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
November 20, 2024

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

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 24-251 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TWO-FAMILY DWELLING WITH AN ATTACHED GARAGE AND ACCESSORY DWELLING UNIT ("ADU") IN MĀKAHA, O'AHU,"

as transmitted by Departmental Communication 710 (2024) ("D-710 (2024)") from the Department of Planning and Permitting ("DPP"), dated September 27, 2024, reports as follows:

The purpose of Resolution 24-251 is to grant a Special Management Area ("SMA") Major Permit to Yang Gao and Zhenghong Hu ("Applicants") to allow for the construction of a new single-family detached dwelling with an attached garage and an ADU on an apporximately 12,356-square-foot shoreline lot zoned R-10 Residential District, located at 84-931 Farrington Highway in Mākaha, and identified as Tax Map Key 8-4-004:021 (the "Project").

In D-710 (2024), the DPP reported that the Project is located entirely within the SMA and within the State Land Use Urban District. The parcel on which the Project is located is comprised of two unconsolidated lots (Lot 25 and Lot 200). In order to develop the site as a single zoning lot, the Applicant will need to obtain approval of a Lot Consolidation or a Conditional Use Permit for the joint development of the two parcels. The property is undeveloped except for fencing along the northwestern, northeastern, and southeastern perimeters.

ADOPTED ON DEC 11 2024

COMMITTEE REPORT NO. 339

The Project does not propose any change to existing established public access to Papaoneone Beach or the Pacific Ocean for the practice of Hawaiian cultural activities, nor will Project implementation preclude the practice of Hawaiian cultural activities. As long as the conditions recommended in the resolution are implemented, the Project is not anticipated to have a significant negative impact on recreational resources; historic and cultural resources; scenic and open space resources; coastal ecosystems; economic uses; coastal hazards; beaches and coastal dunes; and marine and coastal resources.

On November 7, 2023 and January 2, 2024, the Project was presented before the Wai'anae Coast Neighborhood Board No. 24. Issues discussed included the use of the property for public beach and recreational access, emergency services beach access, retention of public parking along Farrington Highway, and existing high wave action at the site. The DPP finds that the Project will not result in any change to lateral access along the shoreline and the beach in the near term, and construction of the Project will not result in any change in public access to the shoreline through nearby beach parks. The property owner is not required to preserve public beach access through their private property, and there is a public beach access approximately 250 feet from the Project site. The Applicant agreed to design and install their driveway gate so that it does not impede public parking along Farrington Highway.

Your Committee notes that the DPP, after a public hearing held on August 15, 2024, recommends approval of the SMA Major Permit subject to the conditions set forth in the resolution.

At your Committee's meetings on October 23, 2024 and November 20, 2024, the Applicant's Agent was present to respond to questions from Councilmembers.

A representative of the DPP testified in support of the resolution.

Your Committee received no oral or written public testimony on the resolution.

Your Committee has carefully reviewed the conditions recommended by the DPP for inclusion in this SMA Major Permit. 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:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH AN ACCESSORY DWELLING UNIT AND OTHER IMPROVEMENTS IN MĀKAHA, OʻAHU."

B. Amends the first WHEREAS clause to clarify the description of the Project.

C. Amends the second WHEREAS clause to clarify that one member of the public testified with comments at the DPP's public hearing.

D. Adds a new Condition B that states, "To minimize the potential for adverse impacts related to coastal recreational opportunities for the public, the Applicant shall design and install the driveway gate in a manner that does not impede public access to any legally permitted public parking in the public right-of-way along Farrington Highway." Re-letters subsequent conditions.

E. In re-lettered Condition C, moves Condition C.1 to re-lettered Condition L, and clarifies that the Applicant shall use pervious materials for the new driveway; either pave the side yards with a pervious material or limit the width of the concrete pavement within the side yard to 30 inches or less; and submit a revised site plan to the DPP for its approval prior to the issuance of any building permit for the project.

F. In re-lettered Condition D, deletes Condition D.2 (repeating the language in re-lettered Condition C, relating to paving the side yards with a pervious material or limiting their width).

G. In re-lettered Condition F.2, adds that the landowner acknowledges that Tax Map Key 8-4-004:021 (the Project site) is a shoreline zoning lot, may be adversely impacted by coastal hazards, and a portion of the proposed dwelling is located within the 3.2-foot sea level rise exposure area ("SLR-XA"). Also adds that 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 (in addition to development within the SLR-XA).

H. Amends re-lettered Condition I as follows:

1. Adds a new paragraph 1 stating that 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 it has completed its review and determined whether any mitigative protocols are required. Renumbers subsequent paragraphs.

2. Adds a new paragraph 3 stating that the Applicant shall consult with SHPD to implement all mitigation protocols, and 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. Renumbers the subsequent paragraph.

I. In re-lettered Condition L, adds a new Condition L.1 (formerly Condition B.1) and clarifies that the Applicant shall submit a copy of the recorded joint development agreement or documentation of the lot consolidation to the DPP's Land Use Approval Branch.

J. In Exhibits A and B attached to the resolution, clarifies the titles of the exhibits for the "Hu Single-Family Dwelling with ADU."

K. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds, pursuant to HRS Section 205A-26 and ROH Section 25-4.1, and in agreement with the conclusion of the DPP in D-710 (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 Section 25-3.1 and HRS Section 205A-2, and the review guidelines contained in ROH Section 25-4.1 and HRS Section 205A-26.

3. The development is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

REPORT OF THE COMMITTEE ON ZONING

Voting Members:
Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kiaʻāina, Matt Weyer

Your Committee on Zoning is in accord with the intent and purpose of Resolution 24-251, as amended herein, and recommends its adoption in the form attached hereto as Resolution 24-251, CD1. (Ayes: Cordero, Dos Santos-Tam, Kiaʻāina, Say, Weyer – 5; Noes: None.)

Respectfully submitted,

Committee Chair

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

ADOPTED ON DEC 11 2024

COMMITTEE REPORT NO. 339

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **24-251, CD1**

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH AN ACCESSORY DWELLING UNIT AND OTHER IMPROVEMENTS IN MĀKAHA, O'AHU.

WHEREAS, on May 9, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-70) of Yang Gao and Zhenghong Hu (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new single-family dwelling with an accessory dwelling unit and an attached garage, driveway, entry gate, and fence; and the installation of new landscaping, a sprinkler system, and connections to existing utility service lines, on an approximately 12,356-square-foot shoreline lot zoned R-10 Residential District, located at 84-931 Farrington Highway in Mākaha, and identified as Tax Map Key 8-4-004:021 (the "Project"); and

WHEREAS, on August 15, 2024, the DPP held a public hearing on the application at the Fasi Municipal Building 6th Floor Conference Room, which was attended in person by the Applicant's Agent, DPP staff members, and approximately 10 members of the public, as well as remotely by several members of the public, and at which one member of the public testified with comments; and

WHEREAS, on September 27, 2024, within 45 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 October 1, 2024, by Departmental Communication 710 (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 an SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:

RESOLUTION

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, C1 through C7, D1 through D2, and E through L, 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, 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 minimize the potential for adverse impacts related to coastal recreational opportunities for the public, the Applicant shall design and install the driveway gate in a manner that does not impede public access to any legally permitted public parking in the public right-of-way along Farrington Highway.

C. To minimize the potential for adverse impacts related to marine and coastal resources, the Applicant shall use pervious materials for the new driveway, and the Applicant shall either pave the side yards with a pervious material or limit the width of the concrete pavement within the side yard to 30 inches or less. Prior to the issuance of any building permit for the Project, the Applicant shall submit to the DPP for its approval a revised site plan that shows the side yards paved with a pervious material or shows the concrete pavement within the side yards to be no wider than 30 inches.

D. 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 8-4-004:021, 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.

E. 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 8-4-004:021, 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."

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

F. 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 8-4-004:021 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 8-4-004:021 is a shoreline zoning lot and may be adversely impacted by coastal hazards. The landowner further acknowledges that a portion of Tax Map Key 8-4-004:021 is projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that a*

portion of the proposed dwelling is located within the 3.2-foot sea level rise exposure area ("SLR-XA"). 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 and within the SLR-XA. 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 construction permit plans and building permit plans.

G. 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 Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 8-4-004:021."

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

H. 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. The Project's irrigation systems 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.

I. In order to minimize impacts to archaeological, historic, and 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, and has determined whether any mitigative actions and protocols are required.

2. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to SHPD an archaeological monitoring plan ("AMP") that meets the requirements of Chapter 13-279, Hawaii Administrative Rules, and submit to the DPP a copy of SHPD's acceptance of the AMP.

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 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.

J. 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 and lamps 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 may 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, 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.

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

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 28 cubic yards of soil fill material. No importation of structural fill material is proposed. (The Applicant proposes on-site excavation of approximately 53 cubic yards of soil, which will be used on site for backfill).

2. The Applicant shall minimize the movement of plant or soil material on the Project site, 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 on-site 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 of Hawai'i 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.

L. Permits.

1. Prior to the issuance of the building permit for the Project, the Applicant shall obtain an approved Conditional Use Permit for the joint development of Lots 25 and 200 and record the agreement with the State, or obtain approval for a subdivision action to consolidate the lots. The Applicant shall submit a copy of the recorded agreement or documentation of the lot consolidation to the DPP's Land Use Approval Branch.

2. The Project's building permit applications were accepted as complete on April 2, 2024 and April 17, 2024, and the Applicant must obtain the building permits no later than June 30, 2025. If the Project's building permits are 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 required under ROH Chapter 26 effective as of July 1, 2024.

3. **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:

   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.

   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.

