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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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December 24, 2024

2024/SMA-81 (DC)

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
Hale Kahakai Ma Lā'ie – Two New Single-Family Dwellings
55-337 Kamehameha Highway – Lā'ie
Tax Map Key 5-5-002: 032

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, and Draft Resolution for the SMA Major Permit application for two new two-story single-family detached dwellings with attached garages, a new grass block paver driveway, and repairs to existing property line fences on a shoreline lot in Lā'ie.

The DPP recommends that the Project be approved generally as proposed, provided the development is relocated mauka of the 3.2-foot sea level rise erosion line and the current shoreline setback. The DPP also recommends standard conditions relating to archaeological resources, protected species, and public beach and shoreline preservation.

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. 3

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

Very truly yours,

FOR: Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Exhibits A, B, C-1 through C-13, and D through L
Draft Resolution

APPROVED BY:

Michael D. Formby
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 WESTERN COMMUNITY CROSSROADS, LC FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	File No. 2024/SMA-81 (DC)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

LANDOWNER/APPLICANT:	Western Community Crossroads, LC
AGENT:	Steve Turley
LOCATION:	55-337 Kamehameha Highway – Lā'ie (Exhibit A)
TAX MAP KEY (TMK):	5-5-002: 032
ZONING:	R-5 Residential District (Exhibit B)
STATE LAND USE:	Urban
DEVELOPMENT PLAN:	Ko'olau Loa Sustainable Communities Plan (KLSCP)

Proposal: The Applicant seeks an SMA Major Permit to allow the construction of two two-story single-family detached dwellings with attached garages on a shoreline lot in Lā'ie (Project; see Exhibit A and Exhibits C-1 through C-13). As proposed, each 72-foot (-ft.) -long, 3,497-square (-sq.) -ft. dwelling would be located much closer to the ocean than the street, within the sea level rise (SLR) exposure area (XA) and within the current 130-ft. shoreline setback (as of July 1, 2024). The north dwelling is proposed to be set back 117 ft. from the front (mauka, landward) property line and only 67 ft. from the regulatory shoreline, while the

south dwelling would be set back 130 ft. from the front property line and only 60 ft. from the regulatory shoreline (see Exhibit C-2). The new dwellings would have an aggregate building area of 5,472 sq. ft. and floor area of 6,994 sq. ft., and the garages would each be 934 sq. ft. The proposal includes the demolition of three existing single-family dwellings.

The Applicant proposes to replace the existing sewer connection with two new sewer line connections. The proposal also includes repairs to the existing fence along the north and south property lines and the addition of new grass block pavers on the existing driveway. The foundations for both dwellings and the carports are proposed to be slab-on-grade, which necessitates approximately 56 cubic yards of imported fill soils within the coastal dune area. No new landscaping is proposed. There will be approximately 5,512 sq. ft. of impervious surface, which is approximately 21 percent of the lot.

The Project will cost approximately $2,190,000 and construction will take approximately one year to complete upon issuance of a building permit.

B. Background: On December 27, 1962, three single-family dwellings were approved to be relocated on the subject site (Building Permit [BP] Nos. 204322, 204323, and 204324). On March 8, 2024, the Board of Land and Natural Resources approved an easement for the portion of the rock revetment that encroaches into State land.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the Department of Planning and Permitting (DPP) has found:

Lot Area	26,462 sq. ft. (32,174 sq. ft. minus 5,712 sq. ft. of erosion)
Lot Shape	Trapezoidal
Topography	Level lot with minimal grade change. The site is approximately 12 ft. above mean sea level (MSL).
Existing Development	Single-family dwellings
Surrounding Uses	To the north and south - Single-family dwellings To the east - Pacific Ocean To the west - Kamehameha Highway, Polynesian Cultural Center, and Brigham Young University Hawai'i campus
Nearest Body of Water	*Pacific Ocean* - Estuarine and Marine Deepwater, and Estuarine and Marine Wetland (United States Fish and Wildlife Service [USFWS] National Wetlands Inventory; see Exhibit D).

