# REPORT OF THE COMMITTEE ON ZONING

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

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 24-266 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH A GARAGE AND SWIMMING POOL IN MĀʻILI, OʻAHU,"

as transmitted by Departmental Communication 756 (2024) ("D-756 (2024)") from the Department of Planning and Permitting ("DPP"), dated October 18, 2024, reports as follows:

The purpose of Resolution 24-266 is to grant a Special Management Area ("SMA") Major Permit to David and Brigitte Passman ("Applicants") to allow for the construction of a new single-family detached dwelling with an attached garage and a swimming pool on approximately 15,438 square feet of land zoned R-5 Residential District, located at 87-591 Farrington Highway in Māʻili, and identified as Tax Map Key 8-7-028:013.

In D-756 (2024), the DPP reported that the Waiʻanae Sustainable Communities Plan ("WSCP"), at sections 2.3.2, 2.3.3, 3.1.6, 3.2.2.5, and 3.3.2.1, among others, states that no new residential, commercial, or resort development encroachment should be permitted mākai of Farrington Highway. However, the DPP states that the foregoing policy is contingent on the acquisition of private properties by public agencies or non-profit organizations for preservation and subsequent rezoning actions. The DPP finds that since no public property acquisition or rezoning of the Project site has occurred, the Project is generally consistent with the WSCP.



ADOPTED ON DEC 11 2024

COMMITTEE REPORT NO. 343

Due to the significant projected impact of sea level rise and coastal erosion within the anticipated lifespan of the development, the DPP recommends that the Project plans be revised to reduce the potential for off-site stormwater runoff and to reconfigure the development mauka of the projected 2.0-foot sea level rise coastal erosion area and with the pool relocated to the mauka side of the dwelling. 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. Substantial or cumulative negative environmental impacts are unlikely.

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.

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.

At your Committee's meeting on November 20, 2024, a representative of the Department of Planning and Permitting 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 A GARAGE, A SWIMMING POOL, AND OTHER IMPROVEMENTS IN MĀʻILI, OʻAHU."

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

C. In Conditions B, C, D.2, and E, clarifies that by proceeding with the Project, the Applicant acknowledges the various statements that must be clearly stated on all Project building permit plans.

In Condition D.1, clarifies that the foundation or other adaptation or design measures apply to all structures (the entire Project site is within the formerly referenced combined SLR-XA), and adds a requirement that the swimming pool must be relocated to the mauka side of the dwelling.

In Condition D.2, also requires an acknowledgement that the proposed dwelling is located within the 3.2-foot sea level rise exposure area.

D. In Condition F, requires the Applicant to use pervious materials for the new driveway, and clarifies that the Applicant shall either pave the side yards with a pervious material or limit the width of the concrete pavement within the side yards to 30 inches or less, and submit a revised site plan to the DPP for its approval prior to the issuance of any building permit for the Project.

E. Amends Condition H as follows:

1. Adds a new paragraph 1 requiring that, prior to the issuance of any construction permit or building permit for the Project, the Applicant 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 requiring that the Applicant 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.

F. In Condition J.3, clarifies that both the distribution and posting of the invasive species protocols is only required if directed to do so by the DPP; otherwise, the posting or distribution of the protocols suffices.

G. In Condition K.1, adds that the Project's building permit application was accepted as complete on January 5, 2024, and clarifies that if the 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.

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

I. In the exhibits attached to the resolution, replaces all exhibits with higher quality versions of the documents that are more legible.

# 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-756 (2024), that:

1. The development, as conditioned, will not have any significvant 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 24-266, as amended herein, and recommends its adoption in the form attached hereto as Resolution 24-266, 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. 343

# HONOLULU CITY COUNCIL

***KE KANIHELA O KE KALANA O HONOLULU***

CITY AND COUNTY OF HONOLULU

No. **24-266, CD1**

## RESOLUTION

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

WHEREAS, on July 9, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-75) of David and Brigitte Passman (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new single-family detached dwelling with an attached garage, a swimming pool, a driveway, landscaping, a fence, and a sprinkler system; and repairs to and removal of portions of existing walls on an approximately 15,438-square-foot shoreline lot zoned R-5 Residential District, located at 87-591 Farrington Highway in Mā'ili, and identified as Tax Map Key ("TMK") 8-7-028:013 (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, at which no verbal testimony was offered, and for which two letters in opposition to the makai placement of the proposed structures were submitted; and

WHEREAS, on October 18, 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 22, 2024, by Departmental Communication 756 (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, C-1 through C-7, D, E-1 and E-2, and F 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 account for the potential shift of land from the State of Hawai'i ("State") Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, by proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

> *"In choosing to implement construction activities at Tax Map Key 8-7-028:013, 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."*

C. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party, may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

*"In choosing to undertake the development at Tax Map Key 8-7-028:013, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) 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."*

D. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP for its review:

   a. All structures must be relocated mauka of the 2.0-foot Sea Level Rise Exposure Area ("SLR-XA") coastal erosion line as mapped on the Hawai'i Sea Level Rise Viewer (see Exhibits C-1, C-2, and H);

   b. All structures must incorporate foundation or other adaptation or design measures, which must be shown on the Project's building permit plans; and

   c. The swimming pool must be relocated to the mauka side of the dwelling.

2. By proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

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

   a. *Tax Map Key 8-7-028:013 is susceptible to coastal hazards, which may result in harm to or loss of life and property.*

*b. Tax Map Key 8-7-028:013 is projected to be impacted by 3.2 feet of sea level rise by the year 2100, and the proposed dwelling is located within the 3.2-foot sea level rise exposure area ("SLR-XA"). The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development 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."*

E. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

*"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in ROH Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 8-7-028:013."*

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

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 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 ("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 in the dune or shoreline area between the dwellings 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 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. To minimize impacts to archaeological, historic, or cultural resources that may be present on the Project site, the Applicant shall comply with the following:

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

I. 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 must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15); and

7. All Project-related activities must cease if a Hawaiian monk seal, green sea turtle, or hawksbill turtle is on land within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present, 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.

J. 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 nonstructural landscaping soil, and 44 cubic yards of structural fill material;

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; posted at the Project site in a visible location accessible to all Project workers, including delivery and haul-out contractors; or both if directed to do so by the DPP. 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 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 application was accepted as complete on January 5, 2024, and the Applicant must obtain the building permit for the Project no later than June 30, 2025. If the Project's building permits are not obtained by June 30, 2025, the Project may not rely on the 40-foot shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback required under ROH Chapter 26 effective as of July 1, 2024.

2. The Applicant shall obtain a Minor Shoreline Structure Permit for any proposed structures located within the shoreline setback area, including the proposed perimeter privacy and security fencing.

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

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

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

   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.

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

# HONOLULU CITY COUNCIL

***KE KANIHELA O KE KALANA O HONOLULU***

CITY AND COUNTY OF HONOLULU

No. **24-266, CD1**

## RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to David and Brigitte Passman, 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.

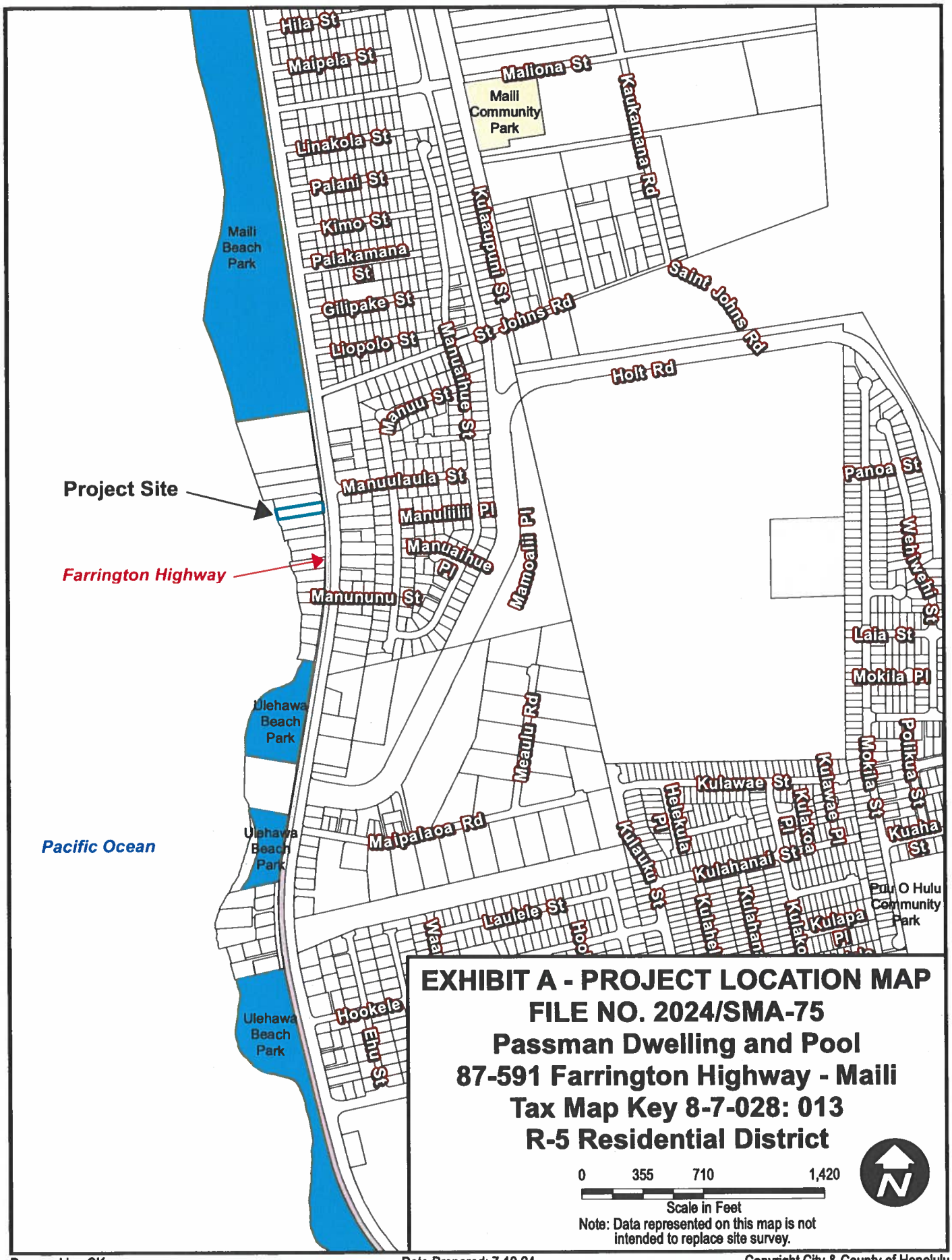
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