M. 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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **24-251, CD1**

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Yang Gao and Zhenghong Hu, c/o WHALE Environmental Services, Inc., P.O. Box 455, Kahuku, Hawai'i 96731; Mark Howland, WHALE Environmental Services, Inc., P.O. Box 455, Kahuku, Hawai'i 96731; 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 96804-2359.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

October 7, 2024
Honolulu, Hawai'i

Councilmembers

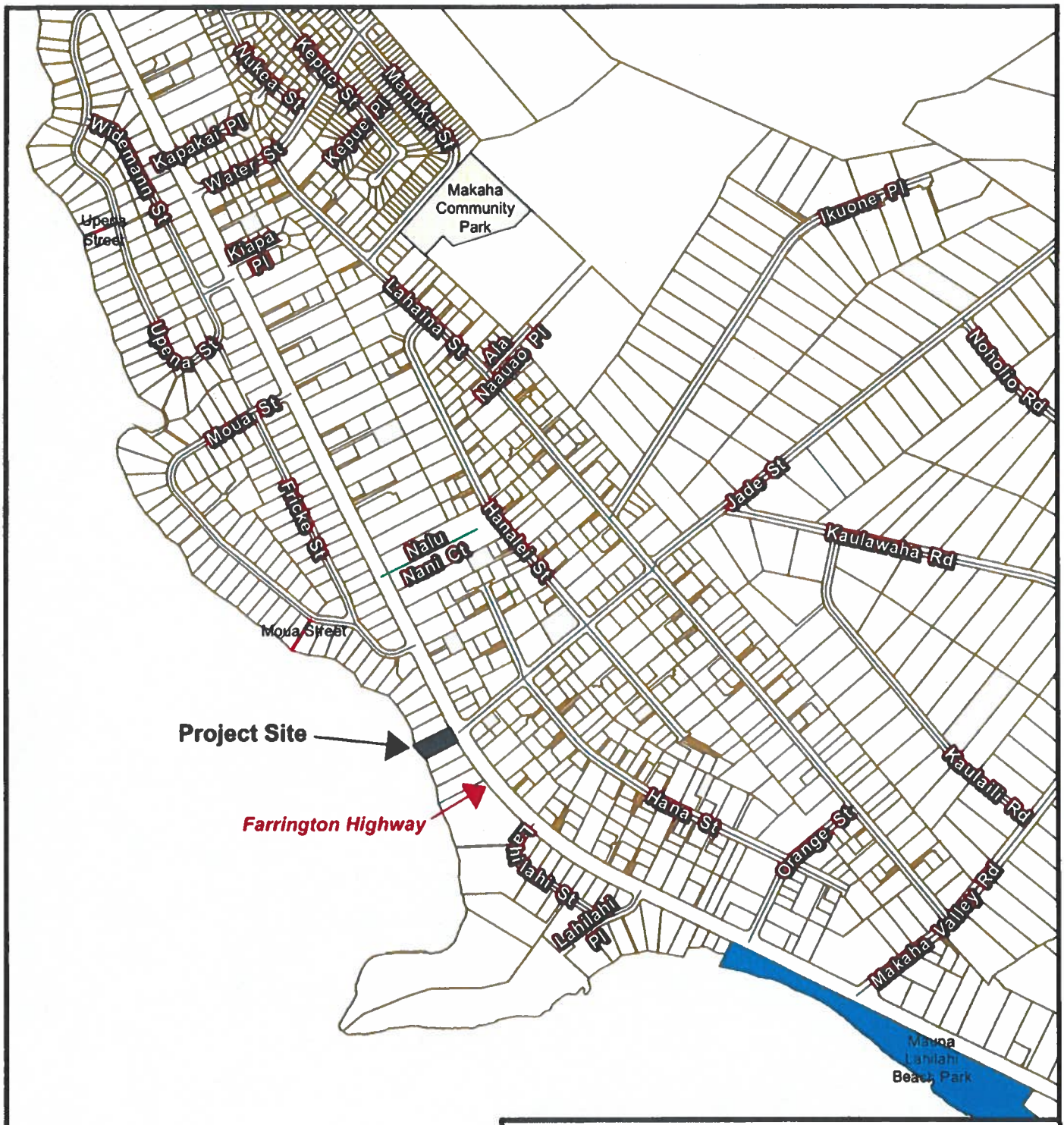


EXHIBIT A - PROJECT LOCATION
SMA Major Permit No. 2024/SMA-70
Hu Single-Family Dwelling with ADU
84-931 Farrington Highway
TMK 8-4-004: 021

0 355 710 1,420

Scale in Feet

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

Prepared by: CK

Date Prepared: 7.1.24

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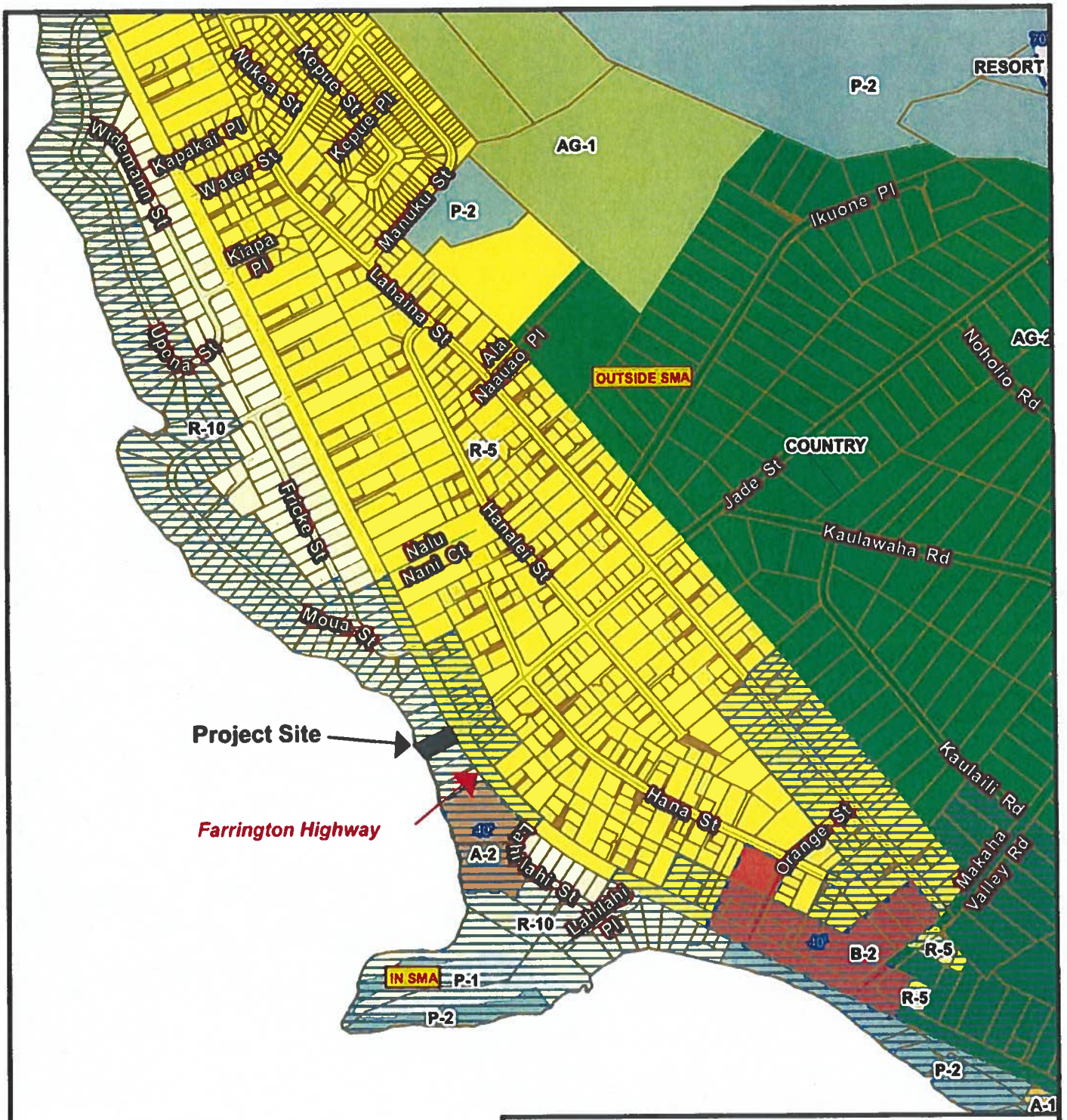


EXHIBIT B - ZONING AND SMA
SMA Major Permit No. 2024/SMA-70
Hu Single-Family Dwelling with ADU
84-931 Farrington Highway
TMK 8-4-004: 021

