

SPECIAL
MANAGEMENT
AREA MAJOR USE
PERMIT

2024/SMA-54 (DC)

September 25, 2024

Submitted by G70 for Resolution 24-231
Committee on Zoning | September 25, 2024

312 WAILUPE CIRCLE

REDEVELOPMENT FOR NEW
SINGLE-FAMILY RESIDENCE

MISC. COM. 412
ZON





LOCATION MAP

FACT SHEET

312 WAILUPE CIRCLE

OWNER: KEITH HORITA

APPLICANT: TIM GUTIERREZ

AGENT: G70

LAND AREA: 0.42 ACRES (18,295 SF)

ZONING: R-10 RESIDENTIAL

EAST HONOLULU SUSTAINABLE
COMMUNITIES PLAN

SPECIAL MANAGEMENT AREA (SMA)

EXISTING RESIDENCE
312 WAILUPE CIRCLE





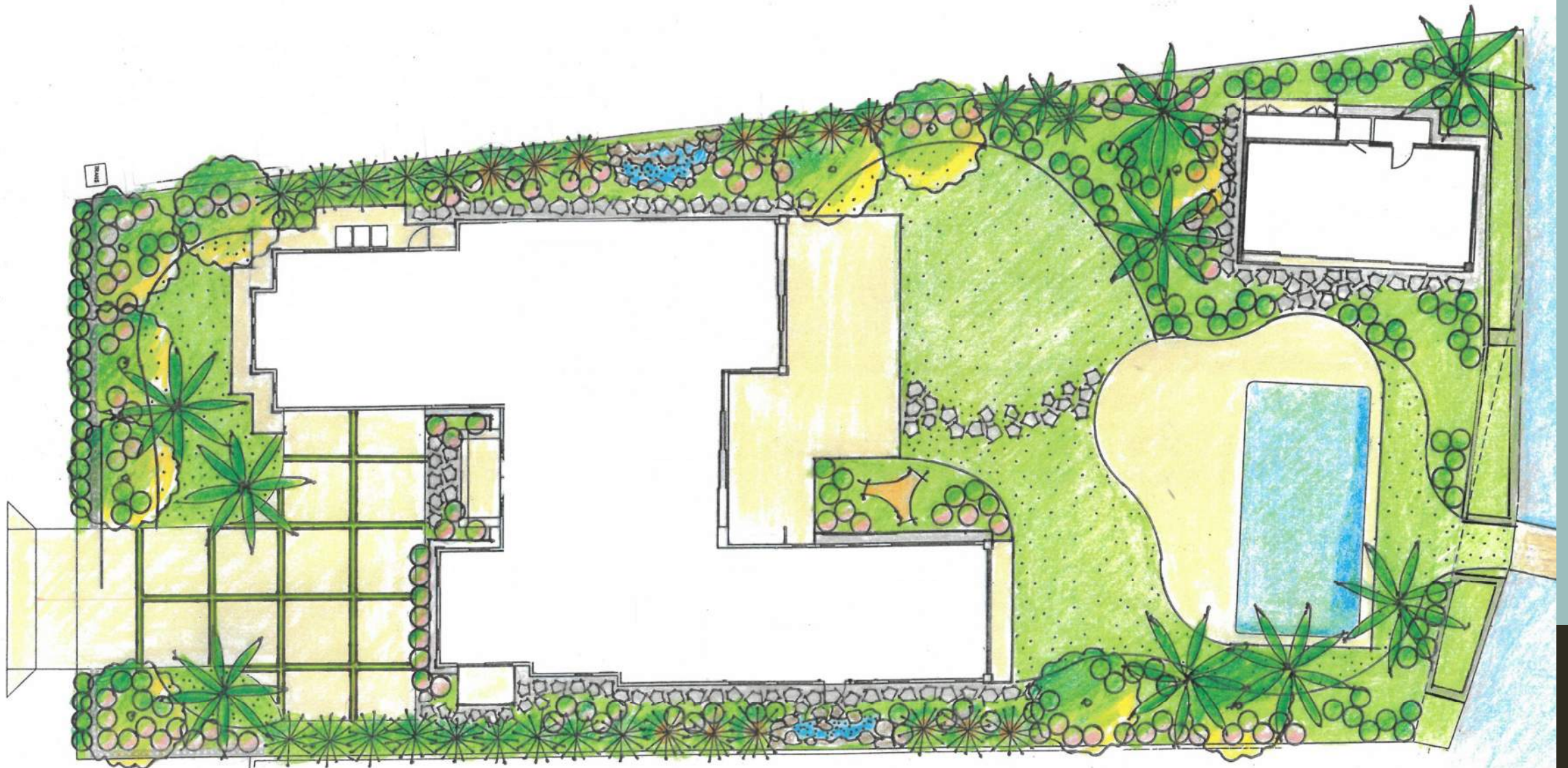
STREET VIEWS OF
EXISTING RESIDENCE
312 WAILUPE CIRCLE



