'24NOV18 AM 11:03 CITY CLERK

Passman Property

Speak to the 'aina... Work with Lokahi

HARMONY AND BALANCE

Written Statement for
SMA Major Permit Application
TMK: (1) 8-7-028:013
87-591 Farrington Highway
Nanakuki, Hawaii



Submitted by WHALE Environmental Services LLC for Resolution 24-266
Committee on Zoning | November 20, 2024

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

MISC. COM. 530
ZON

COMPLIANCE WITH RULES, REGULATIONS & STATUTES

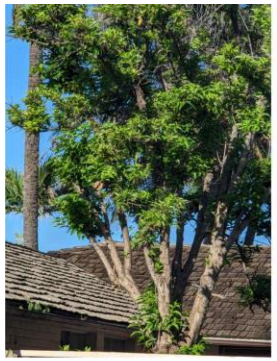
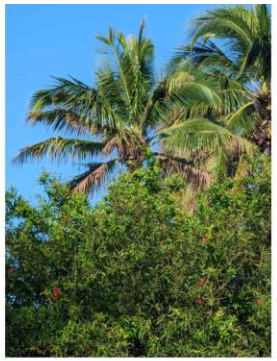
This SMA Major Land Use Permit has been prepared to comply with:

- 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 project activities is construction of a single-family dwelling on essentially the footprint of the now demolished house.

Project Summary. The SFD is a 3B/3Bath dwelling with an internal first floor garage. Wastewater will use the existing tie-in sewage system from the past house connection (re-checked for integrity). The property has existing CMU walls on sidelines that will be repaired and extended to the 40' shoreline setback and an existing front wall with driveway gate.

The property has been a vacant lot for a short time according to property records. For safety reasons after DPP denial for a temporary safety fence under a MMS application, the existing structure was demolished in early 2024. The development will be setback more 40'+ from the shoreline. There are shoreline surveys for the site as it is a shoreline lot, certified in April 2024; in the R-5 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-5 Residential District and SMA lies with the City and County of Honolulu (City) Department of Planning and Permitting (DPP).








Passman Site Photos

Project:	**Passman - New Single Family Dwelling Construction**
Applicant:	Name: Passman Property Contact: Brigitte & David Passman
Approving Agency:	Department of Planning and Permitting City and County of Honolulu 650 South King Street, 7th Floor Honolulu, HI 96813
Location:	87-591 Farrington Highway, HI 96792
Proposed Action:	Construction of a new single-family residence with swimming pool/jacuzzi on an shoreline lot in Waianae
SMA Major Permit Trigger(s)	Construction within Special Management Area (SMA)
Tax Map Key:	1-8-7-028:013
Parcel Area:	(0.4768 acres) (20,772 SF) – 5,334 Erosion = 0.3544 acres (15,438SF)
Project Area:	Approximate work area 0.31 A (10,246 SF)
Judicial District:	Waianae
Community/Development Plan Designation:	Wai'anae Sustainability Communities Plan and Oahu General Plan
State Land Use District:	Urban
County Zoning:	R5 - 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 proposed project activities is construction of a single-family dwelling on essentially the footprint of the now demolished house. The SFD is a 3B/3Bath dwelling with an internal first floor garage. Wastewater will use the existing tie-in sewage system from the past house connection (re-checked for integrity). The property has existing CMU walls on sidelines that will be repaired and extended to the 40' shoreline setback and an existing front wall with driveway gate.

0.4768 acres - (0.4768 acres) (20,772 SF) – 5,334 Erosion = 0.3544 acres (15,438SF)