October 23, 2024
Honolulu, Hawai'i

Councilmembers




# EXHIBIT A - PROJECT LOCATION MAP
## FILE NO. 2024/SMA-75
## Passman Dwelling and Pool
## 87-591 Farrington Highway - Maili
## Tax Map Key 8-7-028: 013
## R-5 Residential District

0 355 710 1,420

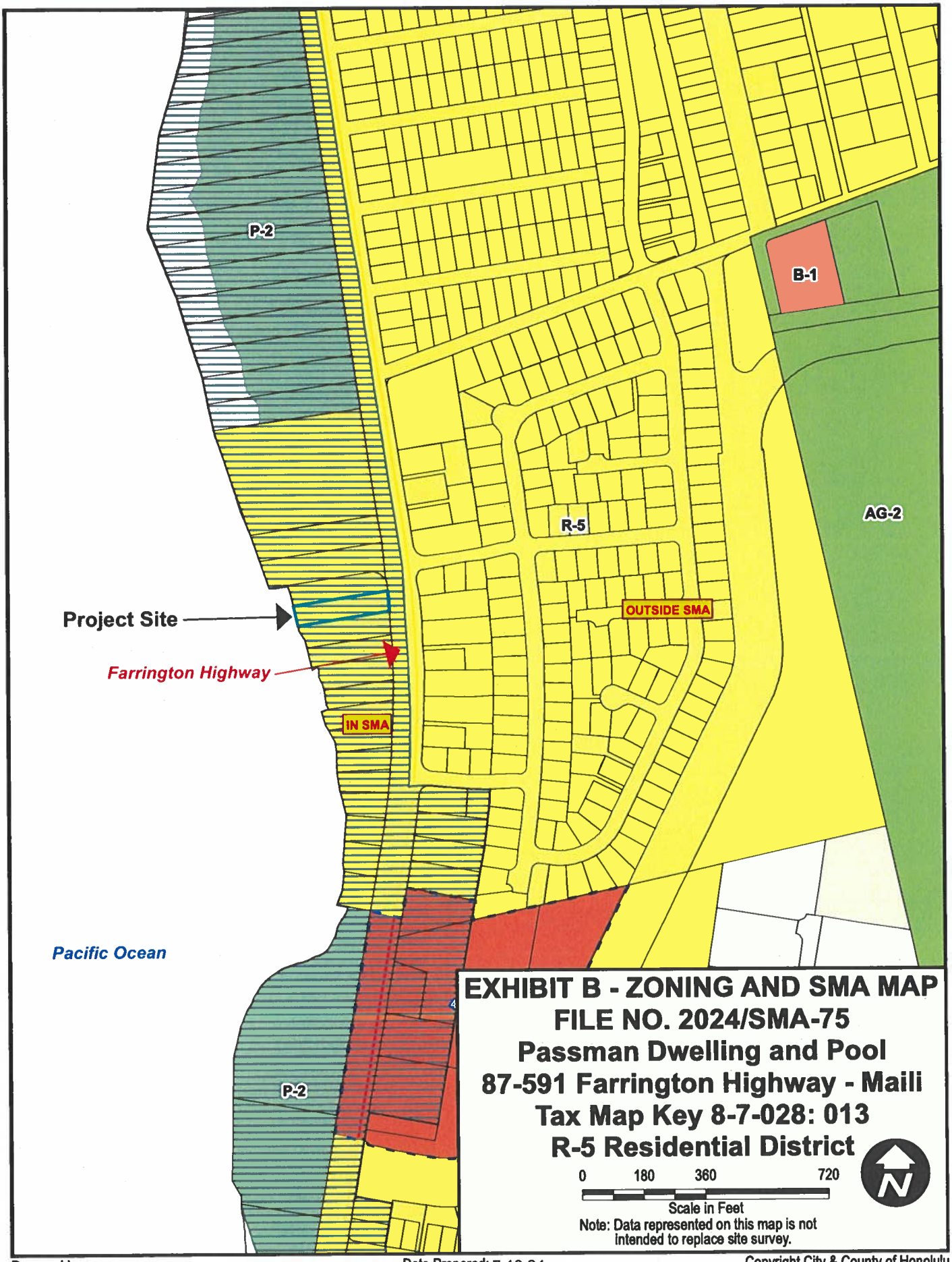
Scale in Feet

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

Prepared by: CK

Date Prepared: 7.10.24

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# EXHIBIT B - ZONING AND SMA MAP
## FILE NO. 2024/SMA-75
## Passman Dwelling and Pool
## 87-591 Farrington Highway - Maili
## Tax Map Key 8-7-028: 013
## R-5 Residential District

0 180 360 720

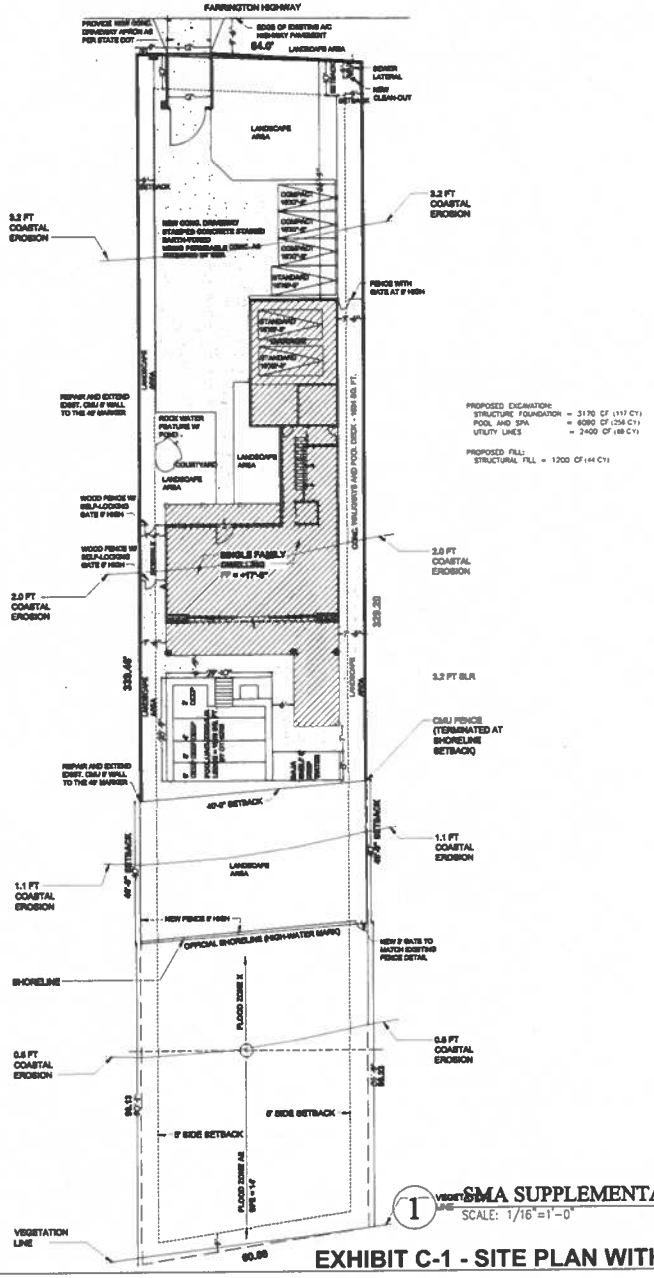
Scale in Feet

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

Prepared by: CK

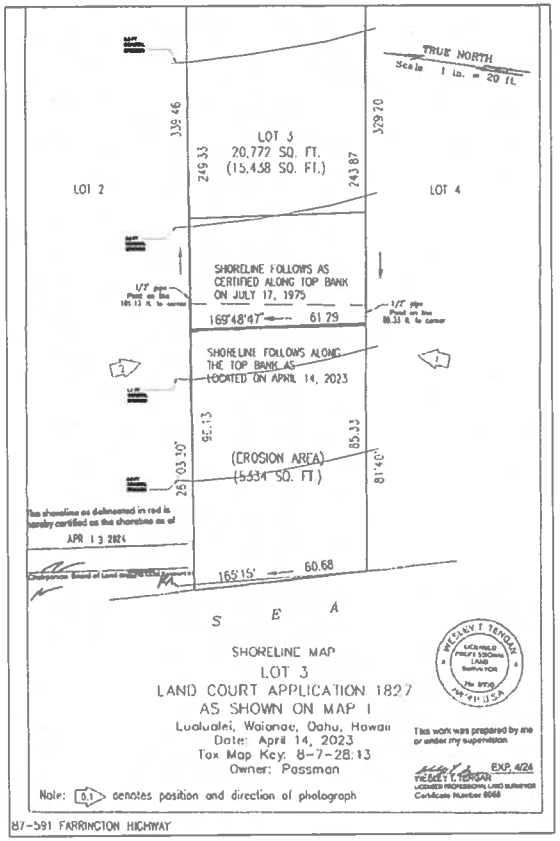
Date Prepared: 7.10.24

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

0 8' 16' 32'
SCALE: 1/16" = 1'-0"




2 DLNR PLAN
SCALE: 1"=20'

0 10' 20' 40'
SCALE: 1" = 20'

SMA SUPPLEMENTAL SITE PLAN
DLNR PLAN

| REVISION |
|---|
| |
| |
| |

I HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT AND THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT IT REPRESENTS THE CONSTRUCTION OF THIS PROJECT AS BUILT.
LICENSED PROFESSIONAL ARCHITECT No. 9920
Sept 4-24-25

William J. Benjamin, AIA
Architecture, Interior Design, Project Management
Bill@LuxHomesHi.com 808 387 5018

NEW SINGLE FAMILY RESIDENCE FOR:
David and Brigitte Passman
87-591 Farrington Hwy, Waianae, Hawaii 96792
TMK: 870280130000

DATE 6/15/2024
SCALE AS SHOWN
DRAWN BY EBR
Sheet No
SMA-1
of - Sheets

**EXHIBIT C-1 - SITE PLAN WITH SHORELINE SETBACK AND COASTAL EROSION PROJECTIONS**
**FILE NO. 2024/SMA-75**

SMA LONGETUDINAL SECTION

Note #1: Clean soils:

