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DEPARTMENT OF PLANNING AND PERMITTING
KA ʻOIHANA HOʻOLĀLĀ A ME NĀ PALAPALA ʻAE
CITY AND COUNTY OF HONOLULU

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September 27, 2024

2024/SMA-70(CK)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaiʻi 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
New Single-Family Dwelling
84-931 Farrington Highway – Mākaha
Tax Map Key 8-4-004: 021

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application for a new single-family detached dwelling with an attached garage and accessory dwelling unit in Mākaha (Project).

The DPP recommends that the Project be approved, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to archaeological resources, protected species, coastal hazards, coastal dune protection, and the prohibition of short-term rentals.

Pursuant to Revised Ordinances of Honolulu Chapter 25, the City Council must act within 60 calendar days after receipt of our Findings and Recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension.

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Draft Resolution
Exhibits A, B, C1 through C7, D1 through D2, and E through L

APPROVED BY:

Michael D. Formby
Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION BY YANG GAO AND ZHENGHONG HU FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	FILE NO. 2024/SMA-70(CK)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	Hu Single-Family Dwelling
LANDOWNER/ APPLICANT:	Yang Gao and Zhenghong Hu
AGENT:	WHALE Environmental Services, LLC (Mark Howland)
LOCATION:	84-931 Farrington Highway – Mākaha (Exhibit A)
TAX MAP KEY (TMK):	8-4-004: 021
ZONING:	R-10 Residential District (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	Wai'anae Sustainable Communities Plan (WSCP)

B. Proposal: The Applicant requests approval of an SMA Major Permit to allow the construction of a new, two-story, two-family detached dwelling with an attached carport, consisting of a primary dwelling and an accessory dwelling unit (ADU), on a 12,356-square (sq.)-foot (ft.) shoreline parcel. The parcel is made up of two unconsolidated lots (Lot 25 and Lot 200), in the R-10 Residential District and

SMA in Mākaha (see Exhibits A, B, and C1 through C7). According to the application, the total floor area will be 5,948 sq. ft. for a floor area ratio of 0.6, and a building area of 4,435 sq. ft., covering approximately 50 percent of the lot. Upon Project completion, the site will have approximately 71 percent impervious surface area. Project components include:

- Construction of a two-story, 4,435-sq.-ft. principal dwelling consisting of an attached two-car garage, five bedrooms, three bathrooms, a kitchen, a dining room, a living room, a great room, a recreation area, and two open lanais;

- Construction of a one-bedroom, one bathroom ADU on the first floor of the principle dwelling;

- Construction of a new driveway consisting of grasscrete, grass block pavers, or other pervious surface materials and five uncovered parking spaces (four spaces for the principal dwelling, one space for the ADU);

- Construction of a new entry gate that opens inward into the property;

- Construction of new fencing along the northwest, northeast, and southeast property perimeters;

- Installation of additional drought and salt-tolerant landscaping and a sprinkler system for irrigation; and

- Installation of connector lines to connect to existing utility service lines along Farrington Highway.

According to the application, water supply, wastewater services, and electricity for the Project will be provided by the existing municipal lines running along Farrington Highway to the north of the Project site.

According to the application, due to previous grading activities, the developable portion of the site is relatively flat. However, grading will be required to prepare the site for construction. The Project proposes the installation of spreader footings and concrete posts for structural support. The only soil disturbance will be for the building foundations and utility lines. No additional clearing will be necessary, and shoreline and shoreline setback vegetation on the makai (seaward) portion of the property will be left undisturbed. Excavation activities are anticipated to cover approximately 6,135 sq. ft. for site preparation and the building foundation. Approximately 53 cubic (cu.) yards (yds.) of soil materials will be excavated and backfilled into work areas and/or distributed within the site to provide a level building pad. Approximately 28 net cu. yds. of soil material will be imported to the site. No imported structural fill is proposed or required.

All construction staging activities will occur on-site. Temporary and permanent Best Management Practices (BMPs) will be implemented before, during and after construction to address fugitive dust, on-site stormwater management, construction noise and vibrations, erosion and sediment control, and other issues in compliance with the Department of Planning and Permitting (DPP) *Rules Relating to Water Quality*, *Rules Relating to Storm Drainage Standards*, and other applicable regulations. Construction-generated solid waste will be disposed of at a City and County of Honolulu (City)-approved refuse facility.

The Project is anticipated to cost $900,000 to $1.2 million, and construction will take approximately 18 to 24 months from receipt of all required permits to complete.

C. Background: The subject property is undeveloped except for a rock fence on the northern property line and along the side yard perimeters. Building Permit No. 812349 (2017) was issued for the construction of a rock wall along the mauka (landward) perimeter of the property. The parcel is made up of two lots (Lot 25 and Lot 200) under the same ownership. DPP records indicate that these lots were never formally consolidated through a subdivision action. Therefore, in order to develop the site as a single zoning lot, the Applicant will need to obtain approval of either a Lot Consolidation or a Conditional Use Permit (CUP) for the joint development of the two lots.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the DPP has found:

Lot Area	12,356 sq. ft. consisting of two unconsolidated lots minus eroded land: Lot 25 = 1,621 sq. ft., + Lot 200 = 13,851 sq. ft. minus 3,116 sq. ft. of eroded land (see Exhibit D1).
Lot Shape	Quasi-Rectangular
Topography	Relatively flat – The site ranges in elevation from approximately zero to 13 ft. above mean sea level (MSL), with an average elevation of eight to ten ft. above MSL.
Current Development	The Project site is currently undeveloped with the exception of fencing on the northwestern, northeastern, and southeastern perimeters.
Surrounding Uses	To the southwest – Pacific Ocean To the northwest, northeast, and southeast – Low-density residential (see Exhibits A and B).

Flood Zone	*Flood Zone VE* – Flood hazard area subject to high velocity wave action; base flood elevation (BFE) of 16 ft. above MSL; *Flood Zone AE* – Flood Fringe Area with a BFE of 16 ft. above MSL; and *Flood Zone X* – Area outside of the 100-year floodplain (Federal Emergency Management Agency [FEMA] Flood Insurance Rate Map Panel No. 15003C0179G, January 19, 2011, see Exhibit E).
Shoreline Survey	The most recent Certified Shoreline Survey (CSS), dated December 14, 2023, is being utilized for the purpose of this SMA Major Permit. The CSS shows that the shoreline follows along the upper reach of the waves as mapped on August 18, 2023, and that a total of 3,116 sq. ft. of land area within the zoning lot has been lost to erosion (see Exhibits D1 and D2). The Project proposes a 40-ft. setback from the shoreline.
Nearest Body of Water	*Pacific Ocean* – Estuarine and Marine Wetland and Estuarine and Marine Deepwater (see Exhibit F).
Soil Classifications	*Beaches* – Deep, well drained to excessively drained sands or gravelly sands, with a high infiltration rate (low runoff potential) when thoroughly wet; and *Waialua Silty Clay, zero to three percent slopes* – deep, moderately well drained soils that formed in alluvium weathered from basic igneous rock with slow to medium runoff and moderate permeability (see Exhibit G; Natural Resources Conservation Service).
Vegetation	The majority of the site consists of invasive grasses.
Sea Level Rise (SLR) – Exposure Area (XA)	Approximately two-thirds of the Project site is projected to be impacted by 3.2 ft. of SLR by 2100; and approximately one-third of the Project site is projected to be impacted by coastal erosion relating to SLR (see Exhibit H; Hawai'i SLR Viewer).
Shoreline Erosion Rate	A historical accretion rate of 0.2 ft. per year is mapped for the Project site (see Exhibit I; O'ahu Shoreline Change Viewer).

Hurricane Storm Surge	The Project site is projected to be subject to up to six ft. of flooding during Category 1 and 2 hurricane events; and six to nine ft. during Category 3 and 4 hurricane events (see Exhibit J; National Hurricane Center, *Storm Surge Risk Maps*).
Tsunami	The entirety of the subject property and surrounding neighborhood is located within the tsunami evacuation zone (see Exhibit K).
Environmental Compliance	The proposed Project does not meet any of the triggers under Hawai'i Revised Statutes (HRS) Chapter 343. Therefore, no environmental review under HRS Chapter 343 is required.
Other City Permits and Approvals	Construction and building permits.
Agency Comments	Prior to submittal of the SMA Major Application, the Agent routed the proposal to various Federal, State, and City agencies. During the SMA review processes, the DPP routed the proposal to additional Federal, State, and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.
Neighborhood Board/ Community Association Presentation	The Project was presented to the Wa'ianae Coast Neighborhood Board (WCNB) No. 24 on November 7, 2023, and January 2, 2024, and was also discussed by the WCNB in conjunction with proposed development of the neighboring lot on February 6, 2024. There was discussion about the use of the property for public beach and recreational access, emergency services (Ocean Safety) beach access, retention of public parking along Farrington Highway, and existing high wave action at the site. The WCNB meetings are discussed further in Section G, below.
Public Hearing	The DPP conducted a Public Hearing at 10:30 a.m. on August 15, 2024, at the Fasi Municipal Building, 6th Floor Conference Room. There were three items on the hearing agenda, including the Project. The hearing was attended in person by the Agent and DPP staff. About 10 members of the public attended the public hearing in person, and several members attended online or by phone. The public hearing is discussed in Section G, below.

III. ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in Revised Ordinances of Honolulu (ROH) § 25-3.1, as well as HRS §§ 205A-2 and 205A-26.

A. Recreational Resources

Development within the SMA should provide coastal recreational opportunities to the public. Adequate access, by dedication or other means, to beaches, coastal dunes, recreation areas, and natural reserves must be provided to the extent consistent with sound conservation principles. Adequate and properly located public recreation areas and wildlife preserves must be preserved.

The closest recreational areas to the Project site are Papaoneone Beach and the Pacific Ocean, located directly adjacent to the west of the site; Mauna Lahilahi, located approximately 0.15 miles (800 ft.) to the south of the site, and Mauna Lahilahi Beach Park, located approximately 0.32 miles (1,700 ft.) to the southeast of the site. Public shoreline access is available through the beach park, around Mauna Lahilahi, and through the Makaha Beach Cabanas property approximately 0.4 miles (250 ft.) to the south of the site. According to testimony during the WCNB meetings, and the public hearing (discussed in Section G), because the Project site and the adjacent site to the south have remained undeveloped to date, they are frequently used for public access to Papaoneone Beach. One WCNB member noted that they have also been utilized for emergency shoreline access by City Ocean Safety lifeguards. However, there is no designated or recorded public beach access easement through the property.

As a privately-owned, residentially-zoned lot, the respective owner has the right to develop the lot in a manner consistent with ROH Chapters 21, 21A, 25, and 26, and in compliance with other applicable regulations. Because the proposed development is designed to be located on the mauka-most portion of the property, and must be constructed mauka of the shoreline setback line and coastal hazard zone, the Project will not result in any change to lateral access along the shoreline and Papaoneone Beach in the near term.

Construction of the Project will also not result in any change in public access to the shoreline through nearby beach parks. The parking area in the public right-of-way mauka of the Project site along Farrington Highway, with the exception of the necessary path to access their driveway, must be made available to the general public, provided it is consistent with the traffic and parking regulations along this frontage. The Applicant will design and install their driveway gate so that it slides laterally or opens inward toward the dwellings, thereby not impeding public access. Given all of this, Project implementation will not result in adverse impacts to coastal recreational opportunities for the public, and no change to existing public beach access, open spaces, recreational resources, or

opportunities for hiking, fishing, and cultural practices will occur. Therefore, no conditions of approval relating to recreational resources are recommended.

B.	**Historic and Cultural Resources**
	Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources.

According to the Cultural Impact Assessment (CIA; WHALE Environmental Services, LLC 2024) prepared for the Project, no evidence of prior development on the Project site from which unknown archaeological or historic resources may remain was identified during the field investigation and review of historical databases and photographs. In addition, although not developed, the Project site was previously cleared and graded for residential development, activities that would likely have destroyed any surface-level historic resources within the proposed development area. Nonetheless, the makai portion of the Project site is mapped as Beaches soils. Archaeological resources, including iwi kūpuna (Native Hawaiian burials) are known to occur in coastal sand dunes. As such, as with any project proposing earth-moving activities, there is a possibility for subsurface deposits to be discovered during construction. Known resources in the area include Mauna Lahilahi, located approximately 800 ft. to the south of the site. Mauna Lahilahi is mapped on the WSCP Cultural Resources Map as a "traditional cultural place with petroglyphs." The WSCP Open Space Map also identifies the Mauna Lahilahi peninsula as having a concentration of archaeological sites.

The Agent has uploaded the Project's SMA Permit application and CIA to the *Hawai'i Cultural Resource Information System* for State Historic Preservation Division (SHPD) review and concurrence on the CIA's conclusion. However, the scope of work involves a single-family dwelling, and no archaeological, cultural, or historical resources are known to occur on the Project site. That being said, no previous archaeological surveys there have been conducted on the Project site, but it is situated on Beaches Sands, and records show subsurface historic properties are present within the general vicinity of the Project site. Given these factors, there is a reasonable chance that subsurface historic properties may be present at the site. Therefore, the Applicant should be required to submit to the SHPD an Archaeological Monitoring Plan (AMP) that meets the requirements of Hawai'i Administrative Rules (HAR) §13-279-4. A copy of the SHPD acceptance of the AMP should be submitted to the DPP prior to the issuance of construction or building permits for the Project.

Further, the Project should be subject to the standard "stop work" condition of approval. This will ensure that 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 must stop work and contact the SHPD. These are

recommended as a condition of approval. Provided the Applicant complies with the above-referenced requirements, no adverse impacts to on-site historic or archaeological resources are anticipated.

The DPP assessed the extent to which Native Hawaiian rights are customarily and traditionally exercised within the Project site, and the extent to which these rights may be affected or impaired by Project implementation. The site is an undeveloped, residentially-zoned shoreline lot in a low-density residential neighborhood. According to the CIA, the Project site and its surrounding vicinity are known for Native Hawaiian fishing activities, but not for habitation as the area was considered too flooded. 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. Lateral access for fishing, limu collection, or other practices will not be impeded. Further, no related critical resources are known to be present on the site. Given all of this, no adverse impacts to Native Hawaiian rights are anticipated, and therefore, no conditions are recommended in regard to preserving access or opportunities for Hawaiian cultural activities.

C. Scenic and Open Space Resources

Development within the SMA should protect, preserve, and whenever desirable, restore or improve the quality of coastal scenic and open space resources. Alterations to existing land forms and vegetation, other than for the cultivation of coastal dependent crops, must be limited so they result in minimum adverse impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities. Development that is not dependent on the coast is encouraged to locate mauka of the SMA.

The Project will not impact scenic and open space resources because the Project proposes the development of a single-family dwelling in a community that is zoned for residential use. The City's 1987 Coastal View Study does not identify any scenic viewsheds or landmarks in the Project vicinity. Farrington Highway is identified as a coastal roadway, but no roadway views are associated. The Project will be consistent with the ROH Chapter 21 development standards for the R-10 Residential District, which will be confirmed during the building permit review process. The Project will not be of a scale to intrude into mauka views of the Wai'anae Mountains from the beach or ocean. Therefore, no adverse impacts to scenic and open space resources are anticipated, and no related conditions of approval are recommended.

D. Coastal Ecosystems

Development within the SMA should protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption, and minimize adverse impacts on all coastal ecosystems. Solid and liquid waste treatment and disposition must be managed to minimize adverse impacts on SMA resources.

The Project proposes residential uses on a residentially zoned lot, and will be designed to avoid impacts to coastal ecosystems. Nonetheless, there is potential for temporary impacts to avian, mammalian, and reptile species during Project construction, as discussed below.

1. Sensitive Coastal Habitats and Species:

   a. Wetlands and Streams: The Project site does not contain any areas designated as wetlands or streams. The Pacific Ocean, located directly west of the Project site, is identified as Estuarine and Marine Wetland and Estuarine and Marine Deepwater (see Exhibit F). The Project is not anticipated to result in adverse impacts to the Pacific Ocean, as the proposed dwelling will be constructed outside of the shoreline setback area, and the Project is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance with the City's Rules will be confirmed during the building permit review process.

   b. Flora: According to the Biological Assessment prepared for the Project site (WHALE Environmental Services, LLC 2023), existing vegetation at the site consists of non-native vegetation and a grass/sand landscape. As no rare, threatened, or endangered floral species are known to be present on the site, no impacts to these species are anticipated. Therefore, no conditions related to the protection of threatened or endangered flora species are recommended.

   c. Fauna: A review of the U.S. Fish and Wildlife Service *Information for Planning and Consultation* (IPaC) database revealed there are several threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Sensitive terrestrial mammal species which may be present include the Hawaiian Hoary Bat. Hawaiian Hoary Bats may roost in trees or tall vegetation in the Project area. Therefore, to avoid impacting this species, woody plants greater than 15 ft. in height should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Further, barbless fencing should be used for all fence construction to avoid entanglement of

Hawaiian Hoary Bats. These standard measures should be conditions of approval.

Sensitive avian species which may be present include Hawaiian seabirds and water birds (Band-rumped Storm-petrel, Hawaiian Common Gallinule, Hawaiian Coot, Hawaiian Duck, Hawaiian Petrel, Hawaiian Stilt, and Newell's Shearwater), and migratory birds ('apapane, Laysan Albatross, O'ahu 'amakihi, and Wandering Tattler). These species may be impacted by Project implementation, particularly during construction activities. Therefore, standard conditions relating to the protection of these avian species are recommended.

The IPaC database also identifies the Green Sea Turtle and the Hawksbill Sea Turtle as protected reptile species that may be present in the Project area. Further, according to National Oceanic and Atmospheric Administration Fisheries, marine critical habitat for Hawaiian monk seals includes the ocean waters near the Project site. The beach makai of the Project site consists of a sandy beach that could serve as an area for seals to haul out and breed, and for turtles to nest. Therefore, standard conditions relating to the protection of marine fauna species are recommended.

Artificial lighting can be disruptive to avifauna and marine life in their navigation, nesting, and reproductive cycles. Therefore, all outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during the seabird fledgling season from September 15 through December 15. To further mitigate potential lighting impacts, the Applicant should use full cutoff light fixtures for exterior lighting. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These standard measures should be conditions of approval.

d. Invasive Species: According to the O'ahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on O'ahu. Flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, himalayan blackberry, miconia, naio thrips, pampas grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include coconut rhinoceros beetles, coqui frogs, and little fire ants. The Project proposes importation of 28 net cu. yds. of soil material, from which invasive species could be transported onto the Project site. The OISC provides protocols for decontamination in the event

these species are encountered, as well as protocols to prevent the spread of these species. These measures should be conditions of approval.

2. Reefs, Beaches, and Coastal Dunes: The Project's potential impacts to reefs, beaches, and coastal dunes are discussed in Section H, below.

3. Solid and Liquid Waste Treatment and Disposition: The Project will be required to comply with existing regulations and implement BMPs to minimize potential air and water quality impacts associated with soil disturbance and stormwater or irrigation runoff. Potable water, fire suppression water, and wastewater services for the Project will come from the existing municipal systems which run along Farrington Highway mauka of the Project site. Therefore, no conditions related to solid and liquid waste treatment and disposition are recommended.

Upon implementation of the recommended conditions, along with standard water quality and erosion BMPs, potential impacts to coastal ecosystems will be mitigated.

E. Economic Uses

Development within the SMA should consist of facilities and improvements important to the State's economy, and ensure that coastal-dependent development and coastal-related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts within the SMA.

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction through the rental and purchase of equipment, materials, and supplies. Otherwise, the proposed new single-family dwelling and ADU are anticipated to result in minimal changes to the State's economy.

F. Coastal Hazards

Development within the SMA should reduce impacts of coastal hazards on life and property, and must be designed to minimize impacts from landslides, erosion, sea level rise, siltation, or failure in the event of earthquake.

1. Flooding: Approximately two-thirds of the Project site (makai portion) is located within Flood Zone VE, which is within the Special Flood Hazard Area and subject to high-velocity wave action, with a BFE of 16 ft. above MSL. A small area along the highway is in Flood Zone X, outside of the flood hazard zone, and the remainder is located within Flood Zone AE, the flood fringe zone, that also has a BFE of 16 ft. above MSL (see Exhibit E).

According to the application, the Project will comply with ROH §21A Flood Hazard Area Ordinance regulations to mitigate the potential hazard risk associated with flooding, landslides, erosion, siltation or earthquake. According to the application, the site ranges in elevation from approximately zero to 13 ft. above MSL, with the majority in the eight-to-12 ft. above MSL range. In order to account for the 16-ft. BFE, the ground floor of the structure will be elevated to 17 ft. above MSL. Construction work will be performed in accordance with the State and County-approved design standards and BMPs. Therefore, no conditions related to flooding are recommended.

2. SLR: Based on a review of the University of Hawai'i (UH) Pacific Island Ocean Observing System Hawai'i SLR Viewer, approximately three quarters of the Project site is projected to be impacted by 3.2 ft. of SLR by 2100 (see Exhibits C2, C3, and H). The entirety of the proposed development will be located outside of the 40-ft. shoreline setback area and the 3.2-ft. SLR coastal erosion area. Approximately one-half of the proposed development will be located entirely outside of the 3.2-ft. SLR-XA.

   According to the O'ahu Shoreline Change mapper, the site has an annual historic accretion rate of 0.2 ft. per year (see Exhibit I). According to the Project plans, the Applicant proposes to incorporate concrete masonry unit columns and spreader footings into the structure's foundation to ensure the structures will withstand the encroachment of SLR during the life of the structure. Nonetheless, the fact remains that the Project site is still located in a coastal hazard zone, in an area projected to be impacted by SLR, coastal erosion, flooding, wave action, tsunami, hurricanes, and other potential coastal hazards. To this point, the UH Climate Resilience Collaborative (CRC) noted that the dwelling is proposed to be located not only within the 3.2-ft. SLR-XA, but also very close to the projected 3.2-ft. SLR erosion escarpment. Therefore, at a minimum the Applicant should be required to acknowledge, and successor owners should be notified, of the potential for coastal hazards at the subject property. These parties should also be required to acknowledge that as SLR and/or land area is lost to coastal erosion, land makai of the shoreline becomes part of the State's Land Use Conservation District. These acknowledgements are recommended as conditions of approval.

   SLR and coastal hazard events may also result in the loss of all or portions of the proposed structure. These losses will be costly to remove and clean-up. Therefore, because the Applicant is proposing placement of structures in an area known to be susceptible to coastal hazards, the Applicant and successor owners should be required to take responsibility for the clean-up and restoration of the site in the event of coastal erosion and loss of property. This is recommended as a condition of approval.

Implementation of the recommended conditions will mitigate potentially significant impacts regarding SLR.

3. Storm Surge: The National Hurricane Storm Surge Hazard Maps indicate that the Project site is projected to be subject to up to six ft. of flooding during Category 1 and 2 hurricane events; and six to nine ft. during Category 3 and 4 hurricane events (see Exhibit J). As currently proposed, the closest habitable structure will be located a minimum of 40 ft. mauka of the shoreline, at an elevation of 17 ft. above MSL. Further, construction will conform to relevant building codes to mitigate the risk of flood and wind damage, and comply with local ordinances in conjunction with FEMA guidance. When a hurricane is approaching a coastal location, early evacuation is usually standard mitigation to address the possibility of accompanying storm surge with high winds. Therefore, impacts related to hurricane storm surge inundation are not anticipated. Therefore, no conditions specific to hurricane storm surge inundation are recommended.

4. Tsunami: The entirety of the Project site is located within the tsunami evacuation zone (see Exhibit K). During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the Department of Emergency Management. As such, no conditions specific to tsunami events are recommended.

G. Managed Development and Public Participation

The development review process should stimulate public awareness, education, and participation in coastal management.

The public was made aware of the Project and was given the opportunity to review the proposed Project prior to and during processing of the SMA Major Permit application. The application materials were also posted on the DPP website upon acceptance of the application for processing.

During the SMA review processes, the DPP routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project File and incorporated into the Analysis Section, as appropriate. Prior to submittal of the SMA application to the DPP, the Agent presented the Project and the proposed adjacent development to the WCNB on January 2 and February 6, 2024. Questions regarding flooding, public access, and public parking were asked. The Agent and Applicant indicated that no public accessway through the property from Farrington Highway to the beach would be provided, but that public parking along Farrington Highway would be retained. Further, the Applicants agreed to utilize lateral sliding or inward-facing entrance gates at their driveway to further ensure public parking access. Board members continued to express concern about high-wave flooding, loss of emergency

access for Ocean Safety vehicles, and loss of public access for community members, while also acknowledging the site is a privately owned residential lot.

The DPP conducted a Public Hearing on the SMA Major Permit application at 10:30 a.m. on Thursday, August 15, 2024, at the Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the July 25, 2024, edition of the Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. There were three items on the hearing agenda, including the Project. The hearing was attended in person by the Agent and DPP staff. About 10 members of the public attended the public hearing in person, and several members attended online or by phone. The Agent presented the Project, and described the proposed Project versus the existing on-site development. The Agent explained that the Applicant was not willing to provide new public access through their private property, but that existing public parking along Farrington Highway would remain with the exception of the Project driveway accessway. One member of the public testified online, and requested that the Project incorporate public beach access as discussed earlier. A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council meetings. No related conditions of approval are recommended.

H. Beach and Coastal Dune Protection

Development within the SMA should facilitate beach management and protection by safeguarding beaches and coastal dunes for public use and recreation, the benefit of ecosystems, and use as natural buffers against coastal hazards. New structures should be located mauka of the shoreline setback line to conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion.

According to mapping by the United States Department of Agriculture - Natural Resources Conservation Service, the Project site is underlain by soils identified as Beach sands (see Exhibit G). Therefore, in order to protect underlying beach dunes and natural shoreline processes, and for compliance with ROH § 25-6.1(b), landscaping should not be used to artificially fix the shoreline or be maintained in such a way that it effectively hardens the shoreline. The addition of language to ensure the Applicant and future or successor owners are aware of this requirement is recommended as a condition of approval.

Further, the Applicant and successor owners should be aware that pursuant to ROH § 26-1.8(b)(3)(E), a determination of hardship as a result of any discretionary land use permit granted after June 16, 1989, is not a basis for requesting a Shoreline Setback Variance (SSV). This means that where a discretionary land use permit is used to authorize development, the Applicant cannot later claim hardship as the basis for an SSV in order to protect that

development. This SMA Major Permit is a discretionary land use permit. Therefore, upon approval of this SMA Major Permit, the Applicant is precluded from obtaining a SSV to protect the subject property from erosion or other coastal hazards with new shoreline hardening structures. This is recommended as a condition of approval to ensure that the Applicant and successor owners or interests are fully aware of this regulatory standard.

I.	**Marine and Coastal Resources**
	Development within the SMA should promote the protection, use, and development of marine and coastal resources to ensure that these resources are ecologically and environmentally sound and economically beneficial. Impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities resulting from the construction of structures must be minimized. Development within wetland areas should be limited to activities that are dependent on or enhance wetlands, or are otherwise approved by appropriate State and federal agencies.

