPP staff, and a few members of the public; and at which two individuals testified in opposition; and

WHEREAS, on March 13, 2024, within 90 calendar days after the close of the public hearing (the Applicant having requested a 45-day extension of the 45-calendar-day administrative deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1, and Hawai'i Revised Statutes ("HRS") §§ 205A-2 and 205A-26 completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on _____, by Departmental Communication No. _____(2024), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

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

- A. Except as modified herein, 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, B, C-1 through C-10, and D through K, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

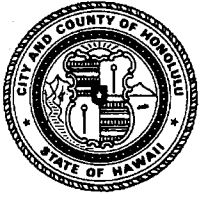
addressed in ROH Chapter 25, HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources will be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

- B. In order to accurately portray the Project site boundaries and accurately determine whether the Project complies with the Land Use Ordinance (LUO) development standards, the Project plans, including the attached Exhibits and the calculations required by the LUO, must be updated to remove 306 sq. ft. of the Project zoning lot area that has been lost to erosion since 2014 and is now within the State Land Use Conservation District, as shown on the 2024 Certified Shoreline Survey.
- C. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District in response to anticipated coastal erosion, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"In choosing to implement construction activities at Tax Map Key 4-7-019: 082, the Landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the land owner shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- D. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. All Project building



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

permit plans must include the following statement under "Landowner Acknowledgements":

"In choosing to undertake the development at Tax Map Key 4-7-019: 082, the landowner hereby acknowledges that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

- E. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP for review:

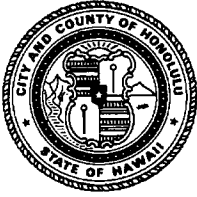
1. The Applicant shall use pervious surface materials such as, but not limited to, grasscrete or grass block pavers for the driveway. This requirement must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans; and
2. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"The landowner hereby acknowledges that Tax Map Key 4-7-019: 082 is susceptible to coastal hazards, which may result in harm to or loss of life and property."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- F. In order to minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present at the Project site, the Applicant shall comply with the following measures:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of the written determination from the State Historic Preservation Division (SHPD) stating that SHPD has completed its review of the impact of the Project on historic properties pursuant to § 6E-42, HRS, and has determined whether any mitigative actions and protocols are required;



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

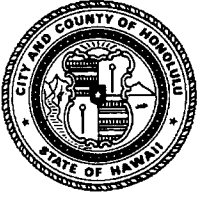
No. _____

RESOLUTION

2. The Applicant, in consultation with the SHPD, shall prepare and implement an Archaeological Inventory Survey ("AIS") and AIS Testing Strategy;
3. If required by the SHPD upon review of the AIS, the Applicant, in consultation with the SHPD, shall prepare an archaeological monitoring plan that meets the standards of Hawai'i Administrative Rules Chapter 13-279, and shall implement the archaeological monitoring plan during ground-disturbing activity and Project construction to ensure that archaeological and cultural resources are properly identified and treated;
4. The Applicant shall consult with the SHPD regarding mitigation protocols, and shall implement all mitigation protocols required by the SHPD. All mitigation protocols must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of the required mitigation protocols; and
5. 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 shall stop work, protect the find from further disturbance, and contact the SHPD immediately. Work in the immediate area must be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit and building permit plans.

- G. In order to minimize impacts to endangered, protected, or threatened avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. _____

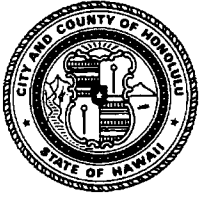
RESOLUTION

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin.
2. Artificial light from exterior lighting 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 across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b).
3. Exterior lighting fixtures on the Project site 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 (sunrise to sunset);
5. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats; and
6. Woody plants greater than 15 ft. in height may not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15).

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit and building permit plans.

H. Importation of fill material.

1. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the importation of soil material must be minimized to the extent possible. The Applicant proposes the use of structural fill to stabilize the Project foundations. No importation of soils material is proposed;
2. Prior to the importation of any structural fill materials, the Applicant shall submit a materials analysis to the State Department of Land and Natural Resources, Division of Forestry and Wildlife ("DOFAW"), for review and approval. The materials analysis must show that:



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

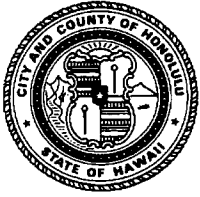
No. _____

RESOLUTION

- a. The fill materials will not will not adversely impact SMA resources;
and
 - b. All fill materials are clean and do not contain invasive fungal
pathogens, vertebrate and invertebrate pests, or invasive plant
parts that may harm native species and ecosystems;
3. The materials analysis must be accompanied by a detailed topographic
map showing the exact location on the Project site where grade
irregularities will be leveled with imported structural fill materials; and
 4. Approximately one year after the issuance of a certificate of occupancy for
the Project, the Applicant shall submit to DOFAW for its review and
approval a post-construction survey to detect whether the Project site
contains any invasive species that have spread from the fill materials, and
recommended mitigative measures to address any spread. The Applicant
shall implement the recommendations of the post-construction survey.

The requirements enumerated in this condition must be clearly stated under
"Environmental Notes" on all Project construction permit plans and building
permit plans.

- I. **The Applicant shall obtain a construction permit or building permit for the
Project within 36 months after the effective date of this SMA Major Permit.**
Failure to obtain a construction permit or building permit within this period will
render this SMA Major Permit null and void, provided that this period may be
extended as follows:
 1. The DPP Director may extend this period if the Applicant demonstrates
good cause, but the period cannot be extended by the DPP Director
beyond one year from the initial deadline set by the Council.
 2. If the Applicant demonstrates good cause for an extension exceeding one
year, the DPP Director shall prepare and submit to the Council a report on
the proposed extension, which must include the DPP Director's findings
and recommendations thereon. The Council may approve the proposed
extension or an extension for a shorter or longer period, or deny the
proposed extension, by adoption of a committee report or resolution.

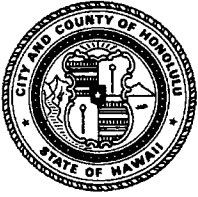


HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

3. If the Council fails to take final action on the proposed extension within the first to occur of:
- a. 60 days after receipt of the DPP Director's report; or
 - b. The Applicant's then-existing deadline for obtaining a development permit,
- the extension will be deemed to be denied.
- J. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO, building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

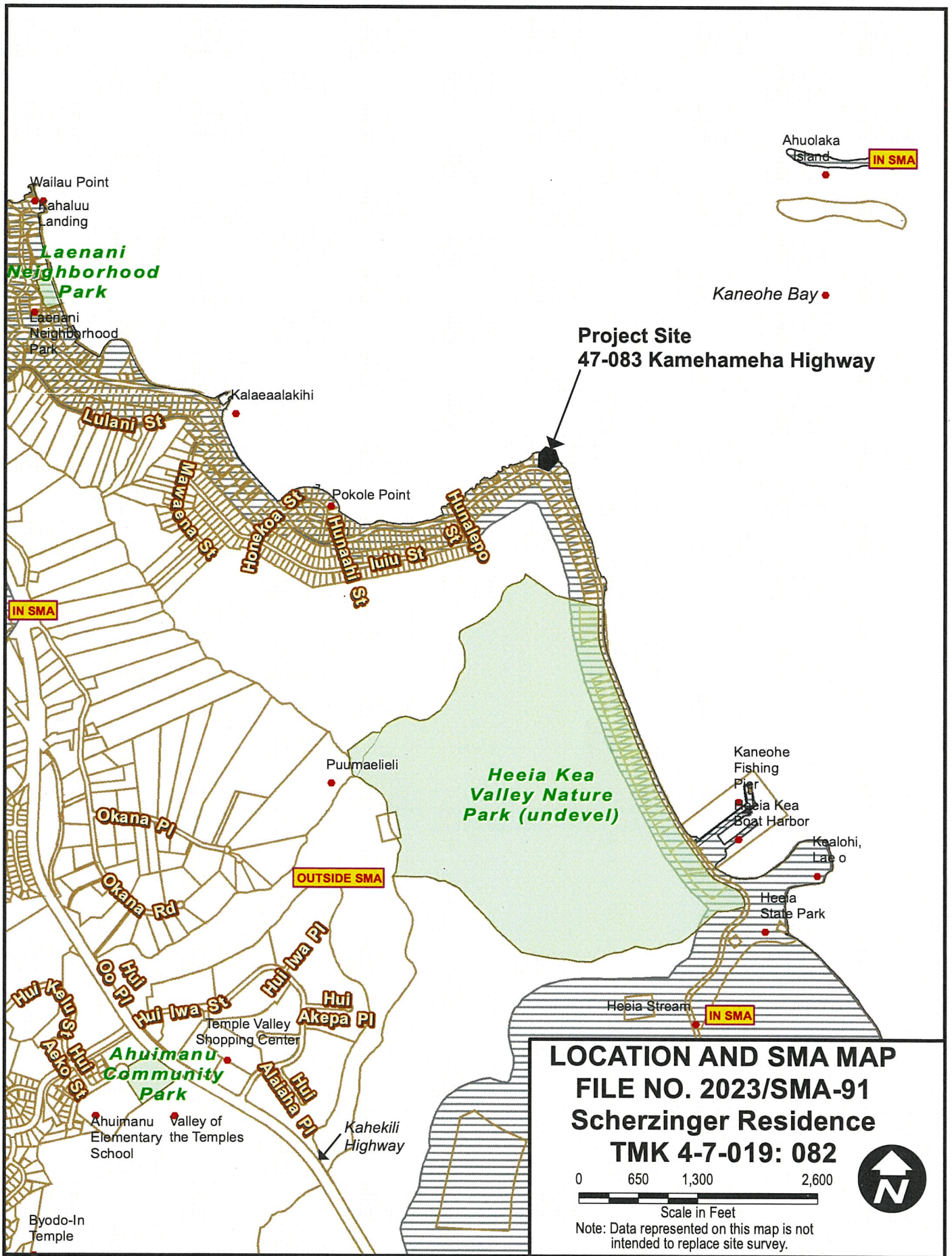
BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Dream Hone Trust, LLC, 11765 Wilshire Boulevard, Suite 500, Los Angeles, California 90025; Jim Hayes, Planning Solutions, Inc., 711 Kapi'olani Boulevard, Suite 950, Honolulu, Hawai'i 96813; Dawn Takeuchi Apuna, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