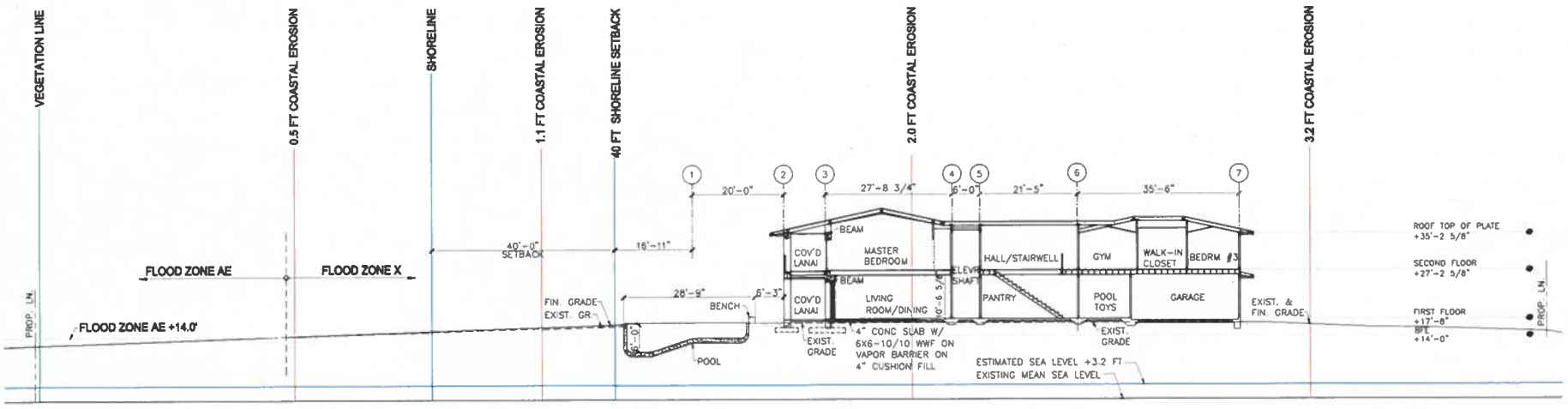
There are challenges to building on Jaucas sands due to erodibility, percolation, salinity, and the proclivity to hosting cultural artifacts. As such, foundations are designed to be slab foundations, care is given to structural strengths that can withstand soil movement, compactions, and saline factors. As such, a sufficient strength concrete that is saline damage resistant should be used. Any excavation needs to adhere to the cultural considerations described below for mitigation. If any structural soils are brought in the stabilize the concrete slabs, the totals amounts will be reported to DPP along with certification that the sources were clean fill, tested and reported as such by a certified lab that the material is clean and free of contaminants and pathogens. This certification is also required for any off-site loams, sands, clays or other materials brought in for septic system placement, landscaping, driveway, or other support structures such as ground-mounted solar panels.

Note #2: Foundation description:

Passman Residence note:

For the structural adaptation measures to minimize risks associated with coastal hazards and the potential loss of land within the lifespan of the proposed dwelling, we are proposing to support the new home on a deep foundation system such as cased micropiles or other similar methods as suggested by JPB Engineering, Inc., Brian Tabuso, P.E. who have been engaged for this project as of April 16th. 2024.

We are waiting for their report and recommendations due next week. In the meantime, we have our completed set of plans with our current foundation design included in the SMA application.




PROPOSED EXCAVATION:
STRUCTURE FOUNDATION = 3170 CF (117 CY)
POOL AND SPA = 6090 CF (256 CY)
UTILITY LINES = 2400 CF (89 CY)

PROPOSED FILL:
STRUCTURAL FILL = 1200 CF (44 CY)

1 SMA LONGETUDINAL SECTION
SCALE: 3/32"=1'-0"

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

**EXHIBIT C-2 - LONGITUDINAL SECTION WITH SHORELINE SETBACK AND COASTAL EROSION PROJECTIONS**
**FILE NO. 2024/SMA-75**

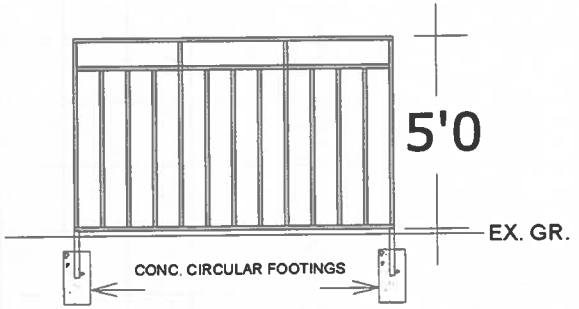
REVISION


William J. Benjamin, AIA
Architecture, Interior Design, Project Management
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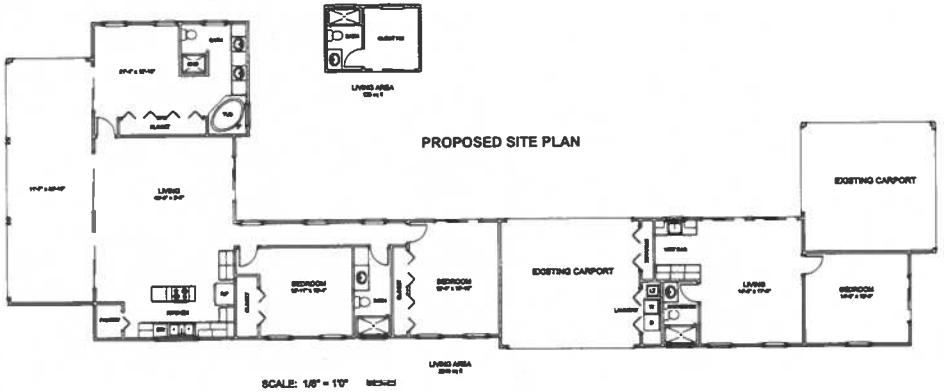

NEW SINGLE FAMILY RESIDENCE FOR:
David and Brigitte Passman
67-691 Farrington Hwy, Waialua, Hawaii 96792
TMK: 870280130000

DATE 9/16/2024
SCALE AS SHOWN
DRAWN BY EBR

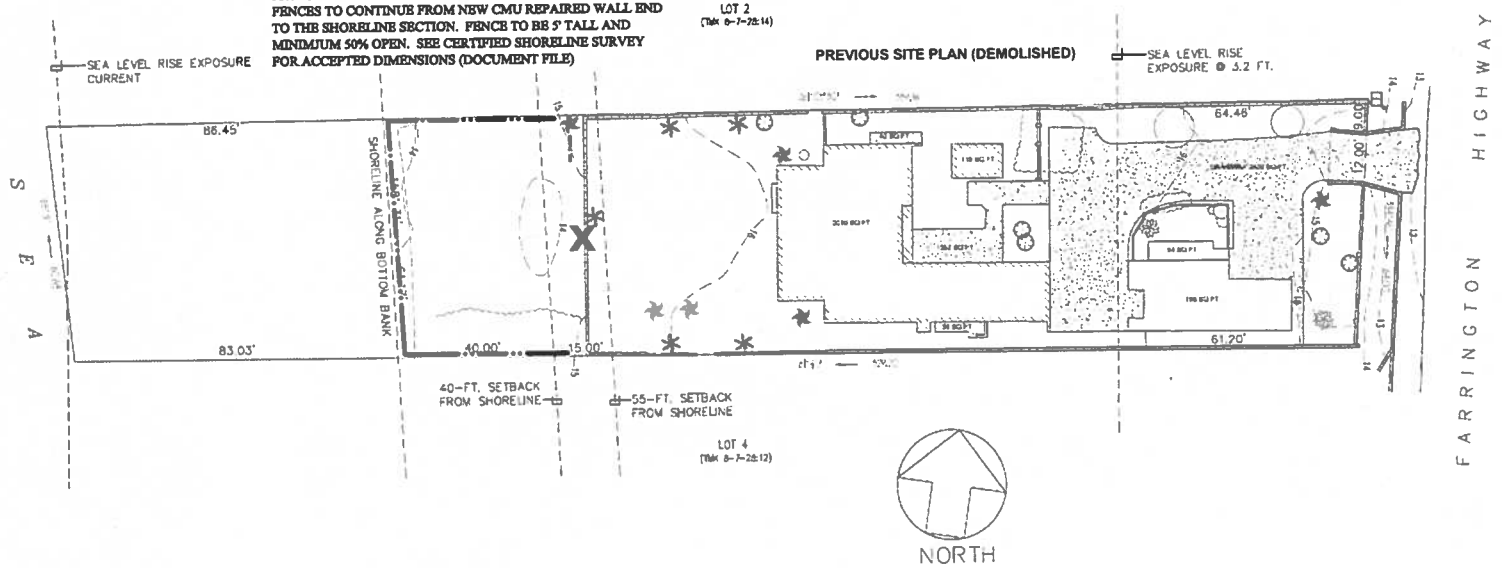
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of - Sheets




FENCE DETAIL: BROWN ANADIZED ALUMN PICKETS LESS THAN 4" SPACE BETWEEN. NTS




REPAIR EXISTING 6' HIGH CMU WALL AND EXTEND TO THE 40' SETBACK LINE, REMOVE EXISTING CONC. CURB WALL AND PROVIDE NEW FENCE AT SHORELINE WITH ACCESS GATE, SIDE FENCES TO CONTINUE FROM NEW CMU REPAIRED WALL END TO THE SHORELINE SECTION. FENCE TO BE 5' TALL AND MINIMUM 50% OPEN. SEE CERTIFIED SHORELINE SURVEY FOR ACCEPTED DIMENSIONS (DOCUMENT FILE)




1 NEW FENCE PLAN
SCALE: 1/16"=1'-0"

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

**EXHIBIT C-3 - FENCE PLAN**
**FILE NO. 2024/SMA-75**

EXISTING FL PL

EXISTING FL PL

REVISION

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NEW SINGLE FAMILY RESIDENCE FOR:
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TMK: 870280130000

DATE 6/17/24
SCALE
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of Sheets

