REPORT OF THE COMMITTEE ON ZONING

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

Committee Meeting Held
November 20, 2024

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

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 24-258 entitled:

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

as transmitted by Departmental Communication 740 (2024) ("D-710 (2024)") from the Department of Planning and Permitting ("DPP"), dated October 15, 2024, reports as follows:

The purpose of Resolution 24-258 is to grant a Special Management Area ("SMA") Major Permit to the Kim Yen Cook and Raymond Y. Cook Trust ("Applicant") to allow for the construction of a new two-story, single-family detached dwelling with a principal dwelling unit and an ADU, an attached garage, a gated driveway, a swimming pool, concrete masonry unit walls, landscaping, a sprinkler system, and utility connector lines on an approximately 12,176-square-foot shoreline lot zoned R-10 Residential District, located at 84-939 Farrington Highway in Mākaha, and identified as Tax Map Key 8-4-004:020 (the "Project").

In D-740 (2024), the DPP reported that the Project site is located entirely within the SMA and within the State Land Use Urban District. The parcel on which the Project is located is comprised of two unconsolidated lots (Lot 24 and Lot 201). The DPP's records indicate that Lots 24 and 201 were never formally consolidated through a subdivision action. In order to develop the site as a single zoning lot, the Applicant will

ADOPTED ON DEC 11 2024

COMMITTEE REPORT NO. 342

need to obtain approval of a Lot Consolidation or a Conditional Use Permit for the joint development of the two parcels. The property is undeveloped except for a concrete rubble masonry wall along the northern property line. An after-the-fact SMA Minor Permit (File No. 2022/SMA-12) was issued for the construction of the existing rock wall along the mauka perimeter of Lot 201.

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

On January 2 and February 6, 2024, the Project was presented before the Waiʻanae Coast Neighborhood Board No. 24. Issues discussed included the use of the property for public beach and recreational access, emergency services beach access, retention of public parking along Farrington Highway and existing high wave action at the site. The DPP finds that the Project will not result in any change to lateral access along the shoreline and the beach in the near term, and construction of the Project will not result in any change in public access to the shoreline through nearby beach parks. The property owner is not required to preserve public beach access through their private property, and there is a public beach access approximately 170 feet from the Project site. The Applicant agreed to design and install their driveway gate so that it does not impede public parking along Farrington Highway.

Your Committee notes that the DPP, after a public hearing held on September 6, 2024, recommends approval of the SMA Major Permit subject to the conditions set forth in the resolution.

REPORT OF THE COMMITTEE ON ZONING

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

At your Committee's meeting on November 20, 2024, the Applicant's Agent provided a brief presentation of the proposed Project and responded to questions from Councilmembers.

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

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

Your Committee has carefully reviewed the conditions recommended by the DPP for inclusion in this SMA Major Permit. Your Committee has prepared a CD1 version of the resolution that makes the following amendments:

A. Amends the title of the resolution to read as follows:

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

B. Amends the first WHEREAS clause to correct the name of the applicant and clarify the description of the Project.

C. Amends Condition B to add that the shoreline setback must be shown on the building permit plans (relocated from re-lettered Condition M.1).

D. Adds a new Condition C requiring the Applicant to design and install the driveway gate in a manner that does not impede public access to any legally permitted public parking along Farrington Highway.

E. Adds a new Condition D requiring the Applicant to use pervious materials for the new driveway. Re-letters subsequent conditions.

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F. In re-lettered Condition G.2, requires a landowner acknowledgement that the Project site is a shoreline zoning lot that may be adversely impacted by coastal hazards, and a majority of the proposed dwelling is located within the 3.2-foot sea level rise exposure area ("SLR-XA"). Also adds in the required acknowledgment that the landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot.

G. Amends re-lettered Condition J as follows:

1. Adds a new paragraph 1 stating that prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of the written determination from the State Historic Preservation Division ("SHPD") stating that SHPD has completed its review and determined whether any mitigative protocols are required. Renumbers subsequent paragraphs.

2. Adds a new paragraph 3 stating that the Applicant shall consult with SHPD to implement all of SHPD's recommended mitigation protocols, and that prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted to ensure that the construction contractor and the applicable subcontractors have been informed of all mitigation protocols. Renumbers the subsequent paragraph.

H. In re-lettered Condition M.1, adds that the Project's building permit application was accepted as complete on June 19, 2024, and clarifies that if Applicant does not obtain a building permit for the Project by June 30, 2025, the Project may not rely on the shoreline setback that was in effect through June 30, 2024.

I. In the BE IT FINALLY RESOLVED clause, adds the Applicant's Agent as a recipient of the transmitted resolution.

REPORT OF THE COMMITTEE ON ZONING

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

J. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds, pursuant to HRS Section 205A-26 and ROH Section 25-4.1, and in agreement with the conclusion of the DPP in D-740 (2024), that:

1. The development, as conditioned, will not have any significant adverse environmental or ecological effect, either alone or cumulatively with other projects.

2. The development, as conditioned, is consistent with the objectives and policies set forth in ROH Section 25-3.1 and HRS Section 205A-2, and the review guidelines contained in ROH Section 25-4.1 and HRS Section 205A-26.

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

Your Committee on Zoning is in accord with the intent and purpose of Resolution 24-258, as amended herein, and recommends its adoption in the form attached hereto as Resolution 24-258, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Say, Weyer – 5; Noes: None.)

Respectfully submitted,

Calvin K.Y. Say
Committee Chair

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

ADOPTED ON DEC 11 2024

COMMITTEE REPORT NO. 342

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **24-258, CD1**

RESOLUTION

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

WHEREAS, on July 15, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-83) of the Kim Yen Cook and Raymond Y. Cook Trust (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new two-story, single-family detached dwelling with a principal dwelling unit and an accessory dwelling unit ("ADU"), an attached garage, a gated driveway, a swimming pool, concrete masonry unit walls, landscaping, a sprinkler system, and utility connector lines on an approximately 12,176-square-foot shoreline lot zoned R-10 Residential District, located at 84-939 Farrington Highway in Mākaha, and identified as Tax Map Key 8-4-004:020 (the "Project"); and

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

WHEREAS, on October 15, 2024, within 45 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on October 16, 2024, by Departmental Communication 740 (2024), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit, subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:

RESOLUTION

A. Except as modified herein, development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C1 through C9, D1 and 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 accurately delineate the Project site boundaries and accurately determine whether the Project complies with the Land Use Ordinance ("LUO") development standards, the Project plans, including the attached Exhibits and the calculations required by the LUO, must be updated to remove 3,412 square feet of the Project lot area that has been lost to erosion and is now within the State of Hawai'i ("State") Land Use Conservation District, as shown on the Certified Shoreline Survey dated March 29, 2024. All calculations relating to building area, floor area, and impervious surface area must be based on the Project lot area that remains in the State Land Use Urban District. The shoreline setback must be shown on the building permit plans.

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

D. To minimize the potential for adverse impacts related to marine and coastal resources, the Applicant shall use pervious materials for the new driveway.

E. 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 8-4-004:020, the landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for*

public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

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

F. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"In choosing to undertake the development at Tax Map Key 8-4-004:020, 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.

G. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

1. *The landowner hereby acknowledges that Tax Map Key 8-4-004:020 is susceptible to coastal hazards, which may result in harm to or loss of life and property.*

2. *The landowner hereby acknowledges that Tax Map Key 8-4-004:020 is a shoreline zoning lot and may be adversely impacted by coastal hazards. The landowner further acknowledges that the majority of Tax Map Key 8-4-004:020 is projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that the majority of the proposed development is located within the 3.2-foot sea level rise exposure area ("SLR-XA"). The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline lot and within the SLR-XA. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

The statements enumerated in this condition must be clearly stated under "Landowner Acknowledgements" on all Project construction permit plans and building permit plans.

H. To ensure that the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 8-4-004:020."

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

I. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A;

3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;

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

5. The Project's irrigation 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.

J. To minimize impacts to archaeological or cultural resources that may be present on the Project site, the Applicant shall comply with the following:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of the written determination from the State Historic Preservation Division ("SHPD") stating that SHPD has completed its review of the impact of the Project on archaeological, historic, or cultural properties pursuant to HRS § 6E-42, and has determined whether any mitigative actions and protocols are required.

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

3. The Applicant shall consult with SHPD to implement all mitigation protocols approved or otherwise required by SHPD for all archaeological, historic, and cultural resources (including iwi kūpuna) discovered on the Project site. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and the applicable subcontractors to ensure that the construction contractor and the applicable subcontractors have been informed of all mitigation protocols required by SHPD.

4. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

K. To minimize impacts to endangered, protected, or threatened avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

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

2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

3. Exterior light fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture;

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);

5. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats;

6. Woody plants greater than 15 feet in height may not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15); and

7. All Project-related activities must cease if a Hawaiian monk seal, green sea turtle, or hawksbill turtle is on land within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

L. 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 20 cubic yards of landscaping soil. 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 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 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.

M. Permits.

1. The Project's building permit application was accepted as complete on June 19, 2024, and the Applicant must obtain the building permit for the Project no later than June 30, 2025. If the Project's building permit is not obtained by June 30, 2025, the Project may not rely on the 40-foot shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback required under ROH Chapter 26 effective as of July 1, 2024.

2. Prior to the issuance of the building permit for the Project, the Applicant shall obtain an approved Conditional Use Permit for the joint development of Lots 24 and 201 and record the agreement with the State, or the

Applicant shall obtain approval of a subdivision action to consolidate the lots. The Applicant shall submit a copy of the recorded agreement or documentation of the lot consolidation to the DPP's Land Use Approval Branch.

3. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void, provided that this period may be extended as follows:

   a. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

   b. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

   c. If the Council fails to take final action on the proposed extension within the first to occur of:

      i. Sixty days after receipt of the DPP Director's report; or

      ii. The Applicant's then-existing deadline for obtaining a construction permit or building permit,

   the extension will be deemed to be denied.

N. 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

RESOLUTION

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 that copies of this resolution be transmitted to the Kim Yen Cook and Raymond Y. Cook Trust, c/o WHALE Environmental Services, Inc., P.O. Box 455, Kahuku, Hawai'i 96731; Mark Howland, WHALE Environmental Services, Inc., P.O. Box 455, Kahuku, Hawai'i 96731; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

October 16, 2024
Honolulu, Hawai'i

Councilmembers

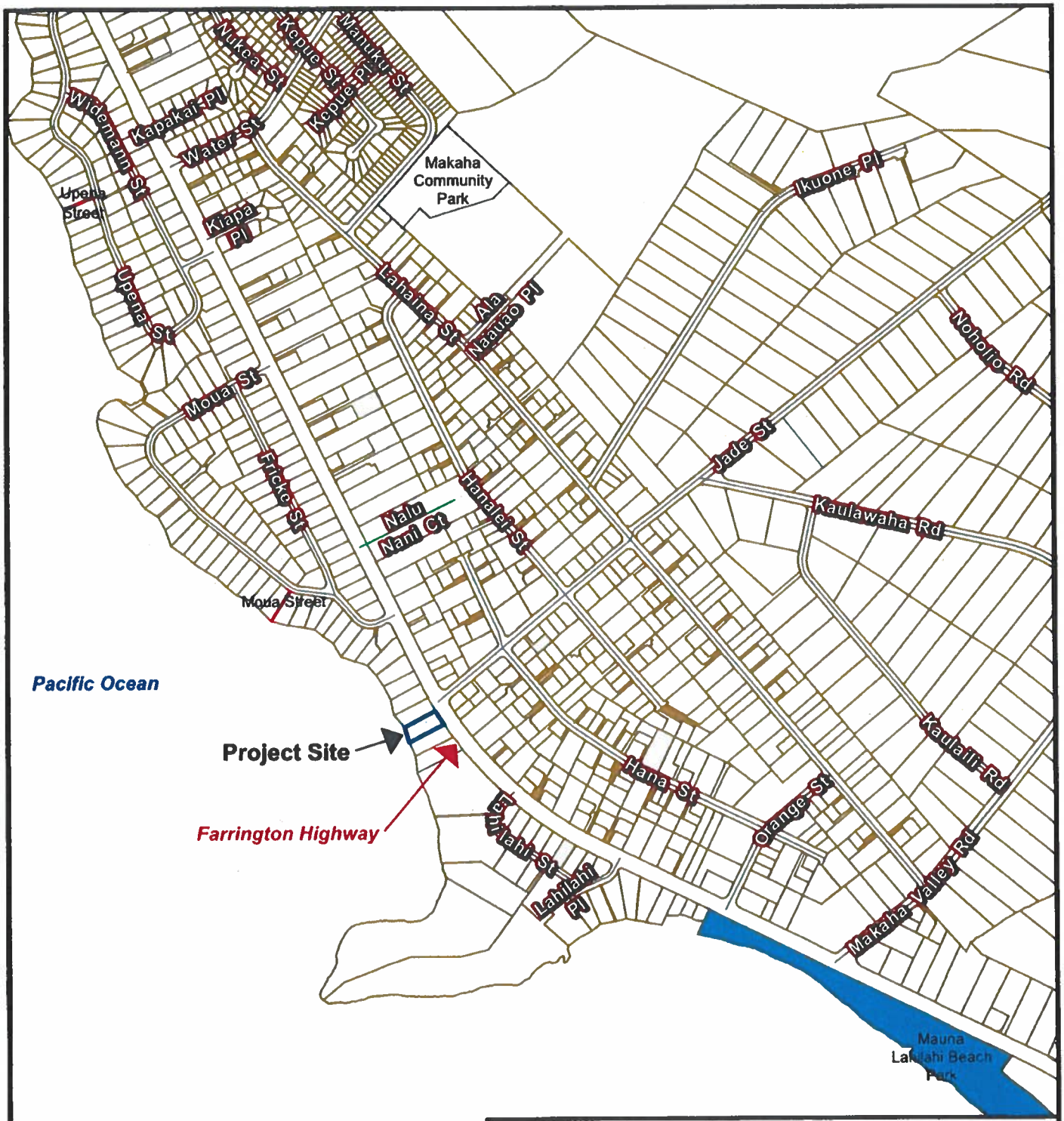


EXHIBIT A - PROJECT LOCATION
SMA Major Permit No. 2024/SMA-83
Cook Single-Family Dwelling and ADU
84-939 Farrington Highway
TMK 8-4-004: 020