The Project is located on a shoreline lot, but does not involve the use or management of marine resources. The closest surface and marine waters to the subject property consist of the Pacific Ocean, located directly west of the site. In the short term, the Project is not anticipated to result in adverse impacts to these marine waters, as the closest development activities will occur outside of the 40-ft. shoreline setback area, and the Project is subject to the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards* (Storm Drainage Standards), and other applicable regulations. Compliance with the applicable rules and regulations will be confirmed during the building permit review process. Finally, according to the application, the Project will result in an increase in impervious surface area coverage on the site from zero percent under the existing condition (vacant lot), to approximately 71 percent under the proposed condition. As proposed, the entire front yard and side yards will be paved with impervious material. As such, stormwater runoff will be directed towards the adjacent properties, the Farrington Highway right-of-way, and/or the shoreline setback area. Therefore, to ensure that runoff will be allowed to percolate into the ground on the site, and that runoff will not be directed off-site or towards the shoreline, the side yards should be paved with a pervious material, or the maximum width of the concrete pavement within the side yard should be 30 inches. This will result in less impacts to the marine life and coastal resources, and is therefore recommended as a condition of approval.

J. Cumulative Impact or Significant Effect and Compelling Public Interest

Development within the SMA should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest.

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated, so long as the recommended conditions of approval are implemented. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for residential use and are limited based on the residential development standards of ROH Chapter 21. The subject property along with those to the north, west, and south are also located within the SMA, which requires any activity meeting the definition of development to undergo review for impacts to the sensitive coastal resources previously described in this report. The Project site is within a previously-established subdivision area to which existing access, electricity, water, municipal fire suppression water, and wastewater services are already available.

Two reasonable foreseeable (relatively concurrent) development projects were identified over a five-year span and within a 500-ft. radius of the Project site (see Exhibit L). SMA Major Permit No. 2024/SMA-83 proposes the construction of a new single-family dwelling and swimming pool directly adjacent to the Project site to the south. SMA Major Permit No. 2024/SMA-74 also proposes a new single-family dwelling two lots south of the Project site next to the Makaha Beach Cabanas. Together, these three lots represent the last three undeveloped residential lots along Papaoneone Beach. The development of these lots will result in a change to the informal access to the beach that has occurred while they remained undeveloped. However, as discussed above, there will be no change in the established public accessways to the beach from Farrington Highway or the surrounding community, or to lateral access along the beach transit corridor. The potential for impacts to SMA resources associated with these Projects is being evaluated during review of each application for an SMA Major Permit, and where necessary, conditions of approval are being incorporated. The potential for site-specific or cumulatively considerable impacts associated with the Project have been evaluated herein, and where necessary, conditions of approval are recommended. Therefore, upon implementation of the recommended conditions of approval and compliance with applicable regulatory requirements, it is not anticipated that the Project will contribute to a significant cumulative impact to SMA resources.

In regard to the Project combined with other reasonably foreseeable projects in the vicinity, potential cumulative impacts to SMA resources could occur if the projects collectively resulted in damage to the quality of water in the nearby

Pacific Ocean, or the loss of sand dunes or public access along the Papaoneone Beach shoreline. However, because these projects are required to undergo individual SMA review addressing these issues, and because they must also comply with regulatory requirements and site-specific conditions of approval, their potential contribution to cumulatively significant impacts is considered low. Given this, no conditions of approval specific to cumulative impacts are recommended.

K. Consistency with Plans and Regulations

Development within the SMA must be consistent with the general plan, development plans, sustainable communities plans, and zoning ordinances; provided that a finding of inconsistency does not preclude concurrent processing of amendments to applicable plans or a zone change.

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. The O'ahu GP identifies the Project area as a rural area. The most applicable O'ahu GP policies for Natural Environment and Resource Stewardship (i.e. SMA resources) are as follows:

   - Objective A, Policy 1 requires the protection of O'ahu's natural environment, especially the shoreline, valleys, ridges, watershed areas, and wetlands from incompatible development;

   - Objective A, Policy 4 requires development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion, flood hazards, water-recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property; and

   - Objective A, Policy 5 requires sufficient setbacks from O'ahu's shorelines to protect life and property, preserve natural shoreline areas and sandy beaches, and minimize the future need for protective structures or relocation of structures.

   Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. Given this, the proposed construction of a new two-story single-family dwelling and an ADU on a residentially-zoned lot is generally consistent with the O'ahu GP. Therefore, no conditions of approval related to O'ahu GP compliance are recommended.

2. WSCP: The WSCP Land Use Map identifies the Project area as "rural residential" within the Community Growth Boundary. The most applicable WSCP policies for the preservation of open space, coastal lands, and historical and cultural resources (i.e. SMA resources) are as follows:

- The preservation of all important public views shall be a high priority consideration for all public and private programs and projects. Any proposed project that may affect any significant view, including but not limited to the views noted in the "Coastal View Study," should not be allowed;

- Minimize the adverse effects of artificial lighting on wildlife and human health by balancing the need of outdoor lighting for night utility, security, and desire for reasonable architectural expression with the need to conserve energy and protect the natural environment;

- There should be no new residential, commercial, industrial, resort, or other urban or suburban type of development makai of Farrington Highway, with the exception of new development or redevelopment of low-rise commercial and public buildings associated with the development of Waiʻanae Country Town and future improvements to the Waiʻanae Boat Harbor;

- Shore armoring along any beaches of the Waiʻanae District, including seawalls, groins, and breakwaters, should generally be discouraged;

- Approvals should not be granted for uses or projects that may negatively impact the natural ecology, scenic beauty, or cultural practices on coastal lands, or that may increase user conflicts on the beach or in nearshore waters;

- All sand that is found along the Waiʻanae Coast, whether it is part of a formally recognized beach or not, should be maintained as much as possible. Any proposed projects along the coast should not significantly impact the sand found there naturally;

- Important historical and cultural sites not located within the Preservation areas should be recognized and protected wherever possible. Urban or agricultural development projects should not be permitted to degrade or destroy important historical or cultural sites. "Important historical and cultural sites" should be determined by the SHPD in collaboration with the community; and

- For lands owned by private parties, the appropriate public agencies should develop pro-active and cooperative efforts to preserve and cultural practice sites and provide for community access.

The Project site is not within any identified open-space, recreational area, wetland, or historic site on WSCP resource maps. The site is located along Farrington Highway, which is designated as a coastal roadway but with no associated viewsheds in the Project vicinity. The WSCP does not identify any public accessways or cultural resources at the Project site. The Project will not interfere with recreational activities or cultural practices on the adjacent public beach area or Pacific Ocean. Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. However, the WSCP explicitly states that no development should occur makai of Farrington Highway. Currently, this policy is contingent on the acquisition of private properties by public agencies or non-profit organizations for preservation, and the subsequent rezoning of the properties to a zoning designation that does not allow for residential, or other, development. To date, no public property acquisition or rezoning of the Project site has occurred or is proposed. Given this, the proposed construction of a new two-story single-family dwelling at a residentially-zoned lot is generally consistent with the WSCP. Therefore, no conditions of approval related to WSCP compliance are recommended.

3. ROH Chapter 21, Land Use Ordinance (LUO): According to the application, the Project has been designed to comply with the development standards of the LUO. The 12,356-sq.-ft. site is located within the R-10 Residential District, which allows a detached, single-family dwelling and an ADU dwelling based on the site acreage, consistent with the proposed Project. As noted above, the two lots (Lots 25 and 200) that make up the Project site are part of one TMK under the same ownership, but were never formally consolidated into one zoning lot through a subdivision action approved by the City. Therefore, in order for the property to be developed as proposed, the Applicant will need to apply for and receive approval of either a subdivision action to consolidate the lots, or a CUP for the joint development of the two lots, prior to issuance of building permits for the Project. This is recommended as a condition of approval. The Project plans show that, upon approval of a joint development CUP or lot consolidation, structures comply with all required yard and height setbacks, as well as height, density, and lot coverage standards for the R-10 Residential District (see Exhibits C1 through C7). Plans submitted for land use permits, such as an SMA permit, are generally conceptual in nature. Slight design changes to site plans, interior floor plans, or parking plans are not uncommon prior to the submittal of final building permit plans. A thorough review of the plans for compliance with the Residential District development standards and other

LUO regulations will be conducted during the building permit review process.

Pursuant to LUO Table 21-3, short-term rentals, including both bed and breakfast establishments and transient vacation units, are not allowed in Residential districts. In order to ensure the Applicant and successor owners are aware of this limitation, a statement to this effect is recommended as a condition of approval. Based on a review of the land use permit plans, upon compliance with the above-referenced conditions, the Project will be consistent with the LUO.

4. ROH Chapter 26, Shoreline Setback Ordinance: The Project site was subject to a minimum 40-ft. shoreline setback until June 30, 2024. According to the application, the Applicant proposes to construct the dwellings outside of the 40-ft. setback that was applicable to the Project site at the time the building permit applications were submitted. Building Permit Application No. A2024-04-0122 for the proposed new single-family dwelling was assigned on April 2, 2024. Building Permit Application No. A2024-04-0818 for the proposed attached ADU was assigned on April 17, 2024. Because these applications were received prior to the July 1, 2024 effective date of the 60-ft. shoreline setback, the Applicant may utilize the 40-ft. setback, provided the building permits are issued by June 30, 2025. Otherwise, the Project must comply with the current 60-ft. minimum shoreline setback (with no additional erosion setback based on the O'ahu Shoreline Change Mapper; see Exhibit I), and the plans will need to be revised accordingly. This is included as a condition of approval.

IV. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH §§ 25-3.1 and 25-4.1, and HRS §§ 205A-2 and 205A-26, and was found to be consistent with established SMA objectives, policies, and guidelines, provided the appropriate conditions of approval are imposed. Based on the analysis, the proposed Project will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

V. RECOMMENDATION

Based on the preceding Analysis and Conclusions of Law, it is recommended that this application for a SMA Major Permit be **APPROVED**, subject to the following conditions:

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 marine and coastal resources:

1. Prior to issuance of any building permit for the Project, the Applicant must apply for and receive approval of a CUP for the joint development of Lots 25 and 200 and record the agreement with the State, or apply for and receive approval of a subdivision action to consolidate the lots. The Applicant must submit evidence of the recorded agreement or lot consolidation to the DPP's Land Use Approval Branch; and

2. The site plan must be revised to show the side yards paved with a pervious material, or the maximum width of the concrete pavement within the side yard must be 30 inches.

C. 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 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 land owner shall hold harmless and indemnify the City of 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; and

D. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a SSV 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.

E. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

> "*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 portions of Tax Map Key 8-4-004: 021 are projected to be impacted by 3.2 feet of sea level rise by the year 2100. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the Sea Level Rise Exposure Area. 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."*

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

F. 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 Ordinance 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.

G. 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 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 CSS for the shoreline lot, or in the event there is no current CSS 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 between the dwelling and the shoreline must be limited to vegetation that is naturally hardy or endemic in the dune or shoreline area; and

5. The Project's irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS 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.

H. In order to minimize impacts to unknown archaeological, historic, and cultural resources that may be present at the Project site, the Applicant shall comply with the following measures:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the SHPD an AMP meeting the requirements of HAR § 13-279-4, and submit to the DPP a copy of its acceptance from the SHPD; and

2. 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 is able to assess the impact and make further recommendations for mitigative activity.

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

I. In order 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/or lamps must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior lighting fixtures on the zoning lot, 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 lighting 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 ft. 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 ft. 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-ft. 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.

J. In order 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 net cu. yds. of nonstructural fill material (the Applicant proposes on-site excavation of approximately 53 cu. yds. of soil, which will be used on-site for 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, 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 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; and

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.

K. Permits.

1. The Project's building permit applications were accepted as complete on April 2 and April 17, 2024, and the building permits must be issued no later than June 30, 2025. If the Project's building permits are not issued by June 30, 2025, the Project may not rely on the 40-ft. 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.

2. 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, but the period cannot be extended by the DPP Director 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, which must include the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension or 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. 60 days after receipt of the DPP Director's report; or

        ii. The Applicant's then-existing deadline for obtaining a development permit,

    the extension will be deemed to be denied.

L. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the 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.

Dated at Honolulu, Hawai'i, this 27th day of September, 2024.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C1 through C7, D1 through D2, and E through L

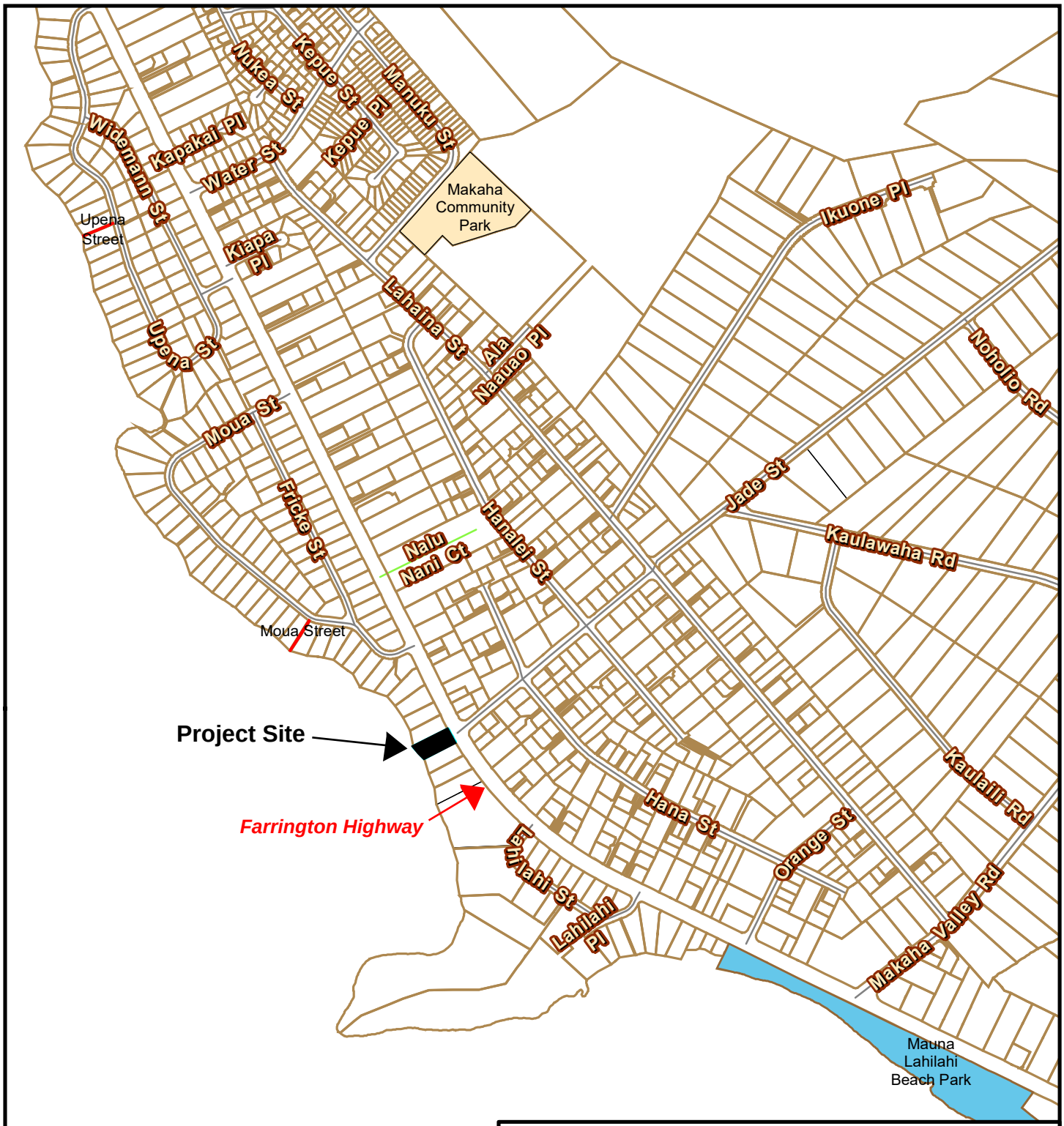


EXHIBIT A - PROJECT LOCATION
SMA Major Permit No. 2024/SMA-70
Hu Two-Family Dwelling with ADU
84-931 Farrington Highway
TMK 8-4-004: 021

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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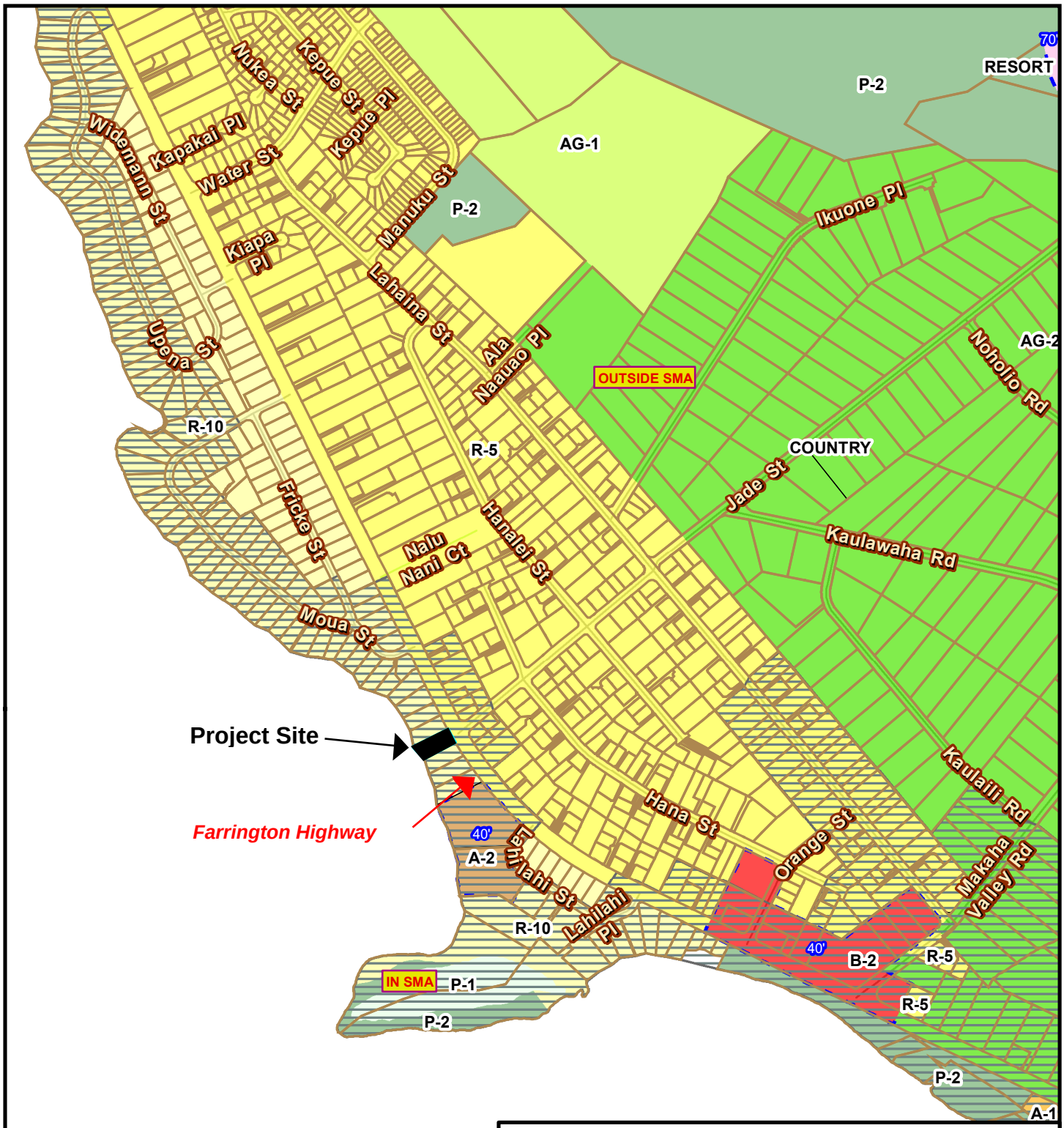


EXHIBIT B - ZONING AND SMA
SMA Major Permit No. 2024/SMA-70
Hu Two Family Dwelling with ADU
84-931 Farrington Highway
TMK 8-4-004: 021

0 355 710 1,420

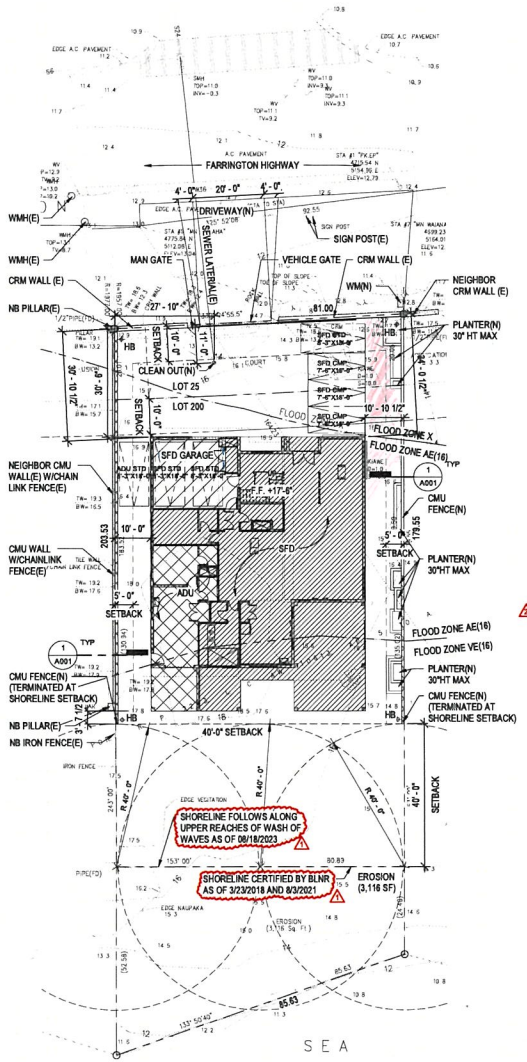
Scale in Feet

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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SITE PLAN

1/16" = 1'-0"

REFERENCE NORTH

BWS NOTE:
NO IRRIGATION AND AUTOMATIC FIRE SPRINKLERS SERVES THIS METER

BWS WILL OBTAIN TRENCHING PERMIT TO INSTALL NEW METER

(i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70.1(G).

(ii) TOTAL IMPERVIOUS AREA = 70.69 %

LOT AREA: 15,472 SF
DEDUCT EROSION AREA: 3,116 SF

TOTAL AREA FOR ISA CALC: 12,356 SF

PERVIOUS AREA:

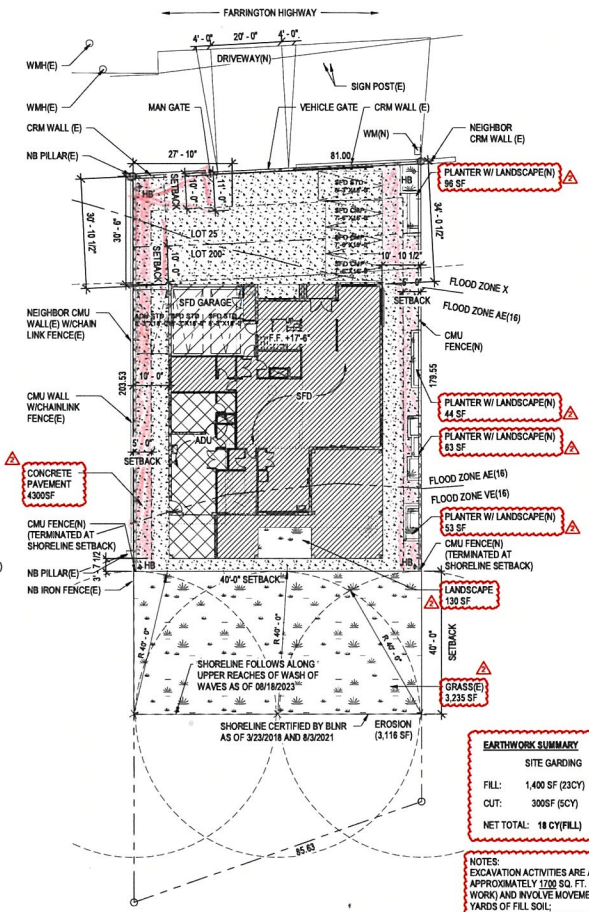
(1) GRASS:	3,235 SF
(2) LANDSCAPE:	130 SF
(3) PANTER W/ LANDSCAPE:	256 SF

TOTAL PERVIOUS AREA: 3,621 SF

IMPERVIOUS SURFACE:

(1) HOUSE, PATIO, AND ROOF DECK:	4,435 SF
(2) CONCRETE SIDE WALL AND FRONT DRIVE:	4,300SF

TOTAL IMPERVIOUS AREA: 8,735 SF=70.69 %



SMA ISA PLAN

1/16" = 1'-0"

EARTHWORK SUMMARY

	SITE GARDING	UNDER BUILDING
FILL:	1,400 SF (23CY)	2,500SF (30CY)
CUT:	300SF (5CY)	1,935SF (20CY)
NET TOTAL:	18 CY(FILL)	10CY(FILL)

NOTES:
EXCAVATION ACTIVITIES ARE ANTICIPATED TO COVER APPROXIMATELY 1700 SQ. FT. (SITE WORK); 4435 SQ. FT. (BUILDING WORK) AND INVOLVE MOVEMENT OF APPROXIMATELY 18 CUBIC YARDS OF FILL SOIL:
STRUCTURAL FILL (UNDER BUILDING) 10 CUBIC YARDS (NOT FOR GRADING).

EXCAVATED SOIL MATERIALS WILL BE SPREAD OUT TO BALANCE THE SITE.

THE ESTIMATED TOTAL VOLUME OF IMPORTED NONSTRUCTURAL FILL IS 18 CUBIC YARDS TO BE PLACED ON PROPOSED HOUSE SIDEWALK AROUND HOUSE AND STREET SIDE YARD OF THIS PROPERTY. MAKE IT EASY FOR WALKING AND DRIVING.