0 355 710 1,420

Scale in Feet

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

Prepared by: CK

Date Prepared: 7.1.24

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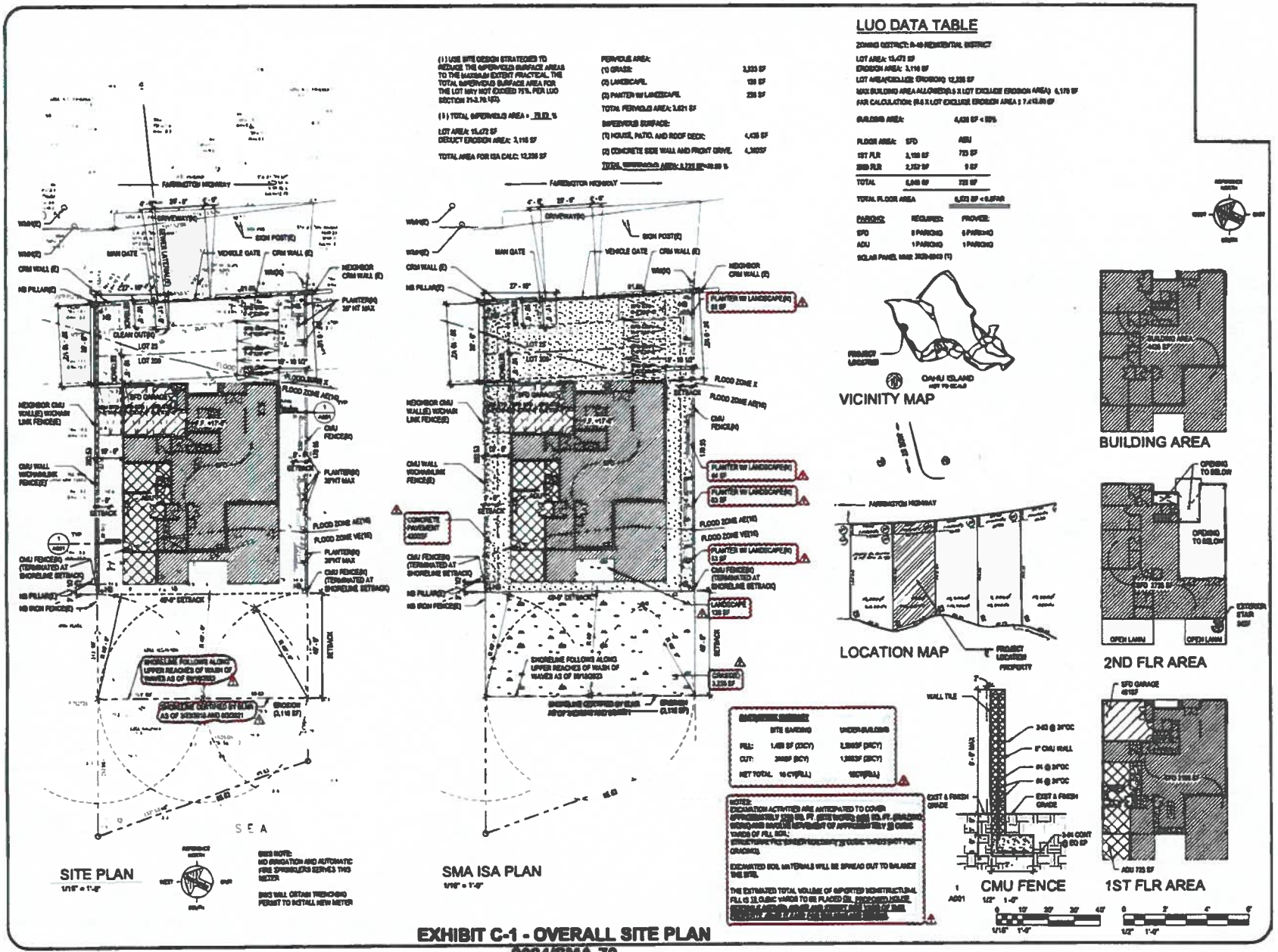
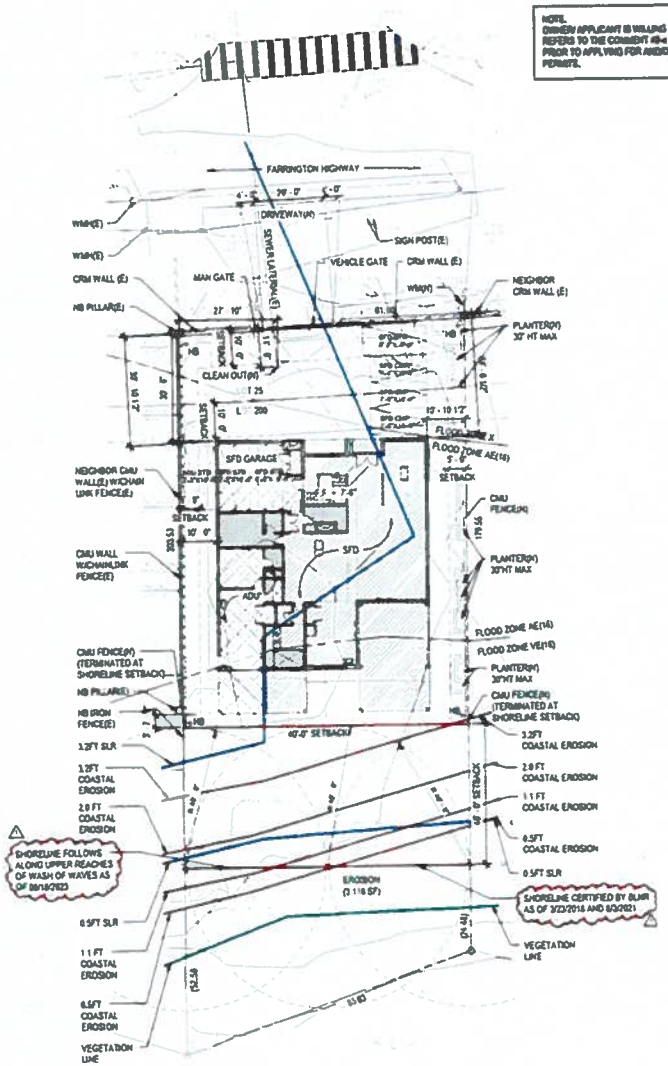
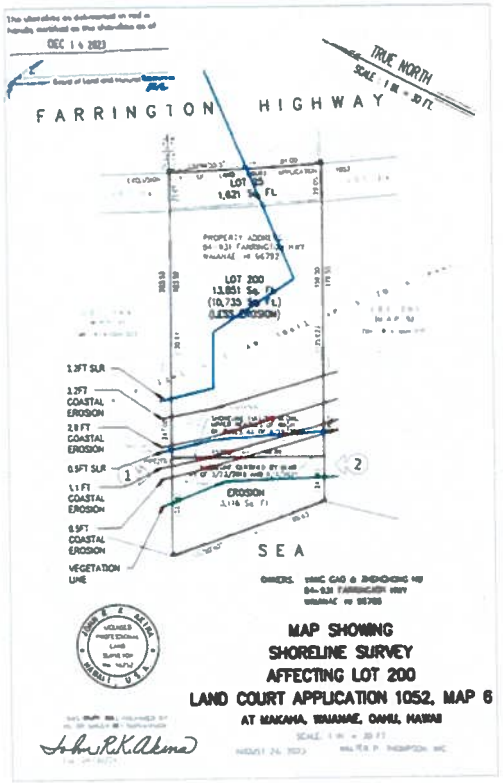


EXHIBIT C-1 - OVERALL SITE PLAN
2024/SMA-70



SMA SUPPLEMENTAL SITE PLAN



DLNR PLAN

EXHIBIT C-2 - SITE PLAN WITH SHORELINE SETBACKS AND SEA LEVEL RISE

2024/SMA-70

REVISION

REV	DATE	DESCRIPTION
1	07/02/24	SMA COMM

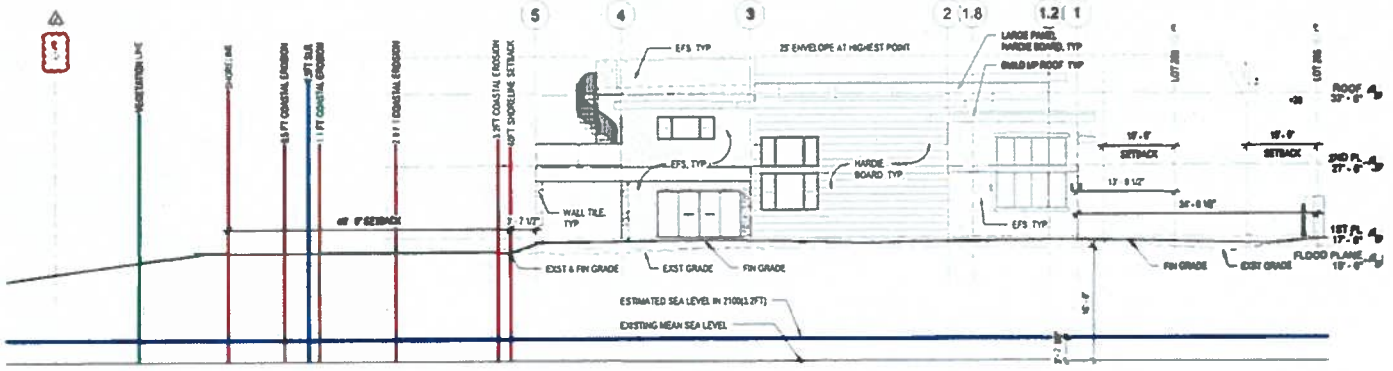
PROWORK PACIFIC INC

PROPOSED NEW SFD AND ADU FOR HO SMA SITE PLAN RESIDENCE

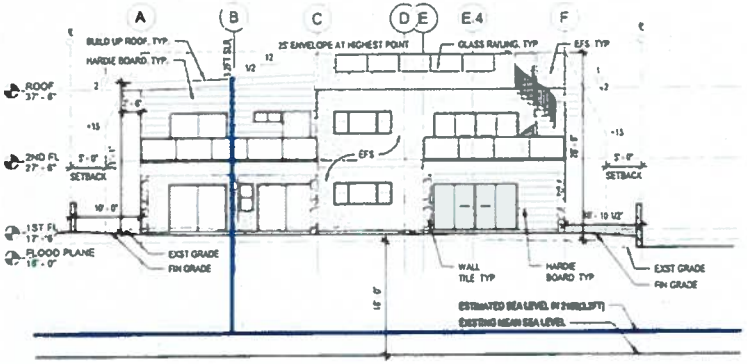
84-931 FARRINGTON HWY
WAIANAE, HI 96792
TMK: 8-4-004:021

