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DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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October 18, 2024

2024/SMA-75

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

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
New Single-Family Dwelling
87-591 Farrington Highway – Mā'ili
Tax Map Key 8-7-028: 013

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

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

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

DEPT. COM. 756

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

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Draft Resolution
Exhibits A, B, C-1 through C-7, D, E-1 and E-2, and F through L

APPROVED BY:

for _____
Michael D. Formby, Managing Director
Office of the Managing Director

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

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION

BY

DAVID AND BRIGITTE PASSMAN

FOR A

SPECIAL MANAGEMENT AREA
(SMA) MAJOR PERMIT

File No. 2024/SMA-75(CK)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	Passman Single-Family Dwelling
LANDOWNER/ APPLICANT:	David and Brigitte Passman
AGENT:	WHALE Environmental Services, LLC (Mark Howland)
LOCATION:	87-591 Farrington Highway - Mā'ili (Exhibit A)
TAX MAP KEY (TMK):	8-7-028: 013
ZONING:	R-5 Residential District (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	Wai'anae Sustainable Communities Plan (WSCP)

a. Proposal: The Applicant requests approval of an SMA Major Permit to allow the construction of a new, two-story, single-family detached dwelling with an attached garage and swimming pool on a 15,438-square (sq.)-foot (ft.) shoreline lot in the R-5 Residential District and SMA in Mā'ili (see Exhibits A, B, and C-1 through C-7). According to the application, the total floor area will be 5,997 sq. ft.

for a floor area ratio of 0.39, and a building area of 3,587 sq. ft., covering approximately 23 percent of the lot. Upon Project completion, the site will have approximately 42 percent impervious surface area. Project components include:

- Construction of a two-story, 5,997-sq.-ft. single-family detached dwelling consisting of an attached two-car garage, three bedrooms, three bathrooms, a kitchen, a wet bar, living areas, and lanais, which extends to approximately 60 ft. mauka (landward) of the shoreline;

- Installation of a swimming pool/spa within a concrete lanai and walkways on the makai (seaward) side of the dwelling, which extend to approximately 40 ft. mauka of the shoreline;

- Installation of spreader footings, steel-encased micropiles, and a retaining wall (makai pool wall) for structural support of the dwelling and pool that extend to approximately 40 ft. from the shoreline (see Exhibits C-2 and C-7);

- Installation of a new driveway consisting of grasscrete, grass block pavers, or other pervious surface materials and four uncovered parking spaces, with a large landscaped area on the mauka side of the dwelling;

- Repair to the existing concrete masonry unit (CMU) walls along the northern, eastern, and southern property perimeter (see Exhibit C-3);

- Removal of an existing 12-inch-high garden wall running approximately along the 40-ft. shoreline setback line;

- Construction of new five-ft.-tall, 50 percent open-work fence extending around the northern, western, and southern perimeter of the shoreline setback area, connecting to the existing CMU walls (see Exhibit C-3); and

- Relocation of three existing palm trees on the site, installation of additional drought- and salt-tolerant landscaping, and installation of a sprinkler system for irrigation.

Infrastructure improvements are not necessary. According to the Application, water, wastewater services, and electricity for the Project will be provided by the existing municipal lines running along Farrington Highway to the east of the Project site. Further, due to previous grading and development at the site, grading and clearing will not be required to prepare the site for construction. The only soil disturbance will be excavation for installation of the building foundations and utility lines. Excavated soil materials will be backfilled into work areas upon completion of installation activities. The Project will require the importation of approximately 44 cubic yards of gravel (structural fill) for realignment of the driveway and installation of the foundation footings (see Exhibits C-1 and C-2).

The only import of nonstructural fill material will consist of approximately 20 cubic yards of landscaping soil.

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

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

Background: The subject property is an undeveloped shoreline lot in Mā'ili that is currently enclosed by CMU walls on the eastern (mauka; landward), northern, and southern property lines. The property was recently developed with a single-family dwelling that, according to the application, was demolished as a result of vandalism damage.

II. FINDINGS OF FACT

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

Lot Area	15,438 sq. ft. (20,772 sq. ft. minus 5,334 sq. ft. of eroded land (see Exhibit E-1).
Lot Shape	Quasi-Rectangular
Topography	Mildly sloping – The site ranges in elevation from approximately 17 ft. above mean sea level (MSL) near Farrington Highway to approximately 14 ft. at the makai property line.
Current Development	The Project site is currently undeveloped with the exception of fencing on the northern, eastern, and southern perimeters.
Surrounding Uses	To the west – Pacific Ocean To the north, east, and south – Low-density residential (see Exhibits A and B).

Flood Zone	*Flood Zone X* – Approximately 80 percent of the site is mapped as Flood Zone X, areas outside of the flood hazard zone; and *Flood Zone AE* – Approximately 20 percent of the site is mapped as Flood Fringe Area with a base flood elevation (BFE) of 14 ft. above MSL. The AE Flood Zone is located makai of the area lost to erosion is subtracted [Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel No. 15003C0192J, November 5, 2014, see Exhibits D and E].
Shoreline Survey	The most recent Certified Shoreline Survey (CSS), dated April 13, 2024, is being utilized for the purpose of this SMA Major Permit. The CSS shows that the shoreline follows along the top of bank as mapped on April 14, 2023, and that a total of 5,334 sq. ft. of land area within the zoning lot has been lost to erosion (see Exhibits E-1 and E-2). The Project proposes a 40-ft. setback from the 2024 CSS.
Nearest Body of Water	*Pacific Ocean* – Estuarine and Marine Wetland and Estuarine and Marine Deepwater (see Exhibit F).
Soil Classifications	*Beaches* – Deep, well-drained to excessively drained sands or gravelly sands, with a high infiltration rate (low runoff potential) when thoroughly wet; and *Mokulēʻia Clay* – Well-drained clay loam soils that formed from recent alluvium over coral sand with very slow runoff and moderate permeability [see Exhibit G; United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS)].
Vegetation	The majority of the site consists of invasive grasses.
Sea Level Rise (SLR) – Exposure Area (XA)	The entirety of the Project site is projected to be impacted by 3.2 ft. of SLR by 2100; and approximately four-fifths of the Project site is projected to be impacted by coastal erosion relating to SLR by 2100 (see Exhibit H; Hawai'i SLR Viewer).
Shoreline Erosion Rate	A historical erosion rate of 1.3 ft. per year is mapped for the Project site (see Exhibit I; O'ahu Shoreline Change Viewer).
Hurricane Storm Surge	The Project site is projected to be subject to up to six ft. of flooding during Category 1 and 2 hurricane events; and six to nine ft. during Category 3 and 4 hurricane events (see

	Exhibit J; National Hurricane Center, *Storm Surge Risk Maps*).
Tsunami	The entirety of the subject property and surrounding neighborhood is located within the tsunami evacuation zone (see Exhibit K).
Environmental Compliance	The proposed Project does not meet any of the triggers under Hawai'i Revised Statutes (HRS) Chapter 343. Therefore, no environmental review under HRS Chapter 343 is required.
Other City Permits and Approvals	Construction and building permits.
Agency Comments	Prior to submittal of the SMA Major Application, the Agent routed the proposal to various Federal, State, and City agencies. During the SMA review processes, the DPP routed the proposal to additional Federal, State, and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.
Neighborhood Board/ Community Association Presentation	The Project was presented to the Nānākuli-Mā'ili Neighborhood Board (NMNB) No. 36 Housing and Zoning Committee on February 21, 2024, and before the full NMNB on March 19, 2024. The NMNB Housing and Zoning Committee issued a motion in support of the Project. The NMNB meetings are discussed further in Section G, below.
Public Hearing	The DPP conducted a Public Hearing at 10:30 a.m. on September 6, 2024, at the Fasi Municipal Building, 6th Floor Conference Room. There were four items on the hearing agenda, including the Project. The hearing was attended in person by the Agent and DPP staff. The Applicant and a few members of the public attended the public hearing online or by phone. Written testimony opposing the Project was received from two entities. The public hearing is discussed in Section G, below.

III. ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in Revised Ordinances of Honolulu (ROH) § 25-3.1, as well as HRS §§ 205A-2 and 205A-26(1).

A. Recreational Resources

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

The closest recreational areas to the Project site are the beach and the Pacific Ocean, located directly adjacent to the west of the site, Māʻili Beach park to the north along the coast, and Surfer's Beach Park to the south along the coast. There is no existing or proposed public access within or immediately adjacent to the Project site. Public shoreline access is and will remain available through the nearby beach parks. Because the proposed development must be constructed mauka of the shoreline setback line, the Project will not result in a change to lateral access along the shoreline and beach in the short-term. Given all of this, Project implementation will not result in adverse short-term impacts to coastal recreational opportunities for the public, and no change to existing public beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices will occur.

The Project site is projected to be subject to loss of land area as a result of coastal erosion related to SLR and annual high wave flooding extending almost to the makai edge of the proposed pool by 2050, and extending well underneath the proposed dwelling by 2075 (see Exhibits C-1, C-2, and H). These projections are well within the operational lifespan of the Project. In the long-term, as the site becomes inundated by higher levels of SLR, the shoreline will naturally move farther mauka until it meets higher elevations of land. Lands makai of the regulatory shoreline become the property of the State of Hawaiʻi, located within the State Land Use Conservation District. Therefore, as the shoreline retreats, lateral public access along the shoreline could be endangered by Project structures in the State Land Use Conservation District.

The publication *Guidance for Using the SLR-XA in Local Planning and Permitting Decisions* [University of Hawaiʻi (UH) Sea Grant College Program and State Office of Conservation and Coastal Lands, 2020] states that structures encroaching into State lands present a regulatory challenge for the State Department of Land and Natural Resources (DLNR), which must either enforce removal of the encroachment, or recommend approval of a term lease for the area of public trust lands under the encroachment to the State Board of Land and

Natural Resources. To this effect, in a letter dated July 19, 2024, the DLNR Land Division expressed concern that the makai fence and perimeter walls of the Project are proposed to extend right up to the certified shoreline on a lot with a projected erosion rate of approximately 1.3 ft. per year. The Land Division also expressed concern that the makai wall of the swimming pool may become a "de facto shoreline hardening structure." Finally, the letter states that:

> *"Land Division cannot support approval of structures and landscaping that will foreseeably become located on State shoreline land in the near future, will foreseeably become shoreline encroachments in the near future, will foreseeably interfere with the natural shoreline process, and will, therefore, become subject to enforcement and regulatory measures by the Department."*

Therefore, a condition of approval is recommended to ensure the Applicant and any successor owners are aware of the potential for loss of land area; that the State may require removal of the structure or a lease for encroachments extending into State lands; and that lands within the State Land Use Conservation District are public lands and must remain available for public use and recreational activities. Additional conditions of approval relating to SLR and related coastal hazards are recommended as discussed in Section F.2, below.

B. Historic and Cultural Resources

Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources.

According to the Cultural Impact Assessment [(CIA); WHALE Environmental Services, LLC 2023] prepared for the Project by the Agent, no evidence of archaeological or historic resources was identified during either a field investigation or during review of historical databases and photographs. The Project site was previously cleared and graded as part of previous residential development at the site. The CIA anticipates that these activities would likely have destroyed surface-level historic resources within the site.

The Agent has uploaded the Project's SMA Major Permit application and CIA to the Hawai'i Cultural Resource Information System for the State Historic Preservation Division (SHPD) review and concurrence on the CIA's conclusion. However, the scope of work involves a single-family dwelling, and as discussed above, no archaeological, cultural, or historical resources are known to occur on the Project site. That being said, it is also the case that no previous archaeological surveys have been conducted on the Project site and the makai portion of the site consists of Beach Sands. Native Hawaiian burials (iwi kūpuna) and subsurface historic properties have previously been found in areas consisting of coastal sands. Further, according to the DPPs records, Native Hawaiian burials have been identified in the general vicinity of the site. Given

these factors, there is a reasonable chance that subsurface historic properties may be present at the site. Therefore, the Applicant should be required to submit to the SHPD an Archaeological Monitoring Plan (AMP) that meets the requirements of Hawai'i Administrative Rules (HAR) §13-279-4. A copy of the SHPD acceptance of the AMP should be submitted to the DPP prior to the issuance of construction or building permits for the Project. This is recommended as a condition of approval.

Further, as with any action that includes earth-moving activities, there is potential for encountering previously unknown iwi kūpuna, historic resources, or archaeological resources. Therefore, if the Project is approved, the Project should be subject to the standard stop work condition of approval. This would ensure that if, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant must stop work and contact the SHPD. Work in the immediate area would have to be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

The DPP assessed the extent to which Native Hawaiian rights are customarily and traditionally exercised within the Project site, and the extent to which these rights may be affected or impaired by Project implementation. The site is an undeveloped, residentially-zoned shoreline lot in a low-density residential neighborhood. According to the CIA, the Project site and its surrounding vicinity are known for Native Hawaiian fishing activity, but not for habitation as the area was considered too flooded. However, the Project does not propose any change to existing established public access to the beach or Pacific Ocean for the practice of Hawaiian cultural activities, nor will Project implementation preclude the practice of Hawaiian cultural activities. Further, no related critical resources are known to be present on the site. Given all of this, no adverse impacts to Native Hawaiian rights are anticipated, and therefore, no conditions are recommended in regard to preserving access or opportunities for Hawaiian cultural activities.

C. Scenic and Open Space Resources

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

The Project will not impact scenic and open space resources because the Project proposes the development of a single-family dwelling in a community that is

zoned for residential use. The City's 1987 Coastal View Study does not identify any scenic viewsheds or landmarks in the Project vicinity. Farrington Highway is identified as a coastal roadway, but no roadway views are designated along the Project site. The Project will be consistent with the ROH Chapter 21 development standards for the R-5 Residential District, which will be confirmed during the building permit review process. The Project will not be of a scale to intrude into mauka views of the Wai'anae Mountains from the beach or ocean. Therefore, no adverse impacts to scenic and open space resources are anticipated, and no related conditions of approval are recommended.

D. Coastal Ecosystems

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

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

1. Sensitive Coastal Habitats and Species:

   a. Wetlands and Streams: The Project site does not contain any areas designated as wetlands or streams. The Pacific Ocean, located directly west of the Project site, is identified as Estuarine and Marine Wetland and Estuarine and Marine Deepwater (see Exhibit F). In the short-term, the Project is not anticipated to result in adverse impacts to the Pacific Ocean, as the proposed dwelling will be constructed outside of the shoreline setback area, and the Project is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. In the long-term, should SLR and coastal erosion occur as projected, household debris and materials could be released into the Pacific Ocean, thereby polluting the nearshore waters. Impacts relating to SLR are discussed further under Section F.2, below.

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

the protection of threatened or endangered flora species are recommended.

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

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

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

Artificial lighting can be disruptive to avifauna and marine life in their navigation, nesting, and reproductive cycles. Therefore, all outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during the seabird fledgling season from September 15 through December 15. To further mitigate potential lighting impacts, the Applicant should use full cutoff light fixtures for exterior lighting. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program

requires that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These standard measures should be conditions of approval.

d. Invasive Species: According to the O'ahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on O'ahu. Flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, himalayan blackberry, miconia, naio thrips, pampas grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include coconut rhinoceros beetles, coqui frogs, and little fire ants. The Project proposes the importation of 44 cubic yards of gravel for structural foundation support, as well as approximately 20 cubic yards of landscaping soil. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. These measures should be conditions of approval.

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

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

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

E. Economic Uses

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

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

However, should inundation of the site occur as projected by the Hawai'i SLR Viewer, costly losses and damage to the house as well as adverse social, visual, and environmental impacts could occur. SLR may result in the loss of all or portions of the proposed structures. Inundation could also result in household materials, structural components, utility infrastructure, and wastewater entering and polluting the Pacific Ocean and the underlying coastal dunes as the shoreline moves landward. This loss could also block future public access to public trust lands, and pose a danger to water quality, sensitive species and ecosystems, and users of the area. These losses will be costly to remove and clean-up. Impacts and recommended conditions related to SLR are discussed below under Section F.2.

F. Coastal Hazards

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

1. Flooding: The majority of the site is located in Flood Zone X, outside of the flood hazards area. Approximately 20 percent of the Project site (makai portion) is located within Flood Zone AE, the flood fringe area, with BFE of 14 ft. above MSL (see Exhibit D). According to the application, no development is proposed to occur within flood hazards area as defined in ROH §21A, the Flood Hazard Areas Ordinance. The portion of the zoning lot in Flood Zone AE is also mapped as lost to erosion on the CSS (see Exhibit E-1). Construction work will be performed in accordance with the State and County-approved design standards and BMPs. Therefore, no conditions specific to flooding are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, half of the Project site is projected to be inundated with water associated with annual high wave flooding with as little as 1.1 ft. of SLR by 2050. Most of the site, including the proposed development area, is projected to be inundated by water from annual high wave flooding with as little as two ft. of SLR by 2075, with complete inundation projected by 2100. The Project site is also projected to be subject to loss of land area as a result of coastal erosion related to SLR and annual high wave flooding extending almost to the makai edge of the proposed pool by 2050, and extending well underneath the proposed dwelling by 2075 (see Exhibits C-1, C-2, and H). These projections are well within the operational lifespan of the Project.

   According to the Project plans, the Applicant proposes to incorporate concrete pilings and spreader footings into the structure's foundation to ensure the structures will withstand the encroachment of SLR during the life of the structure. Further, the proposed development would extend all

the way to the 40-ft. setback line, where a concrete deck with an in-ground swimming pool would front the shoreline. According to the application, due to the underlying soil type, a retaining wall will be required in addition to the foundation support measures to ensure stability of the proposed development. The Project Architect stated that the makai wall of the swimming pool is intended to serve this retaining wall function.

The incorporation of the proposed resiliency measures may improve the short-term resiliency of the Project's structures themselves, but does not take into account the long-term resiliency of public beaches, shoreline access or natural shoreline processes. Specifically, the makai swimming pool wall / retaining wall is proposed to run across the width of the development just mauka of the 40-ft. shoreline setback, and will therefore also function as a defacto shoreline hardening structure as the shoreline moves mauka as a result of SLR, wave action, and coastal erosion. Shoreline hardening structures interfere with the natural flow of sediments between the development site, the adjacent beach, and the nearshore ocean environment. The resulting loss of sediment exchange, wave action, and other factors thereby contribute to the loss of the public beaches and public access along the shoreline.

As shown on the Project plans and discussed above, the proposed dwelling and pool are placed as far makai on the site as allowed to comply with the 40-ft. shoreline setback line. The areas mauka of the dwelling are proposed to consist of a large driveway, four uncovered parking stalls, and a large landscaped area. The Agent stated that the decision to site the dwelling in the proposed location was related to concerns, expressed by several persons during the NMNB meetings, that an alternative configuration could increase the potential to disturb unknown iwi kūpuna. Therefore, the Agent contended, the proposed configuration is intended as a balance between cultural preservation and protection of the coastal shoreline environment. DPP staff reviewed the meeting minutes from the NMNB Housing and Zoning Committee, and watched the video of the presentation and discussion before the full NMNB in its entirety. No discussion regarding the configuration of the development or the preservation of iwi kūpuna was observed. The Project's potential to impact archaeological, cultural, or historical resources is discussed in Section B, above. Further, the current configuration proposes installation of a 9-ft.-deep in-ground swimming pool makai of the dwelling, the excavation of which will be the most disruptive aspect of the Project in terms of ground disturbance (256 cubic yards of excavated material; see Exhibits C-1 and C-2). Therefore, we find the Agent's reasoning for the proposed site configuration to be without merit.

Pursuant to ROH Section 25-4.1(b)(6), "*the Council shall seek to minimize, wherever reasonable: Risk to development from sea level rise*

and other coastal hazards, which may be accomplished by siting habitable structures outside of the sea level rise exposure area if feasible, or if not feasible, adapting habitable structures within the sea level rise exposure area to accommodate sea level rise." As proposed, the dwelling and pool will be constructed primarily within the portion of the site projected to be lost to coastal erosion as a result of 1.1 to 2.0 ft. of SLR between 2050 and 2075, and will be completely within the area projected to be lost to coastal erosion by 2100 (see Exhibits C-1 and C-2). This constitutes a potential environmental and public safety hazard.

Given the size and configuration of the property, the Applicant has opportunity to relocate the single-family dwelling and pool farther mauka on the site where the hazards potential may be less. Since the majority of the site is projected to be impacted by coastal erosion associated with 3.2 ft. of SLR, constructing an entire dwelling outside of this hazard area would not be feasible. However, relocating and constructing the dwelling outside of the 2.0-ft., 2075 projected erosion area is reasonable and would allow comparable use of the property consistent with its R-5 Residential District zoning designation. For example, the proposed plans show a 32-ft.-deep "landscape area" adjacent to the street and an expansive and inefficiently designed parking and maneuvering area with an excessive amount of pavement. The parking arrangement should be designed to utilize maneuvering areas more efficiently, and the front landscape area should be relocated adjacent to the shoreline and combined with the rear landscape area. The swimming pool should be located on the mauka side of the dwelling such that its makai wall will not become a defacto seawall. Given the scientific and policy considerations discussed above, the DPP recommends the Project be redesigned as needed so that all structures are relocated entirely mauka of the 2.0-ft. coastal erosion area. This is recommended as a condition of approval.

In addition, the Applicant and successor owners should be notified of the potential for coastal hazards at the subject property, and that as SLR occurs, inundated land area makai of the shoreline becomes part of the State's Land Use Conservation District. An acknowledgement of such is recommended as a condition of approval. Further, SLR and coastal hazard events may result in the loss of all or portions of the proposed structures, which may also result in household materials, structural components, utility infrastructure, and wastewater entering and polluting the public beach and Pacific Ocean as erosion moves the shoreline landward. Such a loss could also block future public access to public trust lands, and pose a danger to water quality, sensitive species and ecosystems, and users of the area. Finally, such a loss would be costly to remove and clean-up. Therefore, because the Applicant is proposing placement of structures in an area known to be susceptible to coastal hazards, the Applicant and successor owners should be required to take

responsibility for the clean-up and restoration of the site in the event of coastal erosion and loss of property. To ensure this responsibility will be undertaken, an acknowledgement should be included on all Project construction and building permit plans. These are recommended as conditions of approval. Implementation of these conditions would only reduce, but not completely avoid, potentially significant impacts regarding SLR.

3. Storm Surge: The National Hurricane Storm Surge Hazard Maps indicate that the Project site is projected to be subject to up to six ft. of flooding during Category 1 and 2 hurricane events; and six to nine ft. during Category 3 and 4 hurricane events (see Exhibit J). As currently proposed, development will be located at the 40 ft. shoreline setback line. Construction is required to conform with relevant building codes to mitigate the risk of flood and wind damage, and comply with local ordinances in conjunction with FEMA guidance. When a hurricane is approaching a coastal location, early evacuation is usually standard mitigation to address the possibility of accompanying storm surge with high winds. Therefore, in the short-term, human safety impacts related to hurricane storm surge inundation are not anticipated, but structural damage may still occur. In the long-term, the potential for storm-surge-related damage is anticipated to increase as rising sea levels result in water inundating the site and the shoreline moves mauka as the water level rises. Therefore, SLR related conditions are recommended in Section F.2, above. No additional conditions specific to hurricane storm surge are recommended.

