

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

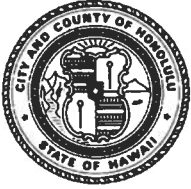
WHEREAS, on July 8, 2024, the DPP held a public hearing at the Fasi Municipal Building 6th Floor Conference Room, which was attended by the Applicant, the Applicant's Agents, DPP staff, and a few members of the public; no verbal testimony was offered and no written testimony was submitted; and

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.

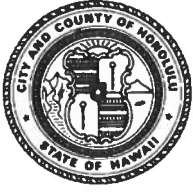
- B. To account for the potential shift of land from the State of Hawai'i ("State") Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"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:

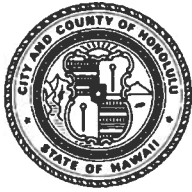
1. *"The landowner hereby acknowledges that Tax Map Key 5-7-003:049 is susceptible to coastal hazards, which may result in harm to or loss of life and property.*
2. *"The landowner hereby acknowledges that Tax Map Key 5-7-003:049 is a shoreline zoning lot and may be adversely impacted by coastal hazards. 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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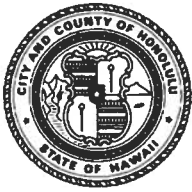
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- F. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.
1. Landscaping may not be planted, watered, 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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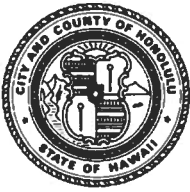
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and has determined whether any mitigative actions and protocols are required.

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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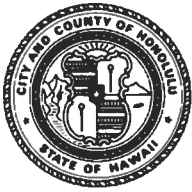
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1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;
2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used 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."



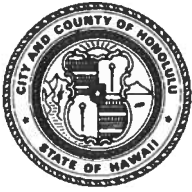
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J. Permits.

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.



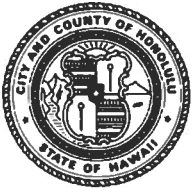
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- c. If the Council fails to take final action on the proposed extension within the first to occur of:
 - i. Sixty days after receipt of the DPP Director's report; or
 - ii. The Applicant's then-existing deadline for obtaining a construction permit 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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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

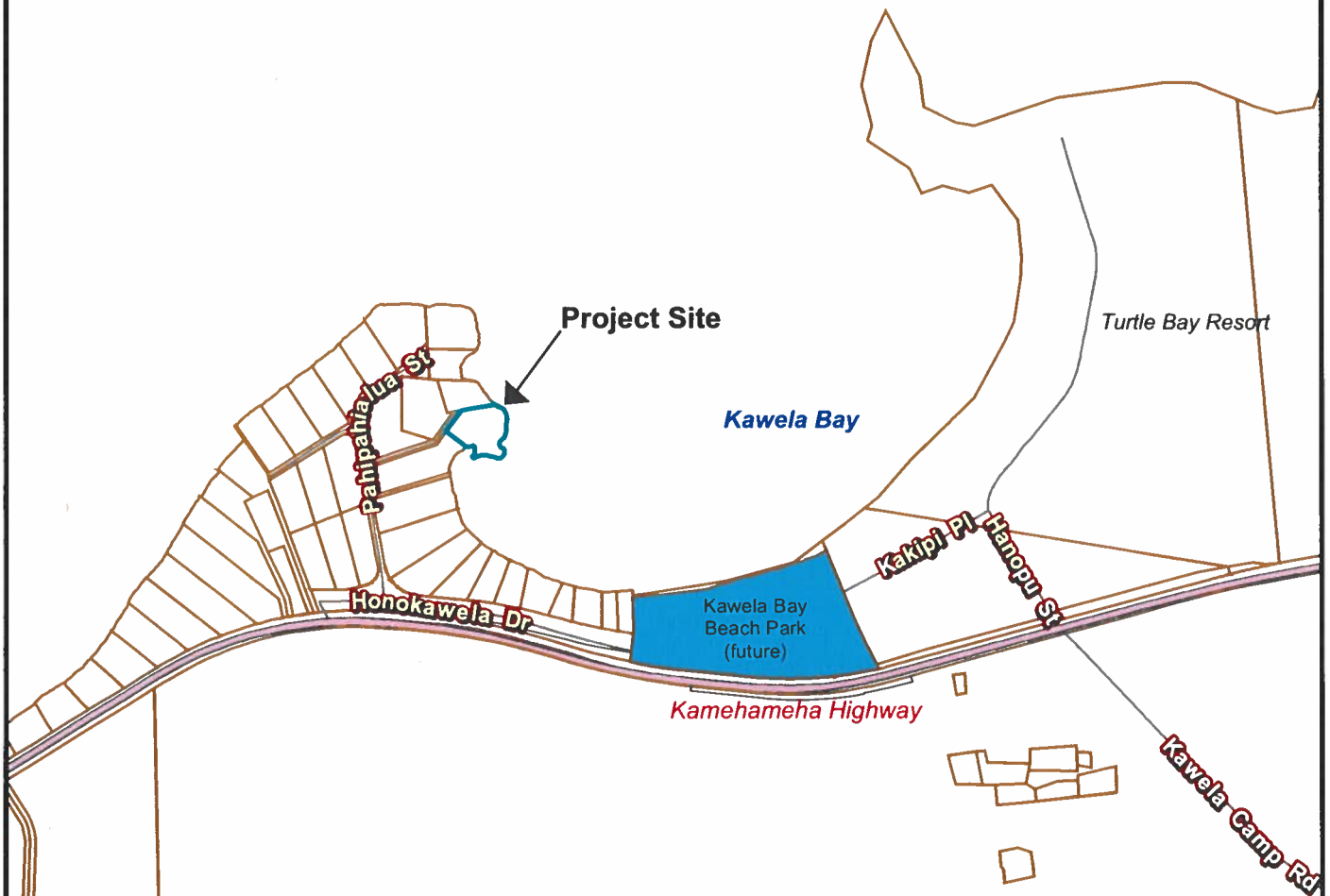


EXHIBIT A - PROJECT LOCATION MAP
FILE NO 2024/SMA-49
BLUM RESIDENCE
TMK 5-7-003: 049

0 265 530 1,060

Scale in Feet

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



Pacific Ocean

Project Site

Kawelo Bay

RESORT

P-2

AG-1

OUTSIDE SMA

AG

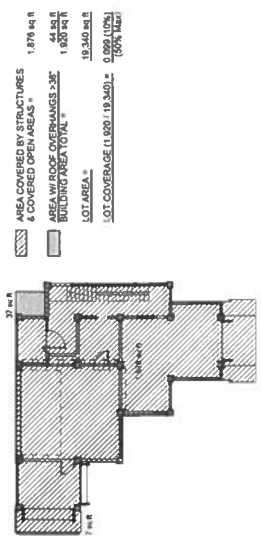
EXHIBIT B - ZONING AND SMA MAP
FILE NO. 2024/SMA-49
BLUM RESIDENCE

