'24NOV18 AM 11:01 CITY CLERK

Cook Property

Speak to the 'aina... Work with Lokahi

HARMONY AND BALANCE

Written Statement for
SMA Major Permit Application
TMK: (1) 8-4-004:020
84-939 Farrington Highway
Makaha, Hawaii



WHALE Environmental Services, LLC
P.O. Box 455, Kahuku, HI 96731
www.whalees.com

WHALE Environmental Services LLC
P.O. Box 455. KAHUKU, HI 96731 808-294-9254

Submitted by WHALE Environmental Services LLC for Resolution 24-258
Committee on Zoning | November 20, 2024

MISC. COM. 529
ZON

COMPLIANCE WITH RULES, REGULATIONS & STATUTES

This SMA Major Land Use Permit has been prepared to comply with:

- Chapter 25 of the Hawaii Revised Statutes (HRS); and
- Title 11, Chapter 200.1 of the revised Hawaii Administrative Rules (HAR) (August 2019).

Proposed Action and Location. The Proposed Action consists of the construction of one single-family residence with pool/spa, garage, and 2nd floor internal ADU on a vacant unoccupied shoreline lot

Project Summary. The Proposed Action would consist of the construction of one single-family residence with pool/spa, garage, and 2nd floor internal ADU on a vacant unoccupied shoreline lot. The development will be setback more 40'+ from the shoreline. There are shoreline surveys for the site as it is an shoreline lot, conducted in 2018 and 2023 and now certified in 2024; in the R-10 Residential District and is therefore subject to compliance with the development standards in Chapter 21, Revised Ordinances of Honolulu (ROH), the Land Use Ordinance (LUO). The property is also located within the Special Management Area (SMA), and therefore subject to compliance with Chapter 25, ROH, the SMA Ordinance. Regulatory authority in the R-10 Residential District and SMA lies with the City and County of Honolulu (City) Department of Planning and Permitting (DPP).



Cook Property

Project:	**Cook Property**
Applicant:	Name: Cook Property Contact: Kim and Raymond Cook
Approving Agency:	Department of Planning and Permitting City and County of Honolulu 650 South King Street, 7th Floor Honolulu, HI 96813
Location:	84-939 Farrington Highway, HI 96792
Proposed Action:	Construction of a new single-family residence on an un-occupied, vacant shoreline lot
SMA Major Land Use Permit Application Trigger(s)	Construction within Special Management Area (SMA) and X and AE Flood Hazard Zone with a cost >$500,000 SMA Major – VE Zone not affected by main structural components.
Tax Map Key:	1-8-4-004:020
Parcel Area:	11,663 SF or 0.3582 acres
Project Area:	4247 SF or 28% of lot area
Judicial District:	Waianae
Community/Development Plan Designation:	Wai'anae Sustainability Communities Plan and Oahu General Plan
State Land Use District:	Urban
County Zoning:	R-10 Residential District
Required Permits and Approvals:	SMA Major Approval DPP - Building Permits
Anticipated Determination:	SMA Major Land Use Permit
Parties Consulted:	See Chapter 7 - Consultation
Consultant:	WHALE Environmental Services LLC PO Box 455, Kakuku, HI 96731 Email:markahowland@hawaii.rr.com Contact: Mark Howland (808-294-9254)

The property has been a vacant lot for a long time according to property records. The project consists of the construction of one single-family residence with pool/spa, garage, and 2nd floor internal ADU. This is a two-story dwelling with 2nd floor open lanai, 6 bedroom/5.5 bath in the SFD and 1 bedroom/ 1 bath in the ADU. There are seven parking spaces for the SFD (2 in garage), and one parking space for the ADU – eight in total.

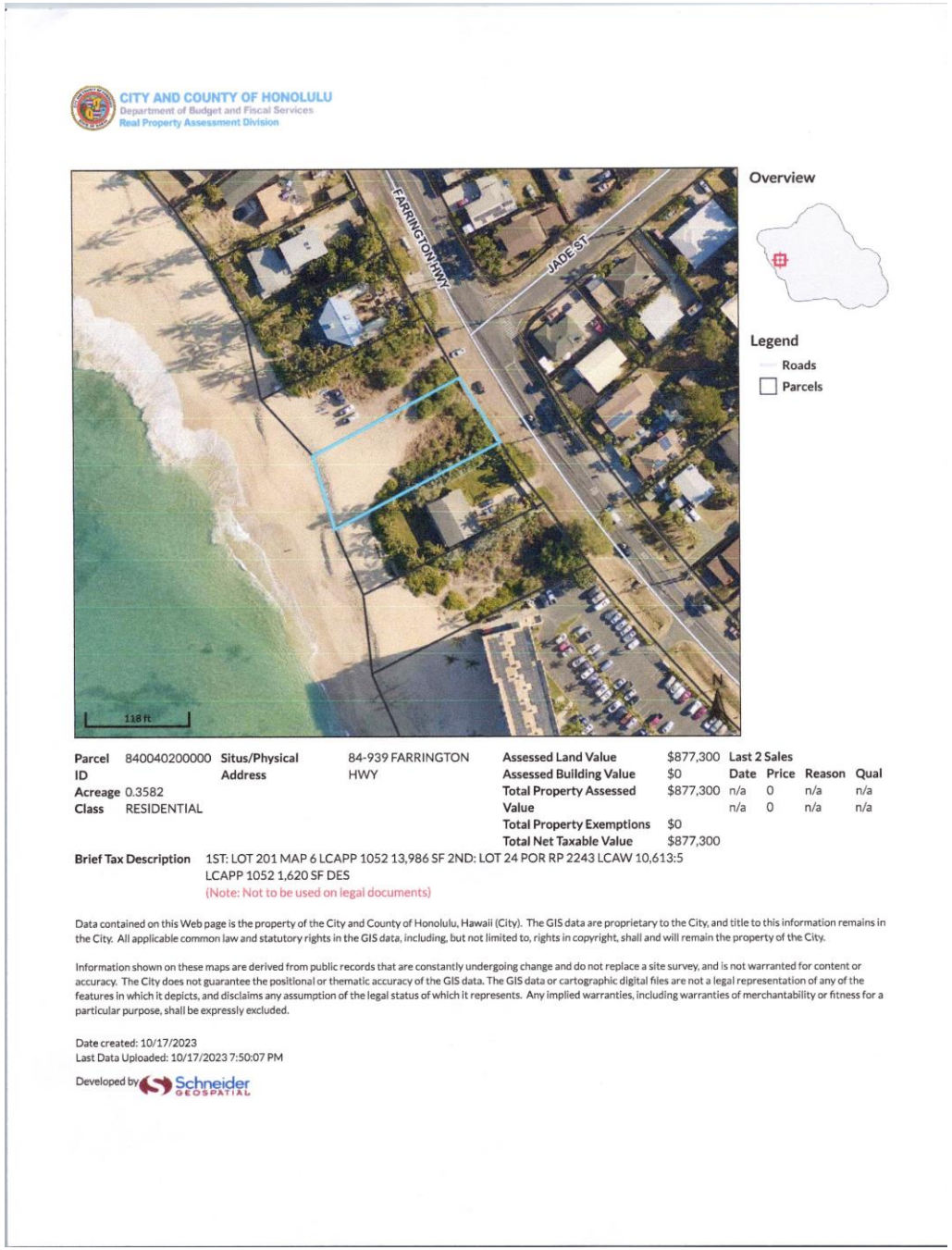
Max allowable building footprint: 7803 SF

