

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'āina, Matt Weyer

Committee Meeting Held
September 25, 2024

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 24-219 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT
TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING
WITH AN ATTACHED CARPORT IN KAHUKU, O'AHU,"

as transmitted by Departmental Communication 632 (2024) from the Department of
Planning and Permitting ("DPP"), dated August 23, 2024, reports as follows:

The purpose of Resolution 24-219 is to grant a Special Management Area ("SMA")
Major Permit to Modern Development, LLC ("Applicant") to allow for the construction of a
new two-story, single-family detached dwelling with lanais, attached two-car garage, and
gated driveway; installation of a new individual wastewater system, landscaping, privacy
and security fence, and underground utility service lines; and removal or relocation of an
existing utility pole, on approximately 19,340 square-foot shoreline lot zoned
R-5 Residential District, located at 57-320 Punaulua Place in Kahuku, and identified as
Tax Map Key 5-7-003:049 ("Project").

In Departmental Communication 632 (2024), the DPP reports that the Project is
located on an undeveloped shoreline lot in a gated community (West Kawela Bay
Community Association) off Kamehameha Highway west of the Turtle Bay Resort. The
Project site is projected to be impacted by 3.2 feet of sea level rise by the year 2100, but
the proposed dwelling and individual wastewater system will be located entirely outside
of the 3.2-foot sea level rise exposure area, and outside of the shoreline setback area.

HONOLULU CITY COUNCIL

Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON

OCT 09 2024

COMMITTEE REPORT NO.

291

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'āina, Matt Weyer

Committee Meeting Held
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The Project's building permit application was accepted as complete on June 18, 2024, and the Applicant must obtain a building permit for the Project no later than June 30, 2025. If the Project's building permit is not obtained by June 30, 2025, the Project may not rely on the 40-foot shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback requirements under ROH Chapter 26 effective as of July 1, 2024.

Your Committee notes that the DPP, after a public hearing held on July 8, 2024, recommends approval of the SMA Major Permit subject to the conditions set forth in the Resolution.

At your Committee's meeting on September 25, 2024 the Applicant's Agent provided a brief presentation on the proposed Project and responded to questions from Councilmembers.

A representative from the DPP testified in support of the Resolution.

One individual testified in support of the Resolution.

Your Committee received no written public testimony on the Resolution.

Your Committee has carefully reviewed the conditions recommended by the DPP for inclusion in this SMA Major Permit. Although your Committee generally finds the DPP's proposed conditions to be appropriate, your Committee recommends that certain conditions be amended and clarified as discussed below.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

A. Amends the title of the resolution to read as follows:

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
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"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH LANAIS, AN ATTACHED GARAGE, AND OTHER IMPROVEMENTS IN KAHUKU, O'AHU."

- B. Amends the first WHEREAS clause to clarify the description of the Project.
- C. Amends the second WHEREAS clause to state that no verbal testimony was offered at and no written testimony was submitted for the public hearing.
- D. Amends the third WHEREAS clause to clarify that the DPP transmitted its findings and recommendation of approval to the City Council within 46 calendar days (instead of 45 calendar days) after the close of the public hearing.
- E. Amends Condition A to reference Exhibits A, B, C-1 through C-6, and D through L (instead of C-1 through C-5).
- F. Adds a new Condition G.2 to provide that based on continuing discussion with the State Historic Preservation Division ("SHPD"), if an archaeological inventory survey ("AIS") is required by SHPD, prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of an AIS with subsurface testing conducted by a SHPD-approved archaeologist that has been reviewed and approved by SHPD.

Renumbers subsequent conditions in Condition G.

- G. Amends renumbered Condition G.3 to require the Applicant to consult with SHPD to implement all mitigation protocols approved or otherwise required by SHPD for all archaeological, historic, and cultural resources (including iwi kūpuna) discovered on the Project site. Also adds that prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must

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be conducted among the Project's archaeological consultants, the construction contractor, and the applicable subcontractors to ensure that the construction contractor and the applicable subcontractors have been informed of all mitigation protocols required by SHPD.

- H. Amends Condition I.1 to provide that the Applicant proposes to import approximately 30 cubic yards of soil (instead of nonstructural) fill material, and clarify that no importation of structural fill material is proposed.
- I. Combines Conditions J, K, and L into a single Condition J (newly entitled "Permits").
 - 1. Amends Condition J.1 to add that the building permit application was accepted as complete on June 18, 2024; and
 - 2. Amends Condition J.2 to clarify that prior to the issuance of any Project construction permit or building permit, the Applicant is required to obtain a Minor Shoreline Structure Permit for any proposed structures located within the shoreline setback area, including the privacy and security fence. If the Project's building permit for the Project is not obtained by June 30, 2025, the dwelling eaves that encroach into the 60-foot shoreline setback must be included in the Minor Shoreline Structure Permit.

Realphabetizes the subsequent conditions in the resolution.

- J. In the exhibits attached to the resolution, adds a new Exhibit C-2 containing the ground level floor plan; rennumbers the subsequent pages of Exhibit C (from C-2 through C-5 to C-3 through C-6); and replaces Exhibits C-1 and C-3 through C-6 with higher quality versions of the documents that are more legible.
- K. Makes miscellaneous technical and nonsubstantive amendments.

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Your Committee finds, pursuant to HRS § 205A-26 and ROH § 25-4.1, and in agreement with the conclusion of the DPP in Departmental Communication 632 (2024), that:

1. The development, as conditioned, will not have any significant adverse environmental or ecological effect, either alone or cumulatively with other projects.
2. The development, as conditioned, is consistent with the objectives and policies set forth in ROH § 25-3.1 and HRS § 205A-2, and area guidelines contained in ROH § 25-4.1 and HRS § 205A-26.
3. The development, as conditioned is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

Your Committee on Zoning is in accord with the intent and purpose of Resolution 24-219, as amended herein, and recommends its adoption in the form attached hereto as Resolution 24-219, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Say – 4; Noes: None; Absent: Weyer -- 1.)

Respectfully submitted,

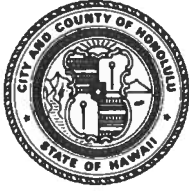


Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON OCT 09 2024

COMMITTEE REPORT NO. 291



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

No. 24-219, CD1

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH LANAIS, AN ATTACHED GARAGE, AND OTHER IMPROVEMENTS IN KAHUKU, O'AHU.

WHEREAS, on May 9, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-49) of Modern Development, LLC (the "Applicant"), for a Special Management Area ("SMA") Major Permit to allow for the construction of a new two-story, single-family detached dwelling with lanais, attached two-car garage, and gated driveway; installation of a new individual wastewater system, landscaping, privacy and security fence, and underground utility service lines; and removal or relocation of an existing utility pole, on an approximately 19,340 square-foot shoreline lot zoned R-5 Residential District, located at 57-320 Punaulua Place in Kahuku, and identified as Tax Map Key 5-7-003:049 (the "Project"); and

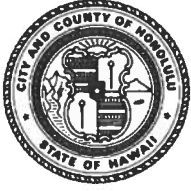
WHEREAS, on July 8, 2024, the DPP held a public hearing at the Fasi Municipal Building 6th Floor Conference Room, which was attended by the Applicant, the Applicant's Agents, DPP staff, and a few members of the public; no verbal testimony was offered and no written testimony was submitted; and

WHEREAS, on August 23, 2024, within 46 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), 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 August 28, 2024, by Departmental Communication 632 (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 ("City") that an SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:

- A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-6, and D through L, attached hereto and



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incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or 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 may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

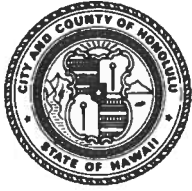
- B. To account for the potential shift of land from the State of Hawai'i ("State") Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"In choosing to implement construction activities at Tax Map Key 5-7-003:049, 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 the 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 for 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 Project building permit plans.

- C. 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. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"In choosing to undertake the development at Tax Map Key 5-7-003:049, the landowner hereby acknowledges that no claim of hardship due to erosion, sea level rise, or any other coastal hazard



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*may be asserted in order to obtain approval for a Shoreline Setback
Variance for a new shoreline protection structure."*

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

- D. 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, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

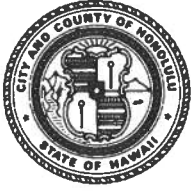
1. *"The landowner hereby acknowledges that Tax Map Key 5-7-003:049 is susceptible to coastal hazards, which may result in harm to or loss of life and property.*
2. *"The landowner hereby acknowledges that Tax Map Key 5-7-003:049 is a shoreline zoning lot and may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

The statements enumerated in this condition must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- E. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in ROH Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 5-7-003:049."