Total Lot Area = 20,772 SF

Deduct Erosion Area = 5,334 SF

Total Area for ISA Calculation = 15,438 SF

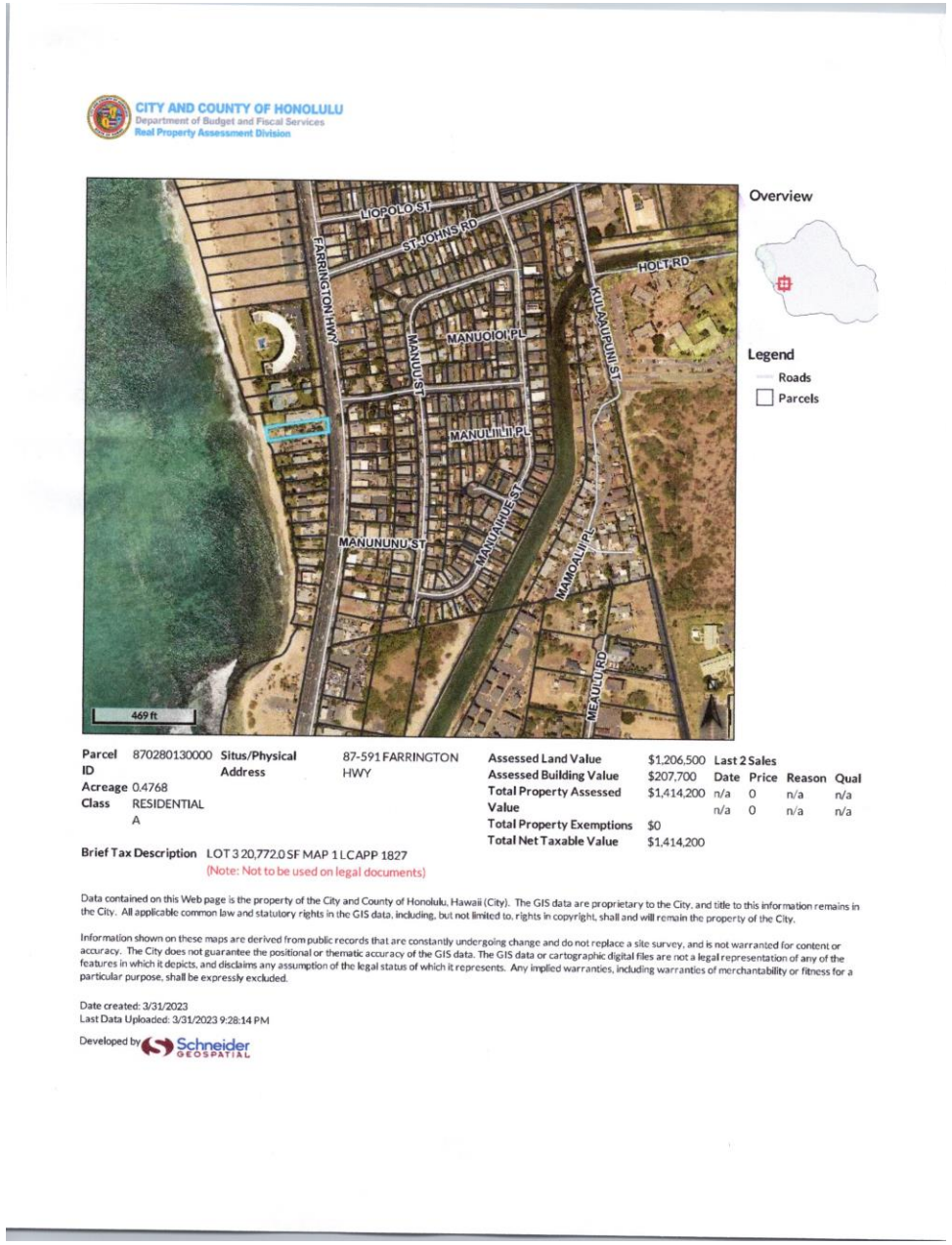
Sidewalks and Pool Decks = 1534 SF

Pool and Baja Ledge = 1006 SF

House, Lanai, OH, Pond = 3912 SF

Total ISA = 6452 SF

ISA Percentage = 42%



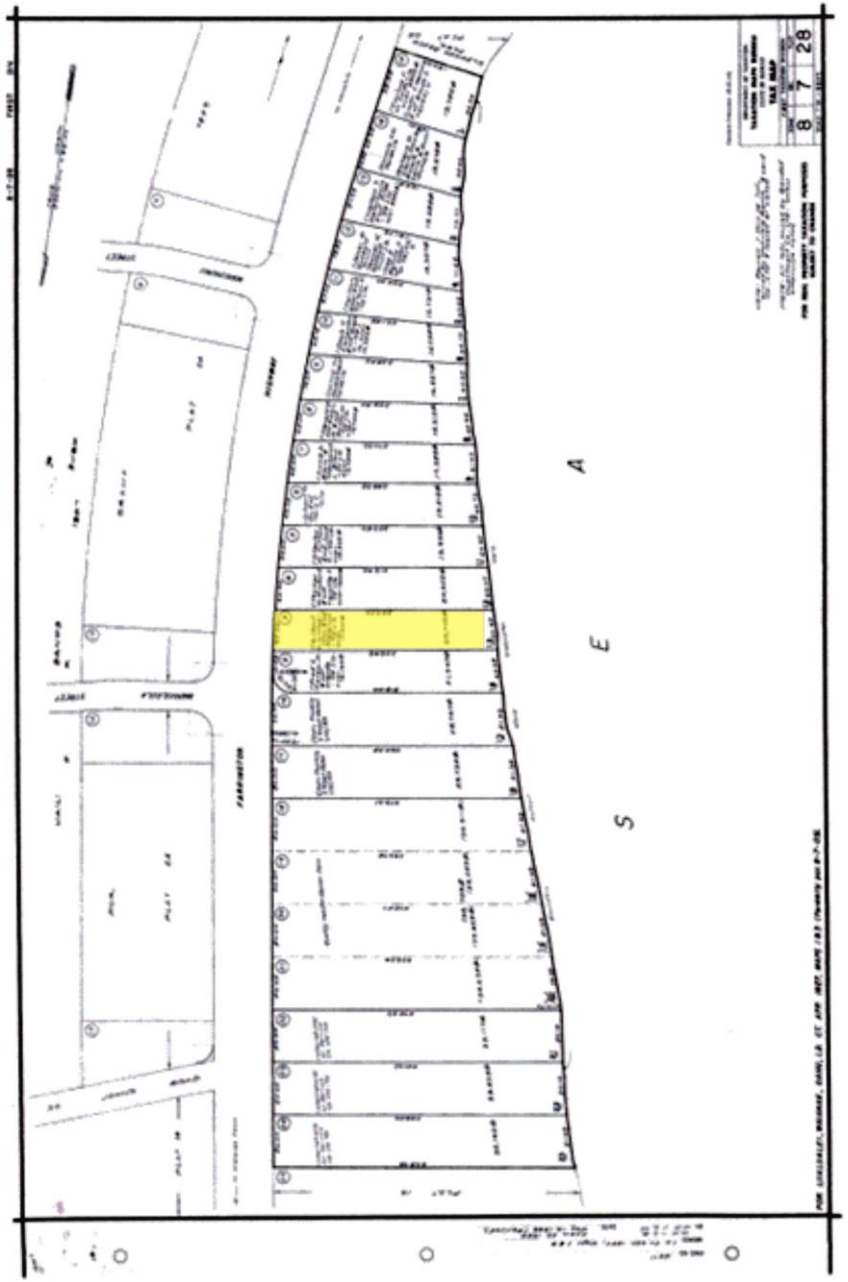
Land Ownership

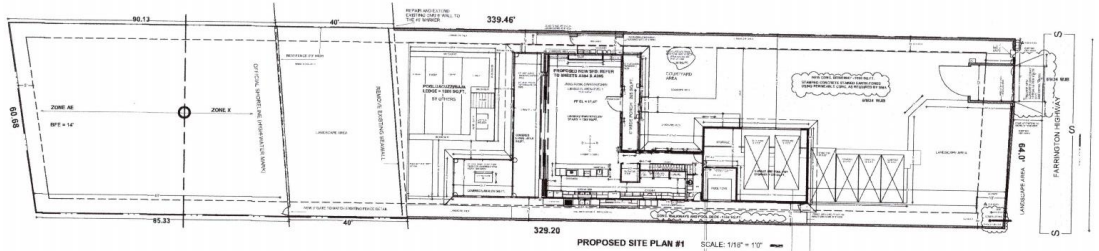
The project site is within the boundaries of TMK 1-8-7-028:013 and is owned by the following fee owner (s):