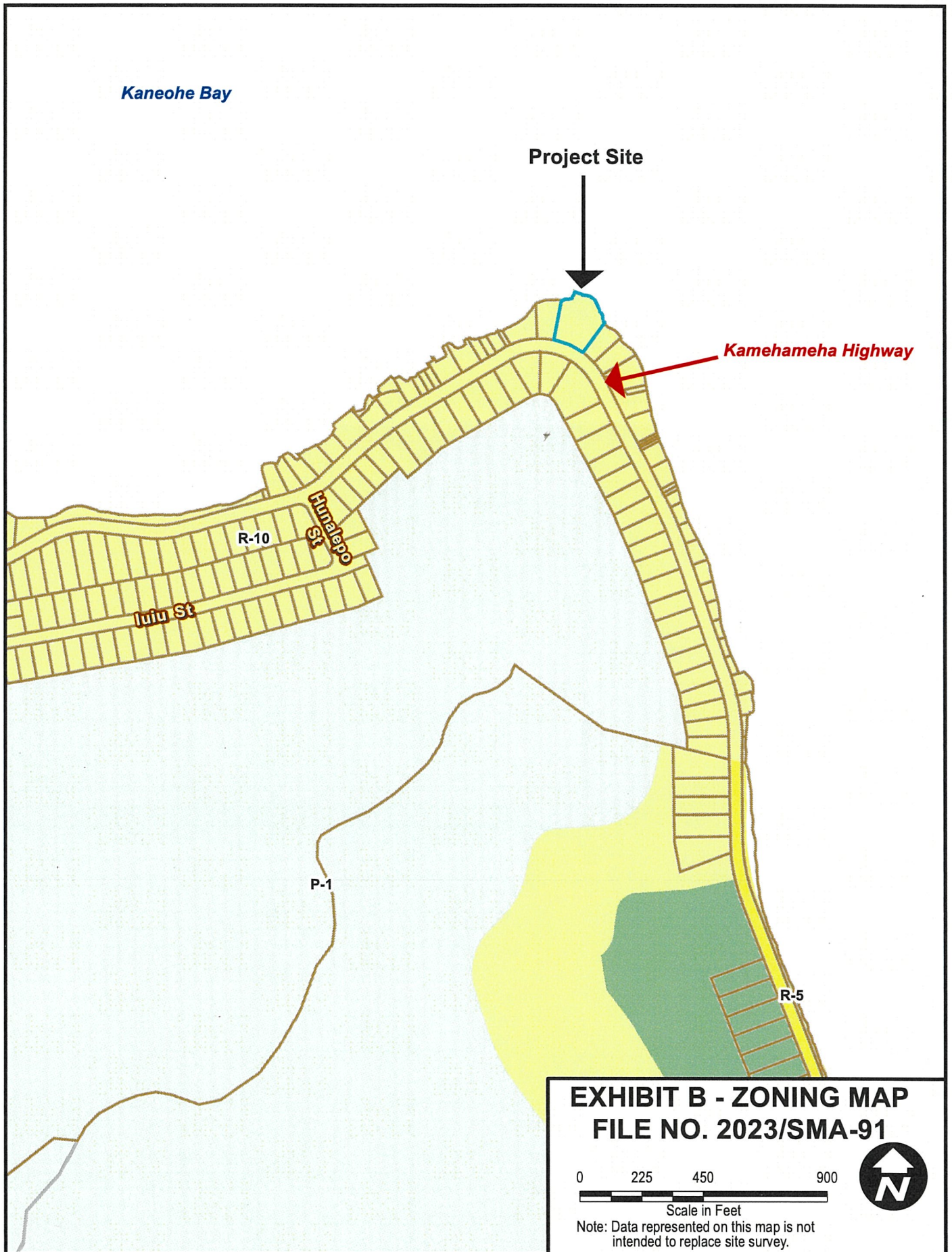
INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawai'i

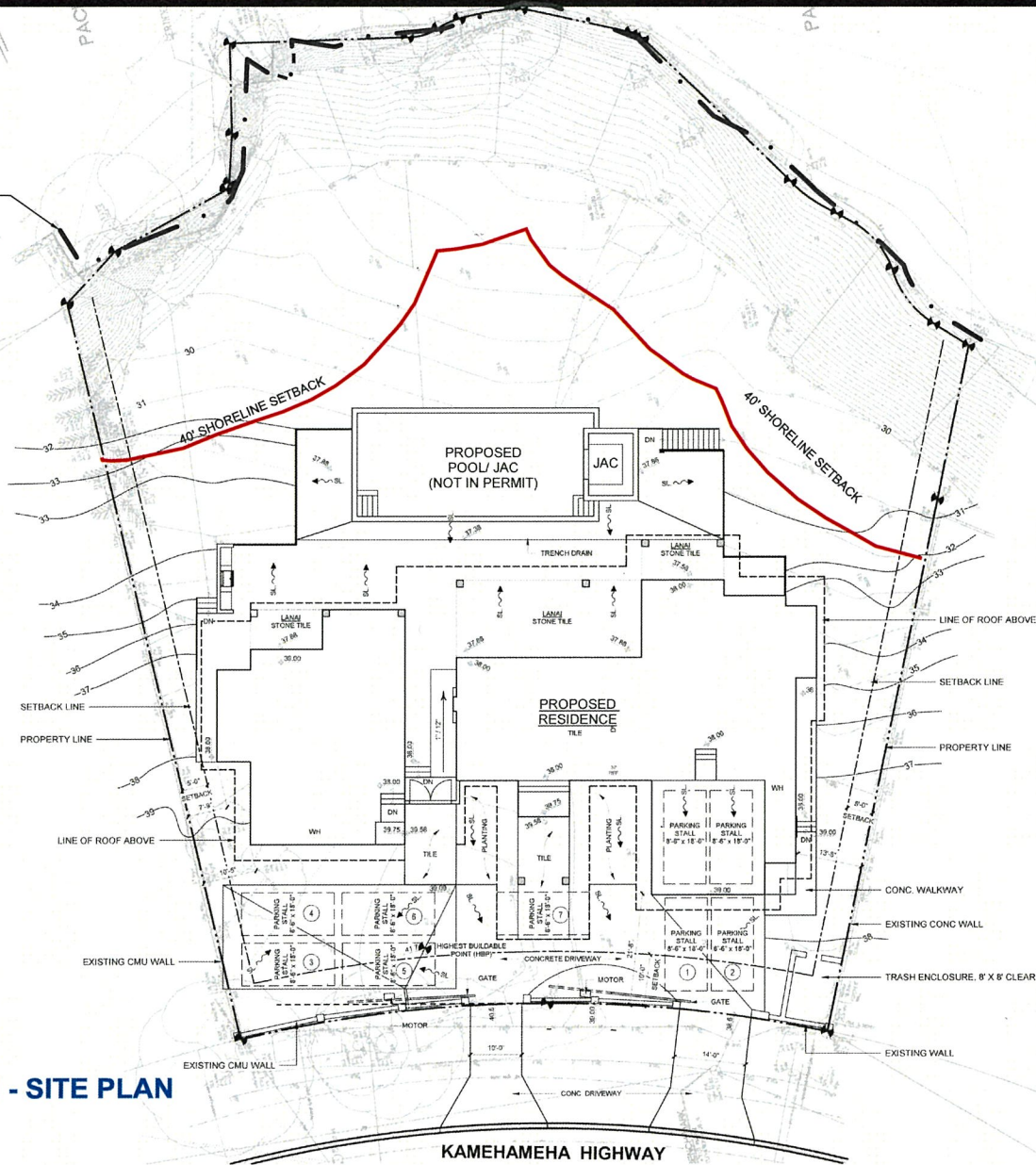
Councilmembers





CERTIFIED SHORELINE
AUGUST 13, 2024

EXHIBIT C-1 - SITE PLAN



SITE PLAN

EISERLOH
ARCHITECTS
820 W. Maui Drive #240119
Honolulu, Hawaii 96824
Tel: (808) 395-2200
Fax: (808) 377-8883
Website: www.eisnerloharchitects.com
Email: info@eisnerloharchitects.com

LICENSE DATE OF EXPIRATION: APRIL 2025



THIS PROJECT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF HAWAII.

KAHALUU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALUU, HAWAII, 96819
TMK #: 4-7-015-082
SITE PLAN

Revision	By	Date

Project No. _____
Date 03.07.2023
Drawn SUBMITTAL SET
Designed
Checked
Drawing No. _____

C101

(30) SMOKE DETECTOR

2012 IRC SECTION R314/ SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED.

EXCEPTIONS:
SMOKE ALARMS IN EXISTING AREAS NOT REQUIRED TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN INTERIOR WALL OR CEILING REMOVAL.

1" = 4'-0" SCALE SHOWN FOR CITY AND COUNTY OF HONOLULU PERMITS. DO NOT SCALE FROM THIS DRAWING.



800 W. HAWAIIAN DRIVE
HONOLULU, HAWAII 96819
TEL: (808) 377-8883
FAX: (808) 377-8883
WWW.EISERLOHARCHITECTS.COM



THIS SEAL WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION.

KAHALU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALU, HAWAII, 96819
TMK #: 47-019-082
LOWER FLOOR PLAN

NOTE #	NOTE DESCRIPTION
1	KITCHEN SINK W/ GARBAGE DISPOSAL
2	COUNTERTOP
3	CABINETS ABOVE
4	DISHWASHER
5	RANGE W/ MICRO-EXHAUST ABOVE
6	MANUFACTURED THRESHOLD PER SPEC
7	TILE THRESHOLD
8	FRONT LOAD WASHER/ DRYER, VENT TO EXTERIOR
9	ELECTRICAL AND/OR AN PANEL
10	UNDERMOUNT LAVATORY SINK
11	WATER CLOSET
12	SHOWER HEAD AND/OR W/ ROHS
13	FLOOR DRAIN
14	GLASS SHOWER WALL, SAFETY GLASS
15	CLOSET ROOFS AND SHELF(S) OR CLOSET CUSTOM SYSTEM(S)
16	MIRROR
17	BUILT-IN TUB
18	STONE SILL, TYP.
19	SLOPE CONCRETE SLAB TO OVERHEAD DOORS
20	CONCRETE STAIRS
21	QUADRANTAL, 2-4" HIGH FROM FIN. FLOOR, SEE DETAILS
22	THROUGH DRAIN
23	STORAGE W/ 3 ADJ. SHELVES
24	CUBS, STEP UP
25	UTILITY SINK
26	DOWNSPUT, TYP.
27	HANDRAIL, INSTALL 34" TO 38"
28	LINE OF ROOF ABOVE
29	LINE OF FLOOR ABOVE
30	HALF WALL 36"
31	RECFBSTD MEDICINE CABINET

ROOM FINISH LEGEND	
WALL	CEILING
W1 5/8" GYP. BD.	C1 5/8" GYP. BOARD
W2 5/8" GYP. BOARD, TYPE 'X'	C2 5/8" GYP. BOARD, TYPE 'X'
W3 5/8" W.P. GYP. BD.	C3 5/8" W.P. GYP. BD.
W4 CMU	C4 WOOD TAG
W5 PLASTER	
BASES	FLOORS
B1 HARDWOOD	F1 HARDWOOD
B2 TILE	F2 TILE
B3 INONE	F3 CONCRETE
	F4 INONE

- GENERAL SHEET NOTES:**
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF CONC. BLOCK TO FACE OF CONC. BLOCK
 - PROVIDE 2X BLOCKING @ TOWEL BAR LOCATIONS
 - PROVIDE 3/4" PLYWOOD SHEATHING @ CLOSET SIDE WALLS (TYP.)
 - ALL SHOWER WALLS AND CEILING 1/2" CEMENT BOARD NAILED 1-0" O.C.
 - VERIFY DOWNSPOUT LOCATIONS W/ ARCHITECT.
 - VERIFY LOCATION OF WATER HEATER W/ ARCHITECT.