LUO DATA TABLE

ZONING DISTRICT: R-10 RESIDENTIAL DISTRICT

LOT AREA: 15,472 SF
EROSION AREA: 3,116 SF
LOT AREA(EXCLUDE EROSION): 12,356 SF
MAX BUILDING AREA ALLOWED(0.5 X LOT EXCLUDE EROSION AREA): 6,178 SF
FAR CALCULATION: (0.6 X LOT EXCLUDE EROSION AREA): 7,413.60 SF

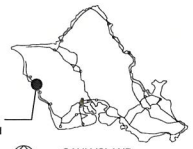
BUILDING AREA: 4,435 SF < 50%

FLOOR AREA:	SFD	ADU
1ST FLR	3,196 SF	725 SF
2ND FLR	2,752 SF	0 SF
TOTAL	5,948 SF	725 SF

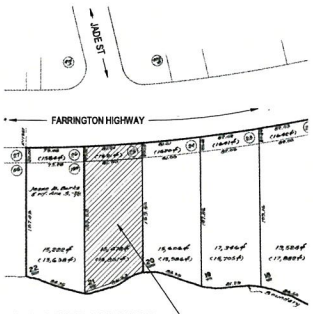
TOTAL FLOOR AREA 6,673 SF < 0.6FAR

PARKING:	REQUIRED:	PROVIDE:
SFD	6 PARKING	6 PARKING
ADU	1 PARKING	1 PARKING

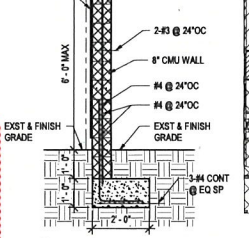
SOLAR PANEL MM#: 2020-0040 (1)



VICINITY MAP



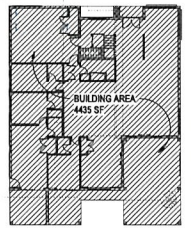
LOCATION MAP



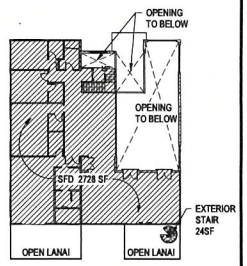
CMU FENCE

A001 — 1/2" = 1'-0"

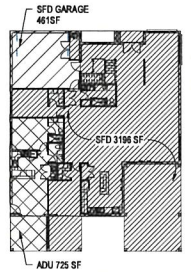
1/16" = 1'-0"



BUILDING AREA



2ND FLR AREA



1ST FLR AREA

0 10' 20' 30' 40'

1/16" = 1'-0"

0 2' 4' 6'

1/2" = 1'-0"

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

JIMMY S W WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of the project will be under my observation. ((Observation of construction as defined in the current Hawaii Administrative Rules "Professional Engineers, Architects, Surveyors and Landscape Architects".)

Expiration Date 04/30/26 — Date

Contractor shall carefully verify all dimensions, materials, and/or site conditions and field measurements, study and compare the construction documents and notify the Architect of any discrepancy, inconsistency or omission he may discover before proceeding with the work. Contractor shall be solely responsible for all construction means, methods, techniques sequences and procedures and for the coordination of all portions of construction work under the contract. All work shall be performed in accordance with all applicable provisions of the Uniform Building Codes and all governmental regulations.

REVISION		
REV	DATE	DESCRIPTION
1	07/02/24	SMA COMM
2	07/24/24	SMA COMM R2

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-8871

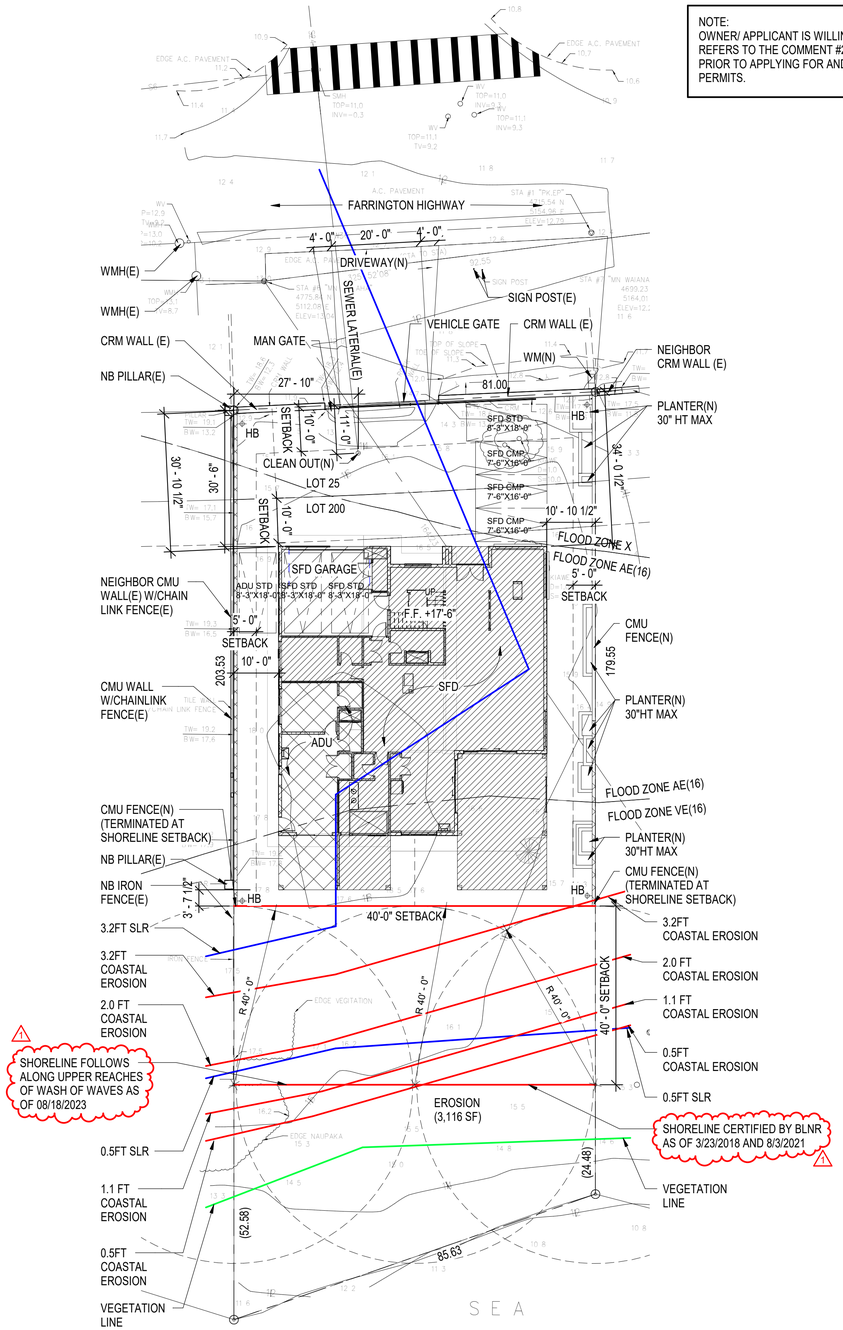
Project: PROPOSED NEW SFD AND ADU FOR HU RESIDENCE
Description: SITE PLAN
84-931 FARRINGTON HWY, WAIANAE, HI 96792
TMK: 8-4-004:021

DATE 07/25/24
JOB NO.
DRAWN BY YW
DESIGNED BY

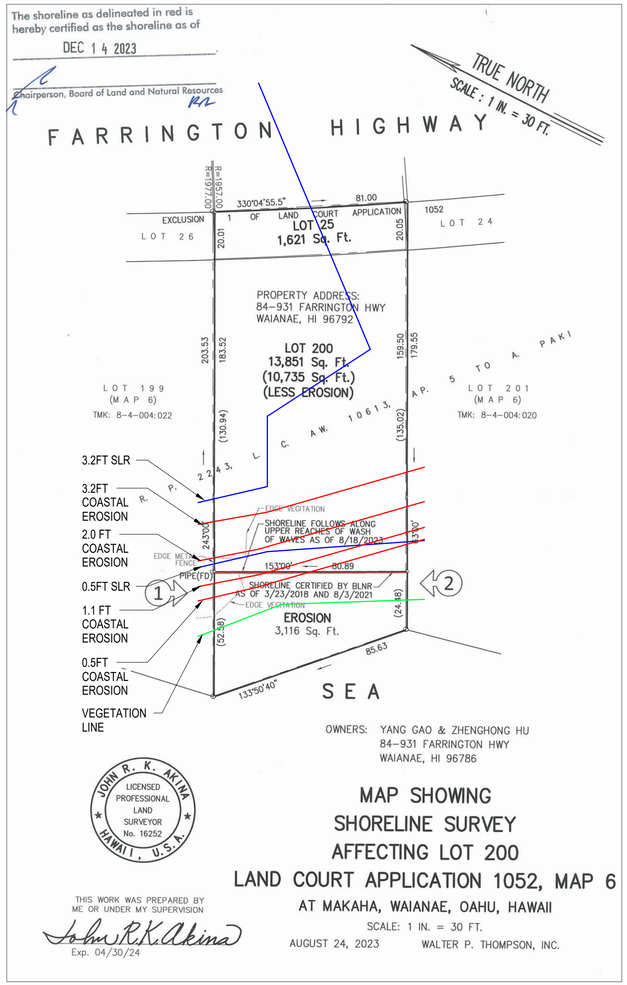
SHEET NUMBER A001
5 OF 10 SHEETS

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NOTE:
OWNER/ APPLICANT IS WILLING TO RESOLVE THE ISSUE, REFERS TO THE COMMENT #2-e (FILE NO. 2024/SMA-50), PRIOR TO APPLYING FOR AND/OR OBTAINING BUILDING PERMITS.



SMA SUPPLEMENTAL SITE PLAN
1/16" = 1'-0"



DLNR PLAN
1" = 30'-0"

0' 30' 60'
1"= 30 ' - 0"

0 10' 20' 30' 40'
1/16" = 1'-0"

JIMMY S. W. WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

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04/01/24
Expiration Date 04/30/26 Date

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REVISION

REV	DATE	DESCRIPTION
1	07/02/24	SMA COMM

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-8871

Project: PROPOSED NEW SFD AND ADU FOR HU RESIDENCE
Description: SMA SITE PLAN
84-931 FARRINGTON HWY,
WAIANAE, HI 96792
TMK: 8-4-004:021

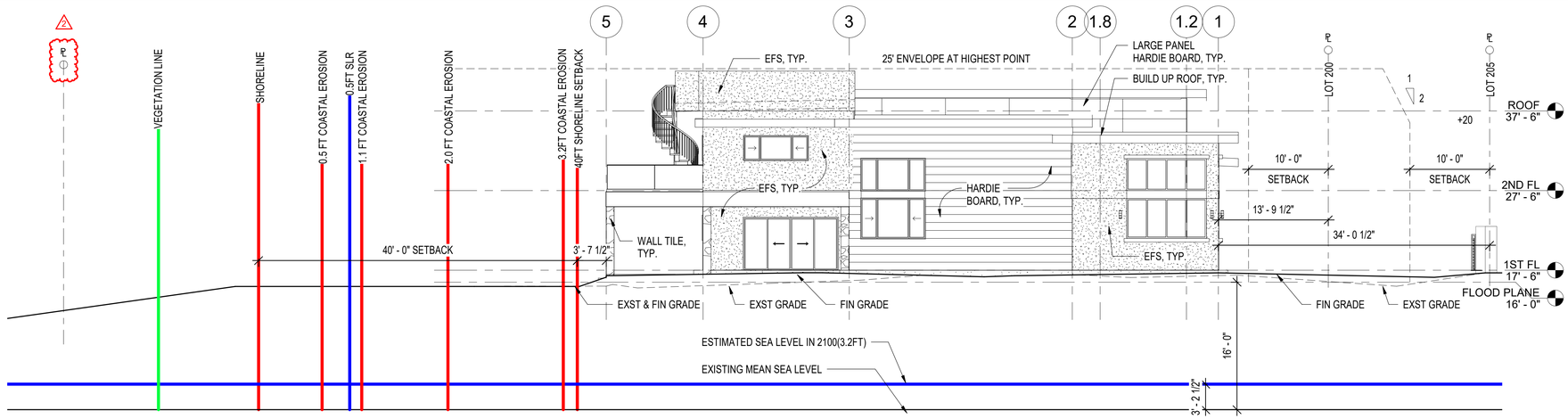
DATE 07/02/24
JOB NO.
DRAWN BY YW
DESIGNED BY

SHEET NUMBER
SMA-1
2 OF 11 SHEETS

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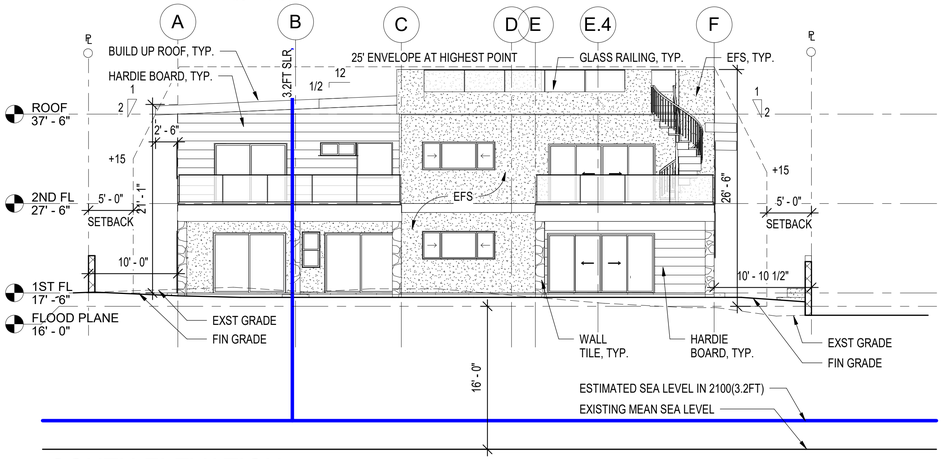
EXHIBIT C-2 - SITE PLAN WITH SHORELINE SETBACKS AND SEA LEVEL RISE

2024/SMA-70



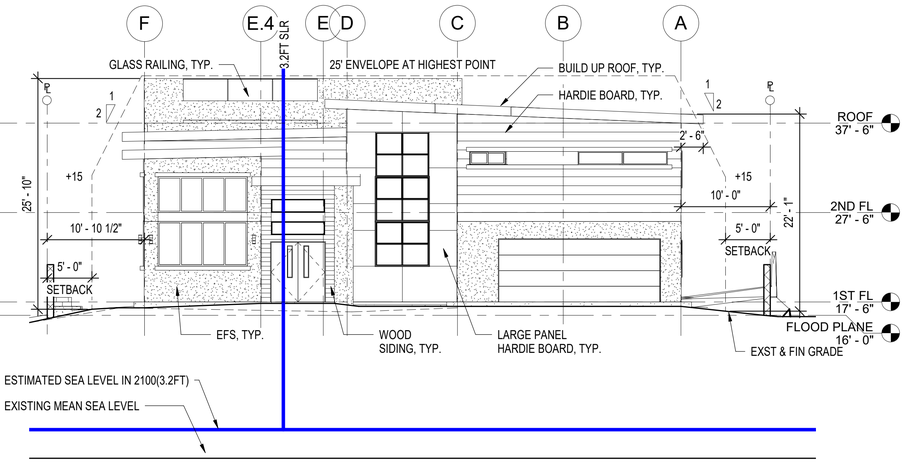
EAST ELEVATION

1/8" = 1'-0"



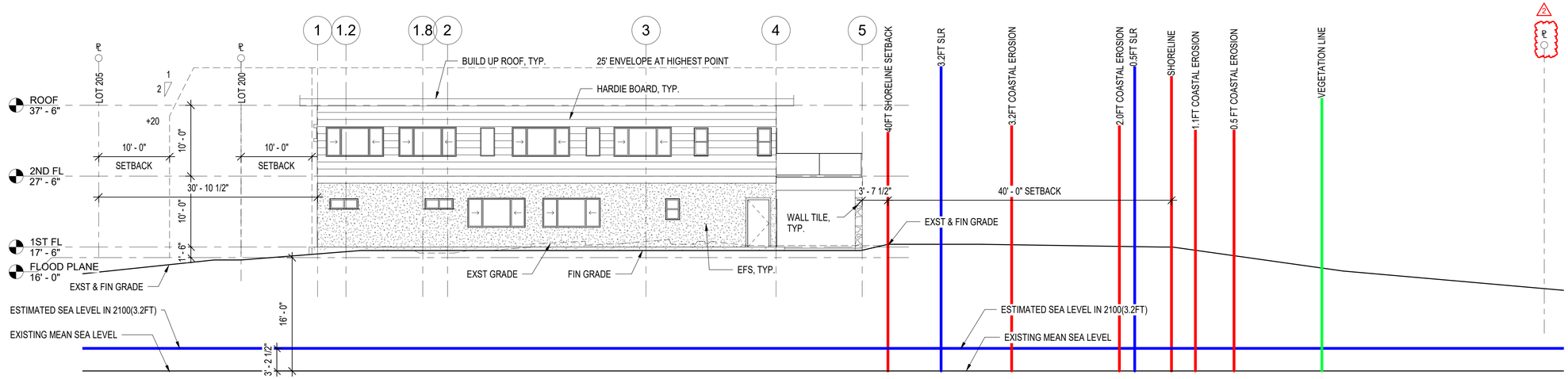
SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

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

2024/SMA-70

0 5' 10' 15' 20'

1/8" = 1'-0"

JIMMY S. W. WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

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04/01/24

Expiration Date 04/30/26 Date

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REVISION

REV	DATE	DESCRIPTION
2	07/24/24	SMA COMM R2

Description: EXTERIOR ELEVATIONS

Project: PROPOSED NEW SFD AND ADU FOR HU RESIDENCE

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

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-8871

DATE 07/25/24

JOB NO.

DRAWN BY YW

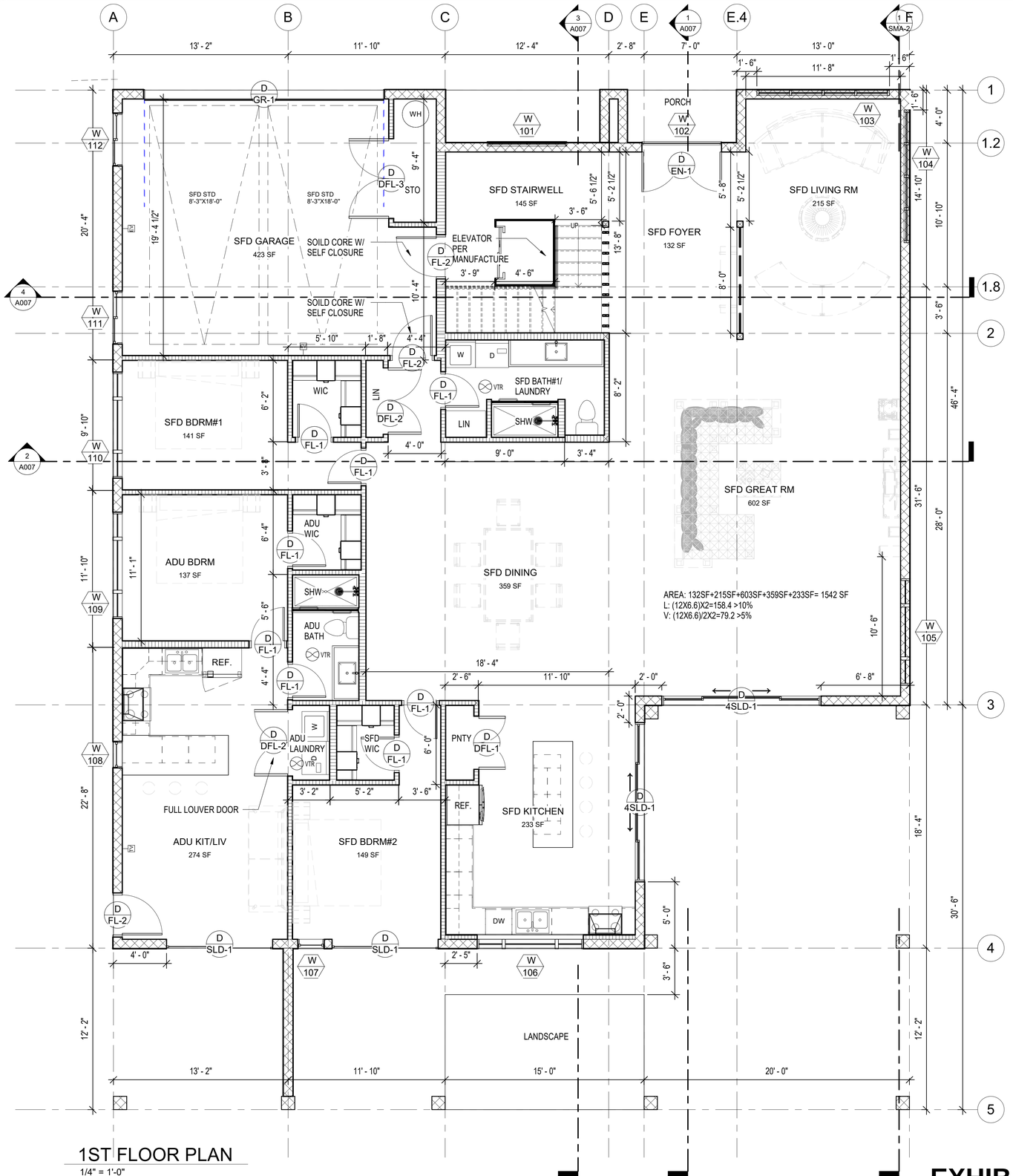
DESIGNED BY

SHEET NUMBER A005

9 OF 10 SHEETS

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1ST FLOOR PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

- OUTLET - DUPLEX (+15"), 115V UNLESS NOTED OTHERWISE
- GFI OUTLET - GFI DUPLEX (+39") UNLESS NOTED OTHERWISE
- OUTLET - QUADRUPLEX, 115V UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- R OUTLET - RANGE, 208V (+15") UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- INCANDESCENT SURFACE MOUNT FIXTURE
- INCANDESCENT WALL SCONCE
- CEILING FAN LIGHT FIXTURE
- TV CABLE TV OUTLET
- T TELEPHONE/DSL OUTLET
- EV ELECTRIC VEHICLES OUTLET
- SD SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND CONFORM TO IRC R314
- CX 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: 2X8 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 8 STUD@ 16" OC W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE

KEY TO DOOR & WINDOW INTERIOR ELEV

0 5' 10'

1/4" = 1'-0"

EXHIBIT C4 - FIRST FLOOR PLAN
2024/SMA-70

JIMMY S W WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

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04/01/24
Expiration Date 04/30/26 Date

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REVISION

REV	DATE	DESCRIPTION

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-8871

Project: PROPOSED NEW SFD AND ADU FOR HU RESIDENCE
84-931 FARRINGTON HWY, WAIANAE, HI 96792
TMK: 8-4-004:021

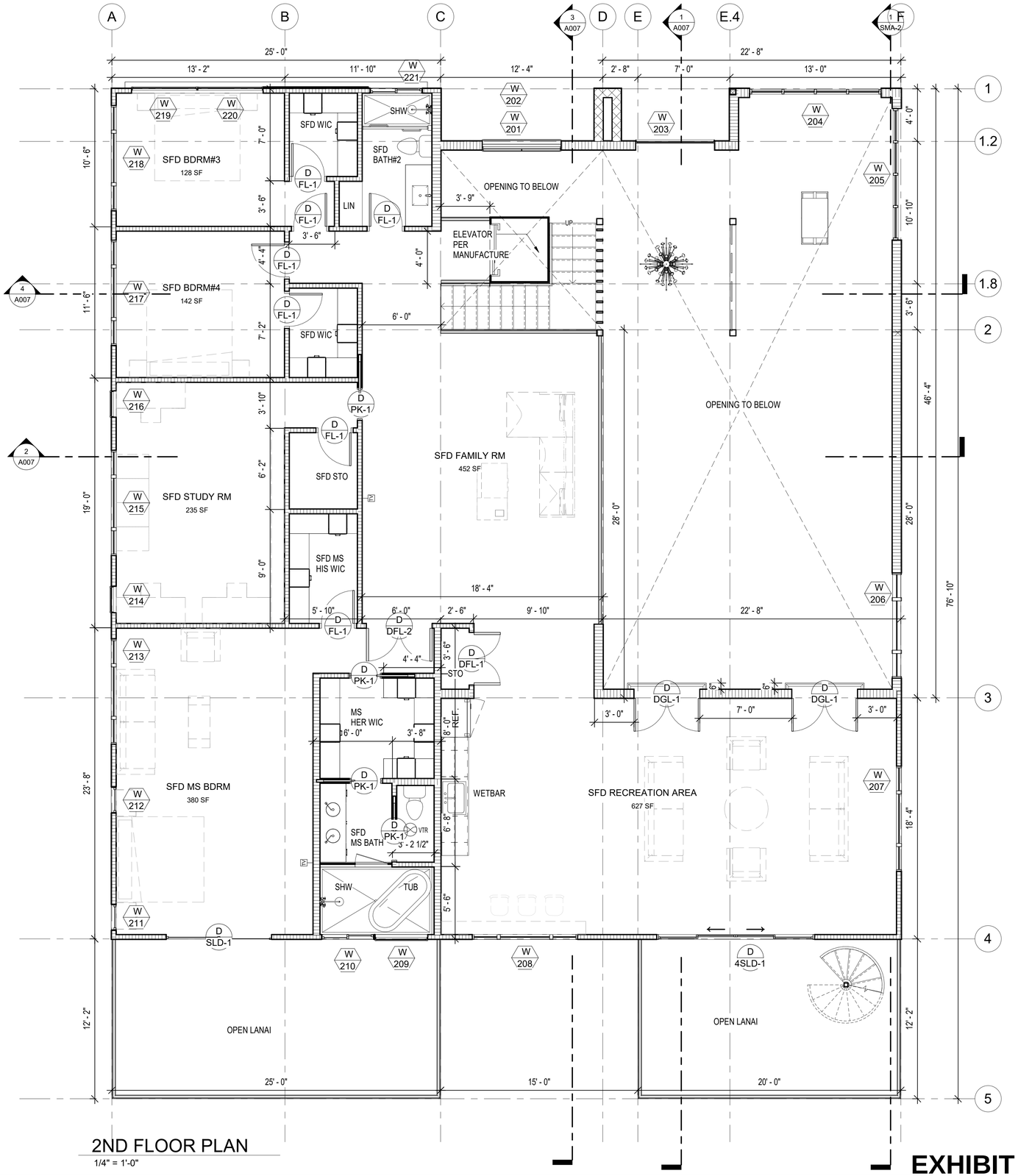
Description: FLOOR PLAN I

DATE 04/01/24
JOB NO.
DRAWN BY YW
DESIGNED BY

SHEET NUMBER
A002
6 OF 10 SHEETS

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2ND FLOOR PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

- OUTLET - DUPLEX (+15"), 115V UNLESS NOTED OTHERWISE
- GFI OUTLET - GFI DUPLEX (+39") UNLESS NOTED OTHERWISE
- OUTLET - QUADRUPLEX, 115V UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- R OUTLET - RANGE, 208V (+15") UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- INCANDESCENT SURFACE MOUNT FIXTURE
- INCANDESCENT WALL SCONCE
- CEILING FAN LIGHT FIXTURE
- TV CABLE TV OUTLET
- TP TELEPHONE/DSL OUTLET
- EV ELECTRIC VEHICLES OUTLET
- SD SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND CONFORM TO IRC R314
- CX 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
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- EXTERIOR WALL FOR DOUBLE HEIGHT CEILING: 2X8 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 8 STUD@ 16" OC W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE

KEY TO INTERIOR ELEV.