0 445 890 1,780

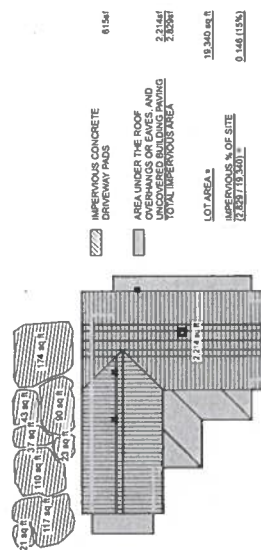
Scale in Feet

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

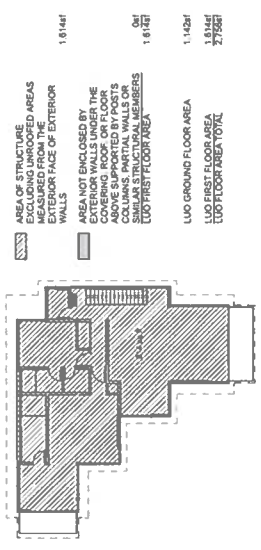




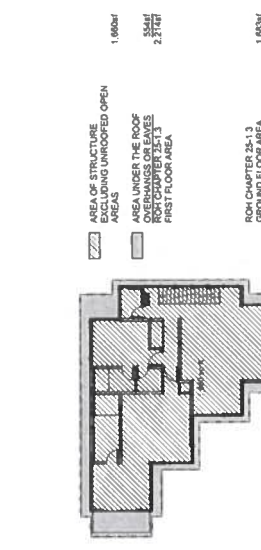
7 Building Area Diagram
 SCALE: 1/16" = 1'-0"



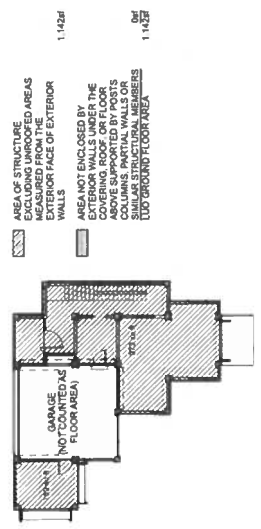
4 Pervious Area Diagram
 SCALE: 1/16" = 1'-0"



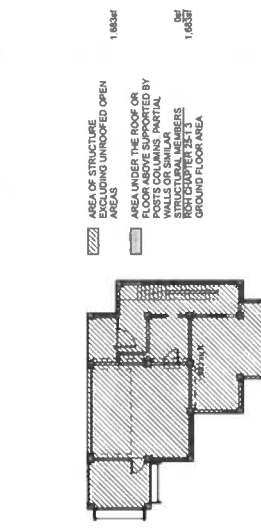
6 First Floor LUO Floor Area Diagram
 SCALE: 1/16" = 1'-0"



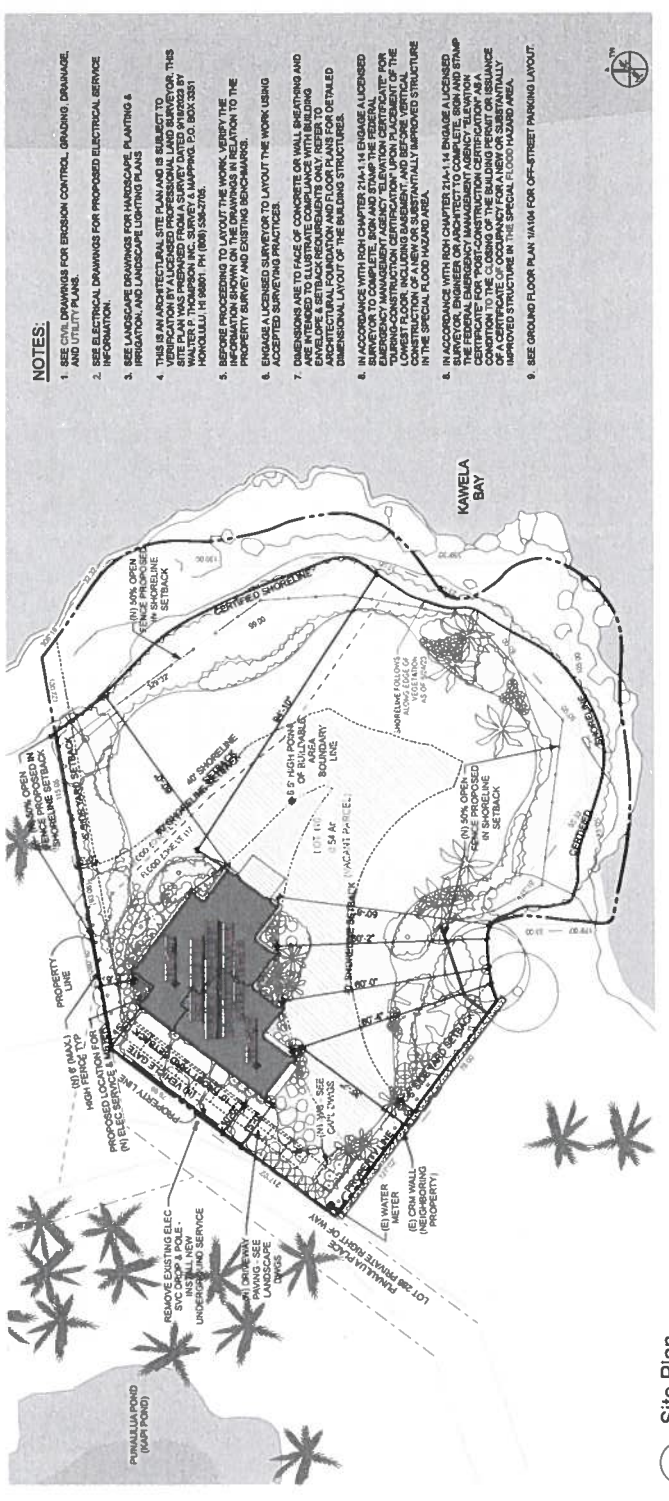
3 ROH Chap. 25-1.3 First Floor Area Diagram & Totals
 SCALE: 1/16" = 1'-0"