KEY TO INTERIOR ELEVATIONS

LOWER FLOOR PLAN

SCALE: 1" = 4'-0" = 1:48

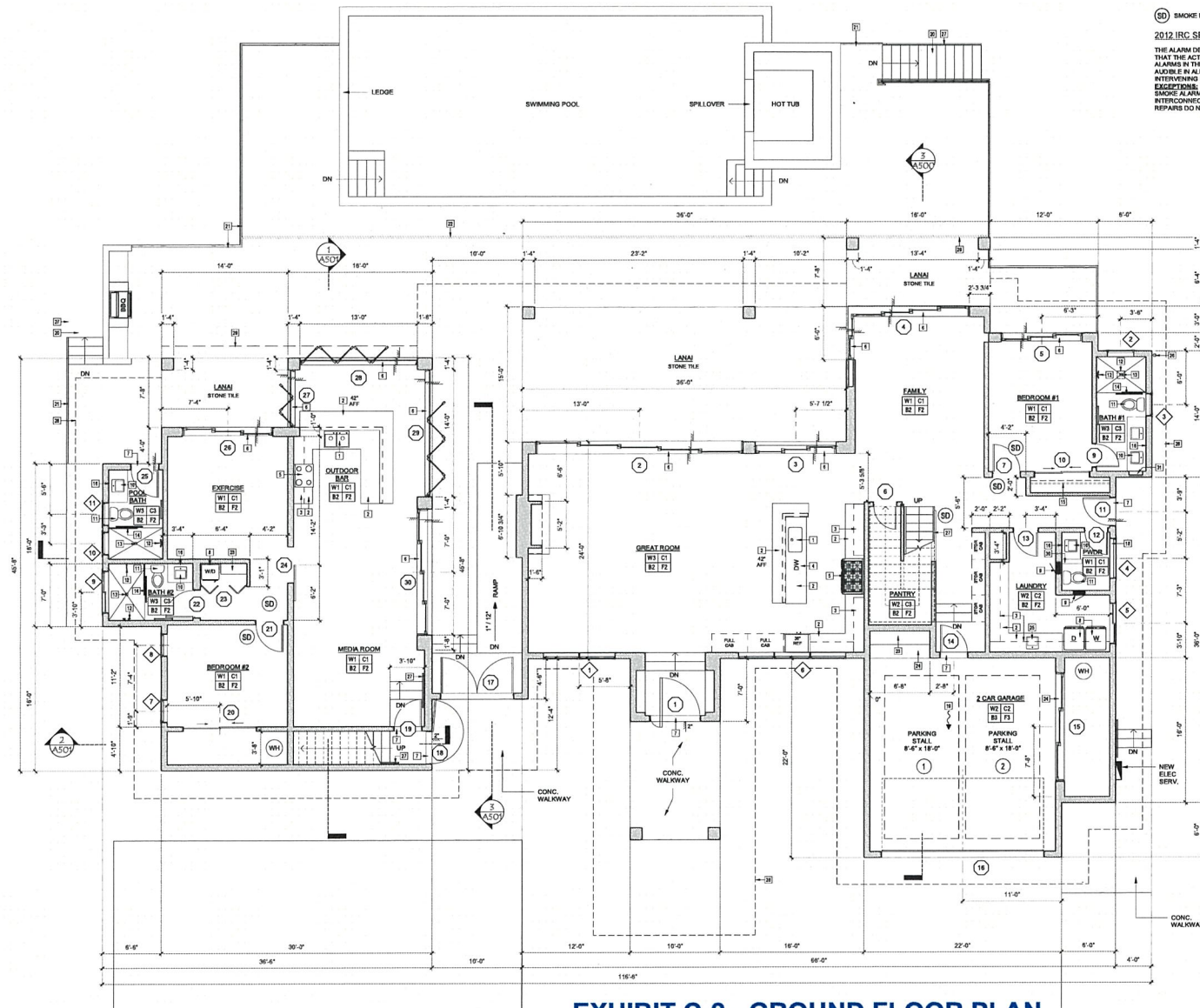


EXHIBIT C-2 - GROUND FLOOR PLAN

Revision	By	Date

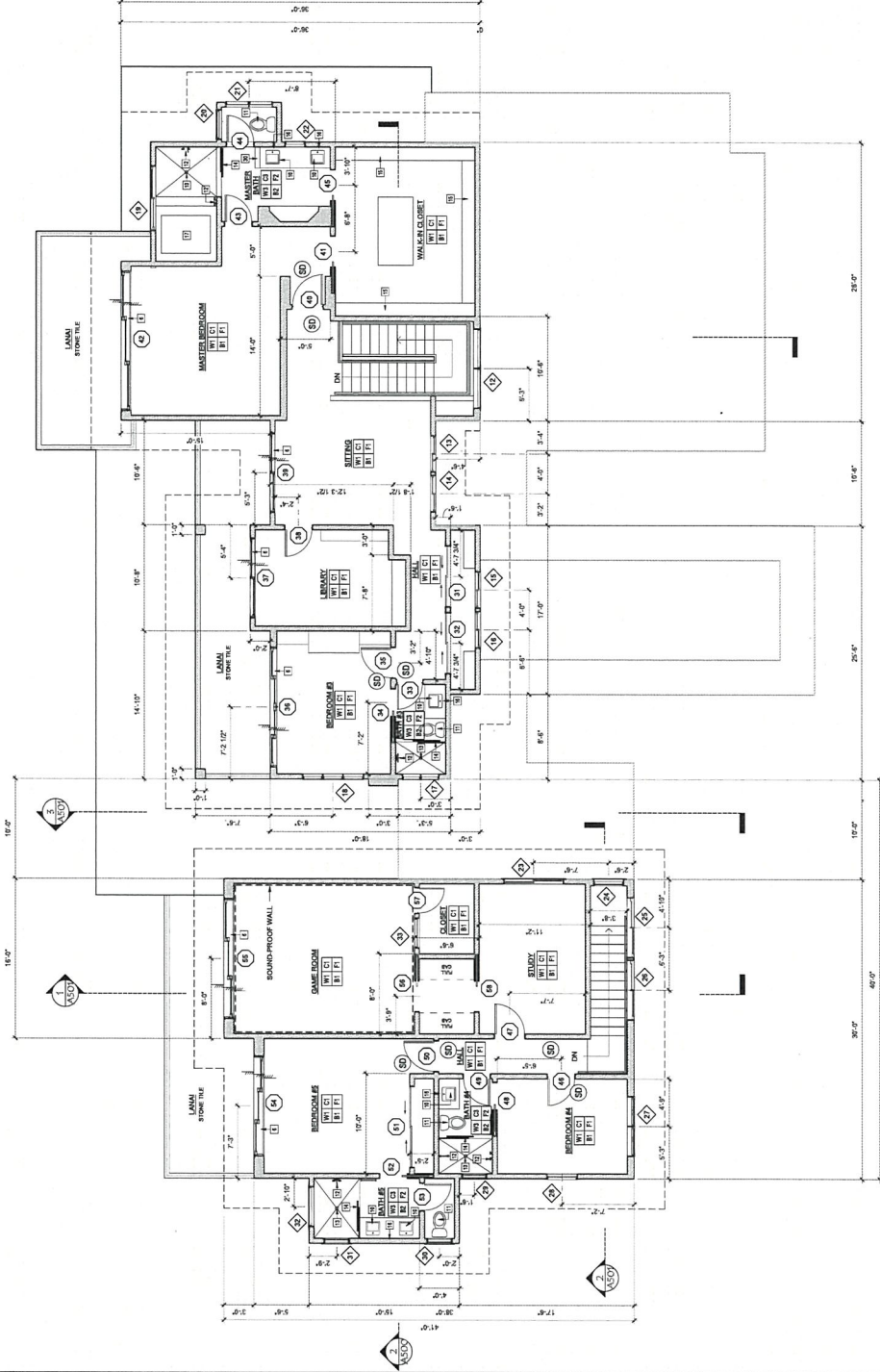
Project No. _____
Date 03.07.2023
Drawn SUBMITTAL SET
Designed
Checked
Drawing No.

A100

SMOKE DETECTOR

2012 IRC SECTION R314 SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MONITORING SYSTEM. THE SYSTEM SHALL BE TESTED BY THE CONTRACTOR PRIOR TO THE REMOVAL OF THE ALARM BELL. THE ALARM SHALL BE CLEARLY IDENTIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE SMOKE ALARMS IN EXISTING AREAS NOT REQUIRED TO BE REPAIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS TO NOT RESULT IN INTERIOR WALL OR CEILING REMOVAL.



NOTE #	NOTE DESCRIPTION
1	KITCHEN SINK W/ GARAGE DISPOSAL
2	COUNTERTOP
3	CABINETS
4	WALLS
5	FLOOR
6	WALLS
7	WALLS
8	WALLS
9	WALLS
10	WALLS
11	WALLS
12	WALLS
13	WALLS
14	WALLS
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25	WALLS
26	WALLS
27	WALLS
28	WALLS
29	WALLS
30	WALLS
31	WALLS

ROOM	FINISH	LEGEND
W1	WALL	W1 1/2\" OPT. BOARD
W2	WALL	W2 1/2\" OPT. BOARD, TYPE 'X'
W3	WALL	W3 1/2\" OPT. BOARD, TYPE 'X'
W4	WALL	W4 1/2\" OPT. BOARD, TYPE 'X'
W5	WALL	W5 1/2\" OPT. BOARD, TYPE 'X'
W6	WALL	W6 1/2\" OPT. BOARD, TYPE 'X'
W7	WALL	W7 1/2\" OPT. BOARD, TYPE 'X'
W8	WALL	W8 1/2\" OPT. BOARD, TYPE 'X'
W9	WALL	W9 1/2\" OPT. BOARD, TYPE 'X'
W10	WALL	W10 1/2\" OPT. BOARD, TYPE 'X'
W11	WALL	W11 1/2\" OPT. BOARD, TYPE 'X'
W12	WALL	W12 1/2\" OPT. BOARD, TYPE 'X'
W13	WALL	W13 1/2\" OPT. BOARD, TYPE 'X'
W14	WALL	W14 1/2\" OPT. BOARD, TYPE 'X'
W15	WALL	W15 1/2\" OPT. BOARD, TYPE 'X'
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W17	WALL	W17 1/2\" OPT. BOARD, TYPE 'X'
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W19	WALL	W19 1/2\" OPT. BOARD, TYPE 'X'
W20	WALL	W20 1/2\" OPT. BOARD, TYPE 'X'
W21	WALL	W21 1/2\" OPT. BOARD, TYPE 'X'
W22	WALL	W22 1/2\" OPT. BOARD, TYPE 'X'
W23	WALL	W23 1/2\" OPT. BOARD, TYPE 'X'
W24	WALL	W24 1/2\" OPT. BOARD, TYPE 'X'
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W26	WALL	W26 1/2\" OPT. BOARD, TYPE 'X'
W27	WALL	W27 1/2\" OPT. BOARD, TYPE 'X'
W28	WALL	W28 1/2\" OPT. BOARD, TYPE 'X'
W29	WALL	W29 1/2\" OPT. BOARD, TYPE 'X'
W30	WALL	W30 1/2\" OPT. BOARD, TYPE 'X'
W31	WALL	W31 1/2\" OPT. BOARD, TYPE 'X'

- GENERAL SHEET NOTES:
1. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF CONC. BLOCK TO FACE OF CONC. BLOCK.
 2. PROVIDE 2X BLOCKING @ TOWEL BAR LOCATIONS.
 3. PROVIDE 3/4\" PLYWOOD SHEATHING @ CLOSET SIDE WALLS (TYP.).
 4. ALL SPOILER WALLS AND CEILING 1/2\" CEMENT BOARD NEEDED 1/2\" O.C.
 5. VERIFY DOWNSPOUT LOCATIONS W/ ARCHITECT.
 6. VERIFY LOCATION OF WATER HEATER W/ ARCHITECT.