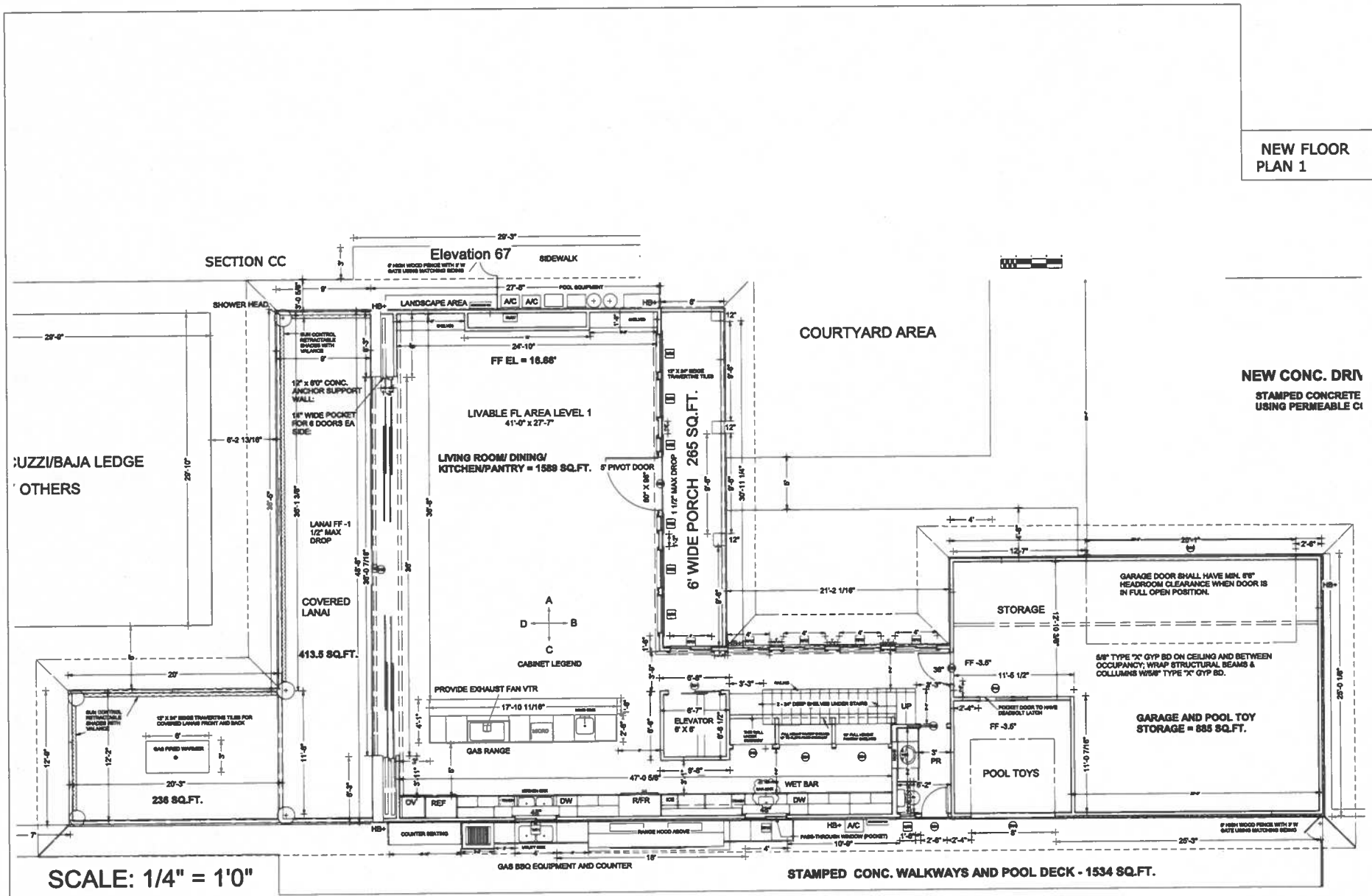


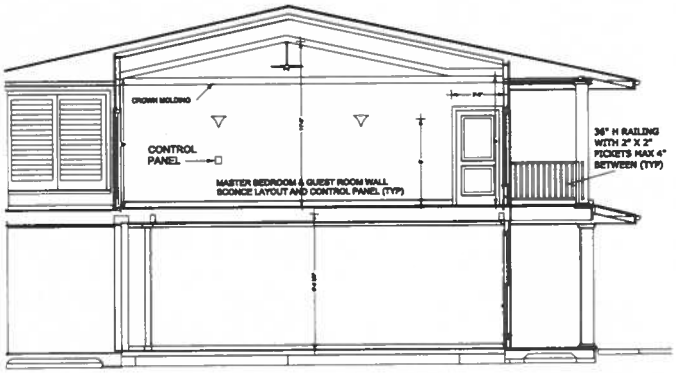

**EXHIBIT C-4 - FIRST FLOOR PLAN**
**FILE NO. 2024/SMA-75**

| REVISION |
|---|
| 4/18/24 |

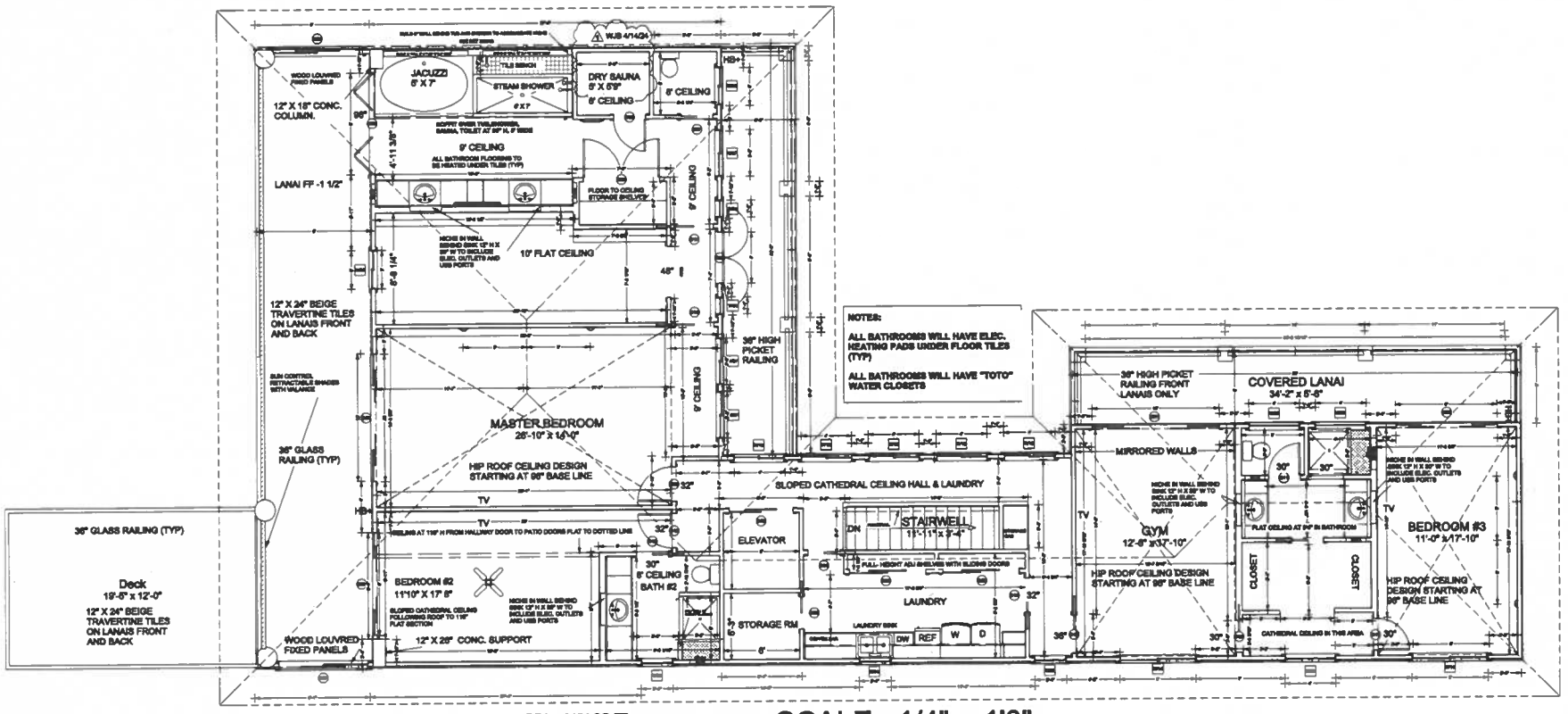
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NEW SINGLE FAMILY RESIDENCE FOR:
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87-591 Farrington Hwy. Honolulu, HI.
TMK: 870280130000

DATE 6/17/24
SCALE
DRAWN BY -
Sheet No
A004
of Sheets




NEW FLOOR PLAN 2




SECOND LEVEL LIVABLE AREA = 2454 SQ.FT.

SCALE: 1/4" = 1'0"

EXHIBIT C-5 - SECOND FLOOR PLAN

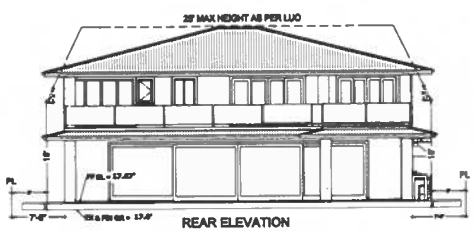
FILE NO. 2024/SMA-75

| REVISION |
|---|
| 4/14/24 |

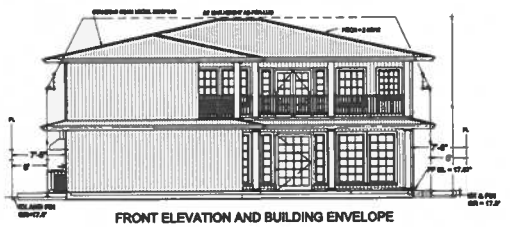
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NEW SINGLE FAMILY RESIDENCE FOR:
David and Brigitte Passman
87-591 Farrington Hwy. Honolulu, Hi.
TMK: 870280130000

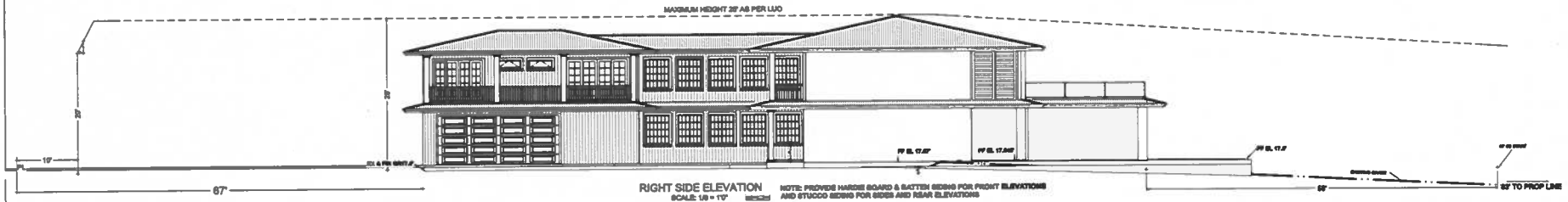
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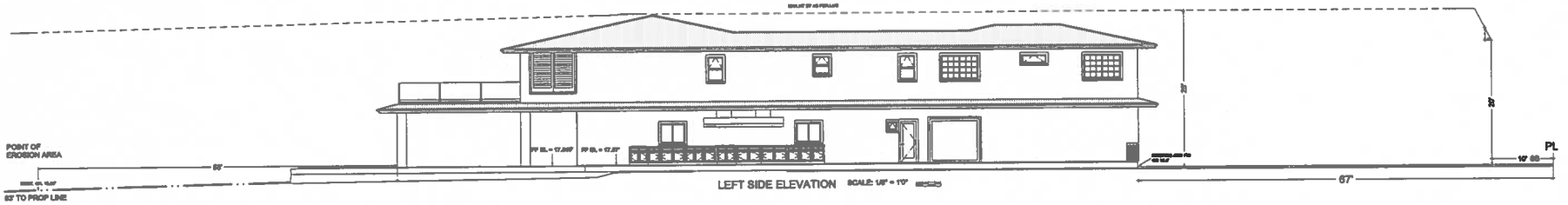