Total Living Square Footage = 4247 SF (27.2%)

Total Floor Area Square Footage = Allowed: 10, 924 SF

Total Proposed Floor Area 7178 SF (46%)

Wastewater will use an new tie-in to the municipal sewage system with a sewer lateral near the main gate. The property has existing CMU walls on sidelines that will be extended to the 40' shoreline setback. There is an CMU existing front wall with driveway gate that is changed from outward facing to inward facing per the Neighborhood Board request.



CITY AND COUNTY OF HONOLULU
Department of Budget and Fiscal Services
Real Property Assessment Division

Parcel ID	840040200000	Situs/Physical Address	84-939 FARRINGTON HWY	Assessed Land Value	$877,300	Last 2 Sales			
Acreage	0.3582			Assessed Building Value	$0	Date	Price	Reason	Qual
Class	RESIDENTIAL			Total Property Assessed Value	$877,300	n/a	0	n/a	n/a
						n/a	0	n/a	n/a
				Total Property Exemptions	$0				
				Total Net Taxable Value	$877,300				

Brief Tax Description 1ST: LOT 201 MAP 6 LCAPP 1052 13,986 SF 2ND: LOT 24 POR RP 2243 LCAW 10,613:5 LCAPP 1052 1,620 SF DES
(Note: Not to be used on legal documents)

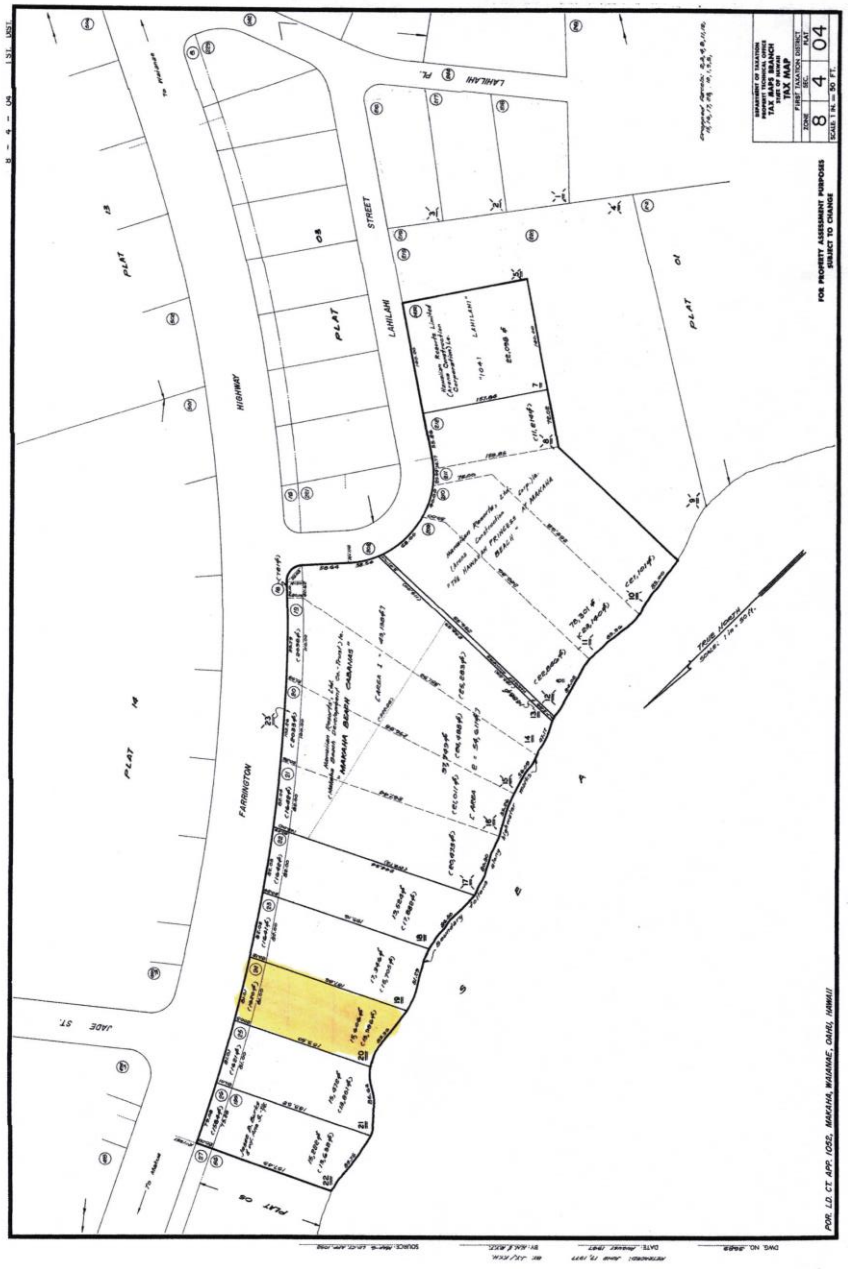
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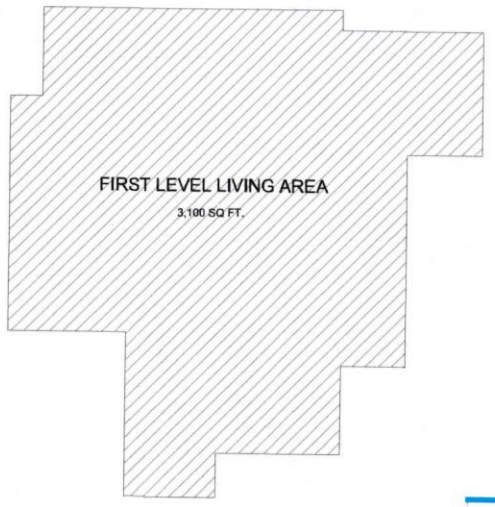
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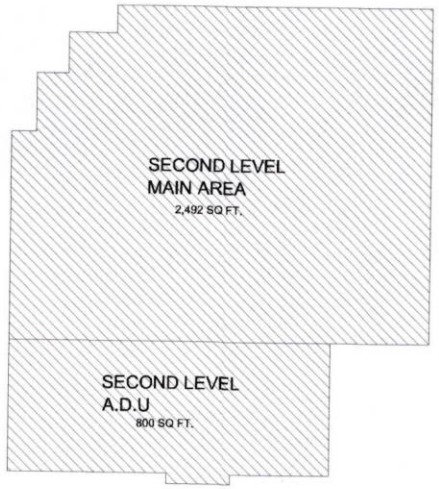
Date created: 10/17/2023
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Developed by Schneider GEOSPATIAL