Shoreline Change Rate	A historical erosion rate of 1.01 ft. per year is mapped for the Project site (O'ahu Shoreline Change Viewer; see Exhibit K). Therefore, as of July 1, 2024, the shoreline setback for the site is 130 ft.
Certified Shoreline Survey	The certified shoreline survey, dated September 13, 2024, shows that the shoreline follows along the upper reaches of the wash of the waves within the revetment as mapped on February 21, 2024. The Project is approximately 60 ft. mauka (landward) of the shoreline (see Exhibit E). The BP application for the Project was received prior to July 1, 2024, so it can continue to be processed under the former setback. However, if the BP is not issued by June 30, 2025, the Project needs to meet the 130-ft. setback, unless a reduced shoreline setback area is approved by the Director of the DPP, pursuant to Section 20-31-12 of the DPP's Administrative Rules.
Soil Classifications (*mauka to makai)*	*Jaucas Sand* - Zero to 15 percent slopes, excessively drained, calcareous soils that occur as narrow strips on coastal plains, adjacent to the ocean. Permeability is rapid, runoff is very slow to slow. The hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been removed; and *Beaches* - Deep, well drained to excessively drained sands or gravelly sands, with a high infiltration rate (low runoff potential) when thoroughly wet (United States Department of Agriculture [USDA] - Natural Resources Conservation Service [NRCS]; see Exhibit F).
Vegetation	There is a grass lawn and shrubbery around the perimeter.
Flood Zone (*mauka to makai*)	*Flood Zone X* – Areas outside the one-percent annual chance floodplain and areas protected from the one-percent annual chance flood by levees; and *Flood Zone AE* – Areas within the one-percent annual chance of coastal floodplains; with a base flood elevation (BFE) of nine ft. above MSL. (Federal Emergency Management Agency [FEMA] Flood Insurance Rate Map [FIRM] Panel No. 15003C0045H, revised November 5, 2014, see Exhibit G).
SLR - XA	The Project area is projected to be impacted by coastal erosion under the scenarios envisioning two and 3.2 ft. of SLR (University of Hawai'i Pacific Island Ocean Observing System SLR Viewer; see Exhibit H).

Tsunami	The entirety of the subject property and the surrounding neighborhood is located within the tsunami evacuation zone (see Exhibit I).
Storm Surge	The National Storm Surge Hazards Maps indicate that the Project area is anticipated to be inundated by storm surge up to three ft. during a Category 4 hurricane event (see Exhibit J).
Environmental Compliance	The proposed Project is exempt from environmental review under the Hawai'i Revised Statutes (HRS) Chapter 343. Therefore, no environmental review under HRS Chapter 343, is required.
Agency Comments	During the SMA process, 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.
Neighborhood Board (NB) / Community Association Presentation	The Agent presented the Project to the Ko'olauloa NB No. 28 on June 13, 2024. The NB expressed no objection to the Project. Written notice was also provided to adjoining property owners, informing them of the presentation. Proof of mailing the notice was provided via a signed affidavit. These materials were submitted as part of the SMA Permit application.
Public Hearing	The DPP conducted a Public Hearing at 10:30 a.m. on September 6, 2024, at the Frank F. Fasi Municipal Building. Other than the Applicant, Agent, Landowner, and the DPP staff members, eight members of the public attended and three gave testimony in support of the project. A recording of the public hearing is available upon request.
Extension Request	The Applicant requested two 15-day extensions and one 30-day extension of processing time to provide updated plans and support documentation.
Other City Permits and Approvals	Construction and BP and Minor Shoreline Setback Structure Permit. BP Applicant No. A2024-06-0842 was submitted on June 24, 2024.

III. ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in Revised Ordinances of Honolulu (ROH) Chapter 25, §§ 25-3.1 and 25-4.1, as well as HRS §§ 205A-2 and 205A-26.

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.

Implementation of the Project will not adversely impact coastal recreational opportunities for the public because the Project will not result in any change to existing beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices in the near term. Publicly accessible coastal resources in the area include Laniloa Beach and Bathtub Beach, the access points of which are located approximately half a mile to the north and south of the Project site, respectively (see Exhibit A). Public shoreline access is and will remain available through the nearby beach parks. There is no direct public access to the beach through the subject property, so the Project will not affect these recreational opportunities while the public beach makai of the site remains open to the public. However, the site is anticipated to be impacted by coastal erosion under scenarios envisioning 0.5 ft., 1.1 ft., 2.0 ft., and 3.2 ft. of SLR. About half of the land under the footprint of the dwellings is anticipated to be lost to erosion during the life of the structures. Under such a scenario, the dwellings will end up in the beach transit corridor of the State Land Use Conservation District and will impede lateral beach access. Therefore, we are recommending as a condition of approval that the dwellings be moved mauka, outside of the SLR-XA 3.2 ft. erosion area. This is discussed further in Section F below.