07/02/24

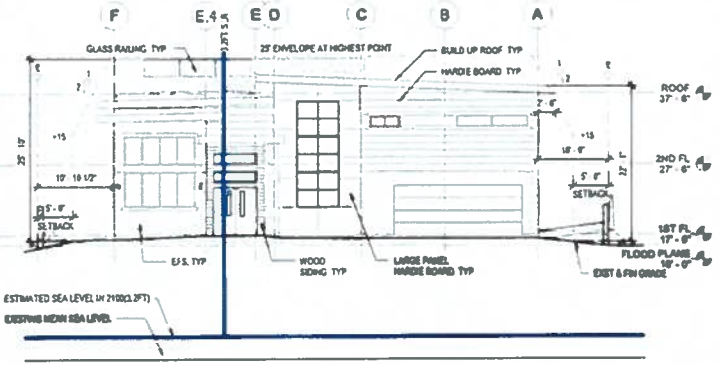
SMA-1



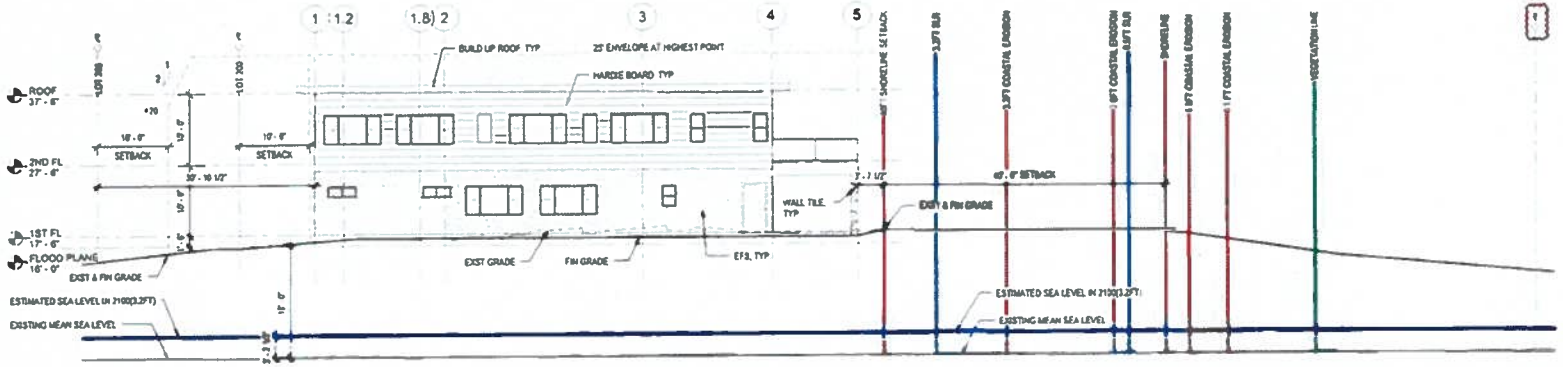
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

EXHIBIT C-3 - ELEVATIONS WITH SHORELINE SETBACK AND SEA LEVEL RISE

2024/SMA-70

PROPOSED NEW SFD AND ADU FOR RESIDENCE

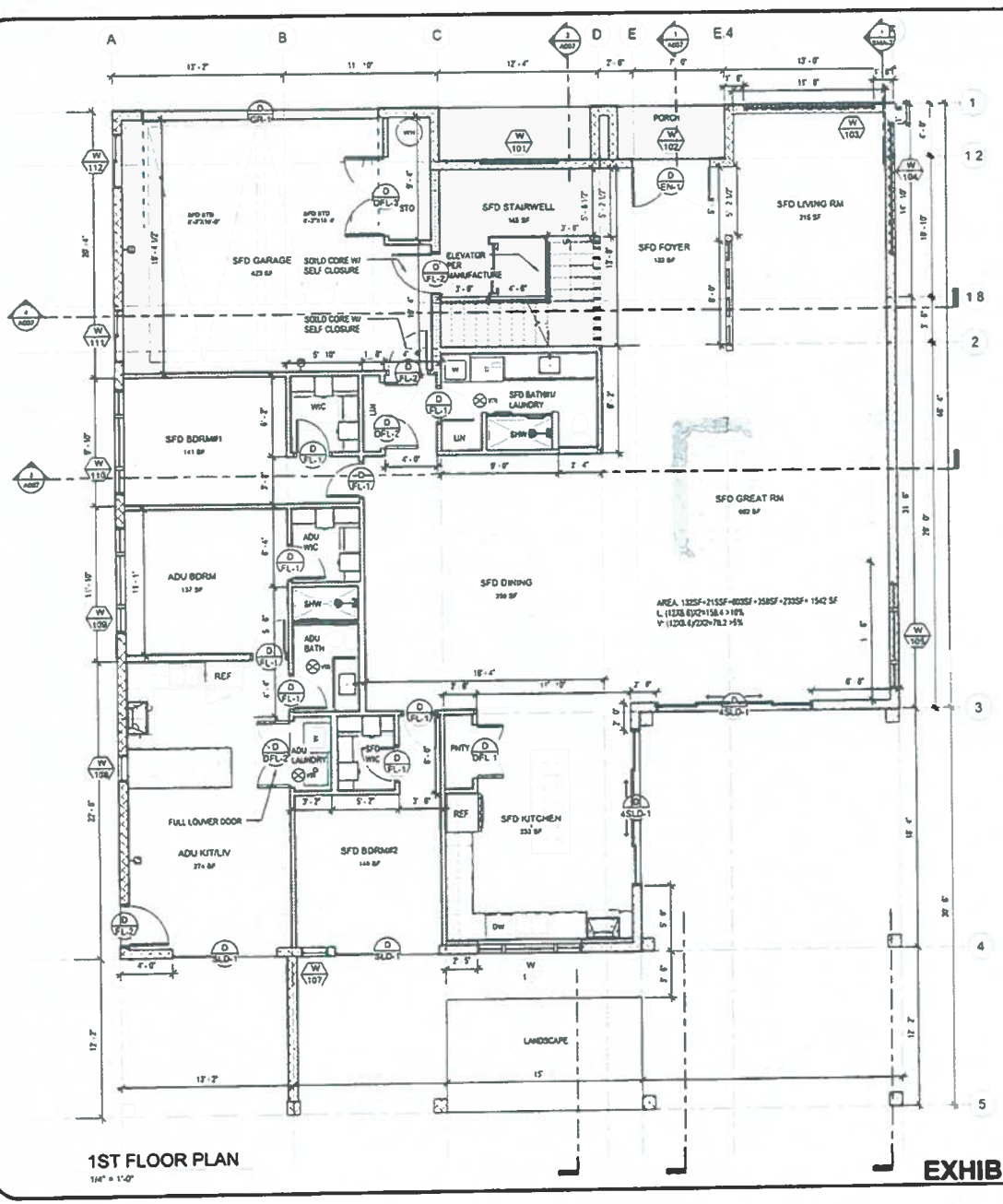
EXTERIOR ELEVATIONS

84-931 FARRINGTON HWY.
WAIANAE, HI 96792
TMK: 8-4-004: 021

PROWORK PACIFIC INC

07/25/24

A005



ELECTRICAL LEGEND

- OUTLET - DUPLEX (+15"), 115V UNLESS NOTED OTHERWISE
- OUTLET - GFI DUPLEX (+36") UNLESS NOTED OTHERWISE
- OUTLET - QUADRUPLEX, 115V UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- OUTLET - RANGE, 208V (+15") UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- INCANDESCENT SURFACE MOUNT FIXTURE
- INCANDESCENT WALL SCONCE
- CEILING FAN LIGHT FIXTURE
- CABLE TV OUTLET
- TELEPHONE/DSL OUTLET
- ELECTRIC VEHICLES OUTLET
- SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND CONFORM TO IRC R314
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND CONFORM TO IRC R315
- VENT THROUGH ROOF

WALL LEGEND

- EXTERIOR WALL 2X4 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE. R-13 INSULATION IN WALL CAVITY FINISHED PER ELEVATIONS, AND 1/2" GYP BD AT INTERIOR
- INTERIOR WALLS 2X4 STUD @ 16" O.C. W/ 1/2" GYP BD BOTH SIDES
- 8" CMU WALL FOR 1ST FLOOR, FINISHED PER ELEVATIONS
- EXTERIOR PLUMBER WALL 2X6 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE R-13 INSULATION IN WALL CAVITY FINISHED PER ELEVATIONS. W1/2" CEMENT BD TO WET SIDE. 1/2" GYP BD TO DRY SIDE AT INTERIOR
- INTERIOR PLUMBER WALL 2 X 6 STUD@ 16" OC W1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE
- EXTERIOR WALL FOR DOUBLE HEIGHT CEILING. 2X6 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE. R-13 INSULATION IN WALL CAVITY FINISHED PER ELEVATIONS. W1/2" CEMENT BD TO WET SIDE. 1/2" GYP BD TO DRY SIDE AT INTERIOR
- INTERIOR WALL FOR DOUBLE HEIGHT CEILING 2 X 6 STUD@ 16" OC W1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE

0 5' 10'
1/4" = 1'-0"

EXHIBIT C4 - FIRST FLOOR PLAN
2024/SMA-70

JIMMY S. W. WU
HAWAII, U.S.A.