The subject parcel (hereinafter referred to as the "site") consists of approximately 0.3582 acres (11,663 SF) of residentially zoned lands and identified as Tax Map Key Number: (1) 8-4-004:020. The site is a rectangular-shaped parcel that is bounded by the Pacific Ocean to the south, residential development lot to the east, another vacant parcel to the west and Farrington Highway to the north.



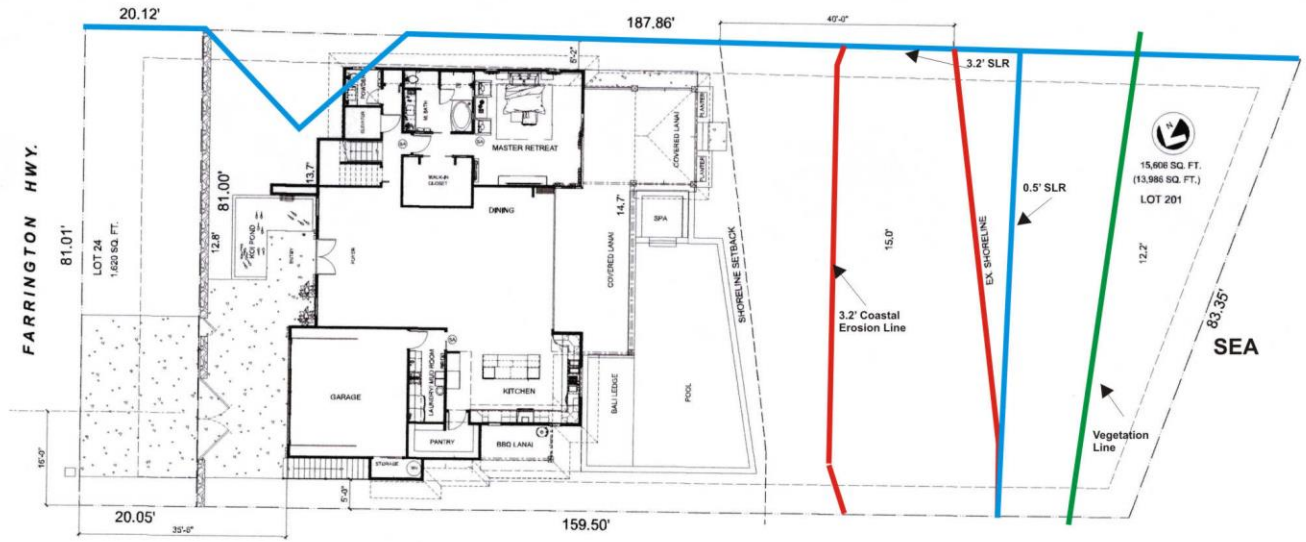




TOTAL LIVING AREA SQUARE FOOTAGE = 6,392 SQ. FT.

TOTAL FLOOR AREA SQUARE FOOTAGE = 7,199 SQ. FT.

ALLOWABLE FLOOR AREA : (.6 X LOT AREA: 15,606) = 9,363 SQ. FT.



PLOT PLAN

SCALE : 1" = 10.0'

A PROPOSED NEW BUILD FOR:

MR. & MRS. RAY & KIM COOK

ADDRESS: 84-939 FARRINGTON HWY, WAIANAE, HI 96792

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

Blue Hawaii Drafting Services

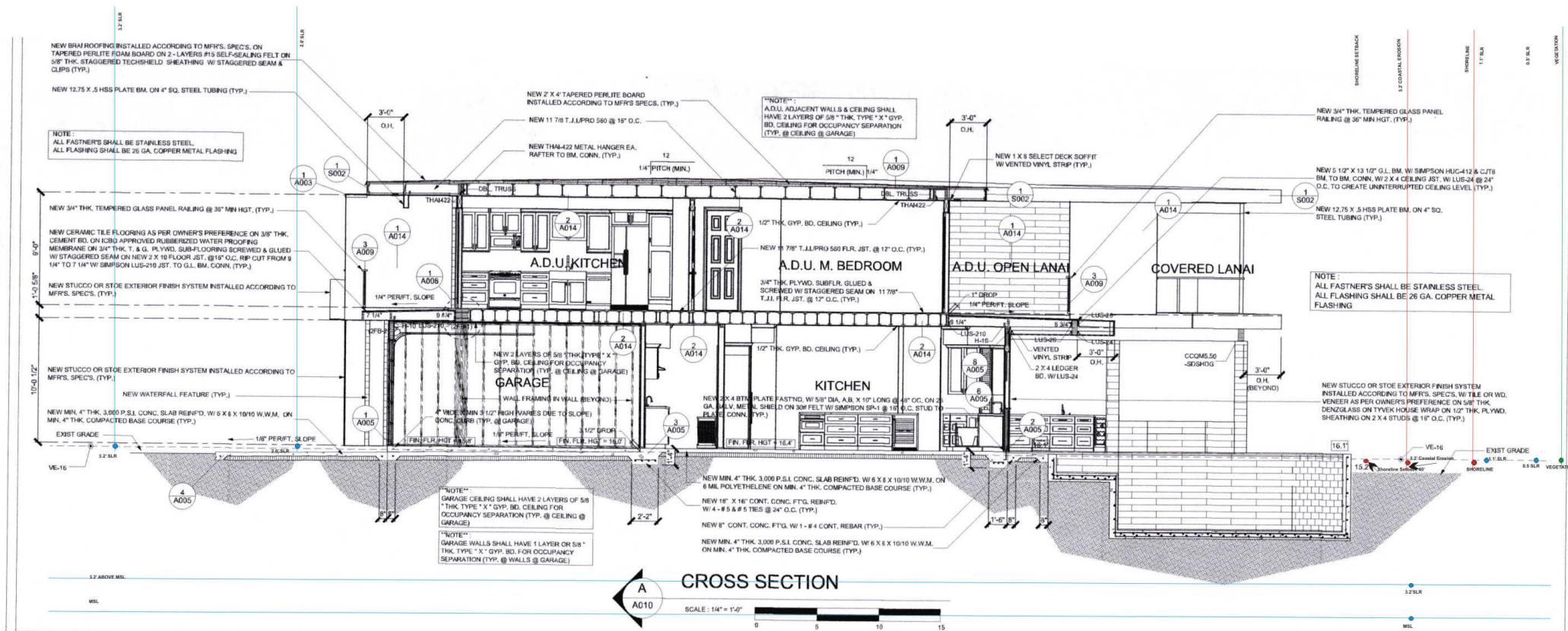
DATE

2/21/2024

SHEET NO.