Brigitte and David Passman

Project Costs

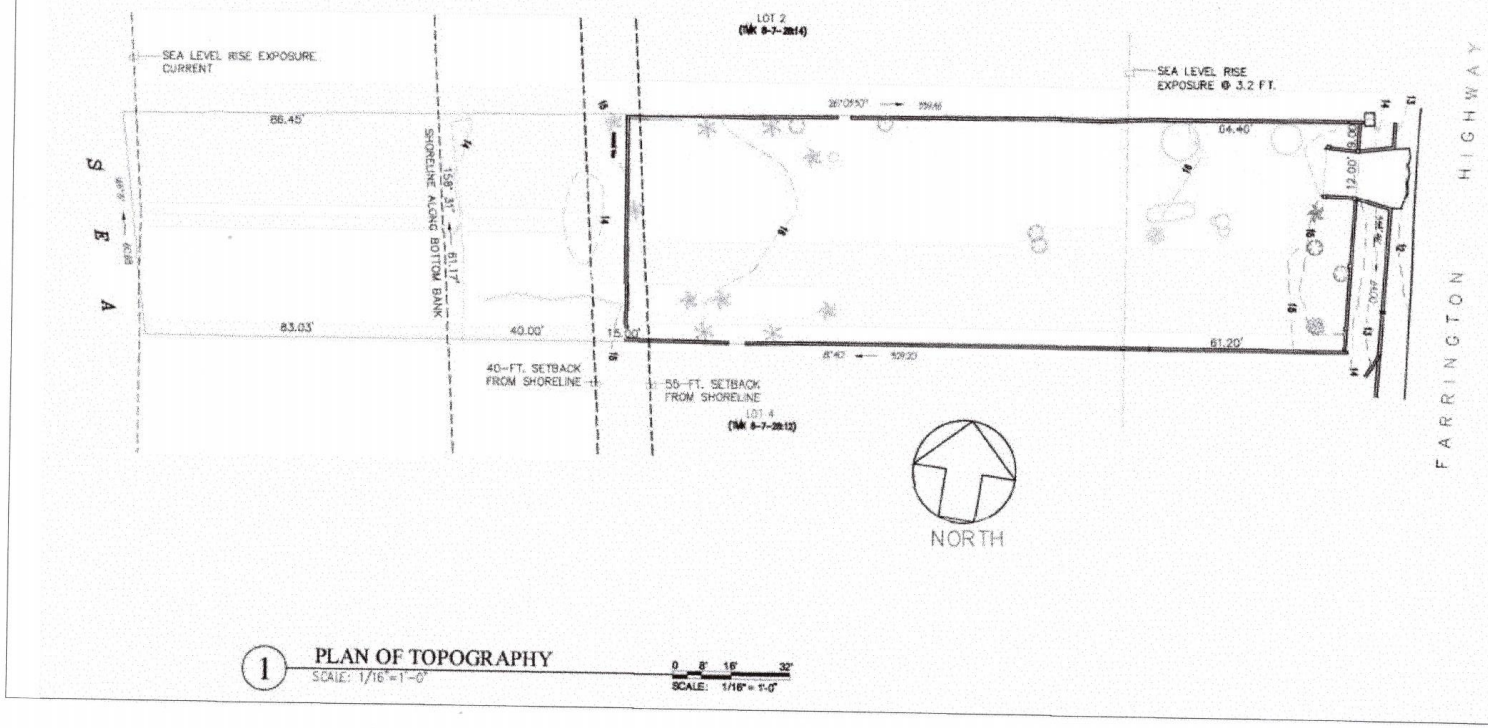
The estimated project costs are ~ $1.2 million and is expected to have a construction duration of 18-24 months once permits are approved.





PROPOSED SITE PLAN #1 SCALE: 1/16" = 1'0"

TOPO MAP



1 PLAN OF TOPOGRAPHY
SCALE: 1/16"=1'-0"

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

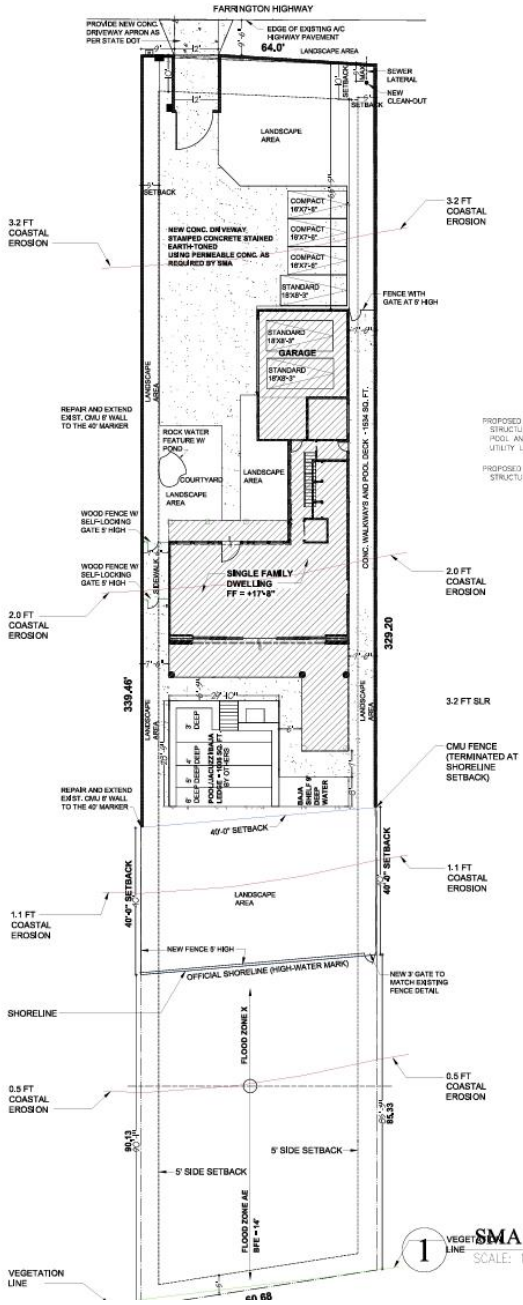
REVISION

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. Honolulu, Hi.
TMK: 870280130000