REAR ELEVATION
SCALE: 1/8" = 1'0"



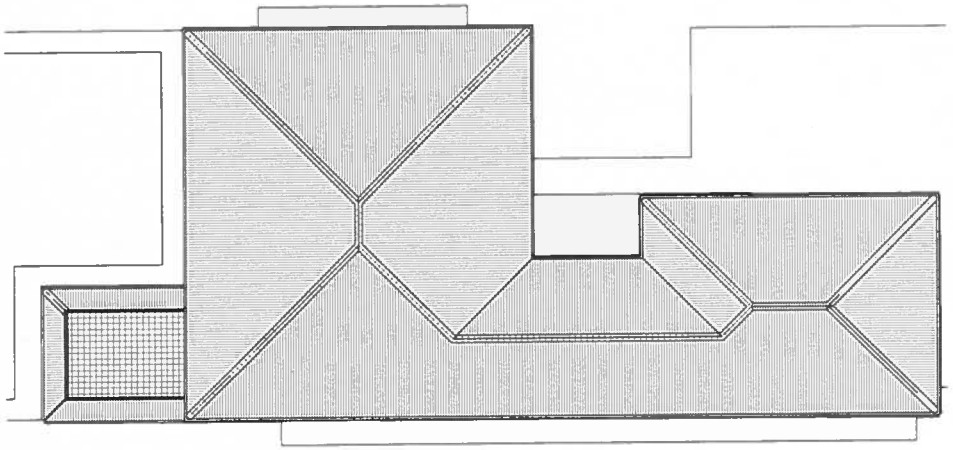

FRONT ELEVATION AND BUILDING ENVELOPE
SCALE: 1/8" = 1'0"
PROVIDE HARDIE BOARD AND BATTEN SIDING FOR FRONT ELEVATIONS, AND STUCCO FOR SIDES AND REAR ELEVATIONS.




RIGHT SIDE ELEVATION
SCALE: 1/8 = 1'0"
NOTE: PROVIDE HARDIE BOARD & BATTEN SIDING FOR FRONT ELEVATIONS AND STUCCO SIDING FOR SIDES AND REAR ELEVATIONS




LEFT SIDE ELEVATION SCALE: 1/8" = 1'0"



ROOF PLAN SCALE: 1/8" = 1'0"

ELEVATIONS AND ENVELOPE

| REVISION |
|---|
| |
| |
| |


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NEW SINGLE FAMILY RESIDENCE FOR:
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TMK: 870280130000

DATE 6/17/24
SCALE
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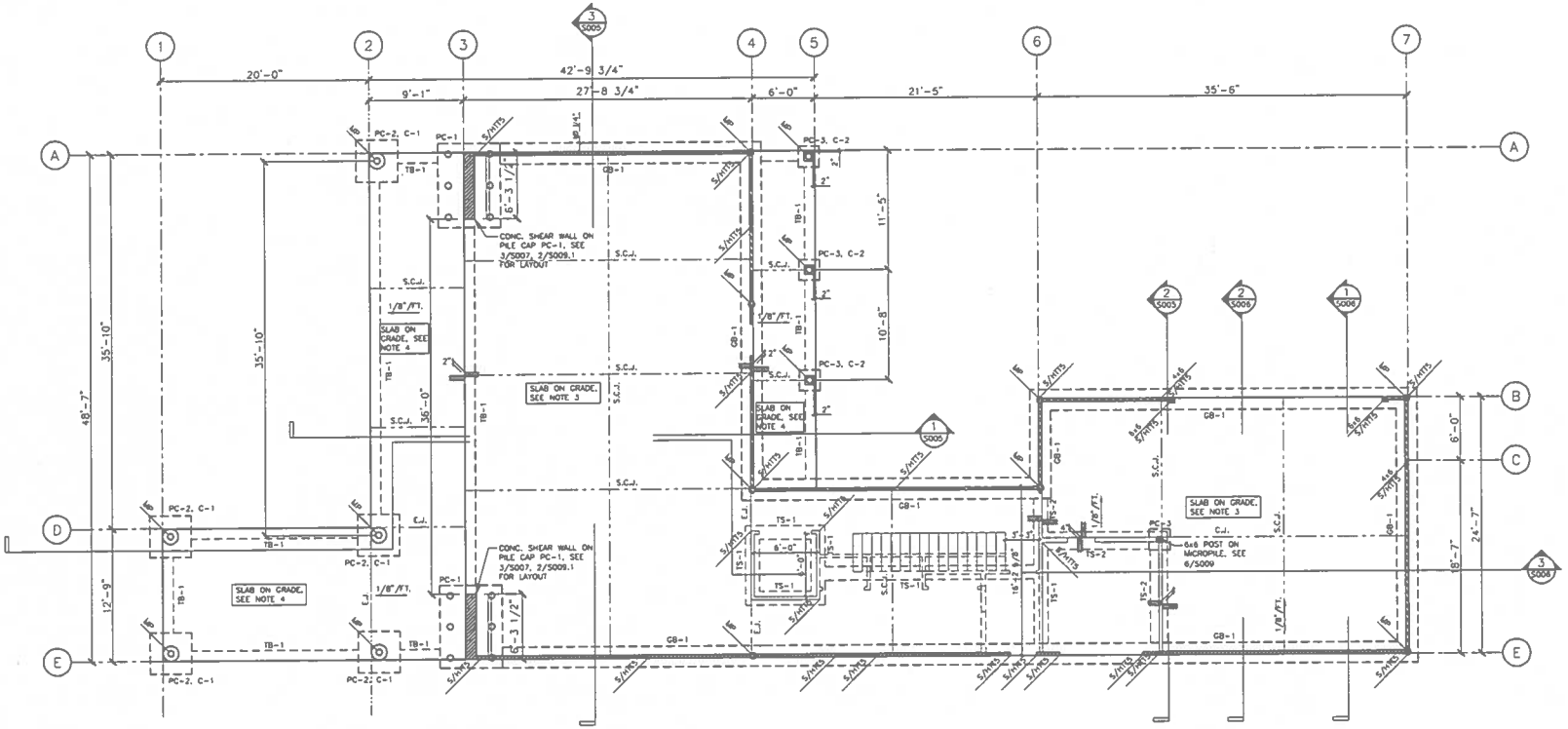
**EXHIBIT C-6 - ELEVATION AND ROOF PLANS**
**FILE NO. 2024/SMA-75**

FOUNDATION & SLAB-ON-GRADE NOTES:

1. THE FOUNDATION DESIGN HAS BEEN PREPARED BASED ON AND IN ACCORDANCE AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY JPB ENGINEERING, INC. DATED JUNE 24, 2024.
2. SUBGRADE PREPARATION - EXPOSED SOILS AT THE SUBGRADE LEVEL SHOULD BE SCARIFIED TO A DEPTH OF SIX INCHES, BROUGHT TO AT LEAST THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO NOT LESS THAN 95 PERCENT RELATIVE COMPACTION, IN ACCORDANCE WITH ASTM DESIGNATION D 1557, AND ESSENTIALLY, ALL SITE AND SUBGRADE PREPARATION, FILL MATERIAL, AND FILL PLACEMENT AND COMPACTION SHALL BE IN ACCORDANCE AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY JPB ENGINEERING, INC. DATED JUNE 24, 2024.
3. FLOOR SLAB - LIVING AREA AND GARAGE SLAB-ON-GRADE TO BE 4" CONC. W/ 6X6-W1.4xW1.4 WWF OVER 10 MIL VAPOR BARRIER, ON COMPACTED 4" THK. "3B FINE" CUSHION FILL CONFORMING TO ASTM C33, NO. 67 GRADATION.
4. EXTERIOR FLATWORK - WALKWAYS, DRIVEWAY AND SWIMMING POOL DECK SLAB-ON-GRADE TO BE 4" CONC. W/ 6x6-W1.4x1.4 WWF ON 4" THICK "3B FINE" CUSHION FILL CONFORMING TO ASTM C33, NO. 67 GRADATION.
5. PROVIDE #6x20" TIE BAR (EPOXY COATED) @ 18" O.C., FILL WITH JOINT SEALER AT CONSTRUCTION JOINTS.
6. PERMANENTLY CASED MICROPILES SHALL BE INSTALLED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
7. ALL NEW CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH AS SPECIFIED BELOW:

| | |
|---|---|
| FOOTINGS | = 3000 PSI |
| SLAB ON GRADE | = 3000 PSI |
| WALLS | = 4000 PSI |
| COLUMNS | = 4000 PSI |

8. MP — INDICATES MICROPILE. SEE 1/S009.1
9. PC-1 — INDICATES PILE CAP TYPE. SEE 3/S007 & 2/S009.1 FOR PC-1, 4/S007 FOR PC-2, 2/S009 FOR PC-3.
10. INDICATES EXTERIOR FINISH SYSTEM (EFS) ON 'DENSGLAS' BOARD ON MOISTURE BARRIER ON 2x4 STUDS @ 16" O.C., TYP. U.N.O.
11. INDICATES HARDIE BOARD & BATTEN SIDING ON MOISTURE BARRIER ON 2x4 STUDS @ 16" O.C., TYP. U.N.O.
12. S/MTS — INDICATES REQUIRED SIMPSON MTS HOLDOWN TIES W/ SIMPSON 5/8"Øx6" TITEN HD STAINLESS STEEL SCREW ANCHOR AT DOUBLE STUDS OR 4x POST, U.N.O.
13. S.C.J. — INDICATES SAWCUT SLAB CONTROL JOINT (PLACE SAWCUT JOINTS WITHIN 12 HOURS OF FINISHING CONCRETE). CONTROL JOINT SHALL BE 1 1/2" DEPTH SAWCUT FILL WITH JOINT SEALER. PROVIDE C.J. SPACED @ 15-20 FT. U.N.O.
14. C.J. — INDICATES CONSTRUCTION JOINT (PROVIDE #4x12" DOWEL @ 16" O.C. ALONG JOINTS).
15. E.J. — INDICATES EXPANSION JOINT (PROVIDE 1/2" PRE-MOLDED FILLER & #4x12" SMOOTH DOWEL @ 16" ALONG JOINTS).
16. BEARING AND NON-BEARING WALLS ARE 2x4 STUDS @ 16" O.C., U.N.O. (USE 2x6 STUDS @ 16" O.C. AT PLUMBING WALLS).
17. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONC. WALL OR CONC. COLUMN, UNLESS NOTED OTHERWISE.
18. ONLY CORROSION-RESISTANT COATINGS OR MATERIALS SHALL BE USED FOR ANY FASTENERS, NAILS, CONNECTORS, OR EXPOSED FITTINGS OF ANY KIND. NO GALVANIZED NAILS OR FASTENERS SHALL BE USED.