REVISION

REV	DATE	DESCRIPTION

PROPOSED NEW SFD AND ADU FOR MU RESIDENCE

FLOOR PLAN 1

64-931 FARRINGTON HWY,
WAIANAE, HI 96792
TMK: 6-4-004:021

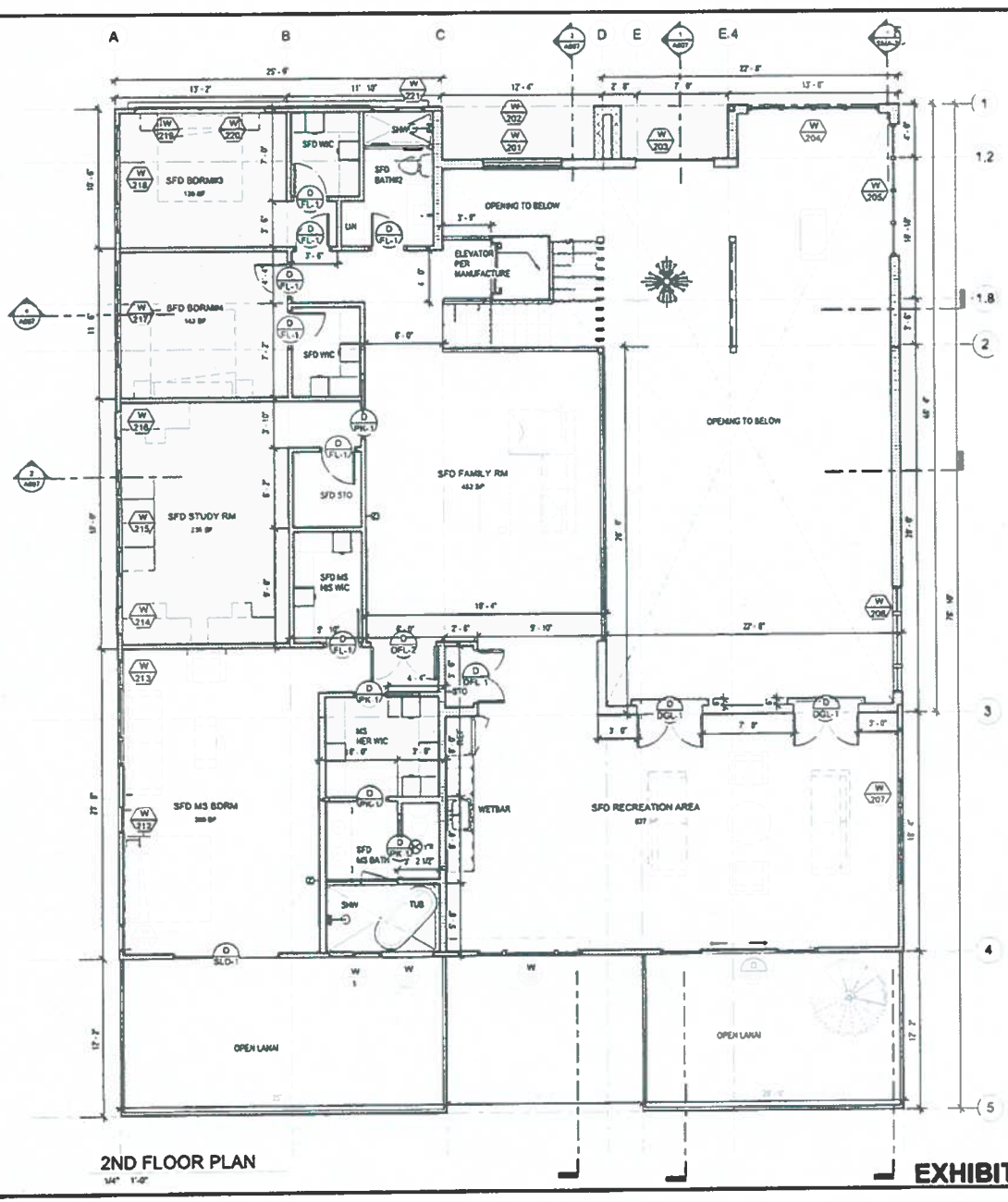
PROWORK PACIFIC INC
Architectural and Interior Design Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph. (808) 384-6871

04/01/24

YW

A002

6 of 10



2ND FLOOR PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

- OUTLET - DUPLEX (+15"), 115V UNLESS NOTED OTHERWISE
- OUTLET - GFI DUPLEX (+38") UNLESS NOTED OTHERWISE
- OUTLET - QUADRUPLEX, 115V UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- OUTLET - RANGE, 208V (+15") UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- INCANDESCENT SURFACE MOUNT FIXTURE
- INCANDESCENT WALL SCONCE
- CEILING FAN LIGHT FIXTURE
- CABLE TV OUTLET
- TELEPHONE/DSL OUTLET
- ELECTRIC VEHICLES OUTLET
- SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND CONFORM TO IRC R314
- CARBON MONOXIDE ALRMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND CONFORM TO IRC R315
- VENT THROUGH ROOF

WALL LEGEND

- EXTERIOR WALL 2X4 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE. R-13 INSULATION IN WALL CAVITY FINISHED PER ELEVATIONS, AND 1/2" GYP BD AT INTERIOR
- INTERIOR WALLS 2X4 STUD @ 16" O.C. W/ 1/2" GYP BD BOTH SIDES
- 8" CMU WALL FOR 1ST FLOOR. FINISHED PER ELEVATIONS
- EXTERIOR PLUMBER WALL 2X6 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE. R-13 INSULATION IN WALL CAVITY FINISHED PER ELEVATIONS, W/1/2" CEMENT BD TO WET SIDE. 1/2" GYP BD TO DRY SIDE AT INTERIOR
- INTERIOR PLUMBER WALL. 2 X 6 STUD@ 16" OC W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE
- EXTERIOR WALL FOR DOUBLE HEIGHT CEILING 2X6 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE, R-13 INSULATION IN WALL CAVITY FINISHED PER ELEVATIONS, W/1/2" CEMENT BD TO WET SIDE. 1/2" GYP BD TO DRY SIDE AT INTERIOR
- INTERIOR WALL FOR DOUBLE HEIGHT CEILING. 2 X 6 STUD@ 16" OC W/1/2" CEMENT BD TO WET SIDE. 1/2" GYP BD TO DRY SIDE

0' 5' 10'

1/4" = 1'-0"

EXHIBIT C5 - SECOND FLOOR PLAN

2024/SMA-70

JIMMY S WONG
LICENSED PROFESSIONAL ENGINEER
HAWAII U.S.A.

REVISION		
REV	DATE	DESCRIPTION

PROPOSED NEW SFD AND ADU FOR MF RESIDENCE
2ND FLOOR PLAN

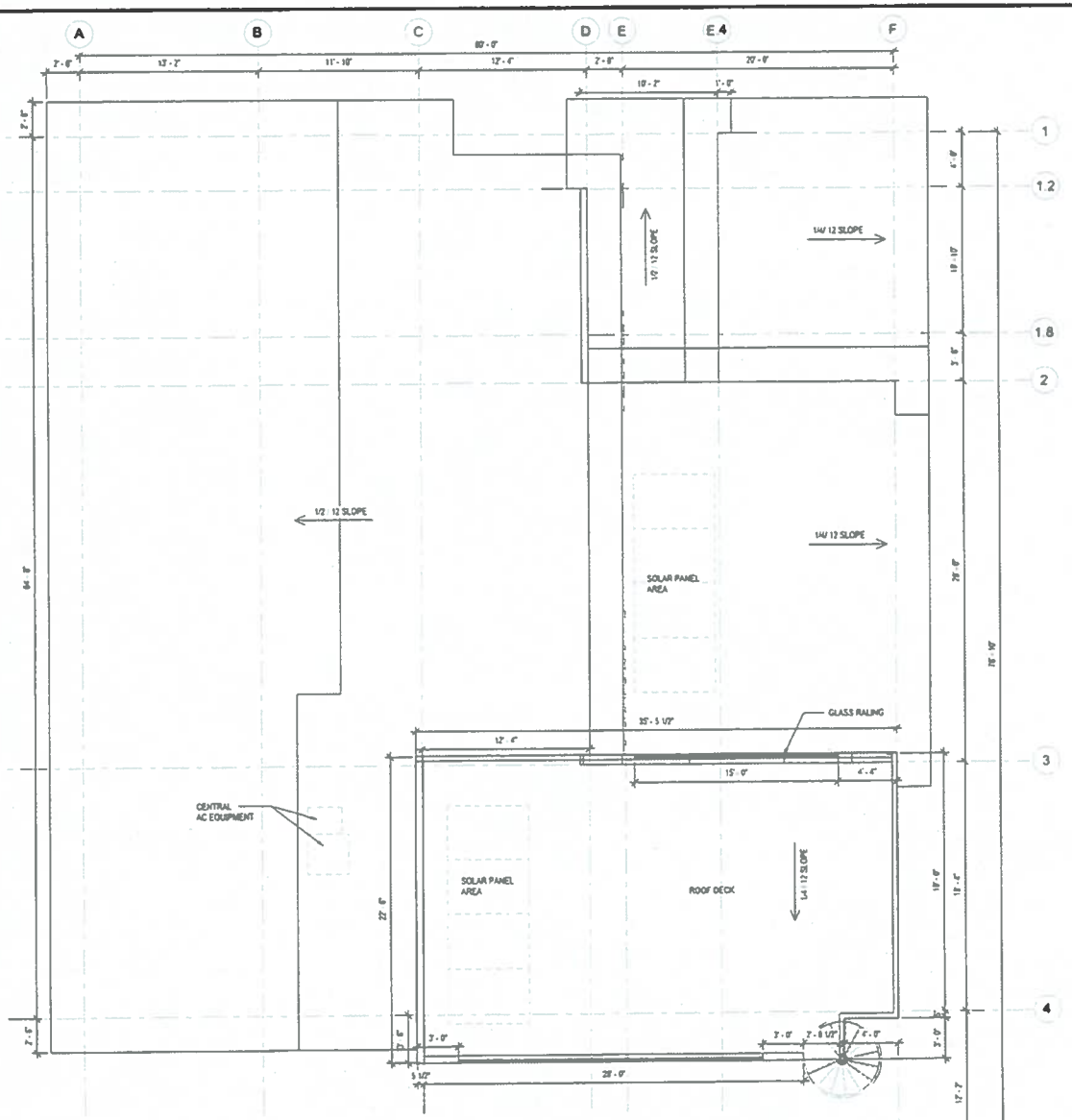
64-931 FARRINGTON HWY.
WAIANAE, HI 96792
TMK: 8-4-004:021

PROWORK PACIFIC INC
Architecture and Interior Design Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph. (808) 304-4871

04/01/24

A003

7 of 10



ROOF DECK PLAN
1/4" = 1'-0"

ELECTRICAL LEGEND

- OUTLET - DUPLEX (+15"). 115V UNLESS NOTED OTHERWISE
- OUTLET - GR DUPLEX (+28") UNLESS NOTED OTHERWISE
- OUTLET - QUADRUPLEX, 115V UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- OUTLET - RANGE, 208V (+15") UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- INCANDESCENT SURFACE MOUNT FIXTURE
- INCANDESCENT WALL SCONCE
- CEILING FAN LIGHT FIXTURE
- CABLE TV OUTLET
- TELEPHONE/DSL OUTLET
- ELECTRIC VEHICLES OUTLET
- SD — SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND CONFORM TO IRC R314
- CO — CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND CONFORM TO IRC R315
- VENT THROUGH ROOF

WALL LEGEND

- EXTERIOR WALL 2X4 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE, R-13 INSULATION IN WALL CAVITY FINISHED PER ELEVATIONS, AND 1/2" GYP BD AT INTERIOR
- INTERIOR WALLS 2X4 STUD @ 16" O.C. W/ 1/2" GYP BD BOTH SIDES
- 8" CMU WALL FOR 1ST FLOOR, FINISHED PER ELEVATIONS
- EXTERIOR PLUMBER WALL. 2X6 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE, R-13 INSULATION IN WALL CAVITY FINISHED PER ELEVATIONS. W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE AT INTERIOR
- INTERIOR PLUMBER WALL. 2 X 6 STUD@ 16" OC W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE
- EXTERIOR WALL FOR DOUBLE HEIGHT CEILING. 2X6 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE, R-13 INSULATION IN WALL CAVITY FINISHED PER ELEVATIONS. W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE AT INTERIOR
- INTERIOR WALL FOR DOUBLE HEIGHT CEILING 2 X 6 STUD@ 16" OC W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE

0 6' 10'
1/4" = 1'-0"

EXHIBIT C6- ROOF DECK PLAN
2024/SMA-70

JIMMY S. WU
REGISTERED PROFESSIONAL ENGINEER
HAWAII, U.S.A.

