

SPECIAL
MANAGEMENT AREA
USE PERMIT

CITY COUNCIL
ZONING COMMITTEE

SEPTEMBER 25, 2024

Submitted by G70 for Resolution 24-219
Committee on Zoning | September 25, 2024

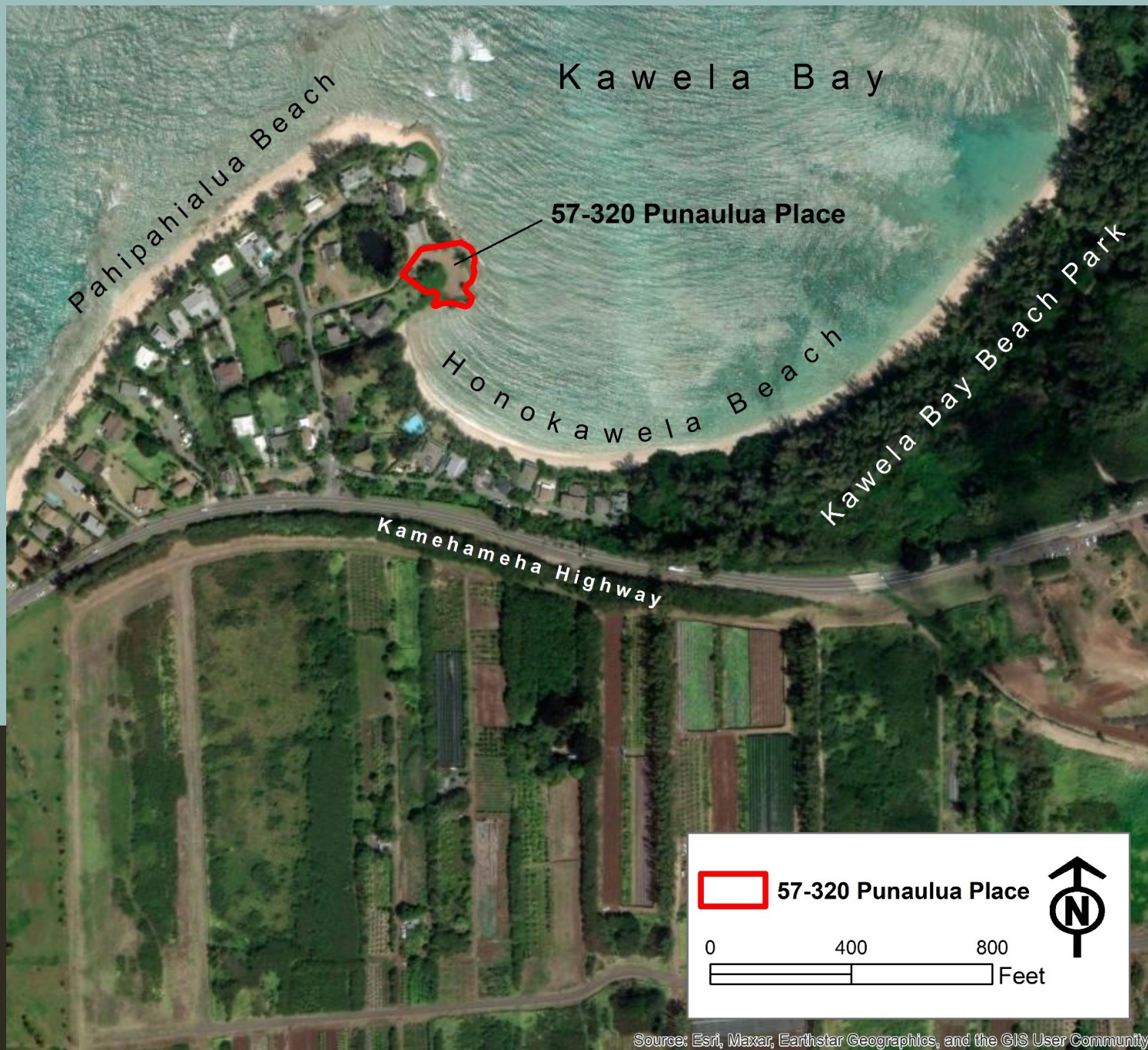
57-320 PUNAAULUA PL

TMK: (1) 5-7-003:049

SINGLE FAMILY
RESIDENCE