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



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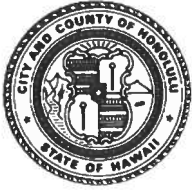
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- F. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.
1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;
 2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A;
 3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;
 4. Landscaping in the dune or shoreline area between the dwelling and the shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and
 5. Any Project irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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

- G. To minimize impacts to archaeological, historic, or cultural resources that may be present on the Project site, the Applicant shall comply with the following:
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 archaeological, historic, or cultural properties pursuant to HRS § 6E-42,



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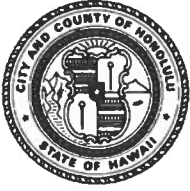
RESOLUTION

and has determined whether any mitigative actions and protocols are required.

2. Based on continuing discussion with SHPD, if an archaeological inventory survey ("AIS") is required by SHPD, prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of an AIS with subsurface testing conducted by a SHPD-approved archaeologist that has been reviewed and approved by SHPD. The AIS must identify and document any archaeological historic and cultural resources on the Project site, assess their significance, and determine potential impacts of the Project on the historic and cultural resources.
3. The Applicant shall consult with SHPD to implement all mitigation protocols approved or otherwise required by SHPD for all archaeological, historic, and cultural resources (including iwi kūpuna) discovered on the Project site. 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 the applicable subcontractors to ensure that the construction contractor and the applicable subcontractors have been informed of all mitigation protocols required by SHPD.
4. 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 has assessed the impact and has made further recommendations for mitigative activity.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

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



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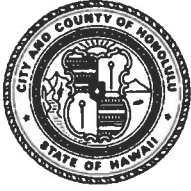
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1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;
2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used 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 light 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;
6. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15); and
7. All Project-related activities must cease if a Hawaiian monk seal, Green Sea Turtle, or Hawksbill Turtle is on land within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

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

- I. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:



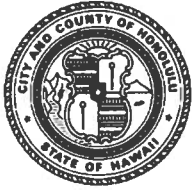
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1. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 30 cubic yards of soil fill material. The Applicant also proposes onsite disturbance of approximately 445 cubic yards of existing coral outcrop and soil that will be redistributed onsite as backfill. No importation of structural fill material is proposed.
2. The Applicant shall minimize the movement of plant or soil material on the Project site to minimize the risk of spreading invasive species, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee ("OISC").
3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the site, or the Protocols must be posted at the Project site in a visible location accessible to all Project workers, including delivery and haul-out contractors, or both the distribution and posting of the Protocols is required. All onsite Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.
4. If, at any time, species on the OISC invasive species target list website at <https://www.oahuisc.org/current-targets/>, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State agency charged with the eradication and management of invasive species.

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



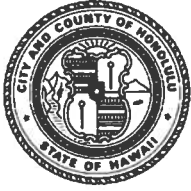
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RESOLUTION

J. Permits.

1. The Project's building permit application was accepted as complete on June 18, 2024 (Building Permit Application No. A2024-06-0662), and the Applicant must obtain a building permit for the Project no later than June 30, 2025. If the Project's building permit is not obtained by June 30, 2025, the Project may not rely on the 40-foot shoreline setback that was in effect through June 30, 2024, and must instead comply with the 60-foot shoreline setback required under ROH Chapter 26 effective as of July 1, 2024. The shoreline setback must be shown on the building permit plans.
2. Prior to the issuance of any Project construction permit or building permit, the Applicant shall obtain a Minor Shoreline Structure Permit for any proposed structures located within the shoreline setback area, including the privacy and security fence. If the Project's building permit is not obtained by June 30, 2025, the dwelling eaves that encroach into the 60-foot shoreline setback must be included in the Minor Shoreline Structure Permit.
3. The Applicant must 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:
 - a. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.
 - b. 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 that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.



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- c. If the Council fails to take final action on the proposed extension within the first to occur of:
 - i. Sixty days after receipt of the DPP Director's report; or
 - ii. The Applicant's then-existing deadline for obtaining a construction permit or building permit,the extension will be deemed to be denied.
- K. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is 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



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CITY AND COUNTY OF HONOLULU

No. 24-219, CD1

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Scott Blum c/o Case Lombardi – A Law Corporation, 737 Bishop Street, Suite 2600, Mauka Tower, Pacific Guardian Center, Honolulu, Hawai'i 96813; Jeffrey Overton, G70, 111 South King Street, Suite 170, Honolulu, Hawai'i 96813; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