REVISION

REV	DATE	DESCRIPTION

PROPOSED NEW SFD AND ADU FOR HJ RESIDENCE

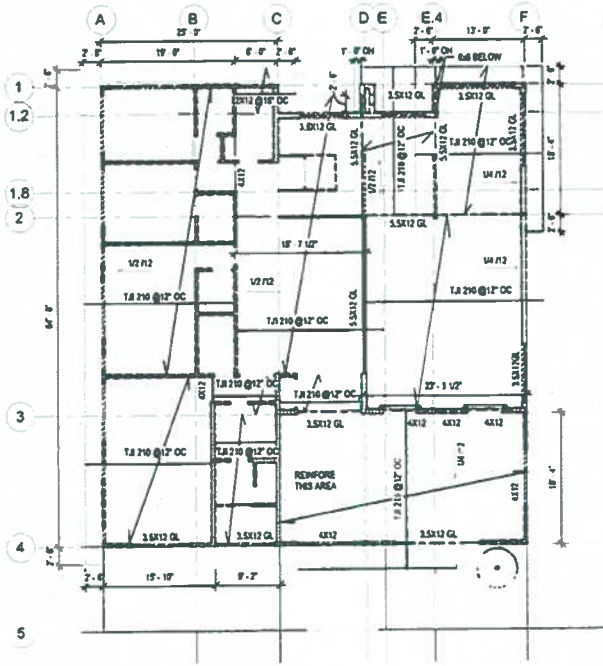
ROOF DECK PLAN

84-031 FARRINGTON HWY.
WAIANAE, HI 96792
TMK: 8-4-004: 021

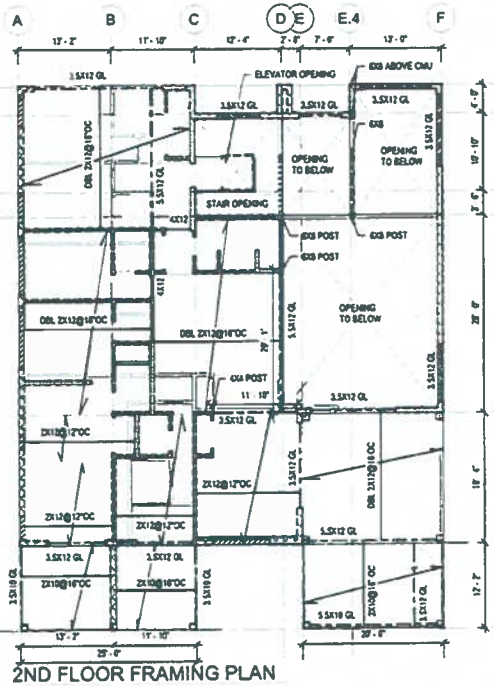
PROWORK PACIFIC INC
Architectural Design Planning & Permitting
108 N Beretania St Suite 314 Honolulu Hawaii 96817
Ph. (808) 352-6871

04/01/24

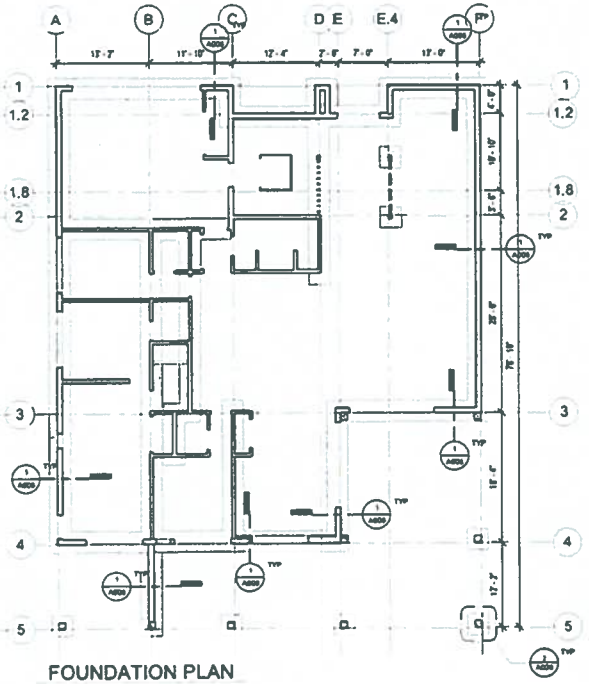
A004



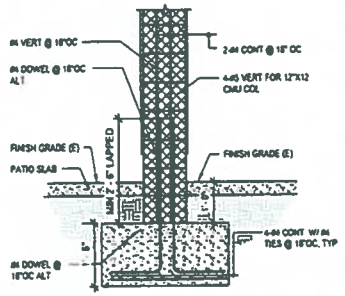
ROOF FRAMING PLAN
1/8" = 1'-0"



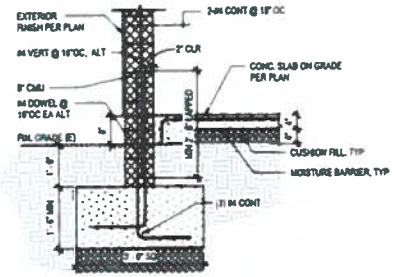
2ND FLOOR FRAMING PLAN
1/8" = 1'-0"



FOUNDATION PLAN
1/8" = 1'-0"



2 A006 CMU POST FOOTING
3/4" = 1'-0"



1 A006 EXTERIOR CMU WALL FOOTING
3/4" = 1'-0"

3/4" = 1'-0"

1/8" = 1'-0"

EXHIBIT C7 - FRAMING AND FOUNDATION PLANS
2024/SMA-70

REVISION

REV	DATE	DESCRIPTION

PROPOSED NEW SFD AND ADU FOR HU STRUCT PLAN RESIDENCE
84-531 FARRINGTON HWY
WAIANAE, HI 96792
TMK: 8-4-004: 021

PROWORK PACIFIC INC
Architectural Interior Design Planning & Permitting
Ph. (808) 354-4871

04/01/24

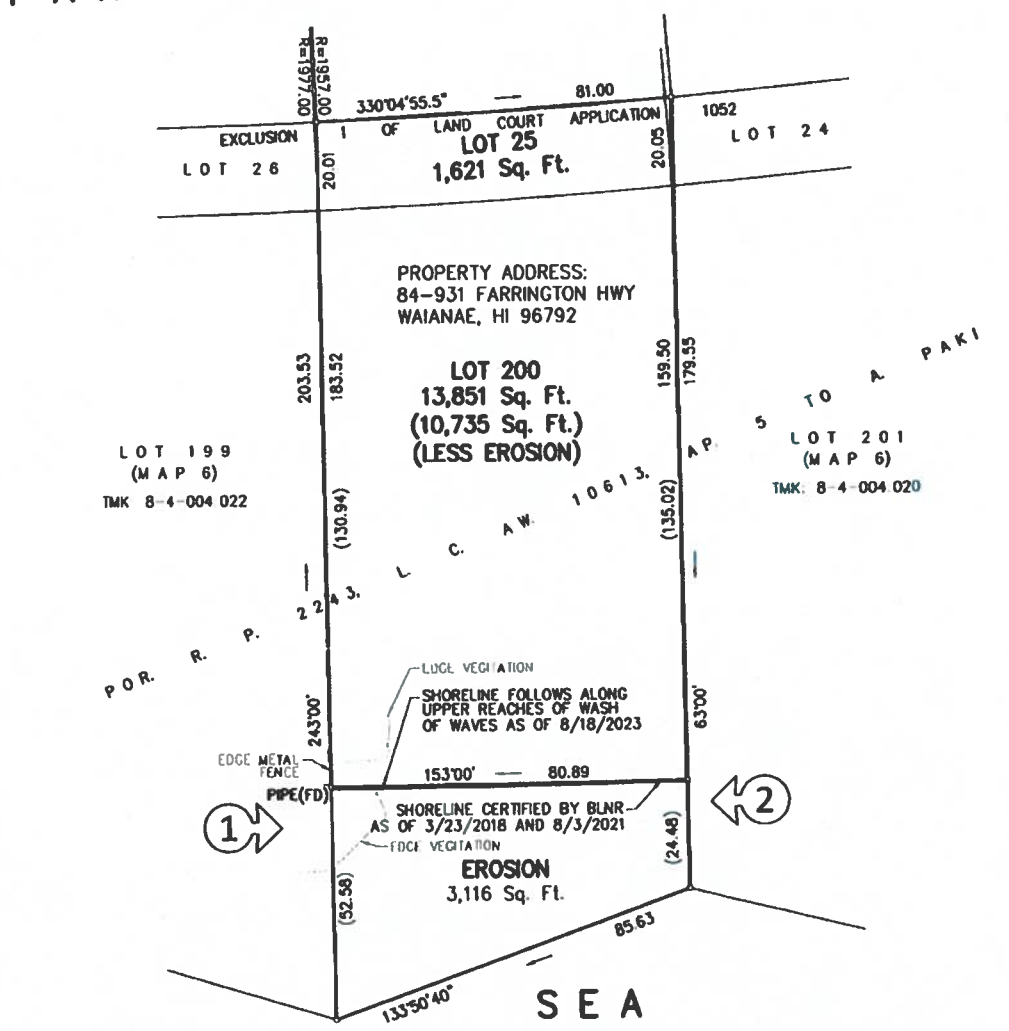
A006

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

DEC 14 2023

Chairperson, Board of Land and Natural Resources

TRUE NORTH
SCALE : 1 IN. = 30 FT.