DATE 6/09/24
SCALE
DRAWN BY -
Sheet No
A001
of Sheets

Concept Plan



PROPOSED EXCAVATION:
STRUCTURE FOUNDATION = 3170 CF
POOL AND SPA = 6090 CF
UTILITY LINES = 2400 CF

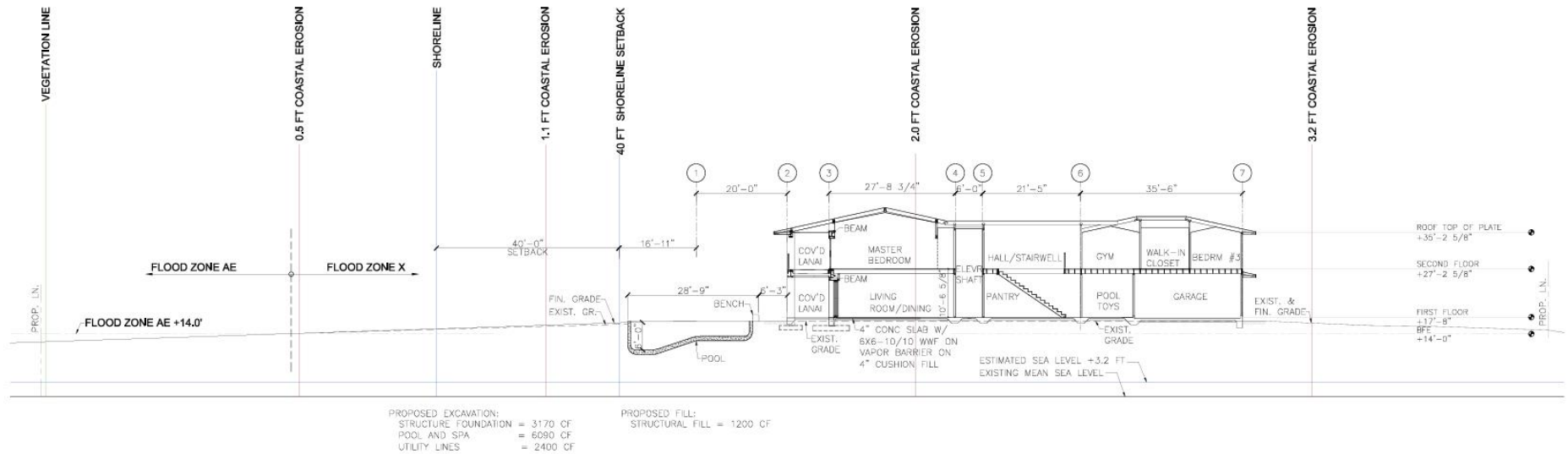
PROPOSED FILL:
STRUCTURAL FILL = 1200 CF

1 SMA SUPPLEMENTAL SITE PLAN

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

0 8' 16' 32'

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



PROPOSED EXCAVATION:
STRUCTURE FOUNDATION = 3170 CF
POOL AND SPA = 6090 CF
UTILITY LINES = 2400 CF

PROPOSED FILL:
STRUCTURAL FILL = 1200 CF

1 SMA LONGETUDINAL SECTION

SCALE: 3/32"=1'-0"

0 4' 8' 16'

SCALE: 3/32" = 1'-0"

Nearby Uses within ½ mile include Nanakuli Elementary School and nearby shopping and amusements.



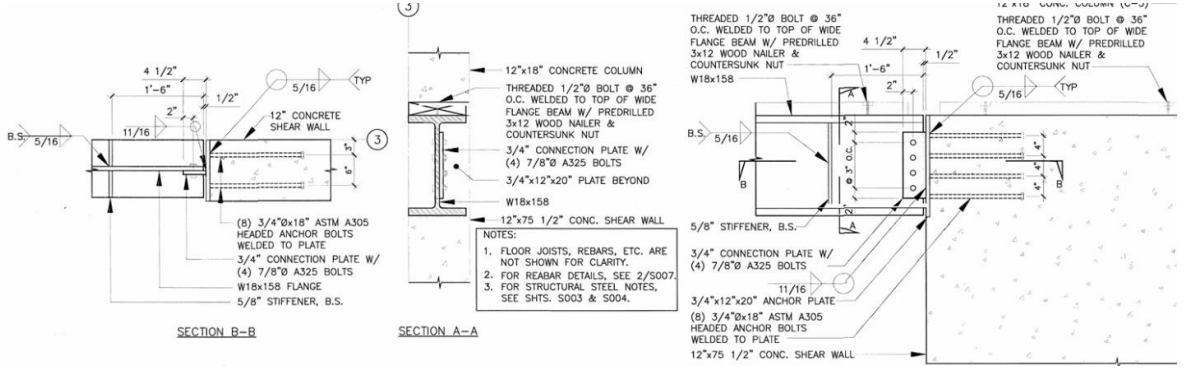
Environmental Factors

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.