5 Ground Floor LUO Floor Area Diagram
 SCALE: 1/16" = 1'-0"



2 ROH Chap. 25-1.3 Ground Floor Area Diagram
 SCALE: 1/16" = 1'-0"



1 Site Plan
 SCALE: 1/4" = 20'

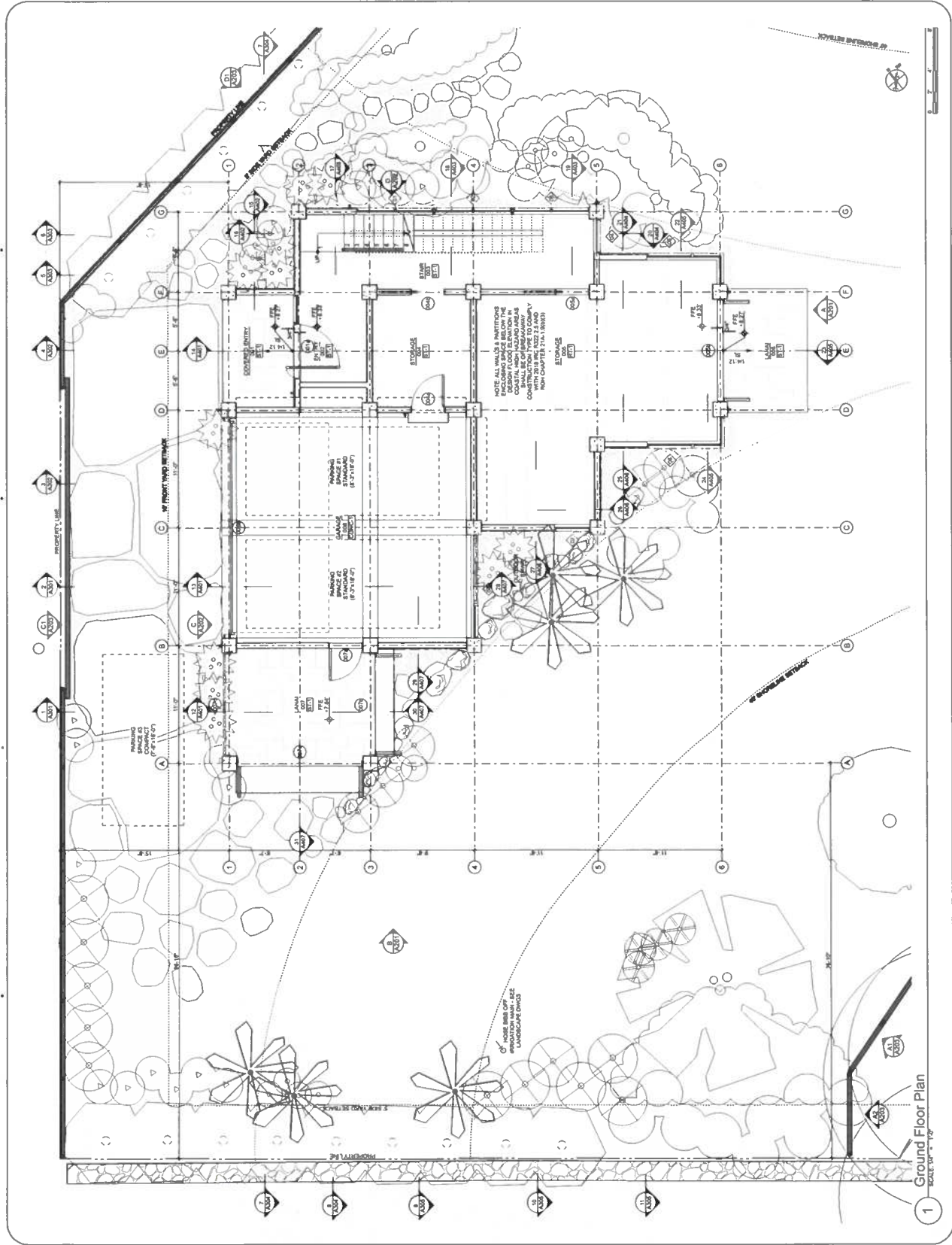


EXHIBIT C-2 - GROUND FLOOR PLAN
2024/SMA-49

IWA
petervincents architects
Harbor Court
55 Merchant Street, Suite 1430
Honolulu, Hawaii 96813
808.624.6255 | info@iwa.com

57-320 Punaulua
New Single-Family Dwelling

TAK: 57-003.048
57-320 Punaulua Place, Kaula, Hawaii 96751

Project: 23-023.02
Date: April 30, 2024
Drawing: First Floor Plan
Scale: As Noted
Drawn By: DL

Revisions:
△ △ △ △ △ △ △

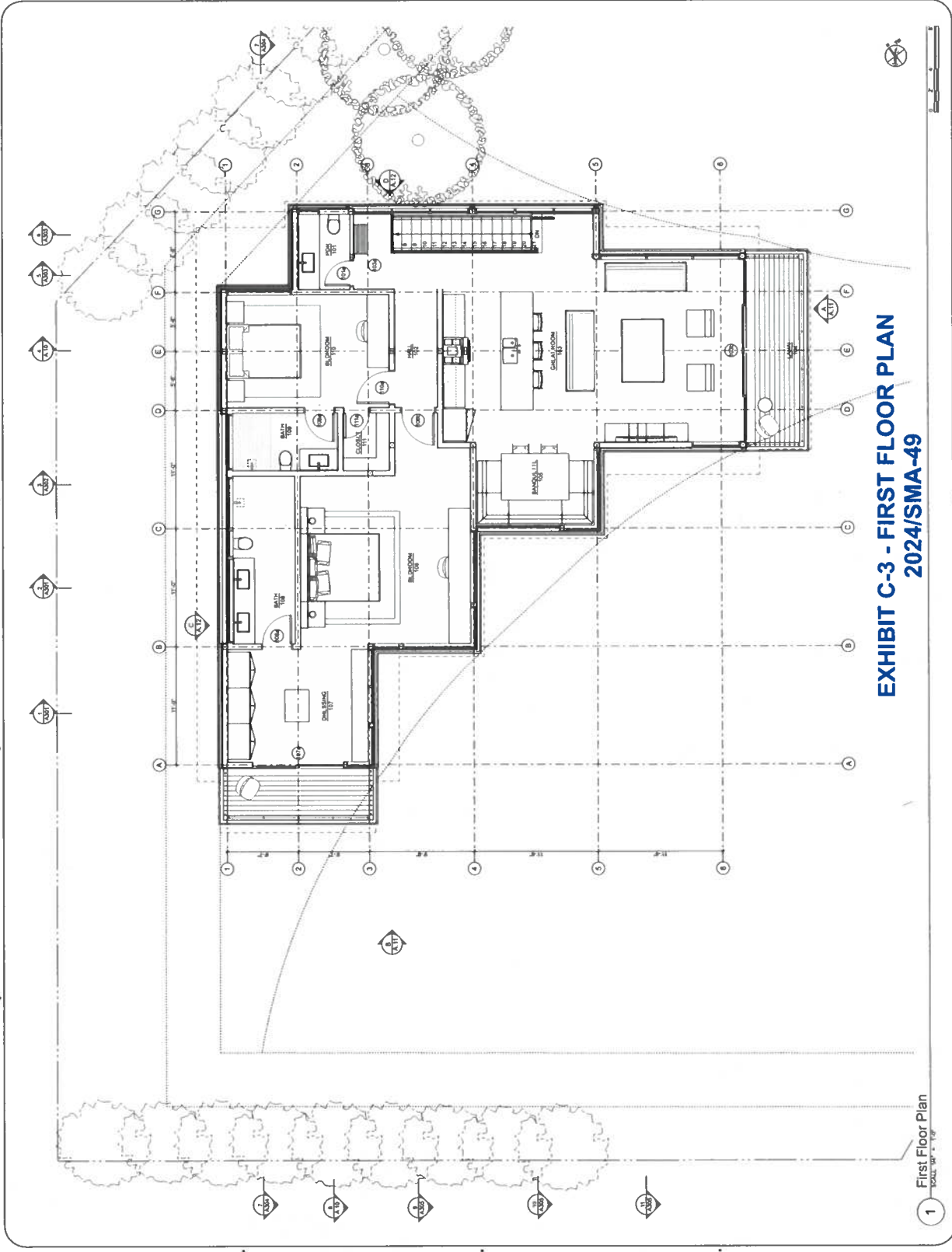
SMA Permit Drawings

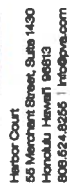


This drawing was prepared by me or under my supervision and I am a duly Licensed Professional Engineer in the State of Hawaii. I am not providing any services in any other state or jurisdiction. I am not providing any services in any other state or jurisdiction. I am not providing any services in any other state or jurisdiction.