B. Historic and Cultural Resources

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

The Project site is not identified as historically or culturally significant in the KLSCP, but a majority of the site consists of Jaucas Sands, a soil type that is known to contain archaeological sites and remains (see Exhibit F). Additionally, there are known burials on the adjacent property to the north. No archaeological survey has been done for the subject site to identify the presence of any historic properties (i.e. burials), and grading work is proposed by the Applicant to prepare

the site for construction. Given this, the Applicant should be required to further identify the presence of any subsurface historic sites on-site to mitigate any potential impacts. Therefore, as a condition of approval the Applicant should be required to conduct an Archeological Inventory Survey (AIS) with subsurface testing in order to adequately identify archaeological historic properties, determine potential impacts to them, and ensure that appropriate mitigation is implemented. An AIS report meeting the requirements of Hawai'i Administrative Rules (HAR) Section 13-276-5 should be submitted to State Historic Preservation Division (SHPD) for review and acceptance prior to the initiation of construction as a condition of approval.

As with any action that includes earth-moving activities, there is potential for encountering previously unknown iwi kūpuna, historic resources, or archaeological resources. Therefore, the Project should be subject to the standard "stop work" condition of approval. This will 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. This is recommended as a condition of approval. Provided the Applicant complies with the SHPD's requirements regarding on-site resources, no adverse impacts to historic or archaeological resources are anticipated.

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 Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would Project implementation preclude the practice of Hawaiian cultural activities. No customarily and traditionally exercised Native Hawaiian practices were observed on or near the Project site. Further, no related critical resources are known to be present on the site. During a site visit by DPP staff, no customarily and traditionally exercised Native Hawaiian practices were observed on the Project 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 landforms 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.

No impacts to any scenic and open space resources are anticipated because the Project area is located within an existing residential subdivision that is similarly developed along the shoreline. The City's Coastal View Study identifies coastal views along Kamehameha Highway from Lā'ie Point to Pounders Beach. Coastal views are limited due to existing residences buffering and screening any view from along Kamehameha Highway. Based on the configuration of the site, the development will be located outside any public view locations. Additionally, the Project will have to meet the ROH Chapter 21, the Land Use Ordinance (LUO) development standards for the R-5 Residential District, which will restrict the height. Given all this, substantial impacts to scenic and open space resources are unlikely. Therefore, no conditions of approval are recommended to address scenic and open space resources.

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.

1. Sensitive Coastal Habitats and Species:

   a. Wetlands and 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 D). The Project is not anticipated to result in immediate adverse impacts to the Pacific Ocean, as 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. Compliance with the City's Rules will be confirmed during the building permit review process.

   However, the site is subject to both historical erosion at a rate of 1.01 ft. per year, and anticipated erosion as a result of SLR. The dwellings may be undermined by loss of sand and soil and the slab-on-grade structures may fail. This would result in detritus and debris entering into the estuarine and marine wetland. Therefore, we recommend that the dwellings be relocated mauka of the 3.2 ft. SLR erosion area and outside of the current shoreline setback, as discussed further in Section F.2, below.

   b. Flora: During the site visit on August 27, 2024, grass and shrubbery and tropical flora were observed along the property line. No trees or woody plants over 15 ft. were observed. Tropical flora was also observed on top of the rock revetment. No rare, threatened, or

endangered floral species are known to be present on the site, and no impacts to these species are anticipated. The Applicant is proposing no new flora (see Exhibit C-2). Pursuant to ROH Section 25-6.1(b), landscaping and irrigation on any shoreline lot must be contained and maintained within the property boundary. The applicant is not proposing any grading or grubbing within the shoreline setback area. Therefore, no conditions related to the protection of threatened or endangered species are recommended.

c. Fauna: A review of the USFWS *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. Therefore, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian Hoary Bats. Further, woody plants greater than 15 ft. in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup rearing season from June 1 through September 15. These standard measures are recommended as conditions of approval.

Sensitive avian species which may be present include 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. 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 and terrestrial critical habitat for Hawaiian monk seals includes the beaches and marine waters near the Project site. The area 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 are recommended as conditions of approval.

These are recommended as conditions of approval and should be clearly stated under "Environmental Notes" on any Project construction plans and building permit plans.