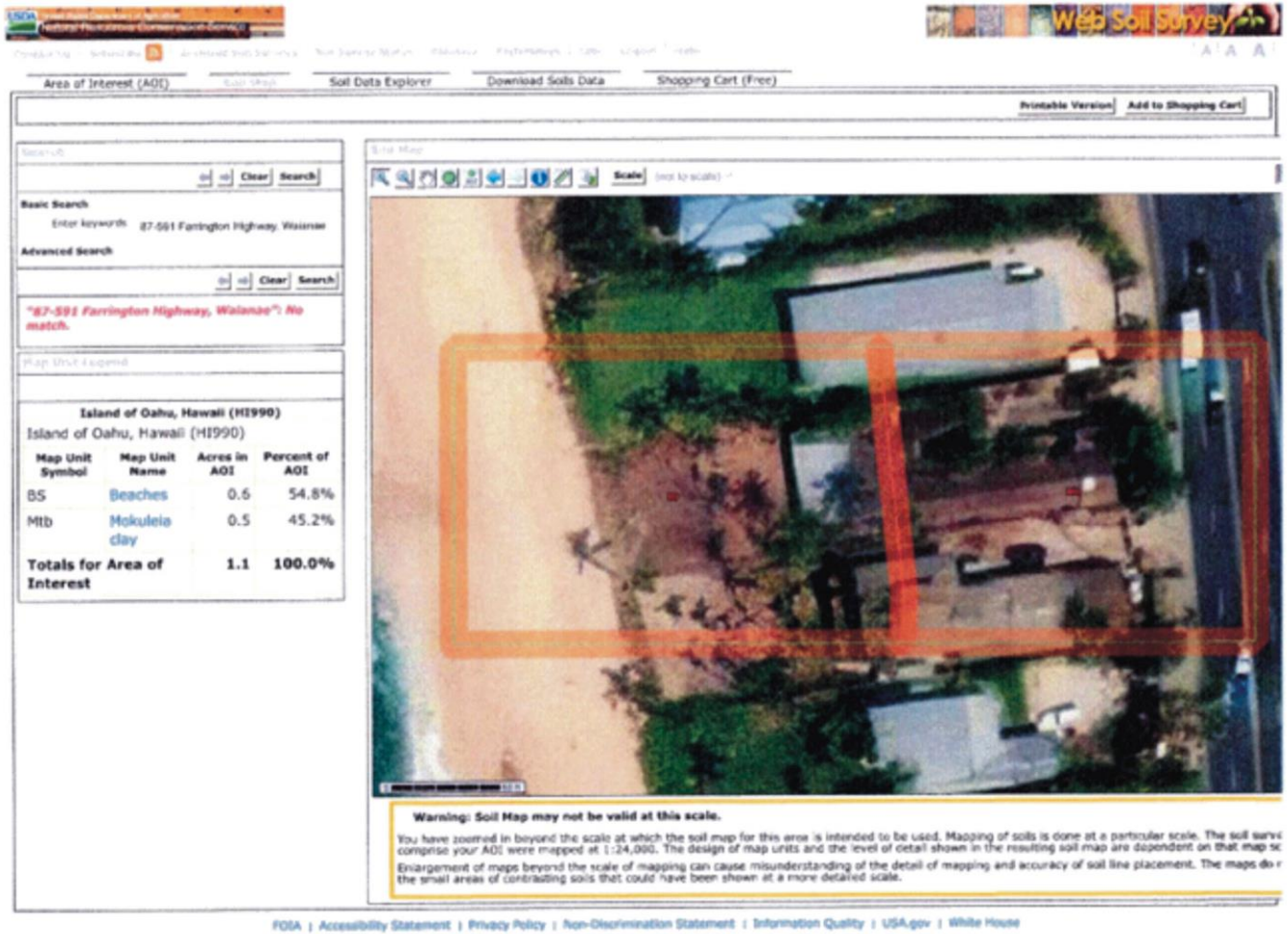


Sample Detail of foundation supports

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.