August 28, 2024
Honolulu, Hawai'i

Councilmembers

Pacific Ocean

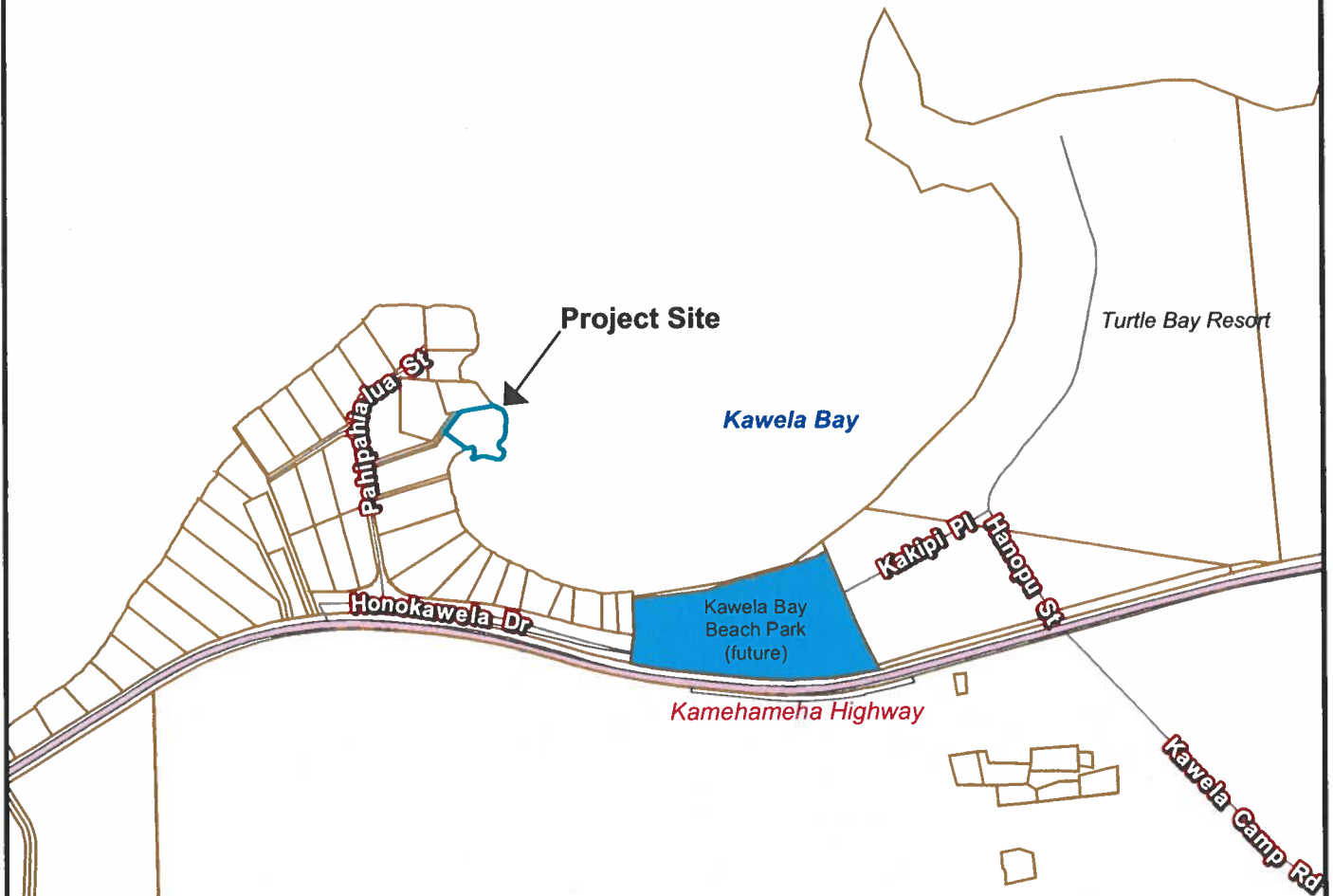


EXHIBIT A - PROJECT LOCATION MAP
FILE NO 2024/SMA-49
BLUM RESIDENCE
TMK 5-7-003: 049

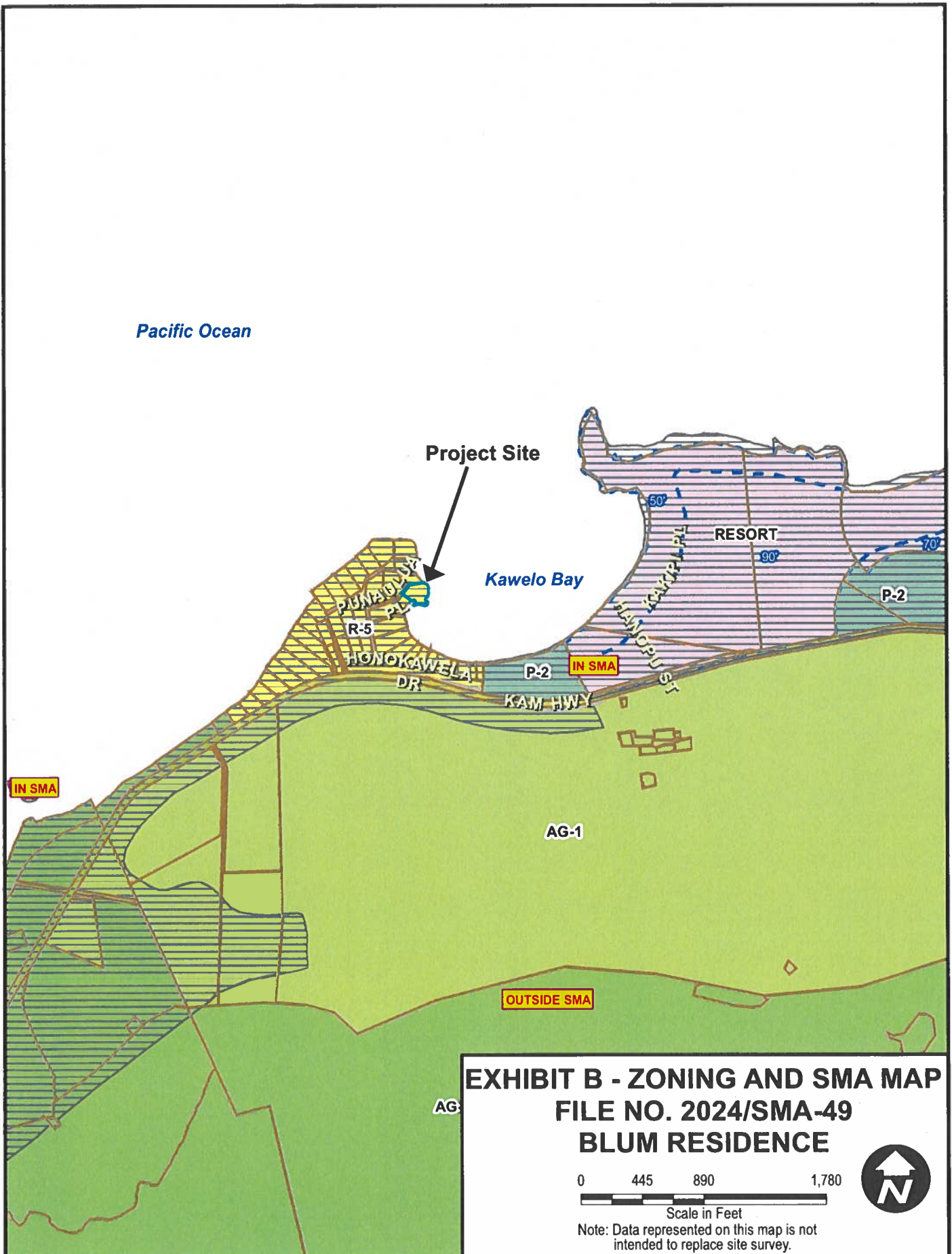
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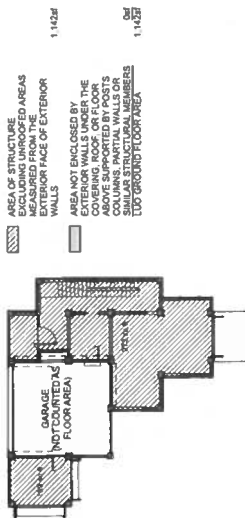


Scale in Feet

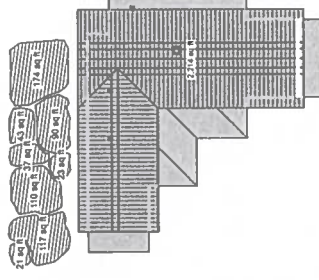
Note: Data represented on this map is not
intended to replace site survey.







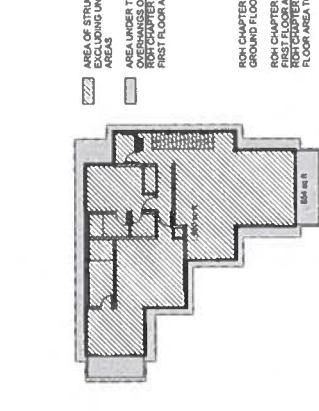
7 Building Area Diagram



Pervious Area Diagram



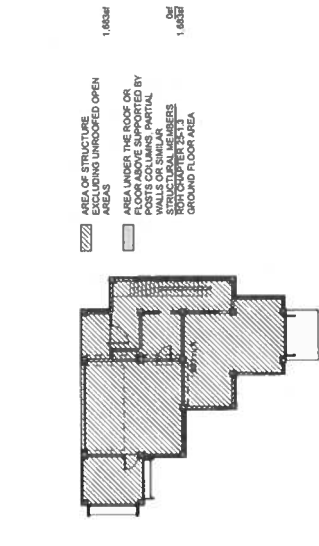
6 First Floor LUO Floor Area Diagram



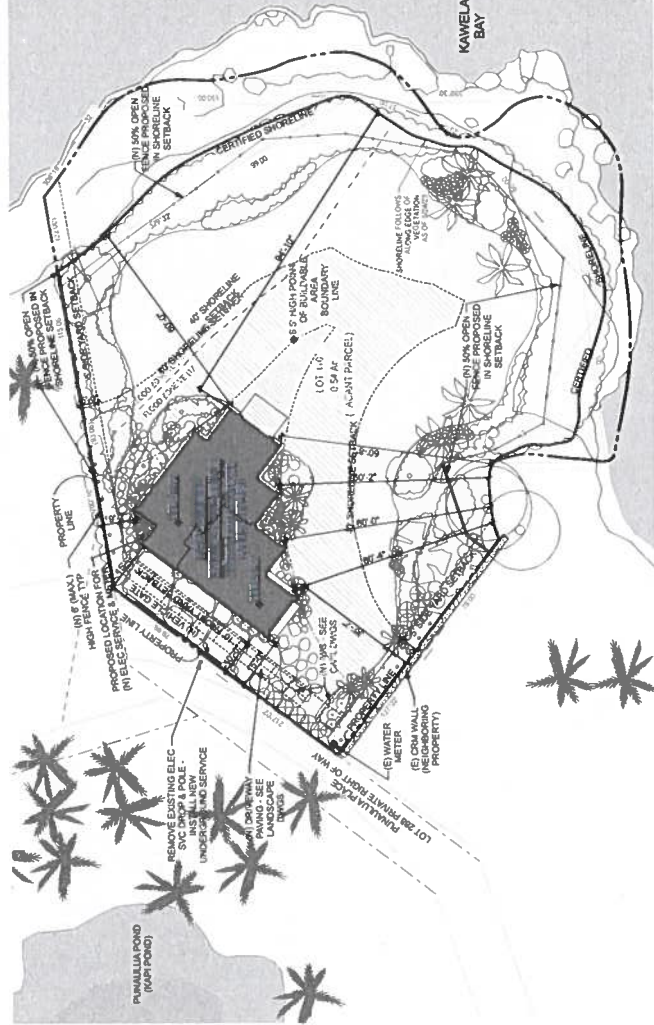
3 ROH Chap. 25-1.3 First Floor Area Diagram & Totals



Ground Floor LUO Floor Area Diagram

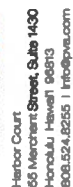


ROH Chap. 25-1.3 Ground Floor Area Diagram



NOTES:

1. SEE CIVIL DRAWINGS FOR EROSION CONTROL, GRAZING, DRAINAGE AND UTILITY PLANS.
2. SEE ELECTRICAL DRAWINGS FOR PROPOSED ELECTRICAL SERVICE INFORMATION
3. SEE LANDSCAPE DRAWINGS FOR HARDSCAPE, PLANTING & IRRIGATION, AND LANDSCAPE LIGHTING PLANS
4. THIS IS AN ARCHITECTURAL SITE PLAN AND IS SUBJECT TO VERIFICATION BY A LICENSED PROFESSIONAL LAND SURVEYOR. THIS PROJECT HAS BEEN REVIEWED BY THE MISSOURI DEPARTMENT OF REVENUE, DIVISION OF PROPERTY TAXATION, MAPS SECTION, 600 EAST WASHINGTON AVENUE, SUITE 200, KANSAS CITY, MISSOURI 64101. PHONE (816) 589-5700.
5. BEFORE PROCEEDING TO LAAYOUT THE WORK, VERIFY THE INFORMATION SHOWN ON THE DRAWINGS IN RELATION TO THE PROPERTY SURVEY AND EXISTING BOUNDARIES.
6. ENGAGE A LICENSED SUPERVISOR TO LAAYOUT THE WORK USING ACCEPTED SURVEYING PRACTICE.
7. DIMENSIONS ARE TO FACE OF CONCRETE OR WALL BRACING AND SHALL BE MEASURED FROM THE CENTERLINE OF THE DRIVEWAY AND ENVELOPE A RETRACTION REQUIREMENTS ONLY. REFER TO DIMENSIONAL FOUNDATION AND FLOOR PLANS FOR DETAILED DIMENSIONAL LAAYOUT OF THE BUILDING STRUCTURE.
8. IN ACCORDANCE WITH RCN CHAPTER 216.14, BRIDGE ALIGNED WITH THE CENTERLINE OF THE ROADWAY SHALL BE CONSIDERED AS A TURNING CLOSURE CERTIFICATION. UPLIFT CLACEMENT OF THE TURNING CLOSURE CERTIFICATION UPON COMPLETION OF THE CONSTRUCTION OF A NEW OR SUBSTANTIALLY IMPROVED STRUCTURE IN THE SPECIAL FLOOD HAZARD AREA.
9. IN ACCORDANCE WITH RCN CHAPTER 216.14, BRIDGE A LICENSED SURVEYOR ENGINEER OR ARCHITECT TO COMPLETE THE TURNING CLOSURE CERTIFICATION. THE TURNING CLOSURE CERTIFICATE FOR POST-CONSTRUCTION CERTIFICATION IS A CONDITION TO THE CLOSING OF THE BUILDING AS AN ISLAND AREA. THE TURNING CLOSURE CERTIFICATE IS NOT VALID UNTIL THE TURNING CLOSURE CERTIFICATE IS OBTAINED. THE TURNING CLOSURE CERTIFICATE IS A REQUIRED DOCUMENT FOR ANY SUBSTANTIALLY IMPROVED STRUCTURE IN THE SPECIAL FLOOD HAZARD AREA.



57-320 Punaulua
New Single-Family Dwelling

TWAK: 5-7-003 049
57-320 Puntius Placo, Kahuku, Hawaii 96731

Project 23-023.02

Date: June 28, 2024

Drawing Ground Floor Plan

Boiler	As Noted
Boiler	As Noted

Ordered By BL

2508

113

△

△.

△

△

△.

△

Building

11

... of the ...

1000

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... ..

100

1 Ground Floor Plan
SCALE: 1/4" = 1'-0"

Ground Floor

1

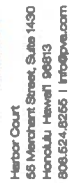
—

1994

EXHIBIT C-2 - GROUND FLOOR PLAN
2024/SMA-49

A104

PHOTO BY GUY LAW



57-320 Punaulua
New Single-Family Dwelling

TMK: 5-7-003-040
57-320 Punalua Place, Kalaheo, Hawaii 96731

Project	23-023 02
Date	April 30, 2024
Drawing	Exterior Elevations
Scale	As Noted
Drawn By	BL

SMA Permit Drawings

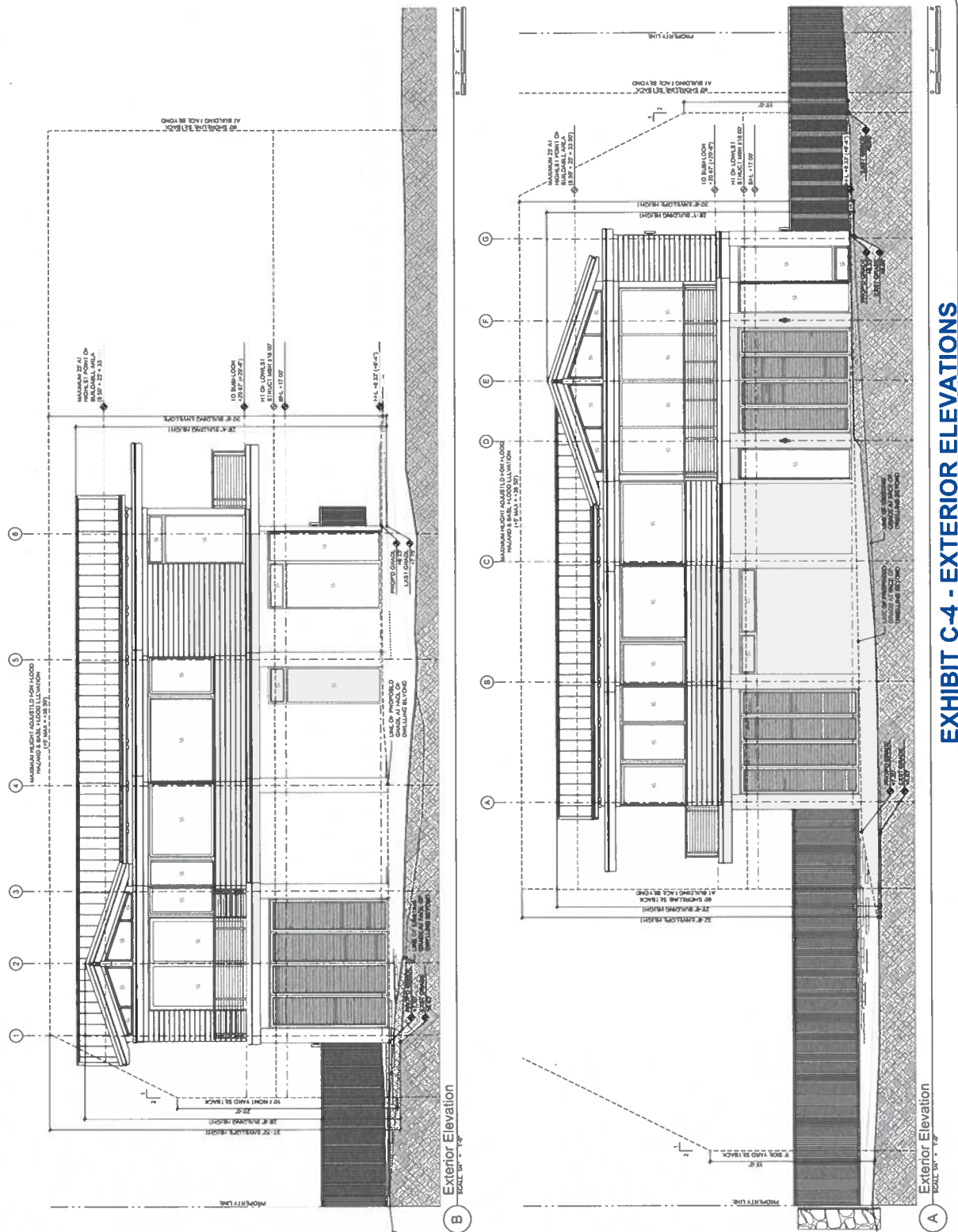
[illegible]

64000000

[illegible]

A201

EXHIBIT C-4 - EXTERIOR ELEVATIONS
2024/SMA-49



57-320 Punalua
New Single-Family Dwelling

TMM: 5-7-2023 (44)
57-320 Punalua Phase: Kahuia, Version: 06/23

Project: 23-023-02
Date: April 30, 2024
Drawing: Exterior Elevations
Scale: As Noted
Drawn By: BL
Reviewed:
△ △ △ △ △ △ △ △