KEY TO INTERIOR ELEVATIONS

UPPER FLOOR PLAN

SCALE: 1/8\" = 1'-0\"

1\" = 8'-0\"

1/4\" = 2'-0\"

1/8\" = 1'-0\"

1/16\" = 0'-6\"

1/32\" = 0'-3\"

1/64\" = 0'-1.5\"

1/128\" = 0'-0.75\"

1/256\" = 0'-0.375\"

1/512\" = 0'-0.1875\"

1/1024\" = 0'-0.09375\"

1/2048\" = 0'-0.046875\"

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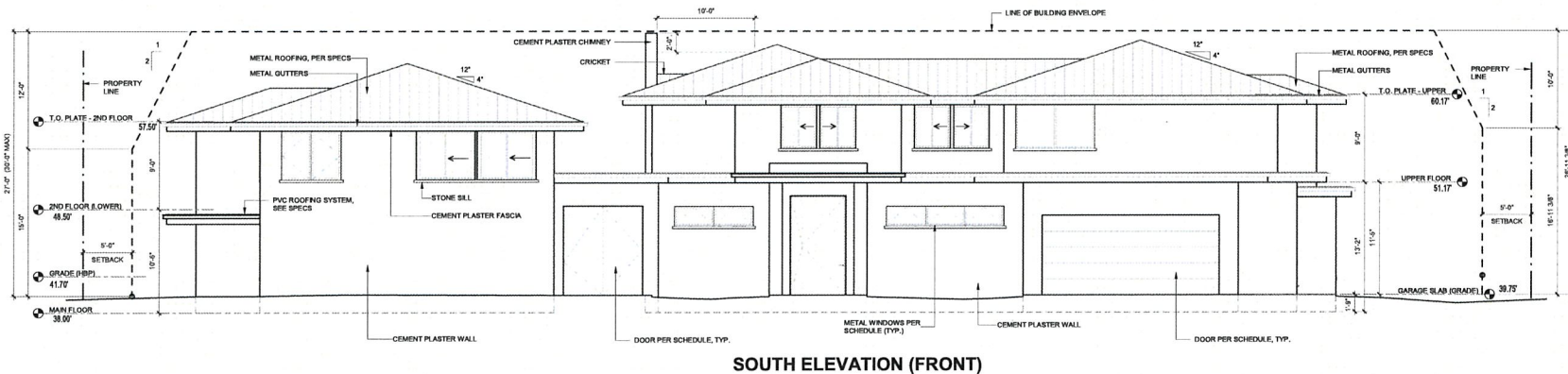
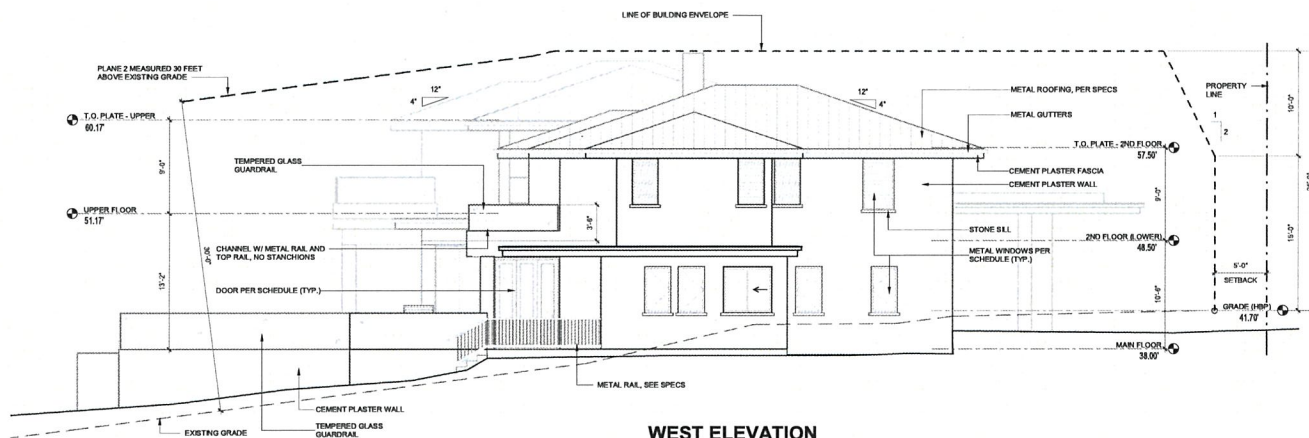


EXHIBIT C-5 - WEST AND SOUTH EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

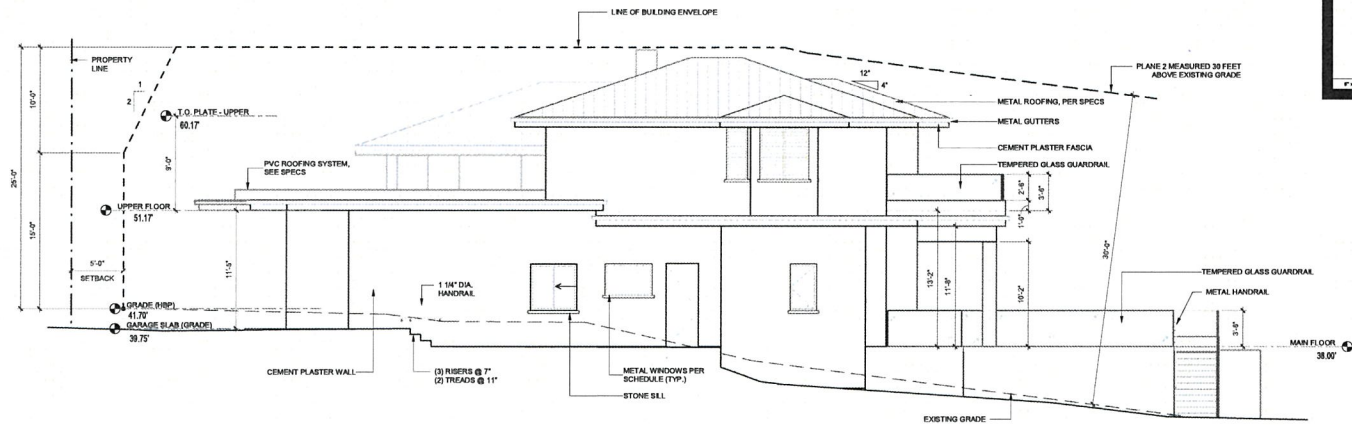


KAHALUU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALUU, HAWAII, 96819
TAK # 47-019-082
EXTERIOR ELEVATIONS

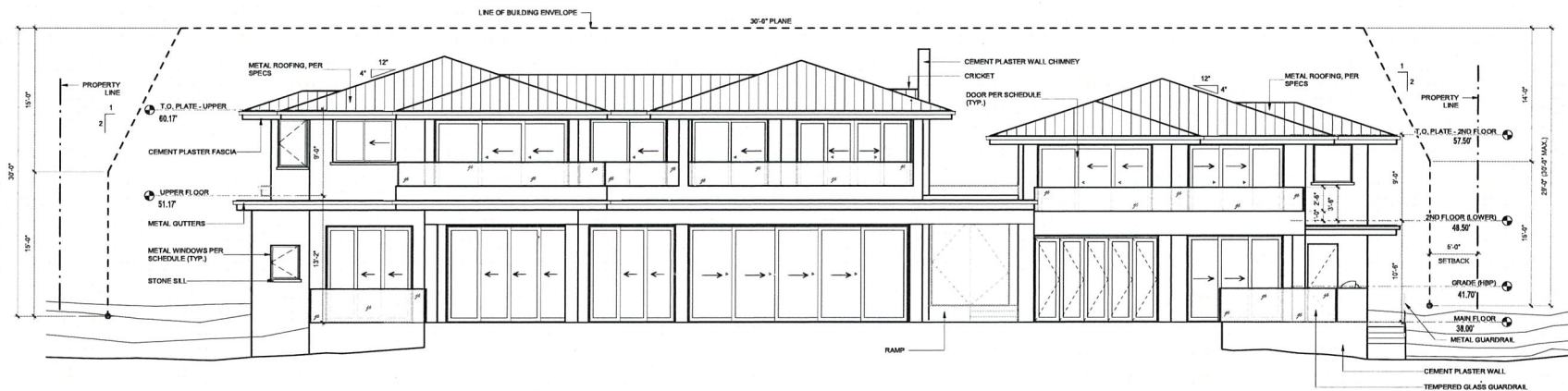
Revision	By	Date
1		
2		
3		
4		
5		

Project No. _____
Date 03.07.2023
Drawn SUBMITTAL SET
Designed
Checked
Drawing No.

A300



EAST ELEVATION



NORTH ELEVATION (OCEAN)

EXHIBIT C-6 - EAST AND NORTH EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



**EISERLOH
ARCHITECTS**
820 W. Haul Drive #20139
Honolulu, Hawaii 96824
Tel: (808) 355-2039
Fax: (808) 377-8883
Website: www.EiserlohArchitects.com
Email: info@eiserloharchitects.com