Copyright © 2024 by petervincents architects. All rights reserved. This drawing is the property of petervincents architects. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from petervincents architects. The drawings are provided for the sole use of the project and are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.

A105





57-320 Punaulua
New Single-Family Dwelling

TMK: 6-7-003-049
67-320 Pymatula Pl

23-023.02

Date: April 30, 2024

Drawing Exterior Elevations

Grade	As Noted
1	
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Ordered by BL

1553

SMA Permit Drawings



We will also present to you an update on our progress at the end of the year. We will also present to you an update on our progress at the end of the year.

8222 GUN

and therefore, we estimated the effect that the two-dimensional set of criteria (physical, behavioral, and attitudinal) had on the dependent variable. We used the following equation to estimate the effect of the two-dimensional set of criteria on the dependent variable:

$$Y = \beta_0 + \beta_1 X_1 + \beta_2 X_2 + \beta_3 X_3 + \beta_4 X_4 + \beta_5 X_5 + \beta_6 X_6 + \beta_7 X_7 + \beta_8 X_8 + \beta_9 X_9 + \beta_{10} X_{10} + \beta_{11} X_{11} + \beta_{12} X_{12} + \beta_{13} X_{14} + \beta_{15} X_{15} + \beta_{16} X_{16} + \beta_{17} X_{17} + \beta_{18} X_{18} + \beta_{19} X_{19} + \beta_{20} X_{20} + \beta_{21} X_{21} + \beta_{22} X_{22} + \beta_{23} X_{24} + \beta_{25} X_{25} + \beta_{26} X_{26} + \beta_{27} X_{27} + \beta_{28} X_{28} + \beta_{29} X_{30} + \beta_{30} X_{31} + \beta_{31} X_{32} + \beta_{32} X_{33} + \beta_{33} X_{34} + \beta_{34} X_{35} + \beta_{35} X_{36} + \beta_{36} X_{37} + \beta_{37} X_{38} + \beta_{38} X_{39} + \beta_{39} X_{40} + \beta_{40} X_{41} + \beta_{41} X_{42} + \beta_{42} X_{43} + \beta_{43} X_{44} + \beta_{44} X_{45} + \beta_{45} X_{46} + \beta_{46} X_{47} + \beta_{47} X_{48} + \beta_{48} X_{49} + \beta_{49} X_{50} + \beta_{50} X_{51} + \beta_{51} X_{52} + \beta_{52} X_{53} + \beta_{53} X_{54} + \beta_{54} X_{55} 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\beta_{104} X_{105} + \beta_{105} X_{106} + \beta_{106} X_{107} + \beta_{107} X_{108} + \beta_{108} X_{109} + \beta_{109} X_{110} + \beta_{110} X_{111} + \beta_{111} X_{112} + \beta_{112} X_{113} + \beta_{113} X_{114} + \beta_{114} X_{115} + \beta_{115} X_{116} + \beta_{116} X_{117} + \beta_{117} X_{118} + \beta_{118} X_{119} + \beta_{119} X_{120} + \beta_{120} X_{121} + \beta_{121} X_{122} + \beta_{122} X_{123} + \beta_{123} X_{124} + \beta_{124} X_{125} + \beta_{125} X_{126} + \beta_{126} X_{127} + \beta_{127} X_{128} + \beta_{128} X_{129} + \beta_{129} X_{130} + \beta_{130} X_{131} + \beta_{131} X_{132} + \beta_{132} X_{133} + \beta_{133} X_{134} + \beta_{134} X_{135} + \beta_{135} X_{136} + \beta_{136} X_{137} + \beta_{137} X_{138} + \beta_{138} X_{139} + \beta_{139} X_{140} + \beta_{140} X_{141} + \beta_{141} X_{142} + \beta_{142} X_{143} + \beta_{143} X_{144} + \beta_{144} X_{145} + \beta_{145} X_{146} + \beta_{146} X_{147} + \beta_{147} X_{148} + \beta_{148} X_{149} + \beta_{149} X_{150} + \beta_{150} X_{151} + \beta_{151} X_{152} + \beta_{152} X_{153} + \beta_{153} X_{154} + \beta_{154} X_{155} + \beta_{155} X_{156} + \beta_{156} X_{157} + \beta_{157} X_{158} + \beta_{158} X_{159} + \beta_{159} X_{160} + \beta_{160} X_{161} + \beta_{161} X_{162} + \beta_{162} X_{163} + \beta_{163} X_{164} + \beta_{164} X_{165} + \beta_{165} X_{166} + \beta_{166} X_{167} + \beta_{167} X_{168} + \beta_{168} X_{169} + \beta_{169} X_{170} + \beta_{170} X_{171} + \beta_{171} X_{172} + \beta_{172} X_{173} + \beta_{173} X_{174} + \beta_{174} X_{175} + \beta_{175} X_{176} + \beta_{176} X_{177} + \beta_{177} X_{178} + \beta_{178} X_{179} + \beta_{179} X_{180} + \beta_{180} X_{181} + \beta_{181} X_{182} + \beta_{182} X_{183} + \beta_{183} X_{184} + \beta_{184} X_{185} + \beta_{185} X_{186} + \beta_{186} X_{187} + \beta_{187} X_{188} + \beta_{188} X_{189} + \beta_{189} X_{190} + \beta_{190} X_{191} + \beta_{191} X_{192} + \beta_{192} X_{193} + \beta_{193} X_{194} + \beta_{194} X_{195} + \beta_{195} X_{196} + \beta_{196} X_{197} + \beta_{197} X_{198} + \beta_{198} X_{199} + \beta_{199} X_{200} + \beta_{200} X_{201} + \beta_{201} X_{202} + \beta_{202} X_{203} + \beta_{203} X_{204} + \beta_{204} X_{205} + \beta_{205} X_{206} + \beta_{206} X_{207} + \beta_{207} X_{208} + \beta_{208} X_{209} + \beta_{209} X_{210} + \beta_{210} X_{211} + \beta_{211} X_{212} + \beta_{212} X_{213} + \beta_{213} X_{214} + \beta_{214} X_{215} + \beta_{215} X_{216} + \beta_{216} X_{217} + \beta_{217} X_{218} + \beta_{218} X_{219} + \beta_{219} X_{220} + \beta_{220} X_{221} + \beta_{221} X_{222} + \beta_{222} X_{223} + \beta_{223} X_{224} + \beta_{224} X_{225} + \beta_{225} X_{226} + \beta_{226} X_{227} + \beta_{227} X_{228} + \beta_{228} X_{229} + \beta_{229} X_{230} + \beta_{230} X_{231} + \beta_{231} X_{232} + \beta_{232} X_{233} + \beta_{233} X_{234} + \beta_{234} X_{235} + \beta_{235} X_{236} + \beta_{236} X_{237} + \beta_{237} X_{238} + \beta_{238} X_{239} + 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\beta_{284} X_{285} + \beta_{285} X_{286} + \beta_{286} X_{287} + \beta_{287} X_{288} + \beta_{288} X_{289} + \beta_{289} X_{290} + \beta_{290} X_{291} + \beta_{291} X_{292} + \beta_{292} X_{293} + \beta_{293} X_{294} + \beta_{294} X_{295} + \beta_{295} X_{296} + \beta_{296} X_{297} + \beta_{297} X_{298} + \beta_{298} X_{299} + \beta_{299} X_{300} + \beta_{300} X_{301} + \beta_{301} X_{302} + \beta_{302} X_{303} + \beta_{303} X_{304} + \beta_{304} X_{305} + \beta_{305} X_{306} + \beta_{306} X_{307} +$$