SMA Permit Drawings

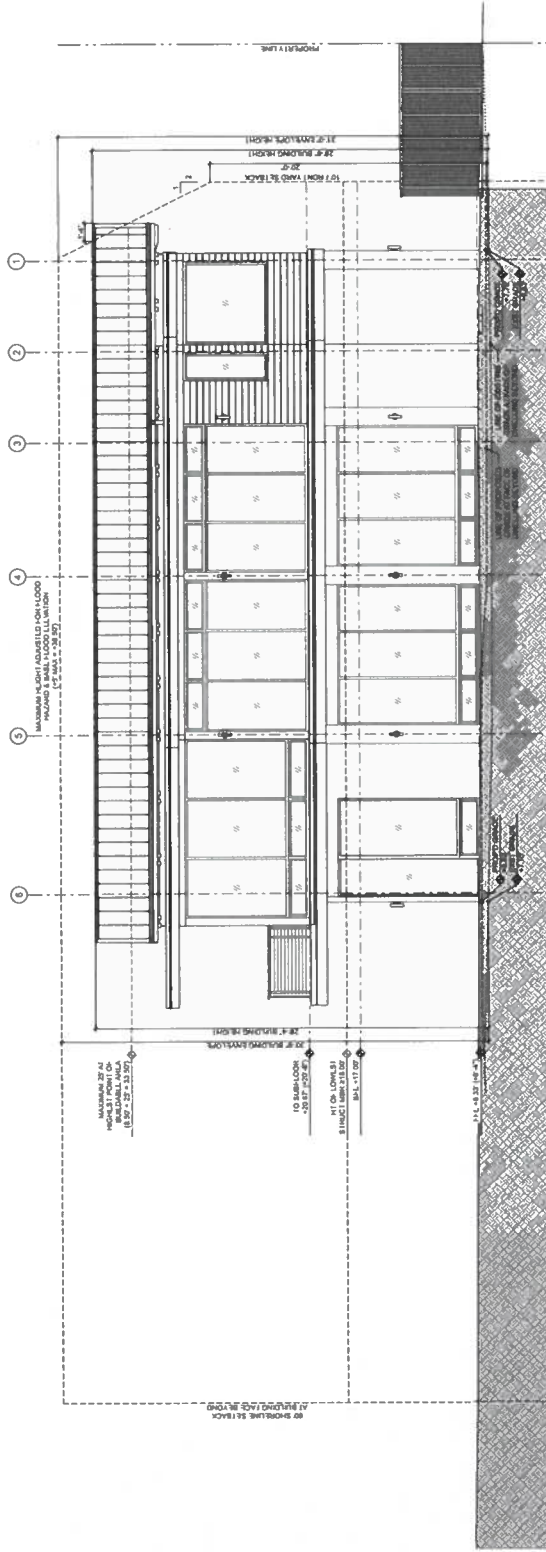


These drawings were prepared by the undersigned professional engineer or architect, and they are submitted to the Department of Planning and Permitting for review and approval. The engineer or architect is responsible for the accuracy and completeness of these drawings and for obtaining all necessary permits and approvals from the appropriate authorities.

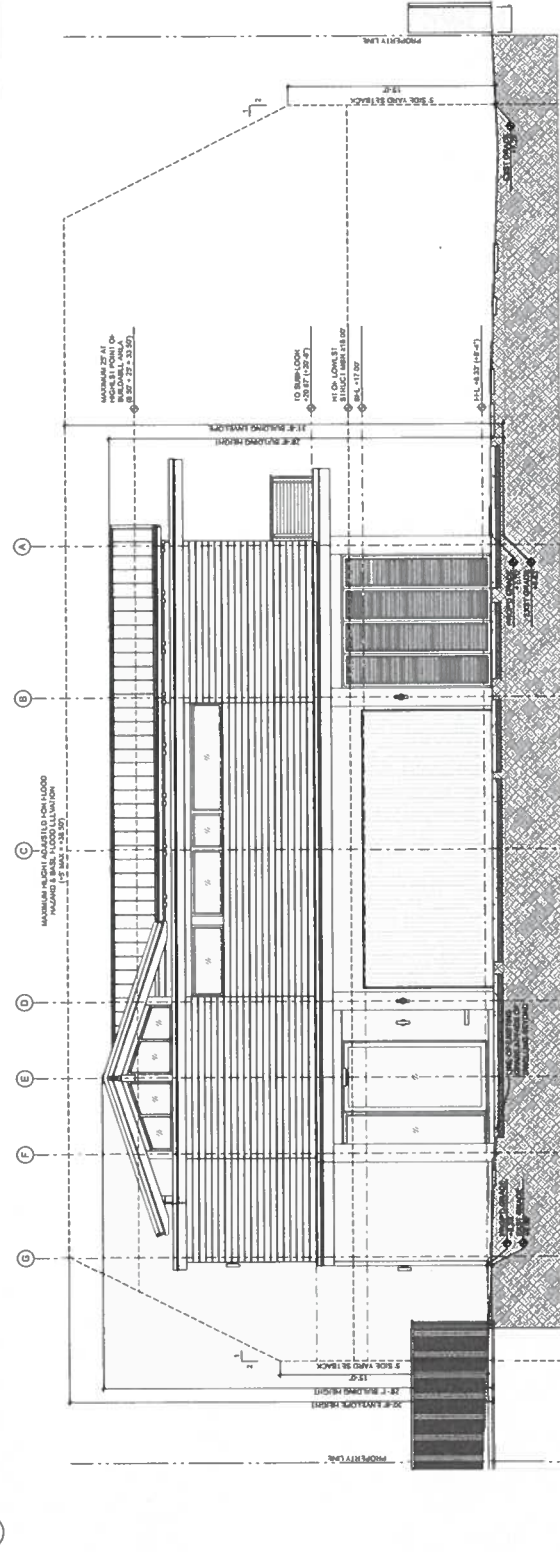
4/30/2024

These drawings are prepared by the undersigned professional engineer or architect, and they are submitted to the Department of Planning and Permitting for review and approval. The engineer or architect is responsible for the accuracy and completeness of these drawings and for obtaining all necessary permits and approvals from the appropriate authorities.

A202



D Exterior Elevation
SCALE: 1/8" = 1'-0"



C Exterior Elevation
SCALE: 1/8" = 1'-0"