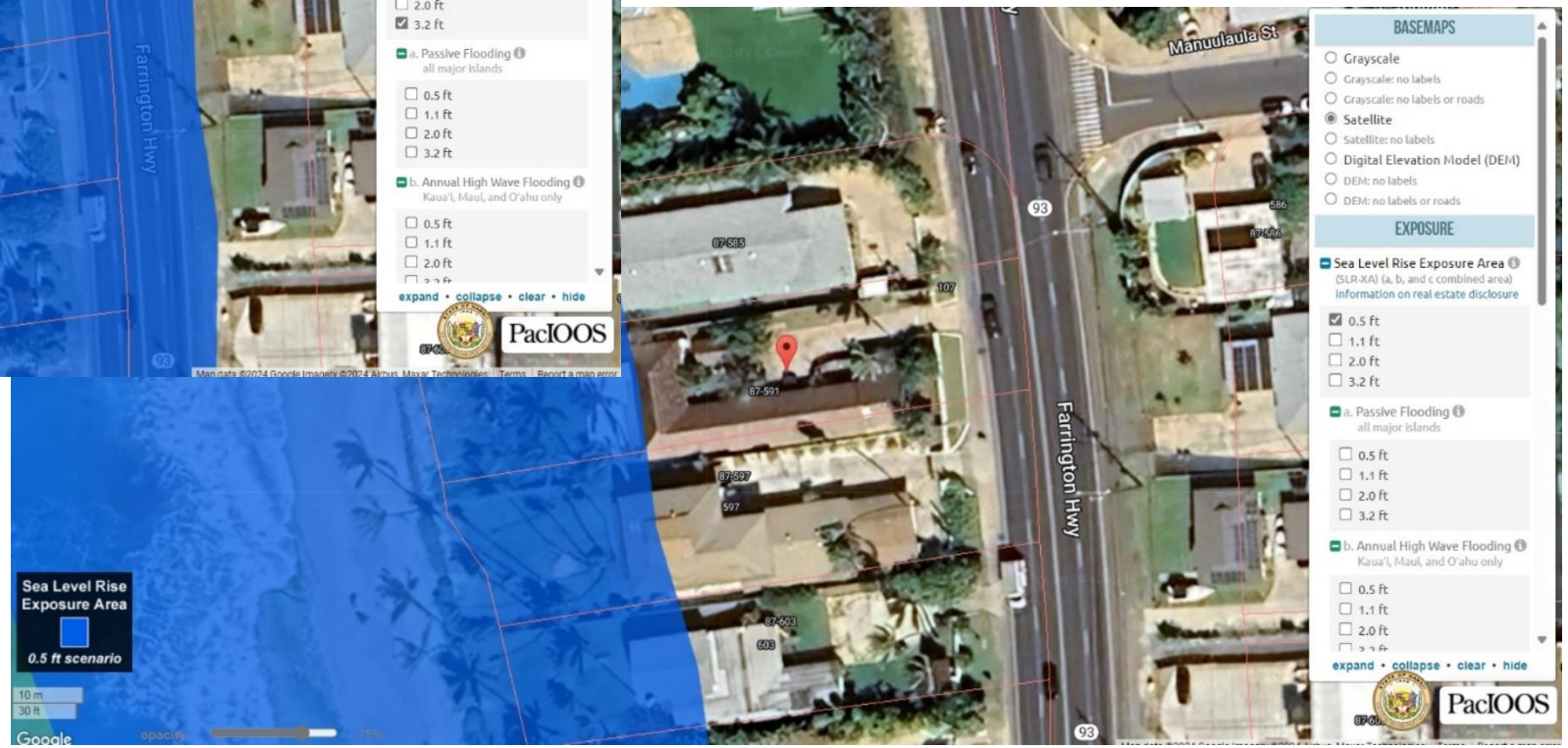
Environmental Factors

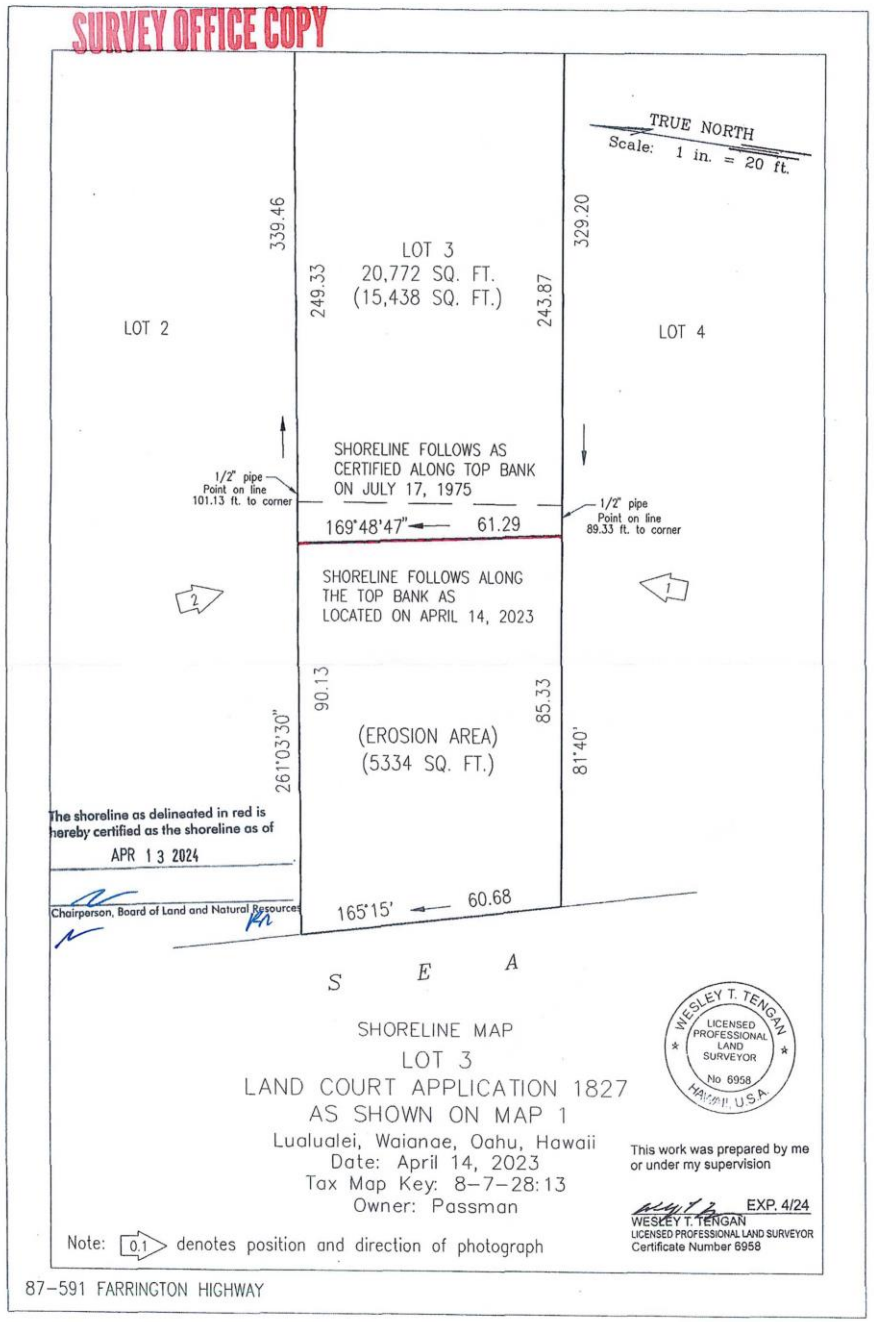
The site has an official classification of Mokuleia clays and scattered Artificial Soils introduced by past grading work. Some of the clays are supplemented with artificial fills (rocks, cobble) from the grading efforts.



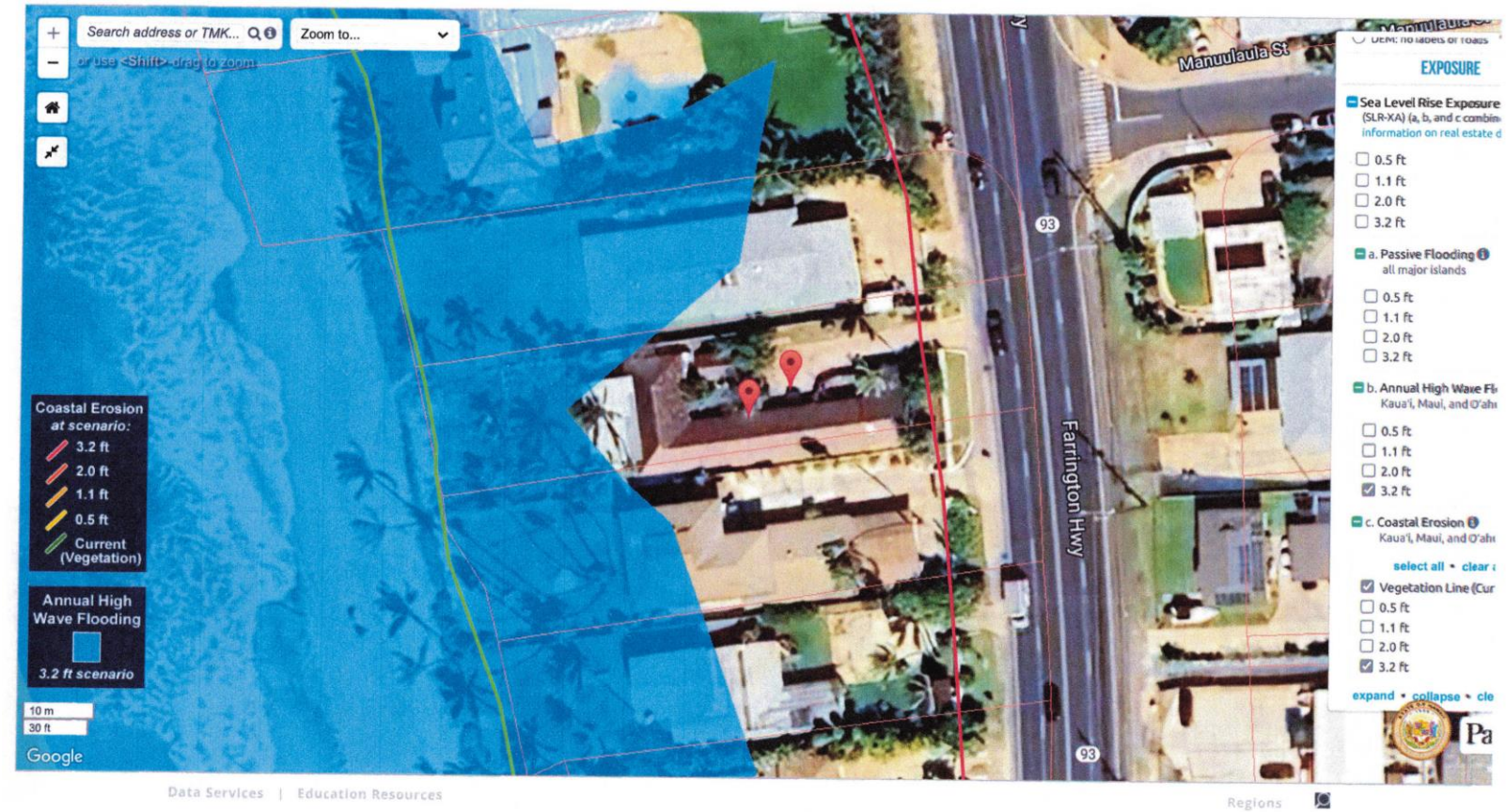
The Proposed Project Area (construction) is located within the 3.2 ft. SLR exposure areas, as shown here….
Conversely, the project area is mostly outside the 0.5’ SLR