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

G. Managed Development and Public Participation

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

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

During the SMA review processes, the DPP routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project File and incorporated into the Analysis Section, as

appropriate. Prior to submittal of the SMA application to the DPP, the Agent presented the Project to the NMNB No. 36 Housing and Zoning Committee on February 21, 2024, and before the full NMNB on March 19, 2024. Committee members asked questions regarding containment of dust during demolition and construction, whether asbestos may be present, the location of debris disposal, and whether the original concrete slab was left in place. The Agent indicated there is current dust screening on the ocean side, and it will be extended around the site during construction; the debris was disposed of at a landfill; there was no evidence of asbestos present; and to his knowledge, the concrete slab remained in place. The NMNB Housing and Zoning Committee issued a motion in support of the Project; no action was taken by the full board.

The DPP conducted a Public Hearing on the SMA Major Permit application at 10:30 a.m. on Friday, September 6, 2024, at the Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the August 16, 2024, Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. There were four items on the hearing agenda, including the Project. The hearing was attended in person by the Agent and DPP staff. The Applicant and a few members of the public attended the public hearing online or by phone. The Agent explained that the Project originated as a renovation, that the original dwelling was ultimately demolished as a result of vandalism, and that the new dwelling is proposed in the same approximate footprint of the recently demolished dwelling. No testimony was offered by hearing attendees. Written testimony in opposition to the placement of the development so close to the shoreline was received from the DLNR Land Division and the UH at Manoa Climate Resilience Collaborate due to concerns related to coastal erosion and SLR. This testimony is included in the Project File. A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council meetings. No related conditions of approval are recommended.

H. Beach and Coastal Dune Protection

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

According to mapping by the USDA NRCS, the Project site is partially underlain by soils identified as Beach Sands (see Exhibit G). Therefore, in order to protect underlying Beach Sands and natural shoreline processes, and for compliance with ROH § 25-6.1(b), landscaping should not be used to artificially fix the shoreline or be maintained in such a way that it effectively hardens the shoreline.

The addition of language to ensure the Applicant and future or successor owners are aware of this requirement is recommended as a condition of approval.

Further, the Applicant and successor owners should be aware that pursuant to ROH § 26-1.8(b)(3)(E), a determination of hardship as a result of any discretionary land use permit granted after June 16, 1989, is not a basis for requesting a Shoreline Setback Variance (SSV). This means that where a discretionary land use permit is used to authorize development, the Applicant cannot later claim hardship as the basis for an SSV in order to protect that development. This SMA Major Permit is a discretionary land use permit. Therefore, upon approval of this SMA Major Permit, the Applicant is precluded from obtaining a SSV to protect the subject property from erosion or other coastal hazards with new shoreline hardening structures. This is recommended as a condition of approval to ensure that the Applicant and successor owners or interests are fully aware of this regulatory standard.

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

The Project is located on a shoreline lot, but does not involve the use or management of marine resources. The closest surface and marine waters to the subject property consist of the Pacific Ocean, located directly west of the site. In the short term, the Project is not anticipated to result in adverse impacts to these marine waters, as the Project is subject the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance with the applicable rules and regulations will be confirmed during the building permit review process. However, impacts related to runoff could occur if the Applicant is allowed to pave the side yards and a portion of the backyard with impervious surfaces. According to the application, the Project will result in an increase in impervious surface area coverage on the site from zero percent under the existing condition, to approximately 42 percent under the proposed condition. According to the application, the Project proposes the use of permeable materials such as permeable concrete, grasscrete, or grass block pavers for the driveway and walkway areas to allow for storm water percolation. However, as currently shown on the plans, the side yards and entire rear lanai will be paved with impervious material. As such, stormwater runoff will be directed towards the adjacent properties and/or the shoreline setback area. Therefore, to ensure that runoff will be allowed to percolate into the ground on

the site, and that runoff will not be directed off-site or towards the shoreline, the side yards should be paved with a pervious material, or the maximum width of the concrete pavement within the side yard should be 30 inches. This will reduce the potential for impacts to the marine life and coastal resources in the short-term, and is therefore recommended as a condition of approval.

As discussed above, in the long-term, SLR and coastal hazard events may result in the loss of all or portions of the proposed structures, which may also result in in household materials, structural components, utility infrastructure, and wastewater entering and polluting the ocean, beach, and coastal dunes as erosion moves the shoreline landward. Impacts and recommended conditions related to SLR are discussed above under Section F.2. Therefore, no additional conditions specific to marine and coastal resources are recommended.

J. Cumulative Impact or Significant Effect and Compelling Public Interest

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

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

No reasonable foreseeable (relatively concurrent) development projects were identified over a five-year span and within a 500-ft. radius of the Project site (see Exhibit L). The potential for site-specific or cumulatively considerable impacts associated with the Project have been evaluated herein, and where necessary, conditions of approval are recommended. Therefore, upon implementation of the recommended conditions of approval and compliance with applicable regulatory requirements, it is not anticipated that the Project will contribute to a significant cumulative impact to SMA resources. Given this, no conditions of approval specific to cumulative impacts are recommended.

K. Consistency with Plans and Regulations

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

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

1. O'ahu General Plan (GP): Upon implementation of the redesign condition discussed above under SLR, the Project will be generally consistent with the O'ahu GP. The O'ahu GP identifies the Project area as a rural area. The most applicable O'ahu GP policies for Natural Environment and Resource Stewardship (i.e. SMA resources) are as follows:

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

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

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

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

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

   - The preservation of all important public views shall be a high priority consideration for all public and private programs and

projects. Any proposed project that may affect any significant view, including but not limited to the views noted in the "Coastal View Study," should not be allowed;

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

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

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

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

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

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

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

The Project site is not within any identified open-space, recreational area, wetland, or historic site on WSCP resource maps. The beach area makai of the Project site is identified as a gathering area. The site is located along Farrington Highway, which is designated as a coastal roadway but

with no associated viewsheds in the Project vicinity. The WSCP does not identify any public accessways or cultural resources at the Project site. As discussed above, the Project will not interfere with recreational activities, cultural practices, natural beach processes on the adjacent public beach area or Pacific Ocean in the short-term.

However, the Project proposed the installation of a swimming pool that will extend across the makai frontage of the dwelling, and will also serve as a retaining wall to support and protect the pool and dwelling. In the long-term, the shoreline is projected to migrate landward into the property as a result of SLR and coastal erosion. The swimming pool / retaining wall will then serve as a defacto shoreline hardening structure, and restrict the natural movement of sand and sediment that creates and maintains the existing sandy public beach. Under these circumstances, long-term consistency with the WSCP policies is uncertain. However, as discussed above, the DPP is recommending conditions, including the requiring the development to be relocated farther mauka on the site, outside of the 2.0-ft. coastal erosion line, to address these and other potential impacts relating to SLR and coastal hazards. It is anticipated that implementation of these conditions will reduce and delay, but not entirely alleviate these impacts.

The WSCP also explicitly states that no development should occur makai of Farrington Highway. Currently, this policy is contingent on the acquisition of private properties by public agencies or non-profit for preservation, and the subsequent rezoning of the properties to a zoning designation that does not allow for residential, or other, development. To date, no public property acquisition or rezoning of the Project site has occurred.

Given this, upon implementation of the recommended conditions discussed above, potential inconsistencies with the WSCP will be minimized. Therefore, no conditions of approval specific to WSCP compliance are recommended.

ROH Chapter 21, Land Use Ordinance (LUO): According to the application, the Project has been designed to comply with the development standards of the LUO. The 15,438-sq.-ft. site is located within the R-5 Residential District, which allows a detached, single-family dwelling based on the lot area. The Project plans show that proposed structures comply with all required yard and height setbacks, as well as height, density, and lot coverage standards for the R-5 Residential District (see Exhibits C-1 through C-7). However, as discussed above, the DPP recommends that the plans be revised to reduce the potential for off-site stormwater runoff, and to reconfigure the development mauka of the projected 2.0-ft. SLR coastal erosion area. A thorough review of the

revised plans for compliance with the Residential District development standards and other LUO regulations will be conducted during the building permit review process.

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

3. ROH Chapter 26, Shoreline Setback Ordinance: The Project site was subject to a minimum 40-ft. shoreline setback until June 30, 2024. According to the application, the Applicant proposes to construct the dwellings outside of the 40-ft. setback that was applicable to the Project site at the time the building permit applications were submitted. Building Permit Application No. A2024-01-0184 for the proposed new single-family dwelling was assigned on January 5, 2024. Because the application was received prior to the July 1, 2024 cut-off date, the Applicant may utilize the 40-ft. setback, provided the building permits are issued by June 30, 2025. Otherwise, the Project must comply with the current 60-ft. plus 70 times the annual erosion rate minimum shoreline setback (see Exhibit I), and the plans will need to be revised accordingly. We note that the annual coastal erosion rate for the site is 1.3 ft. per year. Therefore, the shoreline setback for the site is 130 ft. (60 + [1.3 x 70] = 151 ft., but the maximum setback is 130 ft.). The time between an approval of the Resolution for this SMA Major Permit and June 30, 2025, is short and we are concerned that the Applicant will not be able to obtain the permit within this timeframe. Given that the Project may need to be redesigned outside of the larger shoreline setback, we note that even with the eroded land, 130 ft. of shoreline setback and a 10-ft. front yard, the site will still have a developable depth of over 100 ft. Further, despite the constraints, the site will still have approximately 5,000 sq. ft. of buildable area, which is sufficient to develop a reasonably sized dwelling. The permit timing constrictions should be a condition of approval.

   As currently proposed, the Project includes the construction of new five-ft.-tall, 50 percent open-work fencing extending around the northern, western, and southern perimeter of the shoreline setback area, connecting to the existing CMU walls. Any development within the Shoreline Setback Area requires that the Applicant first obtain a Minor Shoreline Structure (MSS) permit. This is included as a condition of approval.

IV. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH §§ 25-3.1 and 25-4.1, and HRS §§ 205A-2 and 205A-26(1), and was found to be consistent with established SMA objectives, policies, and guidelines, provided the appropriate conditions of approval are imposed. Based on the analysis, the proposed Project will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

V. RECOMMENDATION

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

A. Except as modified herein, development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, 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 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 8-7-028: 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 encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the land owner shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."*

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

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, SLR, or any other coastal hazard, in order to obtain approval for an SSV for a new shoreline protection structure. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

> *"In choosing to undertake the development at Tax Map Key 8-7-028: 013, 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.

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

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 review:

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

   b. Any structure proposed outside of the 2.0-ft. SLR-XA coastal erosion line, but within the combined SLR-XA (see Exhibit H), must incorporate foundation or other adaptation or design measures, which must be shown on the Project's building permit plans.

2. Prior to the issuance of any construction permit or building permit for the Project the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

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

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

b. *The landowner hereby acknowledges that portions of Tax Map Key 8-7-028: 013 are projected to be impacted by 3.2 feet of sea level rise by the year 2100. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the 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."*

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

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

"The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in ROH Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 8-7-028: 013."

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

F. To minimize the potential for adverse impacts related to marine and coastal resources, the site plan must be revised to show the side yards paved with a pervious material, or the maximum width of the concrete pavement within the side yard must be 30 inches.

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

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

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

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

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

5. The Project's irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 20 cubic yards of nonstructural landscaping soil, and 44 cubic yards of structural fill;

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the OISC;

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the site, or the Protocols must be posted at

the Project site in a visible location accessible to all Project workers, including delivery and haul-out contractors, or both the distribution and posting of the Protocols is required. All onsite Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities; and

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

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

K. Permits.

1. Building permits must be issued no later than June 30, 2025. If the Project's building permits are not issued by June 30, 2025, the Project must comply with the shoreline setback required under ROH Chapter 26 effective as of July 1, 2024.

2. The Applicant shall obtain a MSS 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, but the period cannot be extended by the DPP Director beyond one year from the initial deadline set by the Council.

    b. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension, which must include

the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

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

i. 60 days after receipt of the DPP Director's report; or

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

the extension will be deemed to be denied.

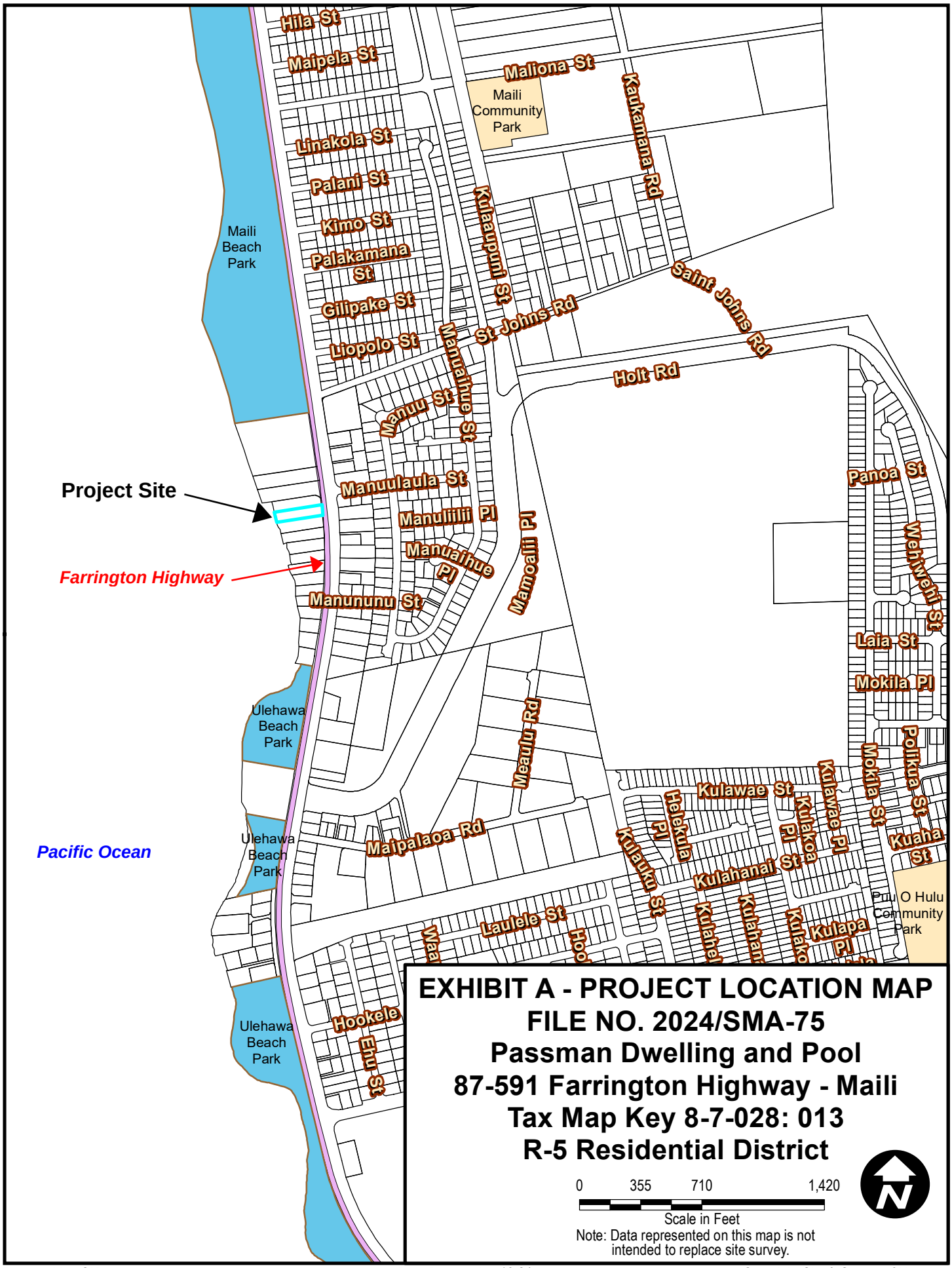
L. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

Dated at Honolulu, Hawai'i, this 18 day of October, 2024.

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

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-7, D, E-1 and E-2, and F through L



Prepared by: CK

Date Prepared: 7.10.24

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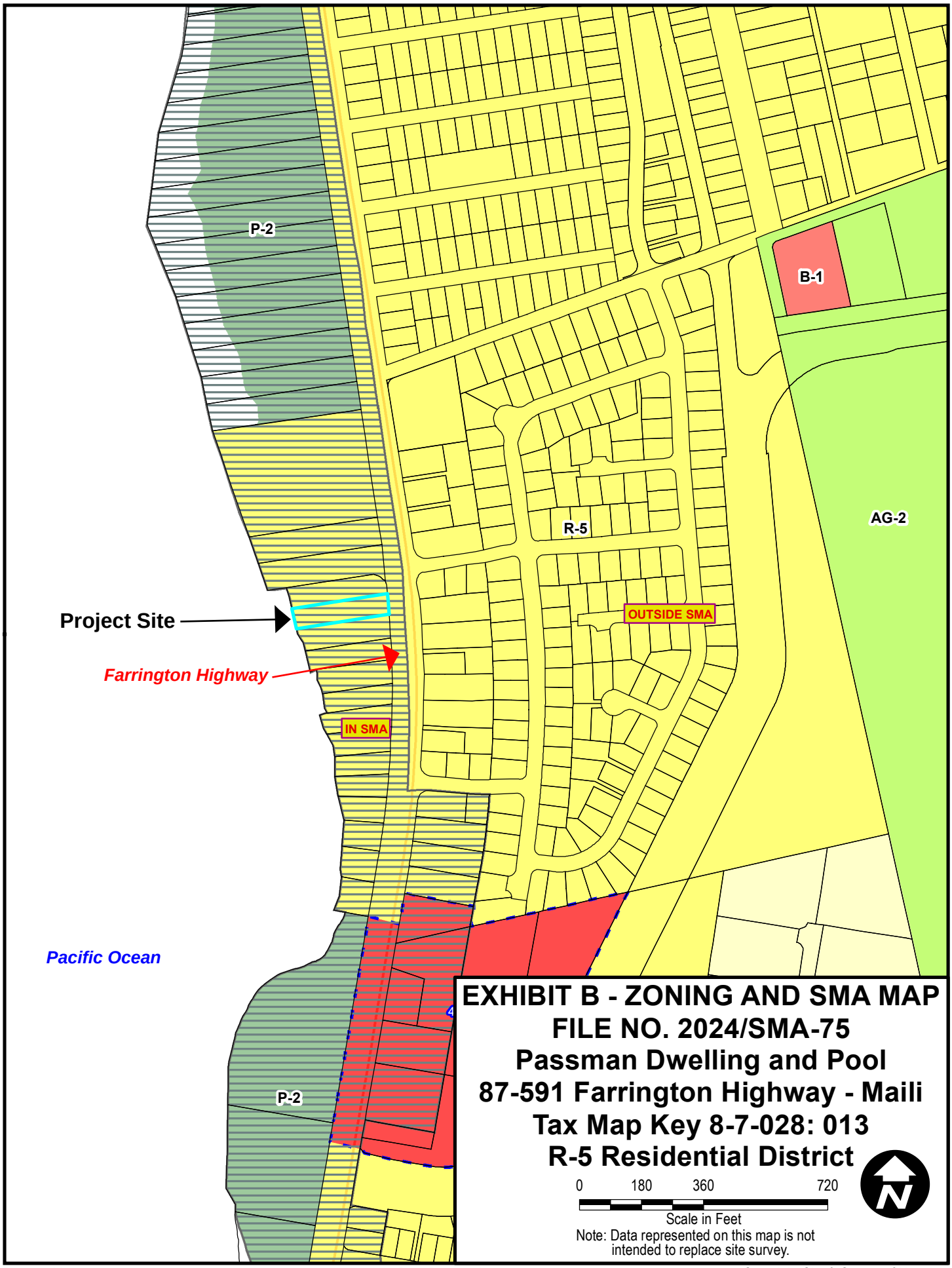


EXHIBIT B - ZONING AND SMA MAP
FILE NO. 2024/SMA-75
Passman Dwelling and Pool
87-591 Farrington Highway - Maili
Tax Map Key 8-7-028: 013
R-5 Residential District