SMA 1

OF 2 SHEETS



A A010 CROSS SECTION

SCALE : 1/4" = 1'-0"

0 5 10 15

A PROPOSED NEW SINGLE-FAMILY DWELLING & ADU FOR:

MR. & MRS. RAY & KIM COOK

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

Blue Hawaii Drafting Services

DATE
6/19/2024

SHEET NO.
SMA 2
OF **2** SHEETS

Nearby Uses within ½ mile include Hawaiian Princess Resort, Makaha Elementary School and nearby shopping and amusements.

1.3 Land Ownership

The project site is within the boundaries of TMK 1-8-4-004:020 and is owned by the following fee owner (s): Kim and Raymond Cook, Fee Owners

1.4 Project Costs

The estimated project costs are $900,000 - $1.2 million and is expected to be 18-24 months of construction duration once approved.

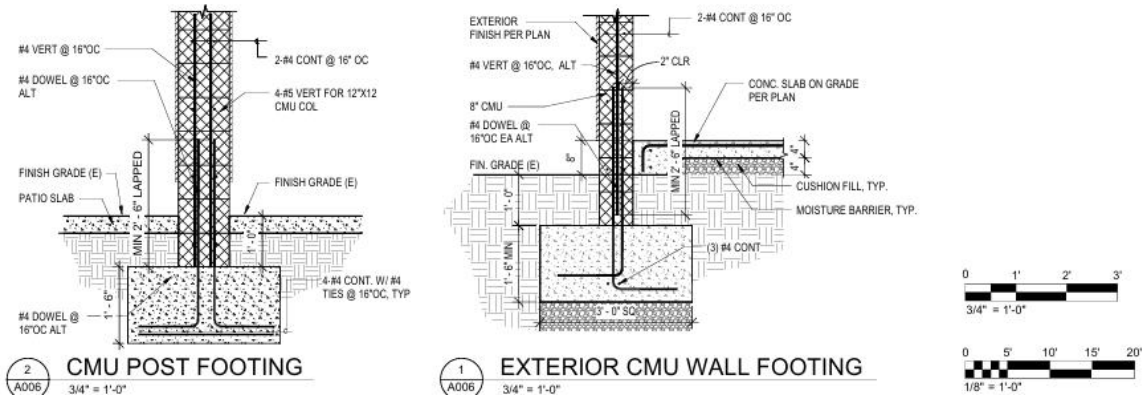


Environmental Factors

The Waianae microclimate is usually classified as follows:
(BSh) Hot Semi-Arid Climate

Hot semi-arid climates (type "BSh") tend to be located in the 20s and 30s latitudes of the tropics and subtropics, typically in proximity to regions with a tropical savanna or a humid subtropical climate. These climates tend to have hot, sometimes extremely hot, summers and warm to cool winters, with some to minimal precipitation. Hot semi-arid climates are most commonly found around the fringes of subtropical deserts.

The site is on one of the driest sides of the island, with higher average temperatures Leeward compared to the rainier areas on the Windward Side. The site itself is located directly on the beach, fronting Farrington Highway, so it will benefit from some cooler ocean breezes.