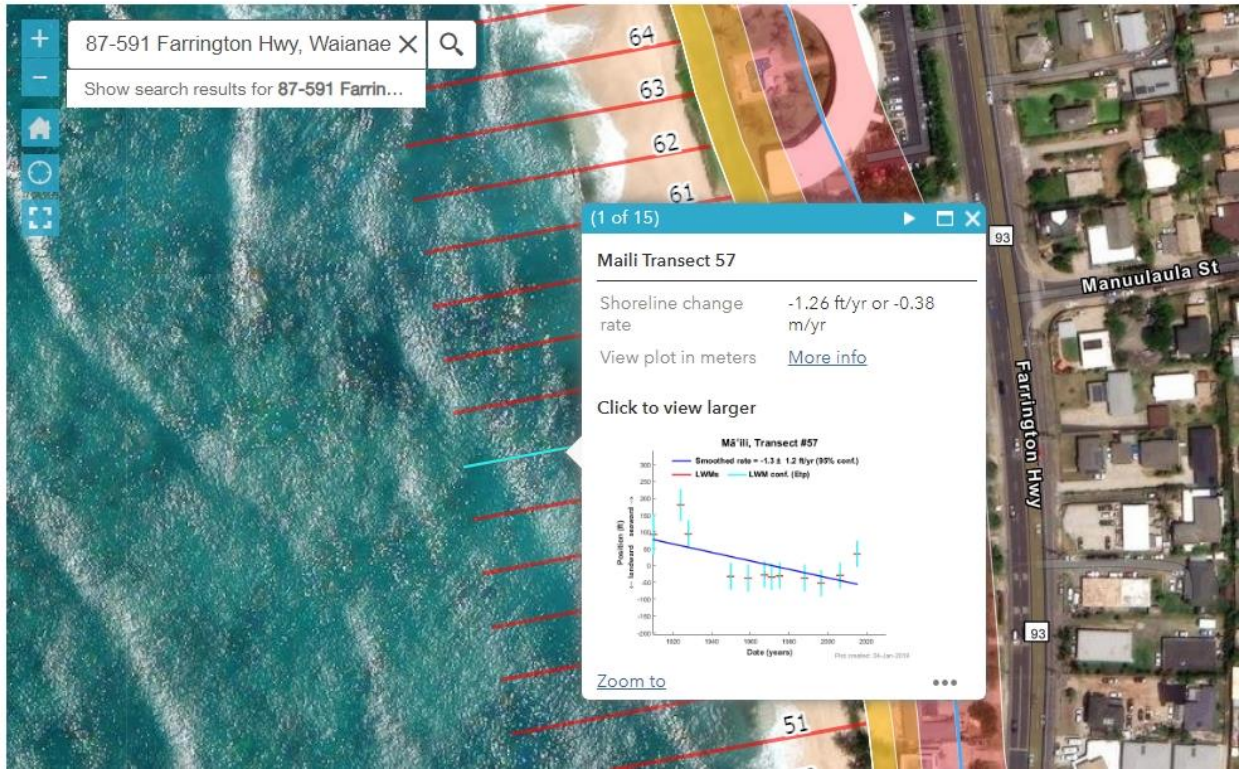


The shoreline survey has been certified in April 2024….



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

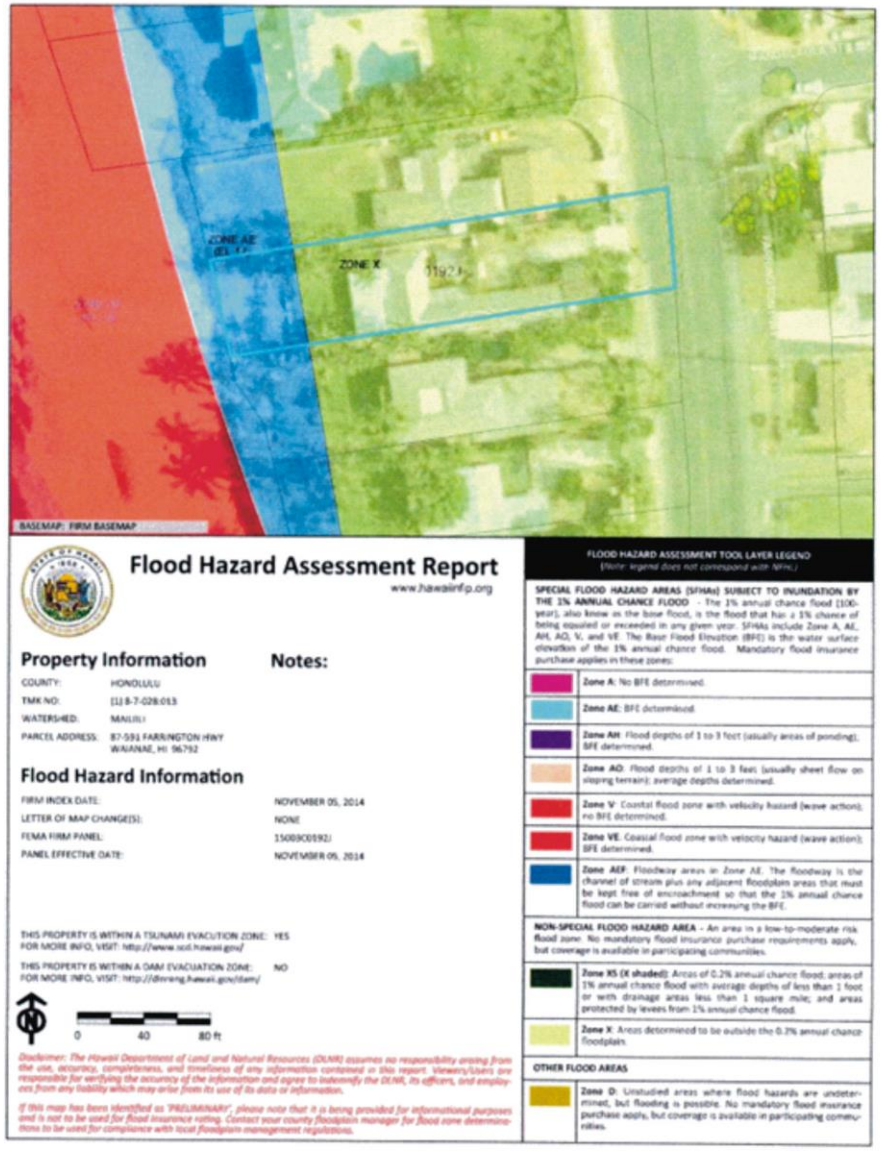
Hawai'i Shoreline Study web map



And a review of the UH shoreline erosion rate maps show a Maile Erosion Transect 57 with a rate studies of projected loss in shoreline property of 1.26'/year or 88.2' over 70 years.