MISC. COM. 409
ZON





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

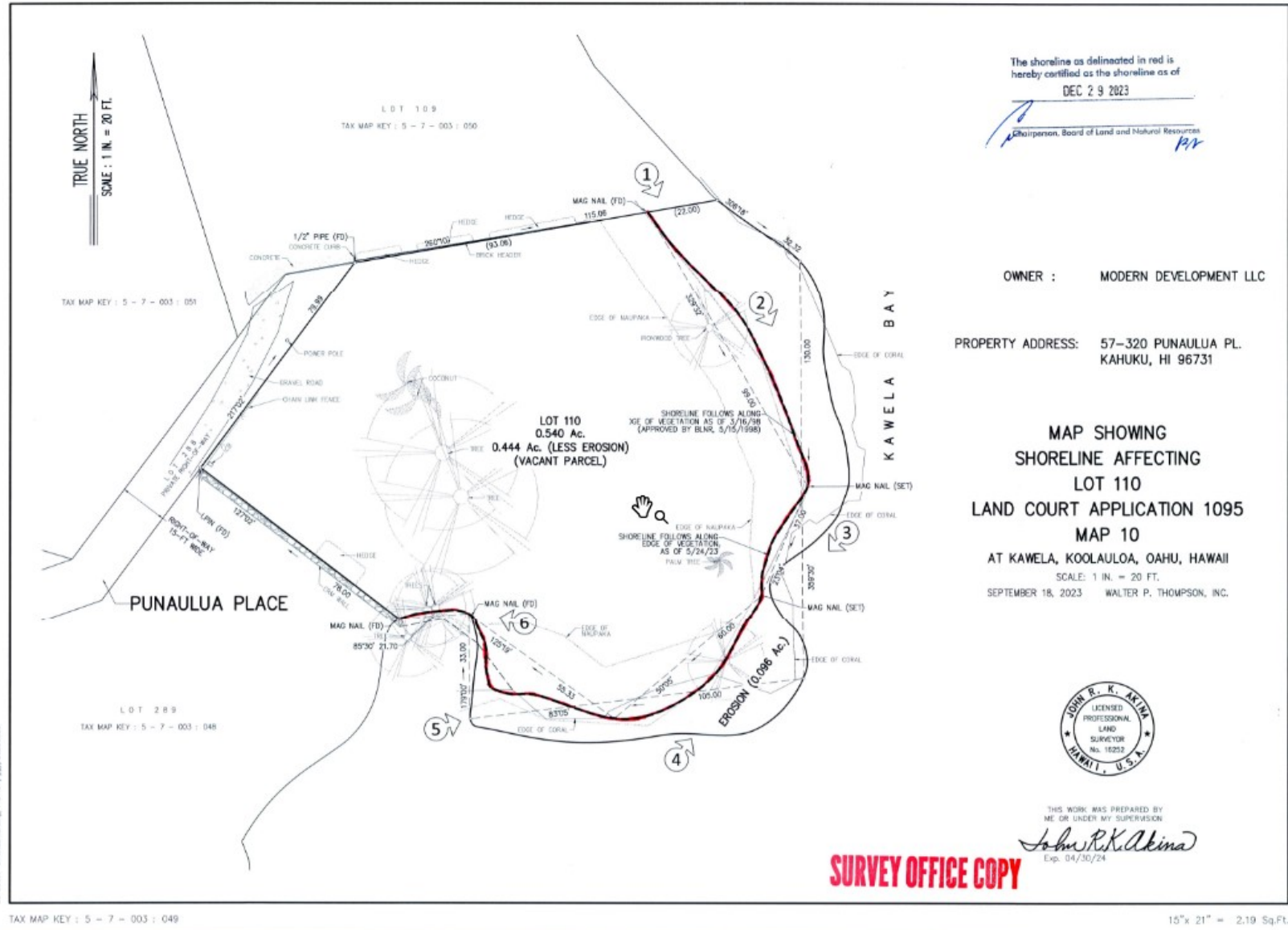
LOCATION MAP

- Owner: Scott Blum
- TMK: (1)5-7-003:049
- Land Area: 0.44 acres (19,340 sf)
- Zoning: R-5 Residential
- West Kawela Bay Community Association