0 180 360 720

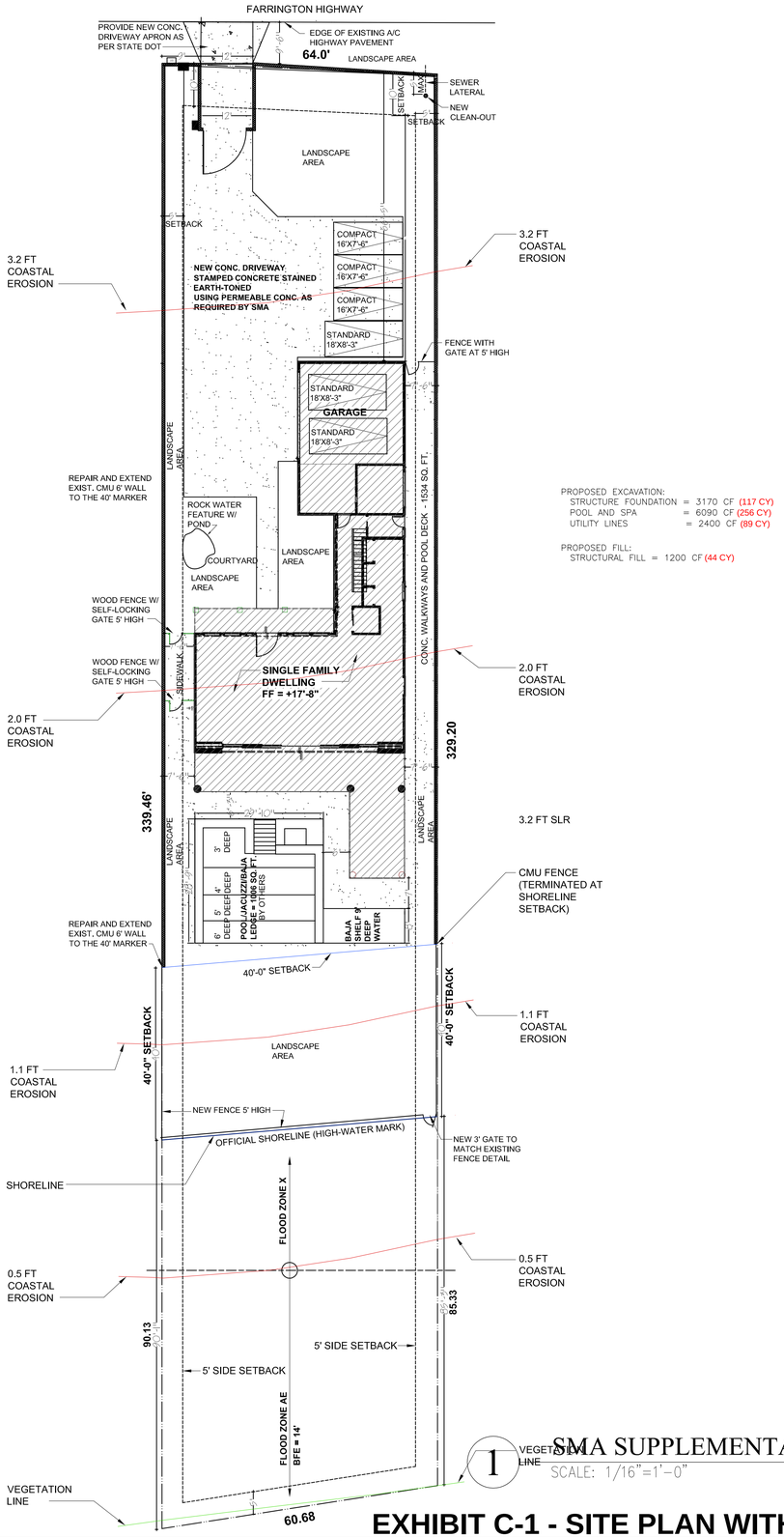
Scale in Feet

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

Prepared by: CK

Date Prepared: 7.10.24

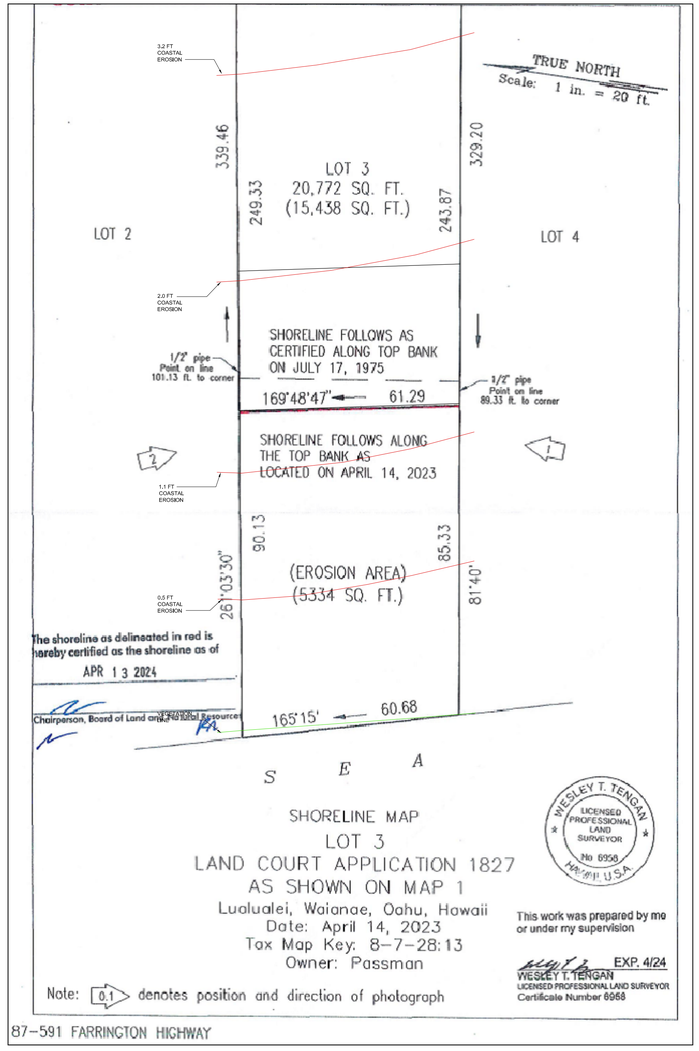
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PROPOSED EXCAVATION:
STRUCTURE FOUNDATION = 3170 CF (117 CY)
POOL AND SPA = 6090 CF (256 CY)
UTILITY LINES = 2400 CF (89 CY)

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

1 SMA 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'

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

SMA SUPPLEMENTAL SITE PLAN
DLNR PLAN

REVISION

WILLIAM J. BENJAMIN
LICENSED PROFESSIONAL ARCHITECT
No. 9092
HAWAII, U.S.A.

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Signature
Date 4-30-24

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

SMA LONGETUDINAL SECTION

Note #1: Clean soils:

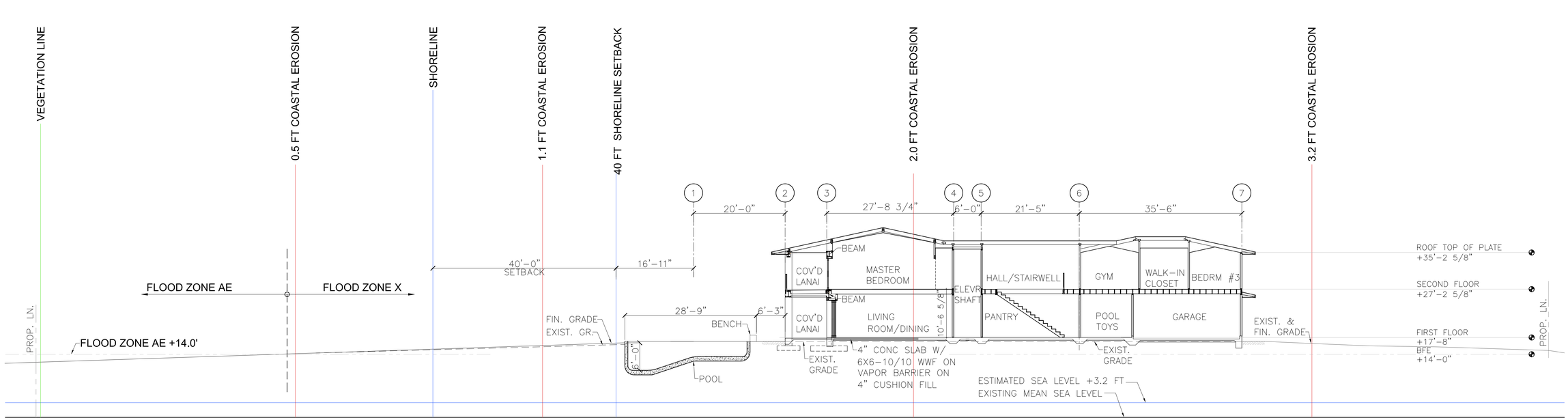
There are challenges to building on Jaucas sands due to erodibility, percolation, salinity, and the proclivity to hosting cultural artifacts. As such, foundations are designed to be slab foundations, care is given to structural strengths that can withstand soil movement, compactions, and saline factors. 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 LICENSED PROFESSIONAL ARCHITECT No. 9992 HAWAII, U.S.A.

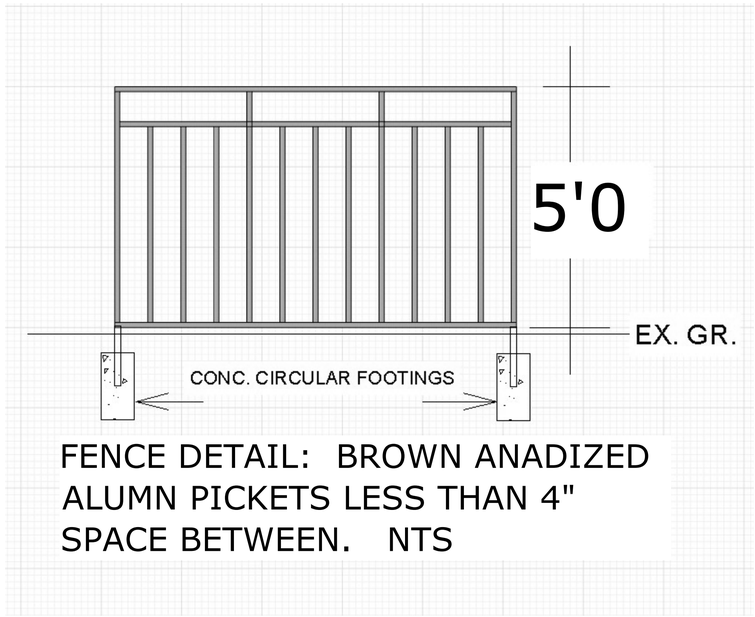
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Signature
Date 4-30-24

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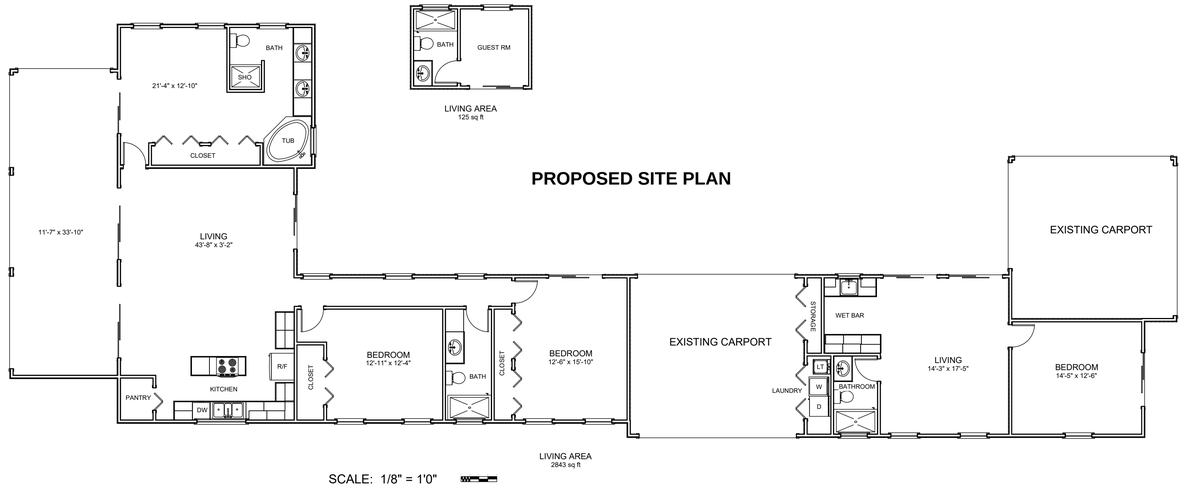
NEW SINGLE FAMILY RESIDENCE FOR:
David and Brigitte Passman
87-591 Farrington Hwy, Waianae, Hawaii 96792
TMK: 870280130000

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of - Sheets

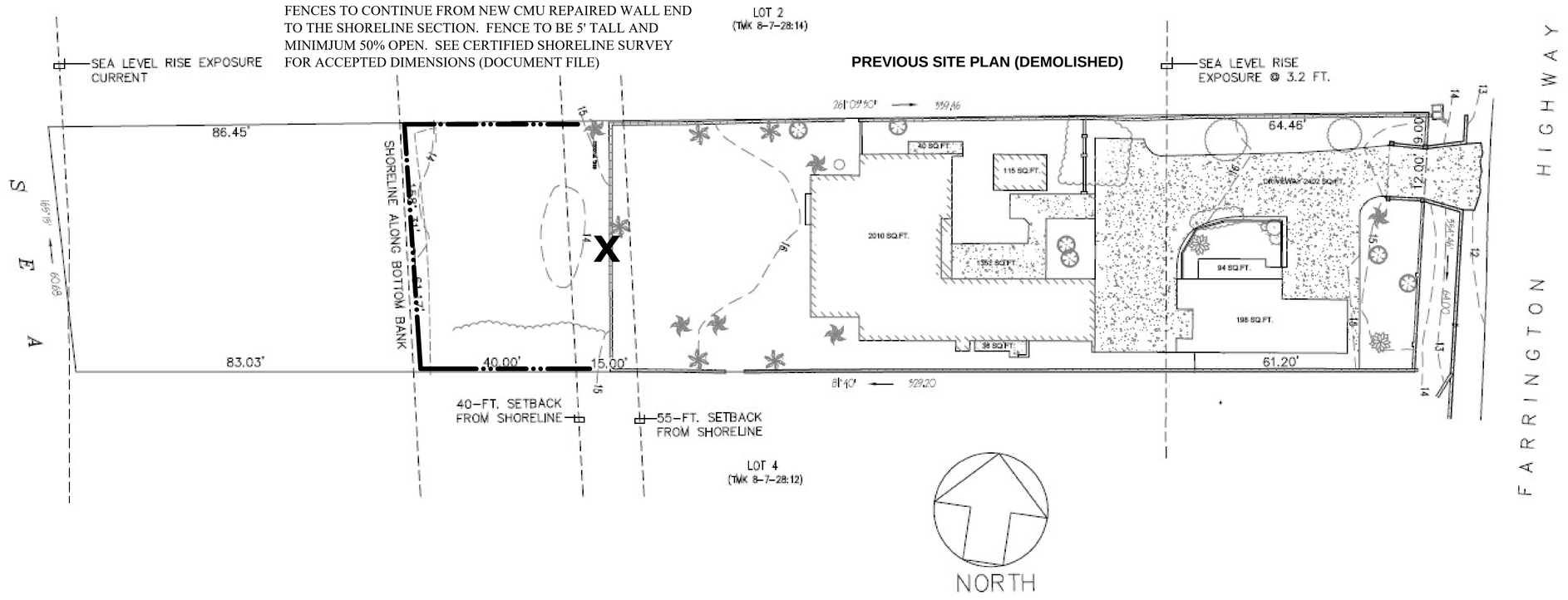


FENCE DETAIL: BROWN ANADIZED ALUMN PICKETS LESS THAN 4" SPACE BETWEEN. NTS



SCALE: 1/8" = 1'0"

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 MINIMJUM 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

REVISION

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TMK: 870280130000

DATE 6/17/24

SCALE

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EXISTING FL PL

NEW FLOOR PLAN 1

SECTION CC

Elevation 67

SIDEWALK

5' HIGH WOOD FENCE WITH 3' W GATE USING MATCHING SIDING

29'-3"

3'

9'

3'-0 5/8"

SHOWER HEAD

HB+

LANDSCAPE AREA

ON DEMAND WH

27'-8"

POOL EQUIPMENT

A/C

A/C

HB+

6'

29'-9"

SUN CONTROL RETRACTABLE SHADES WITH VALANCE

6'-3"

9'

DUCT

6'-6"

SHELVES

1'-6"

SHELVES

1'-6"

12"

6'

12'

24'-10"

FF EL = 16.66'

COURTYARD AREA

12" x 6'0" CONC. ANCHOR SUPPORT WALL:

14" WIDE POCKET FOR 6 DOORS EA SIDE:

1'-2"

LIVABLE FL AREA LEVEL 1
41'-0" x 27'-7"

12" X 24" BEIGE TRAVERTINE TILES

W08

W08

W02

W02

W08

W08

9'-6"

12"

5'

6' WIDE PORCH 265 SQ.FT.

LIVING ROOM/ DINING/ KITCHEN/PANTRY = 1589 SQ.FT.

5' PIVOT DOOR

60" X 96"

1 1/2" MAX DROP

1'-2"

9'-6"

9'-6"

30'-11 1/4"

5'

12"

6'-2 13/16"

29'-10"

36'-5"

36'-1 3/8"

LANAI FF -1 1/2" MAX DROP

36'-8"

48'-8"

36'-0 7/16"

36'

COVERED LANAI

413.5 SQ.FT.

A

D B

C

CABINET LEGEND

4'

4'-8"

35'-6"

20'-1"

12'-7"

2'-6"

GARAGE DOOR SHALL HAVE MIN. 6'6" HEADROOM CLEARANCE WHEN DOOR IS IN FULL OPEN POSITION.

STORAGE

12'-10 3/8"

HB+

21'-2 1/16"

9'-6"

W12

4'

W12

4'

W12

4'

W12

4'

W12

4'

1'-6"

HB+

1'

1'

1'

1'

1'

3'-9"

6'-8"

3'-3"

RAILING

3'-3"

FF -3.5"

36"

11'-5 1/2"

5/8" TYPE "X" GYP BD ON CEILING AND BETWEEN OCCUPANCY; WRAP STRUCTURAL BEARS & COLLUMNS W/5/8" TYPE "X" GYP BD.

6'-6"

6'-7"

ELEVATOR 6' X 6'

6'-6 1/2"

2 - 24" DEEP SHELVES UNDER STAIRS

UP

2'-4"

POCKET DOOR TO HAVE DEADBOLT LATCH

FF -3.5"

GARAGE AND POOL TOY STORAGE = 885 SQ.FT.

THIS WALL UNDER STAIRWAY

FULL HEIGHT PANTRY SHELVES UP TO SLOPE FROM STAIRWAY

18" FULL HEIGHT PANTRY SHELVES

3'-4"

3'

PR

11'-0 7/16"

POOL TOYS

PROVIDE EXHAUST FAN VTR

17'-10 11/16"

HAND SINK

4'-1"

1'-6"

2'-6"

MICRO

GAS RANGE

3'

3'-11"

5'

47'-0 5/8"

3'-1"

6'-8"

WET BAR

5'-2"

KITCHEN SINK

BAR SINK

OV

REF

TRASH

DW

R/FR

ICE

TRASH

DW

48"

48"

HB+

COUNTER SEATING

RANGE HOOD ABOVE

HB+ A/C ON DEMAND WH

PASS-THROUGH WINDOW (POCKET)

1'-6"

2'-6"

2'-4"

8'

10'-9"

25'-3"

5' HIGH WOOD FENCE WITH 3' W GATE USING MATCHING SIDING

UTILITY SINK

6'-10"

3'-2"

2'

4'

3'

4'

18"

GAS BBQ EQUIPMENT AND COUNTER

20'

SUN CONTROL RETRACTABLE SHADES WITH VALANCE

12" X 24" BEIGE TRAVERTINE TILES FOR COVERED LANAIS FRONT AND BACK

6'

GAS FIRED WARMER

3'

20'-3"

236 SQ.FT.

12'-9"

12'-2"

11'-8"

6'-3"

7'

6'

25'-0 1/8"

23'-9"

STAMPED CONC. WALKWAYS AND POOL DECK - 1534 SQ.FT.

SCALE: 1/4" = 1'0"

NEW CONC. DRIV

STAMPED CONCRETE
USING PERMEABLE C

	REVISION
1	4/18/24

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David and Brigitte Passman
87-591 Farrington Hwy. Honolulu, Hi.
TMK: 870280130000

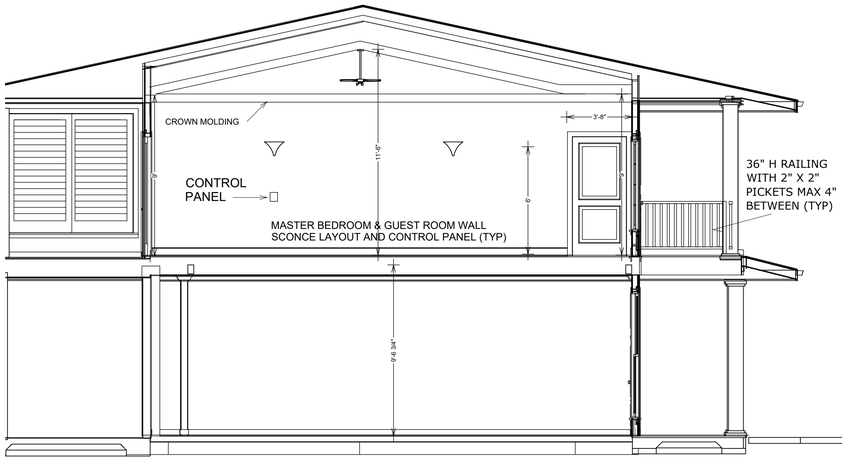
DATE 6/17/24

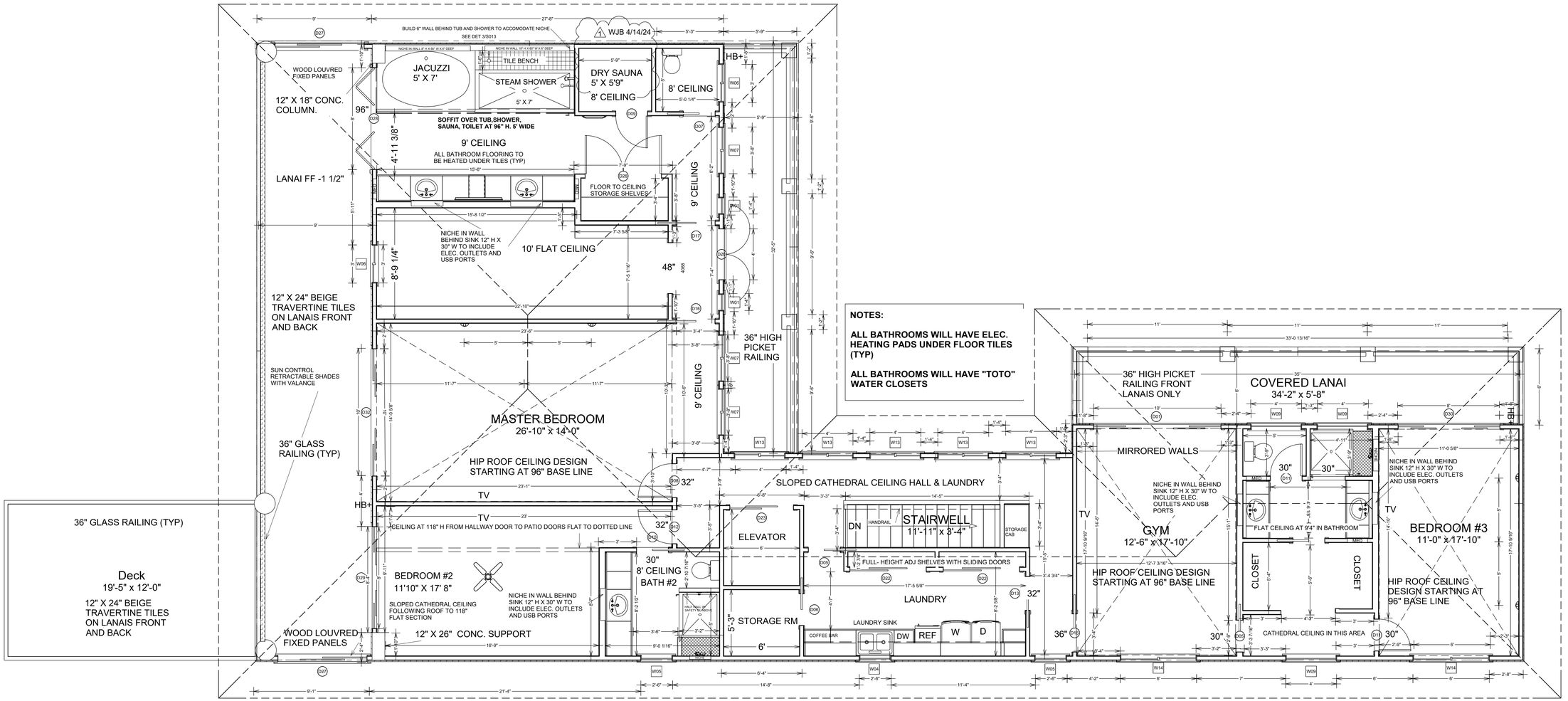
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EXHIBIT C-4 - FIRST FLOOR PLAN
FILE NO. 2024/SMA-75





SECOND LEVEL LIVABLE AREA = 2454 SQ.FT.