1 FOUNDATION PLAN
SCALE: 3/16"=1'-0"

SCALE: 3/16"=1'-0"

**EXHIBIT C-7 - FOUNDATION PLAN**
**FILE NO. 2024/SMA-75**

FOUNDATION PLAN

REVISION


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Bill@LuxHomesHi.com 808 387 5018


NEW SINGLE FAMILY RESIDENCE FOR:
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87-591 Farrington Hwy, Waianae, Hawaii 96792
TMK: 870280130000

DATE 10/23/2023
SCALE AS SHOWN
DRAWN BY EBR

Sheet No
S002
of - Sheets

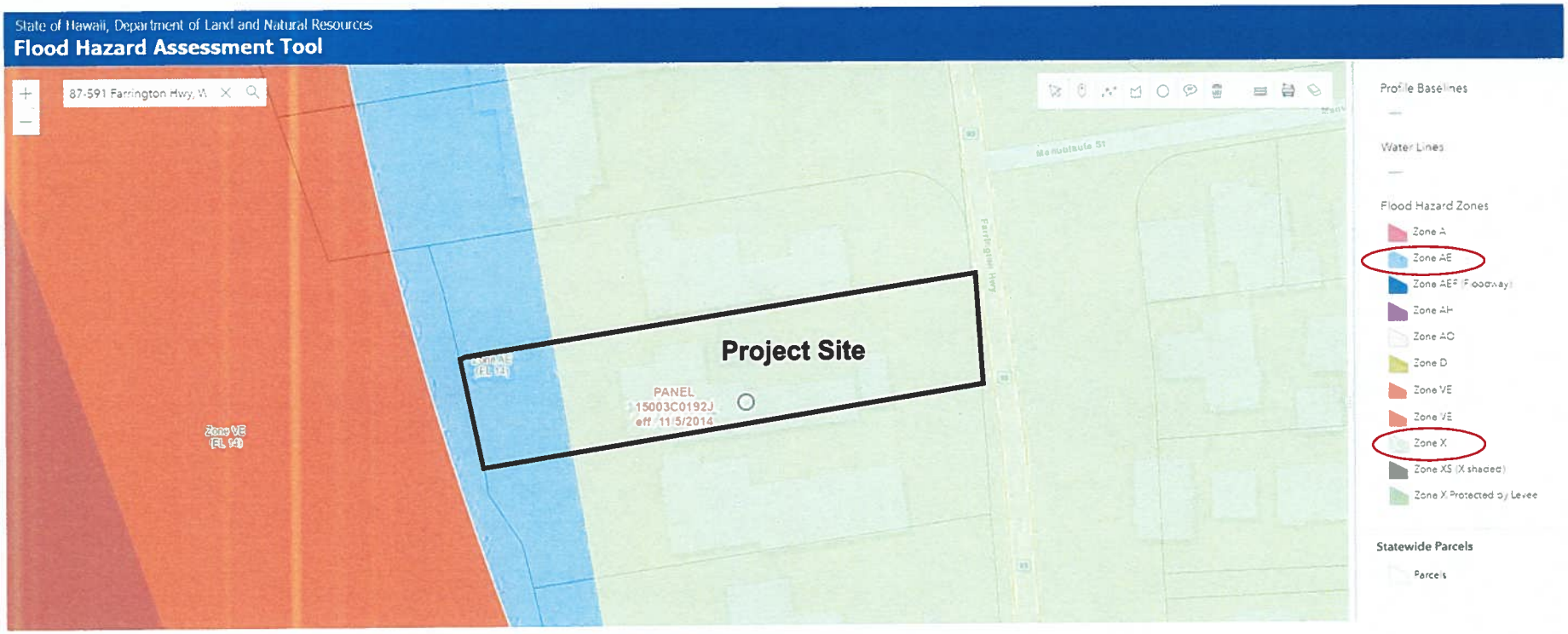
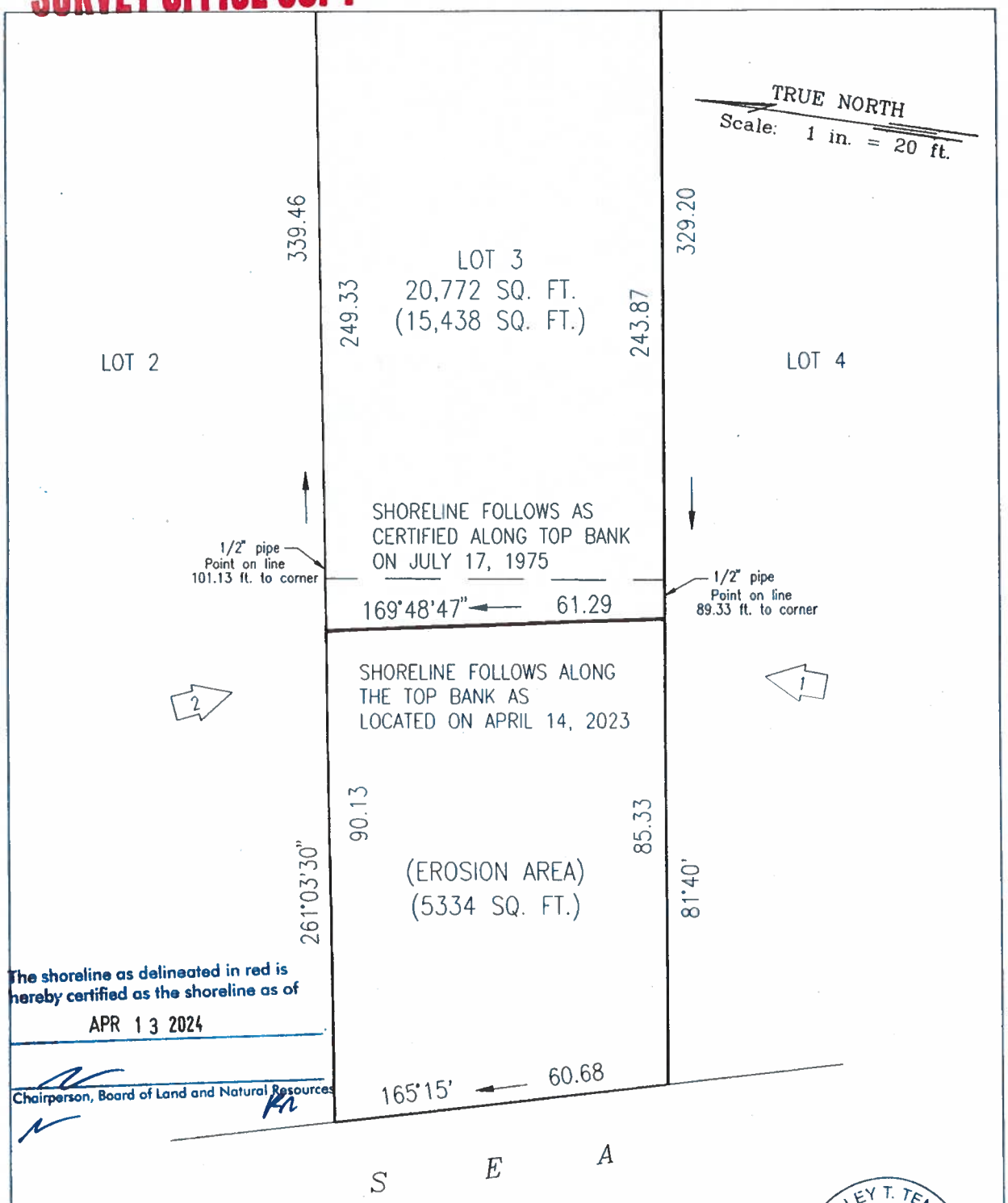



**EXHIBIT D - FLOOD ZONE MAP**
**FILE NO. 2024/SMA-75**

SURVEY OFFICE COPY




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

APR 13 2024

Chairperson, Board of Land and Natural Resources

SHORELINE MAP

LOT 3

LAND COURT APPLICATION 1827

AS SHOWN ON MAP 1

Lualualei, Waianae, Oahu, Hawaii

Date: April 14, 2023

Tax Map Key: 8-7-28:13

Owner: Passman

WESLEY T. TENGAN
LICENSED PROFESSIONAL LAND SURVEYOR
No 6958
HAWAII U.S.A.

This work was prepared by me or under my supervision

EXP. 4/24

WESLEY T. TENGAN
LICENSED PROFESSIONAL LAND SURVEYOR
Certificate Number 6958

Note: 0.1 denotes position and direction of photograph

87-591 FARRINGTON HIGHWAY

**EXHIBIT E-1 - 2024 CERTIFIED SHORELINE SURVEY**
**FILE NO. 2024/SMA-75**

## SHORELINE PHOTOGRAPHS

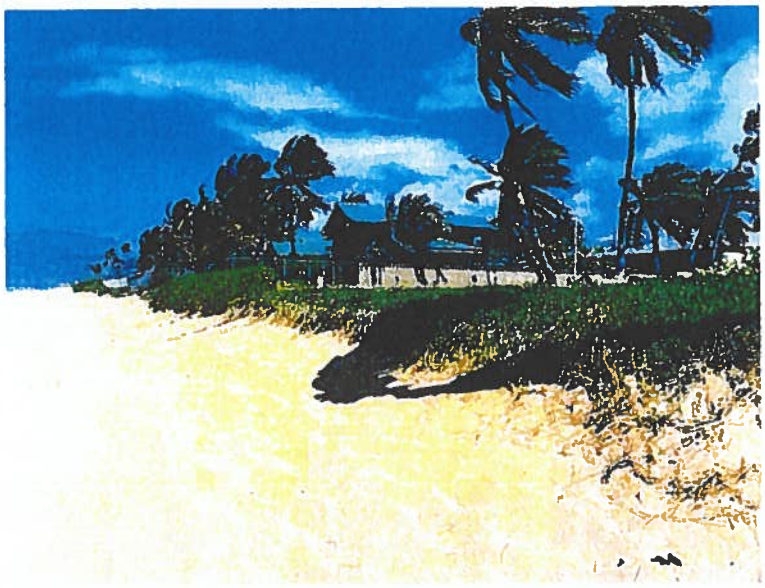


PHOTO 1



PHOTO 2

87-591 FARRINGTON HIGHWAY

8-7-28:13

4/14/2023

12:30 P.M.