NEW RESIDENCE - SITE PLAN & FIRST FLOOR PLAN



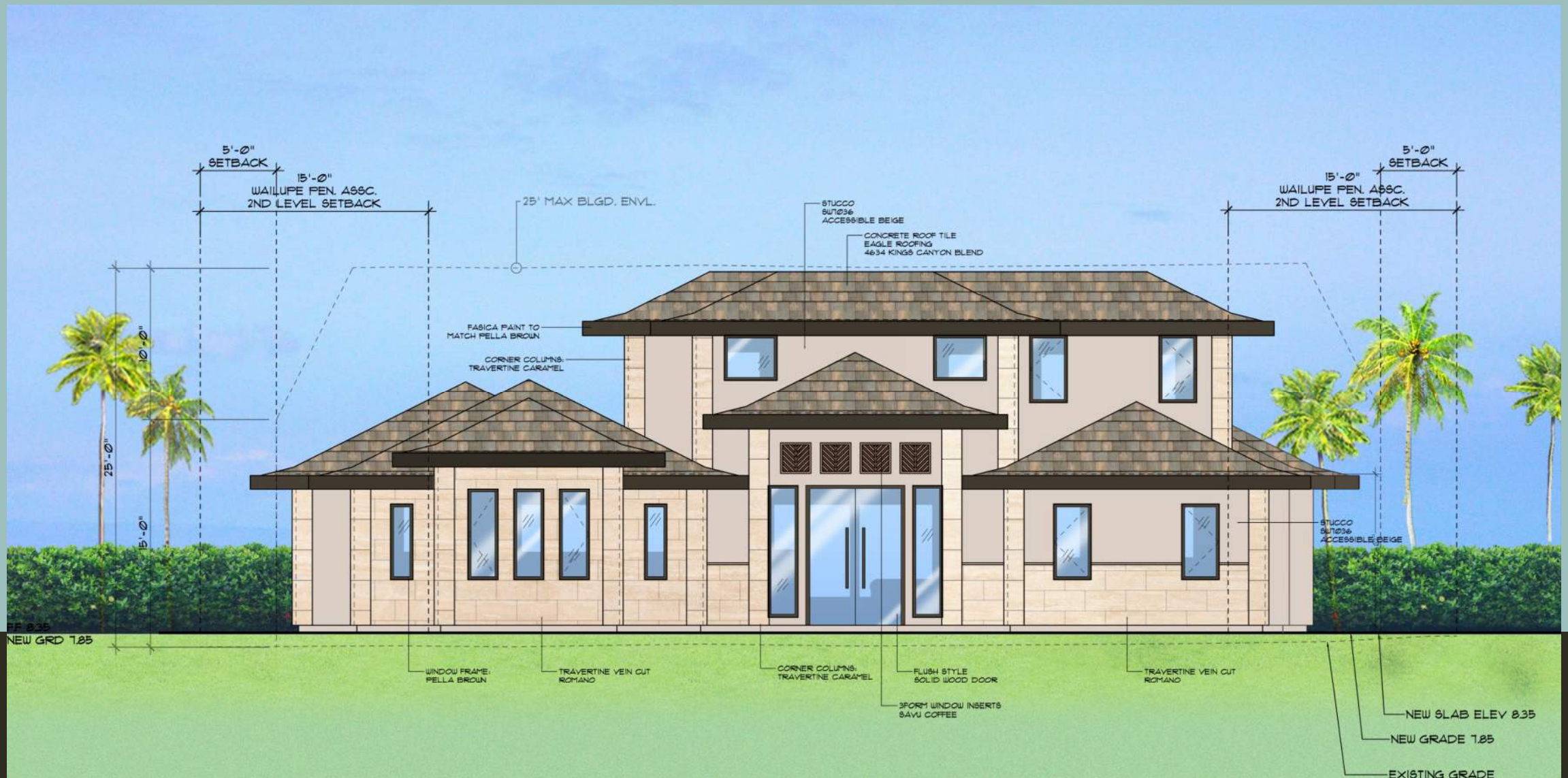
NEW RESIDENCE - SECOND FLOOR PLAN



CONCEPTUAL LANDSCAPE PLAN



NOT AFFECTED BY
SEA LEVEL RISE
+3.2 FT SCENARIO



FRONT ELEVATION

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN

- Neighborhood Design & Improvements
- Energy & Atmosphere
- Sustainable Sites
- Indoor Environmental Quality
- Water Efficiency
- Materials & Resources



LEED SUSTAINABILITY FEATURES

- No impact to coastal recreation, public access, beach, adjacent waters or cultural resources.
- No impact to surrounding infrastructure and utilities
- Measures to minimize soil runoff and protect water quality during construction phase and long-term.
- New landscaping including native plants
- No impacts to views from public rights-of-way
- No potential adverse indirect or cumulative impacts
- Consistent w/ State-City plans, policies and regulations



CONSISTENT WITH
SMA OBJECTIVES

SMA USE PERMIT (MAJOR) ANTICIPATED SCHEDULE

- ✓ NB Presentation – March 2024
- ✓ Application Submittal – April 2024
- ✓ DPP Public Hearing – July 2024
- ✓ DPP Report to City Council – September 2024
- City Council Review & Approval – In Process
- Building Permit – 2025
- Construction – 2025-2026

PERMIT PROCESS



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DISCUSSION &
MAHALO