SCALE: 1/4" = 1'0"

EXHIBIT C-5 - SECOND FLOOR PLAN
FILE NO. 2024/SMA-75

NEW FLOOR PLAN 2

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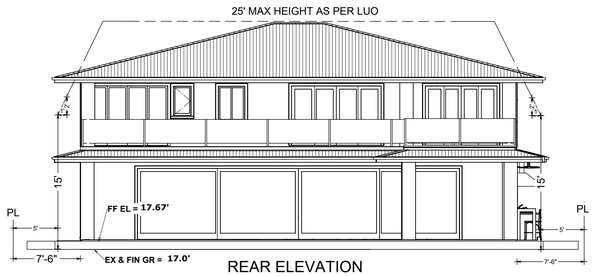
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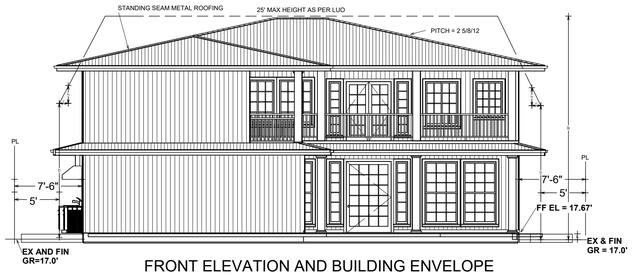
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REAR ELEVATION

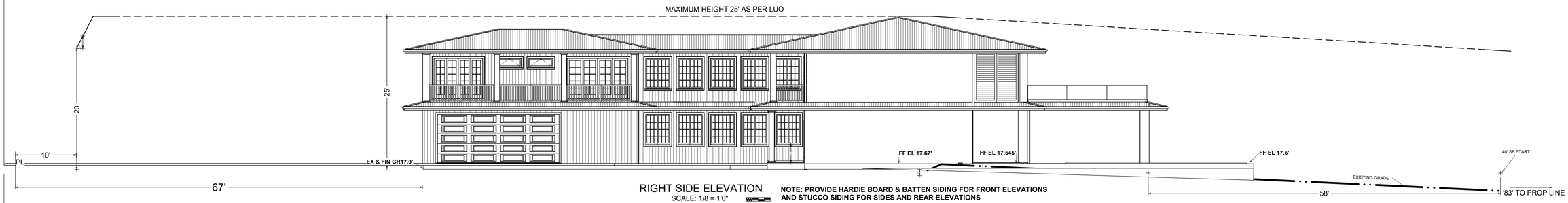
SCALE: 1/8" - 1'0"



FRONT ELEVATION AND BUILDING ENVELOPE

SCALE: 1/8" = 1'0"

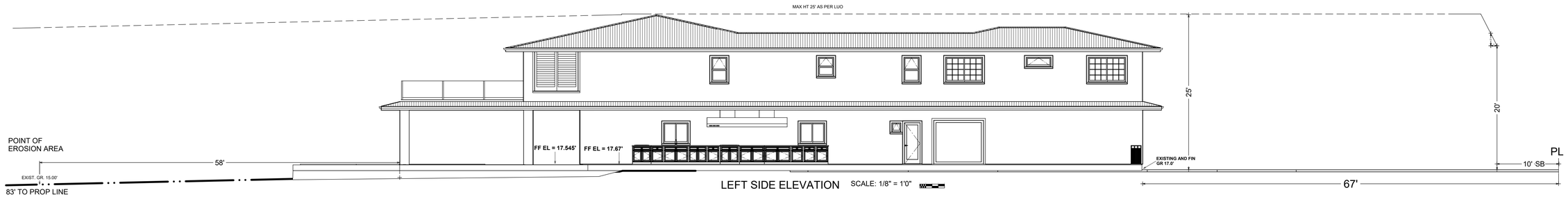
PROVIDE HARDIE BOARD AND BATTEN SIDING FOR FRONT ELEVATIONS, AND STUCCO FOR SIDES AND REAR ELEVATIONS.



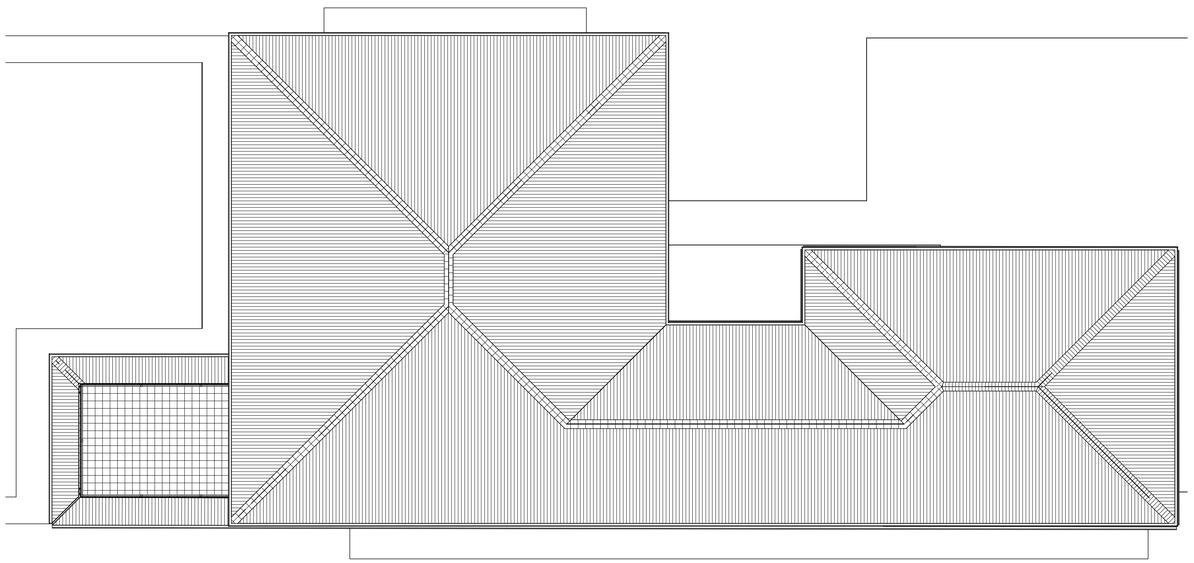
RIGHT SIDE ELEVATION

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"

EXHIBIT C-6 - ELEVATION AND ROOF PLANS

FILE NO. 2024/SMA-75

ELEVATIONS AND ENVELOPE

REVISION

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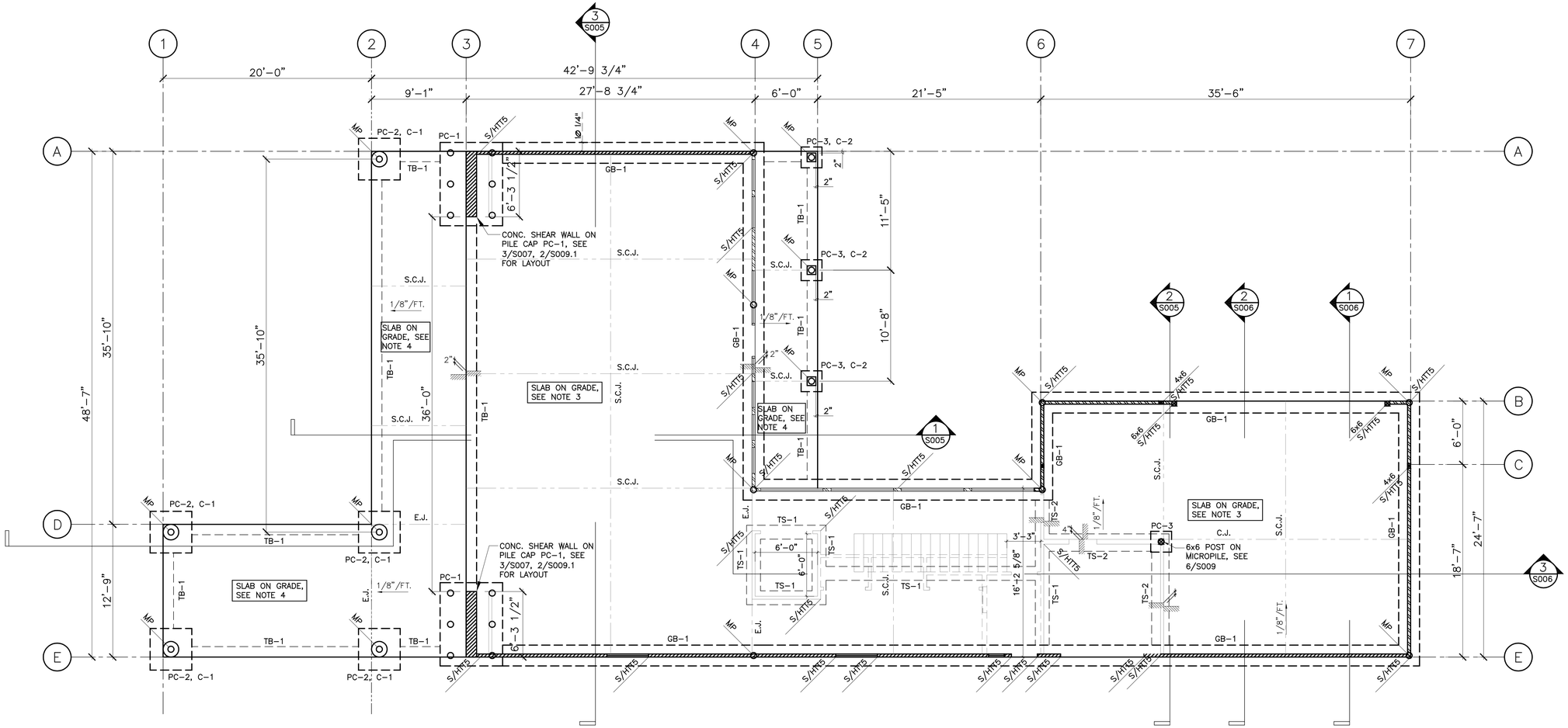
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FOUNDATION & SLAB–ON–GRADE NOTES:

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 WIITH 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/HTT5 — INDICATES REQUIRED SIMPSON HTT5 HOLDOWN TIES W/ SIMPSON 5/"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 GALVANZED NAILS OR FASTENERS SHALL BE USED.



1 FOUNDATION PLAN
SCALE: 3/16"=1'–0"

0 2' 4' 8'
SCALE: 3/16" =1'-0"

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

FOUNDATION PLAN

REVISION

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Signature
Sept. 4-30-26

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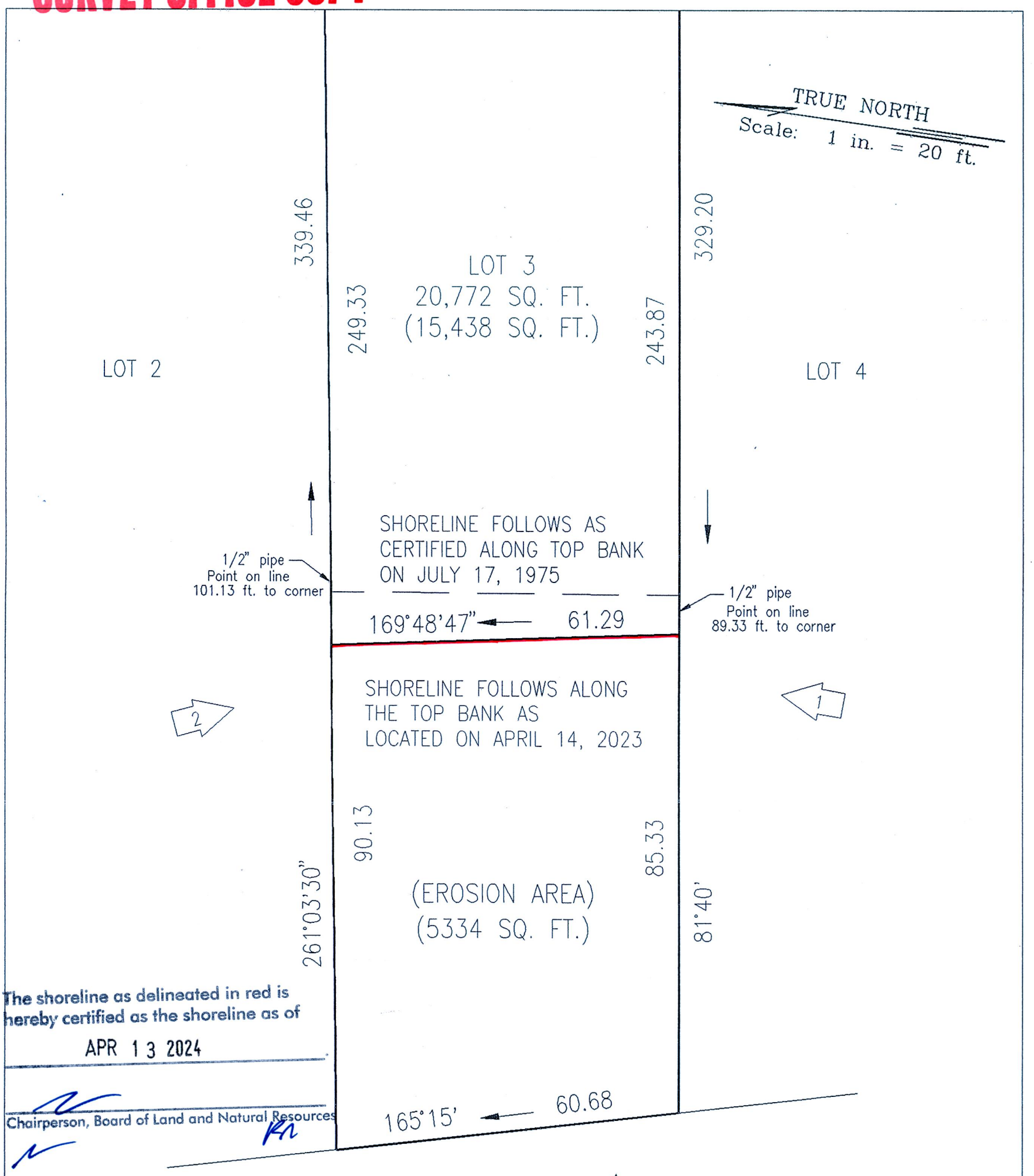
DATE 10/23/2023
SCALE AS SHOWN
DRAWN BY EBR

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

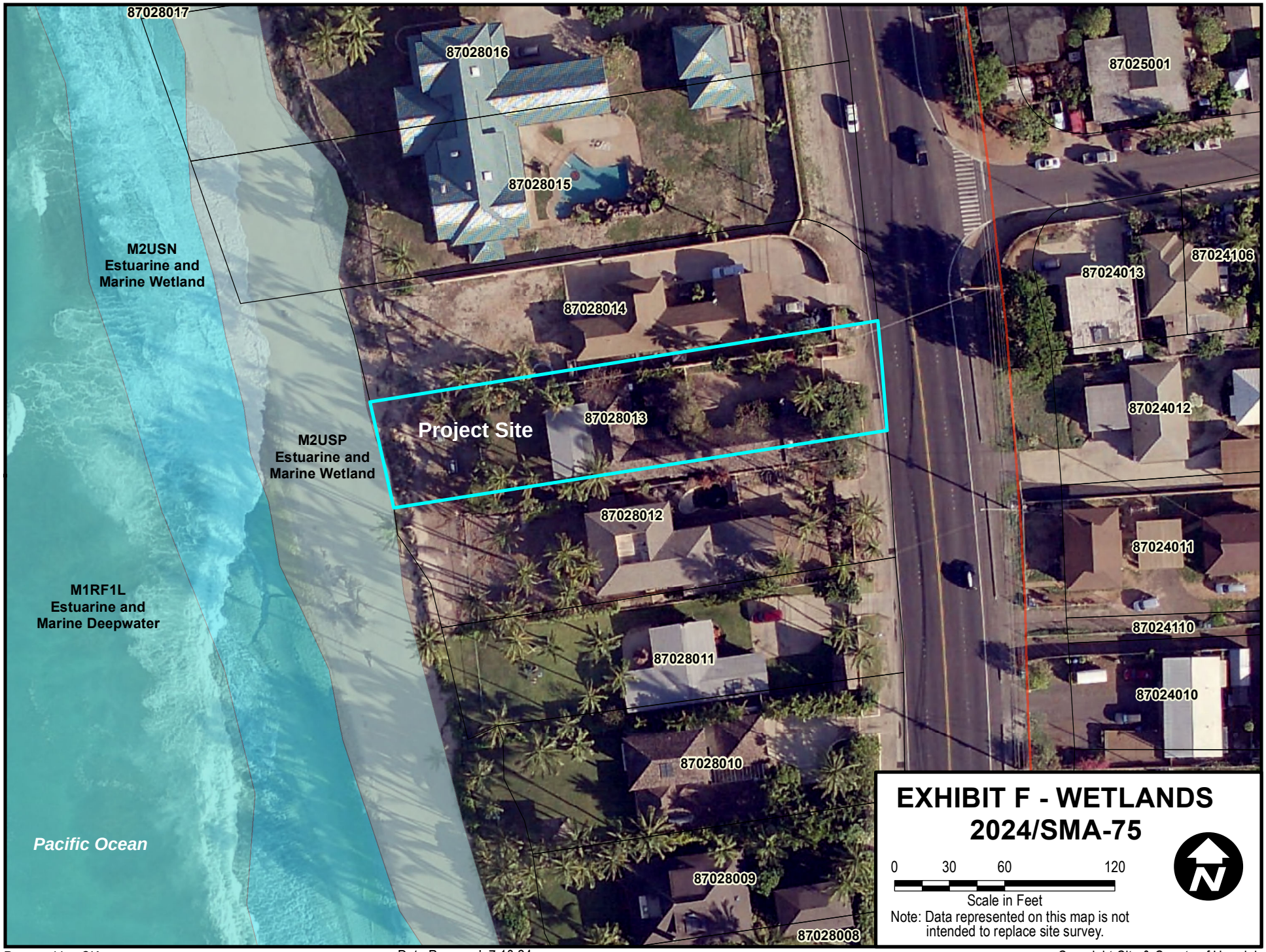
8-7-28:13

4/14/2023

12:30 P.M.

PARTY CHIEF: VARYN HIGA

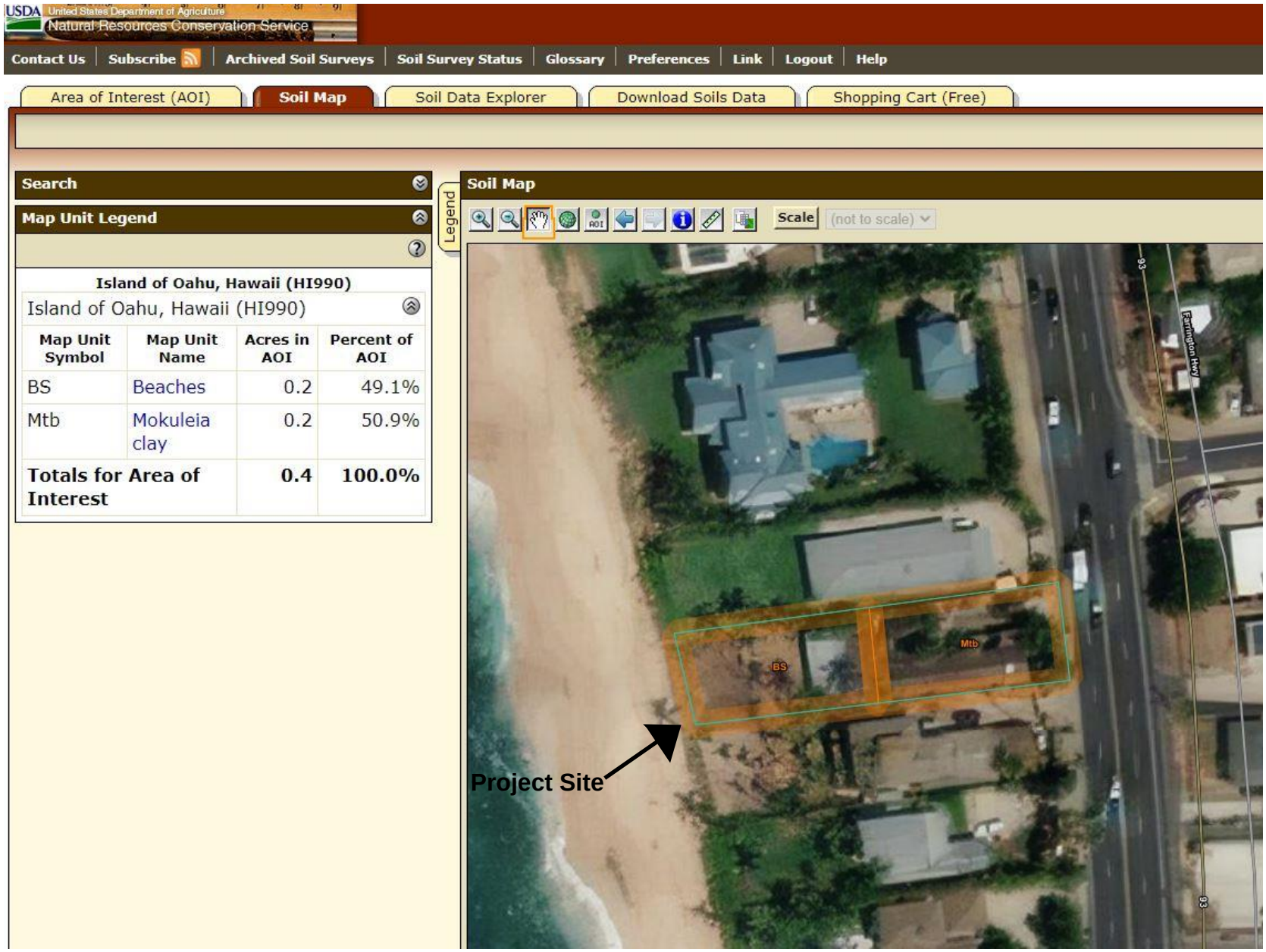
EXHIBIT E-2 - SHORELINE SURVEY PHOTOS
FILE NO. 2024/SMA-75