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: 7.16.24

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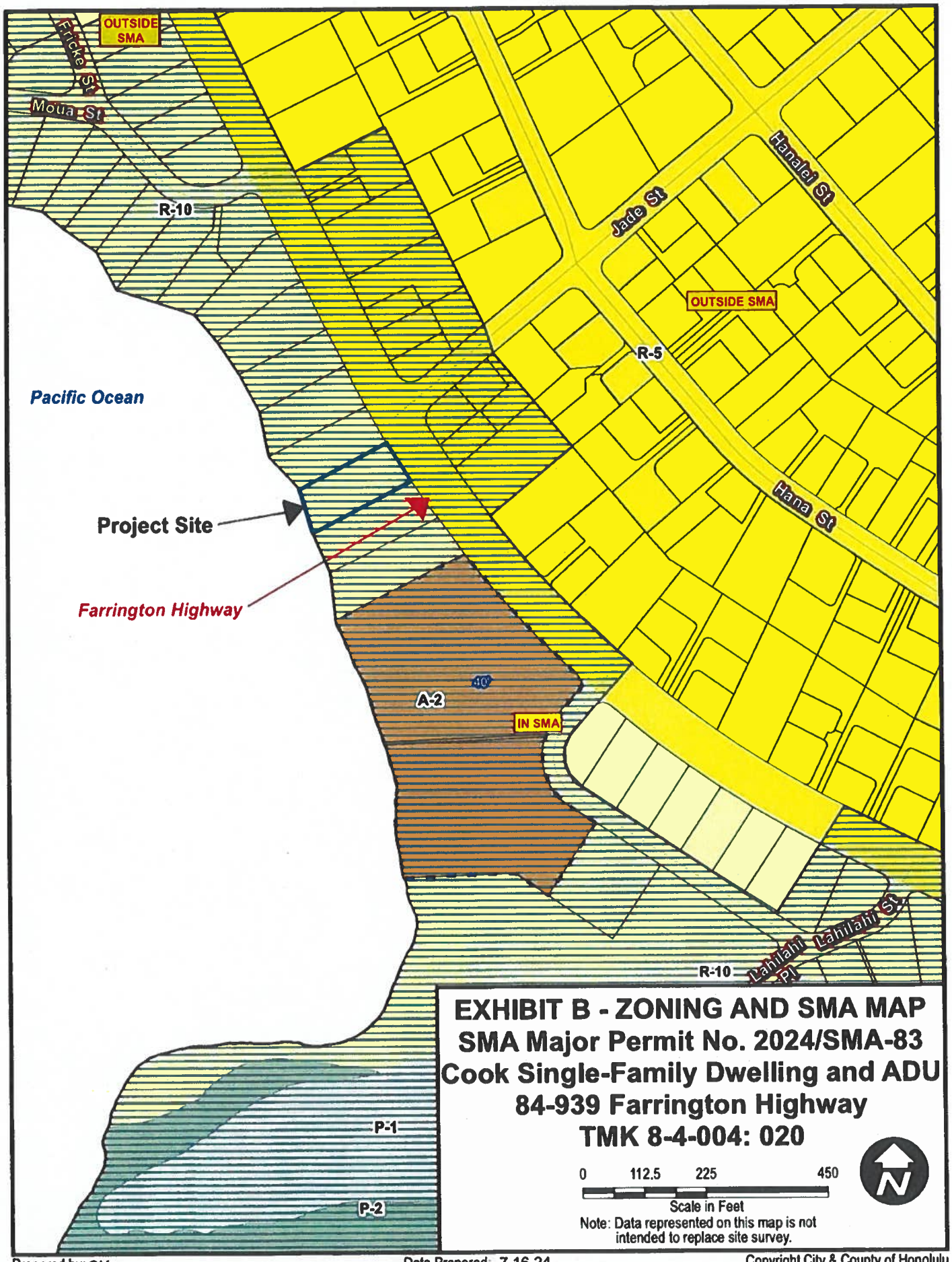


EXHIBIT B - ZONING AND SMA MAP
SMA Major Permit No. 2024/SMA-83
Cook Single-Family Dwelling and ADU
84-939 Farrington Highway
TMK 8-4-004: 020

0 112.5 225 450

Scale in Feet

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

Prepared by: CK

Date Prepared: 7.16.24

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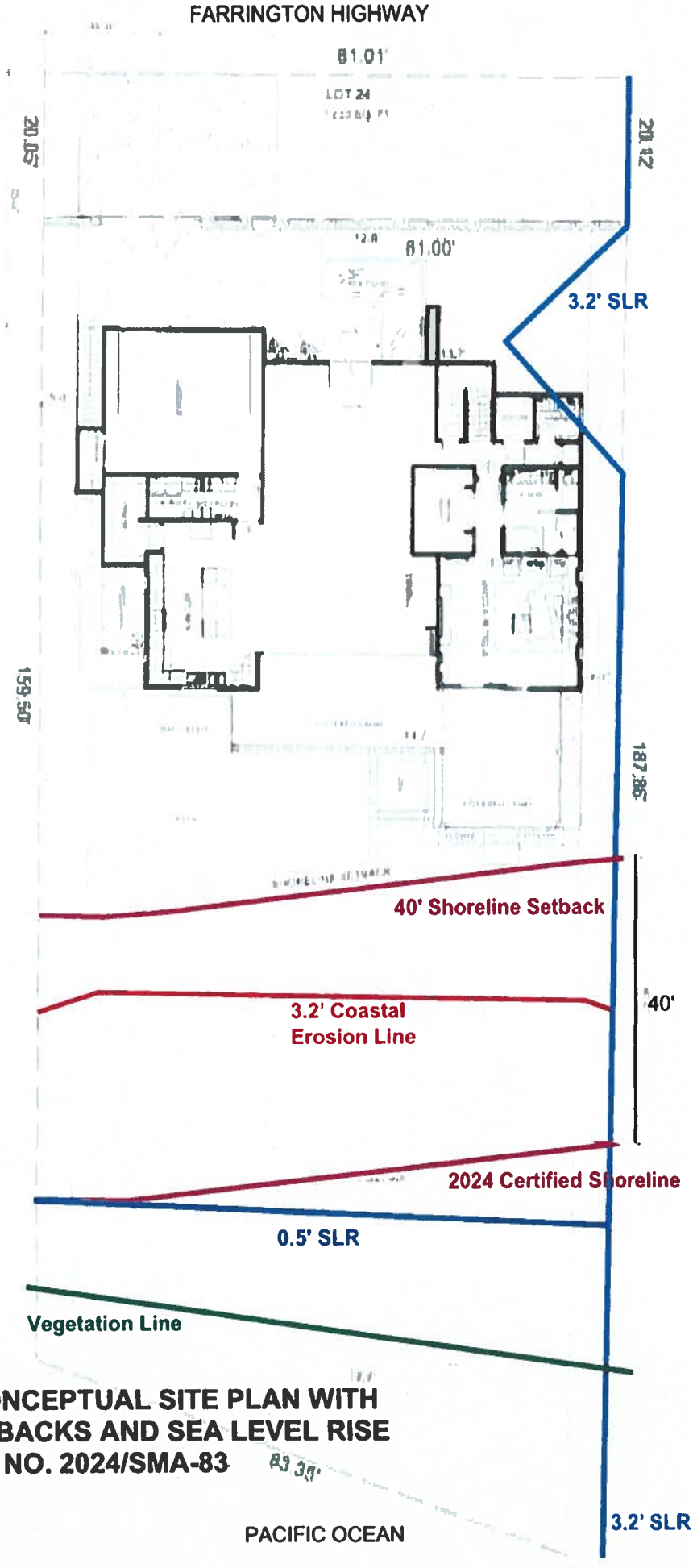


EXHIBIT C1 - CONCEPTUAL SITE PLAN WITH SHORELINE SETBACKS AND SEA LEVEL RISE
FILE NO. 2024/SMA-83

WINDBORNE DEBRIS PROTECTION

SECTION 301.2.1.2 PROTECTION OF OPENINGS
WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS MUST HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS MUST MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCE THEREIN

EXCEPTIONS
1 WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH (11MM) AND A MAXIMUM PANEL SPAN OF 8 FEET (2 438 MM) ARE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS CLASSIFIED AS GROUP R-3 OR R-4 OCCUPANCY PANELS MUST BE PRECUT SO THAT THEY ARE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING PANELS MUST BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND WILL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING ATTACHMENT IN ACCORDANCE WITH TABLE R301 2.1.2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON TH BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 33 FEET (10 058 MM) OR LESS, WHERE EFFECTIVE ULTIMATE DESIGN WIND SPEEDS V EFF-ULT DO NOT EXCEED 178 MPH (79 2/3).
2 GLAZING IN ACCESSORY STRUCTURES TO THE SINGLE FAMILY DWELLINGS INCLUDING BUT NOT LIMITED TO GREENHOUSES AND MINOR STORAGE SHEDS.
3 PARTIALLY ENCLOSED OCCUPANCY R-3 BUILDING ARE PERMITTED TO BE DESIGNED WITHOUT WINDBORNE DEBRIS PROTECTION PARTIALLY ENCLOSED AND OPEN OCCUPANCY R-3 BUILDINGS MUST ALSO INCLUDE A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH ROH CHAPTER 16, ARTICLE 13.

TABLE R301 2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENING SPACE		
	PANEL SPAN ≤ 4 FEET	4 FEET < PANEL SPAN ≤ 6 FEET	6 FEET < PANEL SPAN ≤ 8 FEET
NUMBER 6 WOOD SCREWS	16"	12"	9"
NUMBER 8 WOOD SCREWS	16"	16"	12"

R.S.W.M.P. NOTES

RESIDENTIAL STORM WATER MANAGEMENT NOTES FOR SINGLE-FAMILY AND TWO-FAMILY DWELLING PROJECTS:

(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 = 49 %.

B.W.S. NOTES

NOTE
ALL NEW PLUMBING FIXTURES ARE LOW FLOW FIXTURES (TYP.)

NOTE
THIS WATER METER DOES NOT HAVE A F S OR IRRIGATION SYSTEMS

PUBLIC HEALTH, SAFETY AND CONVENIENCE NOTES

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY

2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY

4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN

ESCP INSPECTION NOTES

1 AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT

2 AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B – ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT FOR A PRE-CONSTRUCTION INSPECTION

3. THE ESCP COORDINATOR SHALL SUBMIT THE PRE-CONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP NPDES@HONOLULU GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE.