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

3. Solid and Liquid Waste: Impacts relating to solid and liquid waste are not anticipated. The City and County's Department of Environmental Services will provide solid waste collection. The municipal sewer system services the area. The new dwellings will connect to the existing sewer lines with two new sewer line connections. Therefore, no further conditions of approval related to solid and liquid waste are recommended.

4. Invasive Species: The Project proposes the importation of 56 cubic yards of fill for structural foundation and grass paver driveway support. 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, coquí frogs, and little fire ants. 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. Additionally, the Applicant should be required to further reduce the fill by revising the foundation to use post and pier or micropiles rather than a slab-on-grade foundation. The plans show the grade below the footprint of the dwelling will change by adding up to 1.75-ft. across a large portion of the construction footprint. This is an excessive amount of fill on the Jaucas sand and beaches soils within the dune system. Another proposed condition is for the dwelling to be removed from the 3.2-ft. SLR-XA. While exploring the relocation of the dwelling, the Applicant should also explore ways to ensure fill is absolutely minimized.

Upon implementation of the recommended conditions, including relocation of the dwellings and minimization of fill materials and standard water quality and erosion best management practices (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 dwellings are anticipated to result in minimal changes to the State's economy. However, should erosion 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 the impacts of coastal hazards on life and property and must be designed to minimize impacts from landslides, erosion, Sea level rise (SLR), siltation, or failure in the event of an earthquake.

1. Flooding: The mauka portion of the Project site is located within Flood Zone X, an area outside the one percent annual chance floodplain. The makai portion of the site is located within Flood Zone AE, an area subject to inundation by a one percent annual chance of flood due to coastal processes, with a BFE of nine-ft. (see Exhibit G). The proposed development activities are located in Flood Zone X, which is not considered a Special Flood Hazard Area. However, as discussed in the next section, flood impacts, are anticipated to increase at the site as a result of SLR. Therefore, we are recommending that the proposed dwellings be relocated farther mauka on the property to reduce impacts relating to flooding.

2. SLR: 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." Based on a review of the University of Hawai'i Pacific Island Ocean Observing System SLR Viewer, the Project site is likely to be impacted by coastal erosion (loss of land) as a result of SLR under all scenarios, including 0.5 ft. by 2030, 1.1 ft. by 2050, two ft. by 2070, and 3.2 ft. by 2100. These projections are well within the operational lifespan of the Project. According to the modeling, more than half of the site is located inside the SLR-XA under a scenario envisioning 3.2 ft. of SLR, including almost the entirety of the dwelling footprints (see Exhibit H).

Given the size and configuration of the property, and the relatively flat lot, the Applicant has the opportunity to relocate the single-family dwellings farther mauka on the site where the hazard potential is lessened. The subject property is 330 ft. deep (from the front/mauka property line to the regulatory shoreline). The dwellings are proposed to be set back up to 130 ft. from the front/mauka property line and only 60 ft. inland from the regulatory shoreline. In other words, the dwellings are located within areas subject to coastal hazards, and an expansive lawn and driveways will be located in the most stable portion of the site. Since the proposal is to demolish all the existing dwellings and completely redevelop the site, relocating and constructing the dwellings outside of the projected 3.2-ft. coastal erosion area is reasonable. Given the scientific and policy considerations discussed above, the DPP recommends that the plans be redesigned as needed so that the structures are located entirely mauka of the 3.2. SLR coastal erosion line. This is recommended as a condition of approval.

It is also important to note that in presentations to the NB and on certain future plans provided to the DPP, the Applicant indicated their future intention to construct two additional dwelling units for a total of four dwelling units. Pursuant to ROH Section 25-1.3, three or more dwelling units on a single zoning lot are considered a larger development. An Environmental Assessment (EA) is required prior to submittal of an SMA application for a project involving a larger development. Additionally, pursuant to HRS Section 205A-26(2)(A), no development shall be approved unless the Council has first found that it will not have significant adverse effects, including "*potential cumulative impacts of individual developments, each of which taken by itself might not have a significant adverse effect, and the elimination of planning options.*" By segmenting the Project, the Applicant has not disclosed and analyzed the cumulative impacts of the Project. Furthermore, approval of the current proposal eliminates the planning options of designing four dwelling units close to the street and outside of the area particularly susceptible to coastal hazards.