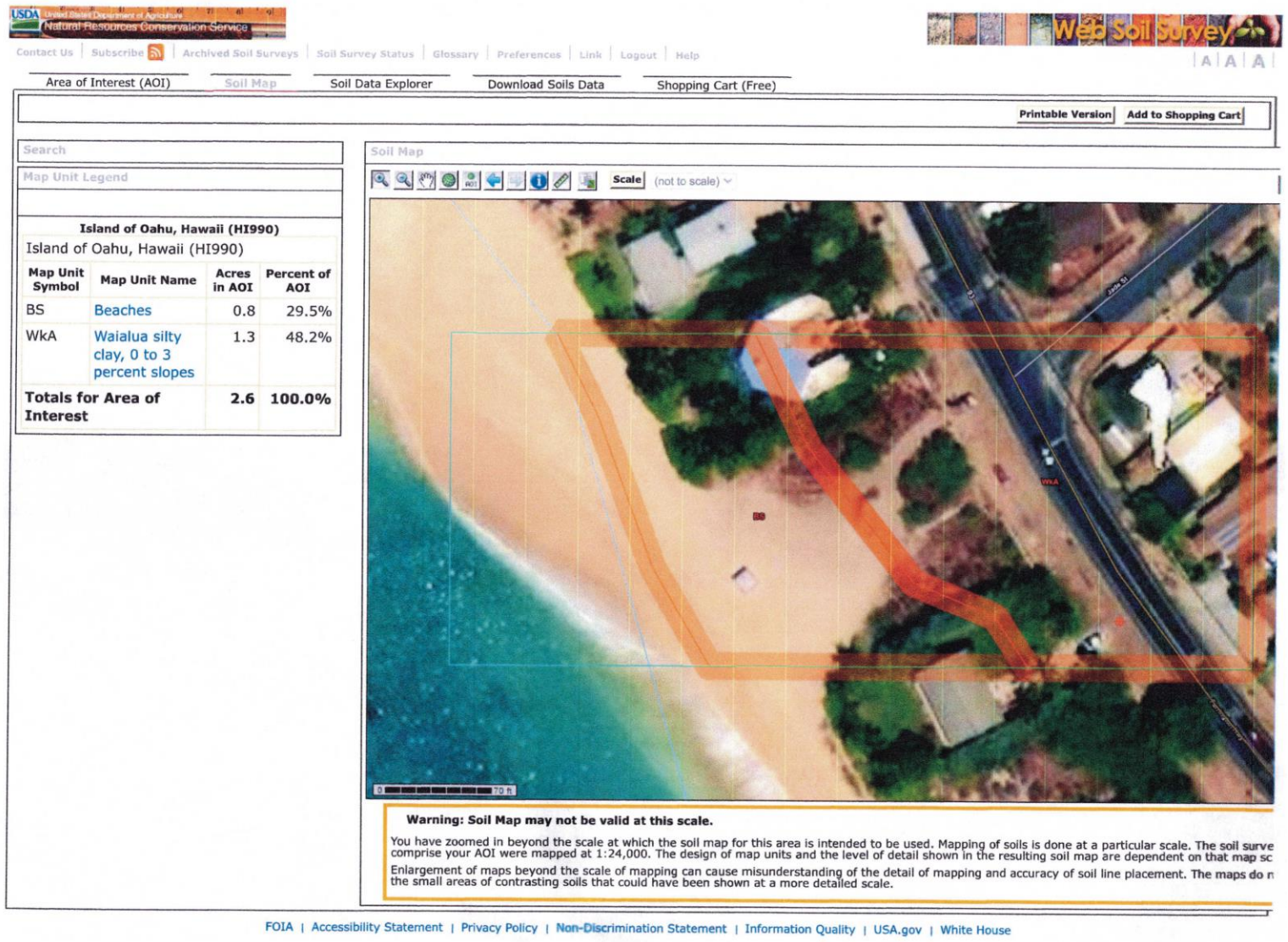


Sample Detail of foundation supports

In cultural considerations, any excavation work that encounters cultural artifacts or signs of such, will immediately halt, SHPD called, and asked for advice on how to proceed, which likely would involve the inclusion of an archaeologist for an AIS survey. Construction will not resume until SHPD releases the site.

Environmental Factors

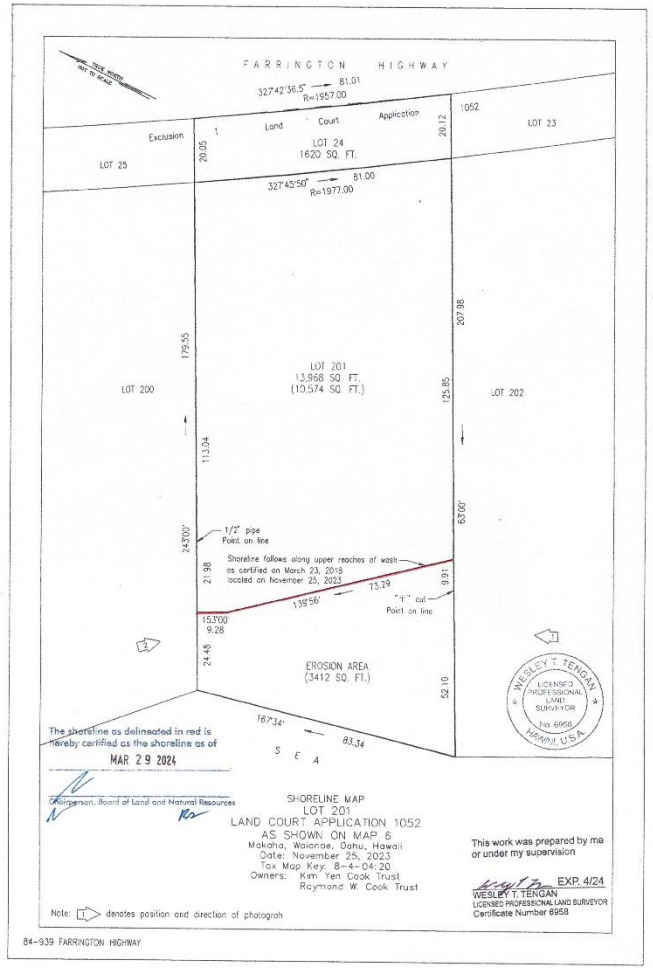
The site has an official classification of Waialua clays, Beach Sands and scattered Artificial Soils introduced by past grading work.



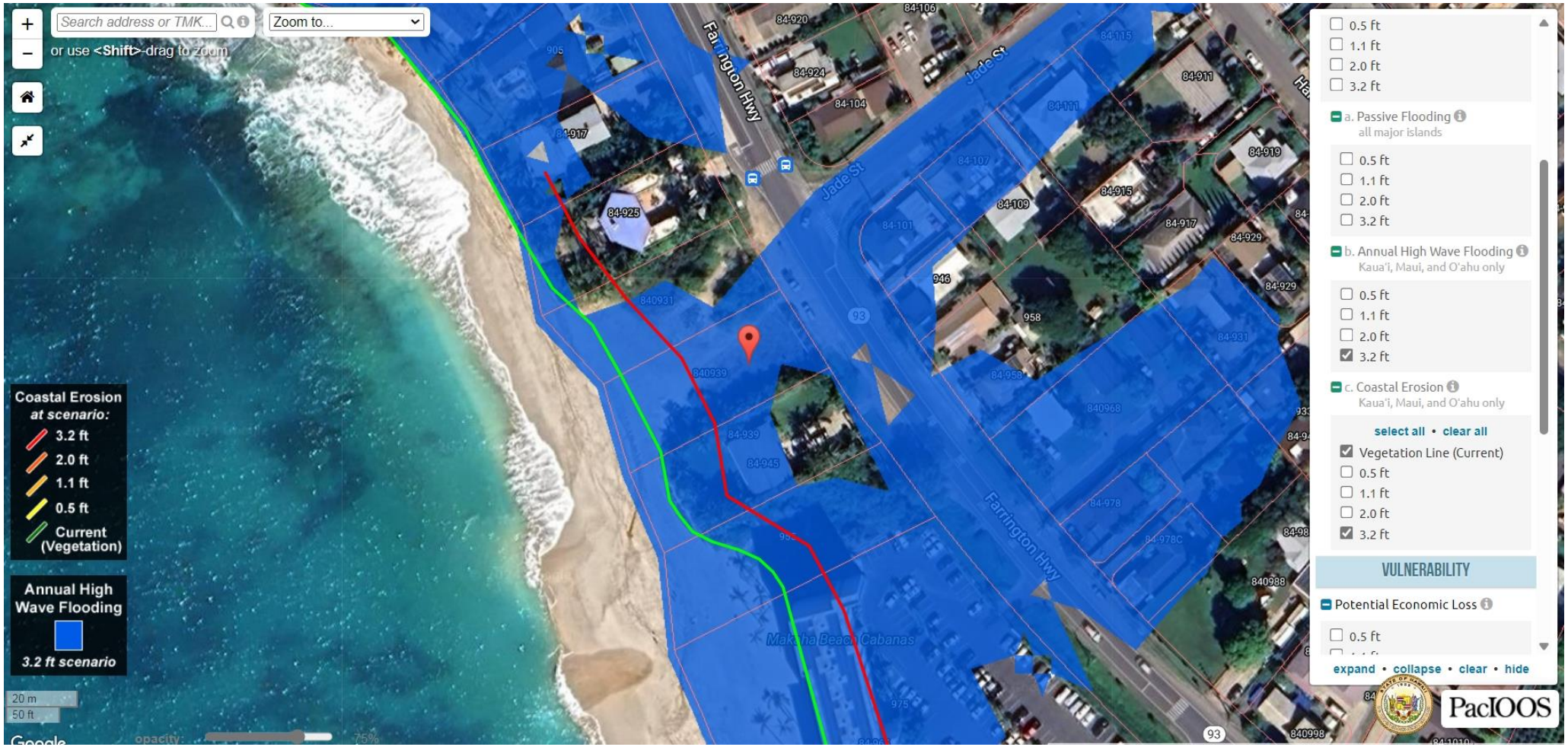
The Proposed Project Area (construction) is mostly located within the 3.2 ft. SLR exposure areas, as shown here…. Conversely, the project area is outside the 0.5’ SLR