LICENSED DATE OF EXPIRATION: APRIL 2024

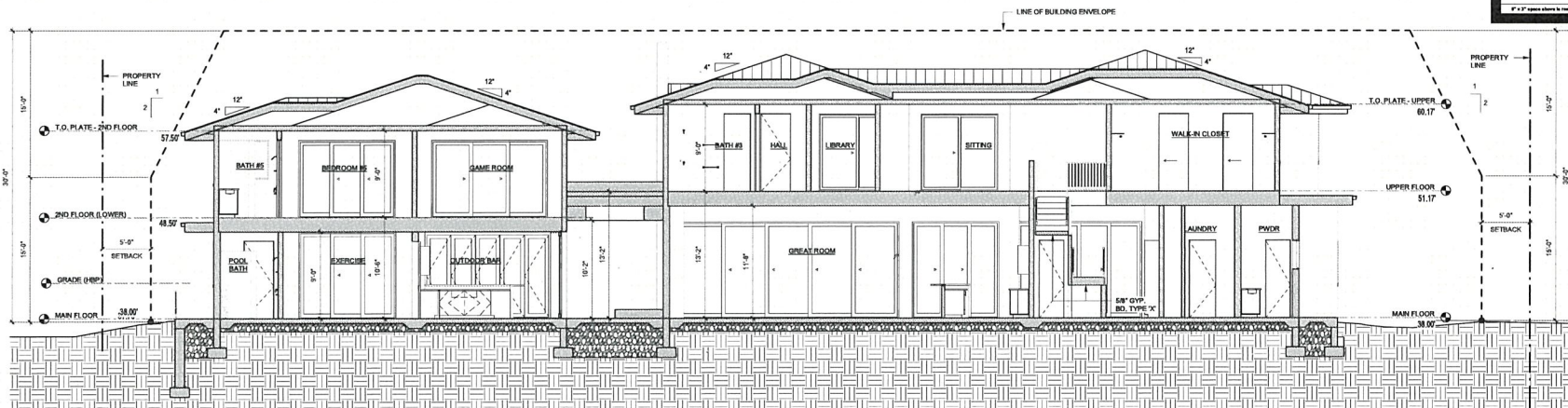


KAHALUU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALUU, HAWAII, 96819
TKM # 4-7-019-082
EXTERIOR ELEVATIONS

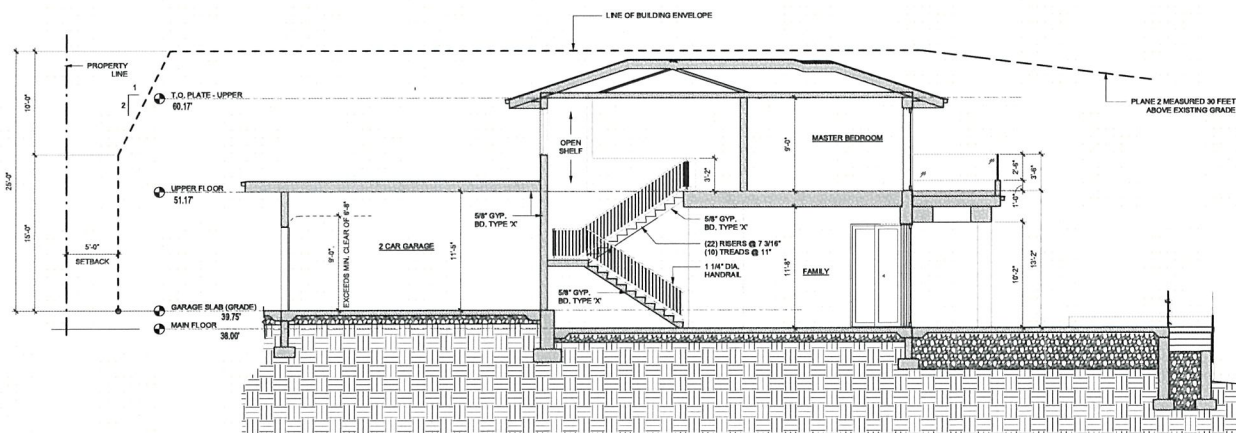
Revision	By	Date
1		
2		
3		
4		
5		

Project No. _____
Date 03.07.2023
Drawn SUBMITTAL SET
Designed
Checked
Drawing No.

A301



SECTION 1



SECTION 2

EXHIBIT C-7 - BUILDING SECTIONS 1 AND 2

BUILDING SECTIONS

SCALE: 1/8" = 1'-0"
0' 4'-0" 8'-0" 16'-0"



**EISERLOH
ARCHITECTS**
823 W. Hialeah Drive, Suite 100
Hialeah, Florida 33010
Tel: (305) 355-2019
Fax: (305) 277-8883
Website: www.EiserlohArchitects.com
Email: info@EiserlohArchitects.com

LICENSED DATE OF REGISTRATION - APRIL 2004



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF FLORIDA. MY EXPIRATION DATE IS 10-07-10.

KAHALUU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALUU, HAWAII, 96819

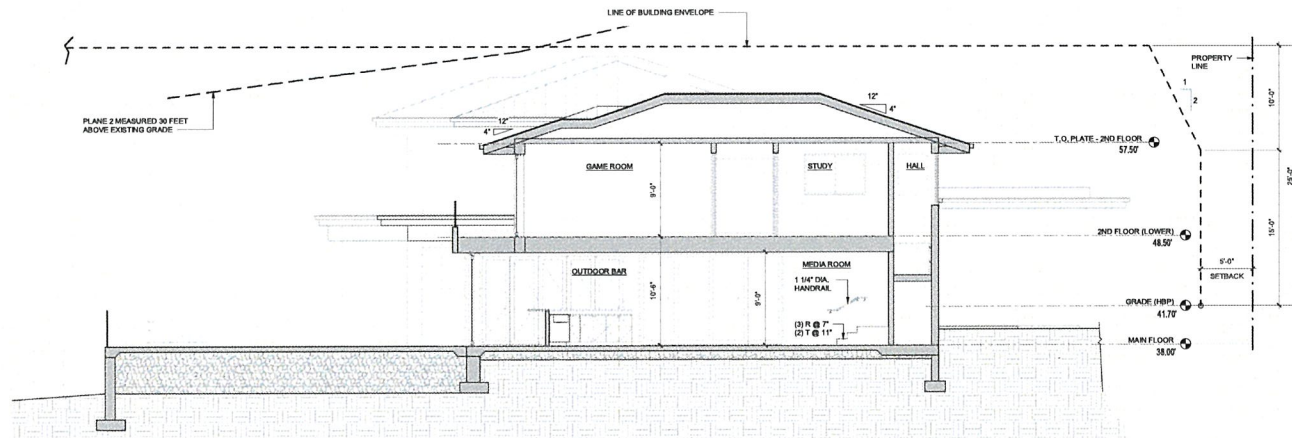
TAK # 4-7-019-082

BUILDING SECTIONS

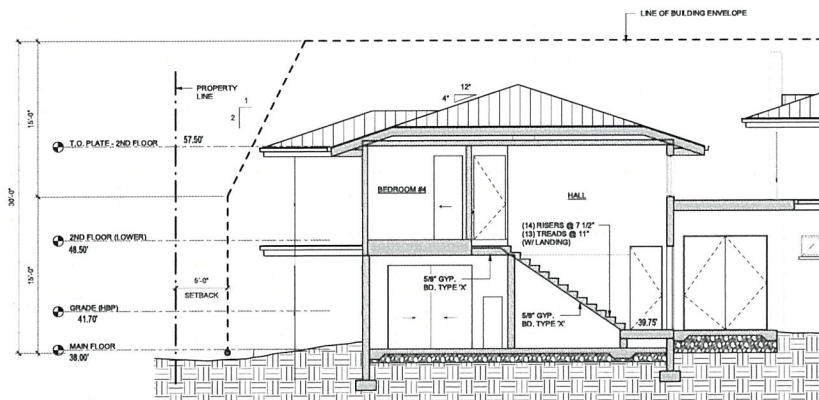
Revision	By	Date
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2		
3		
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5		

Project No. _____
Date 03.07.2023
Drawn SUBMITTAL SET
Designed
Checked
Drawing No. _____

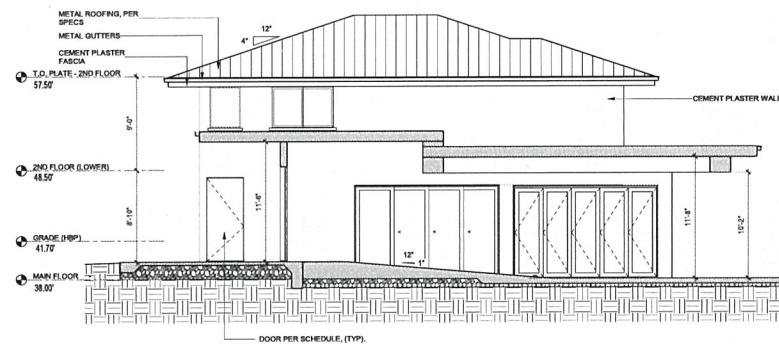
A500



SECTION 3



SECTION 4



SECTION 5

EXHIBIT C-8 - BUILDING SECTIONS 3, 4 AND 5

BUILDING SECTIONS

SCALE: 1/8" = 1'-0"



820 W. HAWAII DRIVE #20130
HONOLULU, HAWAII 96819
Tel: (808) 355-2579
Fax: (808) 377-8863
website: www.eiserloharchitects.com
email: info@eiserloharchitects.com

LICENSED ARCHITECT - STATE OF HAWAII



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL IN THE PROJECT WILL BE UNDER MY SUPERVISION

KAHALU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALU, HAWAII, 96819
TMK #: 4-7-019-082
BUILDING SECTIONS

Revision	By	Date

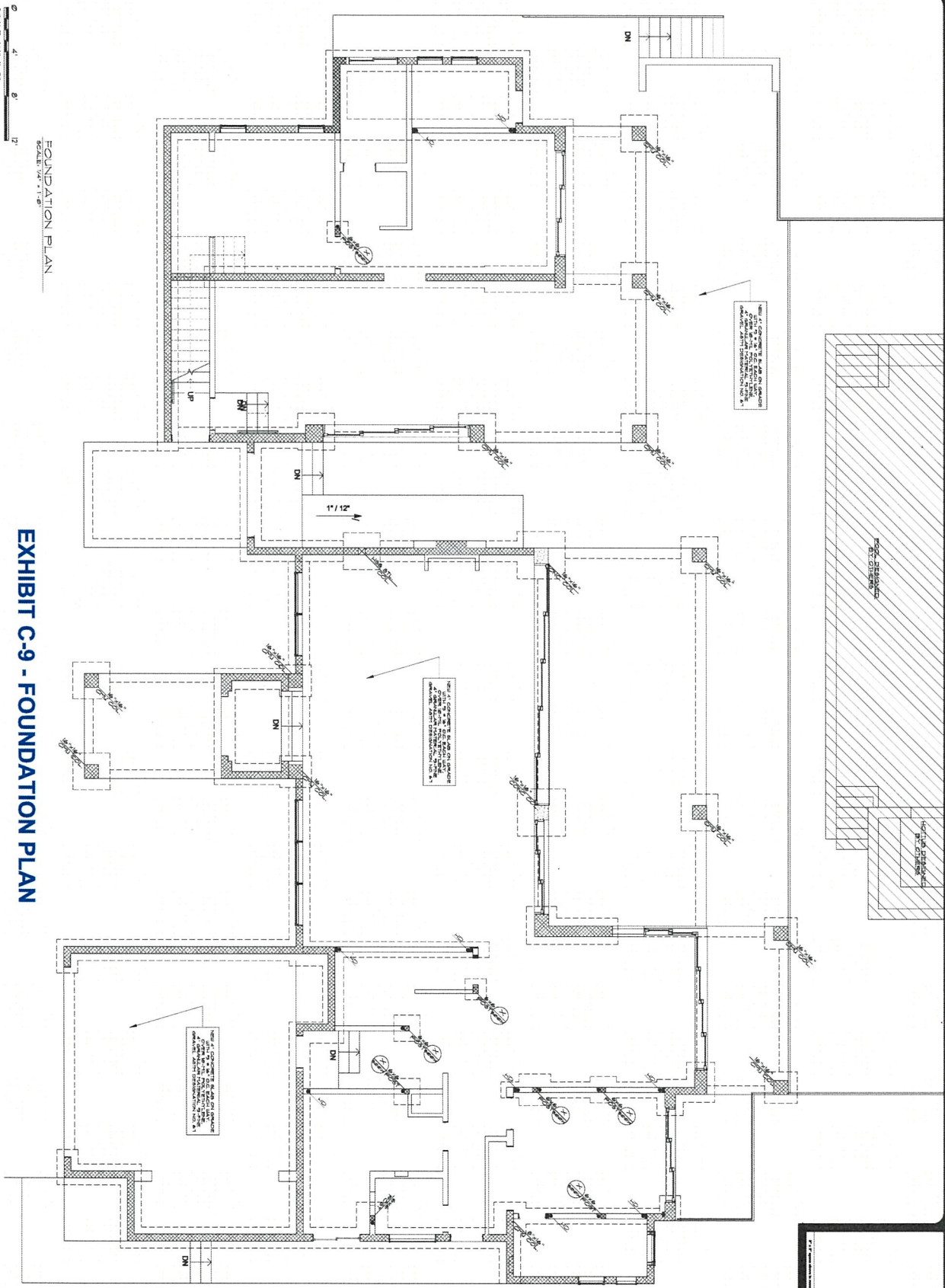
Project No. _____
Date 03.07.2023
Drawn BURRITTAL, BEY
Designed
Checked
Drawing No. _____