EXHIBIT C-5 - EXTERIOR ELEVATIONS
2024/SMA-49

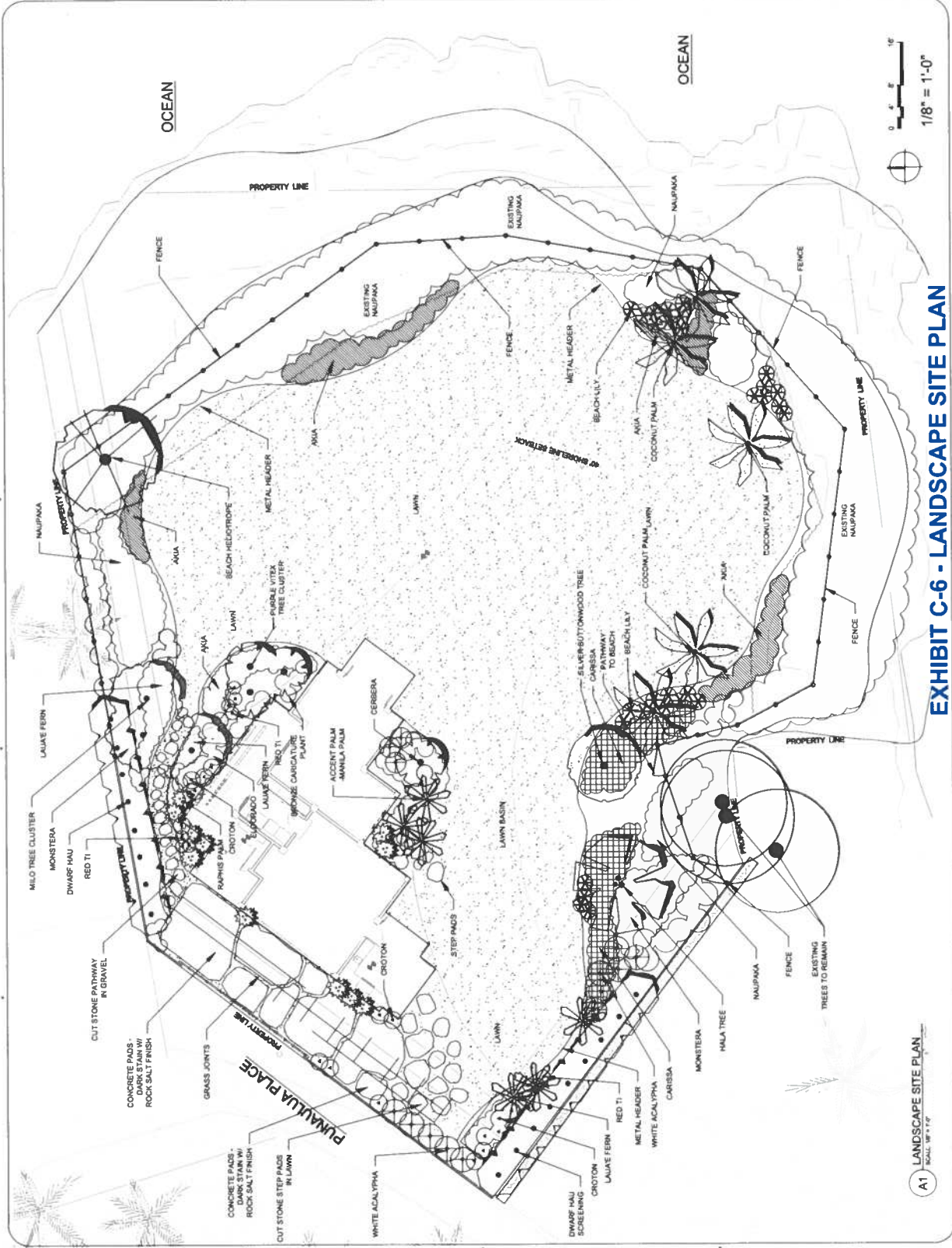
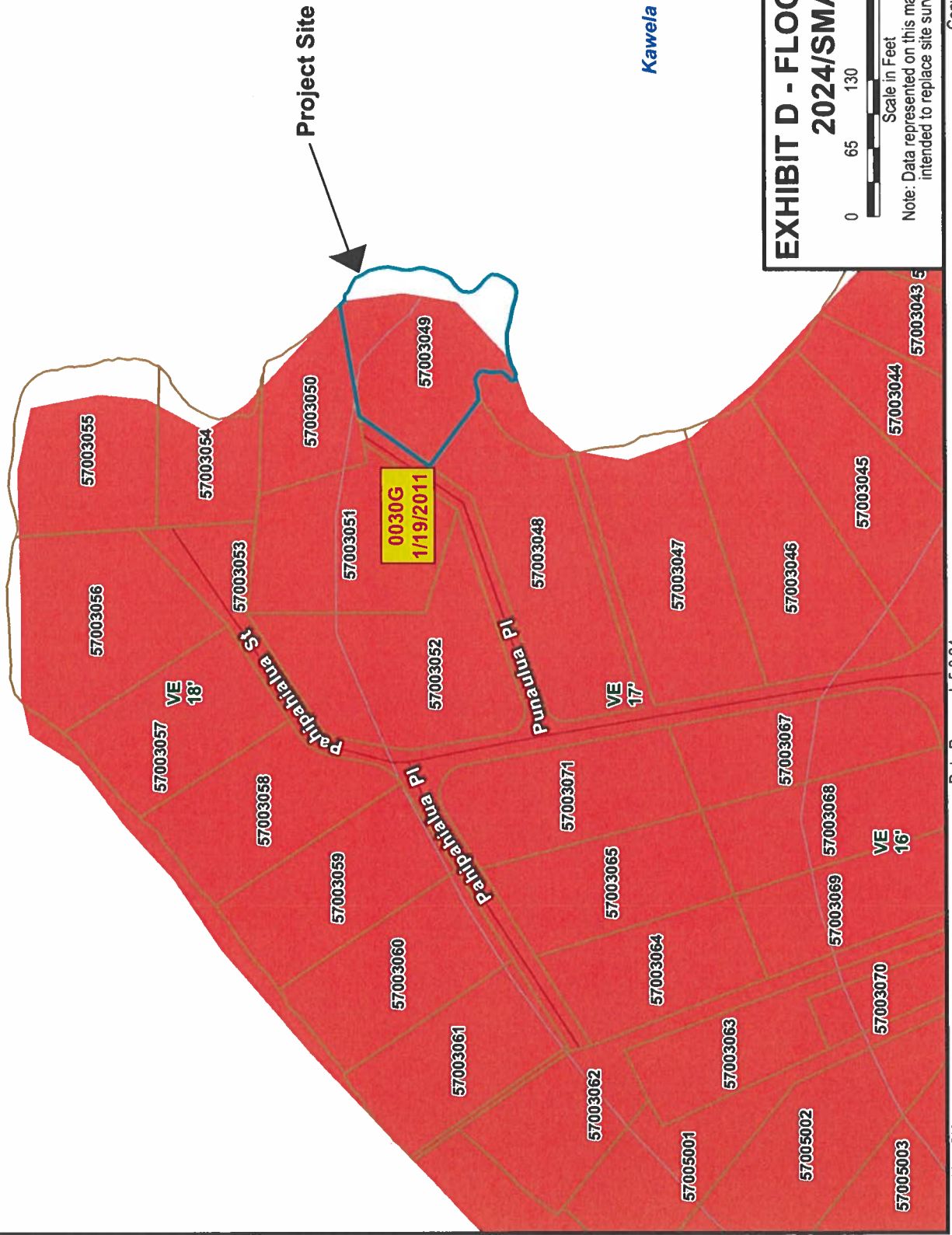


EXHIBIT C-6 - LANDSCAPE SITE PLAN
2024/SMA-49

Pacific Ocean



Project Site

Kawela Bay

EXHIBIT D - FLOOD ZONE VE

2024/SMA-49



Scale in Feet
0 65 130 260

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

DEC 29 2023

12/1

MODERN DEVELOPMENT LLC

57-320 PUNAUlua PL
KAHUKU, HI 96731

MAP SHOWING
SHORELINE AFFECTING

LOT 110

LAND COURT APPLICATION 1095

MAP 10

AT KAWELA, KOOLAULOA, OAHU, HAWAII

SCALE: 1 IN. = 20 FT.

SEPTEMBER 18, 2023 WALTER P. THOMPSON, INC.



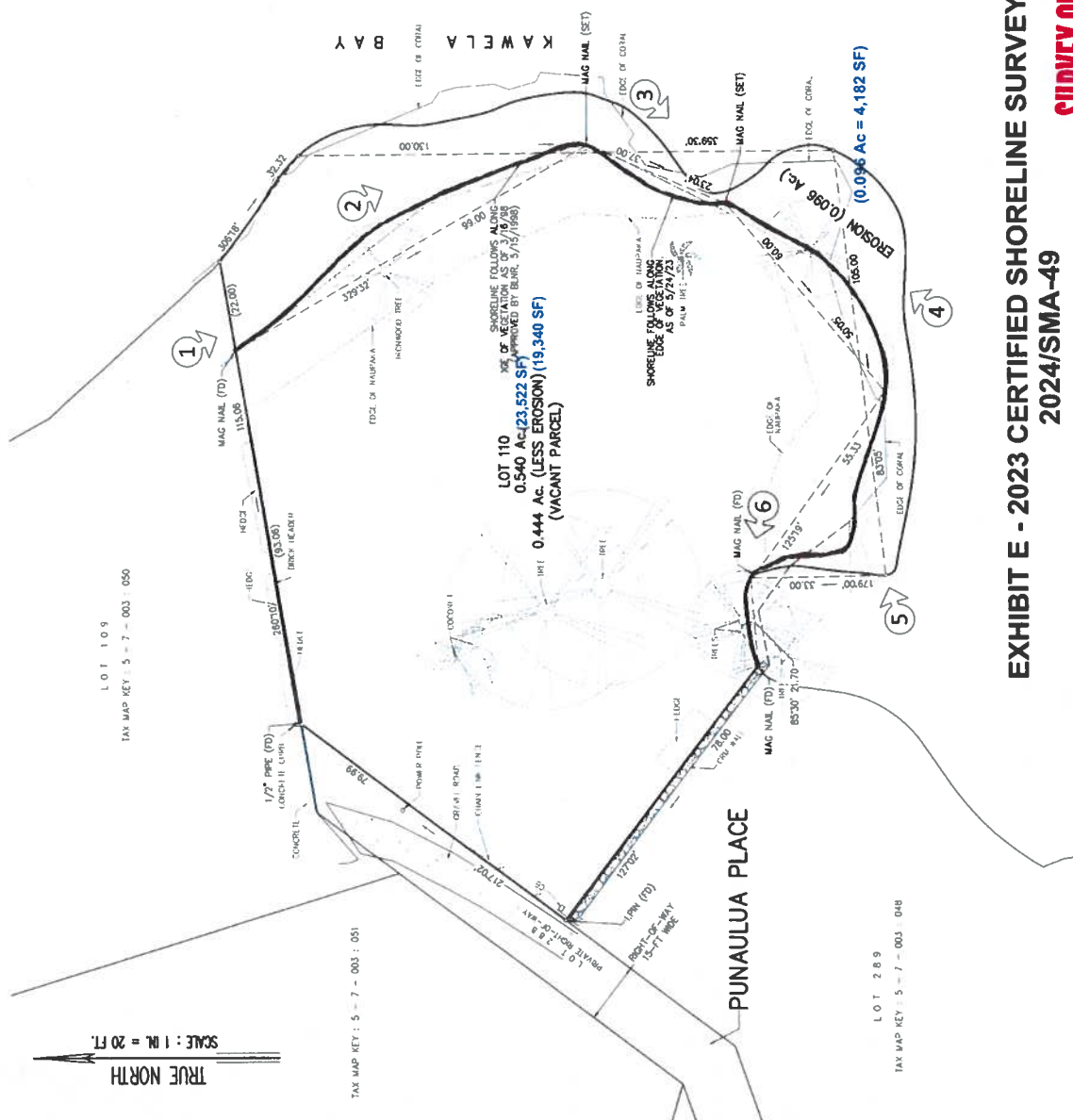
THIS WORK WAS PREPARED BY
NAME OR UNDER MY SUPERVISION