Prepared by: CK

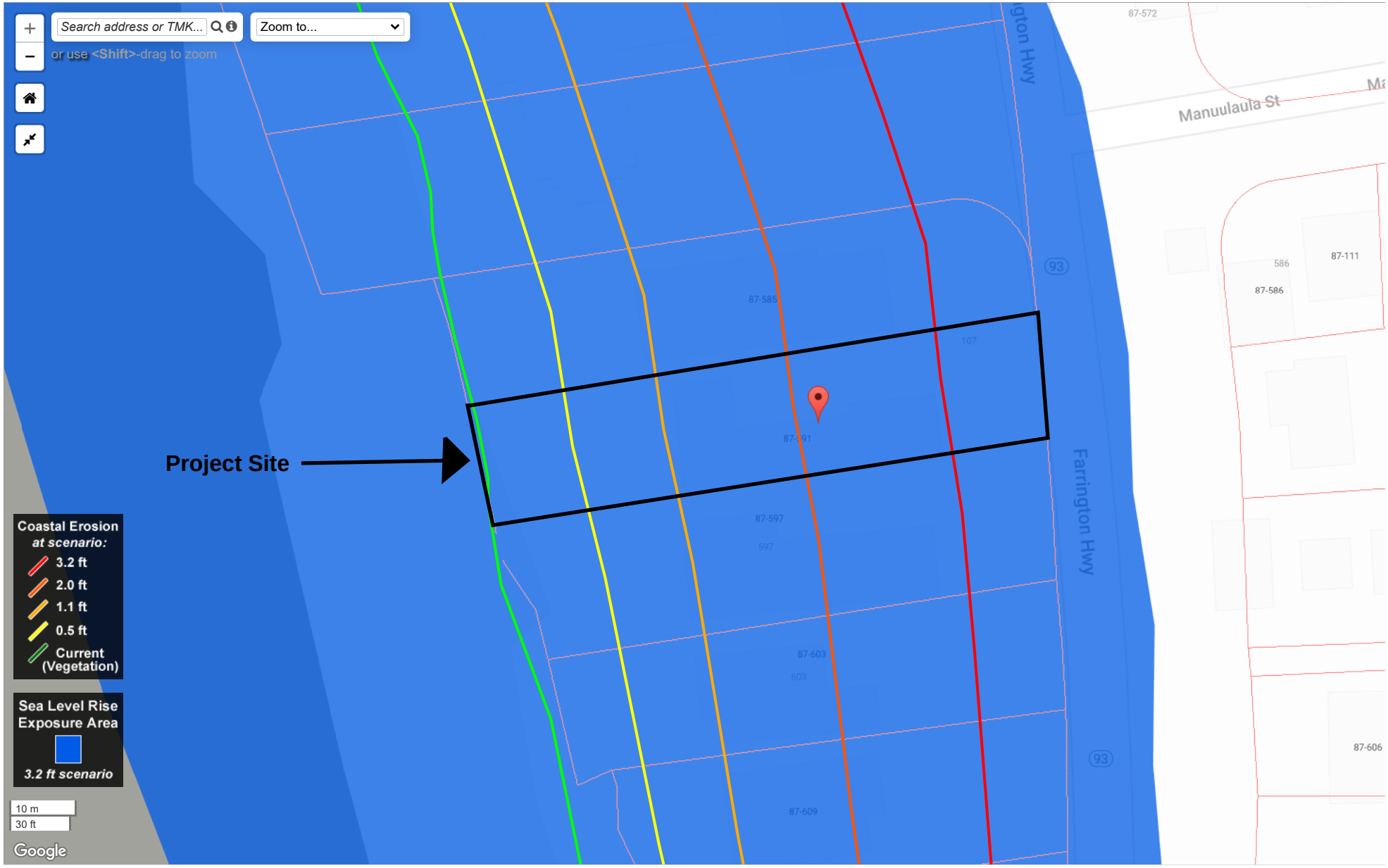
Date Prepared: 7.10.24

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Accessed 7.10.24

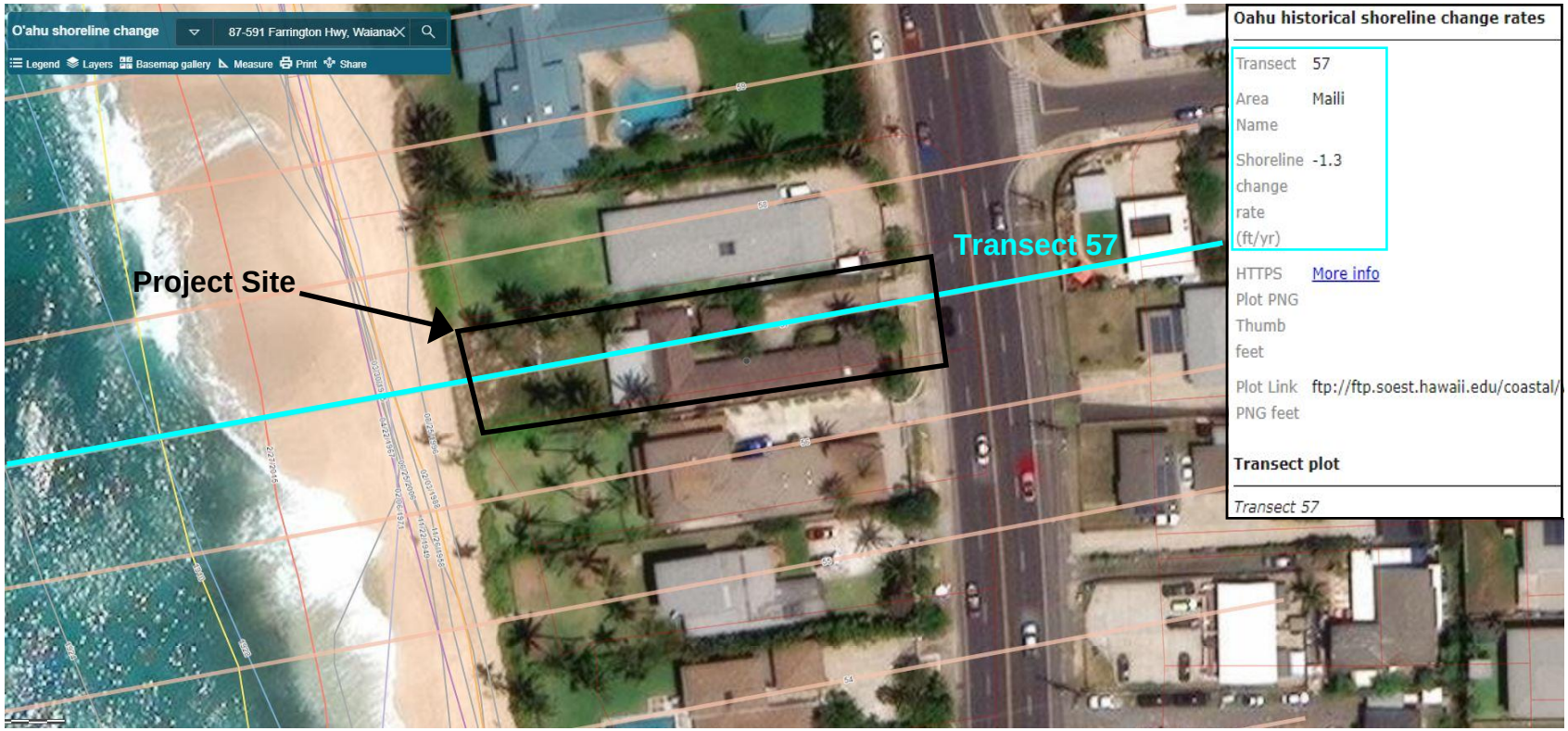
EXHIBIT G - NRCS SOILS MAP
FILE NO. 2024/SMA-75



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

LEGEND

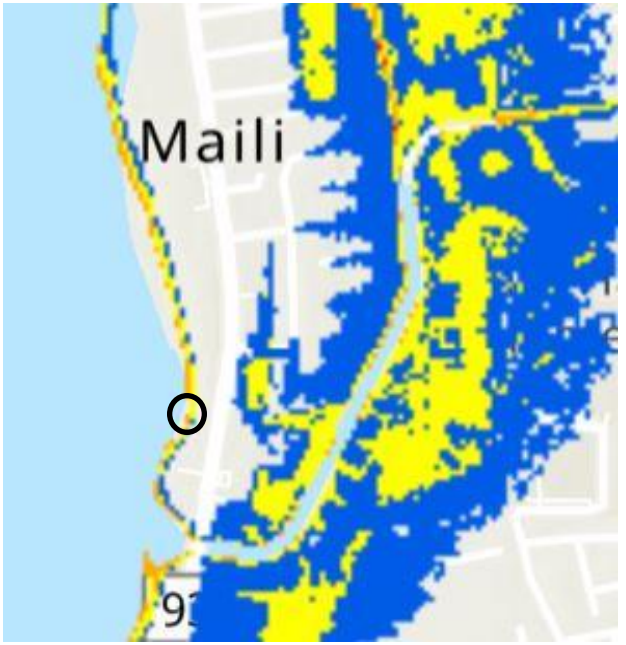
- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground



Category 2 Hurricane

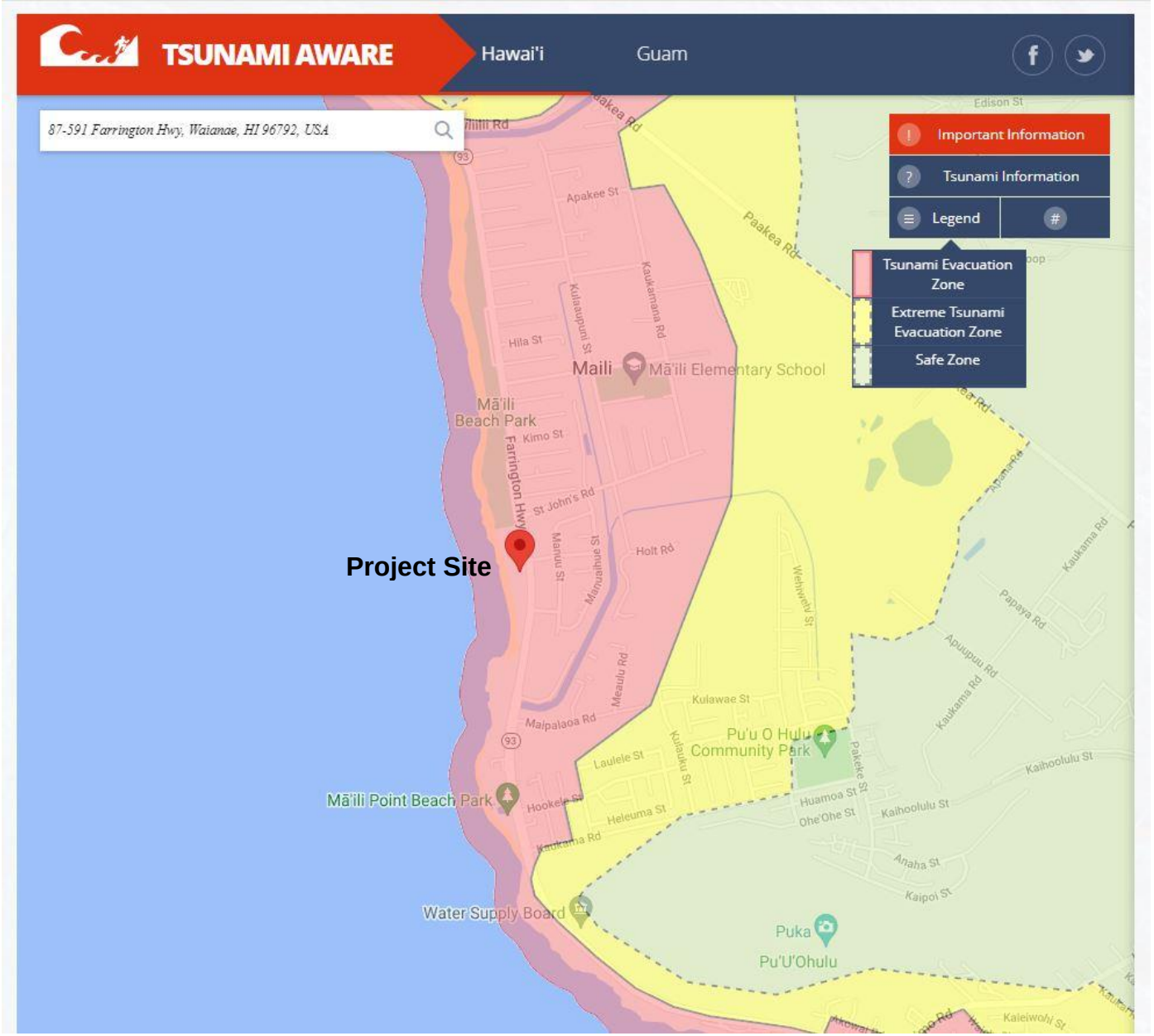


Category 3 Hurricane



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

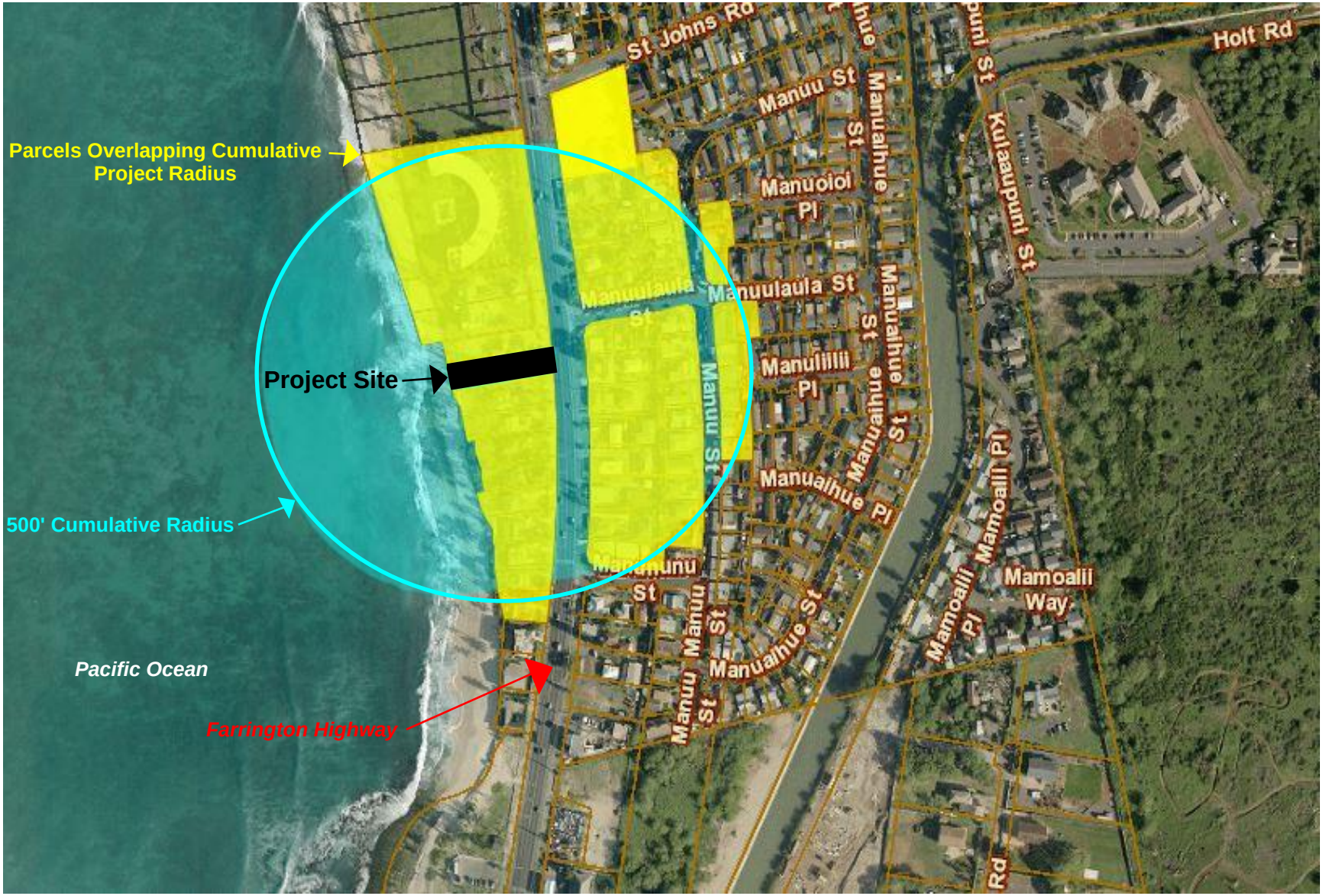


EXHIBIT L - 500-FOOT CUMULATIVE PROJECTS RADIUS MAP
FILE NO. 2024/SMA-75

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

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

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 and swimming pool on approximately 15,438 square feet (ft.) of land zoned R-5 Residential District, located at 87-591 Farrington Highway in Māʻili, 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 at the Fasi Municipal Building 6th Floor Conference Room with four agenda items, which was attended by the Applicant's Agent, DPP staff, 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 Hawaiʻi 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 _____, by Departmental Communication _____ (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 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 8-7-028: 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 encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the land owner shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion.*"

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

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 ("SLR"), or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

> *"In choosing to undertake the development at Tax Map Key 8-7-028: 013, 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.

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

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 review:

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

   b. Any structure proposed outside of the 2.0-ft. SLR-XA coastal erosion line, but within the combined SLR-XA (see Exhibit H), must incorporate foundation or other adaptation or design measures, which must be shown on the Project's building permit plans.

2. Prior to the issuance of any construction permit or building permit for the Project the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

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

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

   b. *The landowner hereby acknowledges that portions of Tax Map Key 8-7-028: 013 are projected to be impacted by 3.2 feet of sea level rise by the year 2100. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the 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."

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

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

"The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in ROH Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 8-7-028: 013."

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

F. To minimize the potential for adverse impacts related to marine and coastal resources, the site plan must be revised to show the side yards paved with a pervious material, or the maximum width of the concrete pavement within the side yard must be 30 inches.

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

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

2. Landscaping may not extend seaward of the shoreline as depicted in the current Certified Shoreline Survey ("CSS") for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the shoreline as defined in HRS Chapter 205A;

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

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

5. The Project's irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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

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

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

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

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

RESOLUTION

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

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

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

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

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

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

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

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

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

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

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 20 cubic yards of nonstructural landscaping soil, and 44 cubic yards of structural fill;

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 onsite Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities; and

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

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

K. Permits.

1. Building permits must be issued no later than June 30, 2025. If the Project's building permits are not issued by June 30, 2025, the Project must 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, but the period cannot be extended by the DPP Director beyond one year from the initial deadline set by the Council.

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

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

      i. 60 days after receipt of the DPP Director's report; or

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

RESOLUTION

the extension will be deemed to be denied.

L. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to David and Brigitte Passman, c/o WHALE Environmental Services, Inc. P.O. Box 455, Kahuku, Hawai'i 96731; Dawn Takeuchi Apuna, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

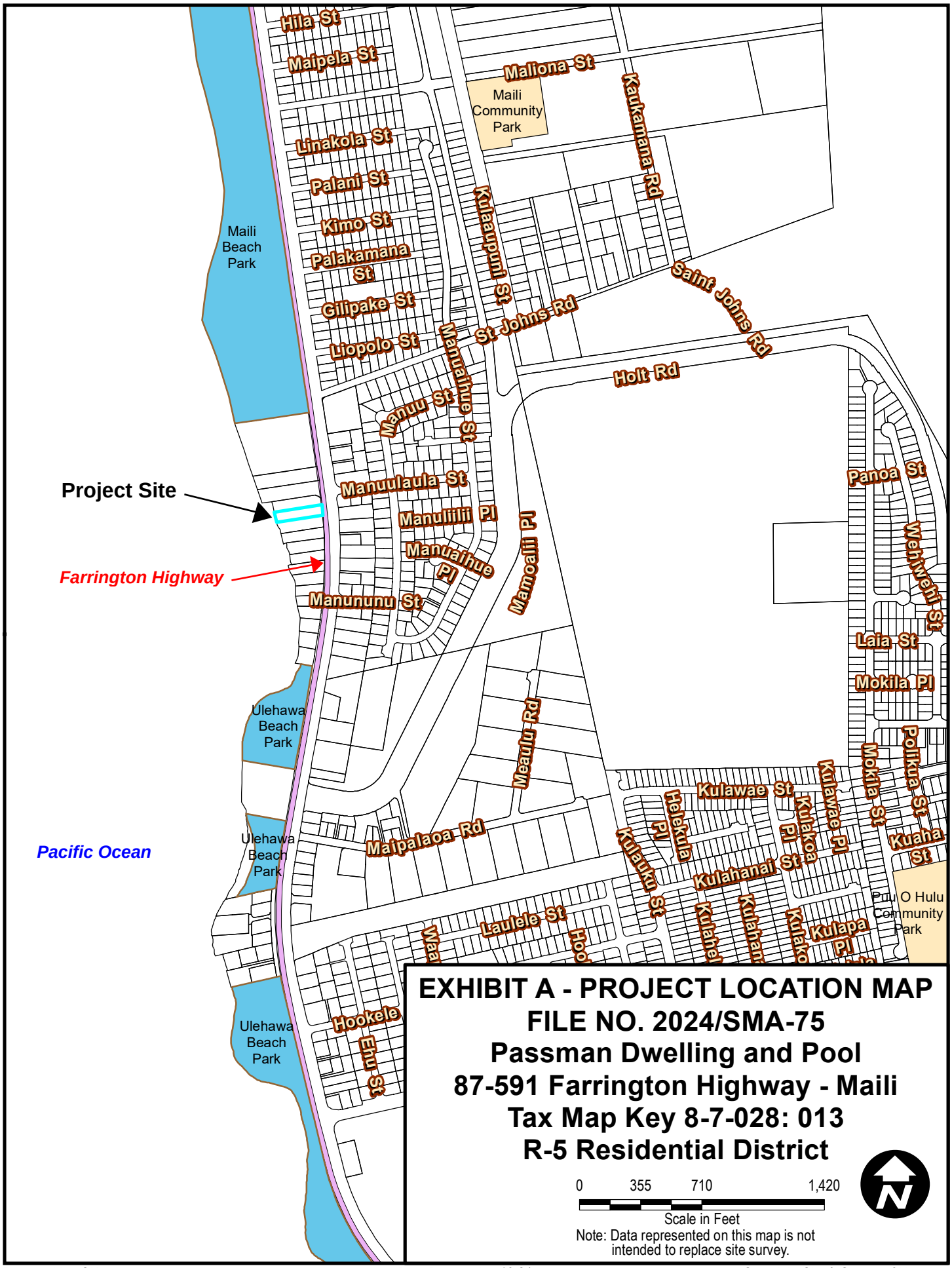
DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers

DPP24SMA75



Prepared by: CK

Date Prepared: 7.10.24

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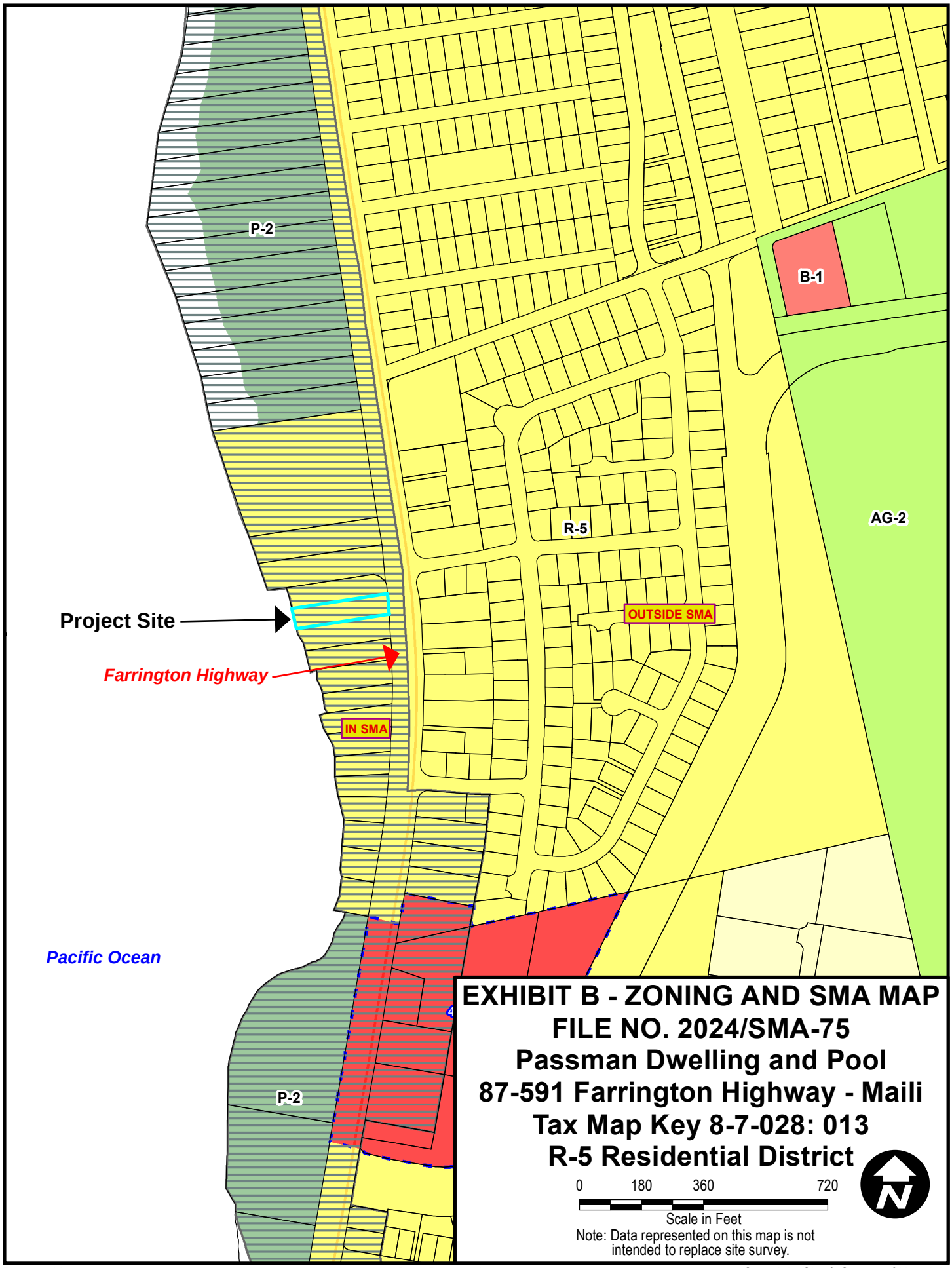


EXHIBIT B - ZONING AND SMA MAP
FILE NO. 2024/SMA-75
Passman Dwelling and Pool
87-591 Farrington Highway - Maili
Tax Map Key 8-7-028: 013
R-5 Residential District

0 180 360 720

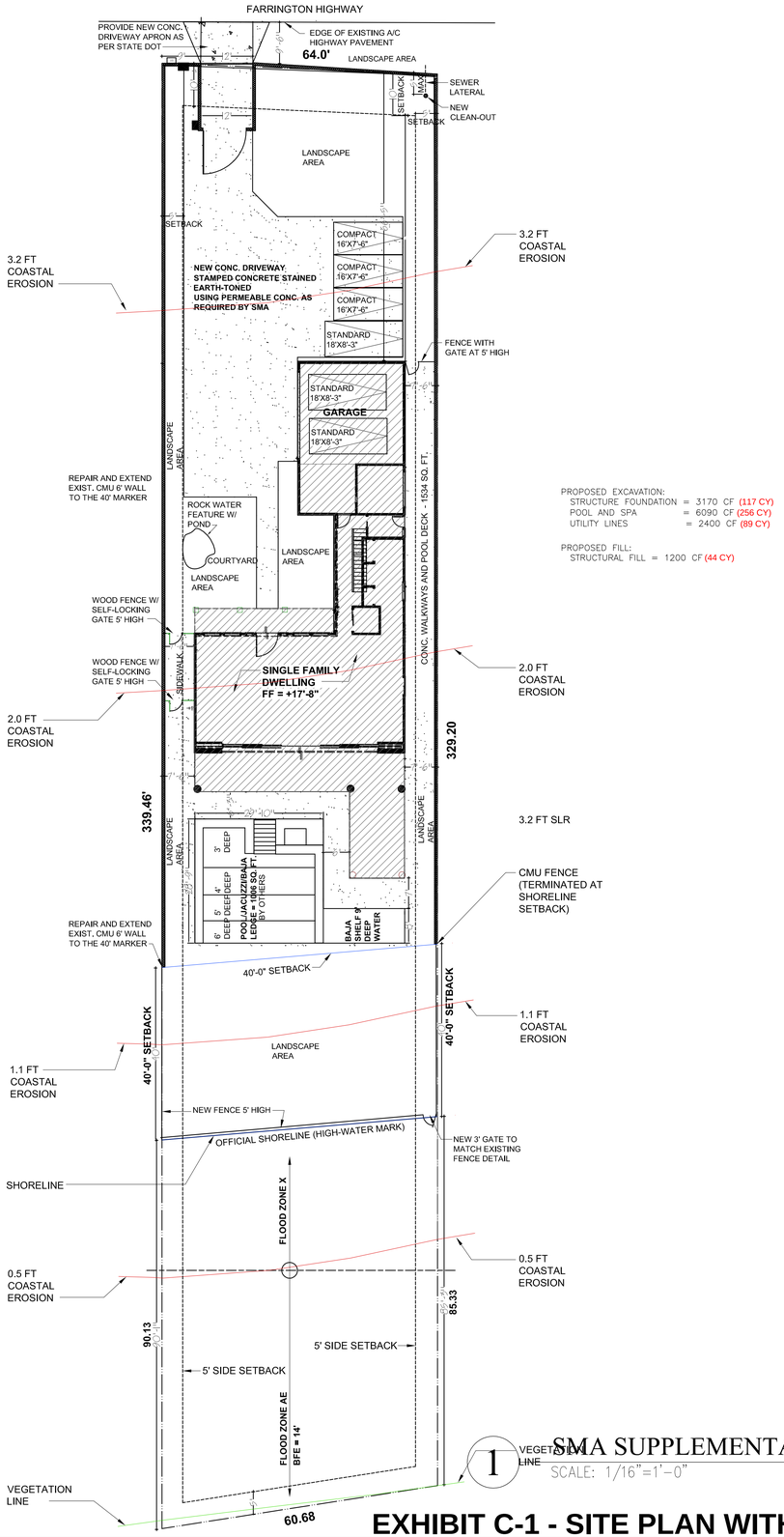
Scale in Feet

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

Prepared by: CK

Date Prepared: 7.10.24

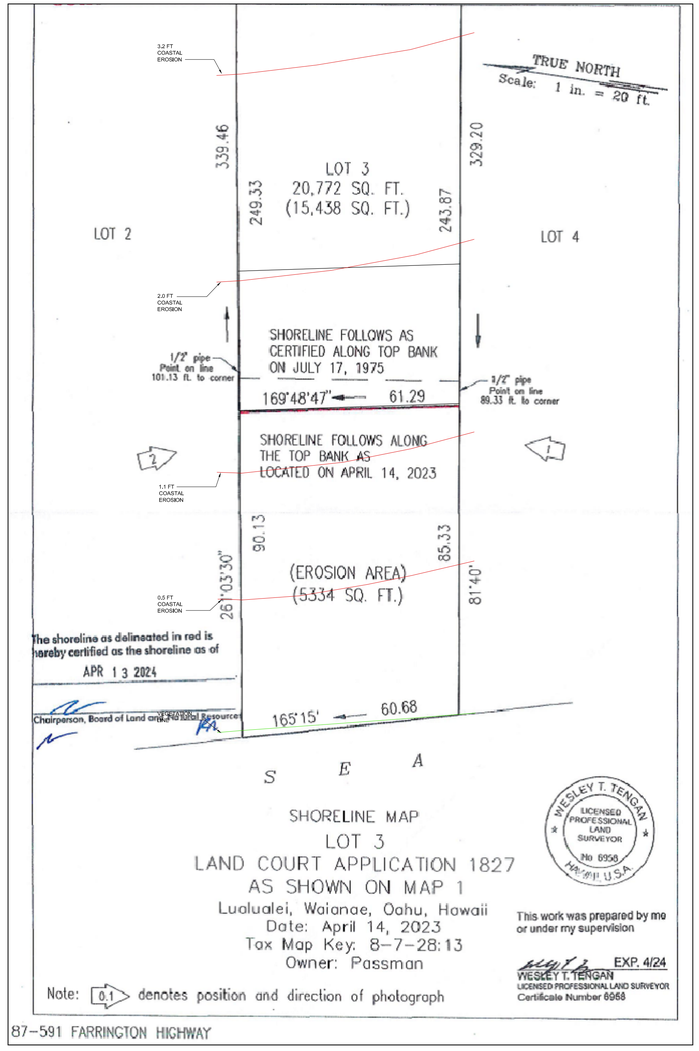
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PROPOSED EXCAVATION:
STRUCTURE FOUNDATION = 3170 CF (117 CY)
POOL AND SPA = 6090 CF (256 CY)
UTILITY LINES = 2400 CF (89 CY)

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

1 SMA 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'

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

SMA SUPPLEMENTAL SITE PLAN
DLNR PLAN

REVISION

WILLIAM J. BENJAMIN
LICENSED PROFESSIONAL ARCHITECT
No. 9092
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.
Signature
Date 4-30-24

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

SMA LONGETUDINAL SECTION

Note #1: Clean soils:

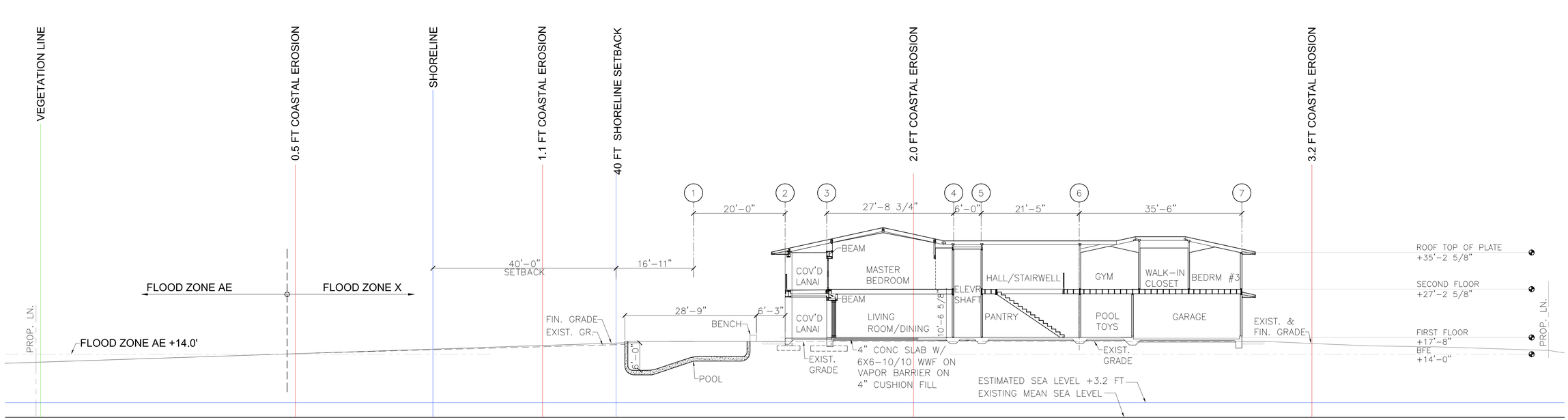
There are challenges to building on Jaucas sands due to erodibility, percolation, salinity, and the proclivity to hosting cultural artifacts. As such, foundations are designed to be slab foundations, care is given to structural strengths that can withstand soil movement, compactions, and saline factors. 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 LICENSED PROFESSIONAL ARCHITECT No. 9992 HAWAII, U.S.A.

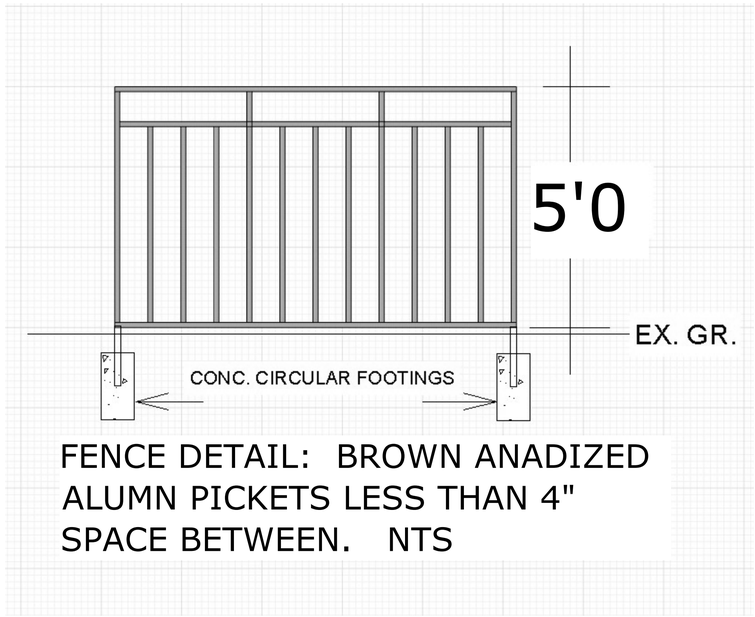
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.
Signature
Date 4-30-24

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

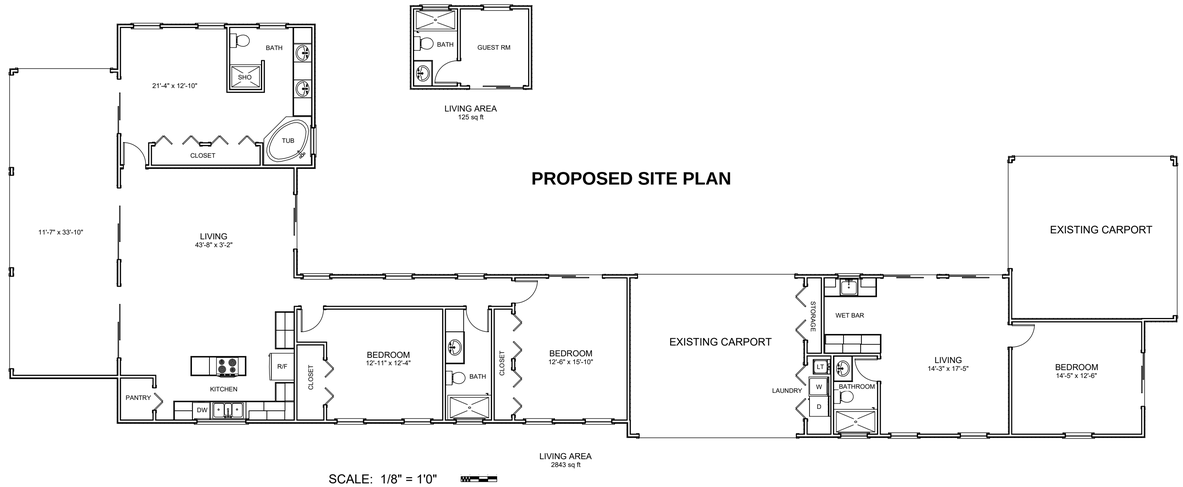
NEW SINGLE FAMILY RESIDENCE FOR:
David and Brigitte Passman
87-591 Farrington Hwy, Waianae, Hawaii 96792
TMK: 870280130000

DATE 6/15/2024
SCALE AS SHOWN
DRAWN BY EBR

Sheet No
SMA-2
of - Sheets

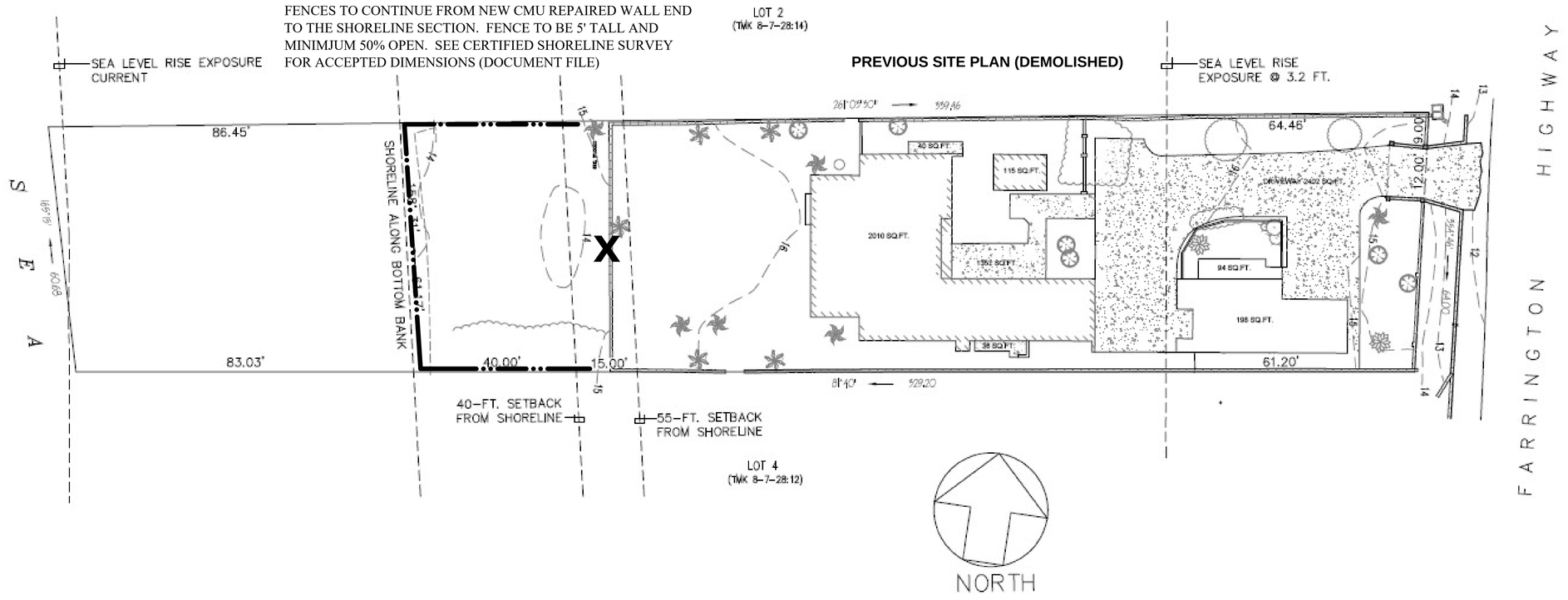


FENCE DETAIL: BROWN ANADIZED ALUMN PICKETS LESS THAN 4" SPACE BETWEEN. NTS



SCALE: 1/8" = 1'0"

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 MINIMJUM 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

REVISION

WILLIAM J. BENJAMIN
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No. 9082
HAWAII, U.S.A.

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Signature

Exp. 4 - 30 - 26

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

DATE 6/17/24

SCALE

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EXISTING FL PL

NEW FLOOR PLAN 1

SECTION CC

Elevation 67

SIDEWALK

5' HIGH WOOD FENCE WITH 3' W GATE USING MATCHING SIDING

29'-3"

3'

9'

3'-0 5/8"

SHOWER HEAD

HB+

LANDSCAPE AREA

ON DEMAND WH

27'-8"

POOL EQUIPMENT

A/C

A/C

HB+

6'

29'-9"

SUN CONTROL RETRACTABLE SHADES WITH VALANCE

6'-3"

9'

DUCT

6'-6"

SHELVES

1'-6"

SHELVES

1'-6"

12"

6'

12'

24'-10"

FF EL = 16.66'

COURTYARD AREA

12" x 6'0" CONC. ANCHOR SUPPORT WALL:

14" WIDE POCKET FOR 6 DOORS EA SIDE:

1'-2"

LIVABLE FL AREA LEVEL 1
41'-0" x 27'-7"

12" X 24" BEIGE TRAVERTINE TILES

W08

W08

W02

W02

W08

W08

9'-6"

12"

5'

6' WIDE PORCH 265 SQ.FT.

LIVING ROOM/ DINING/ KITCHEN/PANTRY = 1589 SQ.FT.

5' PIVOT DOOR

60" X 96"

1 1/2" MAX DROP

1'-2"

9'-6"

9'-6"

30'-11 1/4"

5'

12"

6'-2 13/16"

29'-10"

36'-5"

36'-1 3/8"

LANAI FF -1 1/2" MAX DROP

36'-8"

48'-8"

36'-0 7/16"

36'

COVERED LANAI

413.5 SQ.FT.

A

D B

C

CABINET LEGEND

4'

4'-8"

35'-6"

20'-1"

12'-7"

2'-6"

GARAGE DOOR SHALL HAVE MIN. 6'6" HEADROOM CLEARANCE WHEN DOOR IS IN FULL OPEN POSITION.

STORAGE

12'-10 3/8"

HB+

21'-2 1/16"

9'-6"

W12

4'

W12

4'

W12

4'

W12

4'

W12

4'

1'-6"

HB+

1'

1'

1'

1'

1'

3'-9"

6'-8"

3'-3"

RAILING

3'-3"

FF -3.5"

36"

11'-5 1/2"

5/8" TYPE "X" GYP BD ON CEILING AND BETWEEN OCCUPANCY; WRAP STRUCTURAL BEARS & COLLUMNS W/5/8" TYPE "X" GYP BD.

6'-6"

6'-7"

ELEVATOR 6' X 6'

6'-6 1/2"

2 - 24" DEEP SHELVES UNDER STAIRS

UP

2'-4"

POCKET DOOR TO HAVE DEADBOLT LATCH

FF -3.5"

GARAGE AND POOL TOY STORAGE = 885 SQ.FT.