0 5' 10'

1/4" = 1'-0"

EXHIBIT C5 - SECOND FLOOR PLAN
2024/SMA-70

JIMMY S W WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

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04/01/24

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REVISION

REV	DATE	DESCRIPTION

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-8871

Project: PROPOSED NEW SFD AND ADU FOR HU RESIDENCE
Description: FLOOR PLAN II
84-931 FARRINGTON HWY,
WAIANAE, HI 96792
TMK: 8-4-004:021

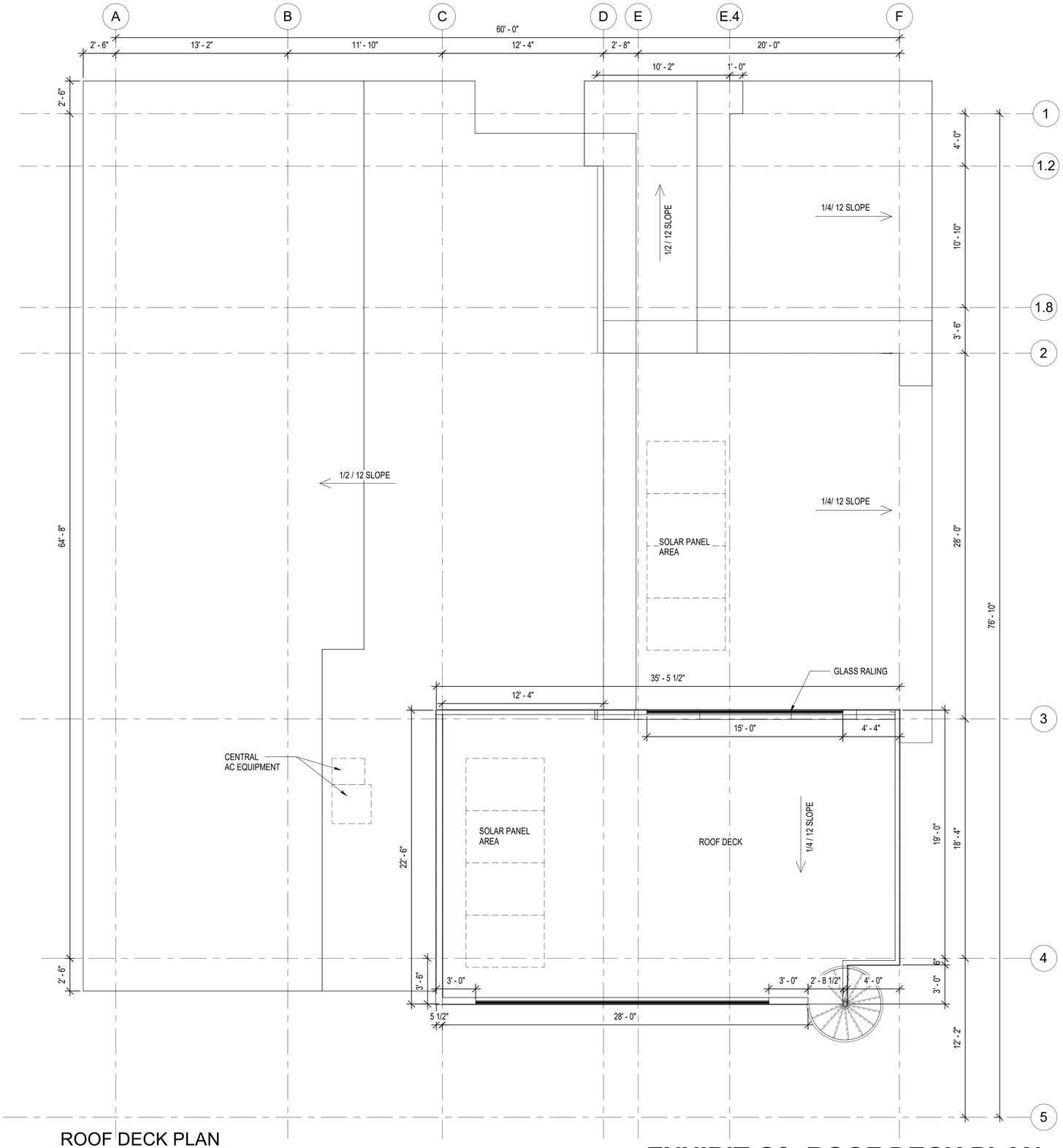
DATE 04/01/24
JOB NO.
DRAWN BY YW
DESIGNED BY

SHEET NUMBER A003

7 OF 10 SHEETS

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ROOF DECK PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

- OUTLET - DUPLEX (+15"), 115V UNLESS NOTED OTHERWISE
- OUTLET - GFI DUPLEX (+39") 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
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- EXTERIOR WALL FOR DOUBLE HEIGHT CEILING: 2X8 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 8 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 C6- ROOF DECK PLAN
2024/SMA-70

JIMMY S W WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

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04/01/24

Expiration Date 04/30/26 Date

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REVISION

REV	DATE	DESCRIPTION

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-8871

Project: PROPOSED NEW SFD AND ADU FOR HU RESIDENCE
84-931 FARRINGTON HWY,
WAIANAE, HI 96792
TMK: 8-4-004:021

Description: ROOF DECK PLAN

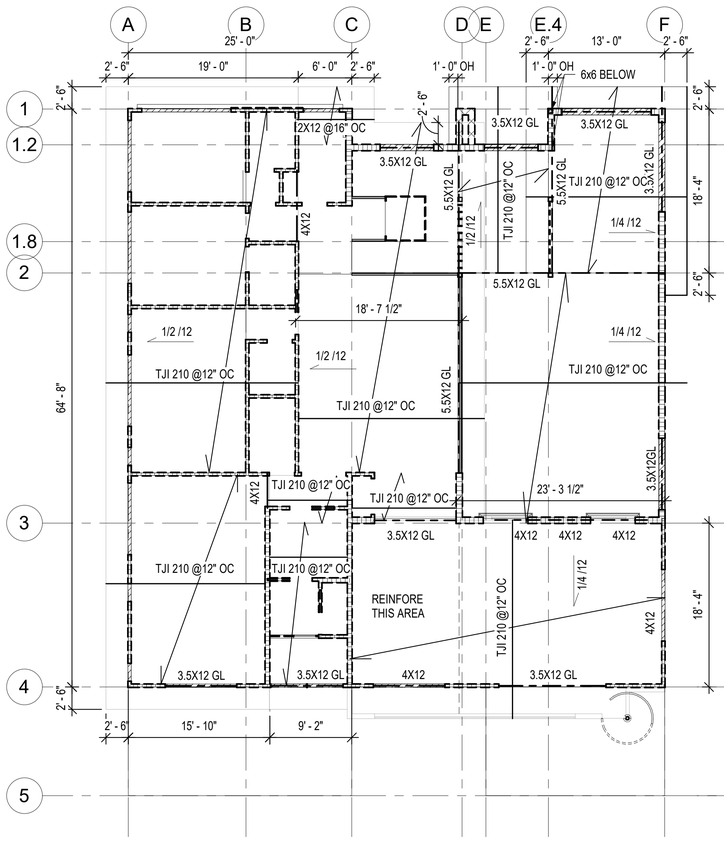
DATE 04/01/24
JOB NO.
DRAWN BY YW
DESIGNED BY

SHEET NUMBER A004

8 OF 10 SHEETS

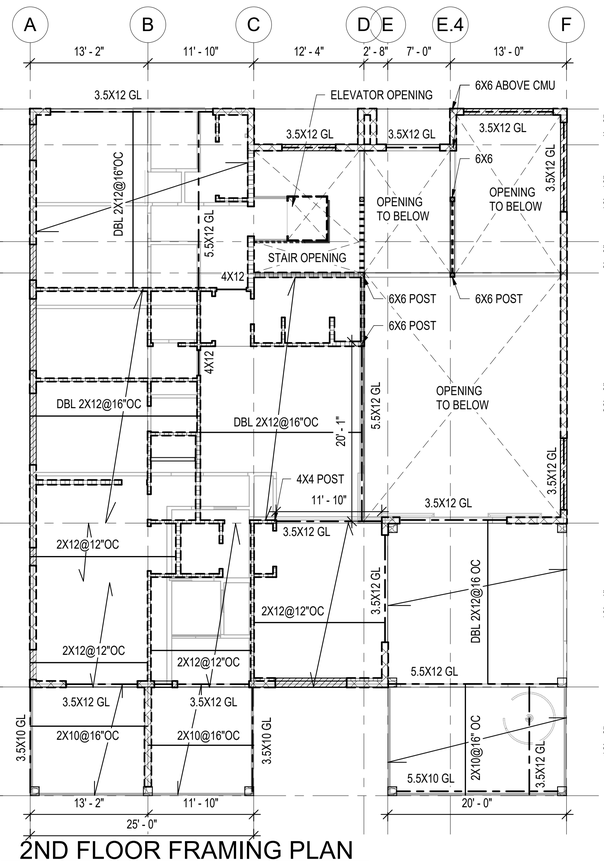
G:\Dropbox\84-931 Farrington\Revit\84-931 Farrington - SMA R3.rvt

7/25/2024 10:21:11 AM



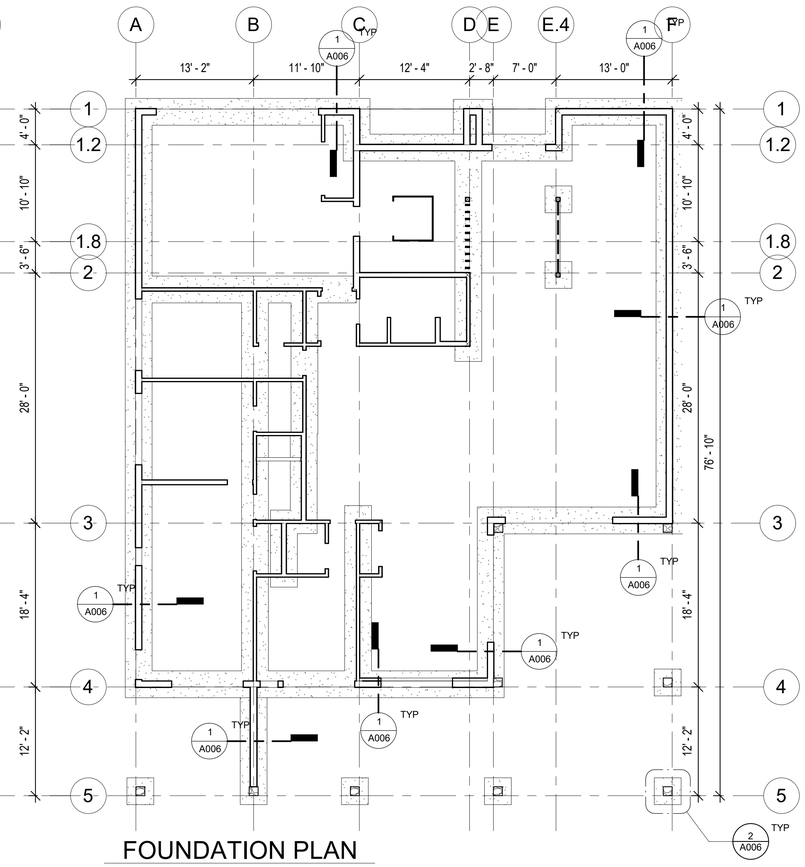
ROOF FRAMING PLAN

1/8" = 1'-0"



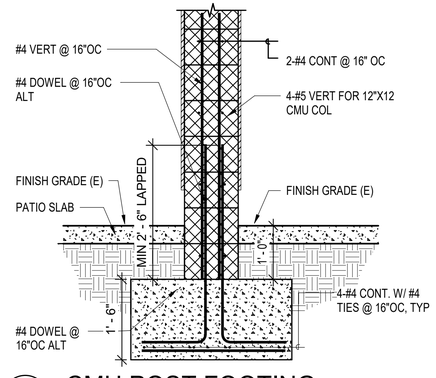
2ND FLOOR FRAMING PLAN

1/8" = 1'-0"



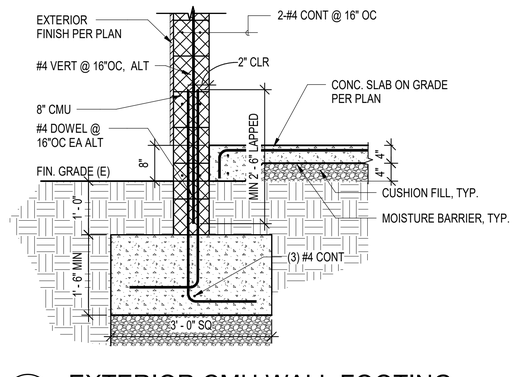
FOUNDATION PLAN

1/8" = 1'-0"



2 A006 CMU POST FOOTING

3/4" = 1'-0"



1 A006 EXTERIOR CMU WALL FOOTING

3/4" = 1'-0"

0 1' 2' 3'

3/4" = 1'-0"

0 5' 10' 15' 20'

1/8" = 1'-0"

EXHIBIT C7 - FRAMING AND FOUNDATION PLANS

2024/SMA-70

JIMMY S W WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

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04/01/24

Expiration Date 04/30/26 Date

Contractor shall carefully verify all dimensions, materials, existing site conditions and field measurements, study and compare the construction documents and notify the Architect of any discrepancy, inconsistency or omission he may discover before proceeding with the work. Contractor shall be solely responsible for all construction means, methods, techniques sequences and procedures and for the coordinating and the supervision of all construction work under the contract. All work shall be performed in conformance with all applicable provisions of the Uniform Building Code and all governmental regulations.

REVISION

REV	DATE	DESCRIPTION

Project: PROPOSED NEW SFD AND ADU FOR HU RESIDENCE

Description: STRUCT PLAN

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

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-8871

DATE 04/01/24

JOB NO.

DRAWN BY YW

DESIGNED BY

SHEET NUMBER

A006

10 OF 10 SHEETS

G:\Dropbox\84-931 Farrington\Revit\84-931 Farrington - SMA R3.rvt

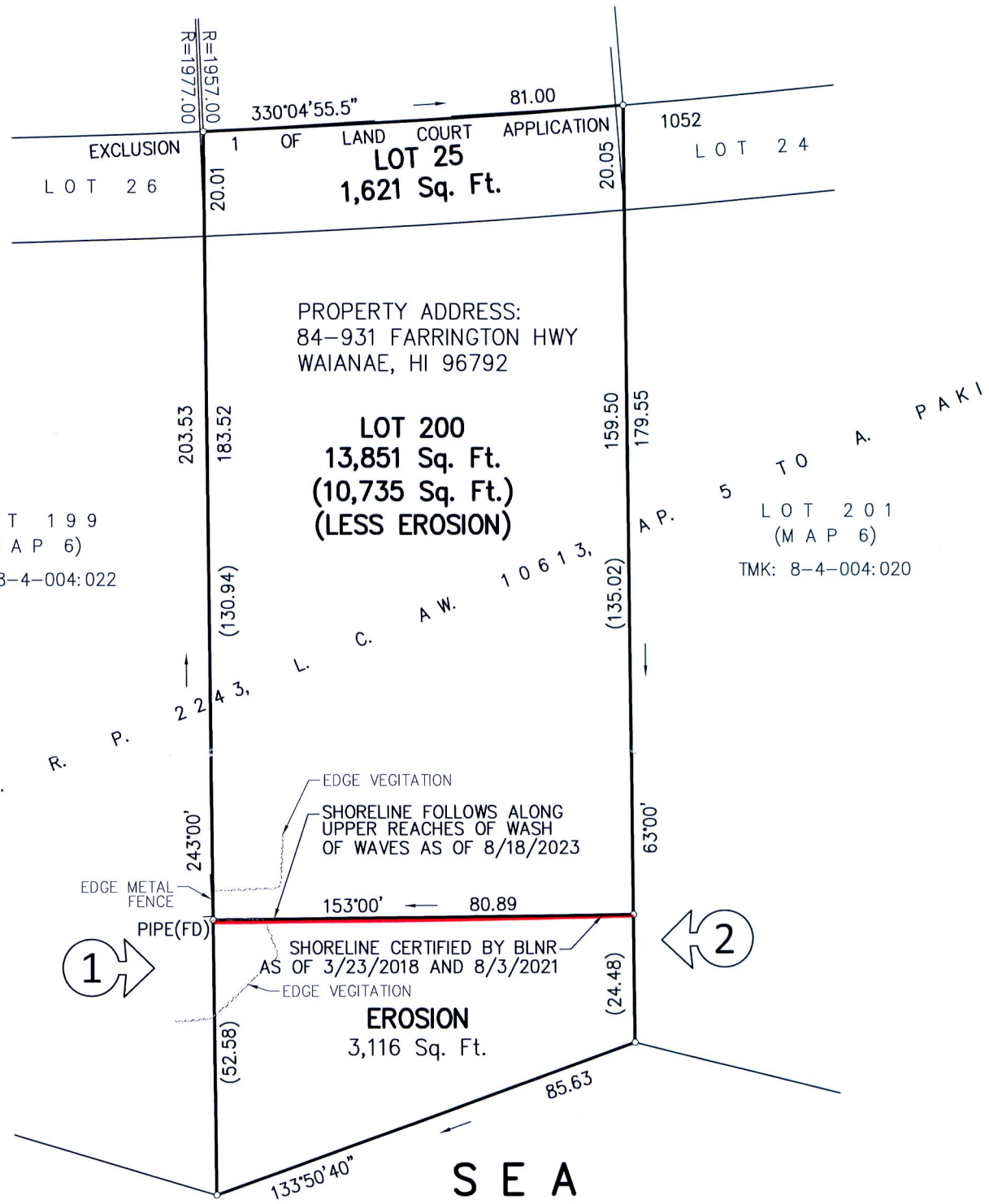
7/25/2024 10:21:13 AM

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

THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION

John R.K. Akina

Exp. 04/30/24

SCALE: 1 IN. = 30 FT.

AUGUST 24, 2023 WALTER P. THOMPSON, INC.

EXHIBIT D1 - 2023 CERTIFIED SHORELINE SURVEY
FILE NO. 2024/SMA-70

23190c00.dwg/1710.54/fdja/20230818

TAX MAP KEY : 8 - 4 - 004 : 021

SURVEY OFFICE COPY

10"x 15" = 1.04 Sq.Ft.

Walter P. Thompson, Inc.
Surveying & Mapping

August 24, 2023

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



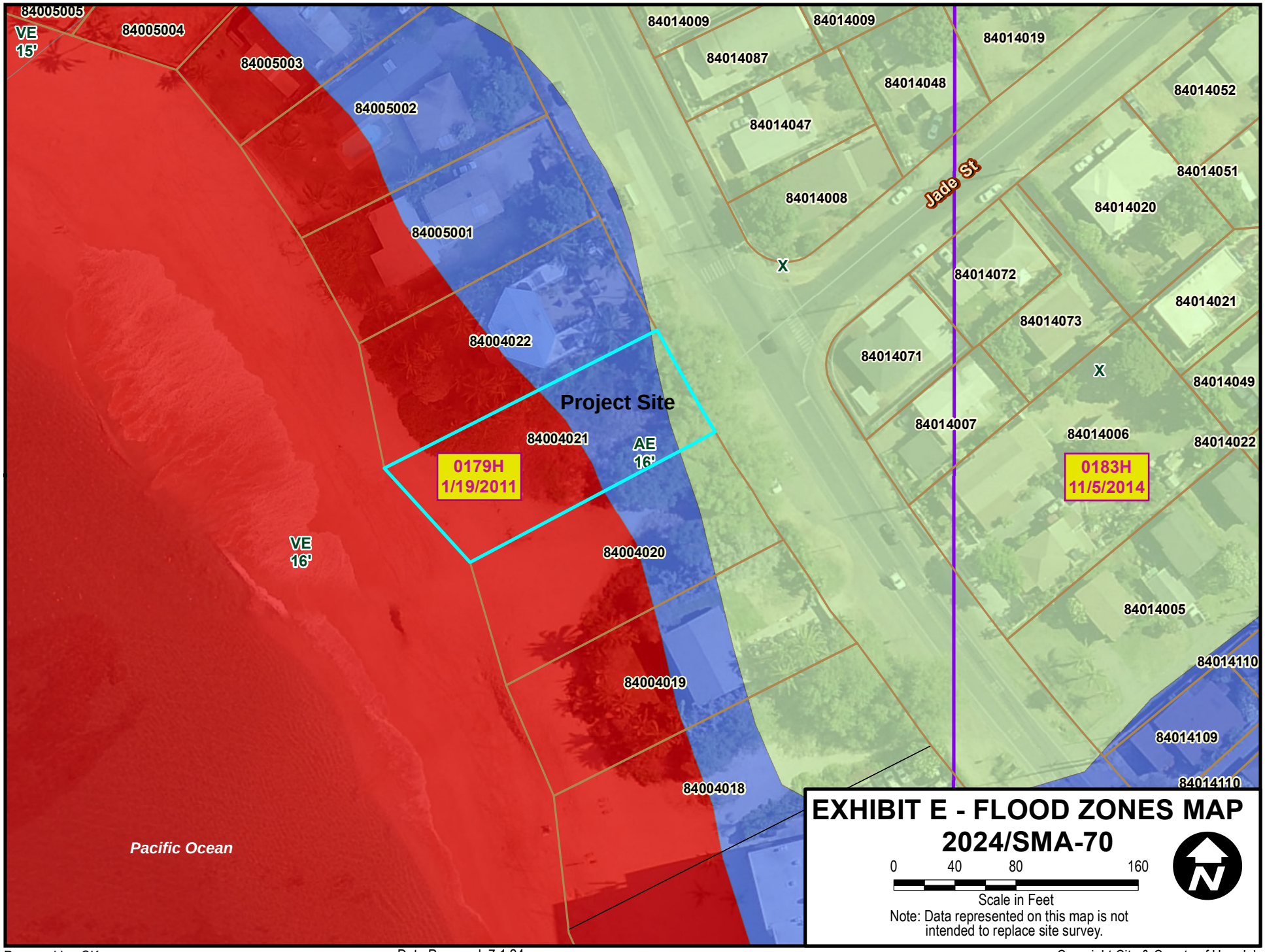
Picture 1: Facing Southeast Taken: August 18, 2023



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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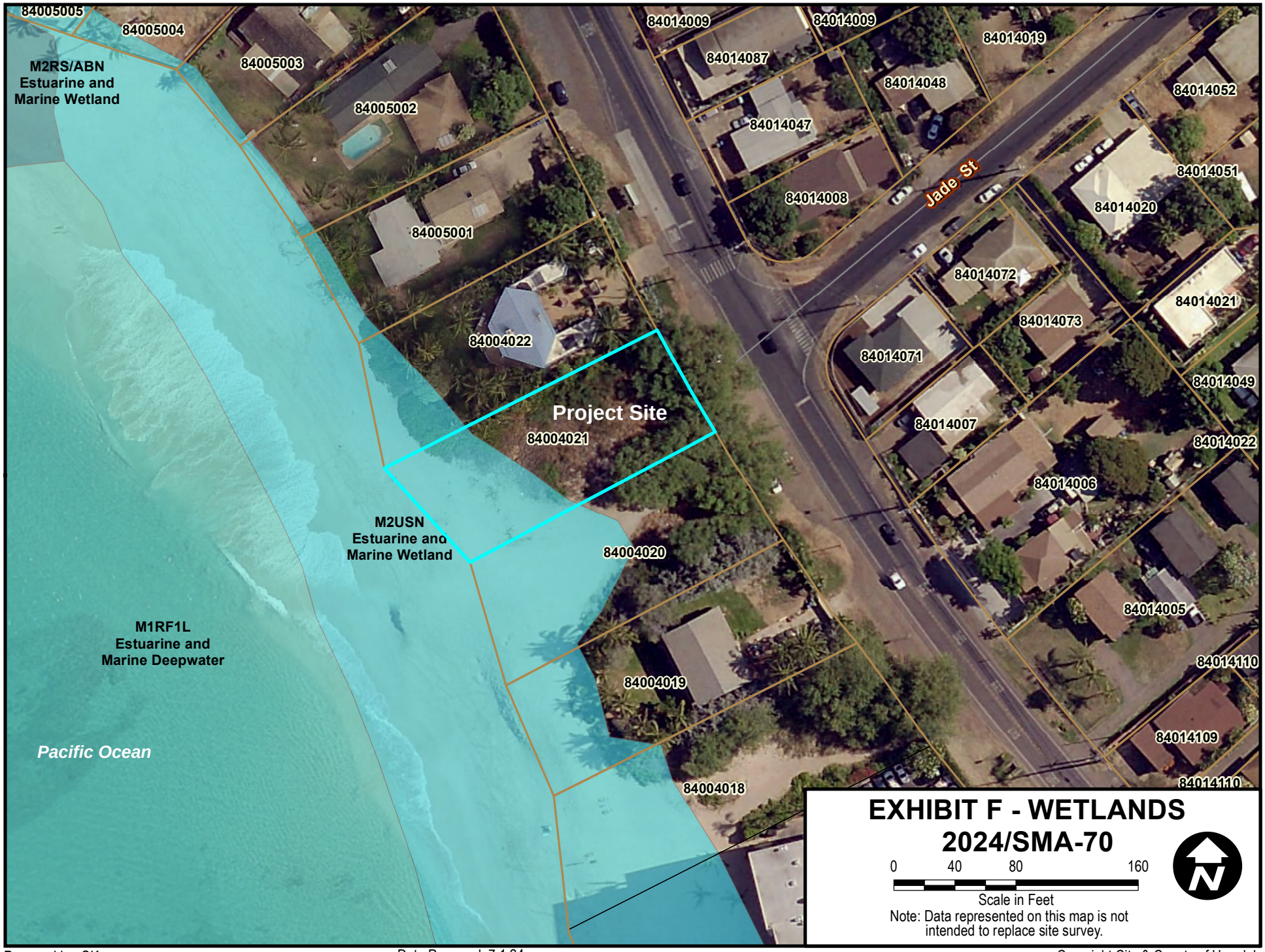