OWNERS: YANG GAO & ZHENGHONG HU
84-931 FARRINGTON HWY
WAIANAE, HI 96786

JOHN R. K. AKINA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 16252
HAWAII, U.S.A.

MAP SHOWING SHORELINE SURVEY AFFECTING LOT 200 LAND COURT APPLICATION 1052, MAP 6

AT MAKAHA, WAIANAE, OAHU, HAWAII

SCALE: 1 IN. = 30 FT.

AUGUST 24, 2023 WALTER P. THOMPSON, INC.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

John R.K. Akina

Exp. 04/30/24

EXHIBIT D1 - 2023 CERTIFIED SHORELINE SURVEY

FILE NO. 2024/SMA-70

TAX MAP KEY : 8 - 4 - 004 : 021

SURVEY OFFICE COPY

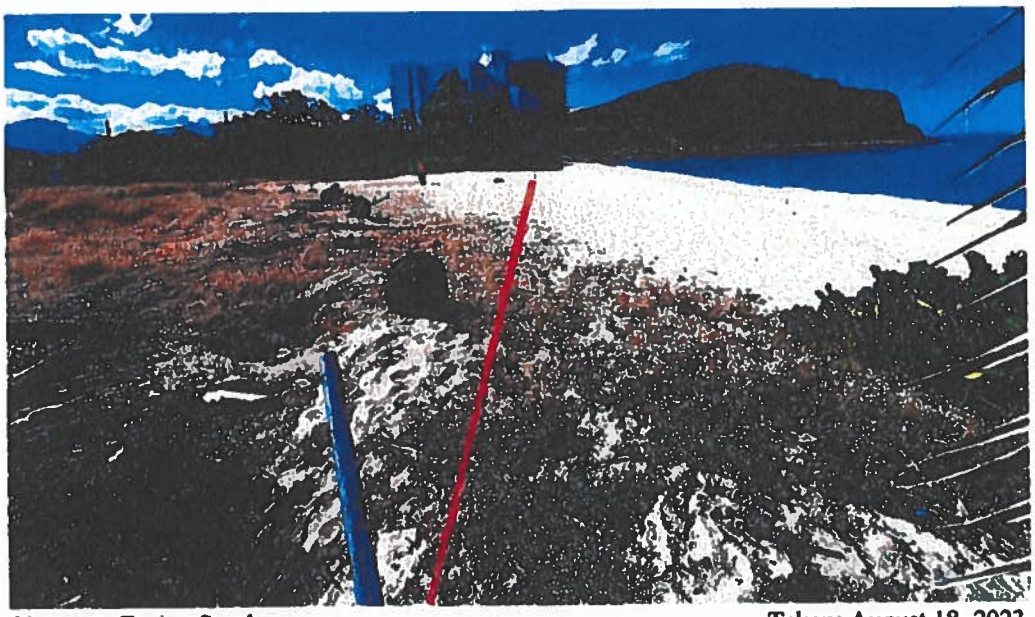
10"x 15" = 1.04 Sq.Ft.

23190c00.dwg/1710.54/fdjp/20230818

Walter P. Thompson, Inc.
Surveying & Mapping

August 24, 2023

Shoreline Certification
Tax Map Key: 8-4-004: 021
Makaha, Waianae, Oahu, Hawaii



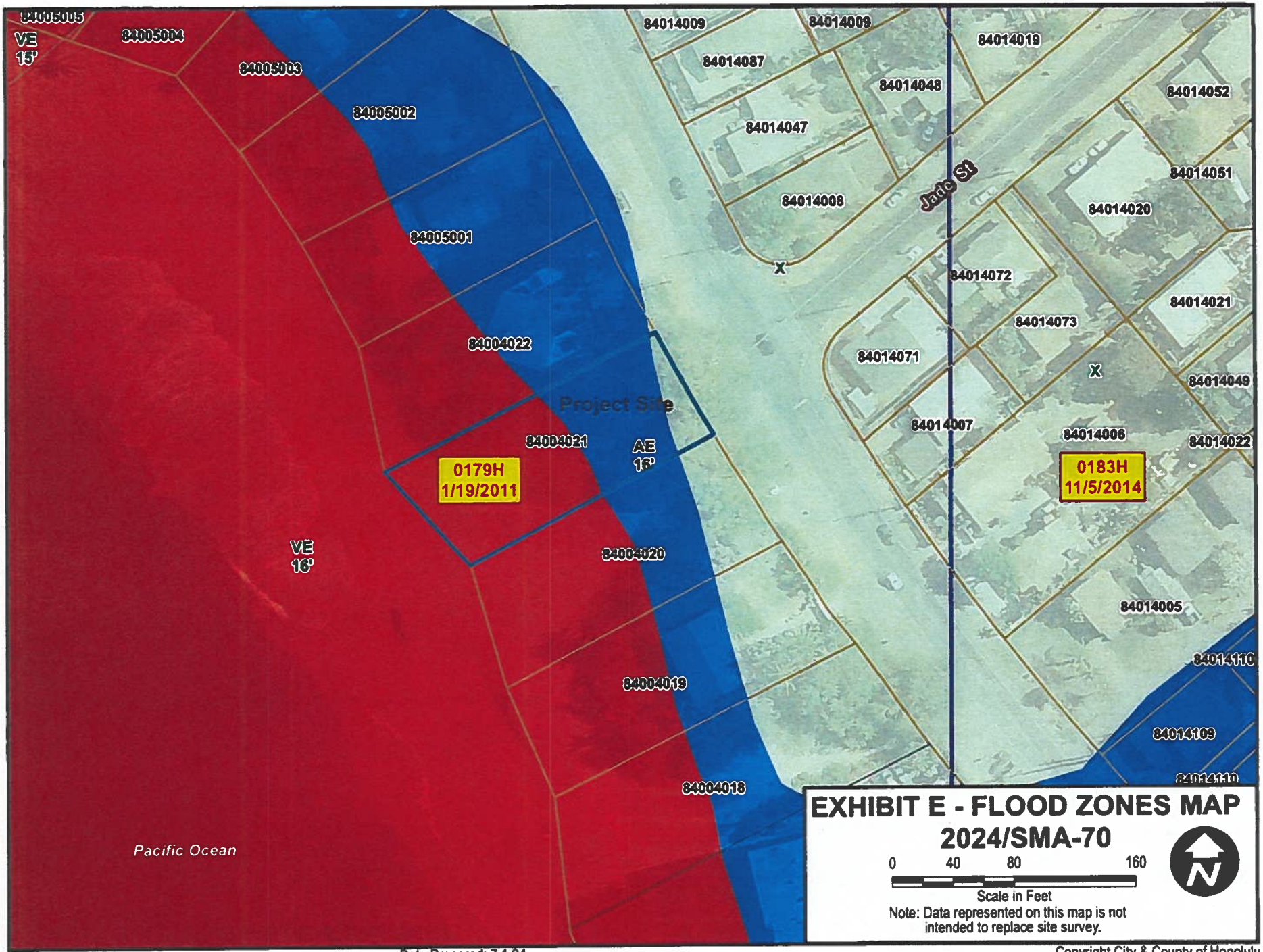
Picture 1: Facing Southeast — Taken: August 18, 2023



Picture 2. Facing Northwest — Taken: August 18, 2023

P. O. Box 3351 · Honolulu, HI 96801 · Phone: (808) 536-2705
www.walterpthompson.com

EXHIBIT D2 - 2023 CERTIFIED SHORELINE SURVEY PHOTOS
FILE NO. 2024/SMA-70



Prepared by: CK

Date Prepared: 7.1.24

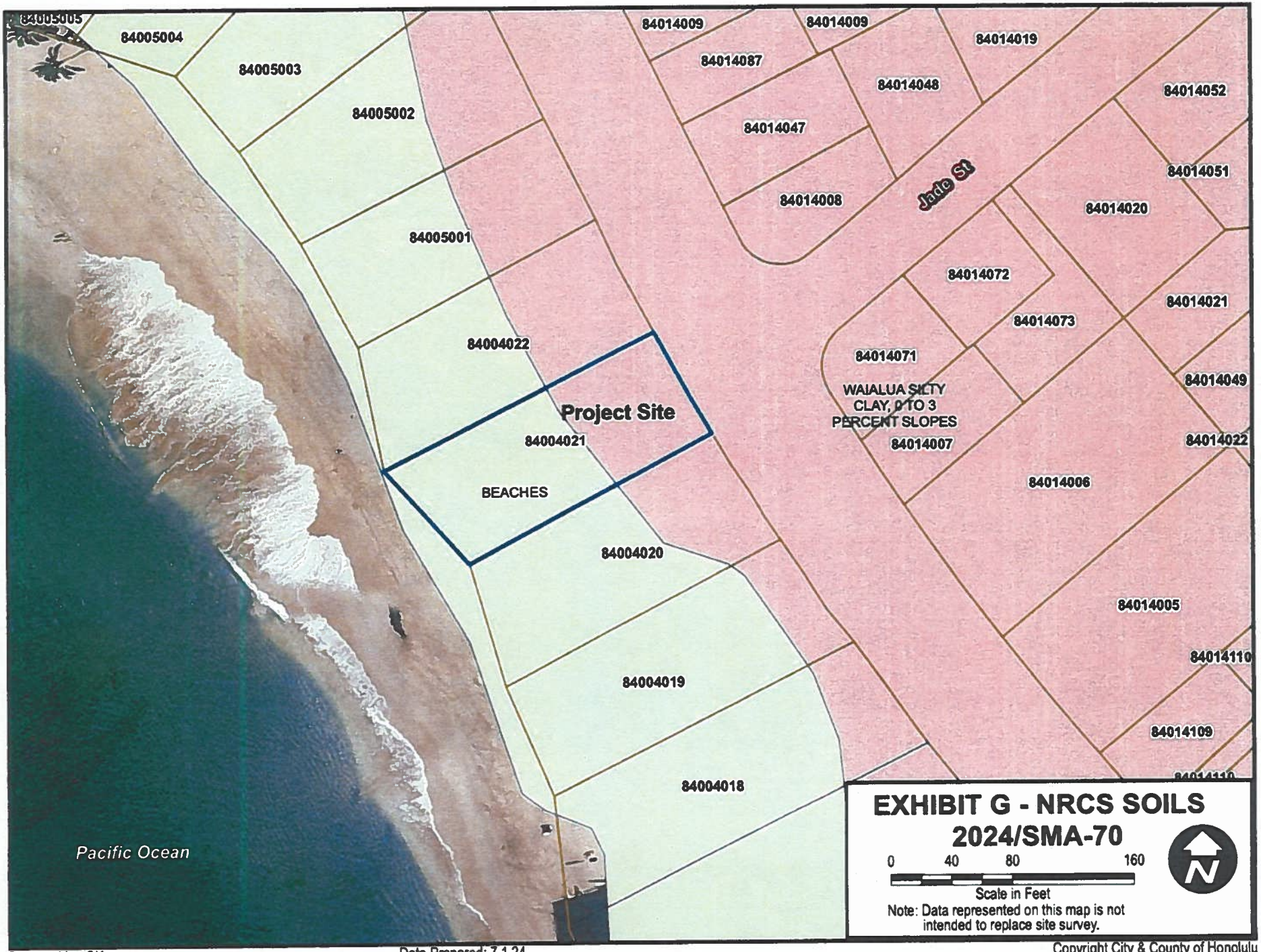
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Prepared by: CK