PARTY CHIEF: VARYN HIGA

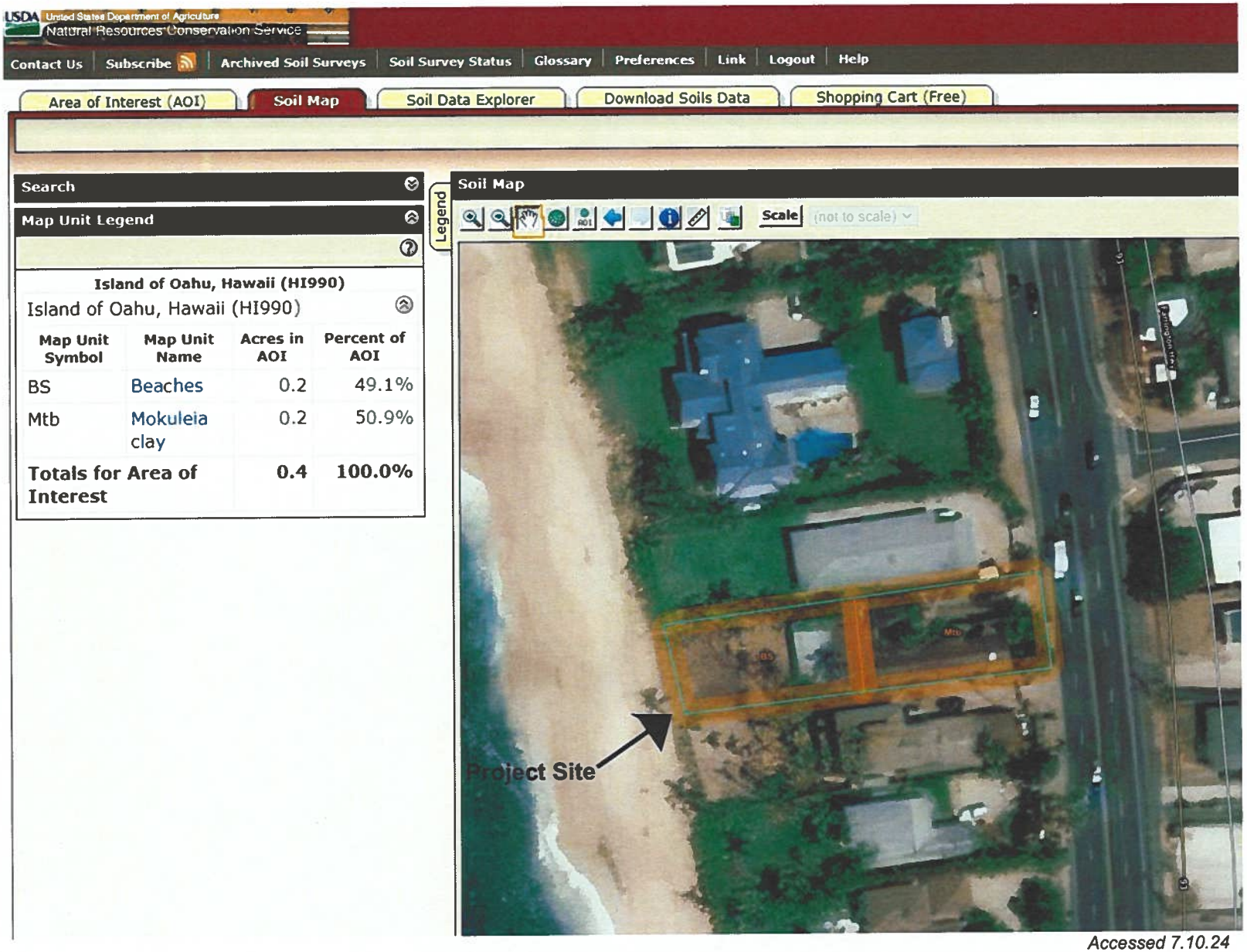
**EXHIBIT E-2 - SHORELINE SURVEY PHOTOS**
**FILE NO. 2024/SMA-75**




Prepared by: CK

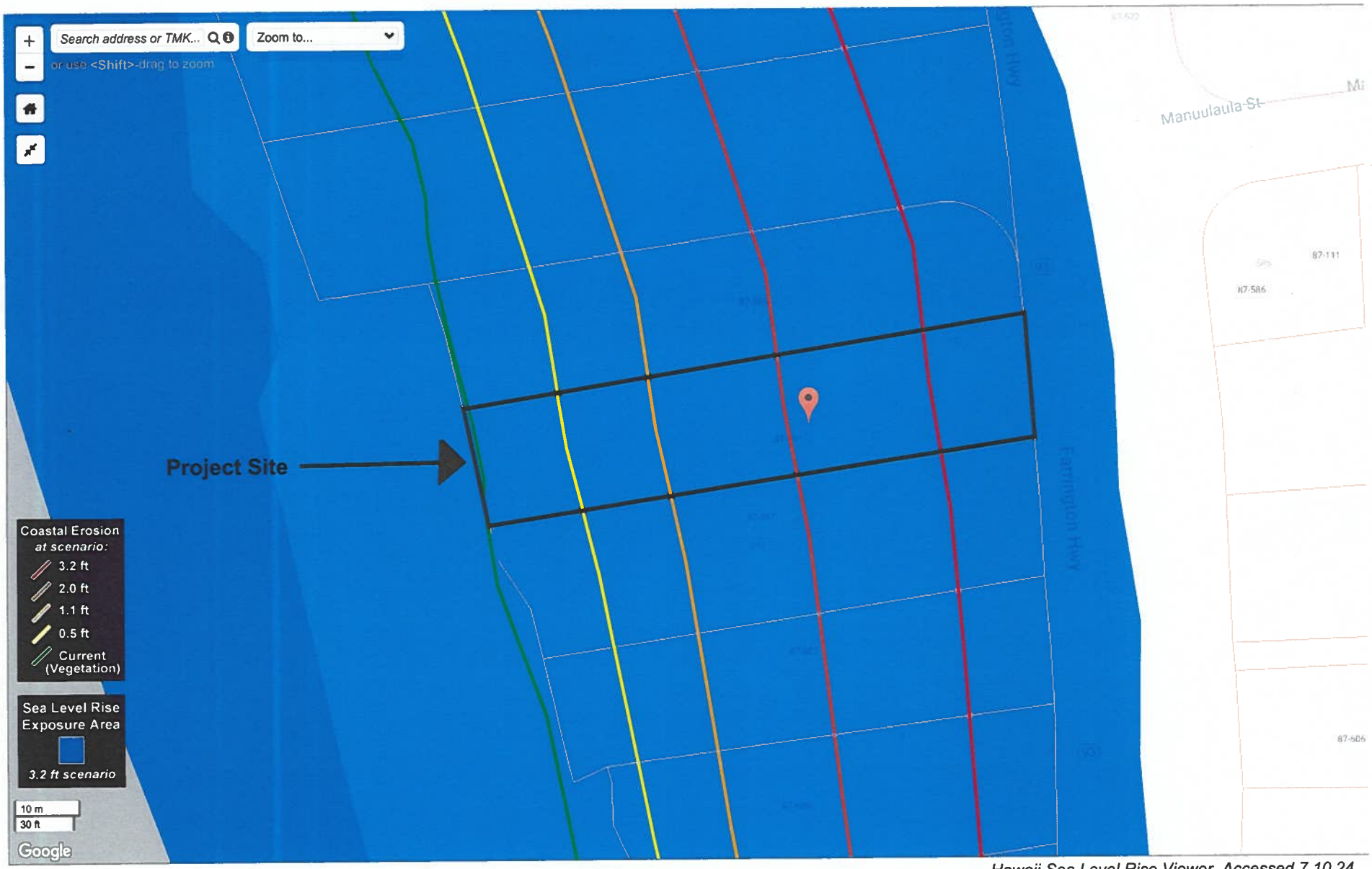
Date Prepared: 7.10.24

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*Accessed 7.10.24*

**EXHIBIT G - NRCS SOILS MAP**
**FILE NO. 2024/SMA-75**




PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

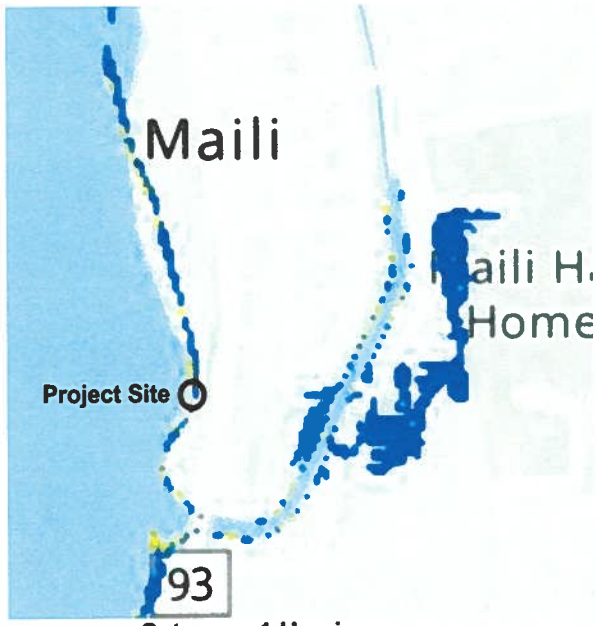
*Hawaii Sea Level Rise Viewer, Accessed 7.10.24*

**EXHIBIT H - 2100 3.2-FOOT COMBINED SEA LEVEL RISE EXPOSURE AREA WITH COASTAL EROSION PROJECTIONS**
**FILE NO. 2024/SMA-75**