CITY AND COUNTY OF HONOLULU REVISED ORDINANCES OF HONOLULU 2021 CHAPTER 16B

To the best of my knowledge, this project's designs substantially conforms to the Building Energy Conservation Code for

_____ Building Component Systems
_____ Conditioned Component Systems
_____ Mechanical Component Systems

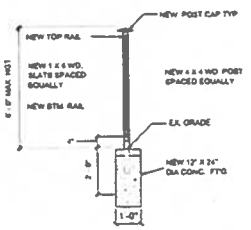
Signature _____ Date _____
Name _____
Title _____
Licensed No. _____

SOLAR WATER HEATING SYSTEM

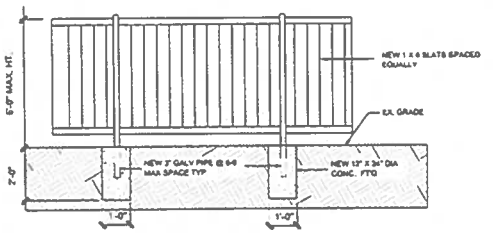
HEATER NUMBER _____ MANUFACTURER'S NAME ( )
TANK SIZE _____ GALLON
PANEL SIZE _____ - 4'-0" X 10'-0" PANEL

SPECIAL INSPECTIONS SHALL BE PROVIDED FOR THE FOLLOWING:

1.) CONCRETE
2.) BOLTS INSTALLED IN CONCRETE
4.) REINFORCING STEEL AND PRESTRESSING TENDONS
7.) STRUCTURAL MASONARY
16.) SHEATHED SHEAR WALLS AND DIAPHRAGMS
17.) COMPLETE LOAD PATH AND UPLIFT TIES
18.) TERMITE PROTECTION



SECTION



ELEVATION

1 A001 WD. FENCE DETAIL
N.T.S.

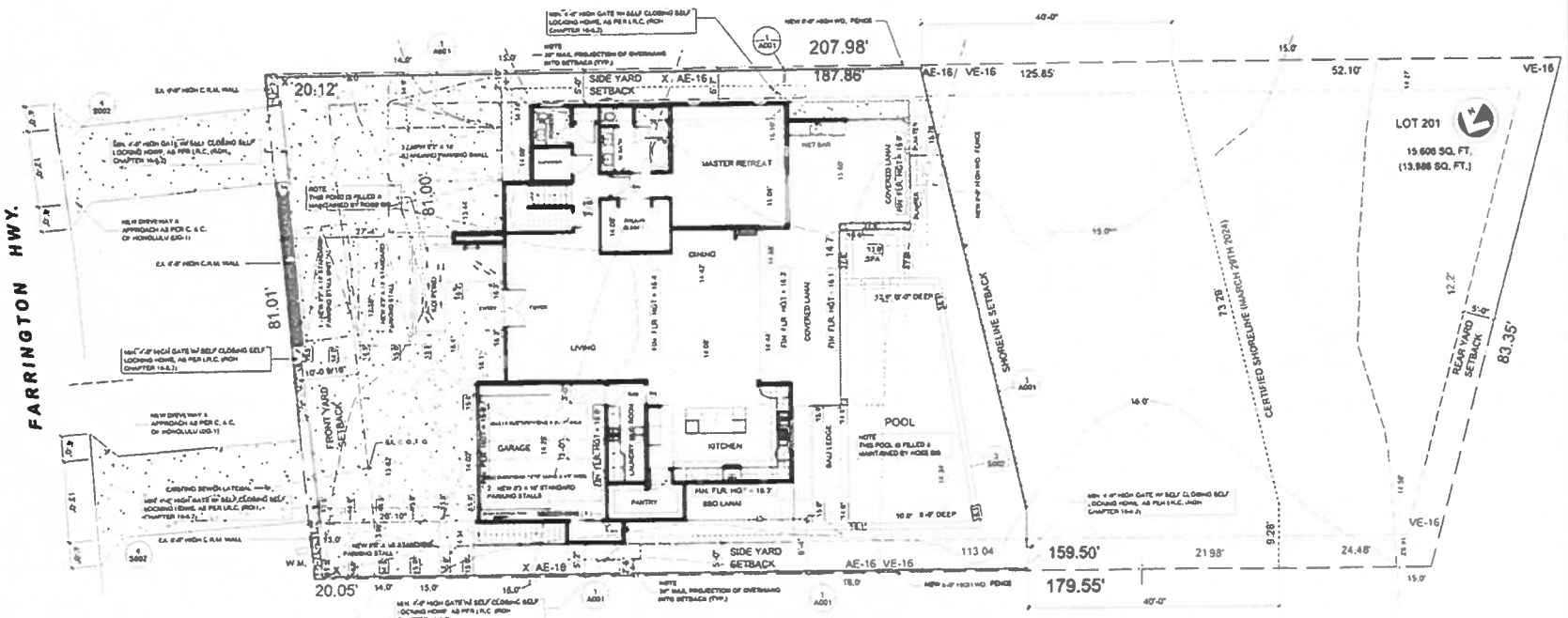


EXHIBIT C2 - PLOT PLAN
FILE NO. 2024/SMA-83

A PROPOSED NEW SINGLE-FAMILY DWELLING & ADU FOR:

MR. & MRS. RAY & KIM COOK

ADDRESS: 84-939 FARRINGTON HWY & 84-939 FARRINGTON HWY
UNIT "A", WAIANAE, HI 96792
T.M.K. 8 - 4 - 004 : 020

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DATE
6/19/2024

SHEET NO.
A001
OF 21 SHEETS

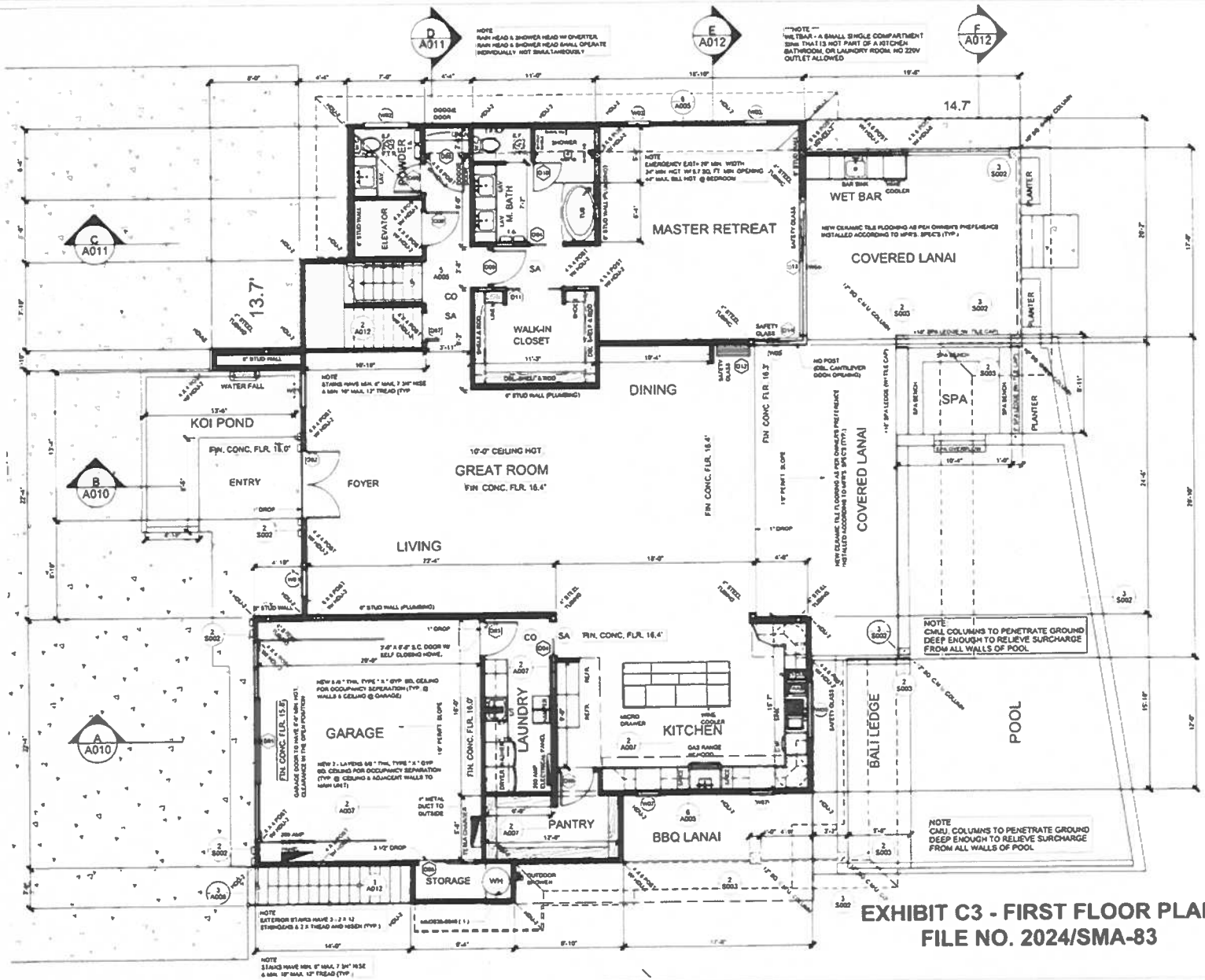


EXHIBIT C3 - FIRST FLOOR PLAN
FILE NO. 2024/SMA-83

ERIOR ELEVATION KEY

"A" "B" "C" "D"

A PROPOSED NEW SINGLE-FAMILY DWELLING & ADU FOR:

MR. & MRS. RAY & KIM COOK

ADDRESS: 84-939 FARRINGTON HWY & 84-939 FARRINGTON HWY UNIT "A", WAIANAE, HI 96792

T.M.K. 8 - 4 - 004 : 020

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6/19/2024

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A002
OF 21 SHEETS

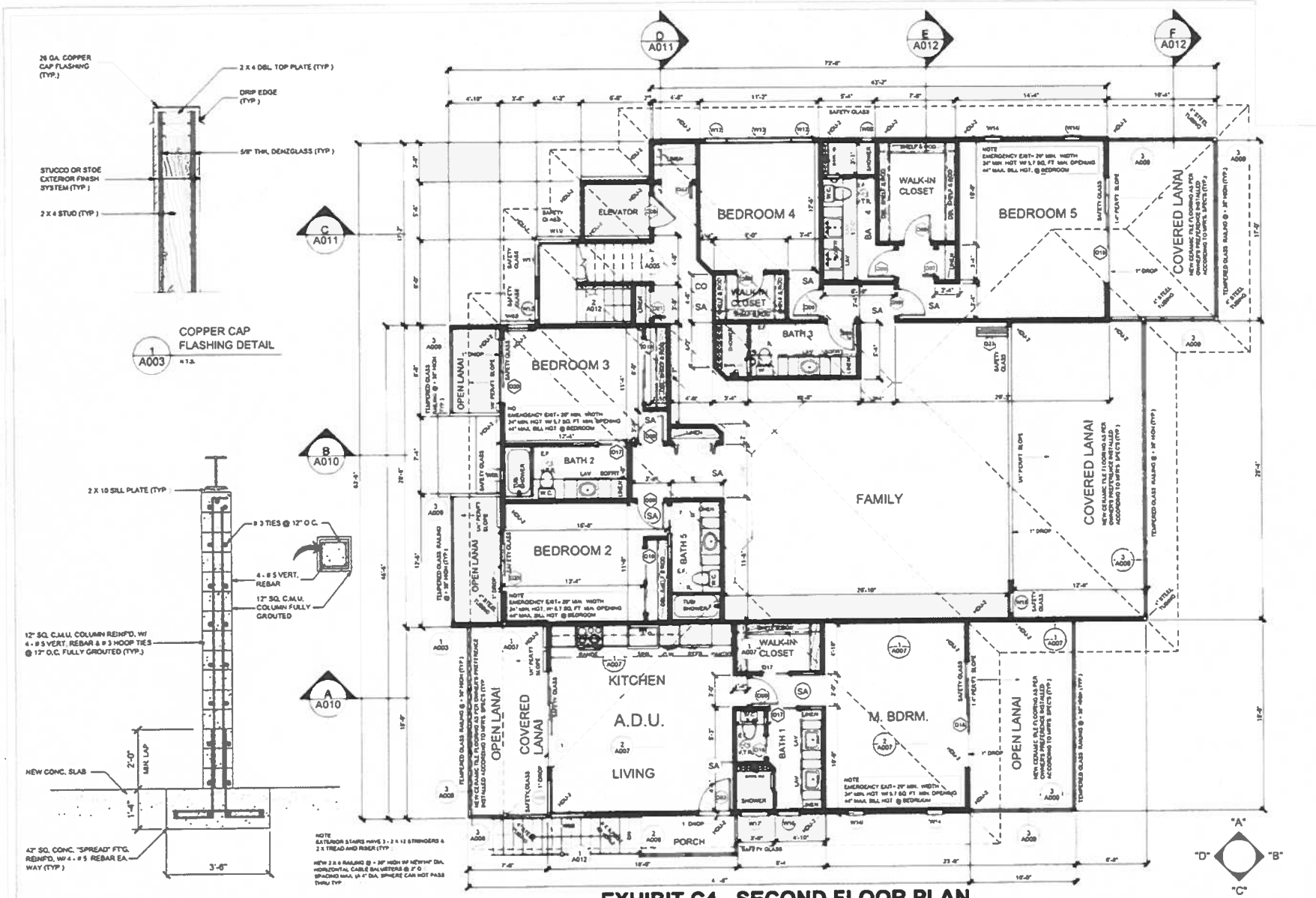


EXHIBIT C4 - SECOND FLOOR PLAN
FILE NO. 2024/SMA-83

A PROPOSED NEW SINGLE-FAMILY DWELLING & ADU FOR:

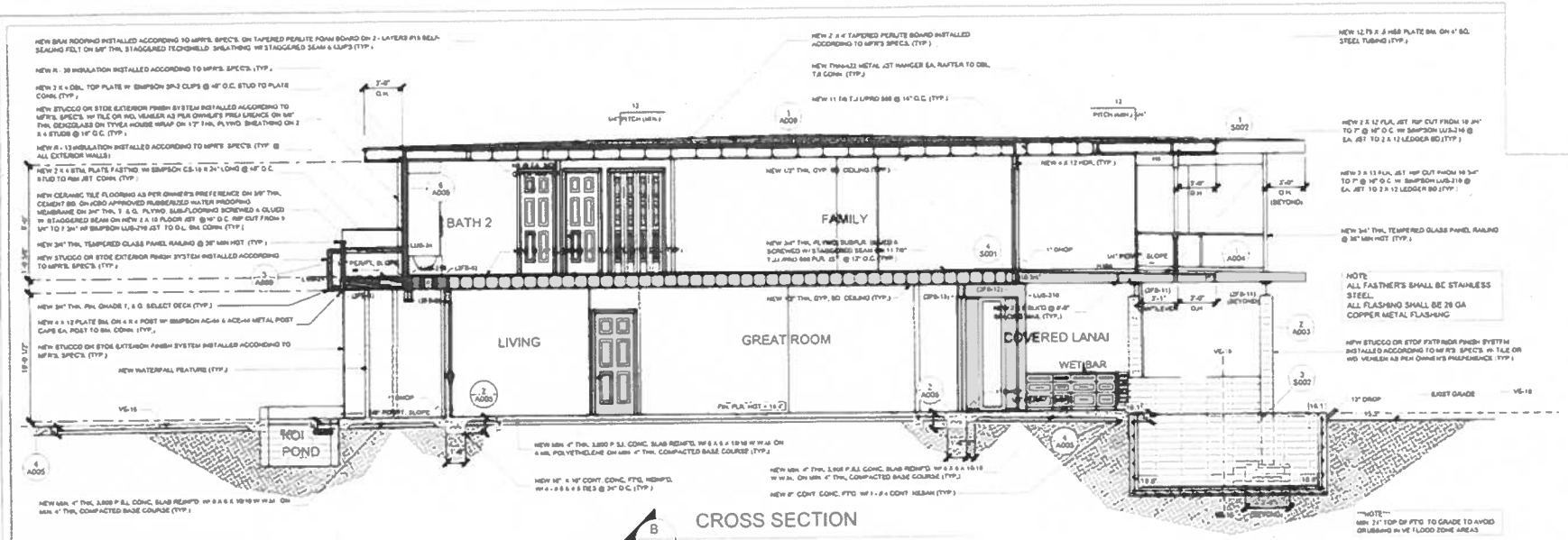
MR. & MRS. RAY & KIM COOK

ADDRESS: 84-939 FARRINGTON HWY & 84-939 FARRINGTON HWY UNIT "A", WAIANAE, HI 96792
T.M.K. 8 - 4 - 004 : 020

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6/19/2024

SHEET NO.
A003
OF 21 SHEETS



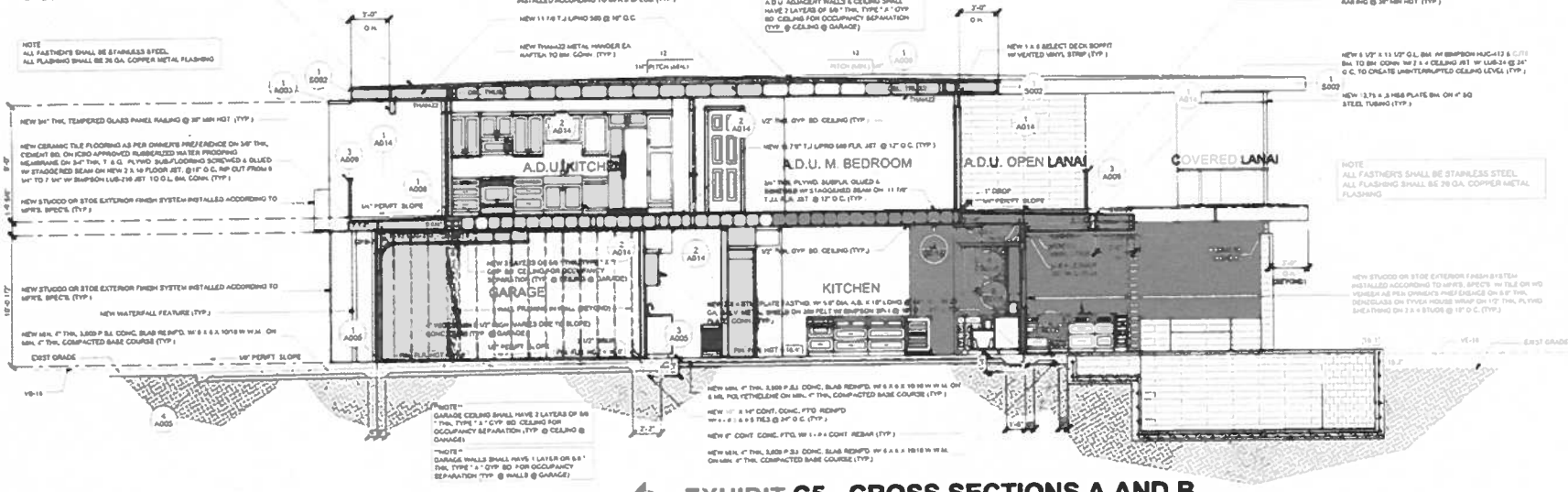


EXHIBIT C5 - CROSS SECTIONS A AND B
FILE NO. 2024/SMA-83

A PROPOSED NEW SINGLE-FAMILY DWELLING & ADU FOR:

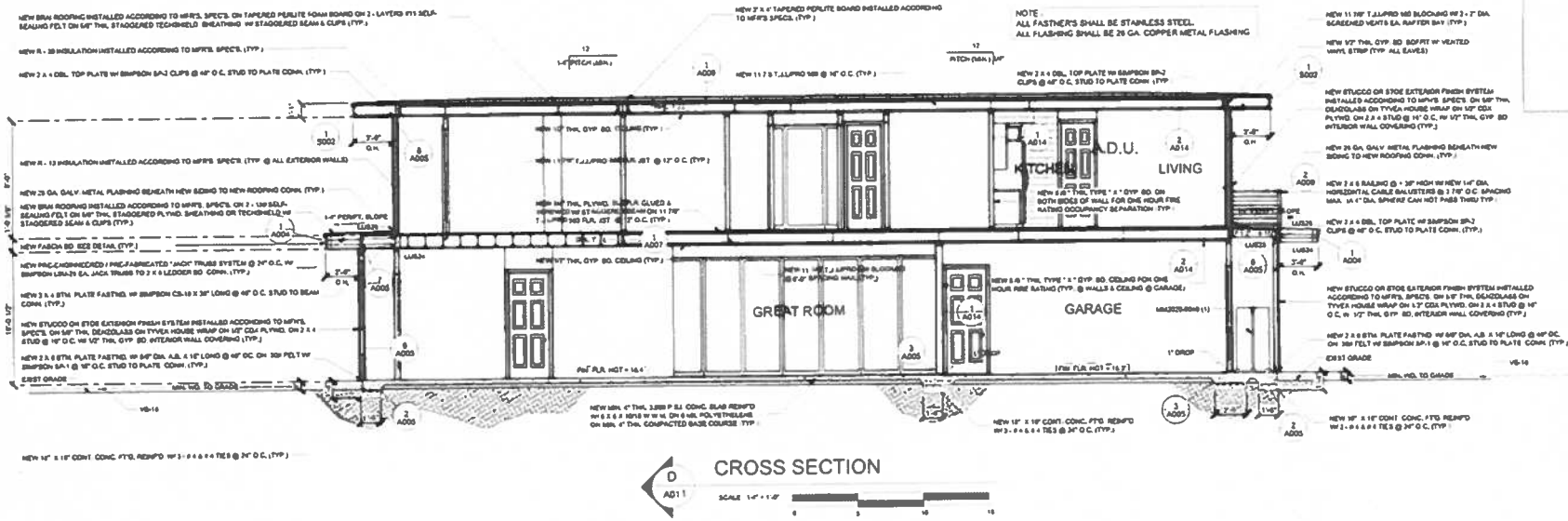
MR. & MRS. RAY & KIM COOK

ADDRESS: 84-939 FARRINGTON HWY & 84-939 FARRINGTON HWY
UNIT "A", WAIANAE, HI 96792
T.M.K. 8 - 4 - 004 : 020

Blue Hawaii Drafting Services

DATE
6/19/2024

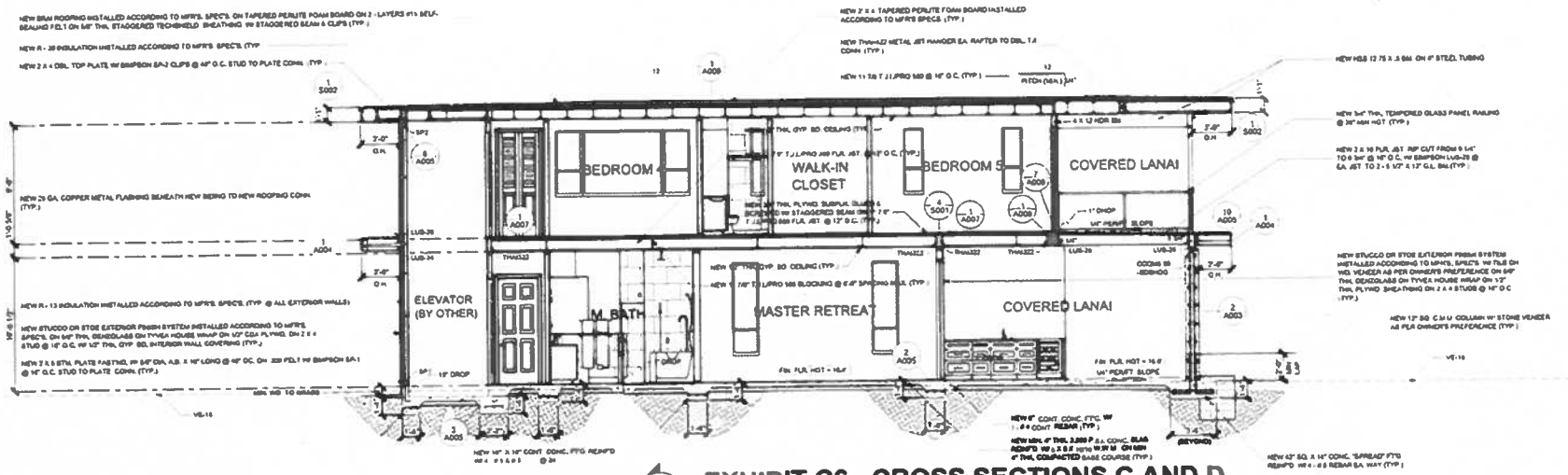
SHEET NO.
A010
OF 21 SHEETS



D A011

CROSS SECTION

SCALE 1/4" = 1'-0"



C A011

EXHIBIT C6 - CROSS SECTIONS C AND D
FILE NO. 2024/SMA-83

A PROPOSED NEW SINGLE-FAMILY DWELLING & ADU FOR:

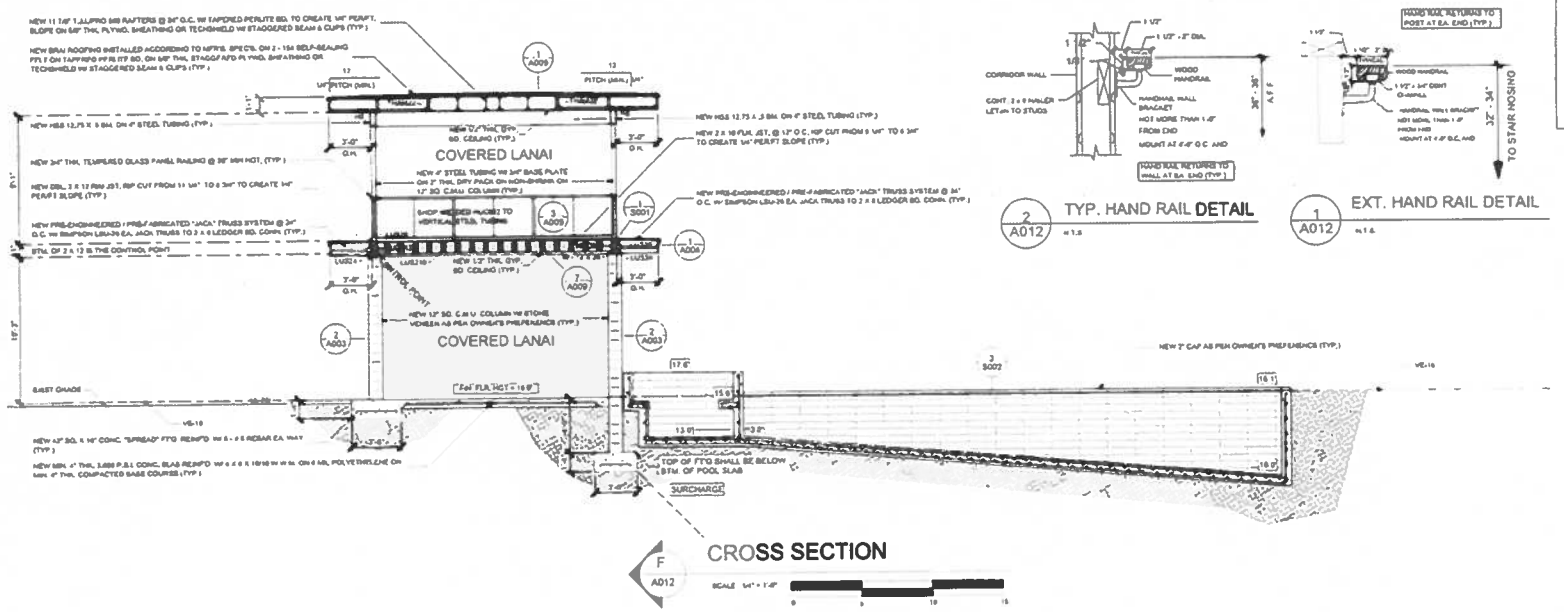
MR. & MRS. RAY & KIM COOK

ADDRESS: 84-939 FARRINGTON HWY & 84-939 FARRINGTON HWY
UNIT "A" , WAIANAE, HI 96792
T.M.K. 8 - 4 - 004 : 020

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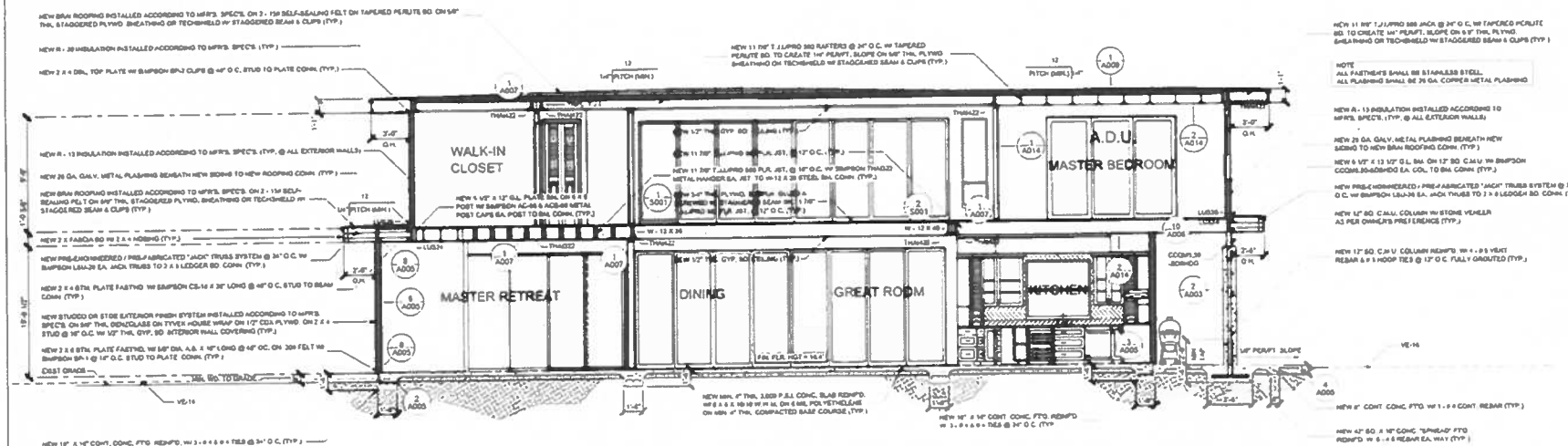
DATE
6/19/2024

SHEET NO.
A011
OF 21 SHEETS



F A012 CROSS SECTION

SCALE 1/4" = 1'-0"



E A012 **EXHIBIT C7 - CROSS SECTIONS E AND F**
FILE NO. 2024/SMA-83

A PROPOSED NEW SINGLE-FAMILY DWELLING & ADU FOR:

MR. & MRS. RAY & KIM COOK

ADDRESS: 84-939 FARRINGTON HWY & 84-939 FARRINGTON HWY
UNIT "A" , WAIANAE, HI 96792
T.M.K. 8 - 4 - 004 : 020

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DATE
6/19/2024

SHEET NO.
A012
OF 21 SHEETS

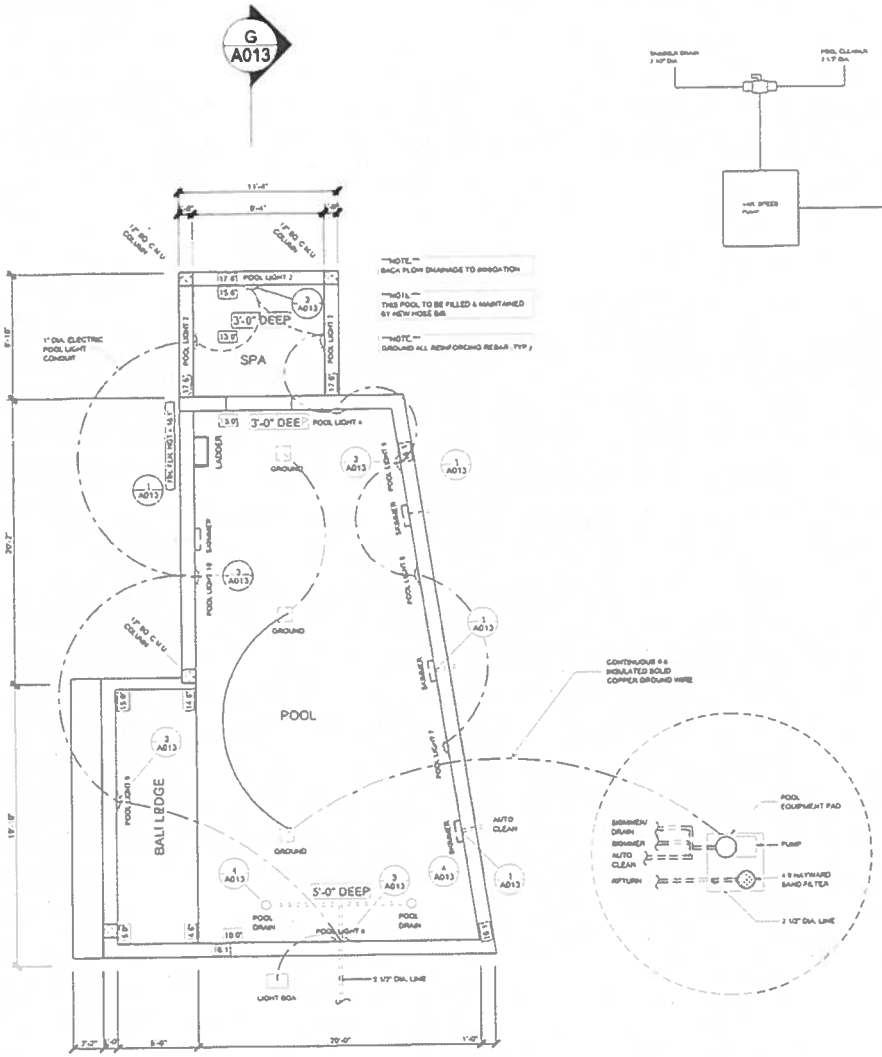
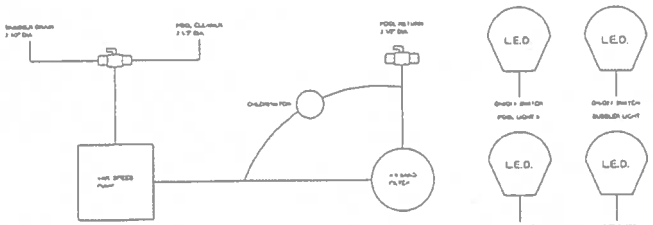
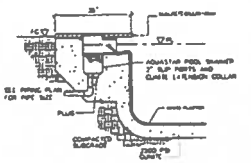


EXHIBIT C8 - POOL PLAN
FILE NO. 2024/SMA-83



POOL SCHEMATIC



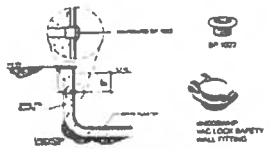
1 / A013 SWIMMING POOL SKIMMER
SCALE 3/16" = 1'-0"



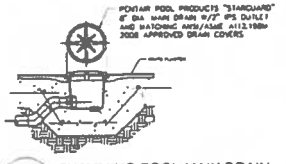
3 / A013 SWIMMING POOL LIGHT
SCALE 3/16" = 1'-0"



2 / A013 SWIMMING POOL INLET JET
SCALE 3/16" = 1'-0"



5 / A013 VAC LINE W/ VAC LOCK
SCALE 3/16" = 1'-0"



4 / A013 SWIMMING POOL MAIN DRAIN
SCALE 3/16" = 1'-0"

A PROPOSED NEW SINGLE-FAMILY DWELLING & ADU FOR:

MR. & MRS. RAY & KIM COOK

ADDRESS: 84-939 FARRINGTON HWY & 84-939 FARRINGTON HWY UNIT "A", WAIANAE, HI 96792
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SHEET NO.
A013
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GA FILE NO. WP 4135	GENERIC	2 HOUR FIRE	40 TO 44 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			

BASE :
LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED @ RIGHT ANGLES TO EA. SIDE OF 2 X 4 WD. STUDS 24" O.C. W/ 6D COATED NAILS, 1 7/8" LONG, 0.093" SHANK, 1/4" HEADS, 24" O.C.

FACE :
LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED @ RIGHT ANGLES TO EA. SIDE W/ 8D COATED NAILS, 2 3/8" LONG, 0.109" SHANK, 1/4" HEADS, 8" O.C.

JOINTS STAGGERED 24" EA. LAYER & SIDE, SOUND TESTED W/ STUDS 16" O.C. & W/ NAILS FOR BASE LAYER SPACED 6" O.C. (LOAD-BEARING)



THICKNESS : 6 1/2"
APPROX. WGT : 12 PSF.
FIRE TEST : FM WP 360, 8-27-74
SOUND TEST : NGC 2383, 4-1-70

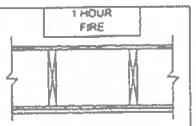
1 / A014 FIRE RATED WALL ASSEMBLY
NTS

GA FILE NO. RC 2601	GENERIC	1 HOUR FIRE
GYPSUM WALLBOARD, WOOD STUDS		

BASE
LAYER 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED @ RIGHT ANGLES TO 2 X 10 OR GREATER WD. JST, 24" O.C, W/ 1 1/4" TYPE "W" OR S DRYWALL SCREWS 24" O.C.