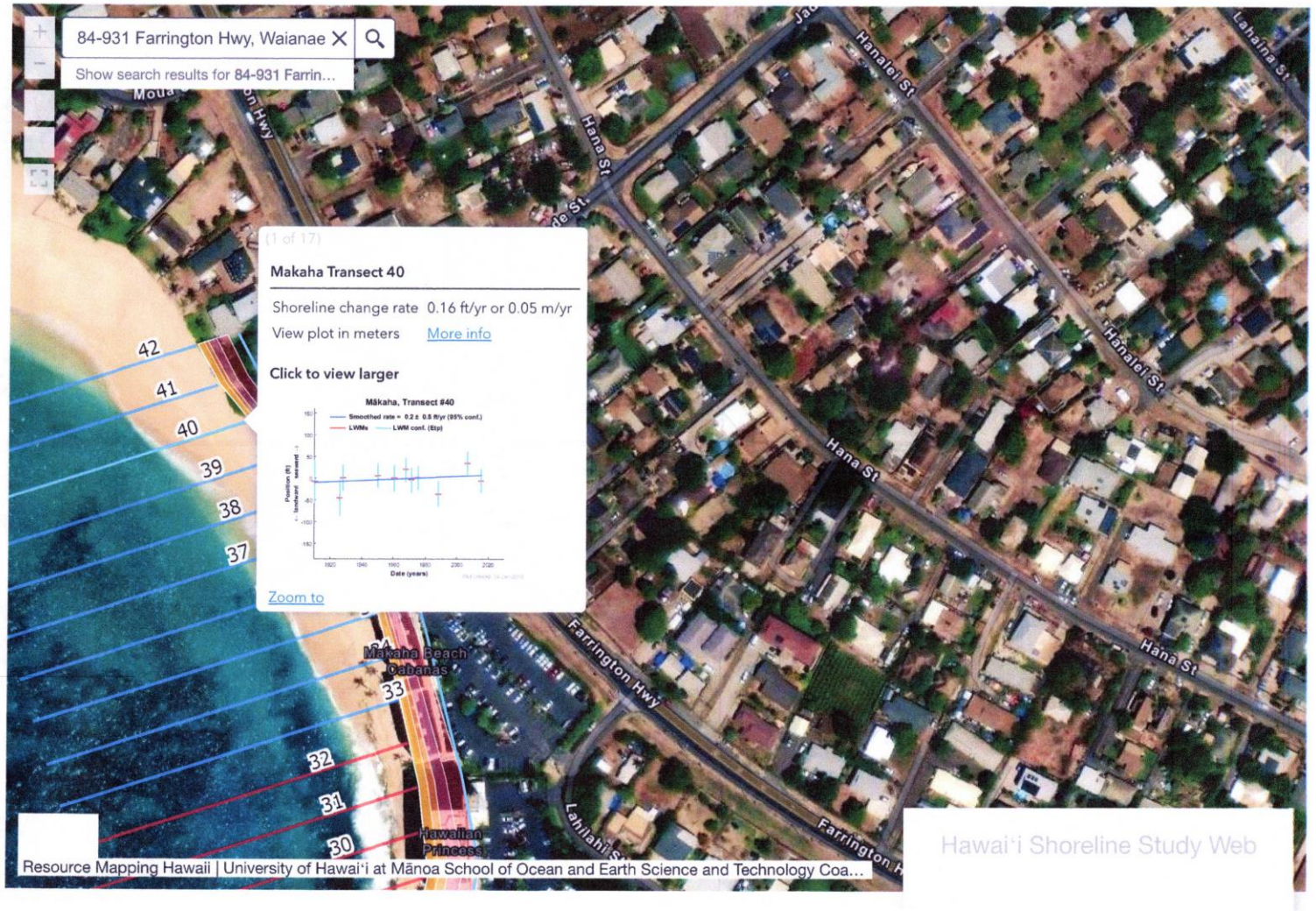




The shoreline survey has been certified in March 2024….