A202

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

Exterior Elevation

[illegible]

TABLE 4. 10. 2000-2001



IWA
Peter Vincent Architects
Honor Court
85 Merchant Street, Suite 1430
Honolulu, Hawaii 96813
808.594.8865 | info@pva.com



HHF PLANNERS
733 BISHOP STREET, SUITE 2500
HONOLULU, HAWAII 96813
PHONE (808) 545-4555
LANDSCAPE ARCHITECTS

57-320 Punaulua
New Single-Family Dwelling

TRAC 57-320-003.049
57-320 Punaulua Place, Kahaolu, Hawaii 96731

Project 23-033.02

Date APRIL 30, 2024

Owner [Redacted Name]

Scale As Noted

Sheet 11/11

Revisions

Design Development Progress Drawings



The work shown on this drawing is the property of Peter Vincent Architects. It is to be used only for the project and site shown. Any other use without the written consent of Peter Vincent Architects is prohibited. This drawing is not to be used for any other project without the written consent of Peter Vincent Architects.

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L101

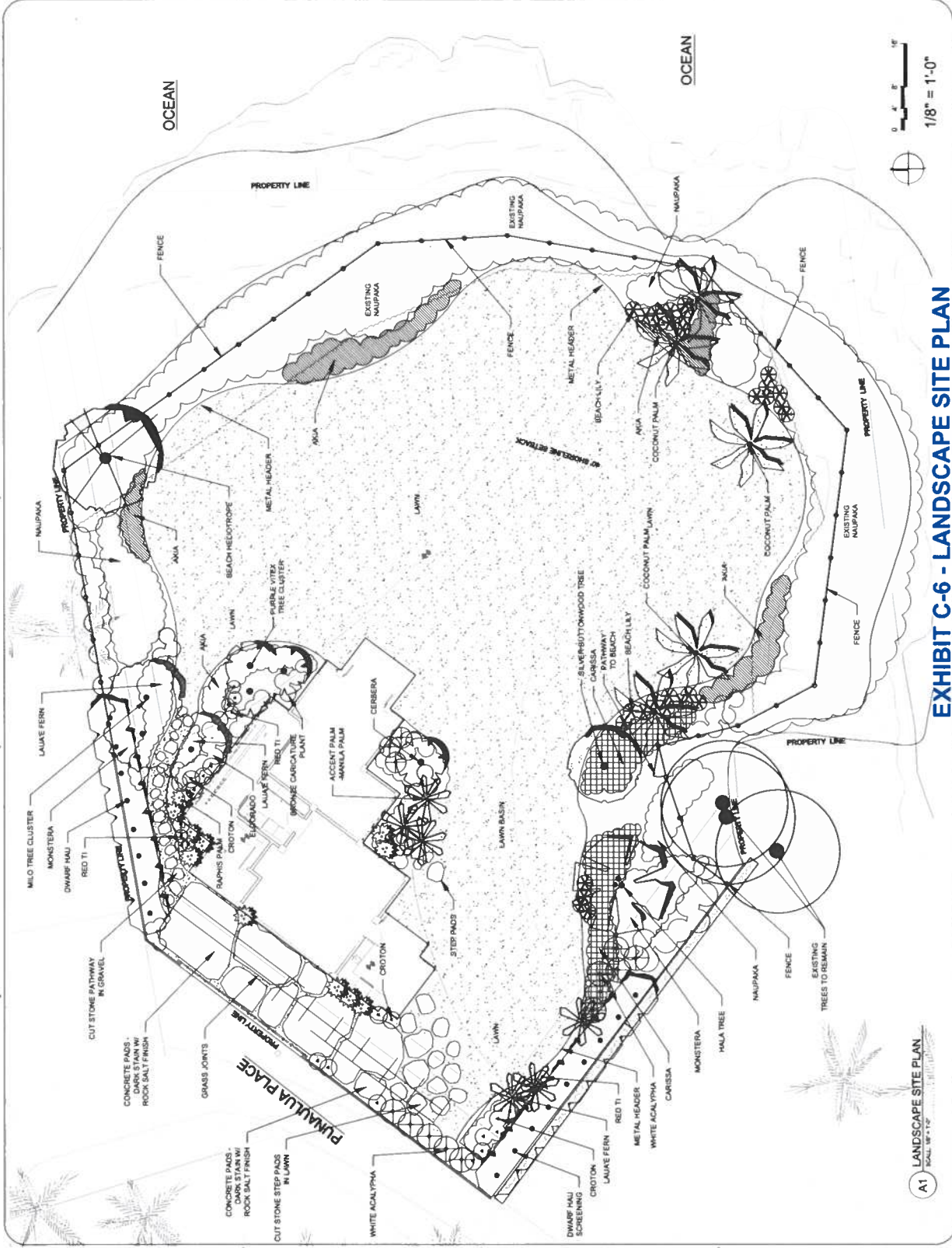
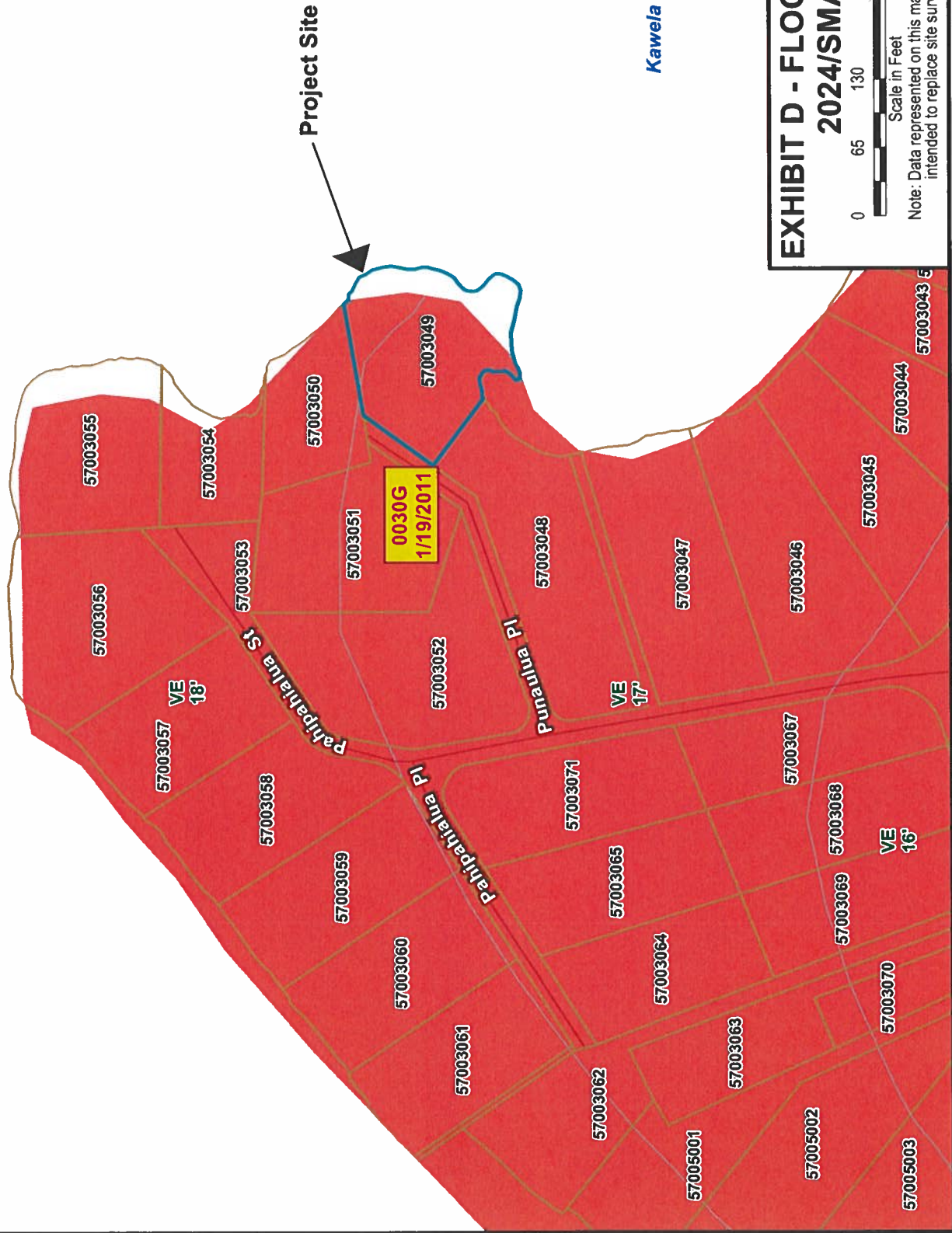