EXHIBIT F - WETLANDS
2024/SMA-70

0 40 80 160

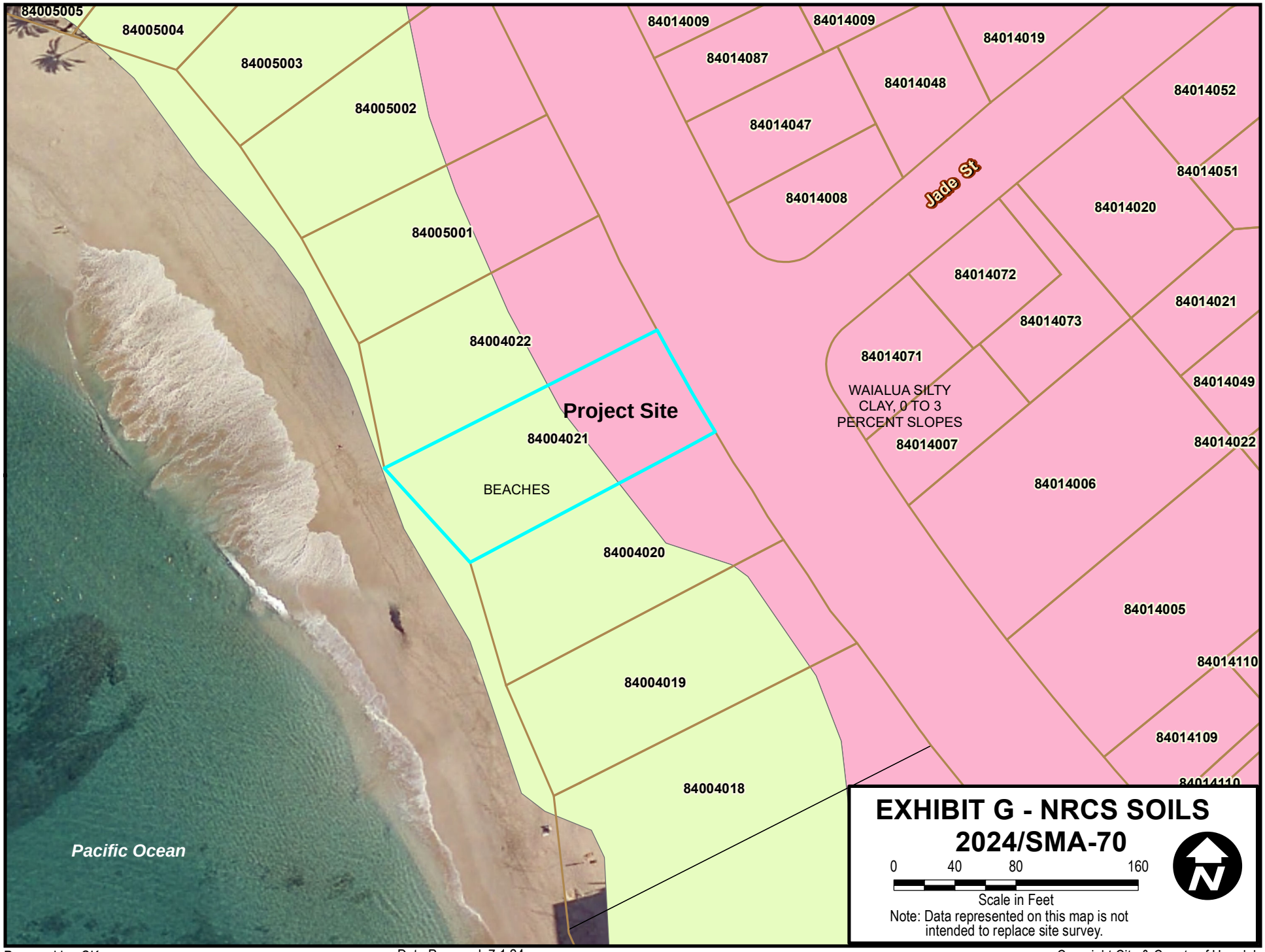
Scale in Feet

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

Prepared by: CK

Date Prepared: 7.1.24

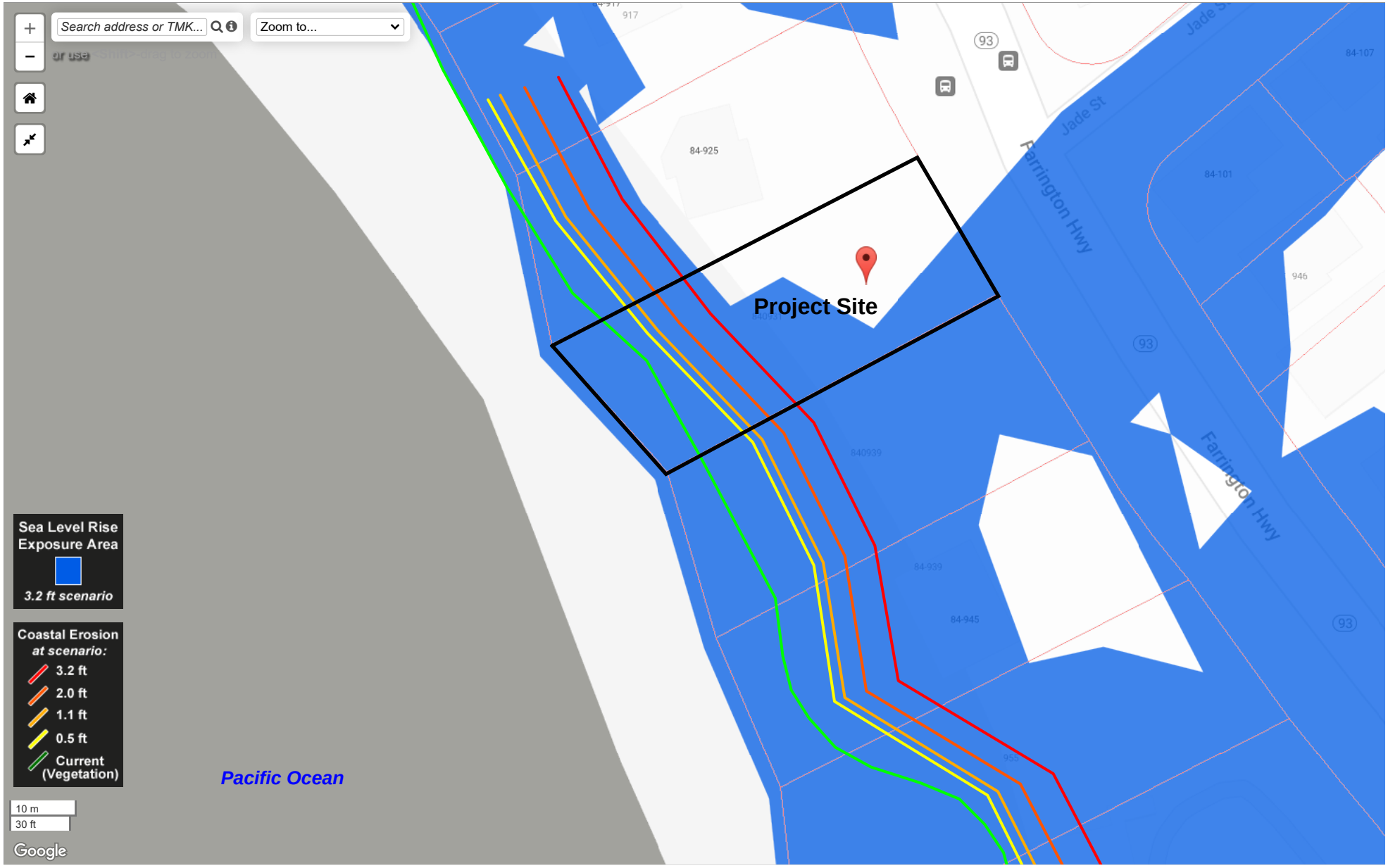
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Prepared by: CK

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

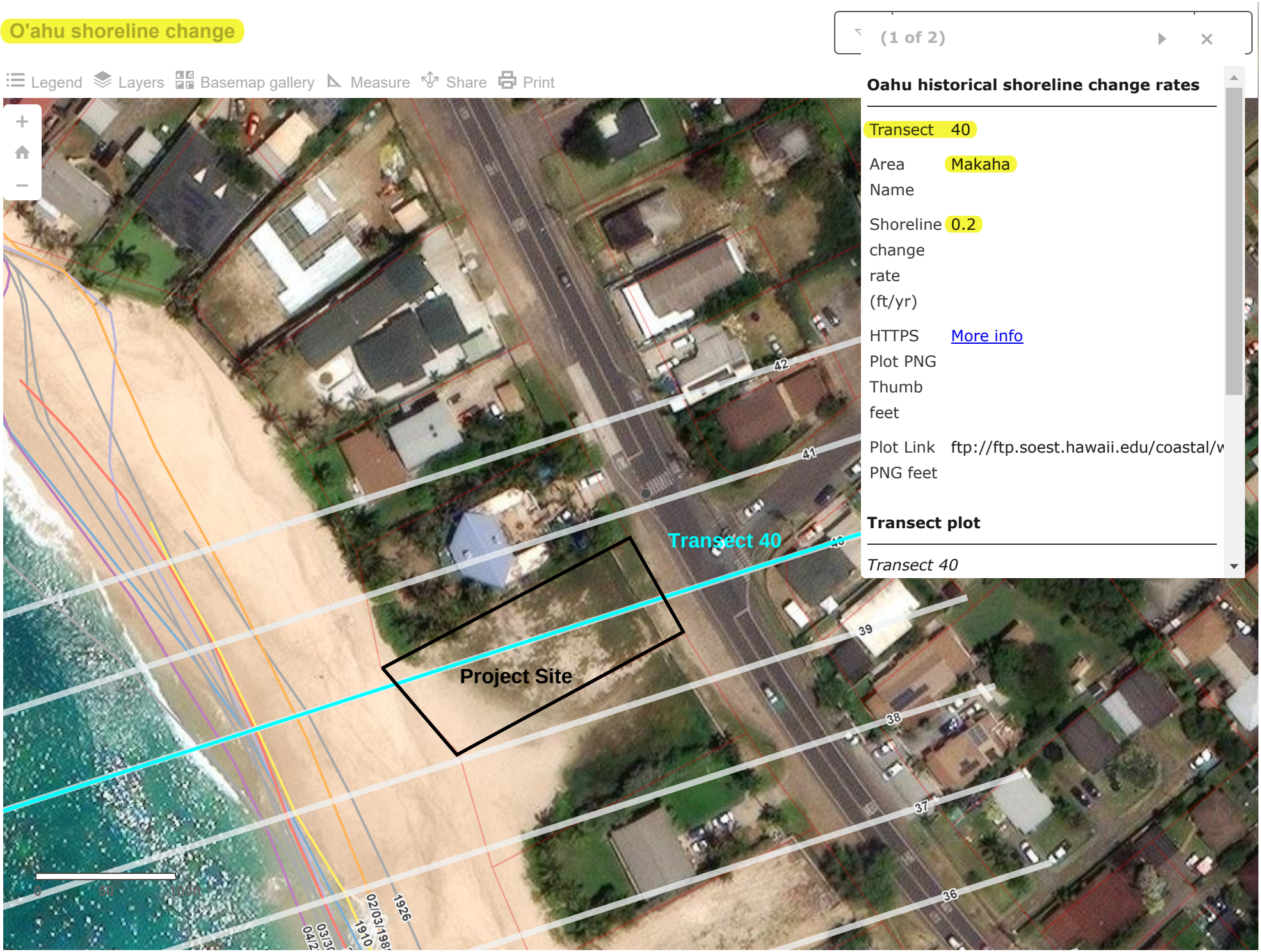


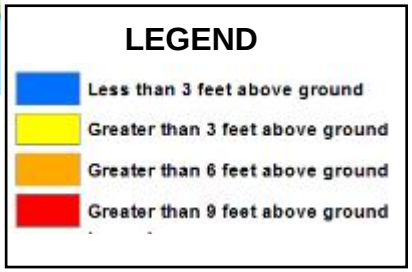
EXHIBIT I - HISTORIC SHORELINE CHANGE RATE
FILE NO. 2024/SMA-70



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

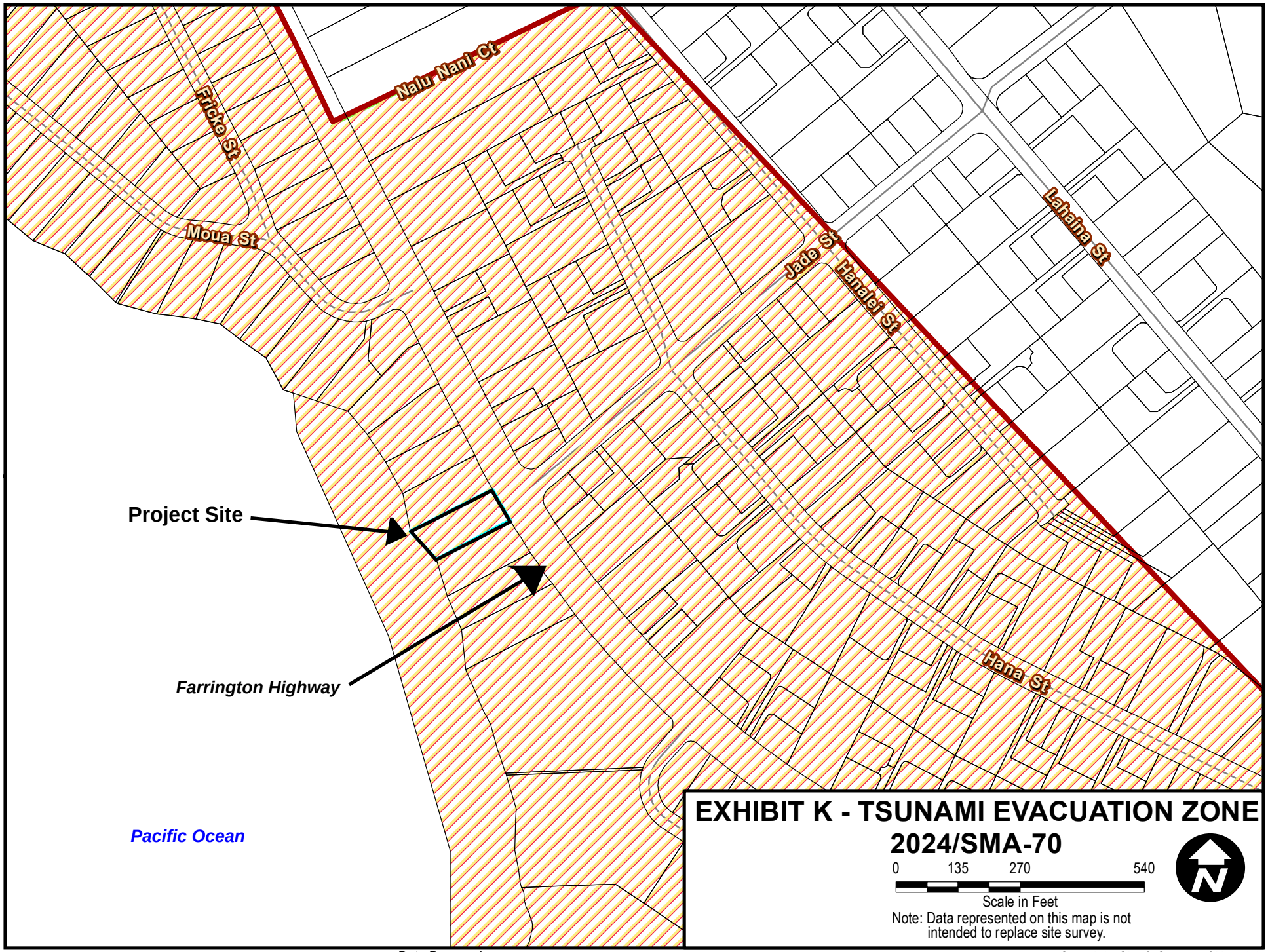


EXHIBIT K - TSUNAMI EVACUATION ZONE

2024/SMA-70

0 135 270 540

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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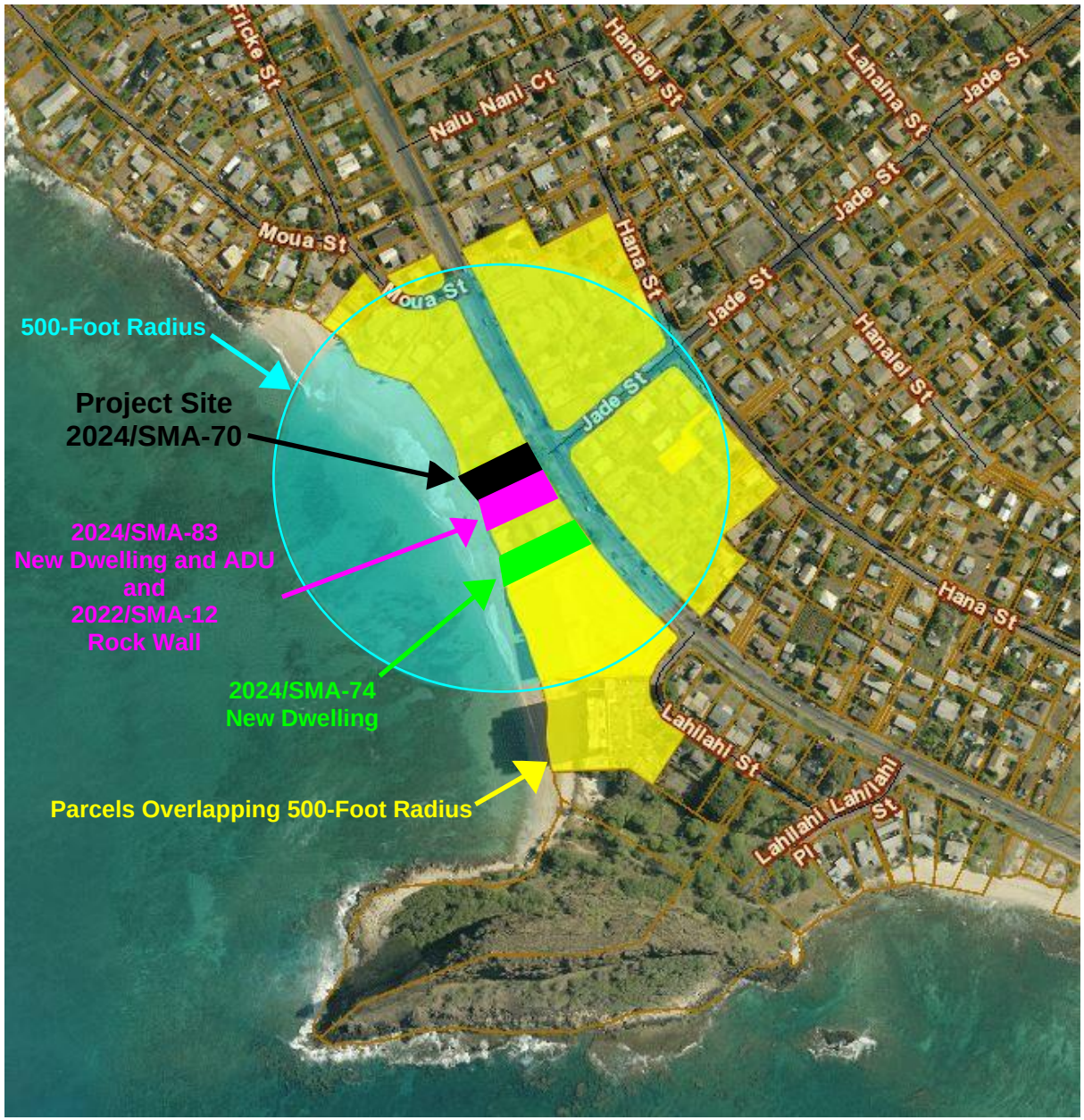


EXHIBIT L - CUMULATIVE PROJECTS MAP
FILE NO. 2024/SMA-70

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

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.

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 two-family detached dwelling with an attached garage consisting of a primary dwelling and an ADU on approximately 12,356 square feet (ft.) of land 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 with three agenda items at the Fasi Municipal Building 6th Floor Conference Room, which was attended in person by the Applicant's Agent, DPP staff, and approximately 10 members of the public, as well as several members of the public online or by phone, and at which no one testified with concerns; 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 Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1 and §§ 205A-2 and Hawai'i Revised Statutes ("HRS") 205A-26 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 10/01/24, 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:

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 marine and coastal resources:

1. Prior to issuance of any building permit for the Project, the Applicant must apply for and receive approval of a Conditional Use Permit for the joint development of Lots 25 and 200 and record the agreement with the State, or apply for and receive approval of a subdivision action to consolidate the lots. The Applicant must submit evidence of the recorded agreement or lot consolidation to the DPP's Land Use Approval Branch; and

2. The site plan must be revised to show the side yards paved with a pervious material, or the maximum width of the concrete pavement within the side yard must be 30 inches.

C. 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:

1. 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 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 land owner shall hold harmless and indemnify the City of 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; and

2. The site plan must be revised to show the side yards paved with a pervious material, or the width of the concrete pavement within the side yard must be a maximum of 30 inches in width.

D. 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 (SLR), 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.

E. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"*The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:*

a. *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.*

b. *The landowner hereby acknowledges that portions of Tax Map Key 8-4-004: 021 are projected to be impacted by 3.2 feet of sea level rise by the year 2100. The landowner*

agrees to assume all risk and liability for any harm to or loss of life and property due to development within the Sea level Rise Exposure Area. 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."

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

F. 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 Ordinance 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.

G. 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 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 between the dwelling and the shoreline must be limited to vegetation that is naturally hardy or endemic in the dune or shoreline area; and

5. The Project's 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.

H. In order to minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present at the Project site, the Applicant shall comply with the following measures:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the State Historic Preservation Division (SHPD) an Archaeological Monitoring Plan meeting the requirements of Hawai'i Administrative Rules § 13-279-4, and submit to the DPP a copy of its acceptance from the SHPD; and

2. 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 is able to assess the impact and make 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.

I. In order 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:

RESOLUTION

1. All new and replacement outdoor light fixtures/lamps must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior lighting fixtures on the zoning lot, 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 lighting 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 ft. 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 ft. 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-ft. 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.

RESOLUTION

J. In order 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 nonstructural 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.

K. Permits.

1. The Project's building permit applications were accepted as complete on April 2 and April 17, 2024, and the building permits must be issued no later than June 30, 2025. If the Project's building permits are not issued by June 30, 2025, the Project may not rely on the 40-ft. 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.

2. **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, but the period cannot be extended by the DPP Director 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, which must include the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension or 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. 60 days after receipt of the DPP Director's report; or

      ii. The Applicant's then-existing deadline for obtaining a development permit,

the extension will be deemed to be denied.

L. 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

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu 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 the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

DATE OF INTRODUCTION: _____

_____

_____

Honolulu, Hawai'i

_____
Councilmembers

DPP24SMA70

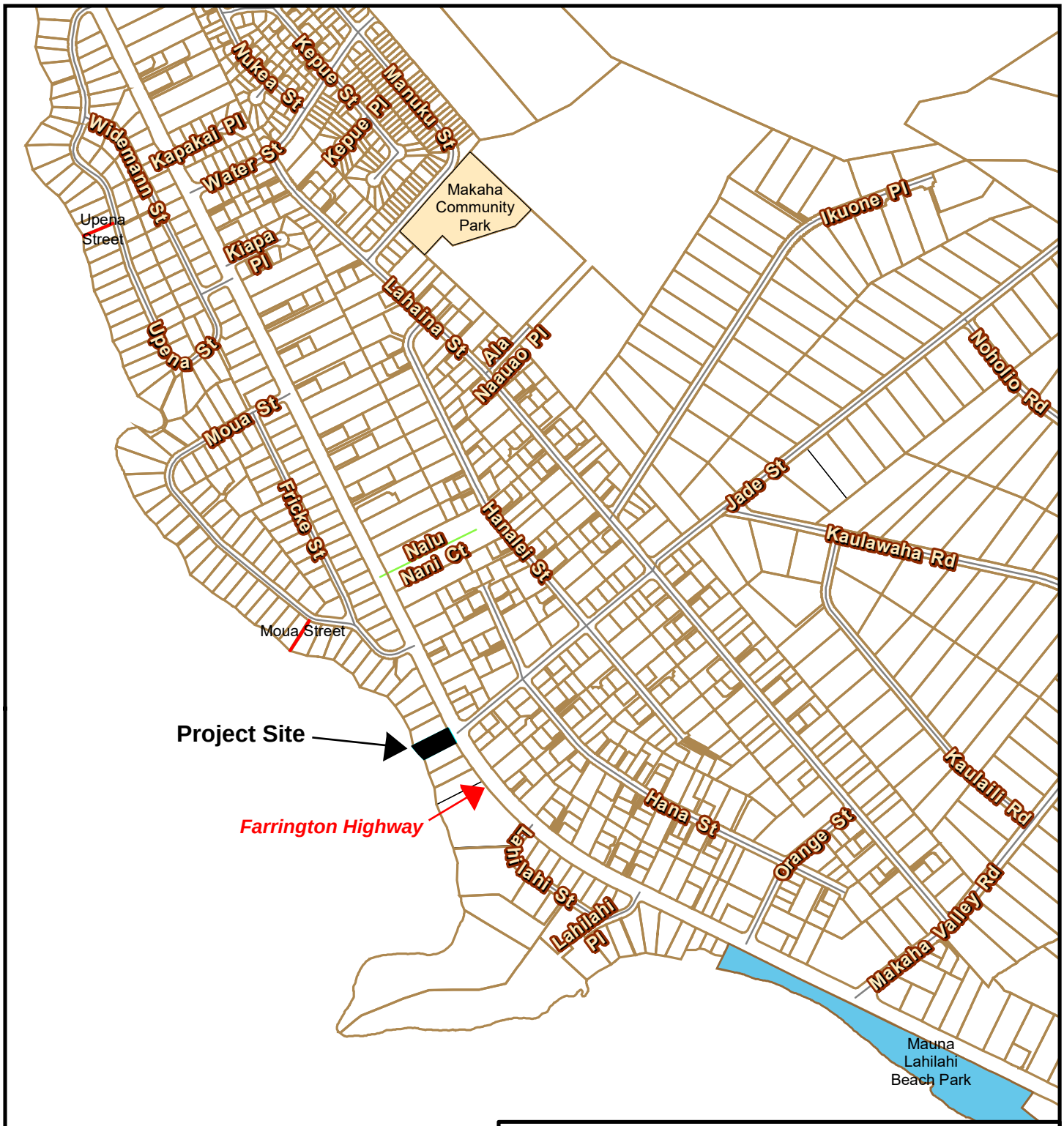


EXHIBIT A - PROJECT LOCATION
SMA Major Permit No. 2024/SMA-70
Hu Two-Family Dwelling with ADU
84-931 Farrington Highway
TMK 8-4-004: 021

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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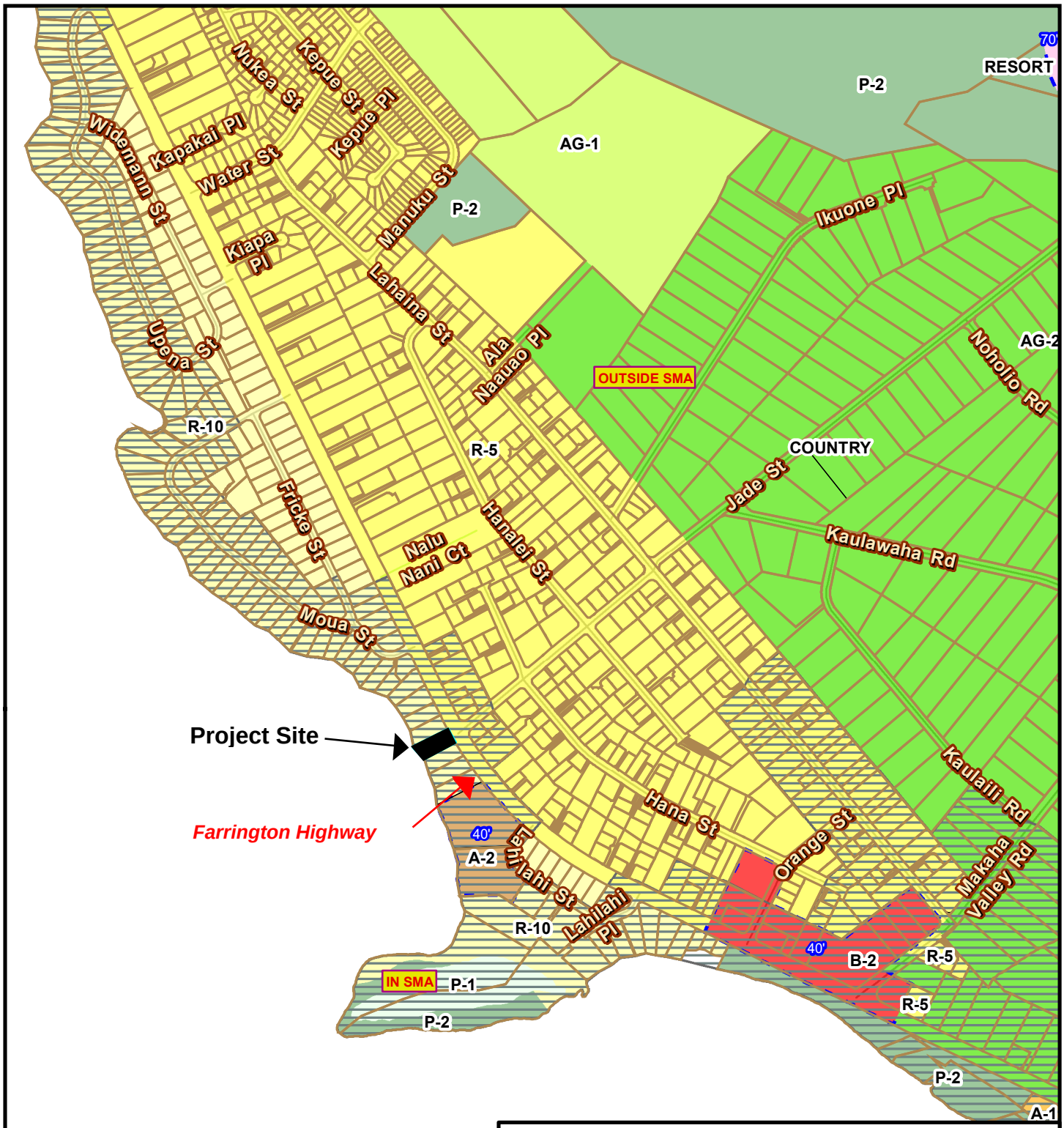


EXHIBIT B - ZONING AND SMA
SMA Major Permit No. 2024/SMA-70
Hu Two Family Dwelling with ADU
84-931 Farrington Highway
TMK 8-4-004: 021

0 355 710 1,420

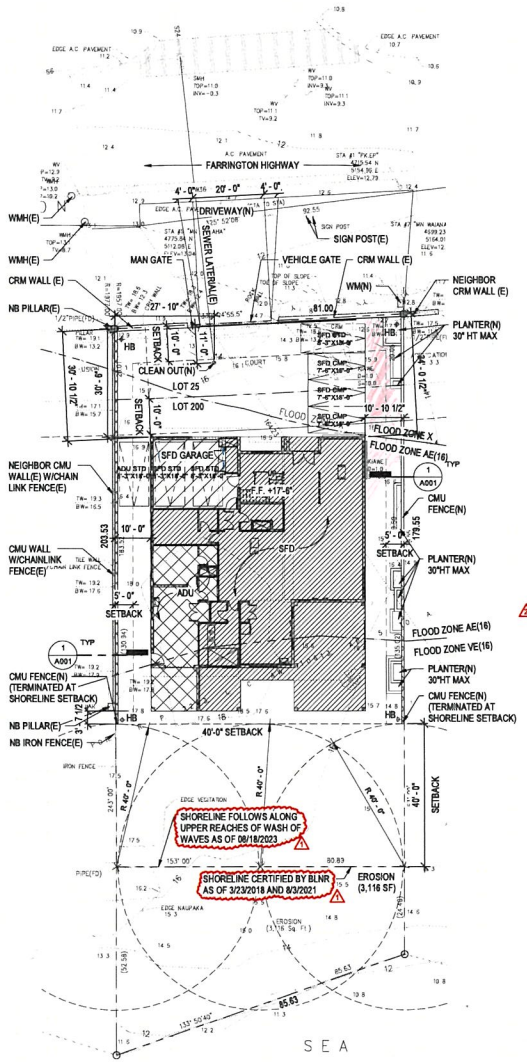
Scale in Feet

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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SITE PLAN

1/16" = 1'-0"

REFERENCE NORTH

BWS NOTE:
NO IRRIGATION AND AUTOMATIC FIRE SPRINKLERS SERVES THIS METER

BWS WILL OBTAIN TRENCHING PERMIT TO INSTALL NEW METER

(i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70.1(G).