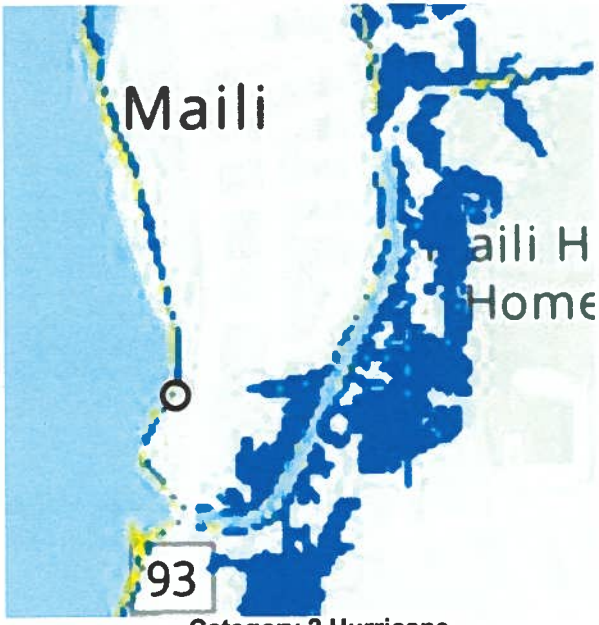



*Oahu Shoreline Change Mapper, Accessed 7.10.24*

**EXHIBIT I - ANNUAL HISTORIC SHORELINE CHANGE**
**FILE NO. 2024/SMA-75**



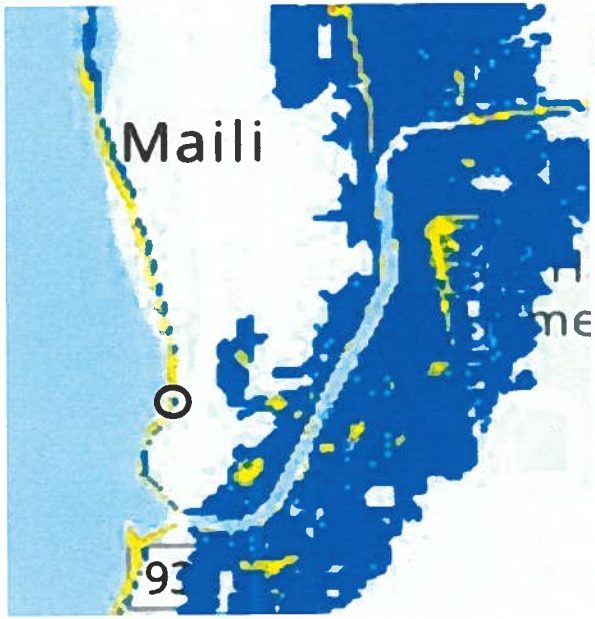

Category 1 Hurricane



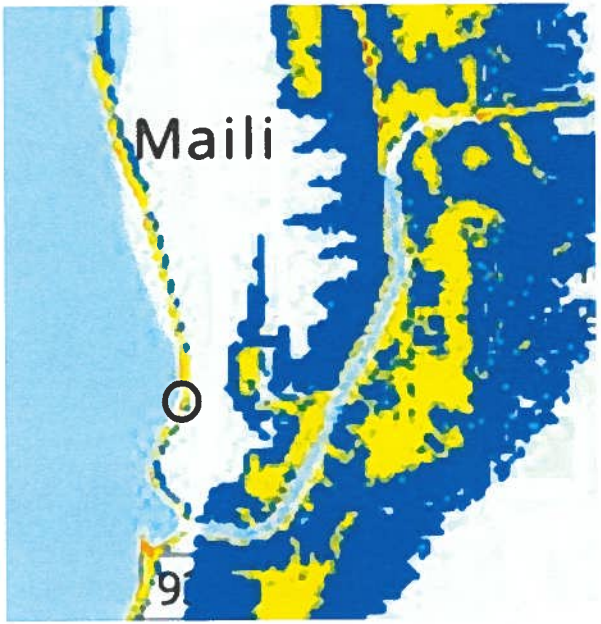

Category 2 Hurricane

**LEGEND**

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

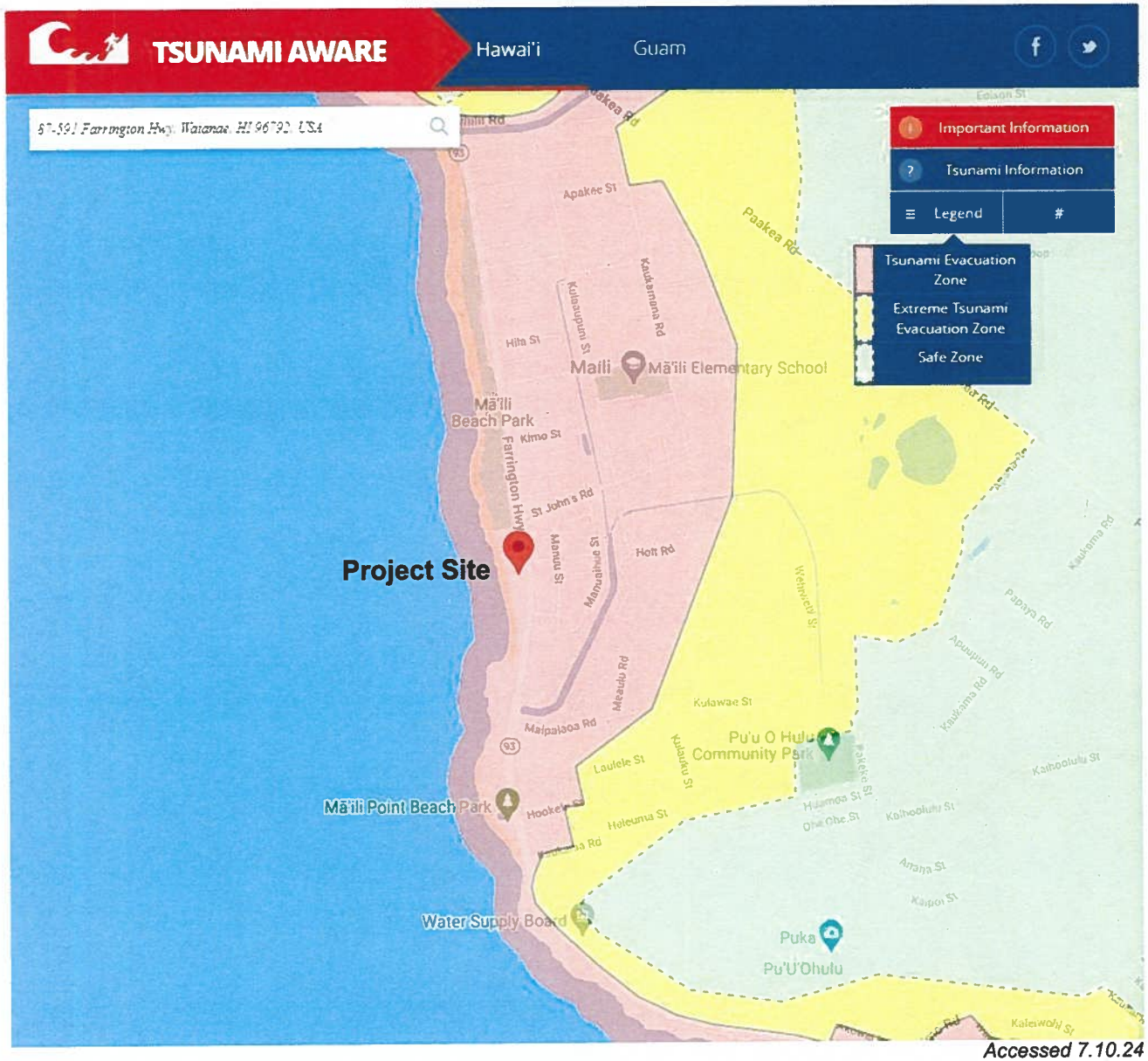



Category 3 Hurricane




Category 4 Hurricane

**EXHIBIT J - HURRICANE STORM SURGE MAPS**
**FILE NO. 2024/SMA-75**




Accessed 7.10.24

**EXHIBIT K - TSUNAMI EVACUATION ZONES**
**2024/SMA-75**

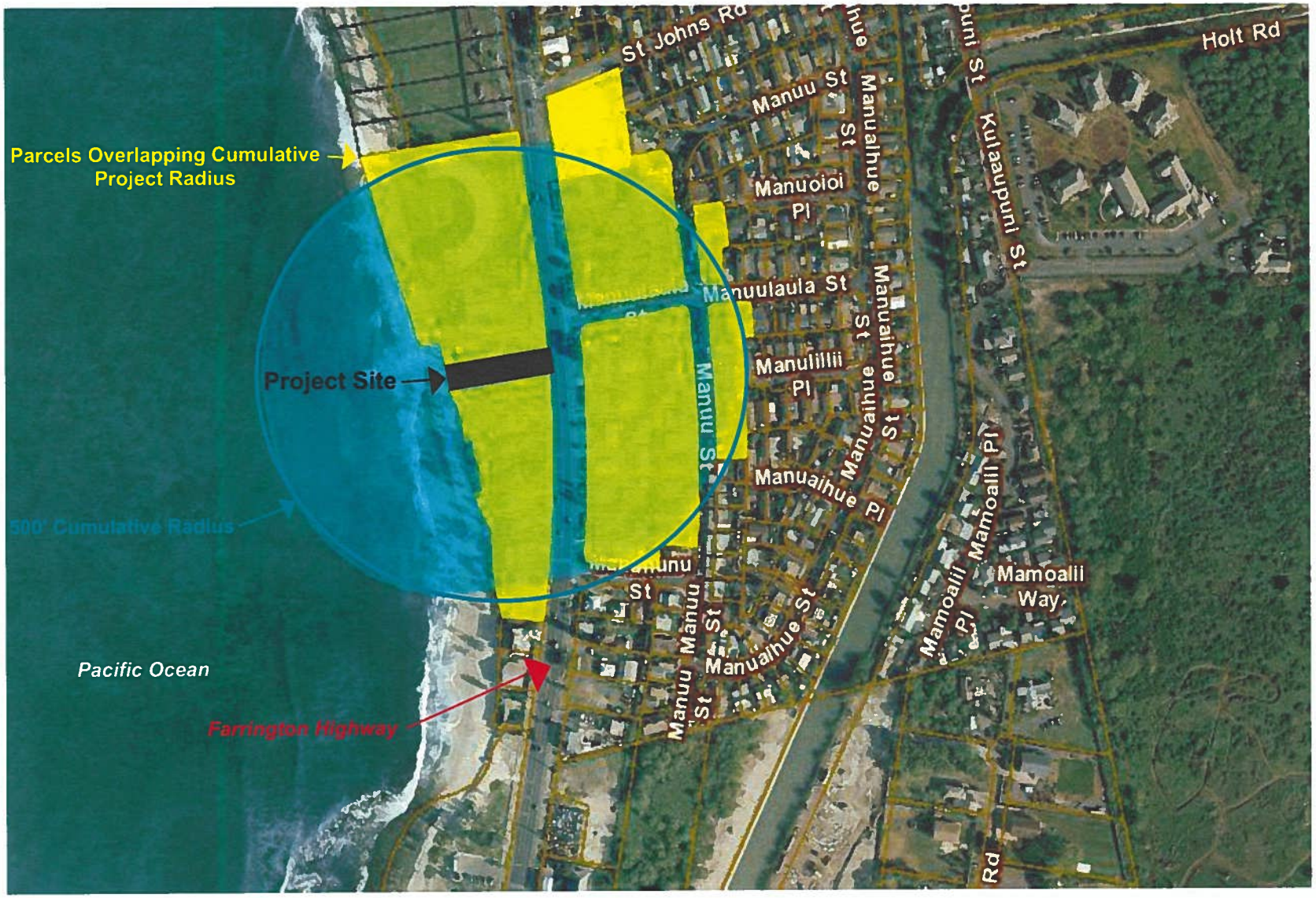



**EXHIBIT L - 500-FOOT CUMULATIVE PROJECTS RADIUS MAP**
**FILE NO. 2024/SMA-75**

**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.*