EXHIBIT C-6 - LANDSCAPE SITE PLAN
2024/SMA-49

A1 LANDSCAPE SITE PLAN
SCALE 1/8" = 1'-0"

Pacific Ocean



Kawela Bay

EXHIBIT D - FLOOD ZONE VE

2024/SMA-49



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

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

DEC 29 2023

Professional: Board of Land and Natural Resources

OWNER : MODERN DEVELOPMENT LLC

PROPERTY ADDRESS: 57-320 PUNALUUA 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.

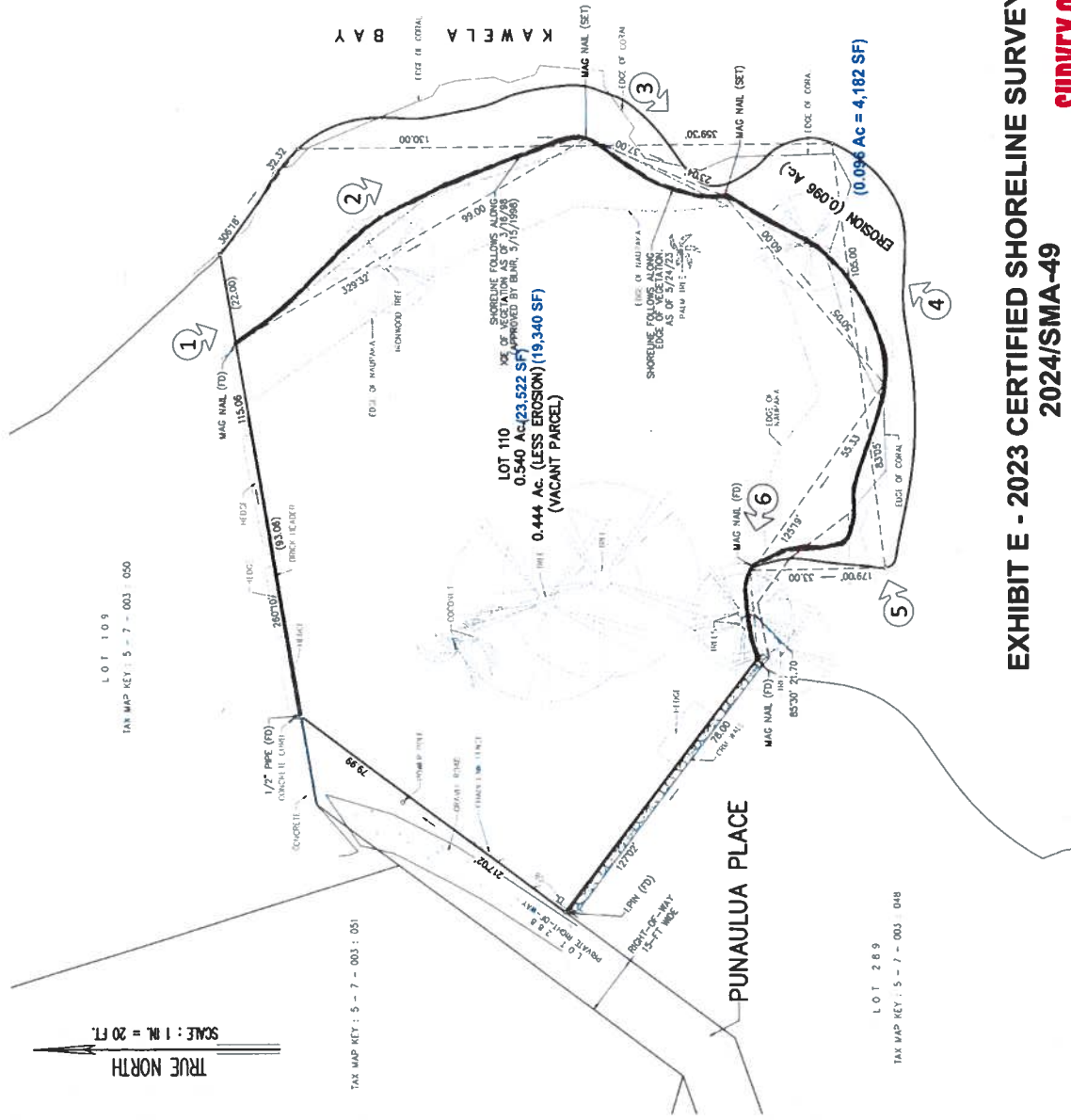


THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

John B. K. Akina
Exp. 04/30/24

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

SURVEY OFFICE COPY



TAX MAP KEY : 5 - 7 - 003 : 049

15" x 21" = 219 Sq Ft.