(ii) TOTAL IMPERVIOUS AREA = 70.69 %

LOT AREA: 15,472 SF
DEDUCT EROSION AREA: 3,116 SF

TOTAL AREA FOR ISA CALC: 12,356 SF

PERVIOUS AREA:

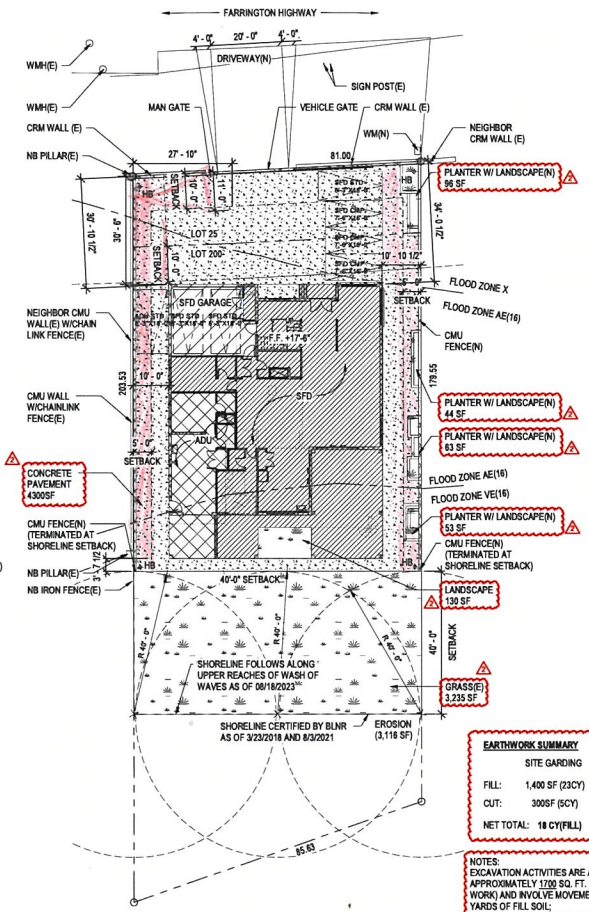
(1) GRASS:	3,235 SF
(2) LANDSCAPE:	130 SF
(3) PANTER W/ LANDSCAPE:	256 SF

TOTAL PERVIOUS AREA: 3,621 SF

IMPERVIOUS SURFACE:

(1) HOUSE, PATIO, AND ROOF DECK:	4,435 SF
(2) CONCRETE SIDE WALL AND FRONT DRIVE:	4,300SF

TOTAL IMPERVIOUS AREA: 8,735 SF=70.69 %



SMA ISA PLAN

1/16" = 1'-0"

EARTHWORK SUMMARY

	SITE GARDING	UNDER BUILDING
FILL:	1,400 SF (23CY)	2,500SF (30CY)
CUT:	300SF (5CY)	1,935SF (20CY)
NET TOTAL:	18 CY(FILL)	10CY(FILL)

NOTES:
EXCAVATION ACTIVITIES ARE ANTICIPATED TO COVER APPROXIMATELY 1700 SQ. FT. (SITE WORK); 4435 SQ. FT. (BUILDING WORK) AND INVOLVE MOVEMENT OF APPROXIMATELY 18 CUBIC YARDS OF FILL SOIL:
STRUCTURAL FILL (UNDER BUILDING) 10 CUBIC YARDS (NOT FOR GRADING).

EXCAVATED SOIL MATERIALS WILL BE SPREAD OUT TO BALANCE THE SITE.

THE ESTIMATED TOTAL VOLUME OF IMPORTED NONSTRUCTURAL FILL IS 18 CUBIC YARDS TO BE PLACED ON PROPOSED HOUSE SIDEWALK AROUND HOUSE AND STREET SIDE YARD OF THIS PROPERTY. MAKE IT EASY FOR WALKING AND DRIVING.

LUO DATA TABLE

ZONING DISTRICT: R-10 RESIDENTIAL DISTRICT

LOT AREA: 15,472 SF
EROSION AREA: 3,116 SF
LOT AREA(EXCLUDE EROSION): 12,356 SF
MAX BUILDING AREA ALLOWED(0.5 X LOT EXCLUDE EROSION AREA): 6,178 SF
FAR CALCULATION: (0.6 X LOT EXCLUDE EROSION AREA): 7,413.60 SF

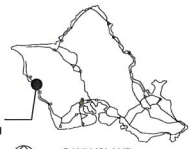
BUILDING AREA: 4,435 SF < 50%

FLOOR AREA:	SFD	ADU
1ST FLR	3,196 SF	725 SF
2ND FLR	2,752 SF	0 SF
TOTAL	5,948 SF	725 SF

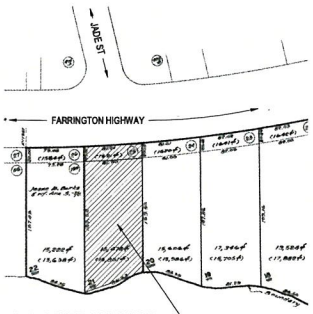
TOTAL FLOOR AREA 6,673 SF < 0.6FAR

PARKING:	REQUIRED:	PROVIDE:
SFD	6 PARKING	6 PARKING
ADU	1 PARKING	1 PARKING

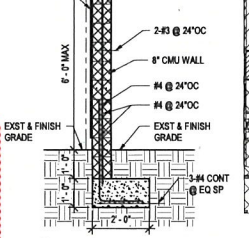
SOLAR PANEL MM#: 2020-0040 (1)



VICINITY MAP



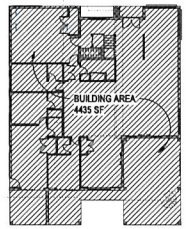
LOCATION MAP



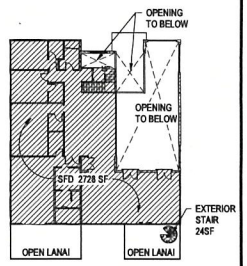
CMU FENCE

A001 — 1/2" = 1'-0"

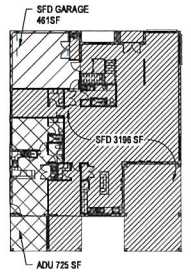
1/16" = 1'-0"



BUILDING AREA



2ND FLR AREA



1ST FLR AREA

0 10' 20' 30' 40'

1/16" = 1'-0"

0 2' 4' 6'

1/2" = 1'-0"

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

JIMMY S W WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of the project will be under my observation. ((Observation of construction as defined in the current Hawaii Administrative Rules "Professional Engineers, Architects, Surveyors and Landscape Architects".)

Expiration Date 04/30/26 — Date

Contractor shall carefully verify all dimensions, materials, and/or site conditions and field measurements, study and compare the construction documents and notify the Architect of any discrepancy, inconsistency or omission he may discover before proceeding with the work. Contractor shall be solely responsible for all construction means, methods, techniques sequences and procedures and for the coordination of all portions of construction work under the contract. All work shall be performed in accordance with all applicable provisions of the Uniform Building Codes and all governmental regulations.

REVISION		
REV	DATE	DESCRIPTION
1	07/02/24	SMA COMM
2	07/24/24	SMA COMM R2

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-8871

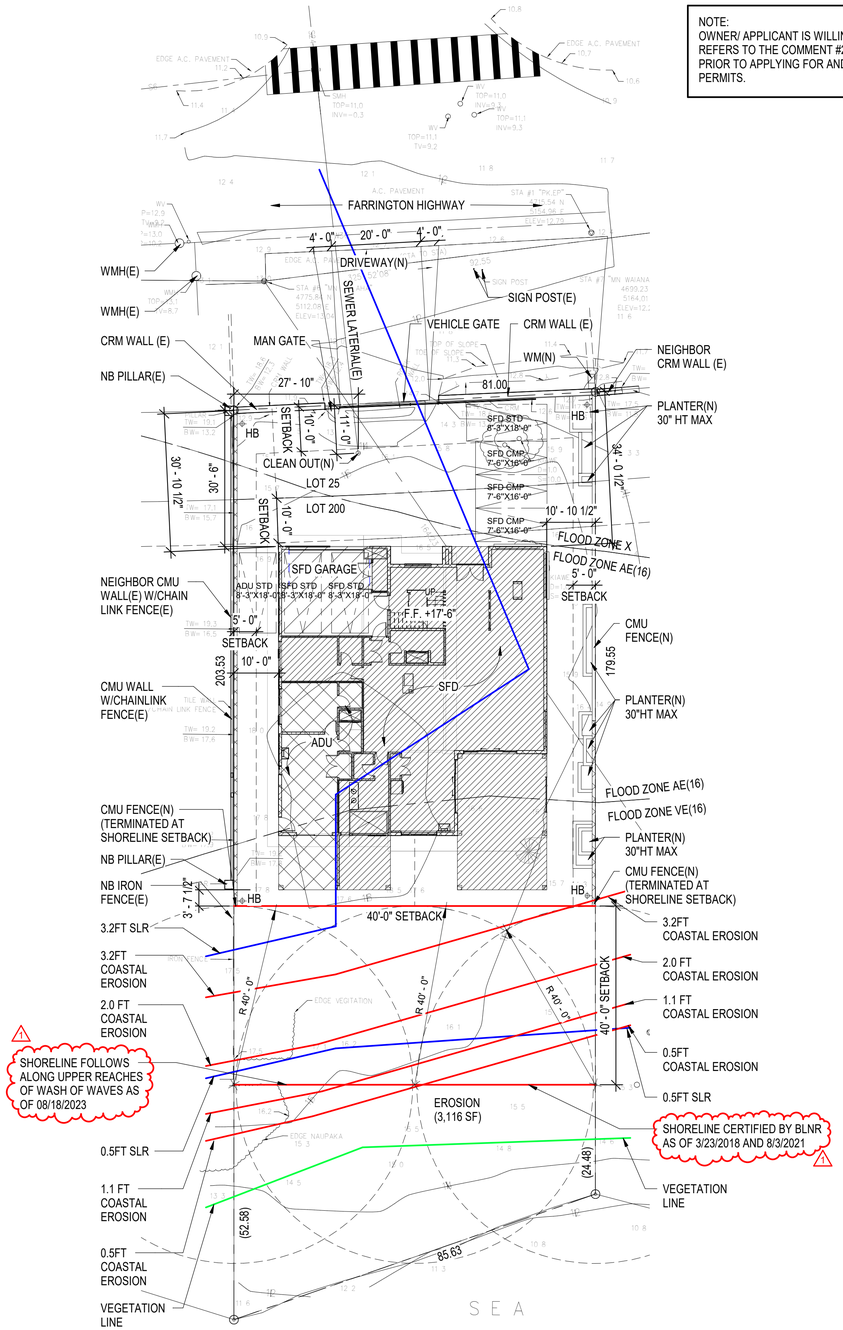
Project: PROPOSED NEW SFD AND ADU FOR HU RESIDENCE
Description: SITE PLAN
84-931 FARRINGTON HWY, WAIANAE, HI 96792
TMK: 8-4-004:021

DATE 07/25/24
JOB NO.
DRAWN BY YW
DESIGNED BY

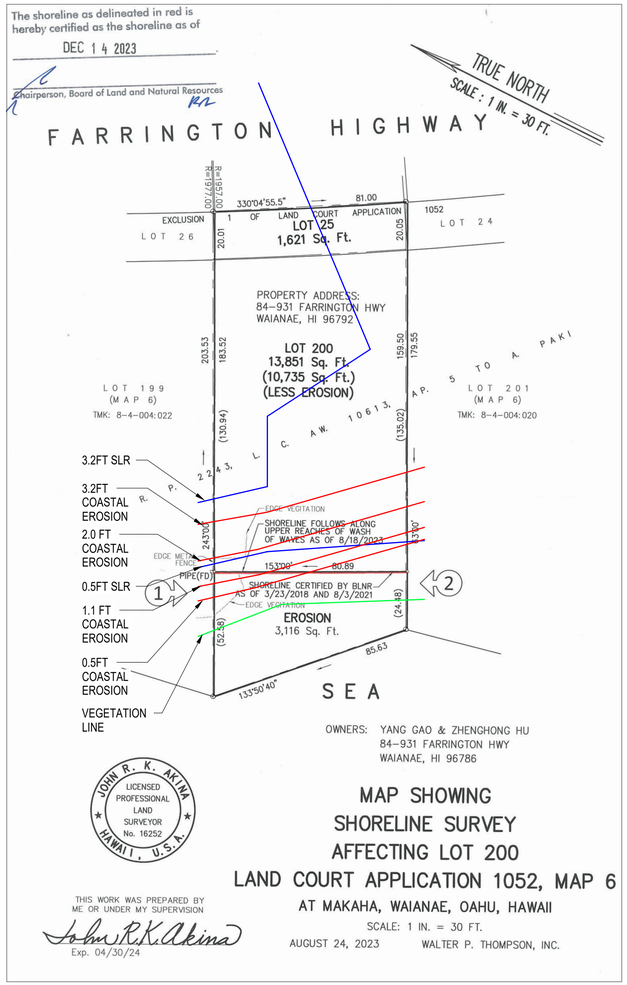
SHEET NUMBER A001
5 OF 10 SHEETS

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NOTE:
OWNER/ APPLICANT IS WILLING TO RESOLVE THE ISSUE, REFERS TO THE COMMENT #2-e (FILE NO. 2024/SMA-50), PRIOR TO APPLYING FOR AND/OR OBTAINING BUILDING PERMITS.



SMA SUPPLEMENTAL SITE PLAN
1/16" = 1'-0"



DLNR PLAN
1" = 30'-0"

0' 30' 60'
1"= 30 ' - 0"

0 10' 20' 30' 40'
1/16" = 1'-0"

JIMMY S. W. WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

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04/01/24
Expiration Date 04/30/26 Date

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REVISION

REV	DATE	DESCRIPTION
1	07/02/24	SMA COMM

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-8871

Project: PROPOSED NEW SFD AND ADU FOR HU RESIDENCE
Description: SMA SITE PLAN
84-931 FARRINGTON HWY,
WAIANAE, HI 96792
TMK: 8-4-004:021

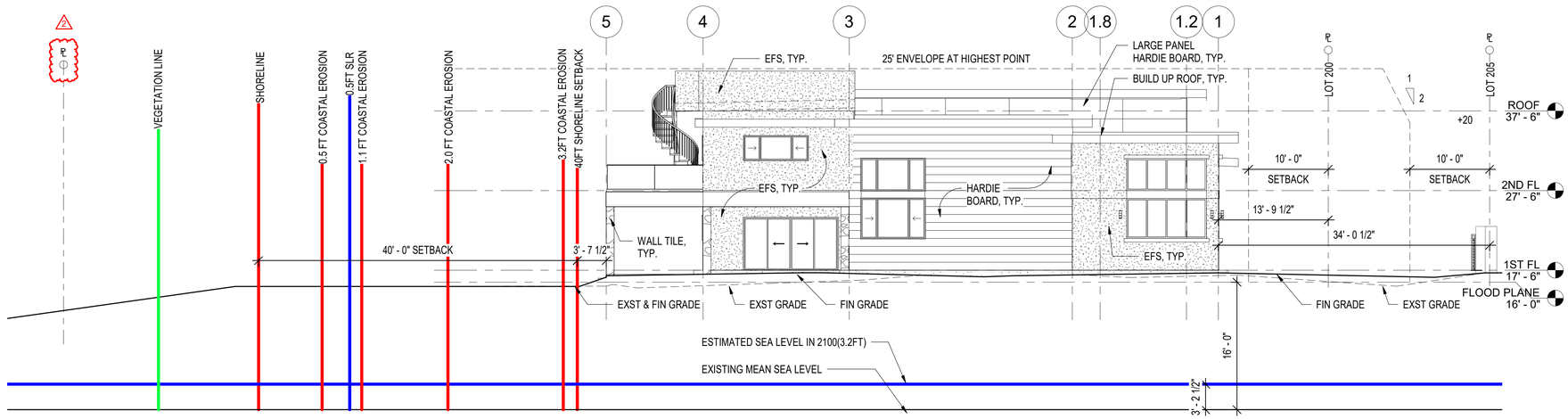
DATE 07/02/24
JOB NO.
DRAWN BY YW
DESIGNED BY

SHEET NUMBER
SMA-1
2 OF 11 SHEETS

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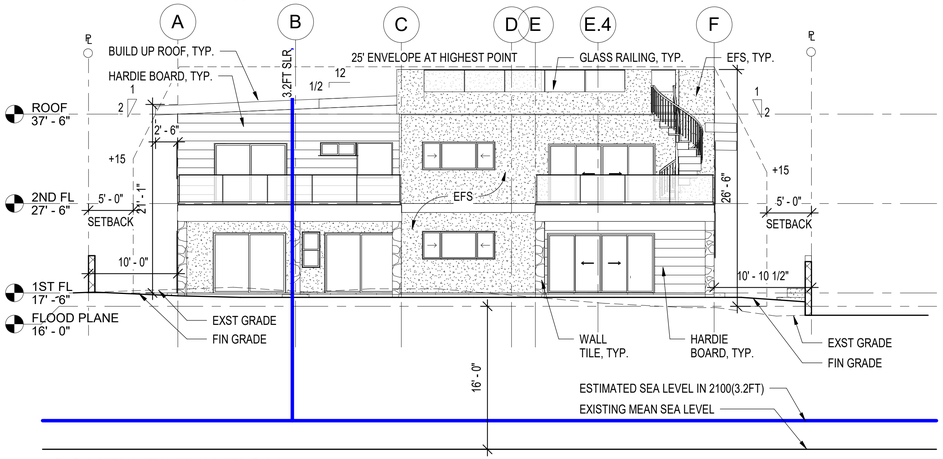
EXHIBIT C-2 - SITE PLAN WITH SHORELINE SETBACKS AND SEA LEVEL RISE

2024/SMA-70



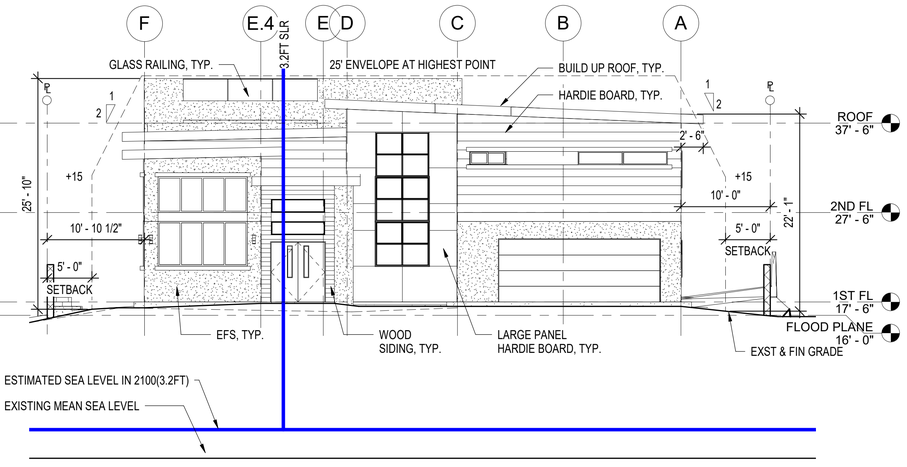
EAST ELEVATION

1/8" = 1'-0"



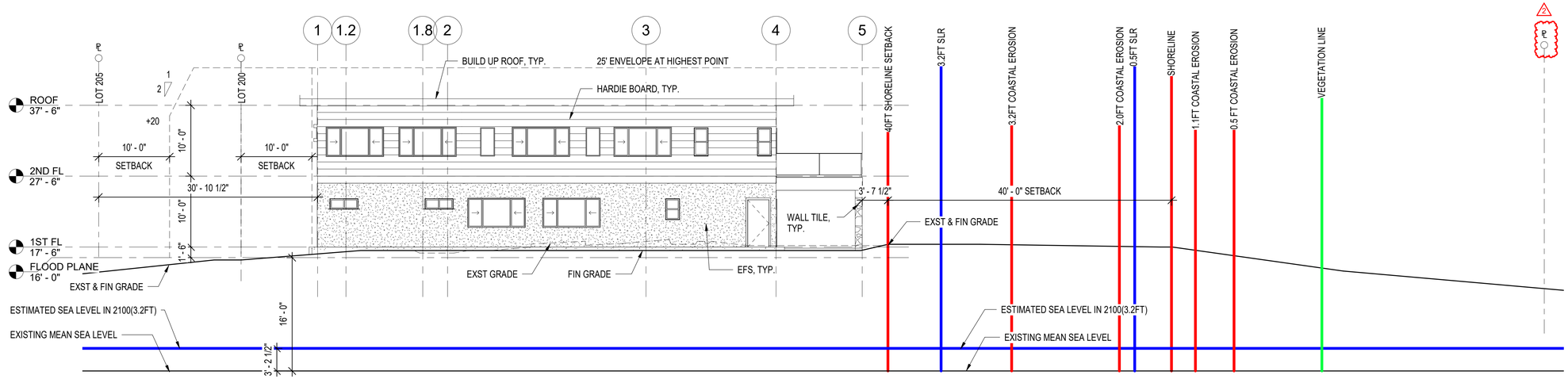
SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

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

2024/SMA-70

0 5' 10' 15' 20'

1/8" = 1'-0"

JIMMY S. W. WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

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04/01/24

Expiration Date 04/30/26 Date

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REVISION

REV	DATE	DESCRIPTION
2	07/24/24	SMA COMM R2

Description: EXTERIOR ELEVATIONS

Project: PROPOSED NEW SFD AND ADU FOR HU RESIDENCE

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

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-8871

DATE 07/25/24

JOB NO.