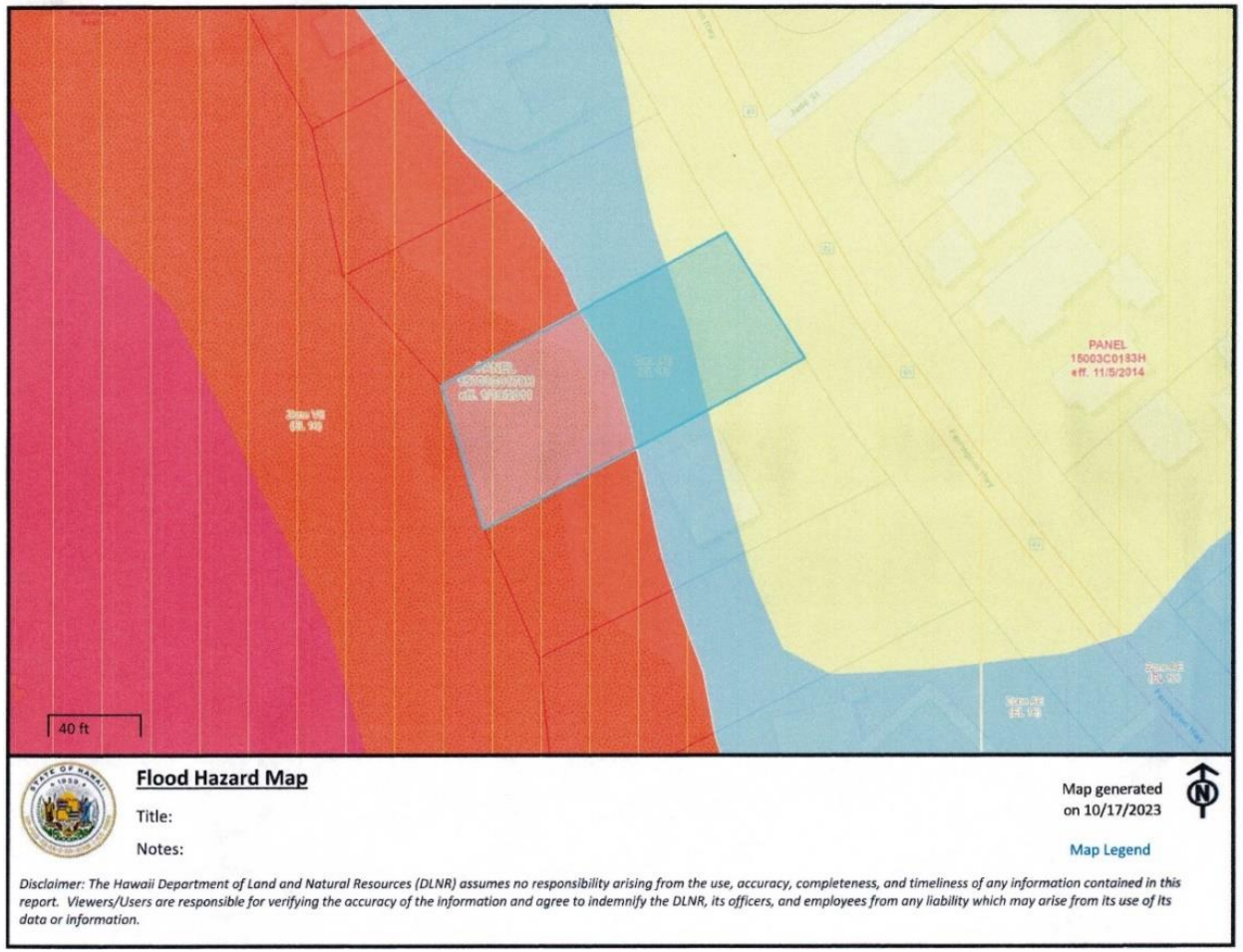
As can be seen by the erosion map, the 3.2’ erosion line (red) and the shoreline vegetation line (green) do not reach the proposed work area of the subject property.



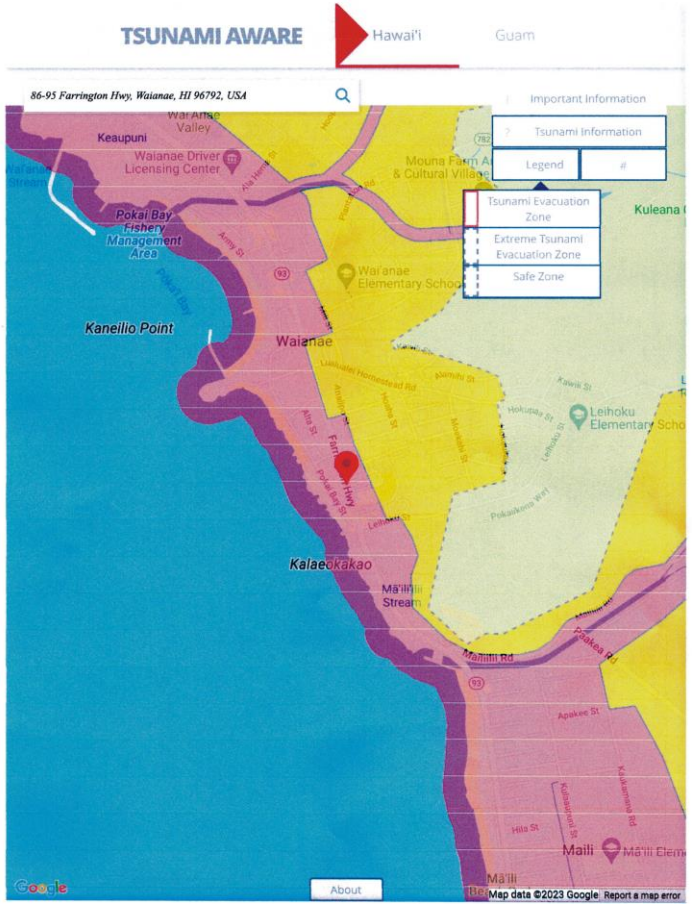
In the erosion rate loss/gain projections, the shoreline change rate is an accretion rate of 0.16’/year or a gain of shoreline of about 11.2’ by 2100.

According to the Flood Insurance Rate Map (FIRM), prepared by the Federal Emergency Management Agency (FEMA), the project work area is situated within two flood zone designation, Zones AE and X flood zones.

The structure is elevated to accommodate the flood zones. Zones AE and VE includes studied areas that are areas that do require mandatory flood insurance and floodplain management regulations or options, and this project applies flood mitigation methods.