John P. Kikina
Exp. 04/30/24

EXHIBIT E - 2023 CERTIFIED SHORELINE SURVEY
2024/SMA-49

SURVEY OFFICE COPY

TAX MAP KEY : 5 - 7 - 003 - 049

$$15" \times 21" = 2.19 \text{ Sq.Ft.}$$






Pacific Ocean

Kawelo Bay

EXHIBIT G - NRCS SOILS FILE NO 2024/SMA-49

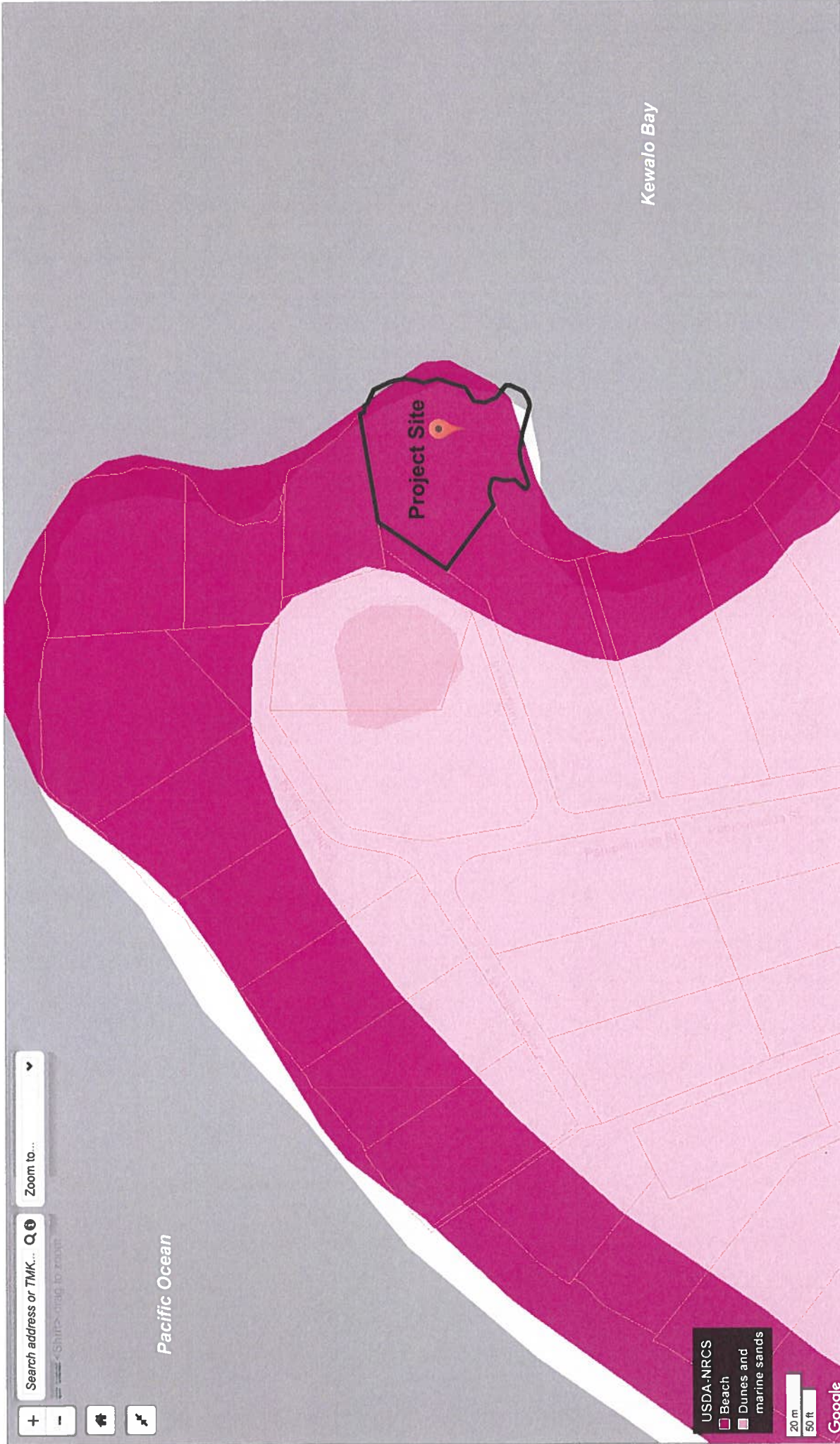


Note: Data represented on this map is not intended to replace site survey.

Date Prepared: 5.8.24

Prepared by: CK

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Hawaii'i SLR Viewer, Accessed 5.8.24