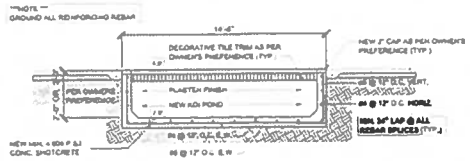
FACE :
LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED @ RIGHT ANGLES TO JST. W/ 1 7/8" TYPE "W" OR S DRYWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WD. JST. SUPPORTING 1/2" PLYWD. W/ EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO JST. W/ 8D NAILS, APPROPRIATE ROOF COVERING.

CEILING PROVIDES ONE HOUR FIRE RESISTANCE PROTECTION FOR FRAMING, INCLUDING TRUSSES

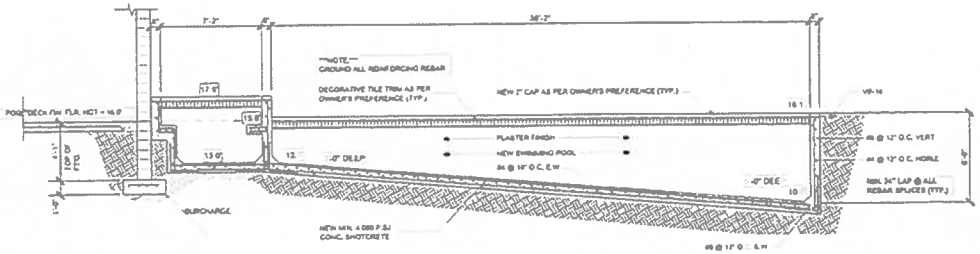


APPROX. CEILING WGT : 5 PSF
FIRE TEST : FM FC 172 2-25-72
ITS, 8-8-86

2 / A014 FIRE RATED CEILING ASSEMBLY
NTS

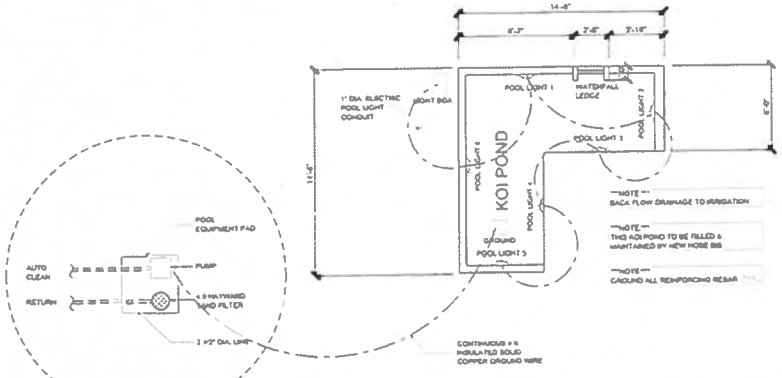


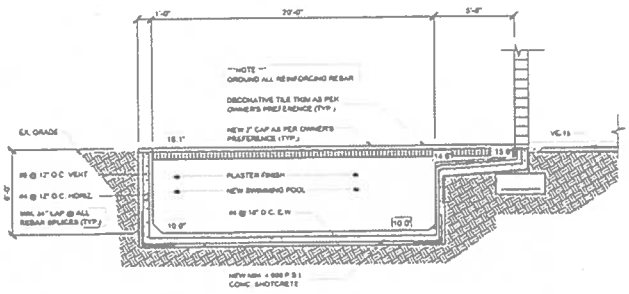
I / A014 CROSS SECTION
SCALE 3/8" = 1'-0"



G / A014 CROSS SECTION
SCALE 3/8" = 1'-0"

J / A014





H / A014 CROSS SECTION
SCALE 3/8" = 1'-0"

EXHIBIT C9 - KOI POND PLAN AND POOL CROSS SECTIONS
FILE NO. 2024/SMA-83

A PROPOSED NEW SINGLE-FAMILY DWELLING & ADU FOR:

MR. & MRS. RAY & KIM COOK

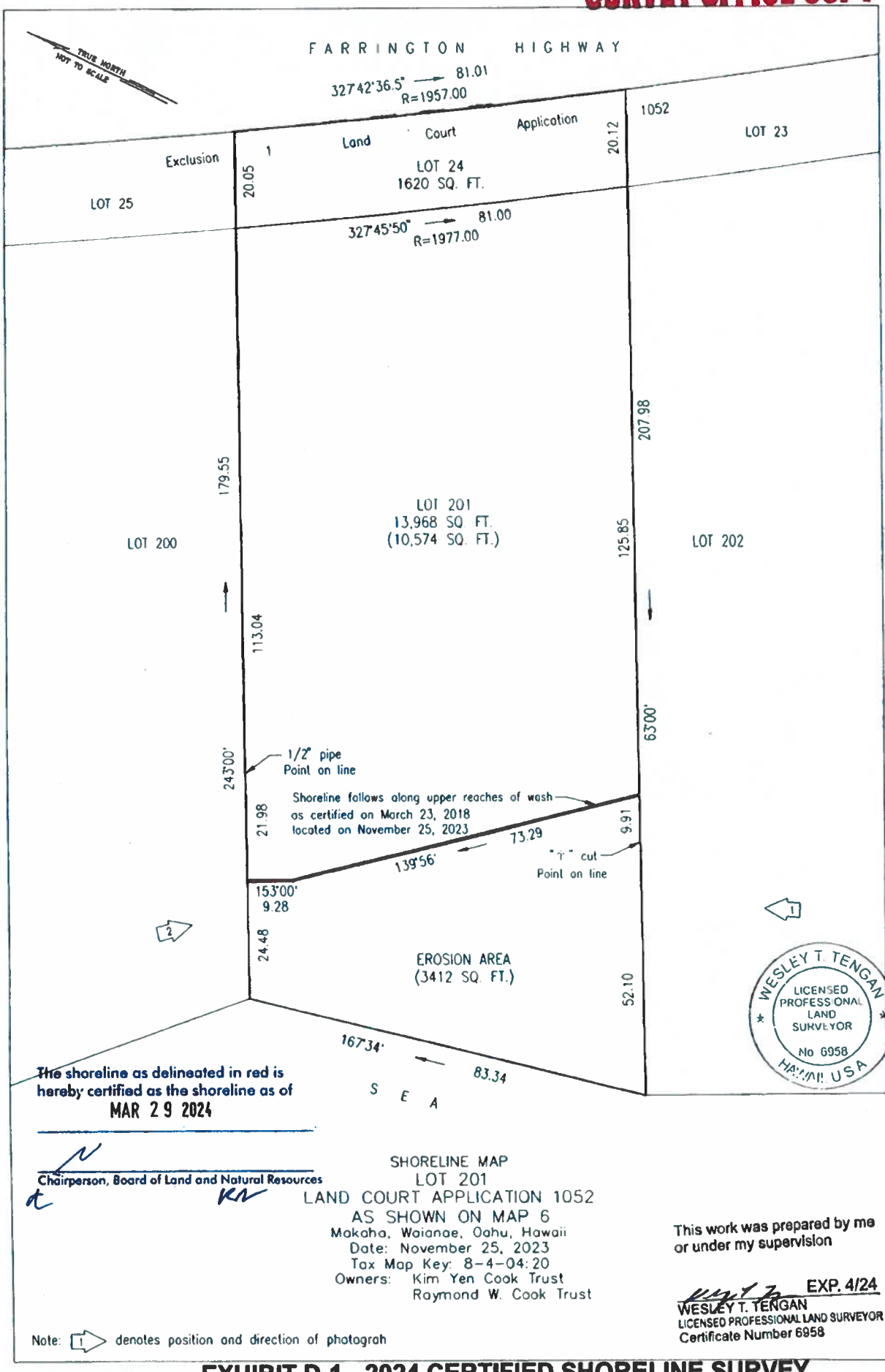
ADDRESS: 84-939 FARRINGTON HWY & 84-939 FARRINGTON HWY UNIT "A", WAIANAE, HI 96792
T.M.K. 8 - 4 - 004 : 020

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DATE
6/19/2024

SHEET NO.
A014
OF 21 SHEETS

SURVEY OFFICE COPY



WESLEY T. TENGAN
LICENSED PROFESSIONAL LAND SURVEYOR
No 6958
HAWAII USA

The shoreline as delineated in red is hereby certified as the shoreline as of
MAR 29 2024

Chairperson, Board of Land and Natural Resources

SHORELINE MAP
LOT 201
LAND COURT APPLICATION 1052
AS SHOWN ON MAP 6
Makaha, Waianae, Oahu, Hawaii
Date: November 25, 2023
Tax Map Key: 8-4-04:20
Owners: Kim Yen Cook Trust
Raymond W. Cook Trust

This work was prepared by me or under my supervision

EXP. 4/24
WESLEY T. TENGAN
LICENSED PROFESSIONAL LAND SURVEYOR
Certificate Number 6958

Note: 1 denotes position and direction of photograph

84-939 FARRINGTON HIGHWAY

EXHIBIT D-1 - 2024 CERTIFIED SHORELINE SURVEY

SHORELINE PHOTOGRAPHS



PHOTO:1



PHOTO:2

84-939 FARRINGTON HIGHWAY

8-4-04:20

11/25/2023

2:30 P.M.