THIS WALL UNDER STAIRWAY

FULL HEIGHT PANTRY SHELVES UP TO SLOPE FROM STAIRWAY

18" FULL HEIGHT PANTRY SHELVES

3'-4"

3'

PR

11'-0 7/16"

POOL TOYS

PROVIDE EXHAUST FAN VTR

17'-10 11/16"

HAND SINK

4'-1"

1'-6"

2'-6"

MICRO

GAS RANGE

3'

3'-11"

5'

47'-0 5/8"

3'-1"

6'-8"

WET BAR

5'-2"

KITCHEN SINK

BAR SINK

OV

REF

TRASH

DW

R/FR

ICE

TRASH

DW

48"

48"

HB+

COUNTER SEATING

RANGE HOOD ABOVE

HB+ A/C ON DEMAND WH

PASS-THROUGH WINDOW (POCKET)

1'-6"

2'-6"

2'-4"

8'

10'-9"

25'-3"

5' HIGH WOOD FENCE WITH 3' W GATE USING MATCHING SIDING

UTILITY SINK

6'-10"

3'-2"

2'

4'

3'

4'

18"

GAS BBQ EQUIPMENT AND COUNTER

20'

SUN CONTROL RETRACTABLE SHADES WITH VALANCE

12" X 24" BEIGE TRAVERTINE TILES FOR COVERED LANAIS FRONT AND BACK

6'

GAS FIRED WARMER

3'

20'-3"

236 SQ.FT.

12'-9"

12'-2"

11'-8"

6'-3"

7'

6'

25'-0 1/8"

23'-9"

STAMPED CONC. WALKWAYS AND POOL DECK - 1534 SQ.FT.

SCALE: 1/4" = 1'0"

NEW CONC. DRIV

STAMPED CONCRETE
USING PERMEABLE C

	REVISION
1	4/18/24

WILLIAM J. BENJAMIN * LICENSED PROFESSIONAL ARCHITECT No. 9082 * HAWAII U.S.A.

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TMK: 870280130000

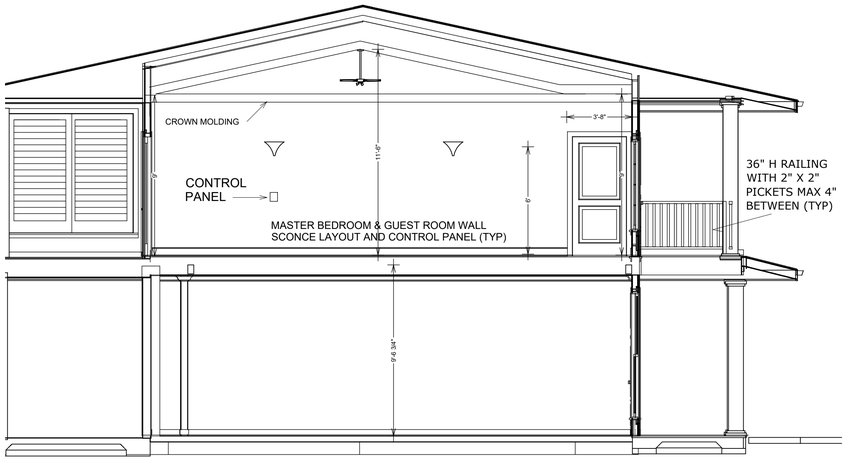
DATE 6/17/24

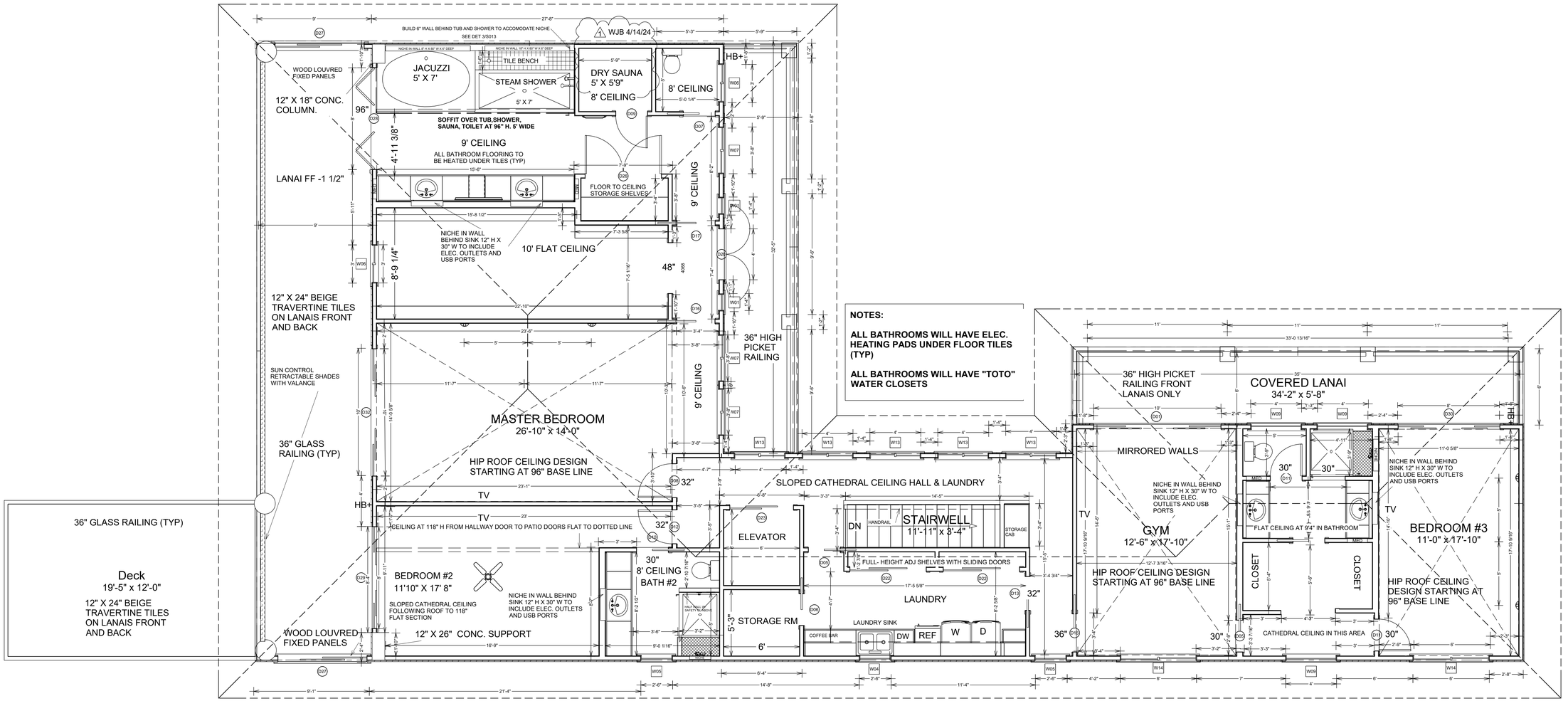
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EXHIBIT C-4 - FIRST FLOOR PLAN
FILE NO. 2024/SMA-75





SECOND LEVEL LIVABLE AREA = 2454 SQ.FT.

SCALE: 1/4" = 1'0"

EXHIBIT C-5 - SECOND FLOOR PLAN
FILE NO. 2024/SMA-75

NEW FLOOR PLAN 2

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1	4/14/24

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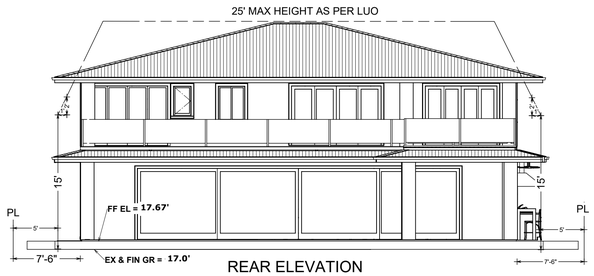
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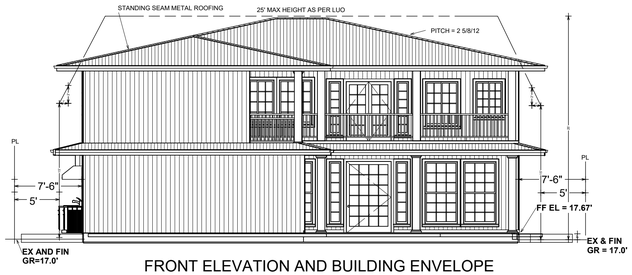
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REAR ELEVATION

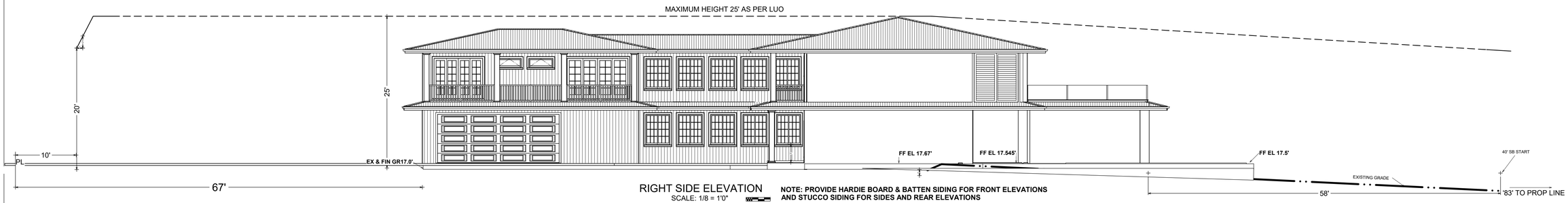
SCALE: 1/8" - 1'0"



FRONT ELEVATION AND BUILDING ENVELOPE

SCALE: 1/8" = 1'0"

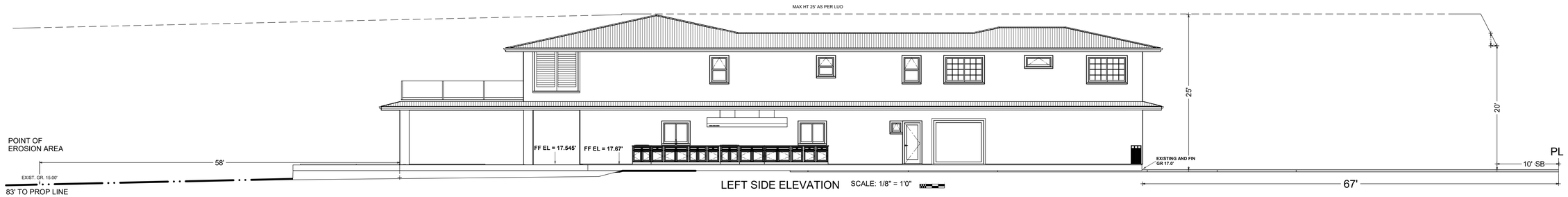
PROVIDE HARDIE BOARD AND BATTEN SIDING FOR FRONT ELEVATIONS, AND STUCCO FOR SIDES AND REAR ELEVATIONS.



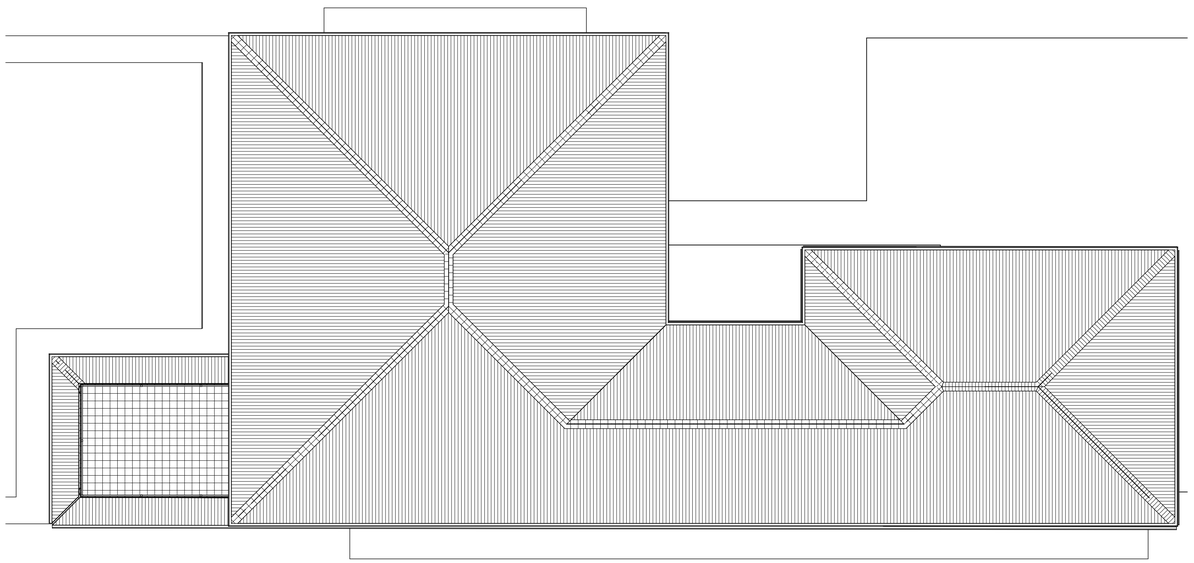
RIGHT SIDE ELEVATION

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"

EXHIBIT C-6 - ELEVATION AND ROOF PLANS

FILE NO. 2024/SMA-75

ELEVATIONS AND ENVELOPE

REVISION

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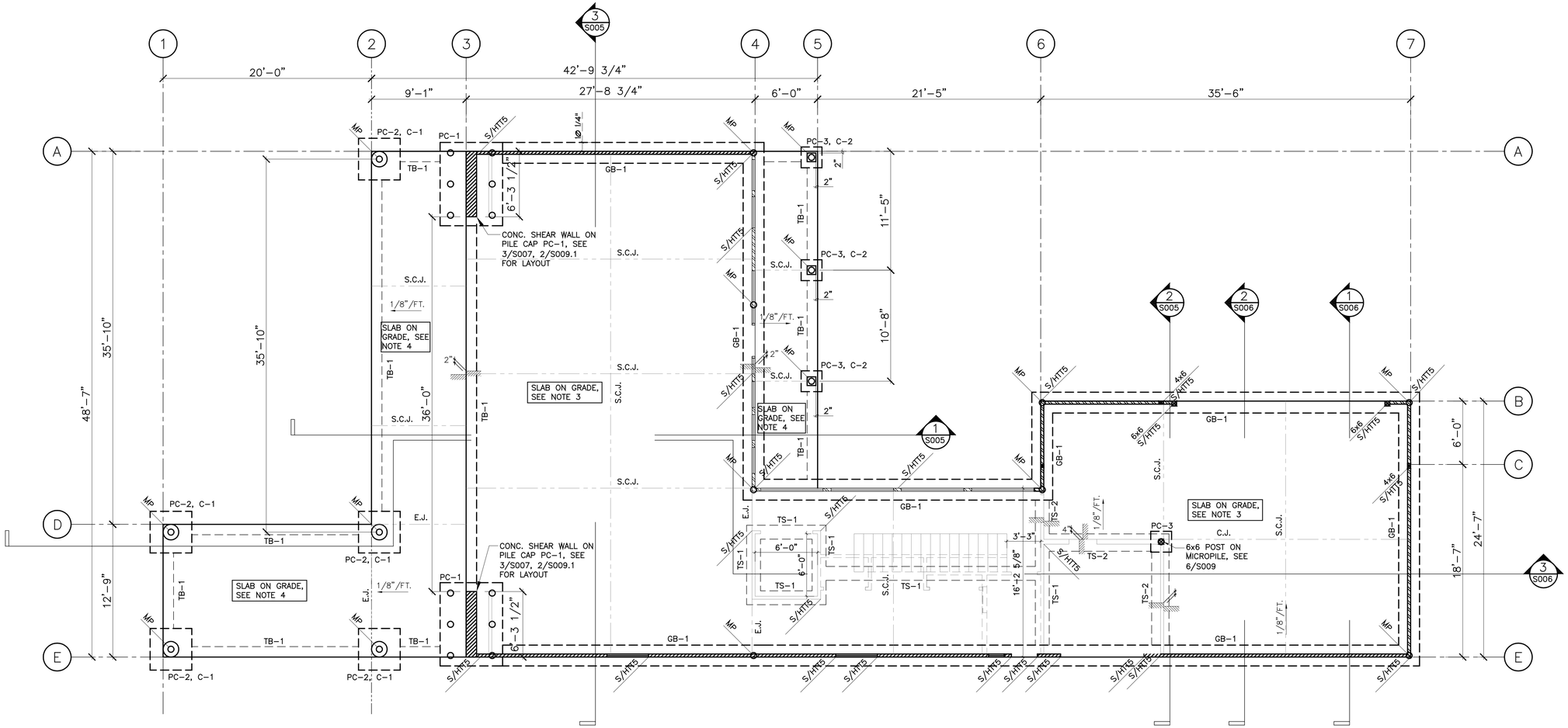
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FOUNDATION & SLAB–ON–GRADE NOTES:

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 WIITH 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/HTT5 — INDICATES REQUIRED SIMPSON HTT5 HOLDOWN TIES W/ SIMPSON 5/"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 GALVANZED NAILS OR FASTENERS SHALL BE USED.



1 FOUNDATION PLAN
SCALE: 3/16"=1'–0"

0 2' 4' 8'
SCALE: 3/16" =1'-0"

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

FOUNDATION PLAN

REVISION

WILLIAM J. BENJAMIN LICENSED PROFESSIONAL ARCHITECT No. 9092 HAWAII, U.S.A.

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Signature
Sept. 4-30-26

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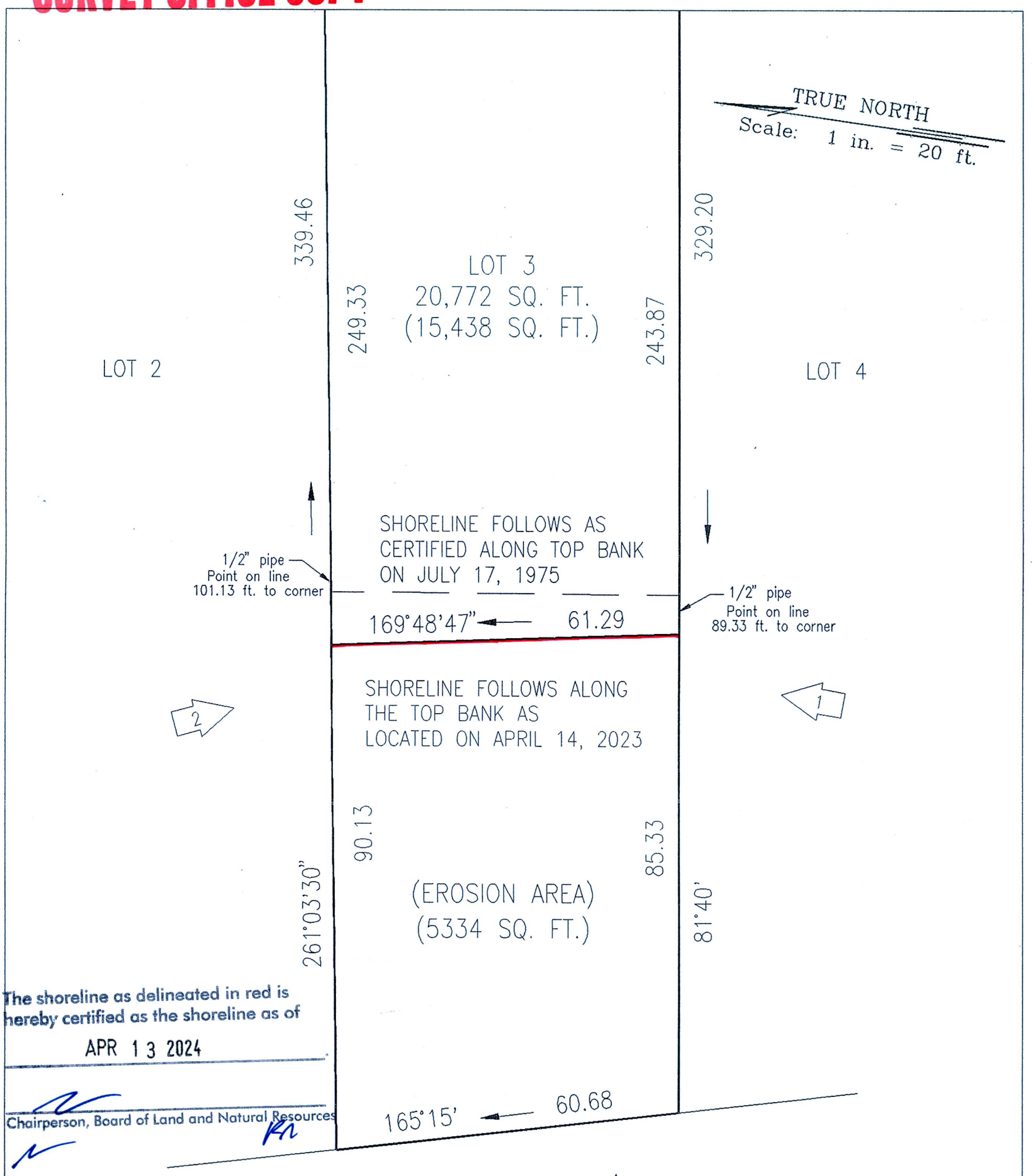
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SCALE AS SHOWN
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EXHIBIT D - FLOOD ZONE MAP
FILE NO. 2024/SMA-75

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

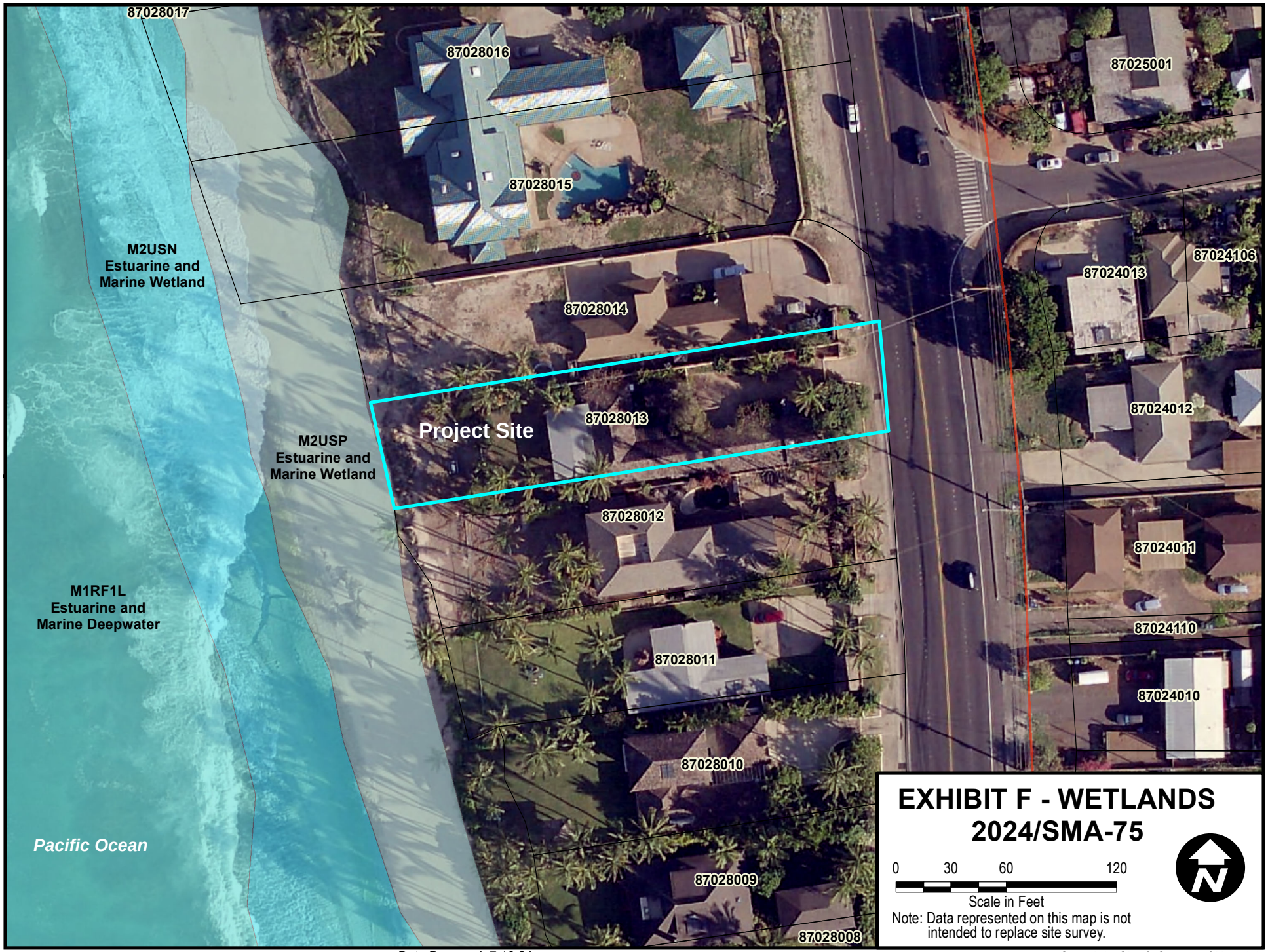
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4/14/2023

12:30 P.M.