Date Prepared: 7.1.24

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Prepared by: CK

Date Prepared: 7.1.24

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PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

EXHIBIT H - 3.2-FOOT SEA LEVEL RISE EXPOSURE AREA (COMBINED, ANNUAL HIGH WAVE) WITH COASTAL EROSION
FILE NO. 2024/SMA-70

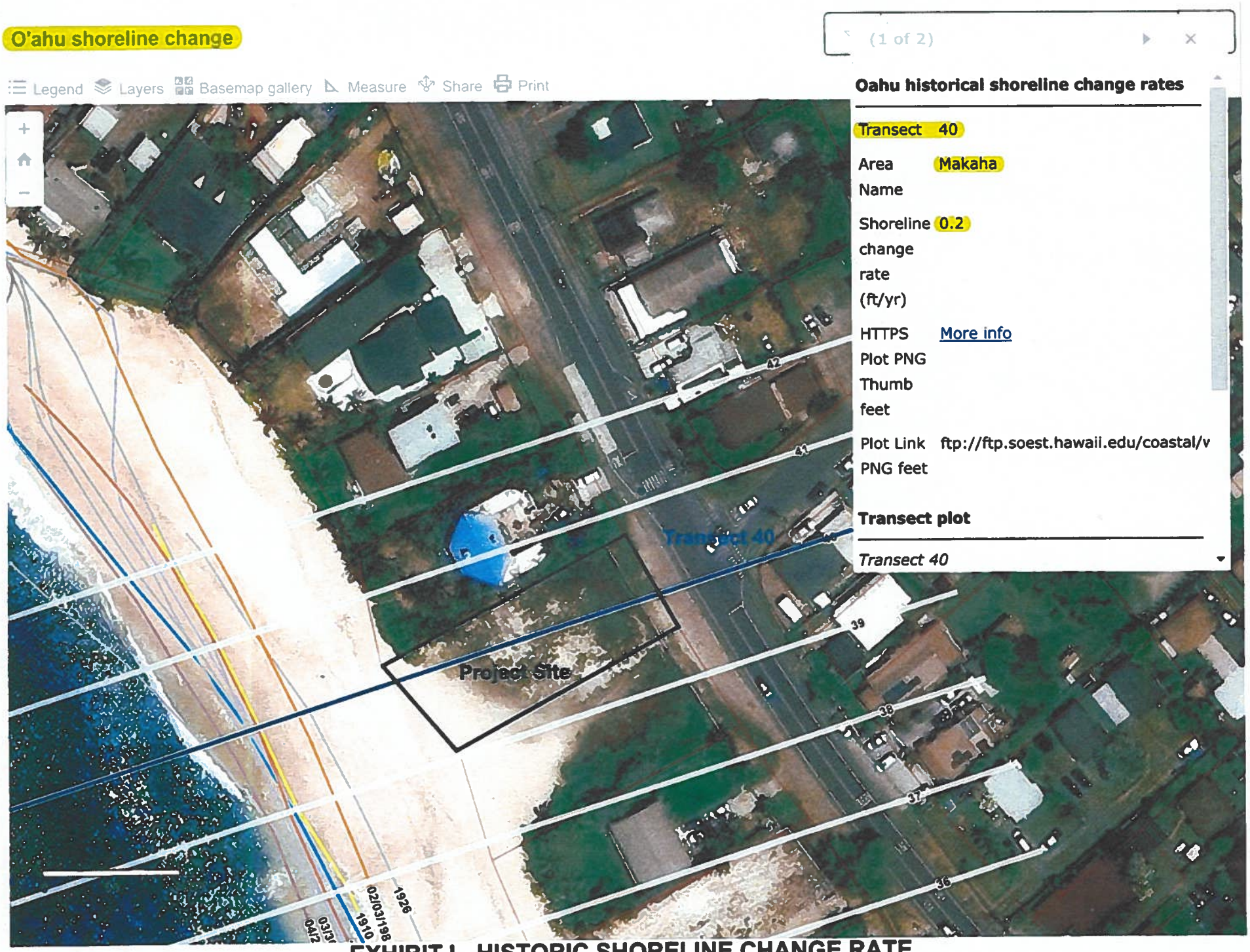


EXHIBIT I - HISTORIC SHORELINE CHANGE RATE



Category 1 Hurricane



Category 2 Hurricane



Category 3 Hurricane



Category 4 Hurricane

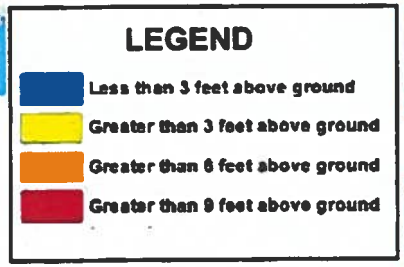
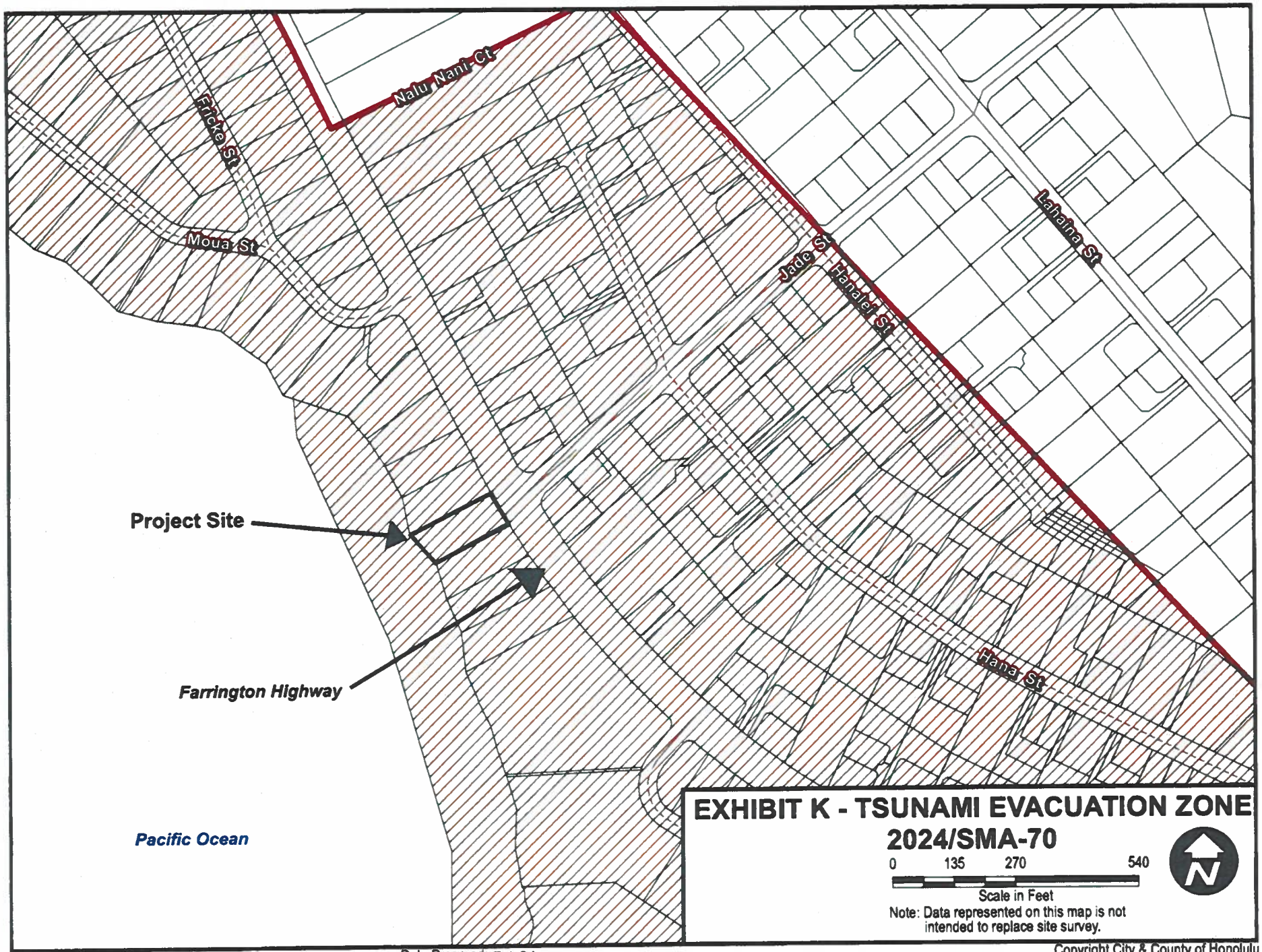


EXHIBIT J - NATIONAL HURRICANE CENTER STORM SURGE RISK MAPS
FILE NO. 2024/SMA-70



Prepared by: CK

Date Prepared: 7.1.24

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EXHIBIT L - CUMULATIVE PROJECTS MAP
FILE NO. 2024/SMA-70

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.