DRAWN BY YW

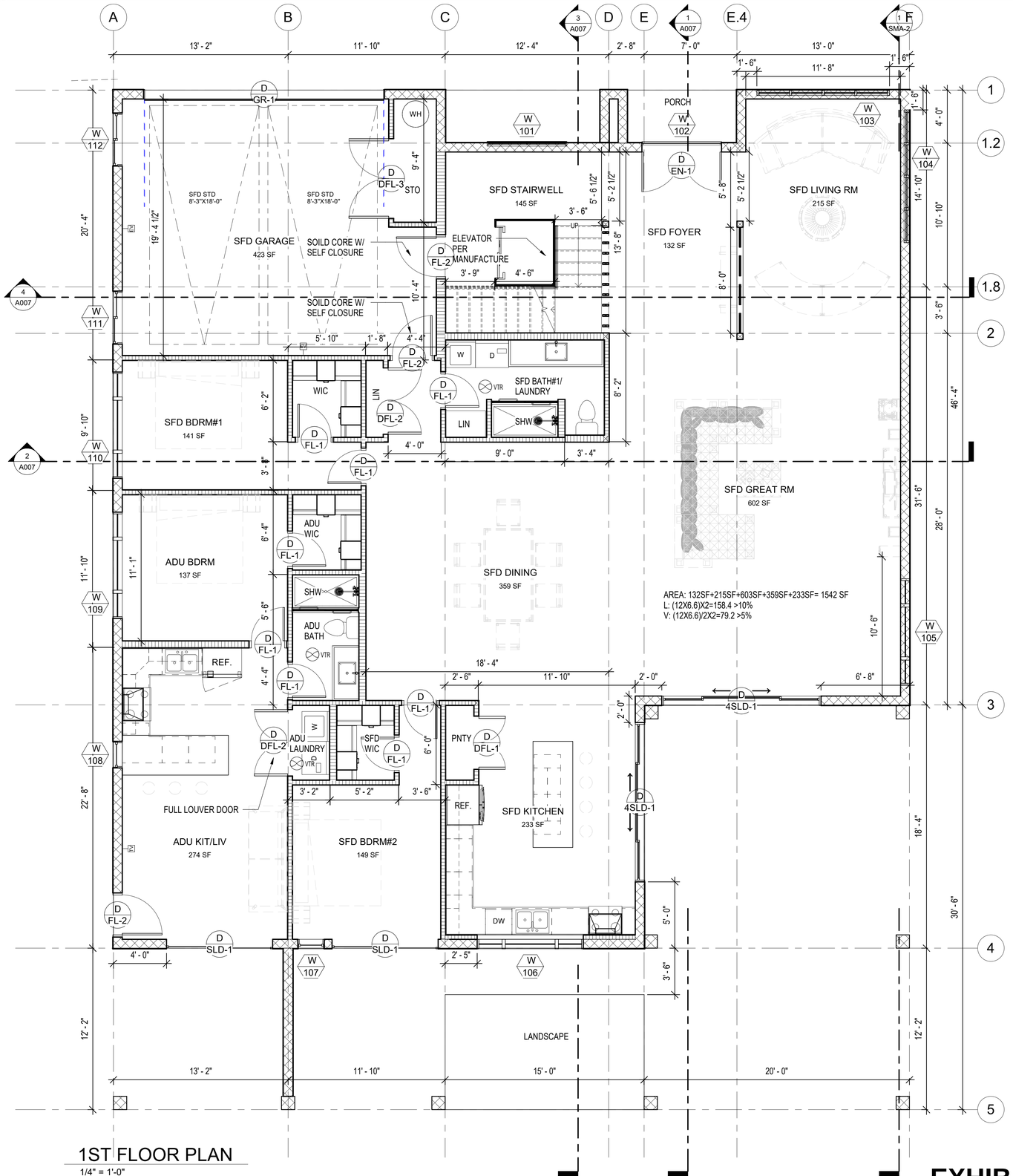
DESIGNED BY

SHEET NUMBER A005

9 OF 10 SHEETS

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1ST FLOOR PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

- OUTLET - DUPLEX (+15"), 115V UNLESS NOTED OTHERWISE
- GFI OUTLET - GFI DUPLEX (+39") UNLESS NOTED OTHERWISE
- OUTLET - QUADRUPLEX, 115V UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- R OUTLET - RANGE, 208V (+15") UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- INCANDESCENT SURFACE MOUNT FIXTURE
- INCANDESCENT WALL SCONCE
- CEILING FAN LIGHT FIXTURE
- TV CABLE TV OUTLET
- T TELEPHONE/DSL OUTLET
- EV ELECTRIC VEHICLES OUTLET
- SD SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND CONFORM TO IRC R314
- CX 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: 2X8 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 8 STUD@ 16" OC W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE

KEY TO DOOR & WINDOW INTERIOR ELEV

0 5' 10'

1/4" = 1'-0"

EXHIBIT C4 - FIRST FLOOR PLAN
2024/SMA-70

JIMMY S W WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

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04/01/24
Expiration Date 04/30/26 Date

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REVISION

REV	DATE	DESCRIPTION

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-8871

Project: PROPOSED NEW SFD AND ADU FOR HU RESIDENCE
84-931 FARRINGTON HWY, WAIANAE, HI 96792
TMK: 8-4-004:021

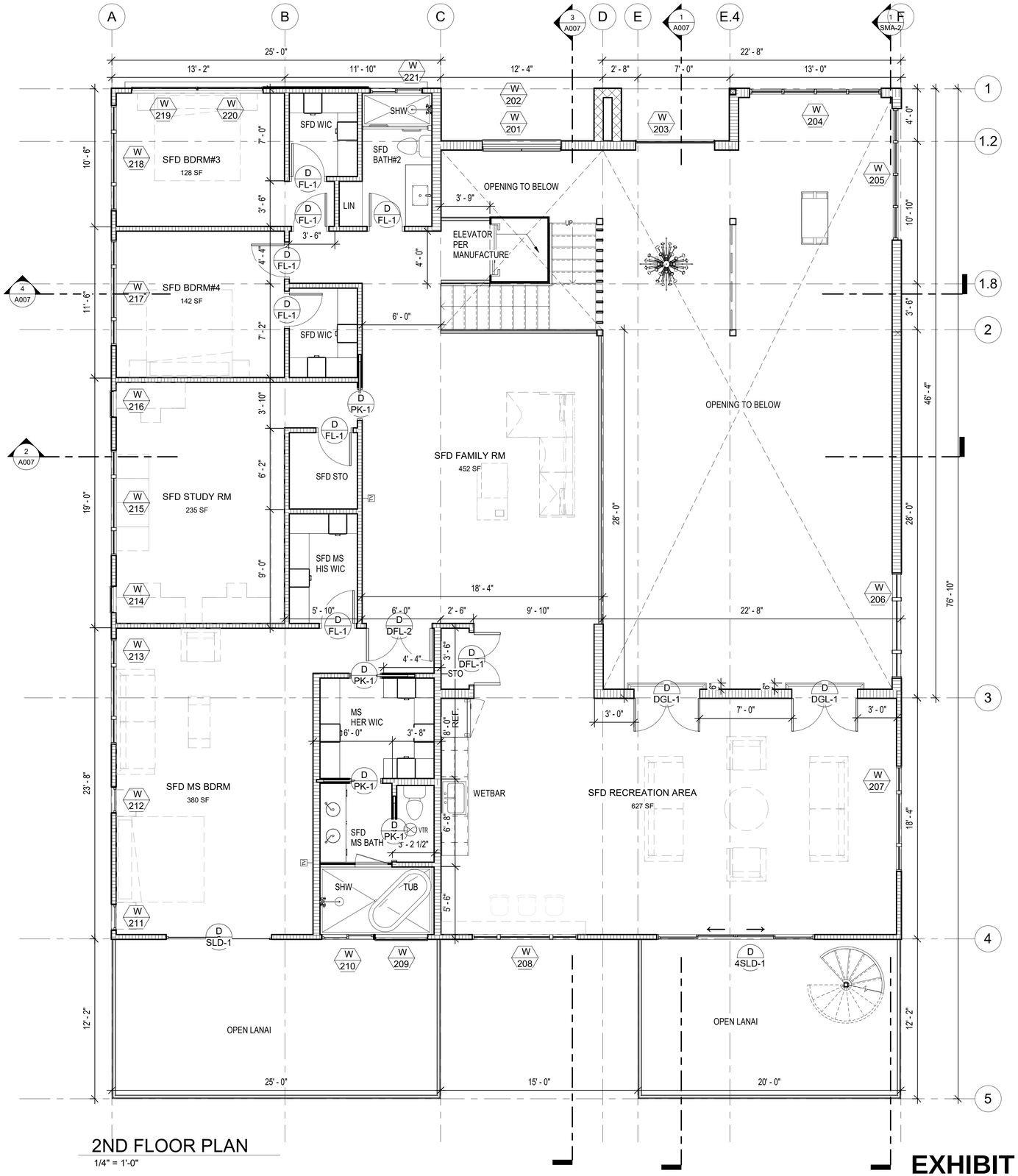
Description: FLOOR PLAN I

DATE 04/01/24
JOB NO.
DRAWN BY YW
DESIGNED BY

SHEET NUMBER
A002
6 OF 10 SHEETS

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2ND FLOOR PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

- OUTLET - DUPLEX (+15"), 115V UNLESS NOTED OTHERWISE
- GFI OUTLET - GFI DUPLEX (+39") UNLESS NOTED OTHERWISE
- OUTLET - QUADRUPLEX, 115V UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- R OUTLET - RANGE, 208V (+15") UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- SINGLE POLE SWITCH
- 3 THREE WAY SWITCH
- INCANDESCENT SURFACE MOUNT FIXTURE
- INCANDESCENT WALL SCONCE
- CEILING FAN LIGHT FIXTURE
- TV CABLE TV OUTLET
- TP TELEPHONE/DSL OUTLET
- EV ELECTRIC VEHICLES OUTLET
- SD SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND CONFORM TO IRC R314
- CX 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: 2X8 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 8 STUD@ 16" OC W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE

KEY TO INTERIOR ELEV.

0 5' 10'

1/4" = 1'-0"

EXHIBIT C5 - SECOND FLOOR PLAN
2024/SMA-70

JIMMY S W WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. (Observation of construction as defined in the current Hawaii Administrative Rules "Professional Engineers, Architects, Surveyors and Landscape Architects".)

04/01/24

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REVISION

REV	DATE	DESCRIPTION

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-8871

Project: PROPOSED NEW SFD AND ADU FOR HU RESIDENCE
Description: FLOOR PLAN II
84-931 FARRINGTON HWY,
WAIANAE, HI 96792
TMK: 8-4-004:021

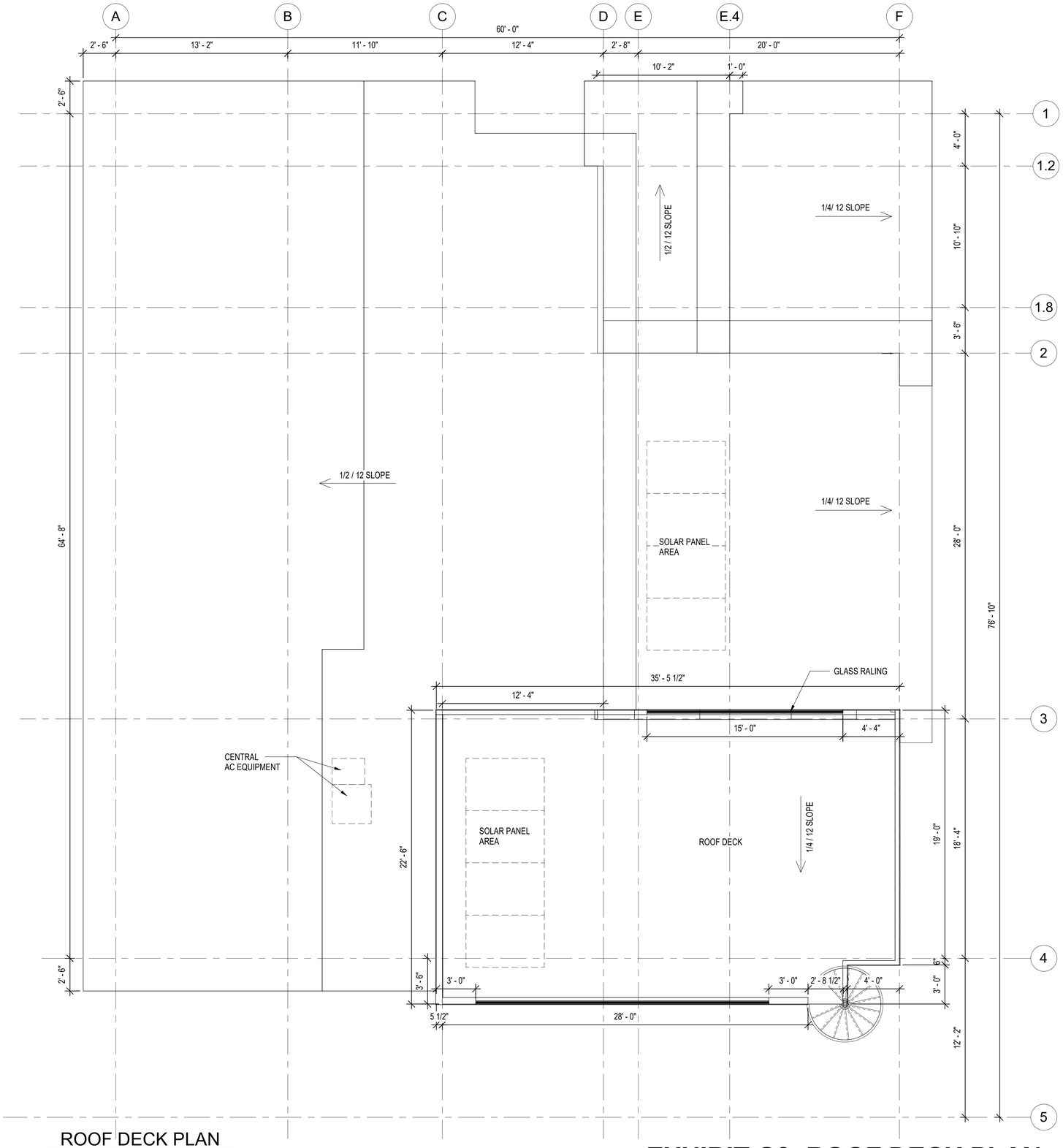
DATE 04/01/24
JOB NO.
DRAWN BY YW
DESIGNED BY

SHEET NUMBER A003

7 OF 10 SHEETS

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ROOF DECK PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

- OUTLET - DUPLEX (+15"), 115V UNLESS NOTED OTHERWISE
- OUTLET - GFI DUPLEX (+39") 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: 2X8 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 8 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 C6- ROOF DECK PLAN
2024/SMA-70

JIMMY S W WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

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04/01/24

Expiration Date 04/30/26 Date

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REVISION

REV	DATE	DESCRIPTION

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-8871

Project: PROPOSED NEW SFD AND ADU FOR HU RESIDENCE
84-931 FARRINGTON HWY,
WAIANAE, HI 96792
TMK: 8-4-004:021

Description: ROOF DECK PLAN

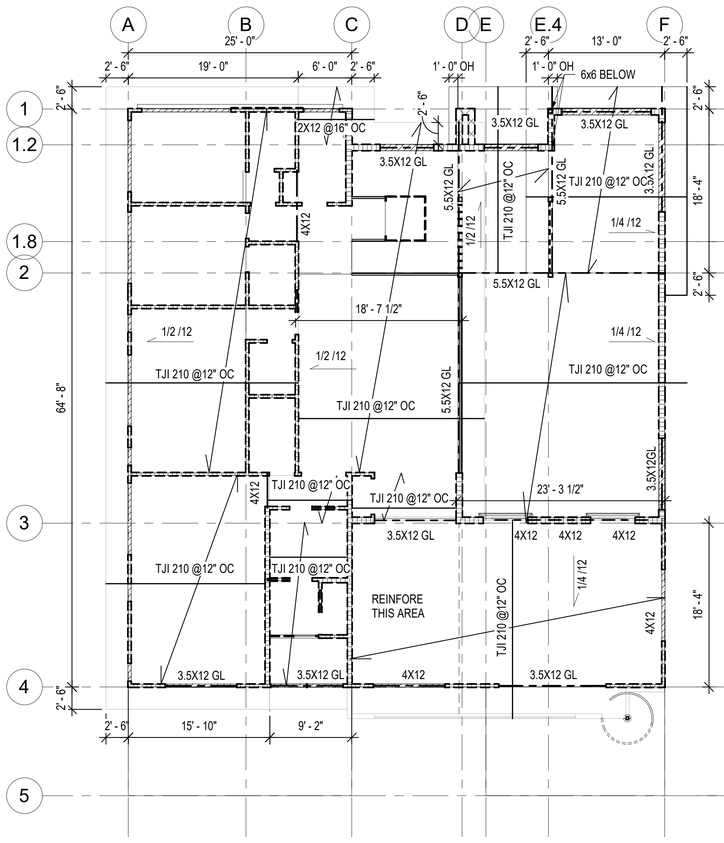
DATE 04/01/24
JOB NO.
DRAWN BY YW
DESIGNED BY

SHEET NUMBER A004

8 OF 10 SHEETS

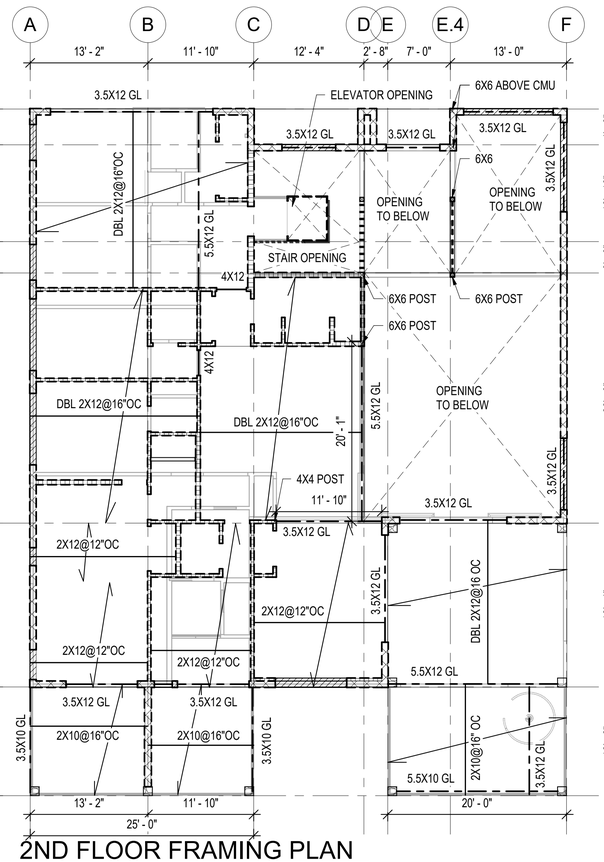
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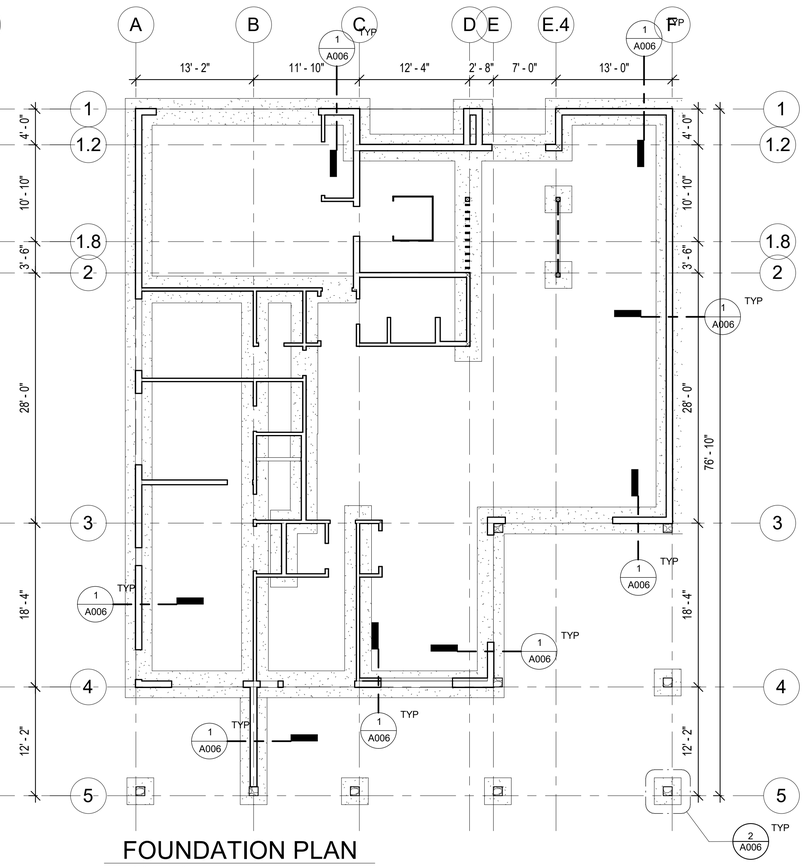
ROOF FRAMING PLAN

1/8" = 1'-0"



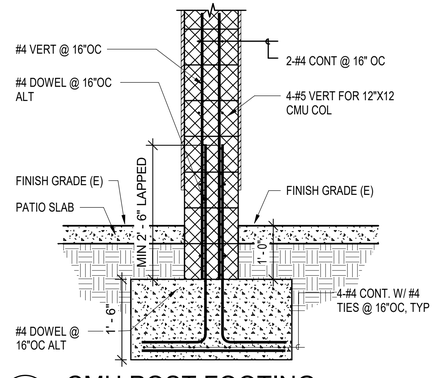
2ND FLOOR FRAMING PLAN

1/8" = 1'-0"



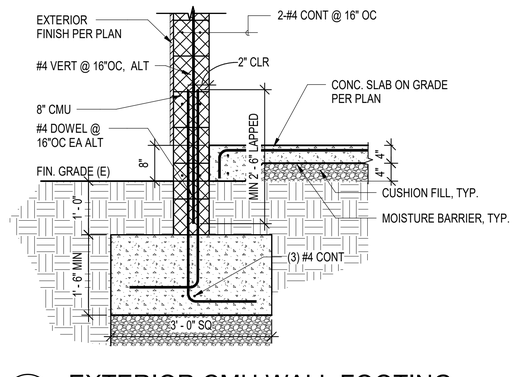
FOUNDATION PLAN

1/8" = 1'-0"



2 A006 CMU POST FOOTING

3/4" = 1'-0"



1 A006 EXTERIOR CMU WALL FOOTING

3/4" = 1'-0"

0 1' 2' 3'

3/4" = 1'-0"

0 5' 10' 15' 20'

1/8" = 1'-0"

EXHIBIT C7 - FRAMING AND FOUNDATION PLANS

2024/SMA-70

JIMMY S W WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation. (Observation of construction as defined in the current Hawaii Administrative Rules "Professional Engineers, Architects, Surveyors and Landscape Architects".)

04/01/24

Expiration Date 04/30/26 Date

Contractor shall carefully verify all dimensions, materials, existing site conditions and field measurements, study and compare the construction documents and notify the Architect of any discrepancy, inconsistency or omission he may discover before proceeding with the work. Contractor shall be solely responsible for all construction means, methods, techniques sequences and procedures and for the coordinating and the supervision of all construction work under the contract. All work shall be performed in conformance with all applicable provisions of the Uniform Building Code and all governmental regulations.

REVISION

REV	DATE	DESCRIPTION

Project: PROPOSED NEW SFD AND ADU FOR HU RESIDENCE

Description: STRUCT PLAN

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

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-8871

DATE 04/01/24

JOB NO.

DRAWN BY YW

DESIGNED BY

SHEET NUMBER

A006

10 OF 10 SHEETS

G:\Dropbox\84-931 Farrington\Revit\84-931 Farrington - SMA R3.rvt

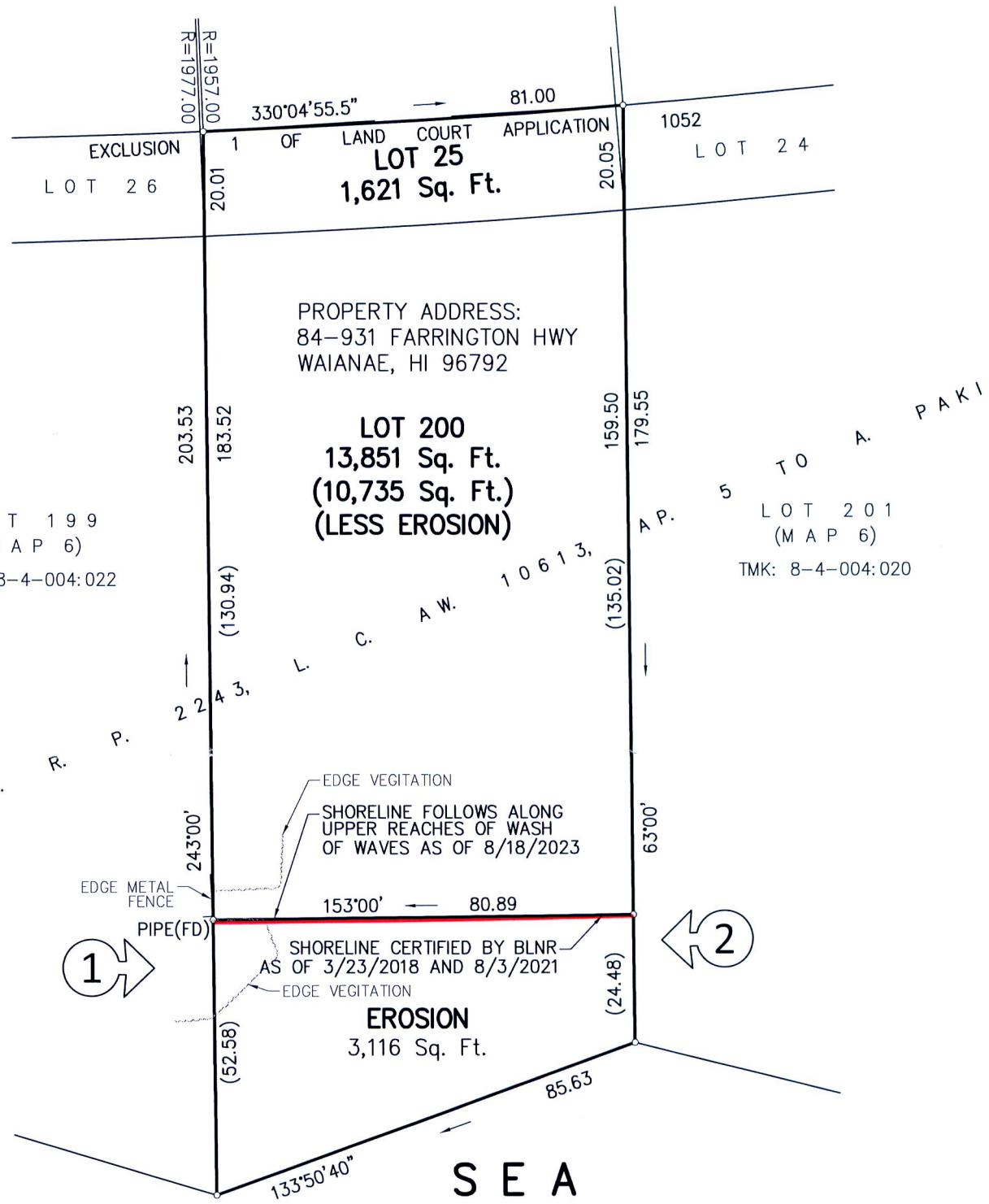
7/25/2024 10:21:13 AM

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

THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION

John R.K. Akina

Exp. 04/30/24

SCALE: 1 IN. = 30 FT.

AUGUST 24, 2023 WALTER P. THOMPSON, INC.

EXHIBIT D1 - 2023 CERTIFIED SHORELINE SURVEY
FILE NO. 2024/SMA-70

23190c00.dwg/1710.54/fdja/20230818

TAX MAP KEY : 8 - 4 - 004 : 021

SURVEY OFFICE COPY

10"x 15" = 1.04 Sq.Ft.