EXHIBIT H - BEACH SANDS AND DUNES AND MARINE SANDS 2024/SMA-49



Hawai'i SLR Viewer, Accessed 5.8.24



EXHIBIT I - 3.2-FOOT SEA LEVEL RISE ANNUAL HIGH WAVE PROJECTIONS BY 2100

2024/SMA-49

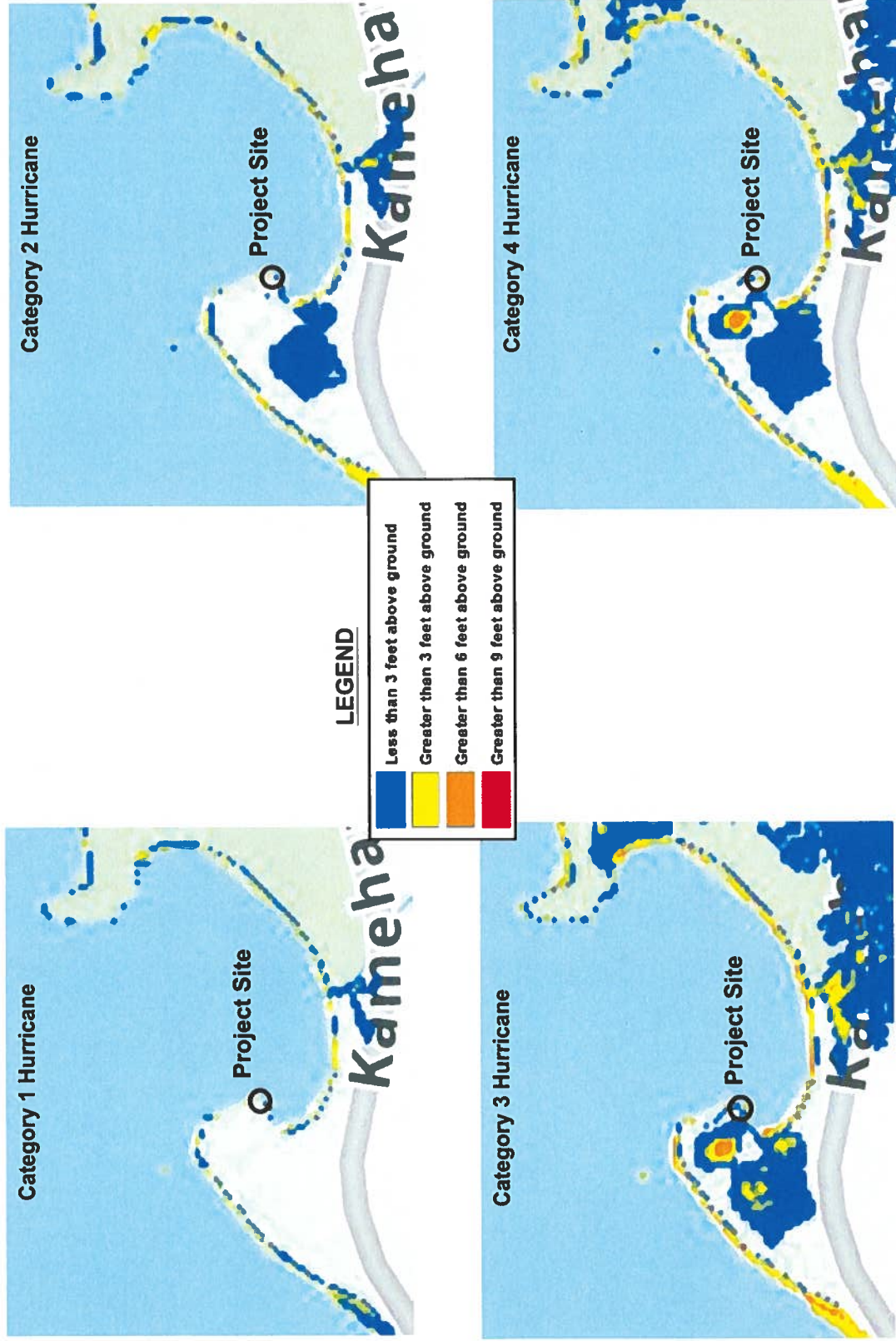


EXHIBIT J - HURRICANE STORM SURGE MAP
2024/SMA-49

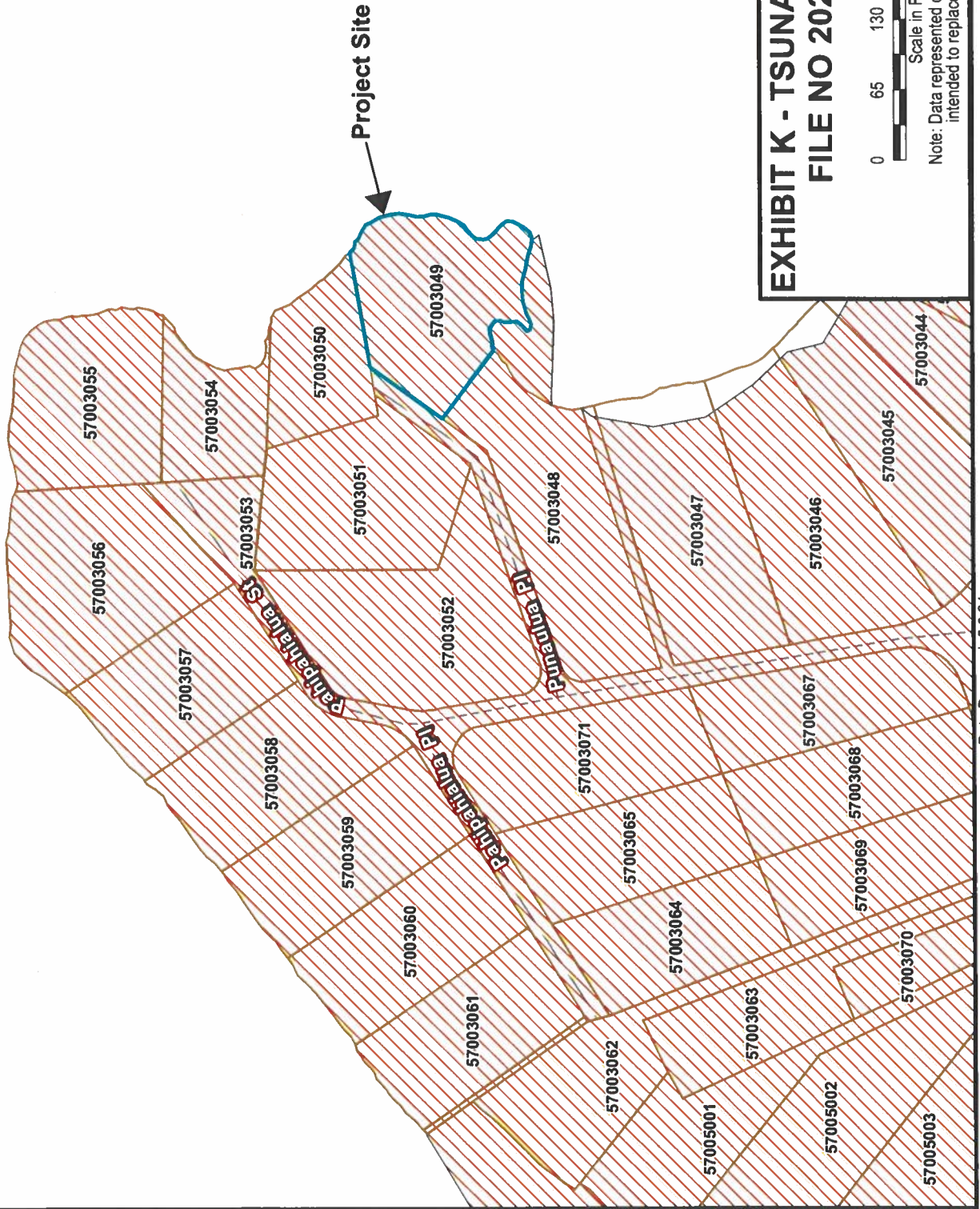


EXHIBIT K - TSUNAMI EVACUATION
FILE NO 2024/SMA-49



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

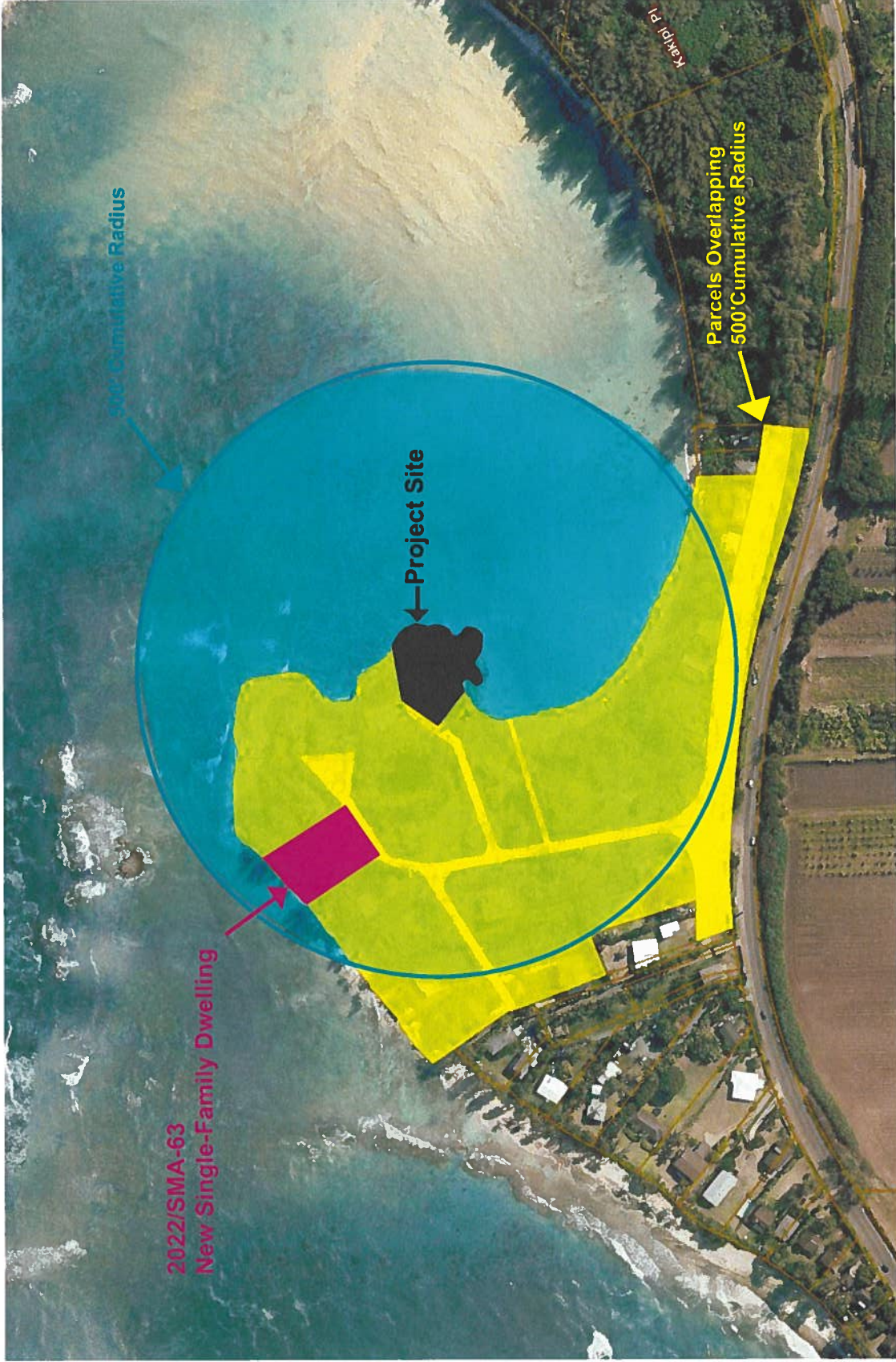


EXHIBIT L - 500-FOOT CUMULATIVE PROJECTS RADIUS MAP
2024/SMA-49

Report Title:

Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP")

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.