A501

0 4' 8' 12'
SCALE 1/4"=1'-0"

FOUNDATION PLAN
SCALE 1/4"=1'-0"

EXHIBIT C-9 - FOUNDATION PLAN



Project No.	04-200
Date	04/20/04
Drawn	ENR/RT/VA
Designed	
Checked	
Drawing No.	S100

KAHALUU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALUU, HAWAII, 96819
TMK #: 4-7-019-082
FOUNDATION PLAN



1/4" = 1'-0" (Vertical Scale) 1/4" = 1'-0" (Horizontal Scale)

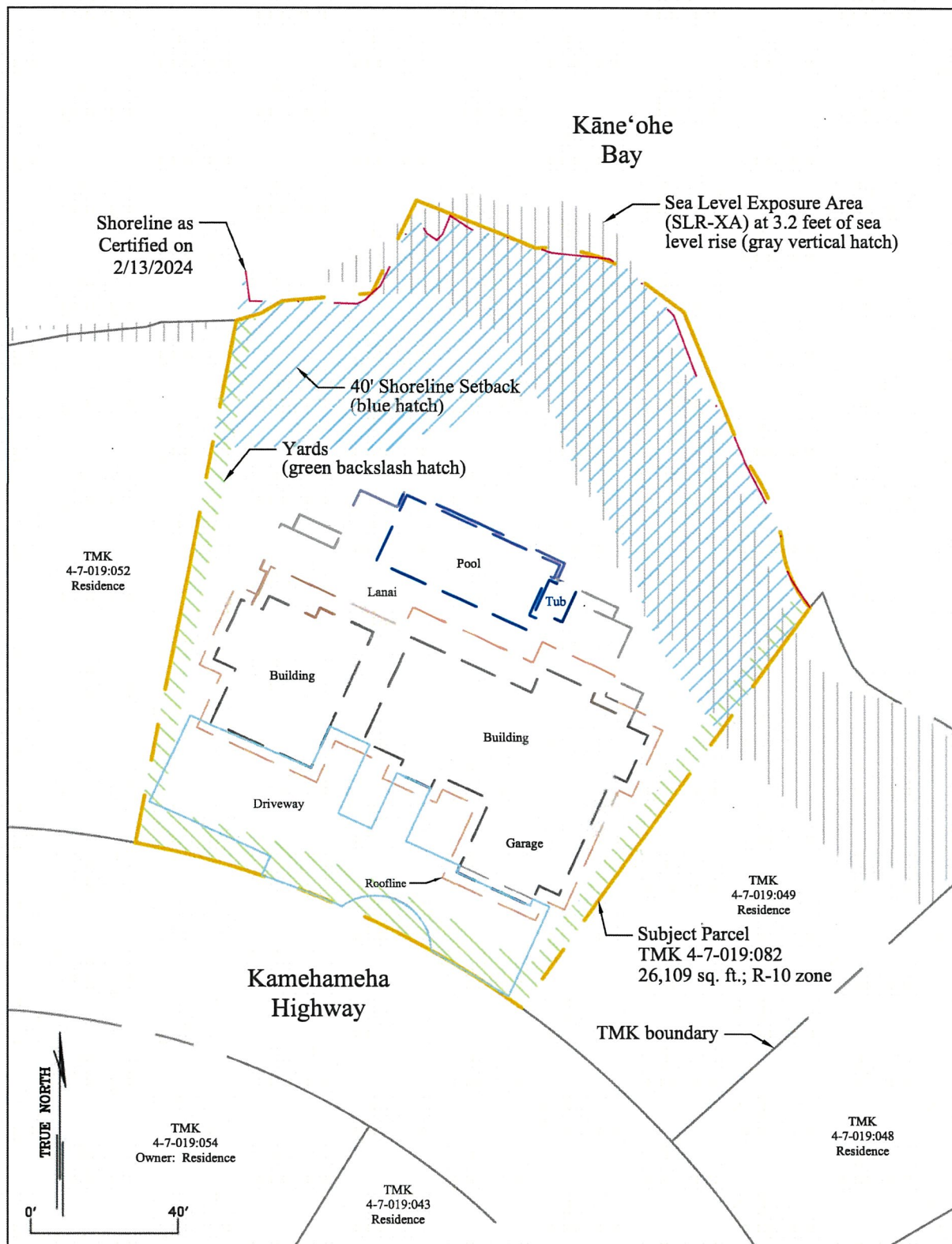


EXHIBIT C-10 - CONCEPTUAL SITE PLAN WITH SHORELINE SETBACKS AND SLR-XA - FILE NO. 2023/SMA-91

Kaneohe Bay



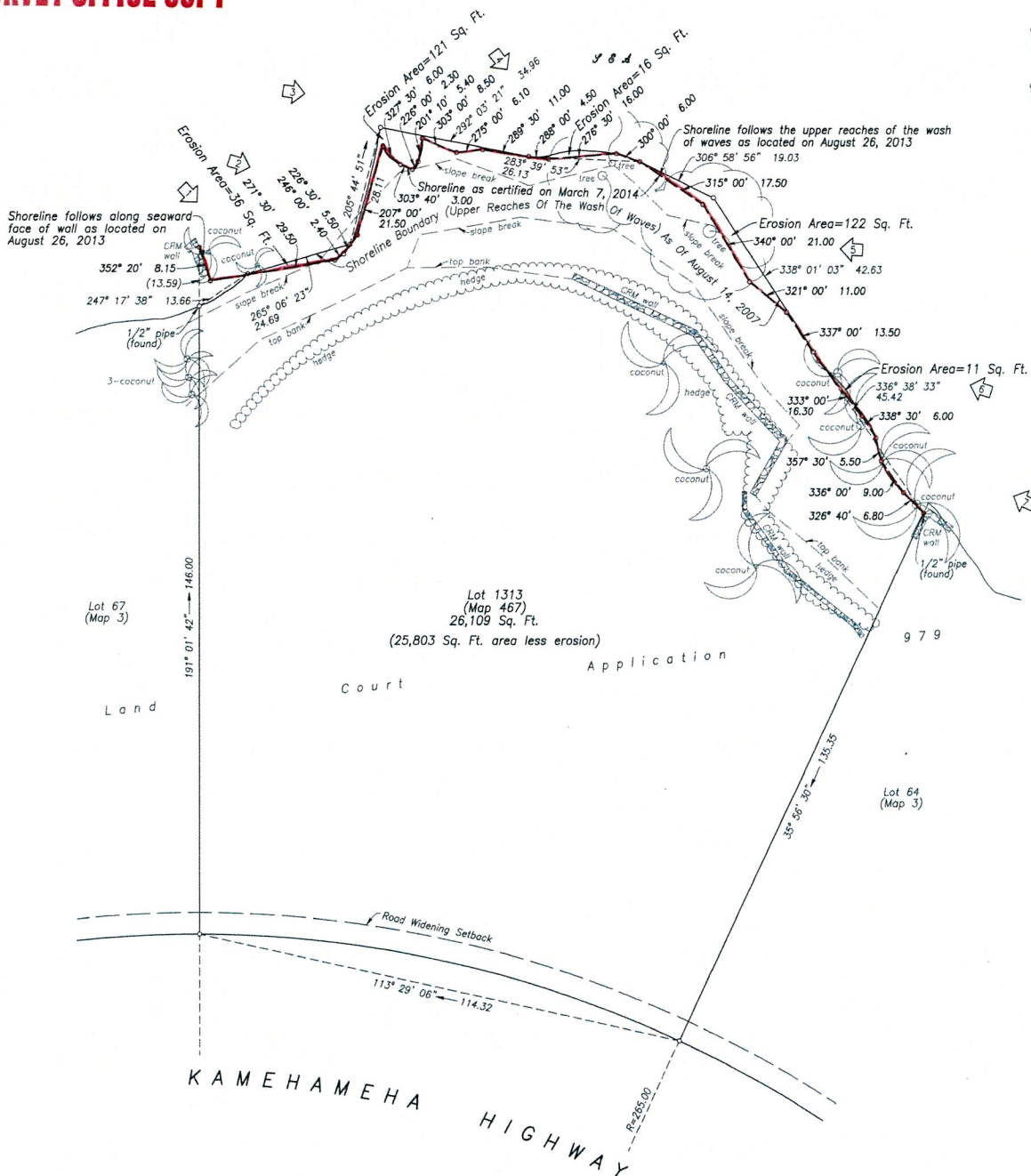
EXHIBIT D - FLOOD ZONE D
FILE NO. 2023/SMA-91

0 40 80 160
Scale in Feet

Note: Data represented on this map is not
intended to replace site survey.



SURVEY OFFICE COPY



The shoreline as delineated in red is hereby certified as the shoreline as of

FEB 13 2024

[Signature]
Chairperson, Board of Land and Natural Resources
[Signature] *RN*

Notes:

 Denotes photo number and direction

OWNER: THE DREAM HOME TRUST
11765 Wilshire Boulevard, Suite 500
Los Angeles, CA 90025

Site address: 47-83 Kamehameha Highway

SHORELINE SURVEY
AT LOT 1313 (MAP 467) OF
LAND COURT APPLICATION 979
KAHALUU, KOOLAUPOKO, OAHU, HAWAII

TAX MAP KEY: (1) 4-7-019: 082

SCALE: 1 IN. = 20 FT.



THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION

Ann D. Stone EXP. 04/24

LICENSED PROFESSIONAL
LAND SURVEYOR No. 10535

EXHIBIT E - 2024 CERTIFIED SHORELINE SURVEY

FIELD BOOK NO. 496: 6, 25 & 705: 50

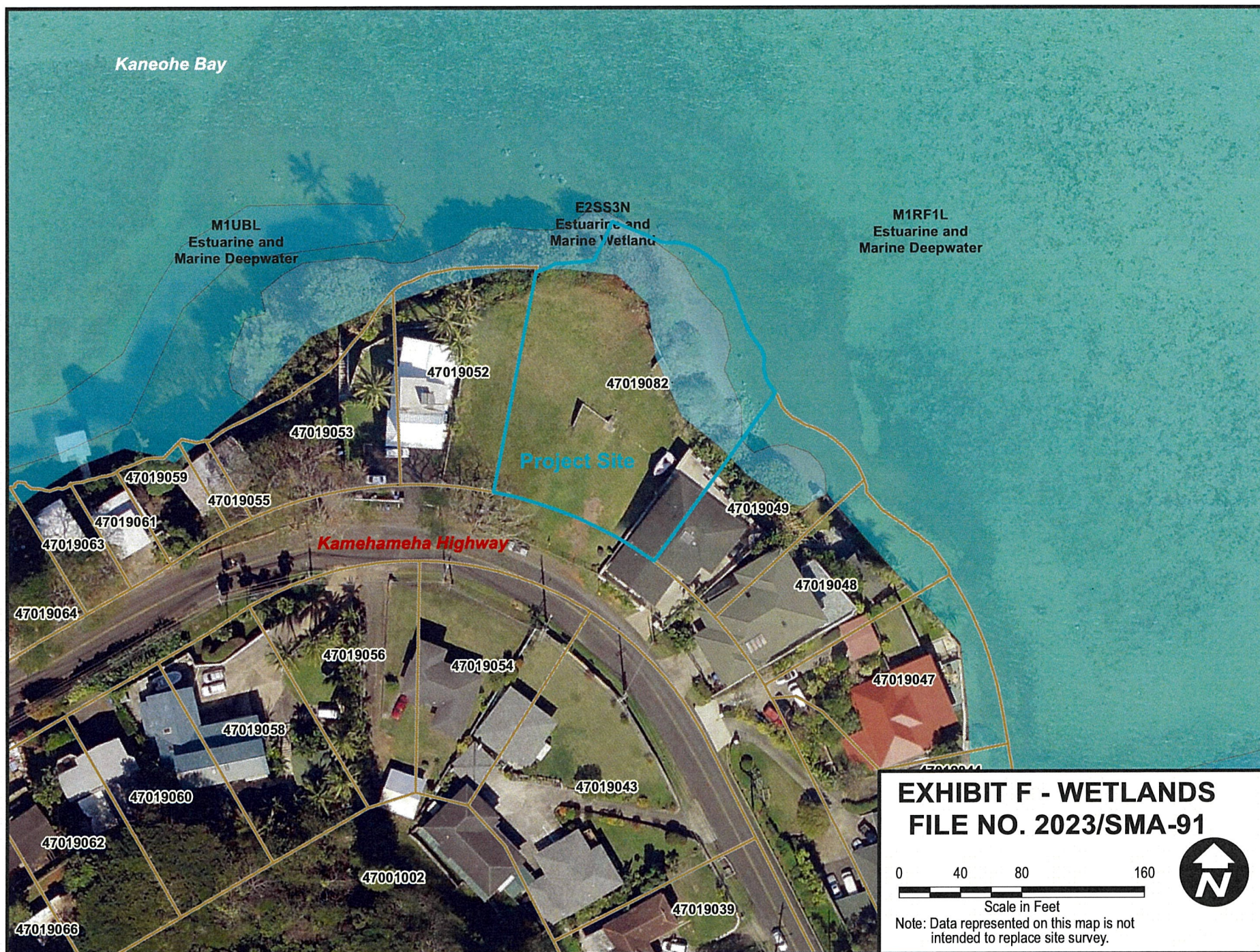


EXHIBIT F - WETLANDS
FILE NO. 2023/SMA-91

0 40 80 160
Scale in Feet

Note: Data represented on this map is not
intended to replace site survey.



Kaneohe Bay

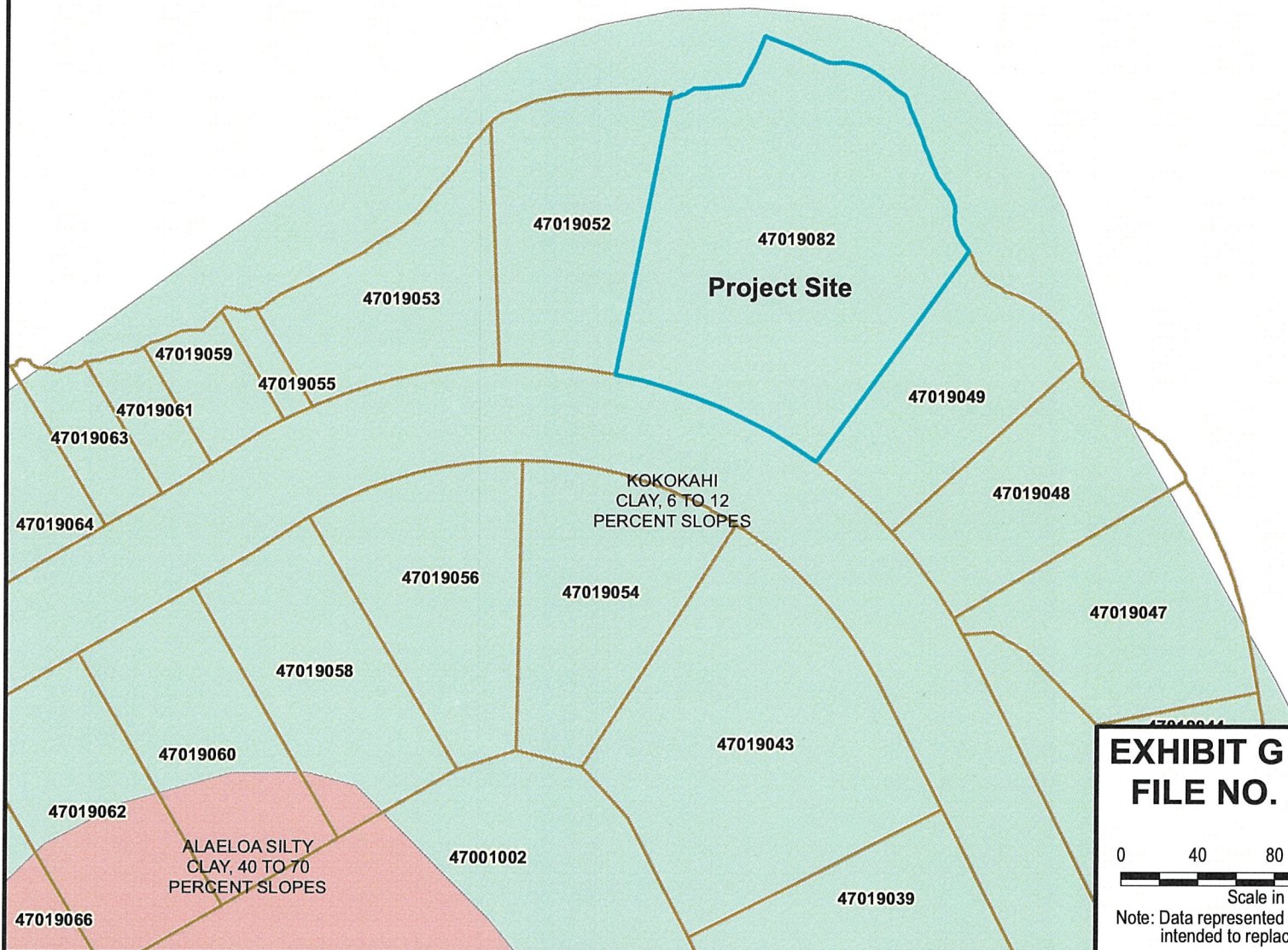


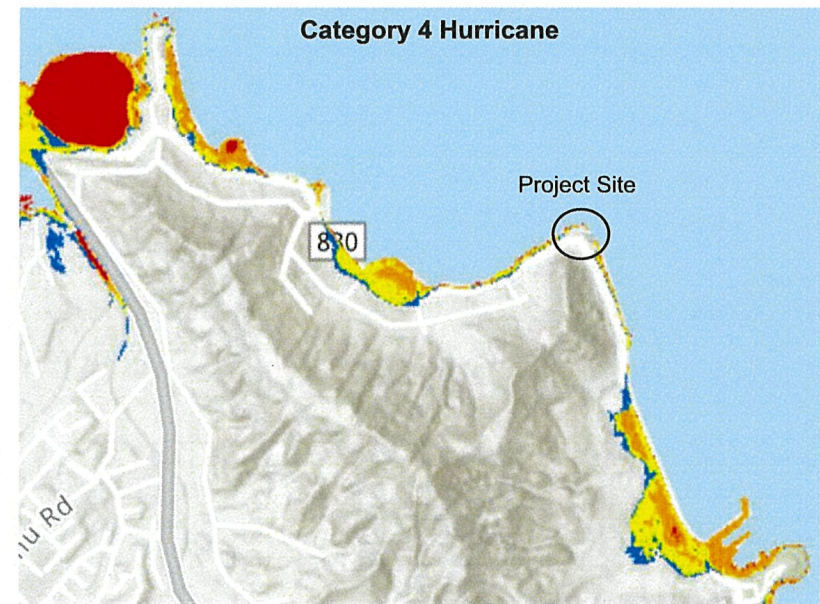
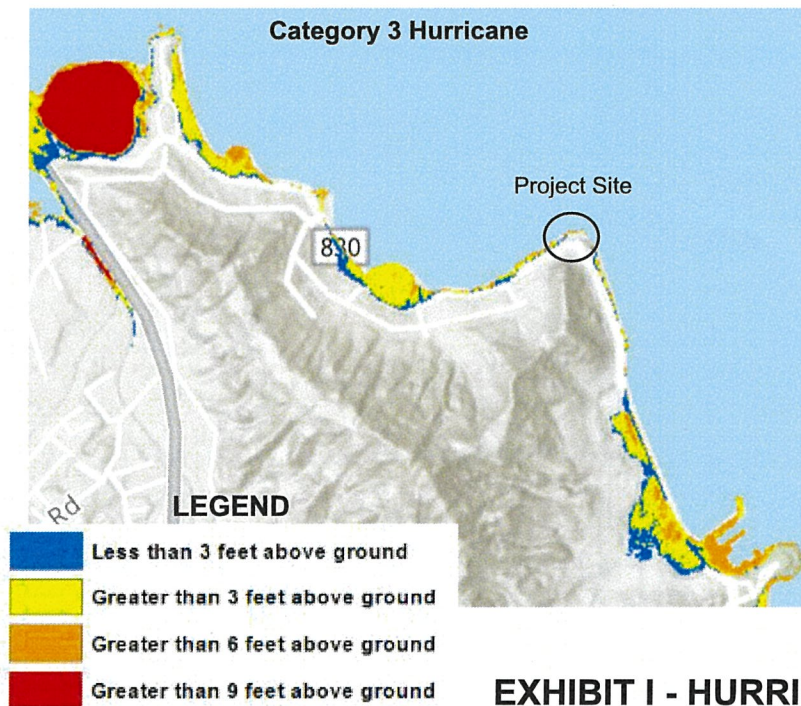
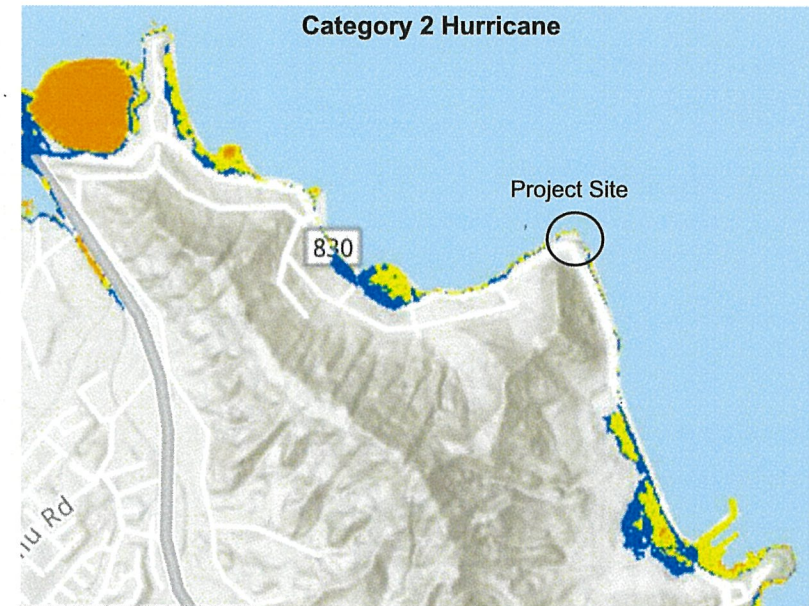
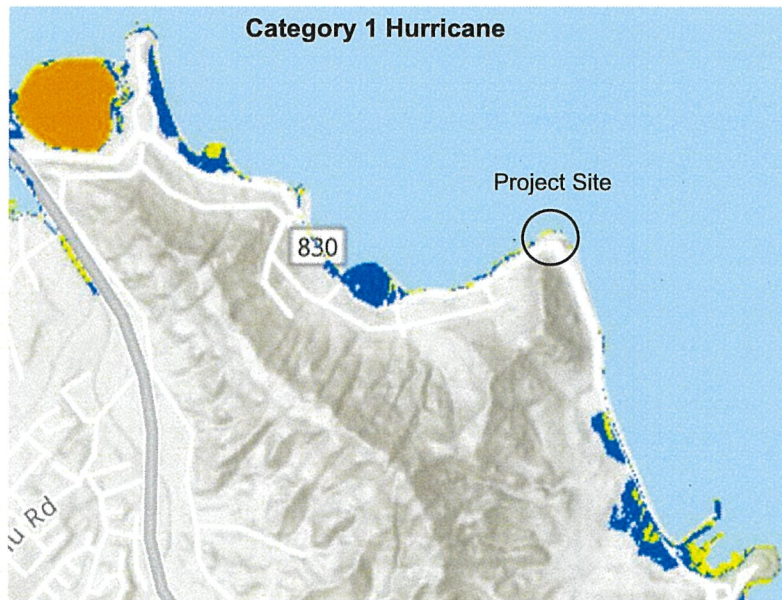
**EXHIBIT G - NRCS SOILS
FILE NO. 2023/SMA-91**