PARTY CHIEF: GRANT FUJISHIGE

EXHIBIT D-2 - 2024 CERTIFIED SHORELINE SURVEY PHOTOS FILE NO. 2024/ SMA-83

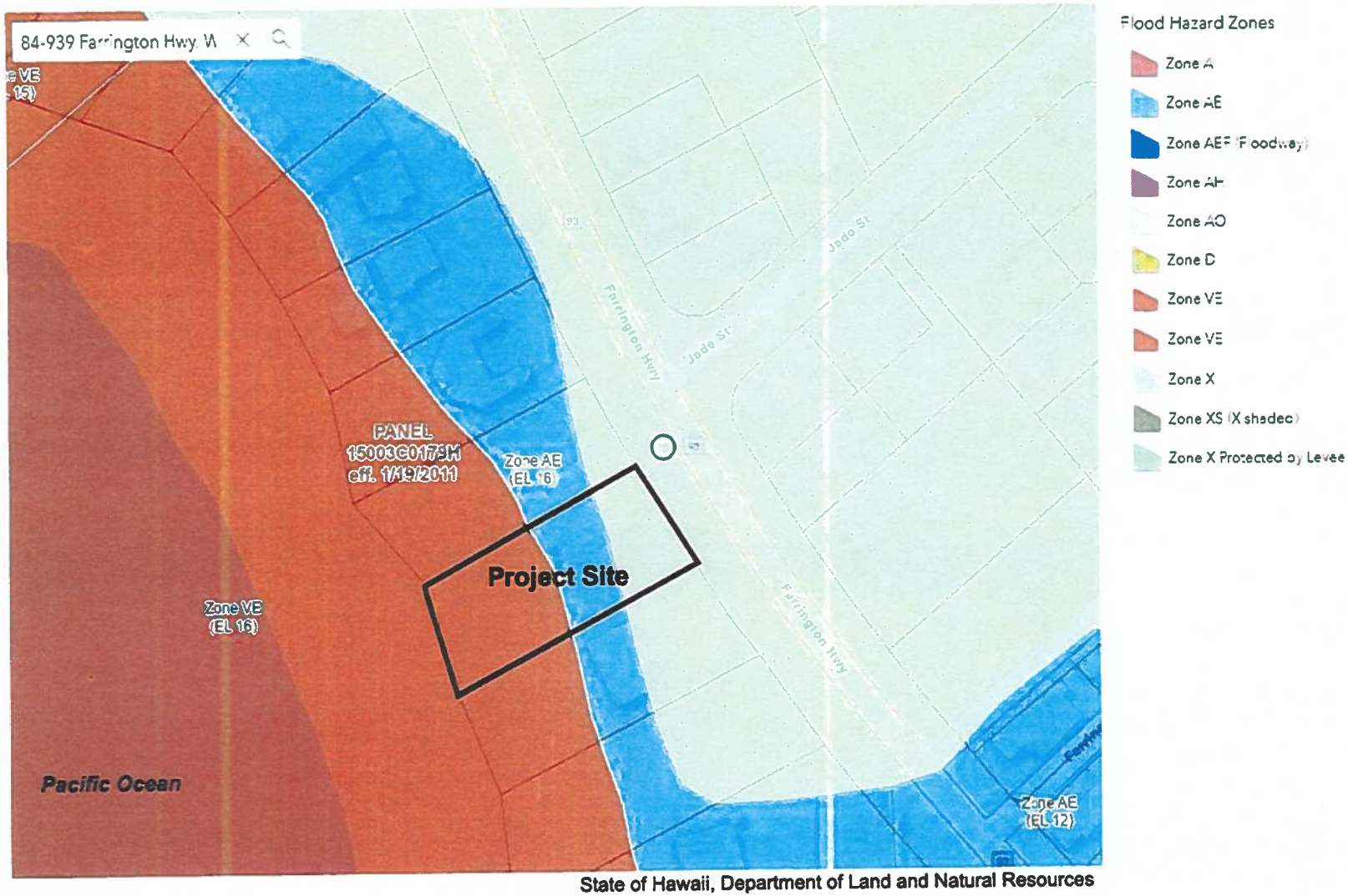
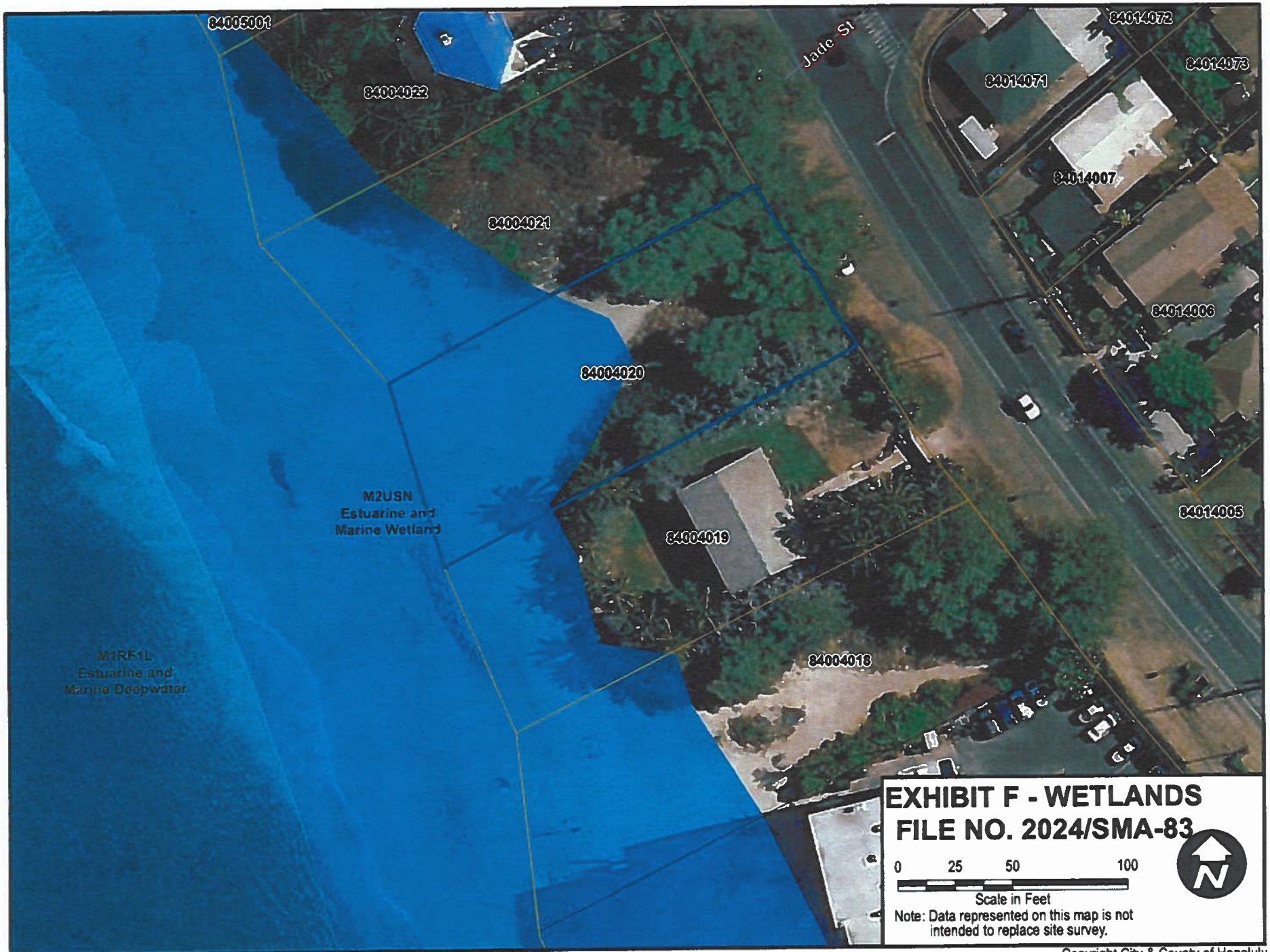


EXHIBIT E - FLOOD ZONES
FILE NO. 2024/SMA-83



Prepared by: CK

Date Prepared: 7.16.24

Copyright City & County of Honolulu
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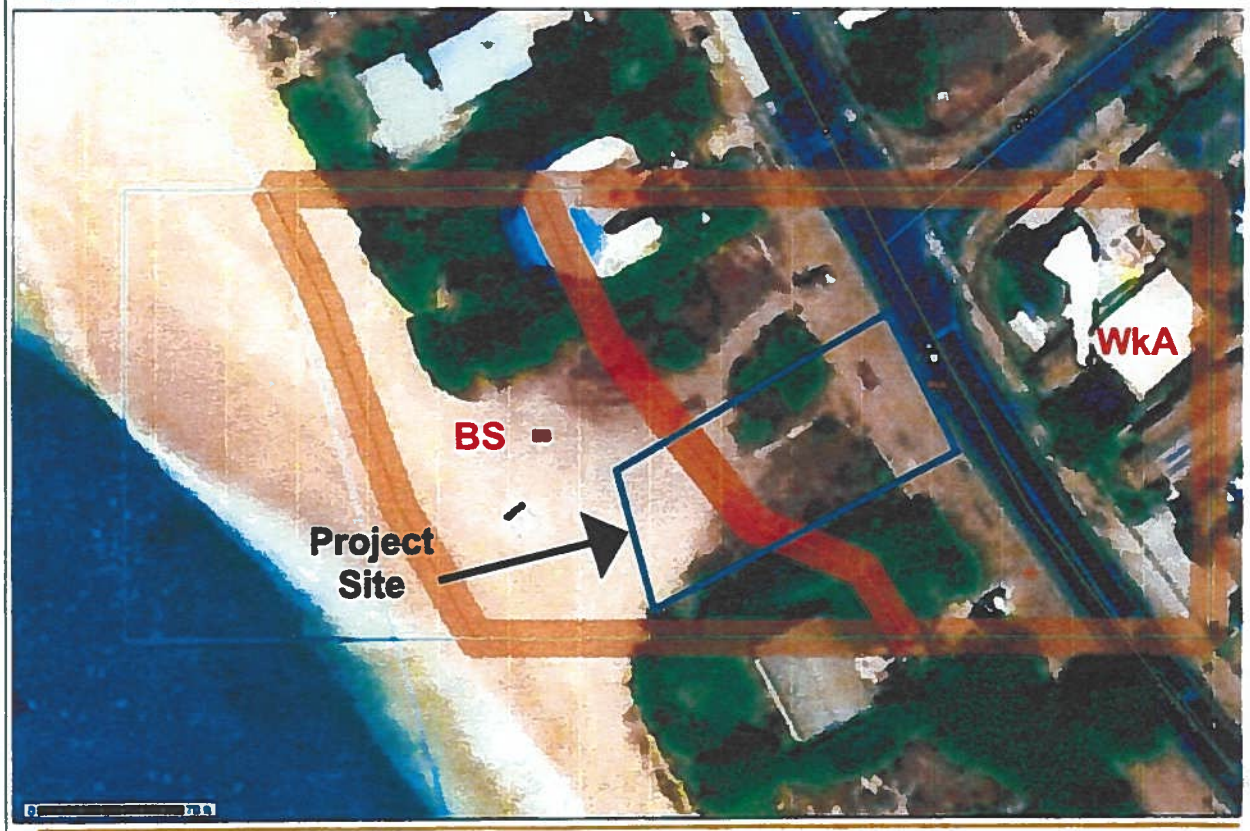
Area of Interest (AOI) | Soil Map | Soil Data Explorer | Download Soils Data | Shopping Cart (Free)

Printable Version | Add to Shopping Cart

Island of Oahu, Hawaii (HI990)

Island of Oahu, Hawaii (HI990)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BS	Beaches	0.8	29.5%
WkA	Waialua silty clay, 0 to 3 percent slopes	1.3	48.2%
Totals for Area of Interest		2.6	100.0%



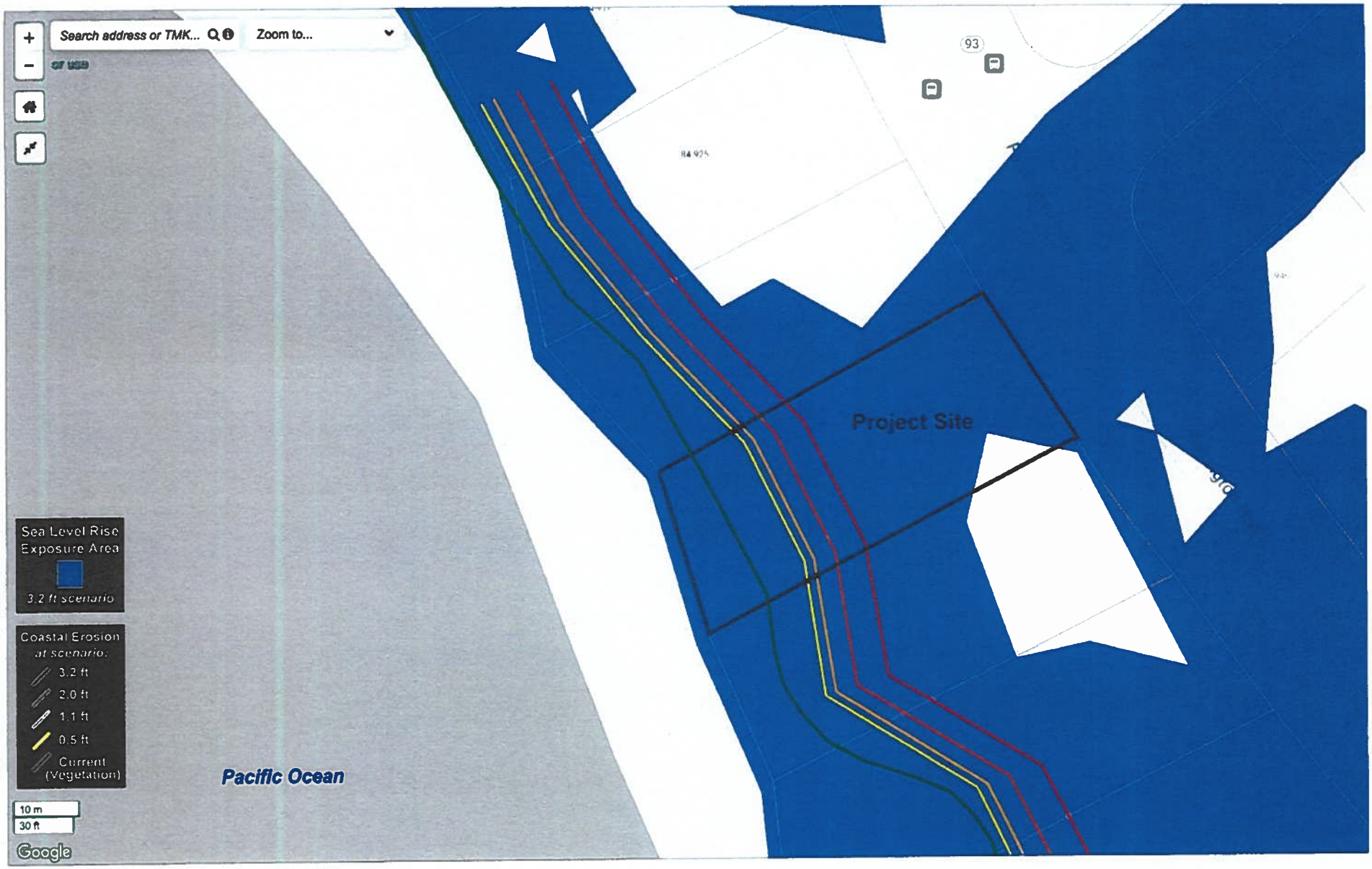
Warning: Soil Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surve comprise your AOI were mapped at 1:24,000. The design of map units and the level of detail shown in the resulting soil map are dependent on that map sc

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do n the small areas of contrasting soils that could have been shown at a more detailed scale.