PARTY CHIEF: VARYN HIGA

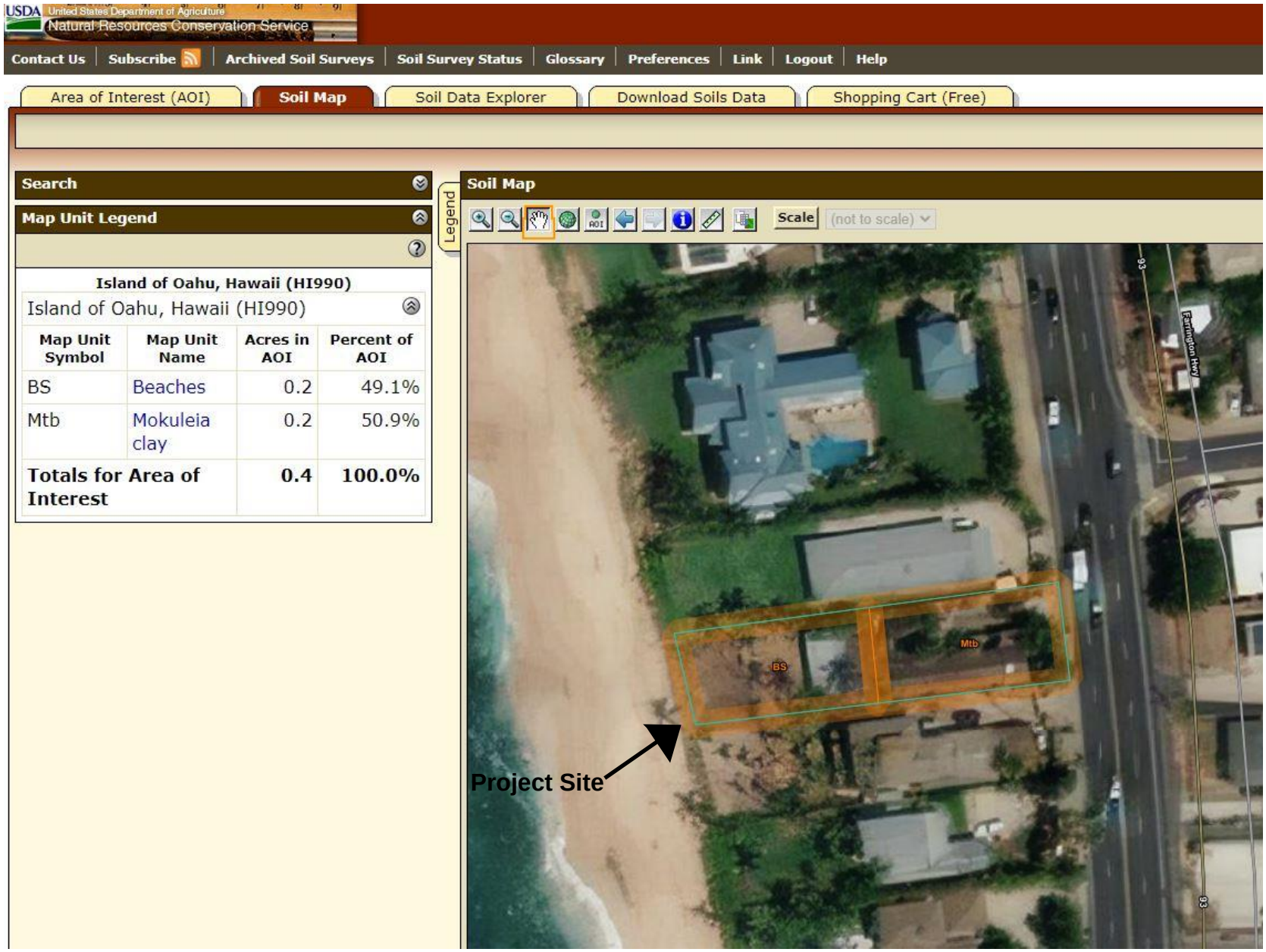
EXHIBIT E-2 - SHORELINE SURVEY PHOTOS
FILE NO. 2024/SMA-75



Prepared by: CK

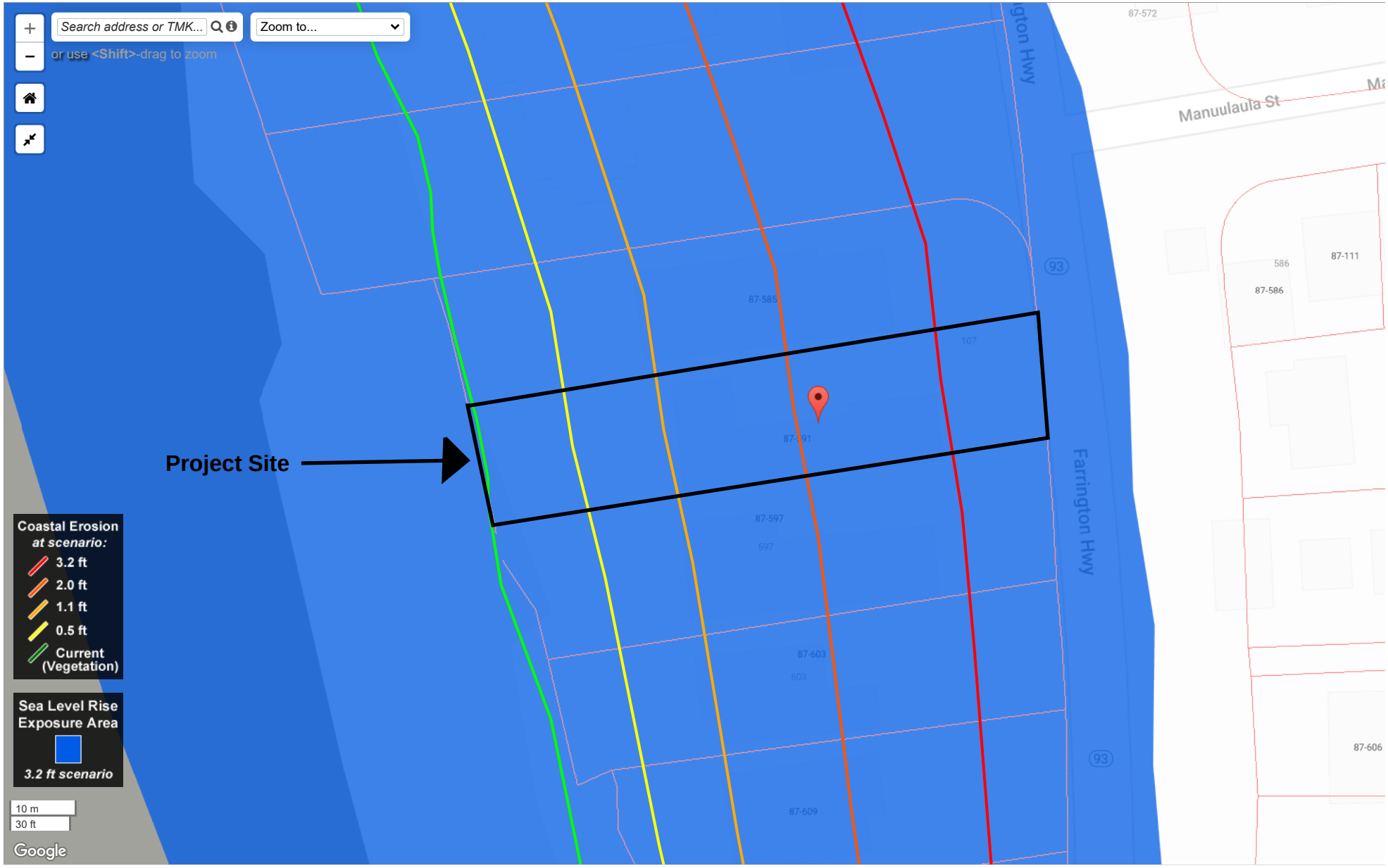
Date Prepared: 7.10.24

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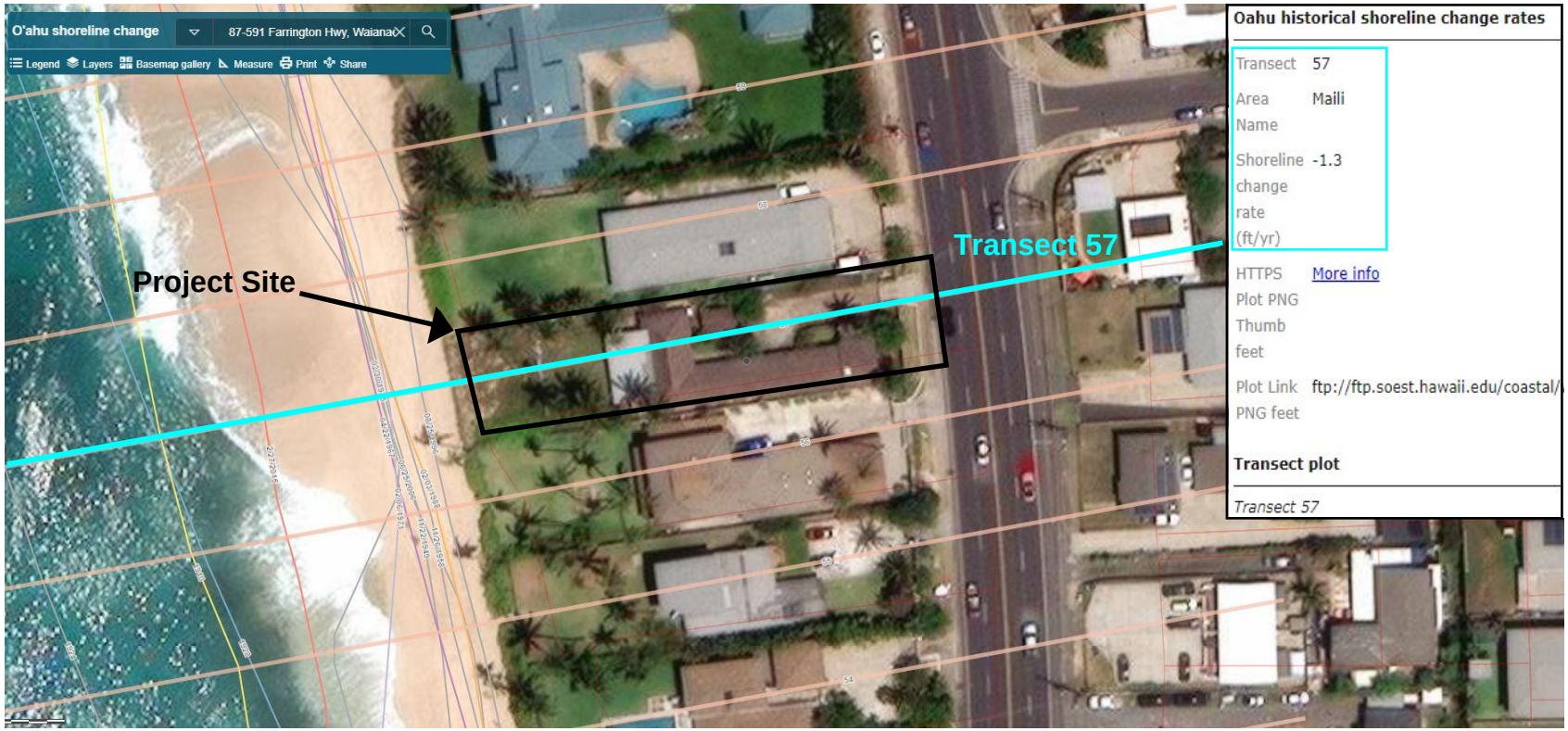
EXHIBIT G - NRCS SOILS MAP
FILE NO. 2024/SMA-75



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

LEGEND

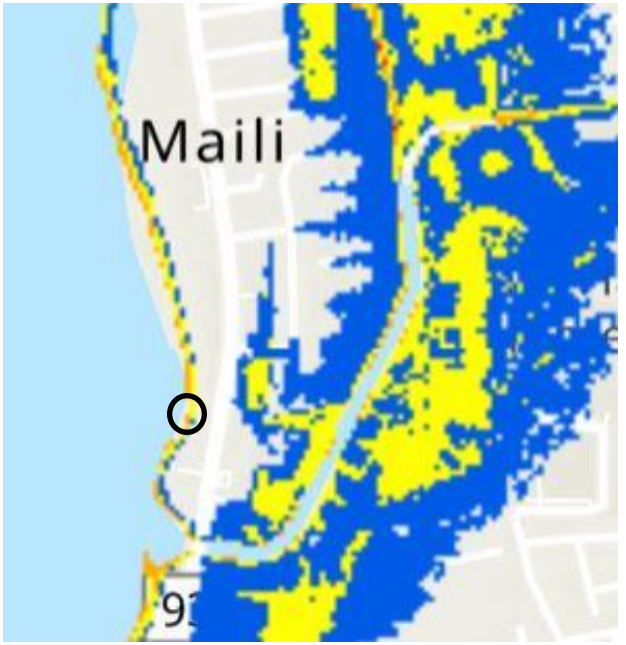
- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground



Category 2 Hurricane

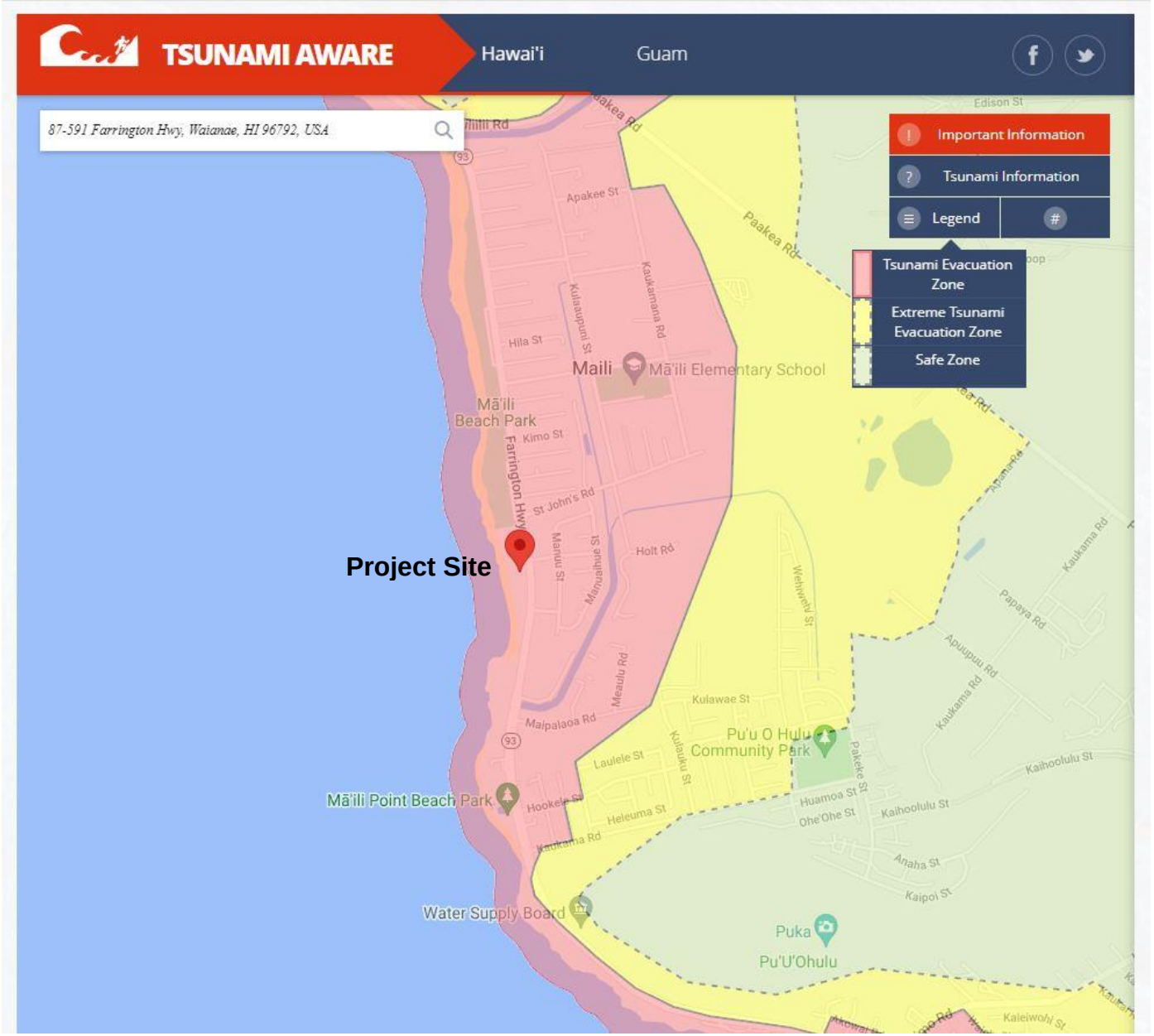


Category 3 Hurricane



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

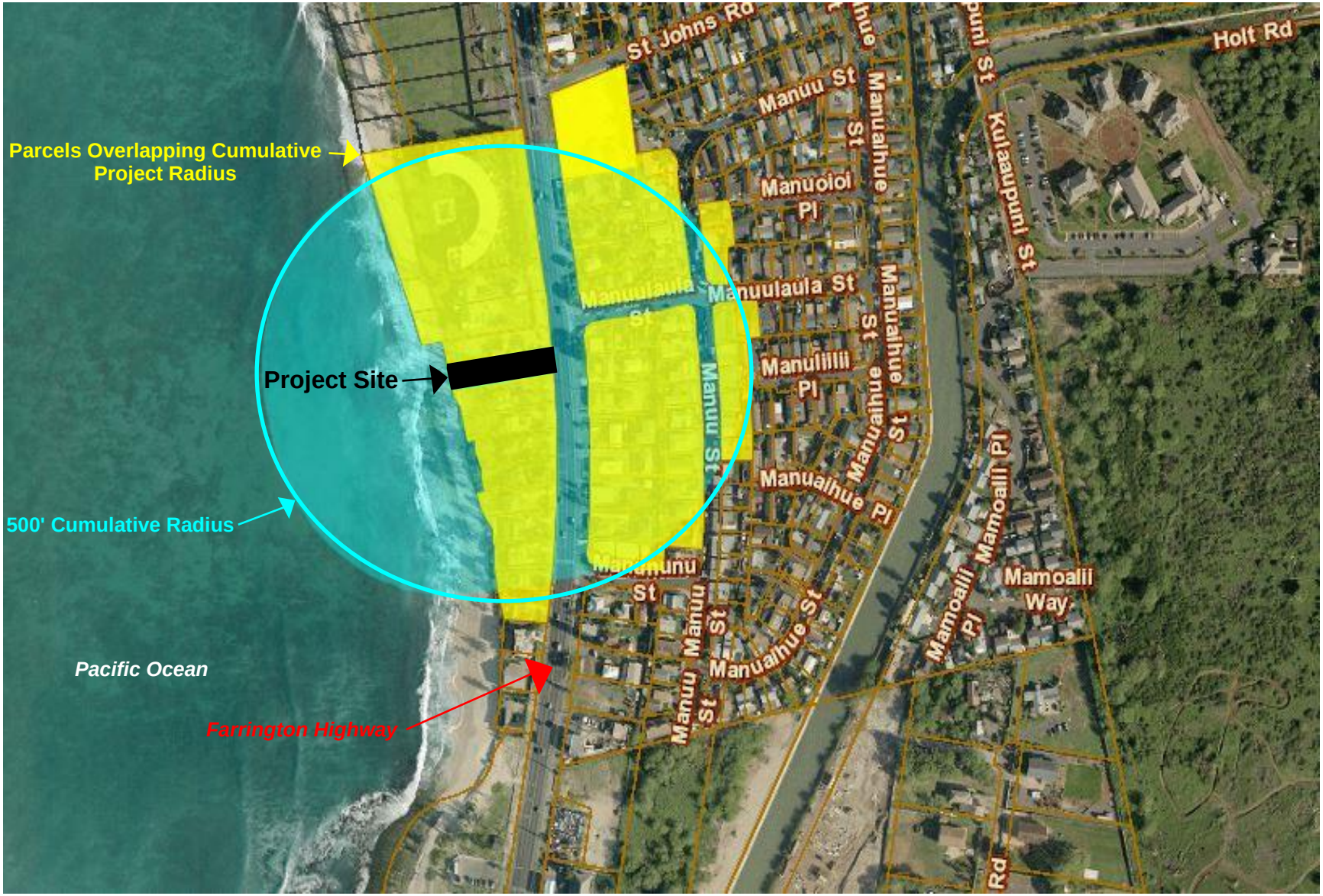


EXHIBIT L - 500-FOOT CUMULATIVE PROJECTS RADIUS MAP
FILE NO. 2024/SMA-75