Pacific Ocean

Kawelo Bay

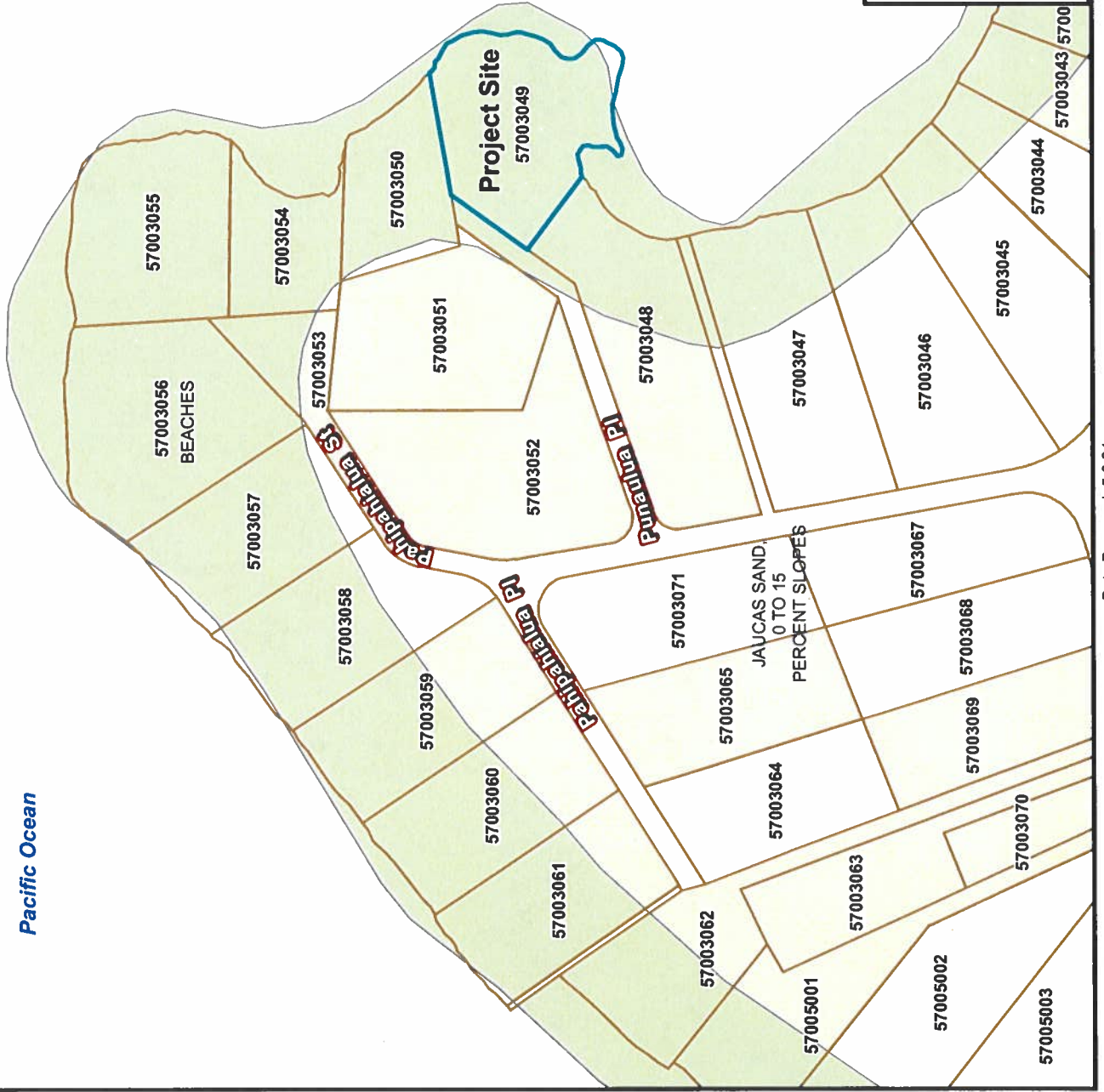


EXHIBIT G - NRCS SOILS FILE NO 2024/SMA-49



0 65 130 260
Scale in Feet

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



Hawai'i SLR Viewer, Accessed 5.8.24

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



Hawaii SLR Viewer, Accessed 5.8.24



EXHIBIT I - 3.2-FOOT SEA LEVEL RISE ANNUAL HIGH WAVE PROJECTIONS BY 2100 2024/SMA-49

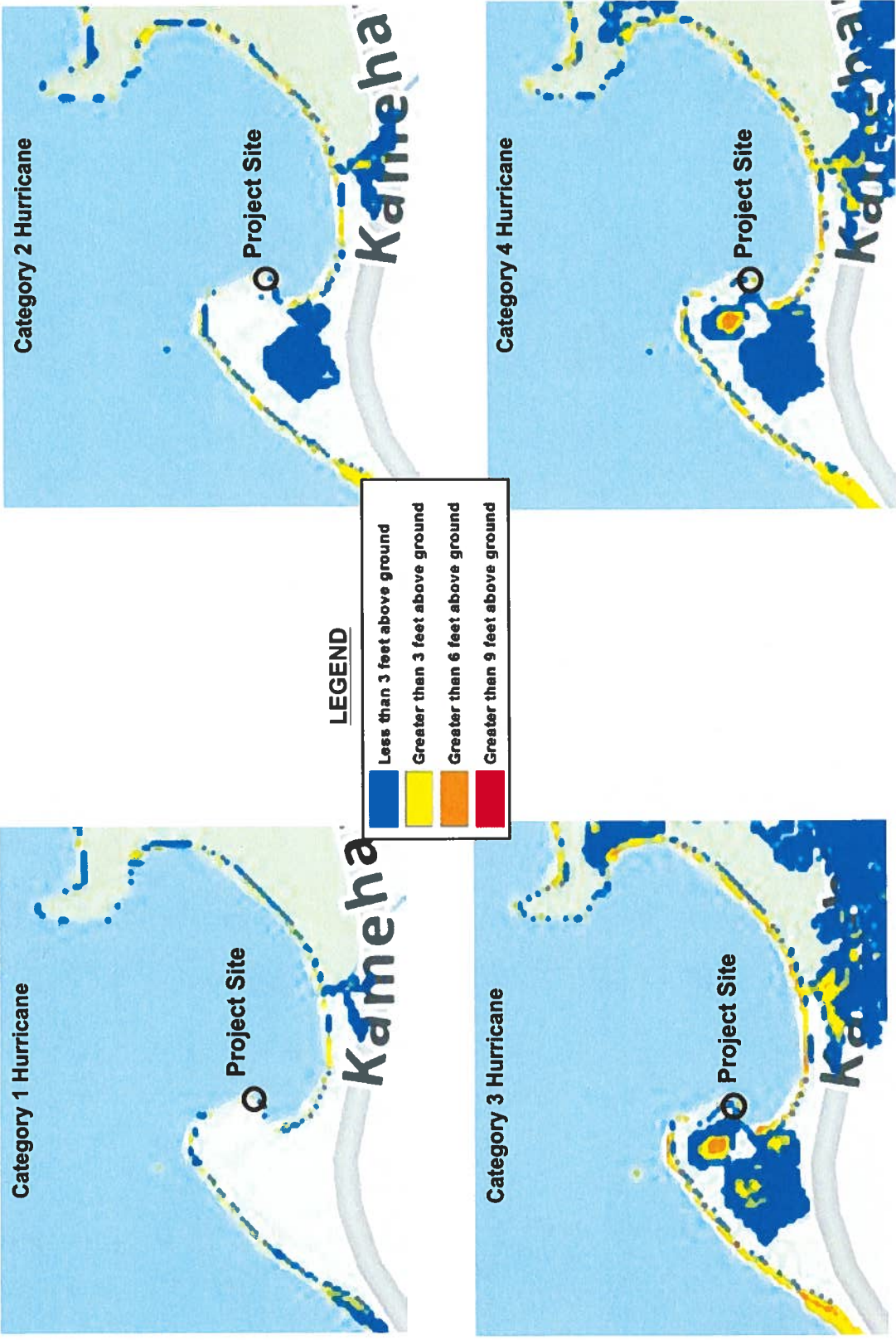


EXHIBIT J - HURRICANE STORM SURGE MAP
2024/SMA-49

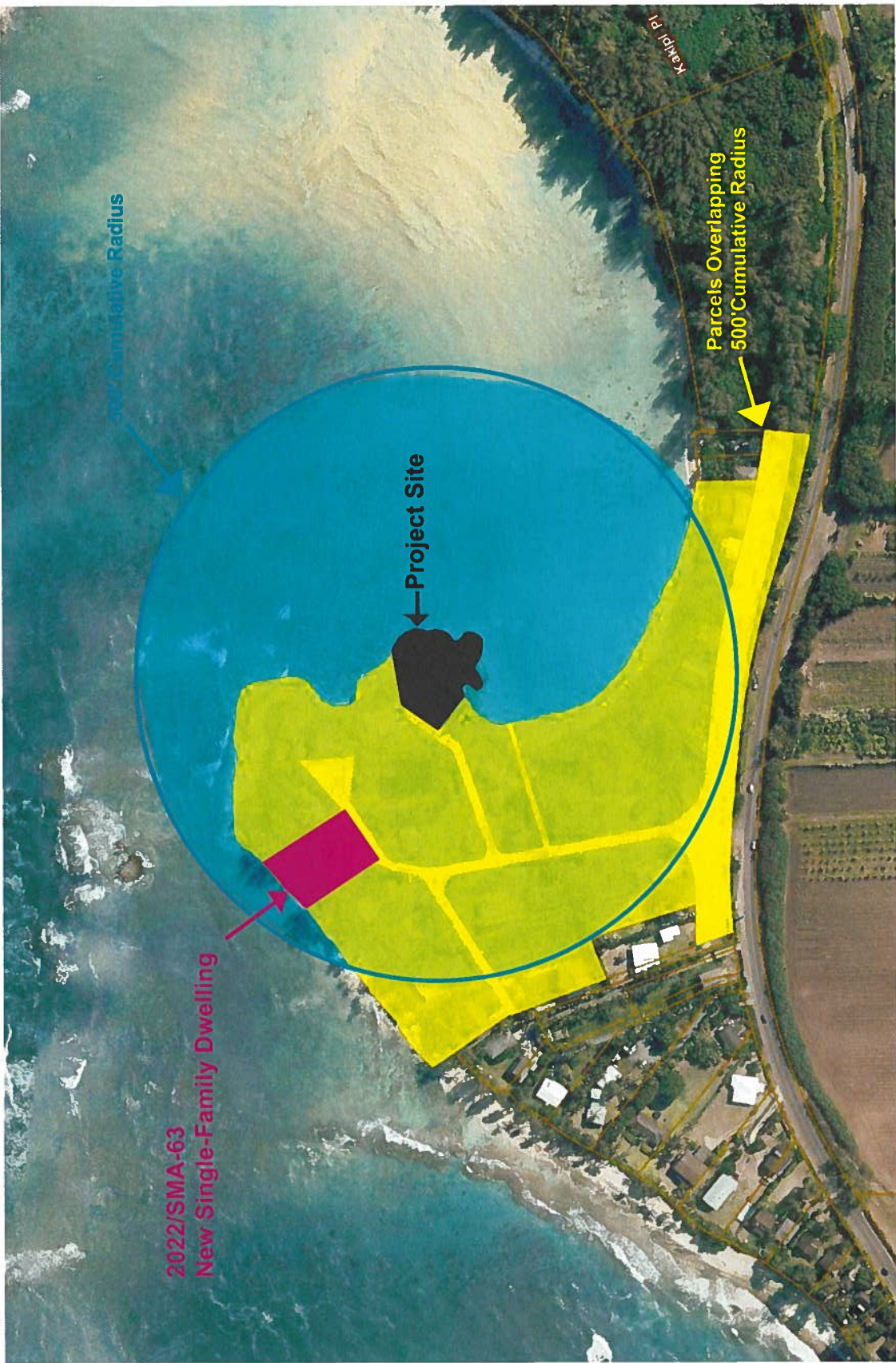


EXHIBIT L - 500-FOOT CUMULATIVE PROJECTS RADIUS MAP
2024/SMA-49

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 24-219, CD1

Introduced: 08/28/24 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

Title: 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.

Voting Legend: * = Aye w/Reservations

08/28/24	INTRO	Introduced.
09/25/24	ZON	Reported out for adoption as amended in CD1 form.
		CR-291
		4 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, SAY
		1 ABSENT: WEYER
10/09/24	CCL	Committee report and Resolution as amended were adopted.
		9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, SAY, TULBA, TUPOLA, WATERS, WEYER

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.



 GLEN I. TAKAHASHI, CITY CLERK



TOMMY WATERS, CHAIR AND PRESIDING OFFICER