FOIA | Accessibility Statement | Privacy Policy | Non-Discrimination Statement | Information Quality | USA.gov | White House

EXHIBIT G - NRCS SOILS
FILE NO. 2024/SMA-83



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-83

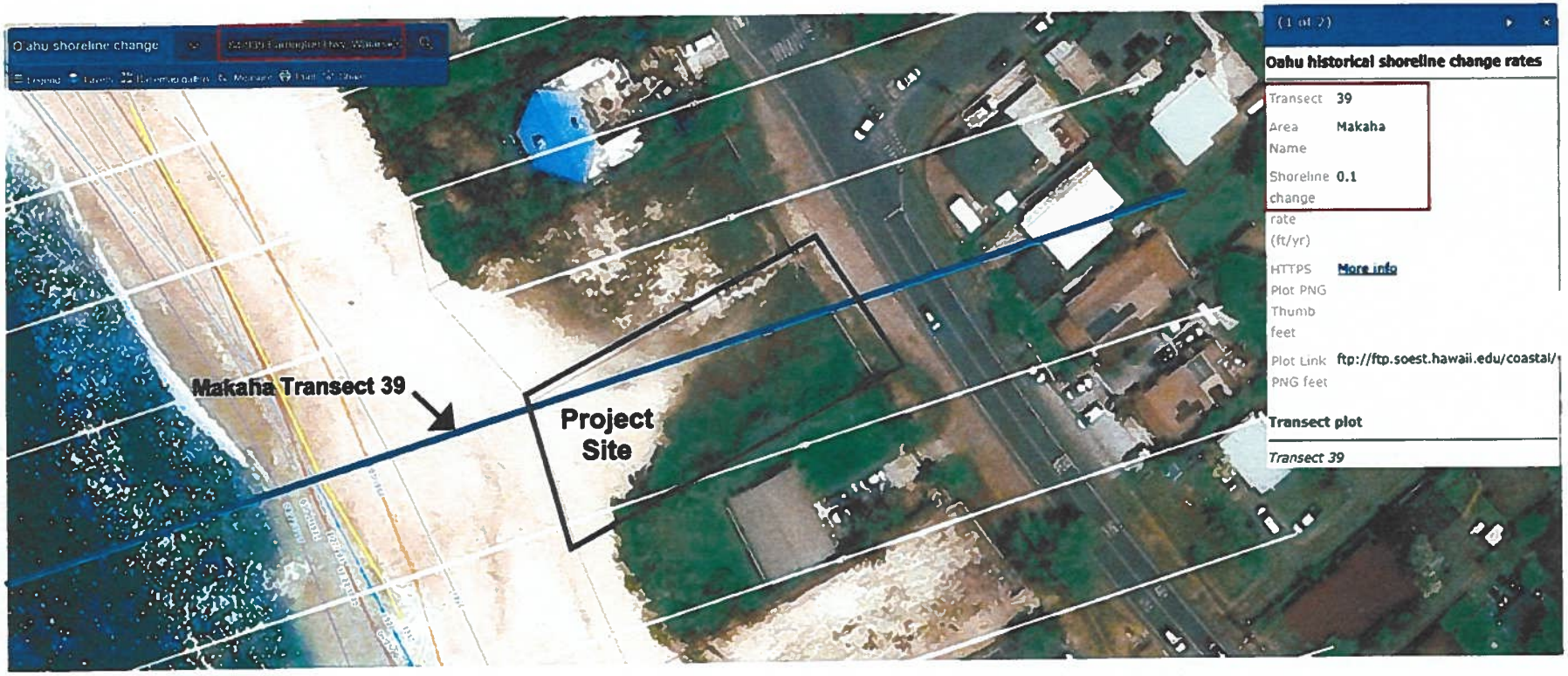


EXHIBIT I - HISTORICAL ANNUAL SHORELINE CHANGE RATE
FILE NO. 2024/SMA-83



Category 1 Hurricane



Category 2 Hurricane



Category 3 Hurricane



Category 4 Hurricane

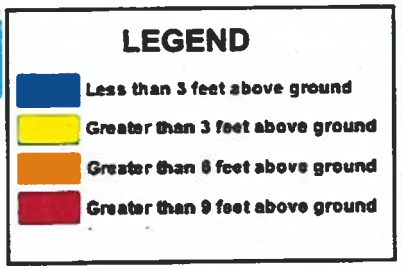


EXHIBIT J - NATIONAL HURRICANE CENTER STORM SURGE RISK MAPS
FILE NO. 2024/SMA-83

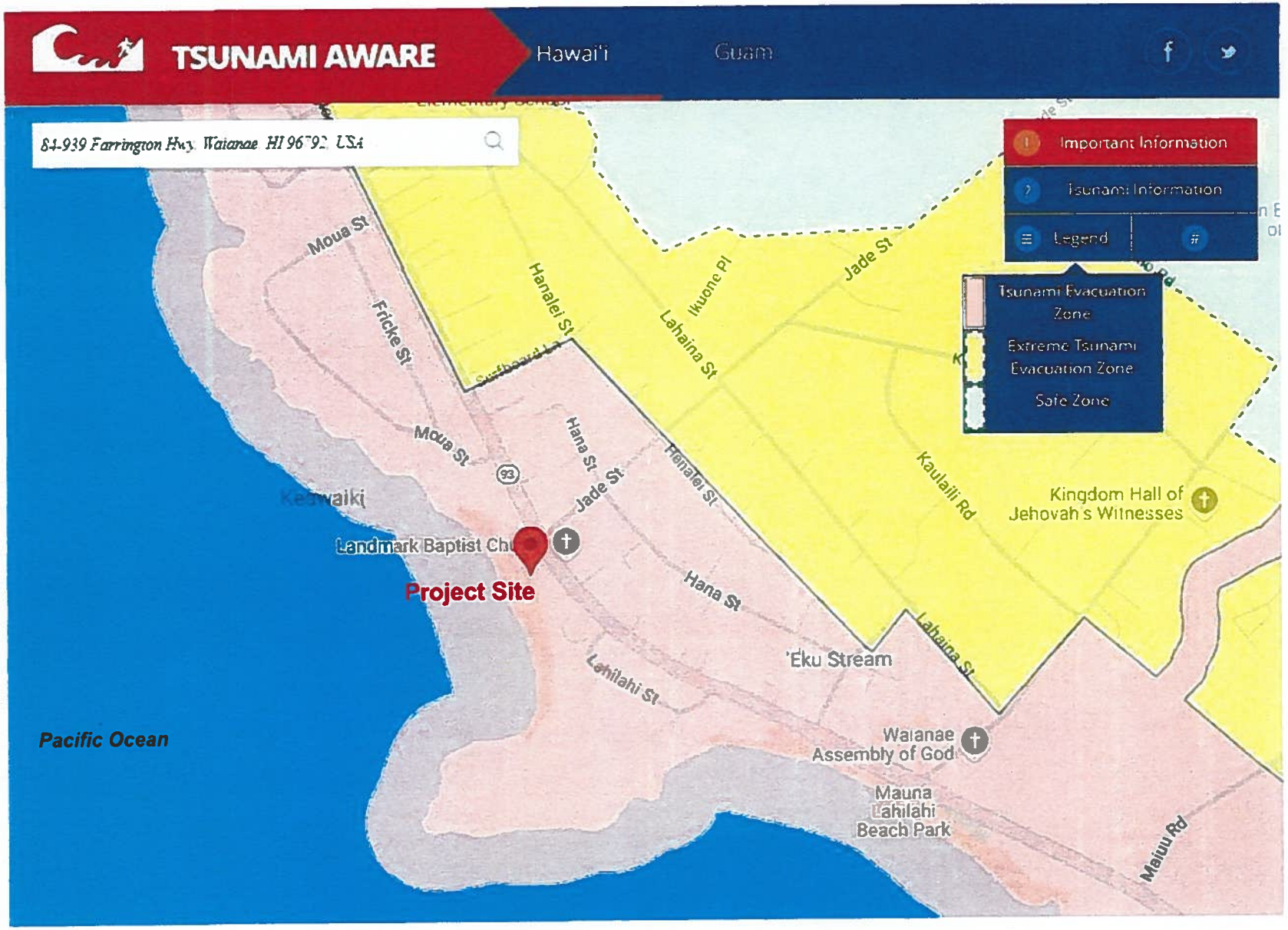


EXHIBIT K- TSUNAMI EVACUATION ZONE
FILE NO. 2024/SMA-83

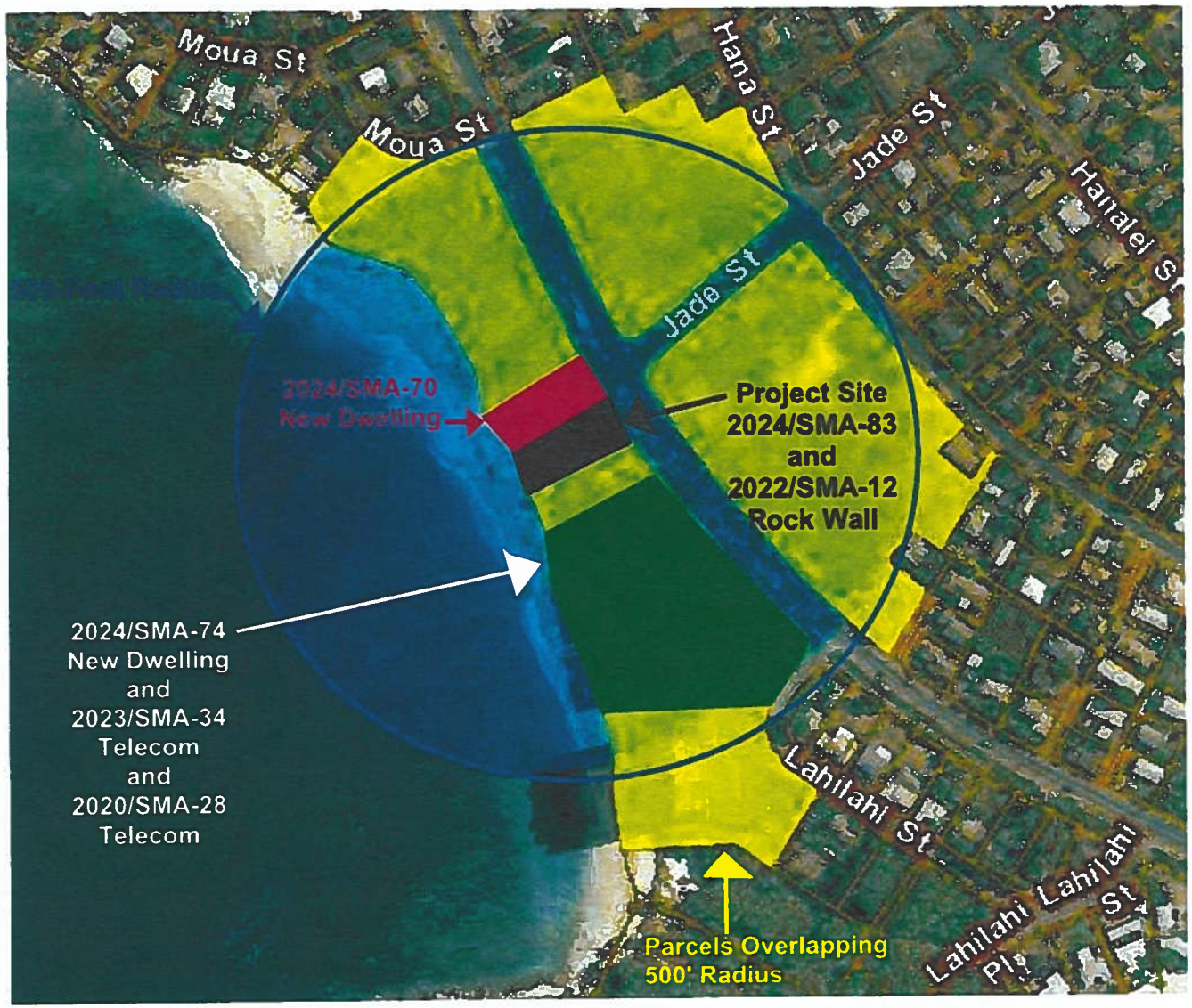


EXHIBIT L - CUMULATIVE PROJECTS MAP
FILE NO. 2024/SMA-83

Report Title:
Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP")

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.