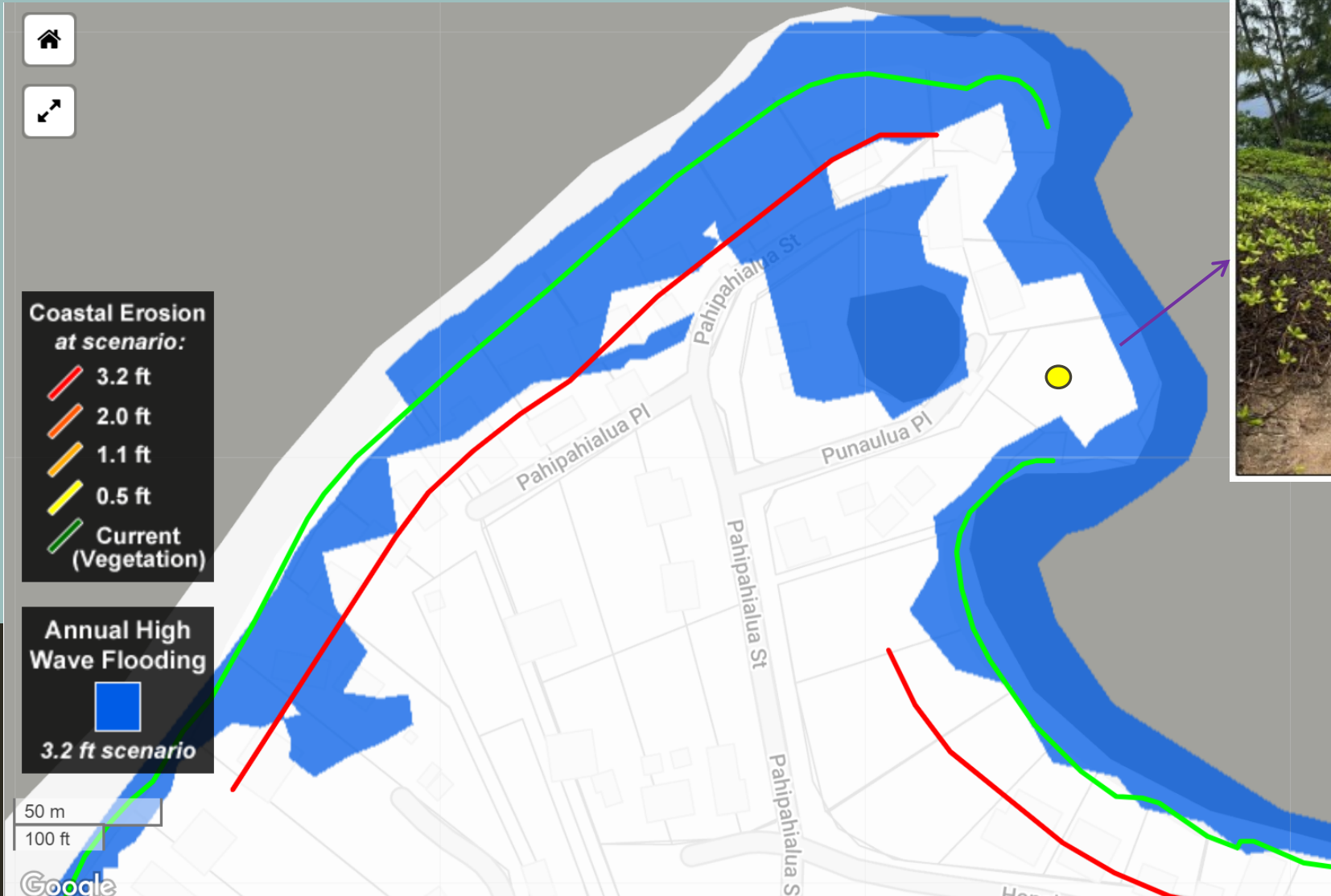
FACT SHEET