0 40 80 160
Scale in Feet

Note: Data represented on this map is not
intended to replace site survey.







National Hurricane Center

EXHIBIT I - HURRICANE STORM SURGE RISK MAPS
FILE NO. 2023/SMA-91

Kaneohe Bay

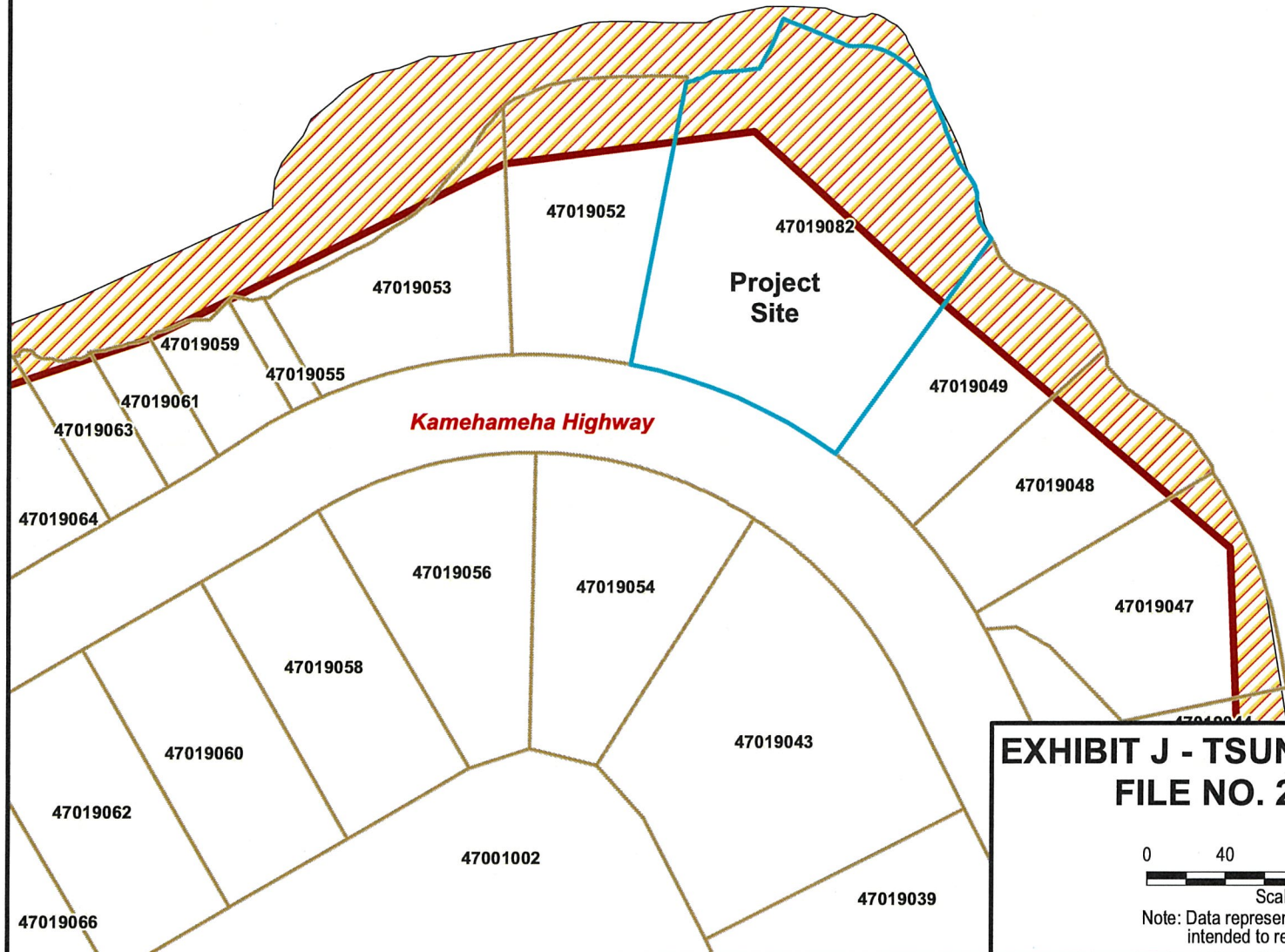


**EXHIBIT J - TSUNAMI EVACUATION
FILE NO. 2023/SMA-91**

0 40 80 160
Scale in Feet

Note: Data represented on this map is not
intended to replace site survey.



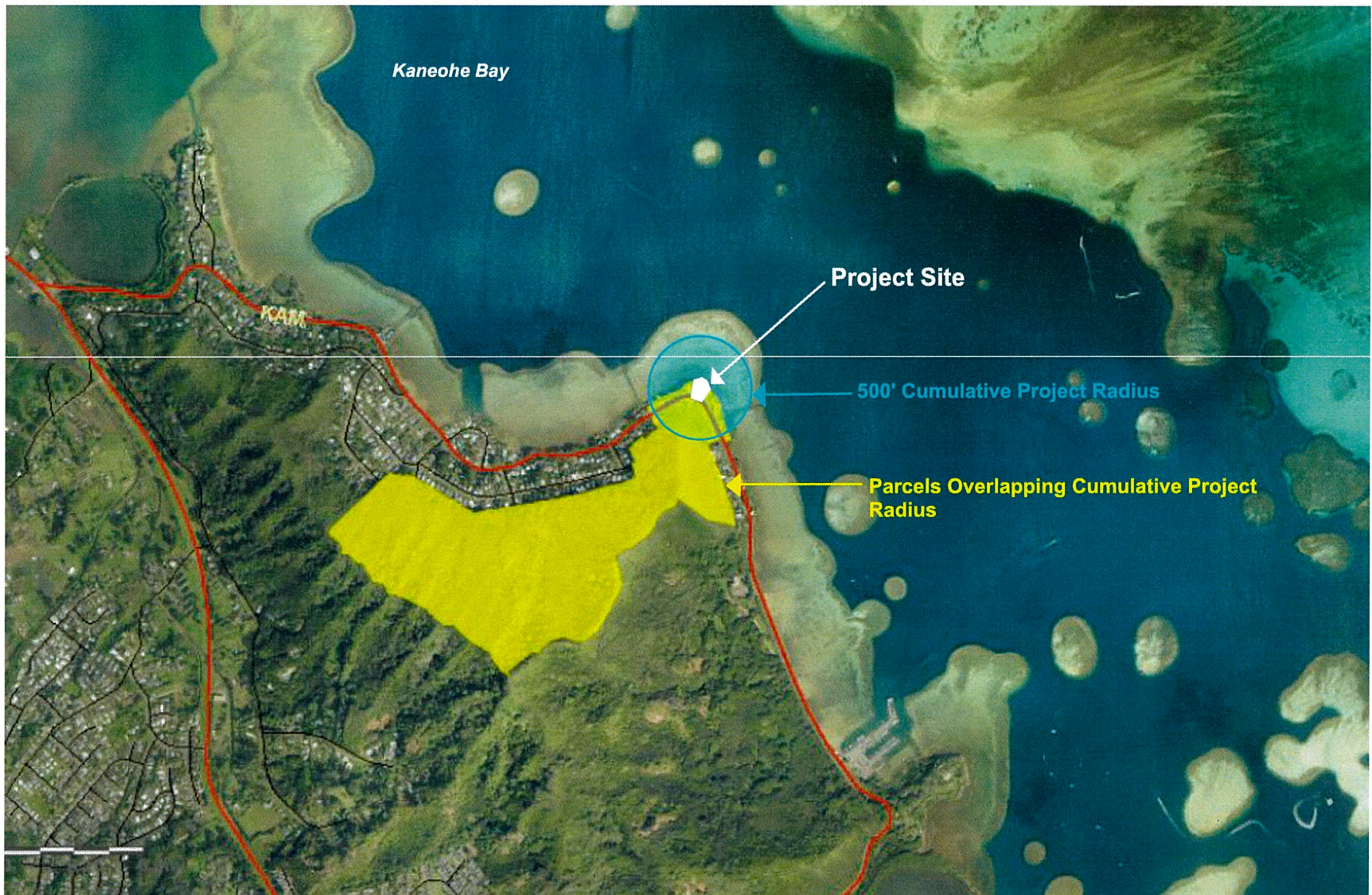


EXHIBIT K - 500-FOOT CUMULATIVE PROJECT RADIUS MAP
FILE NO. 2023/SMA-91