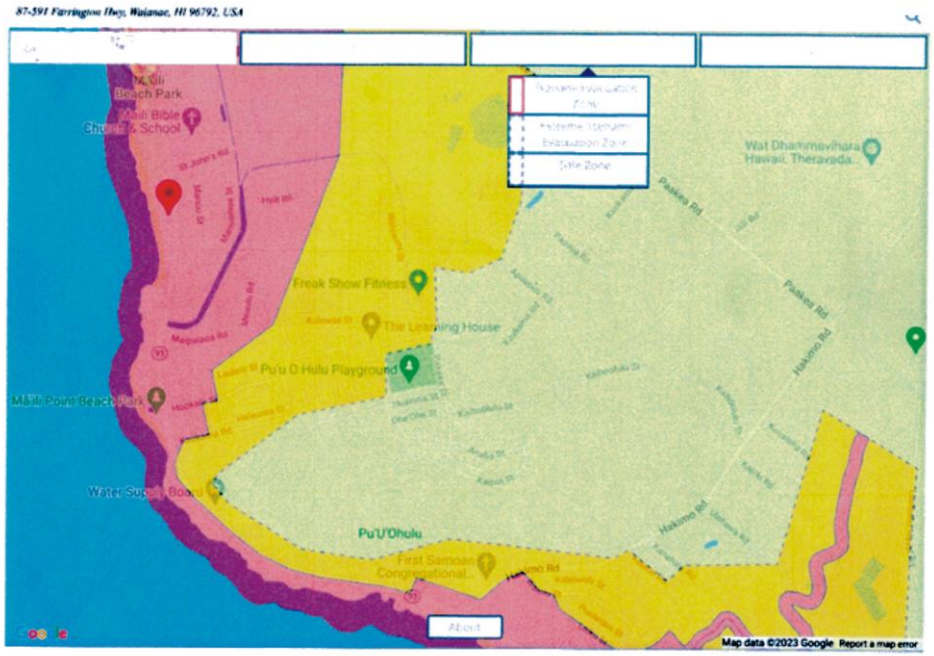
According to the Flood Insurance Rate Map (FIRM), prepared by the Federal Emergency Management Agency (FEMA), the project work area is situated within two flood zone designation, Zones AE and X flood zones. The work is believed to be only in the X zone.

The structure is elevated to accommodate the flood zones. Zones AE 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.



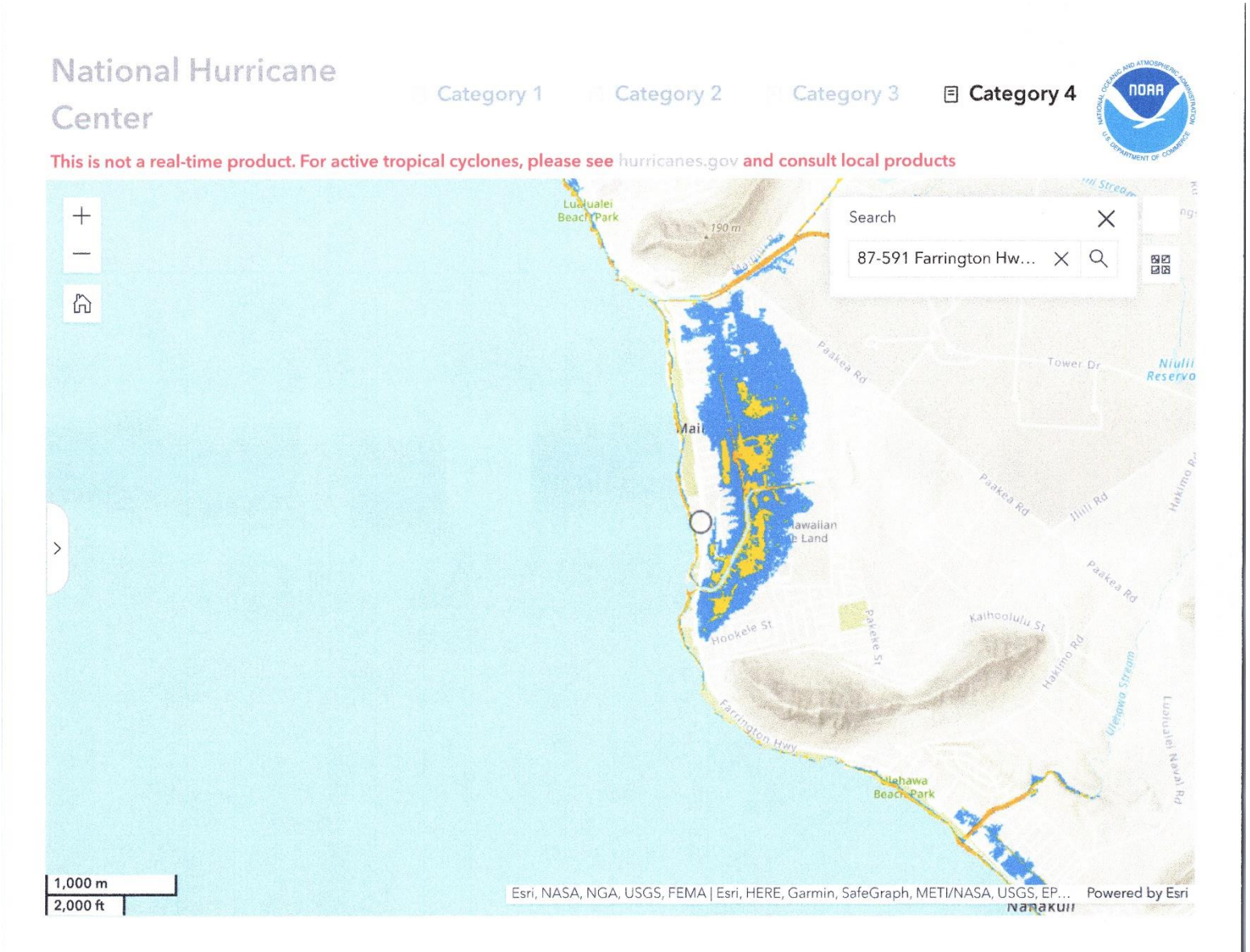
NOAA has predictions for Sea Levels Rise using a 6’ scenario. As can be seen, this property is outside of the water depth potential





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 Passmans 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