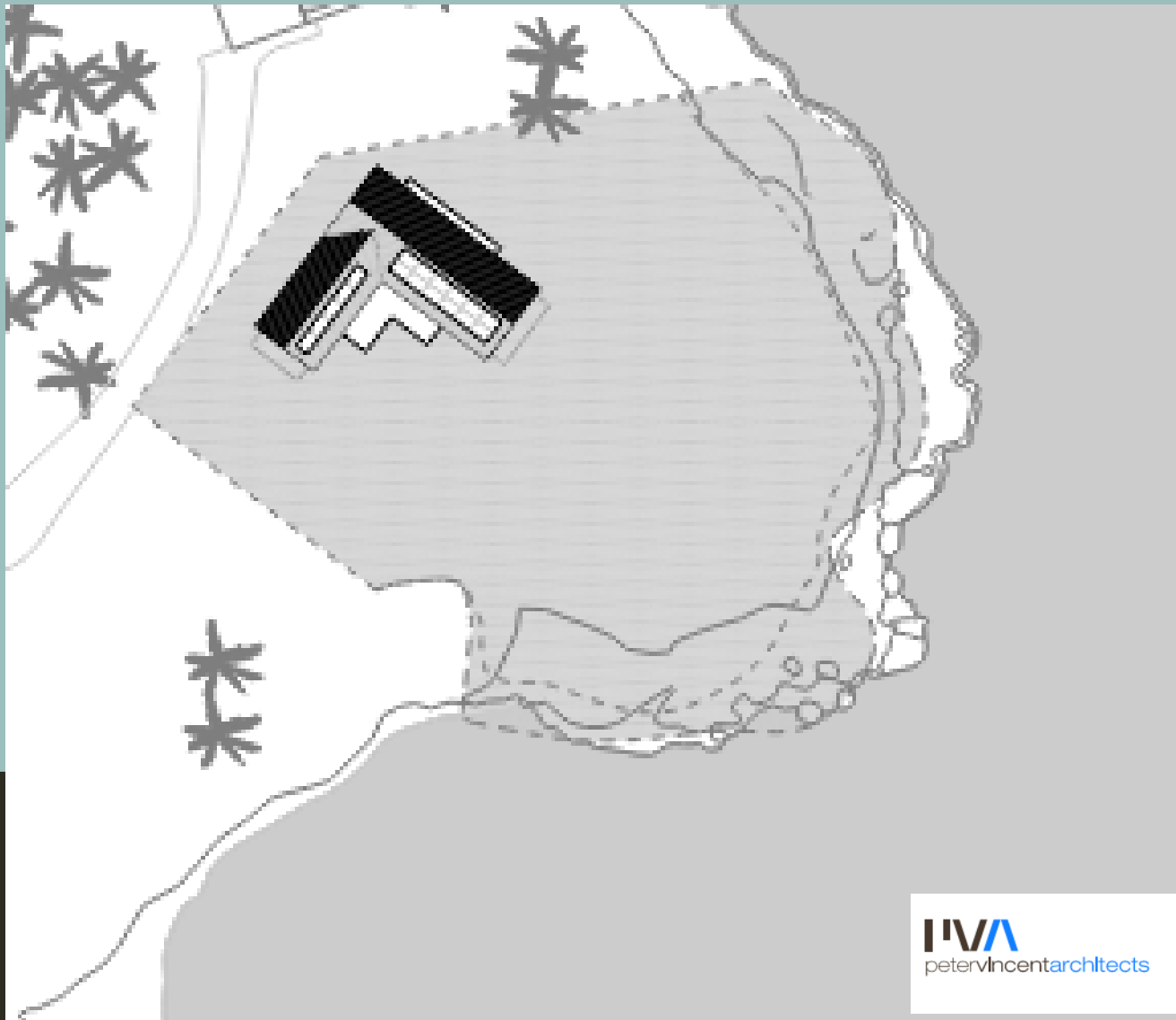
SITE PHOTOS



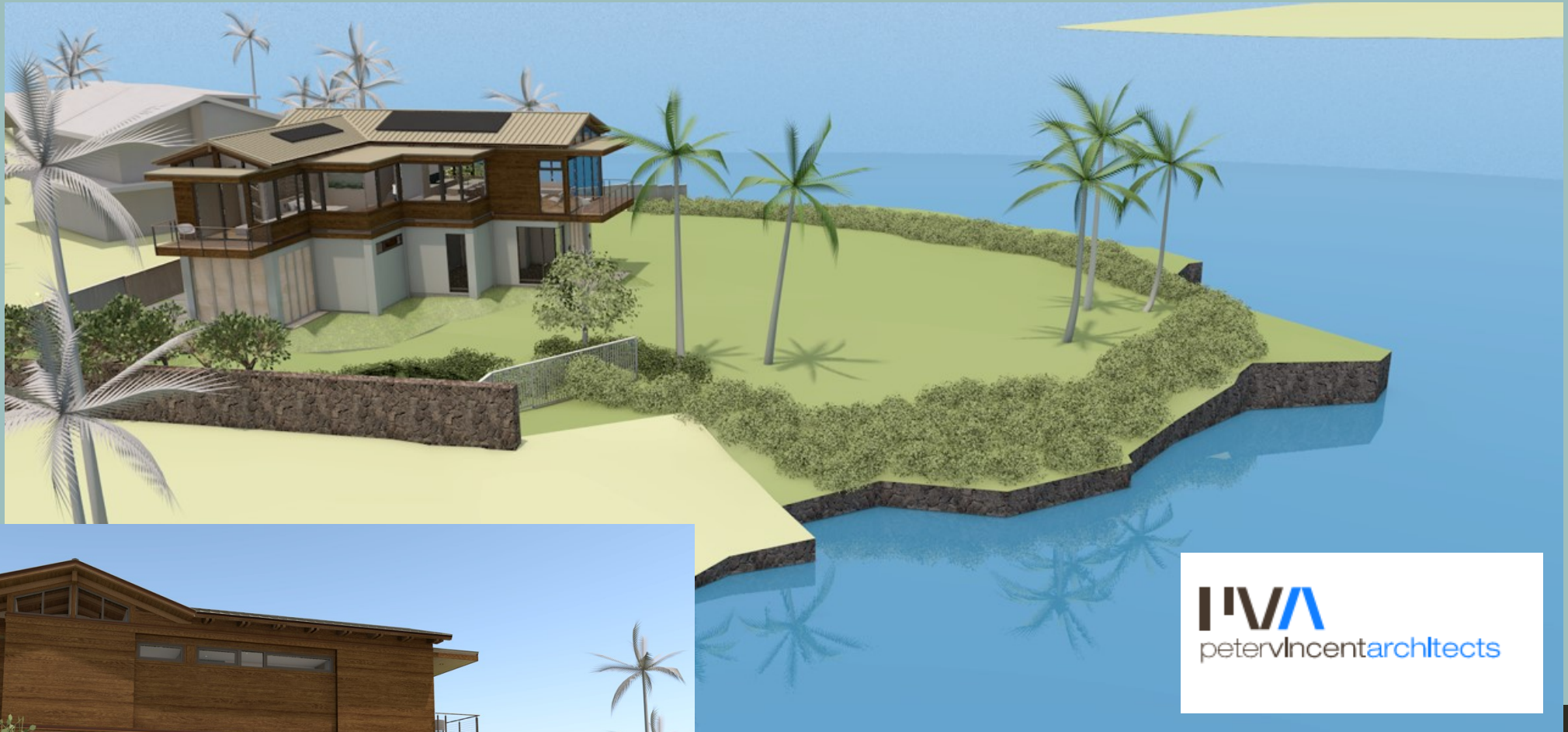
EXISTING SITE
(Certified Shoreline
Survey)