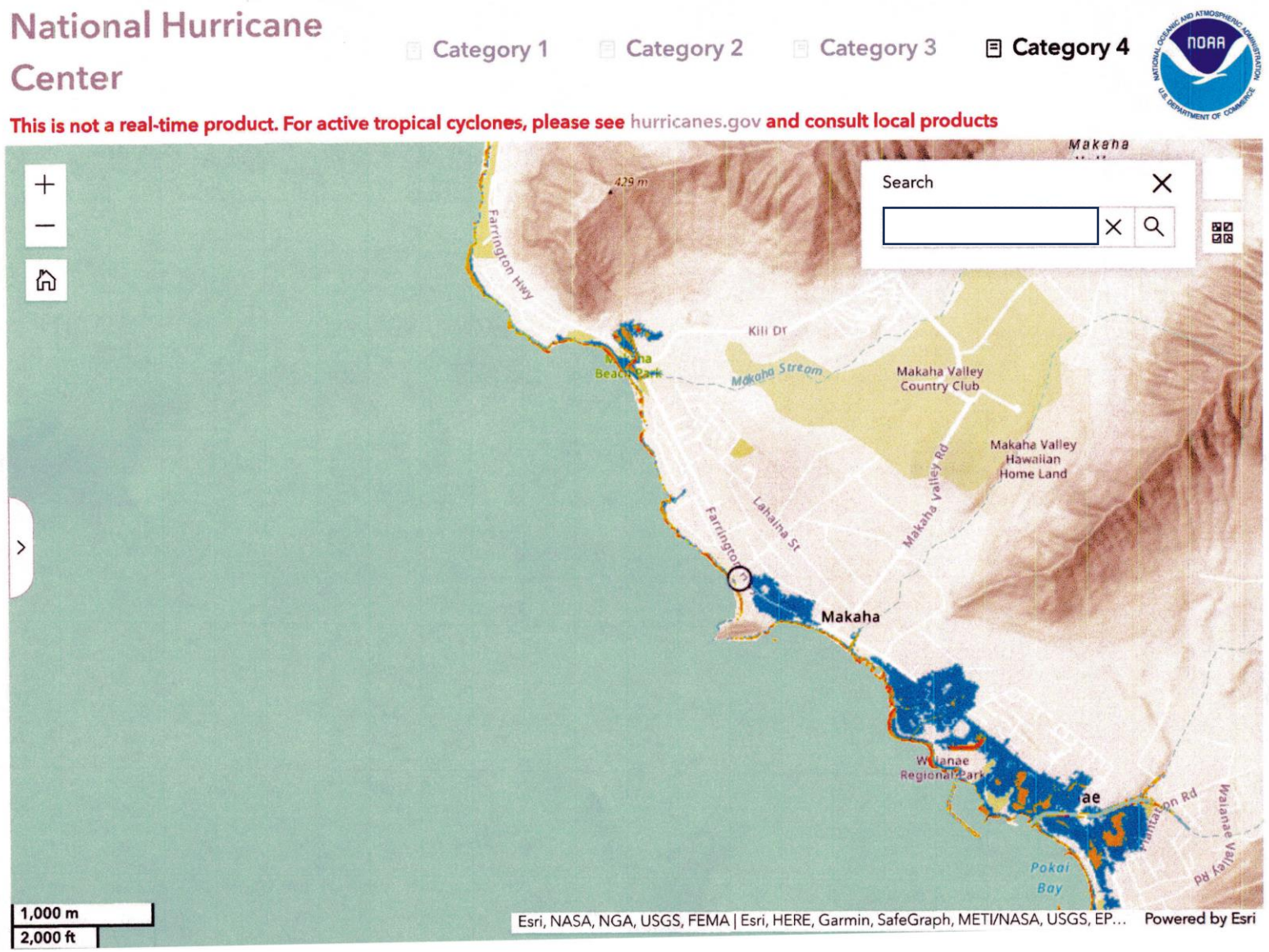
NOAA has predictions for Sea Levels Rise using a 6’ scenario. As can be seen, this property is outside of the water depth potential





As most of the Waianae Coast, the property is in a Tsunami excavation zone

As can be seen from the Category 4 (highest for Hawaii) Hurricane Surge Maps from the National Weather Service, the site is not exposed to any severe degree in lower categories, but nearby areas are.



To adhere with provisions of the Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.), as amended (ESA) and from information received from USFW with pertinent information in their files, as it pertains to federally listed species in accordance with section 7 of the ESA; the applicant is aware that the following federally listed species *may* occur or *transit* through the vicinity of the proposed project area:

The endangered Hawaiian hoary bat (Lasiurus cinereus semotus); endangered Hawaiian petrel (Pterodroma sandwichensis), threatened Newell's shearwater (Puffinus auricularis newelli), and endangered Hawaii DPS band-rumped storm-petrel (Oceanodroma castro) (hereafter collectively referred to as Hawaiian seabirds); the endangered Hawaiian stilt (Himantopus mexicanus knudseni), Hawaiian coot, (Fulica alai) Hawaiian gallinule (Gallinula galeata sandvicensis), and Hawaiian duck (Anas wyvilliana) (hereafter collectively referred to as Hawaiian waterbirds).

Have a biological monitor that is familiar with the species' biology conduct Hawaiian waterbird nest surveys where appropriate habitat occurs within the vicinity of the proposed project site prior to project initiation. Repeat surveys again within 3 days of project initiation and after any subsequent delay of work of 3 or more days (during which the birds may attempt to nest). If a nest or active brood is found:

1. Contact the USFW Service within 48 hours for further guidance.
2. Establish and maintain a 100-foot buffer around all active nests and/or broods until the chicks/ducklings have fledged. Do not conduct potentially disruptive activities or habitat alteration within this buffer.
3. Have a biological monitor that is familiar with the species' biology present on the project site during all construction or earth moving activities until the chicks/ducklings fledge to ensure that Hawaiian waterbirds and nests are not adversely impacted.

The same provisions of monitoring for site entry, halt to construction, notification of species presence to USFW and DLNR/DAR and request for guidance will apply to other species such as monk seals and green sea turtles that may enter the site from near shore waters and beaches.

Previous research in to the traditional history and mythology of the Waianae has revealed a dearth of information. A common perception is that this was a land where people got by fine - Fishing was terrific. Crops could be planted where they would be happiest, coconuts near the beaches, breadfruit higher up. They raised chickens, pigs , and dogs. Lush forests yielded the wood they needed, and they had water for taro. But the dryness of the region limited production with food for residents, but little to offer travelers. Thus Nanakuli folks became known for the "deafness" – pretending to be death so they could not hear appeals for food; and Makaha became known as "fierce warriors"..

The rain of Waiʻanae is known as Kilinoe and the wind is Kaiāulu.

It is believed that as a shoreline lot, this site may have been a staging area for fishing, for which the area was known. It's soils are not partially fertile for farming. No surface historic properties were observed during a field examination within or in the immediate vicinity of the Proposed Action. No intact sinkholes, sand dune deposits, or cultural material were observed within the project area, and none are believed to be present. As a result, the Proposed Action is not anticipated to adversely affect any historic properties. Furthermore, the Proposed Action would have no significant impact on historic properties as none are listed or detected. In a Ka Pa'akai Analysis, this shoreline will retain its past cultural practice of fishing in this modern day. There are nearby shoreline access paths, and the Cooks have agreed not to block sideline highway parking in front of the property with the exception of the driveway.

Continued consultation with the State Historical Preservation Division (SHPD) will be necessary to determine if archaeological monitoring or other specific measures will be required. **However, in that unlikely event that previously unidentified historical, archaeological, or cultural resources or human remains are encountered, work in the immediate area would cease and notification of the proper authorities, including the State Historic Preservation Division, would occur immediately according to applicable law.**

The Environmental Disclosure Document (EDD) was distributed to many agencies and stakeholders. Mahalo nui loa for being part of this review process. As you know, presentations are mainly a forum to answer questions arising from the project. This PowerPoint just highlights some of the information, but we gladly will answer any questions that may have developed from your reviews.

QUESTION and ANSWER PERIOD