Walter P. Thompson, Inc.
Surveying & Mapping

August 24, 2023

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



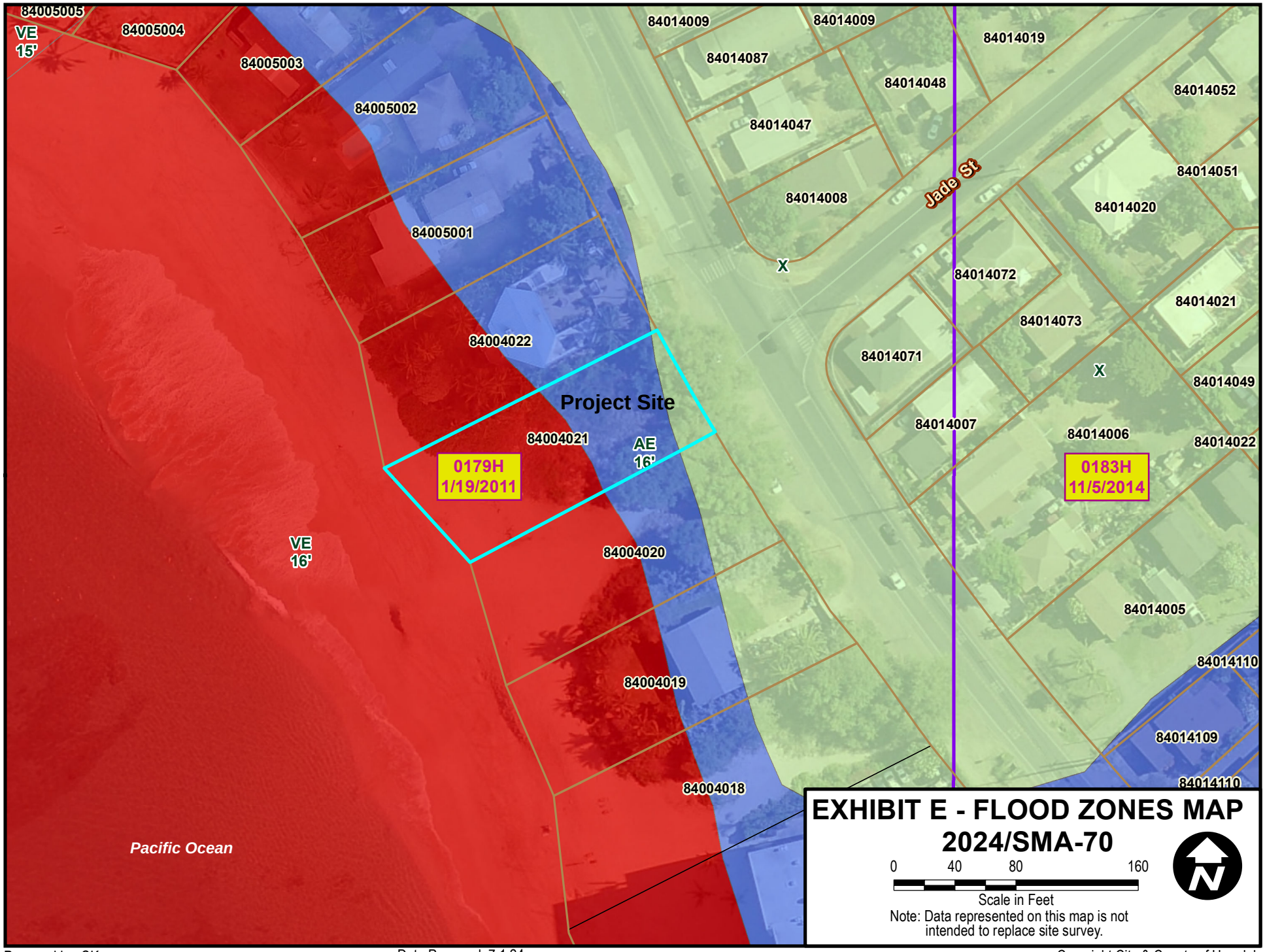
Picture 1: Facing Southeast Taken: August 18, 2023



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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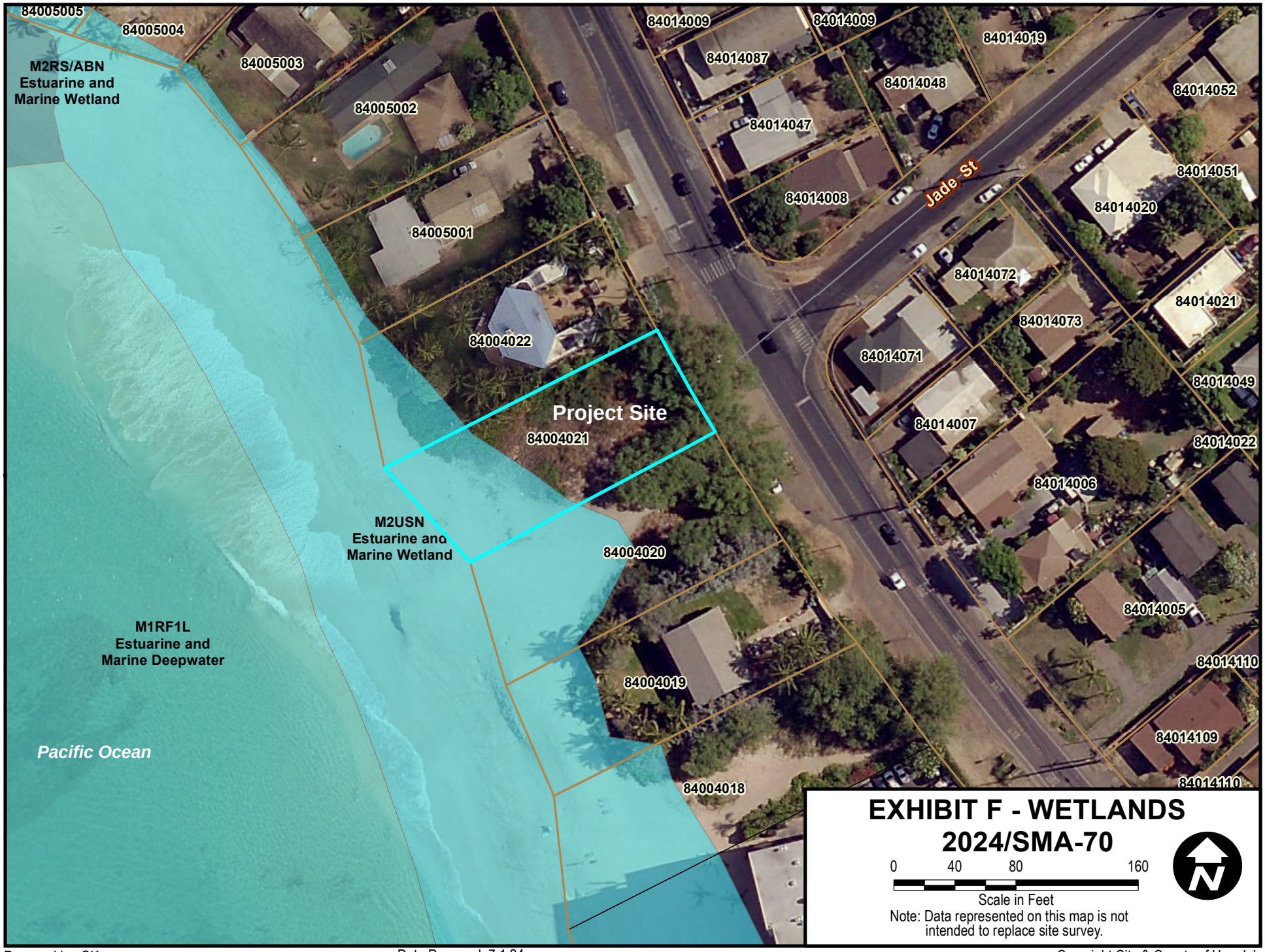


EXHIBIT F - WETLANDS
2024/SMA-70

0 40 80 160

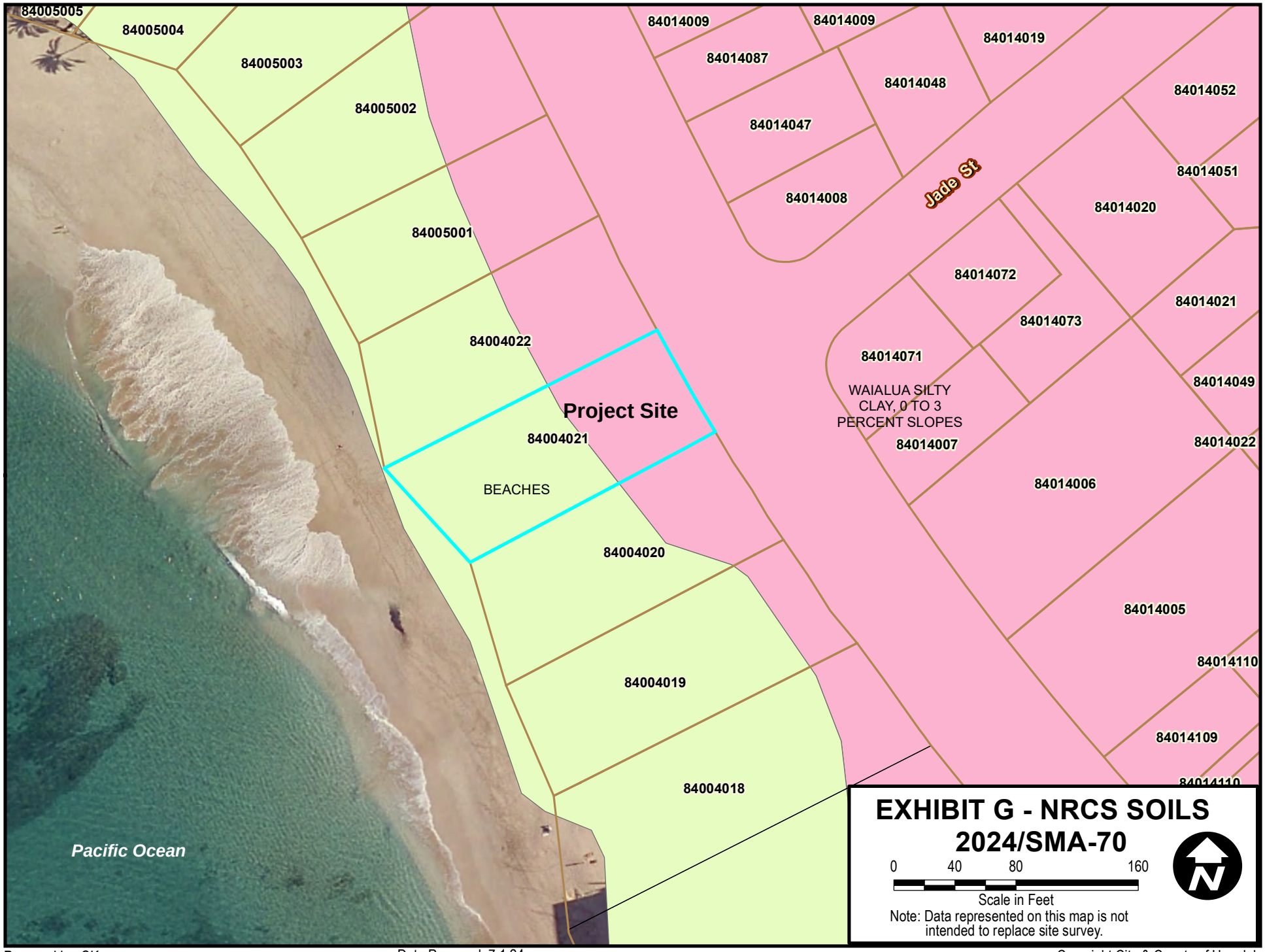
Scale in Feet

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

Prepared by: CK

Date Prepared: 7.1.24

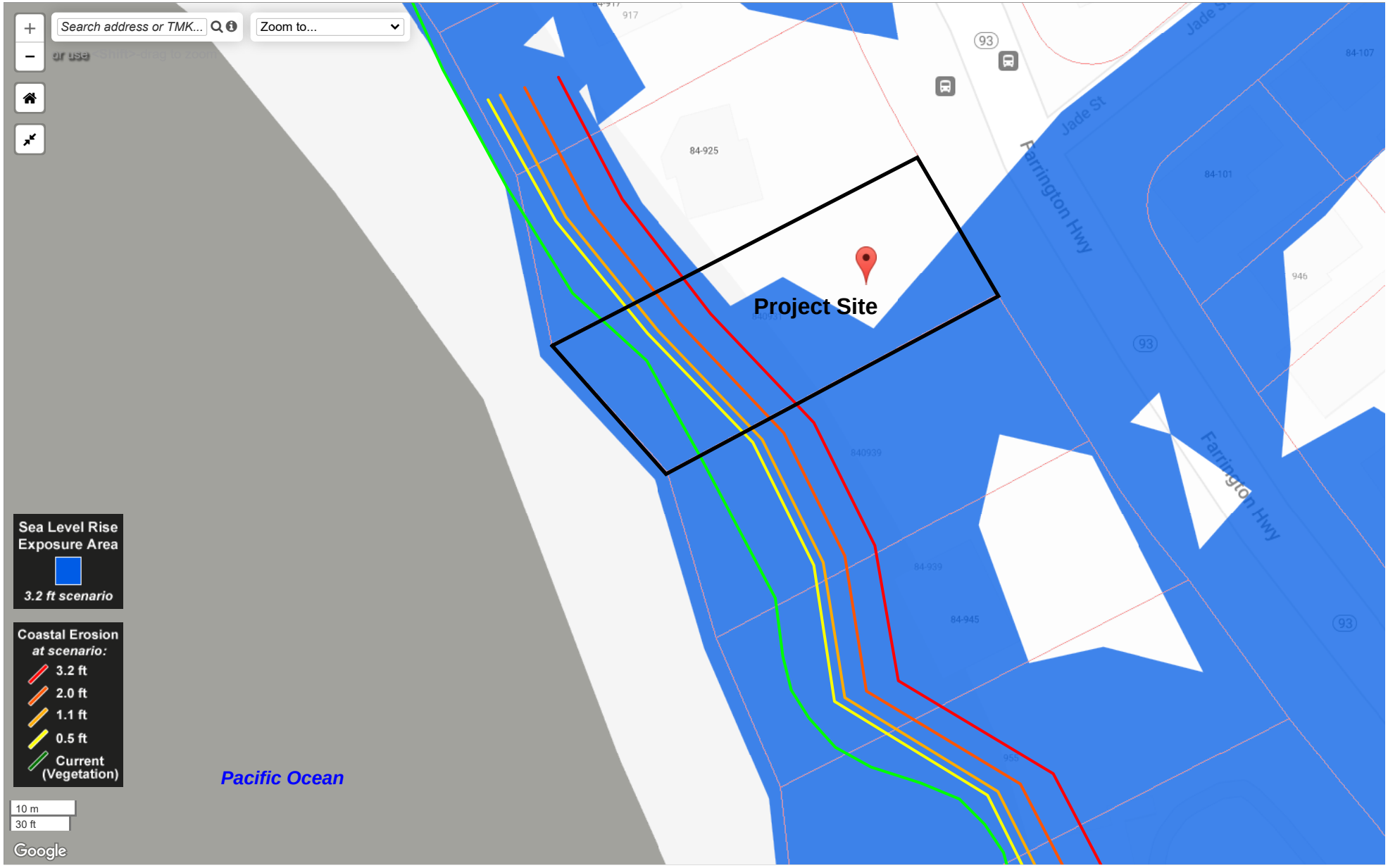
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Prepared by: CK

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

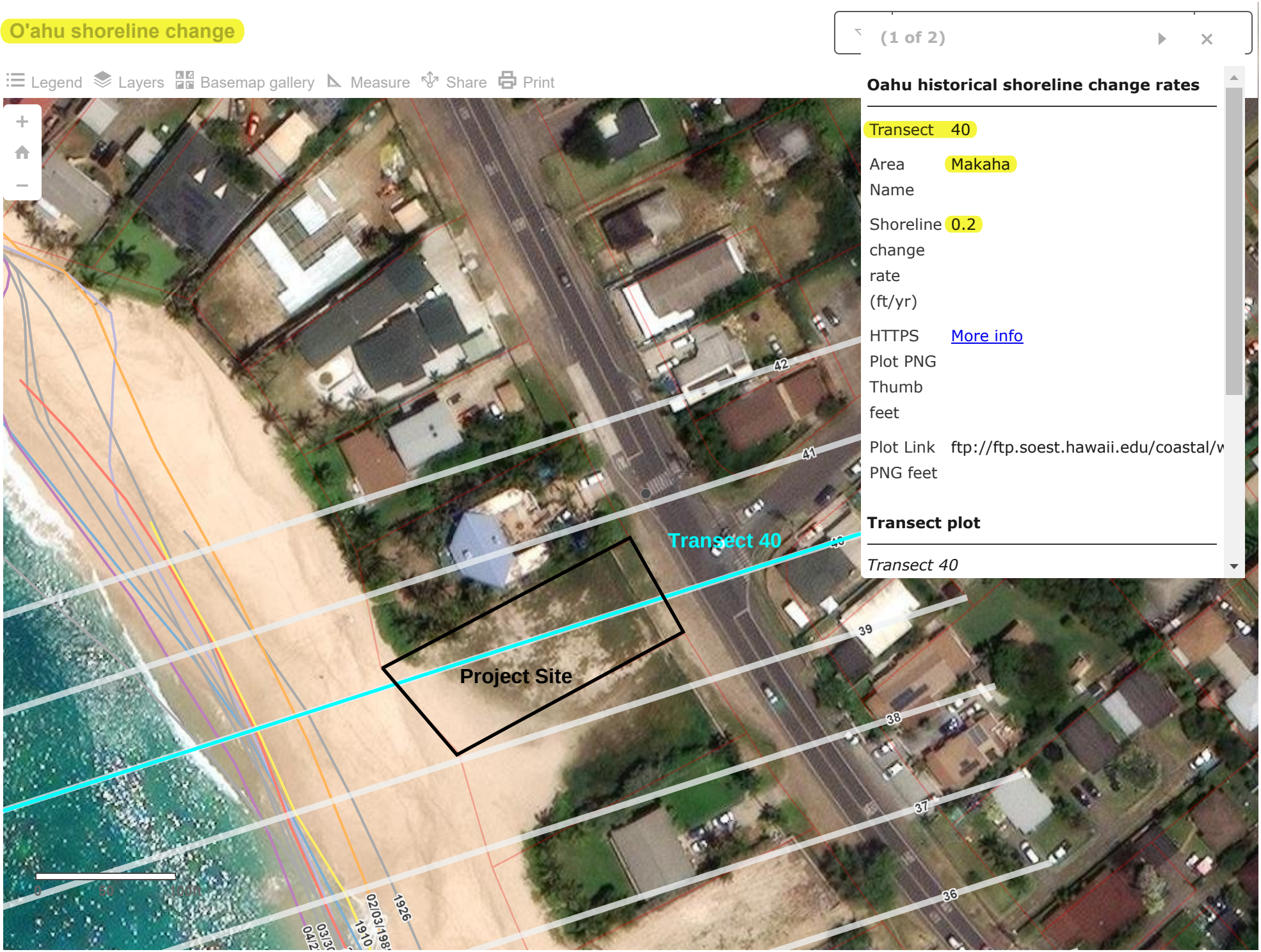


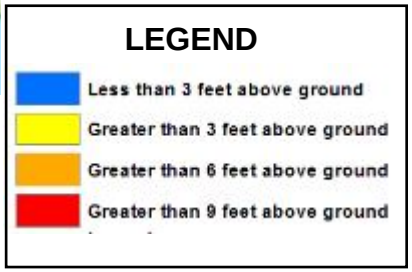
EXHIBIT I - HISTORIC SHORELINE CHANGE RATE
FILE NO. 2024/SMA-70



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

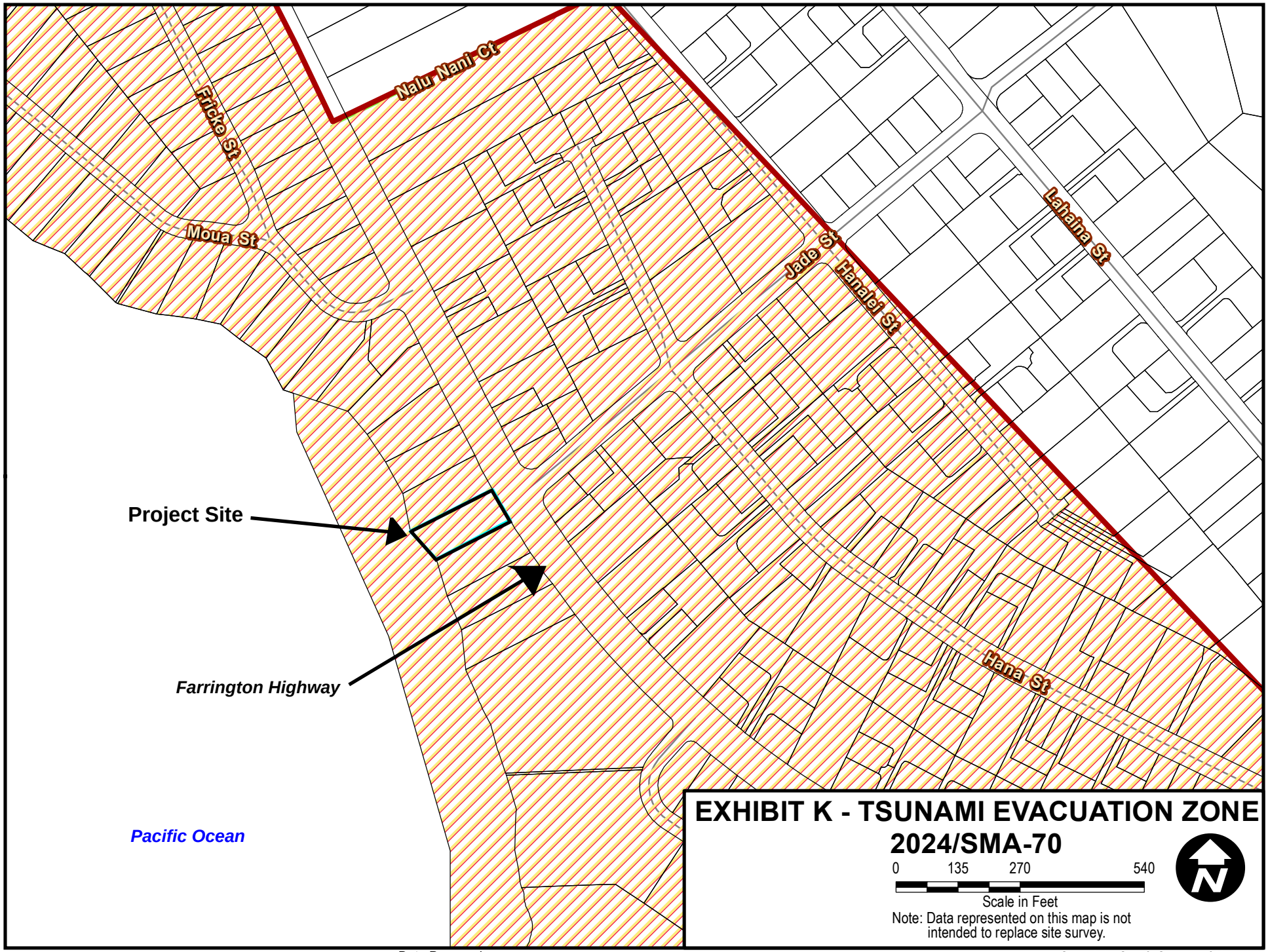


EXHIBIT K - TSUNAMI EVACUATION ZONE

2024/SMA-70

0 135 270 540

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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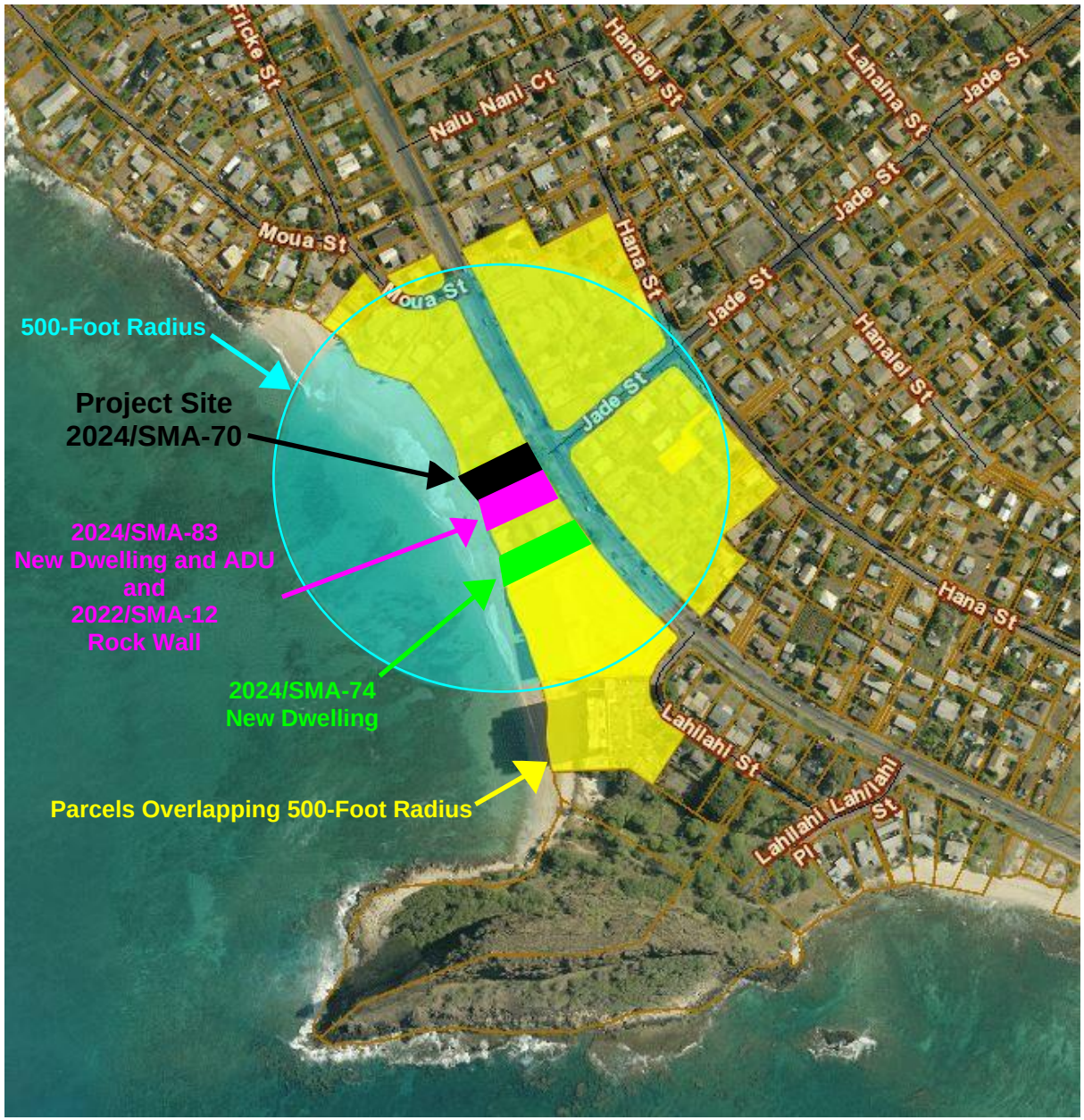


EXHIBIT L - CUMULATIVE PROJECTS MAP
FILE NO. 2024/SMA-70