SEA LEVEL RISE
PROJECTION



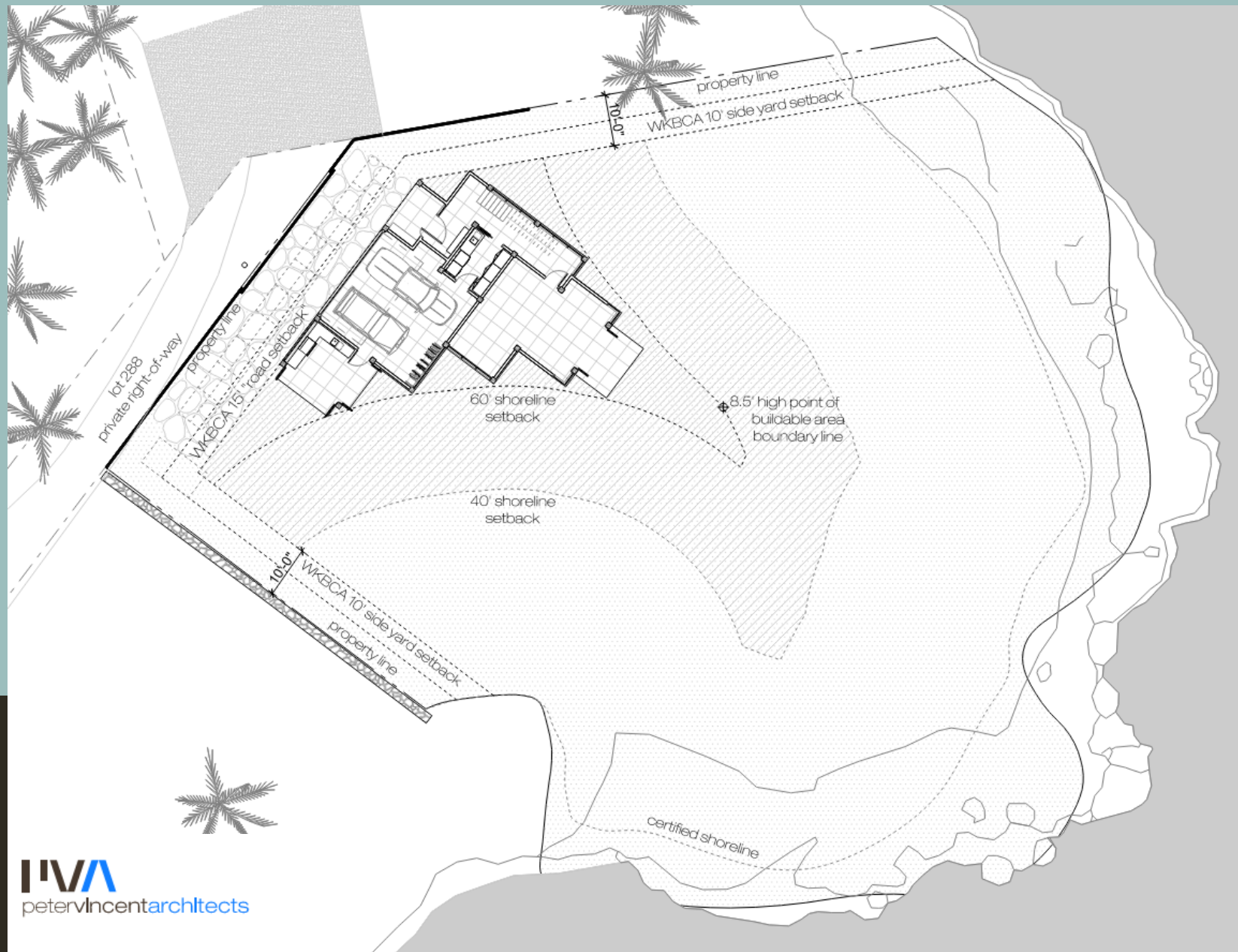
CONCEPT SITE PLAN

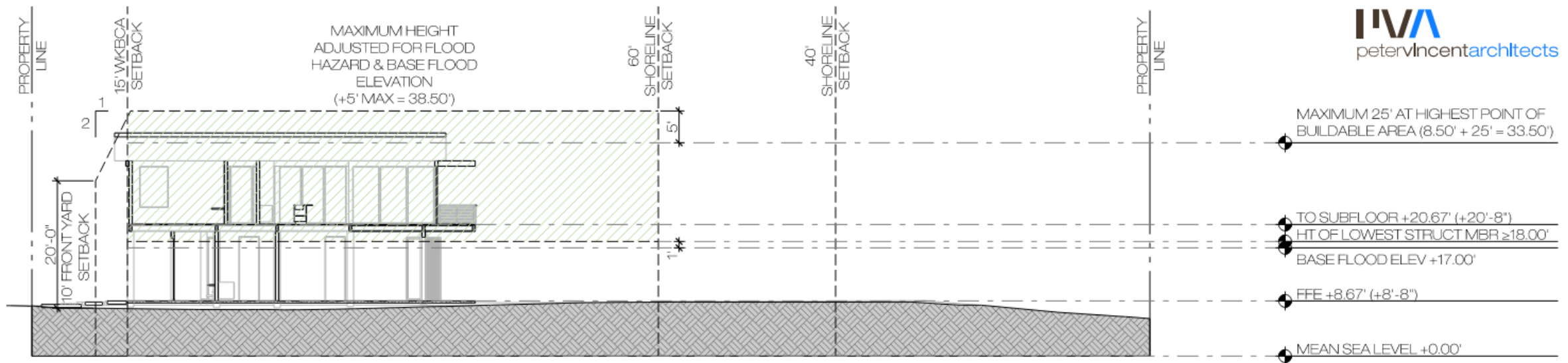
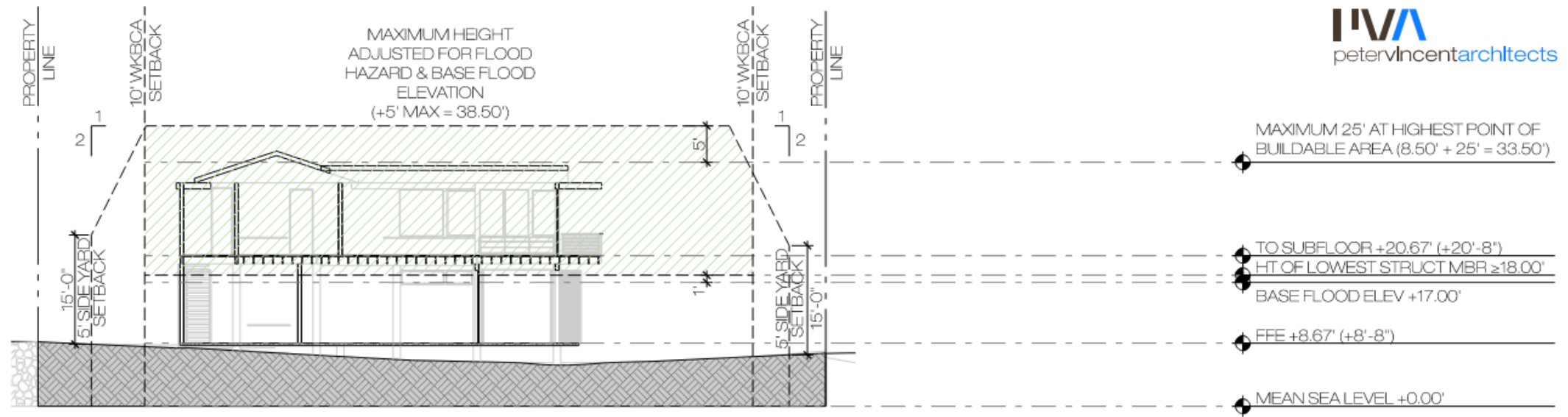


I'VA
petervincentarchitects



PERSPECTIVE
VIEWS





- Existing wooden utility pole removed – underground electrical and communications lines
- Stormwater managed by on-site infiltration – no increase in drainage runoff
- High-quality Individual Wastewater System – design/permit with State DOH approval
 - E.g. aerobic treatment unit, UV light disinfection and absorption bed chambers

SITE ENGINEERING & UTILITIES

CONSISTENCY WITH SMA OBJECTIVES



- Will not affect coastal recreation or public access
 - Will not alter beach or adjacent waters
 - Will not affect cultural resources
 - Management of solid/liquid waste
 - BMPs minimize soil runoff and protect water quality
-
- Landscaping and native plants
 - Views from Kamehameha Hwy will not be affected
 - No potential indirect or cumulative impacts
 - Consistent with State and City & County plans/policies



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MAHALO &
DISCUSSION