Given the segmentation of the Project, the coastal hazards anticipated on the site, and the annual coastal erosion rate of 1.1 feet per year that affects the site, the DPP recommends that the Applicant be required to redesign

the Project outside of the SLR-XA 3.2 erosion line. Although the buildable area is smaller, they would still have sufficient area to design four dwelling units should they decide to prepare an EA document and apply for a new SMA Use Permit in the future.

Given the significant redesign required, the requirement for SHPD review, and the short time before the June 30, 2025 deadline to obtain building permits utilizing the 40-ft. shoreline setback, we recommend that the Applicant be required to design the Project outside of the current shoreline setback. On December 13, 2024, the Applicant submitted information that suggests they disagree with the annual coastal change rate of 1.1 ft. per year. Section 20-31-11 of the DPP Administrative Rules for Shoreline Setbacks and the Special Management Area provides a method for the Applicant to seek a smaller shoreline setback by submitting alternative annual coastal change rates to DPP for review. The Applicant has not started this process, but it is an option in the future. Therefore, when we recommend that the Project be relocated outside of the "current shoreline setback," that setback may be 130 ft., or it could be a reduced shoreline setback based on the Director's approval of an alternative annual coastal change rate.

The Applicant also provided documentation indicating that their consultants came to a different conclusion about likely coastal erosion given the fringing reef and the presence of a wall. Even so, their revised plans indicate they require a nine-ft.-deep footing to support the dwelling in the case of coastal erosion, in which case the dwelling would be perched over a steep sandy beach. Given the information available to us, the DPP concludes that the design and siting of the two two-story structures have not reasonably reduced the risk to the development from SLR and other coastal hazards. The code clearly states that habitable structures should be located outside of the SLR-XA if feasible. In this case it is very feasible to remove the structures from the SLR-XA and the current shoreline setback.

As a shoreline lot, the Applicant and successor owners must be aware of the potential for coastal hazards at the subject property, and aware that future shoreline variances for shoreline hardening structures cannot be allowed, as discussed under Section H, below. Further, the Applicant and successor owners must be aware that as sea level rises or as land area is lost to coastal erosion or other occurrences, land makai of the shoreline becomes part of the State's Land Use Conservation District. These landowner acknowledgements should be printed on the building permit plans so present and future owners are aware of their responsibilities. These are recommended as conditions 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, Pacific Ocean, and the underlying coastal dunes 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 on a shoreline lot 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. 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 Storm Surge Hazards Maps indicate that the Project site is anticipated to be inundated by storm surge of three ft. above the ground in a Category 4 hurricane event (see Exhibit J). However, as indicated above, a portion of the site is likely to be subject to additional coastal erosion and high wave flooding in the future. The owners and occupants of the dwellings should be aware of the inherent risk of shoreline development. Therefore, related conditions are recommended in Section F.2, above. Implementation of the recommended conditions, as discussed, will mitigate potentially significant impacts regarding storm surge.

4. Tsunami: The site is located within the tsunami evacuation zone (see Exhibit I). In such an event, early warning systems are in place to encourage evacuation to the safe zone. As such, no related condition of approval is 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 during the processing of the SMA Major Permit Application. The application materials were also posted on the DPP website.

Prior to submitting the SMA Major Permit application, the Applicant presented the Project to Ko'olauloa NB No. 28 on June 13, 2024. There were no objections to the proposed development. The minutes from this meeting were included as part of the SMA Permit application.

A public hearing was held for the SMA Major Permit application at 10:30 a.m. on Friday, September 6, 2024, at the Frank F. Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the 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. No letters of written testimony from the general public were received prior to the public hearing. Eight members of the public attended the public hearing and three individuals gave public testimony in support of the Project.

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.

The Project site is located on soils that are classified as Jaucas Sands and Beaches according to the USDA - NCRS Web Soil Survey. The Applicant proposes two large slab-on-grade dwellings on these sensitive soils within a coastal dune system. Additionally, the proposed location of the dwellings is on a portion of the lot that is anticipated to be lost to erosion, and proposed fill materials within that area would likely erode into the nearshore waters. Therefore, as previously discussed, to facilitate beach management, to safeguard beaches and coastal dunes for public use and recreation, to benefit the ecosystem, and to use natural buffers against coastal hazards, the Applicant should be required to relocate the new dwelling structures outside of the 3.2-ft. SLR-XA erosion area and mauka of the current shoreline setback. This will conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion.

Drainage patterns or storm water infiltration as a result of new impervious surfaces are anticipated to be minimal because the proposed dwellings are comparable to or slightly less in lot coverage than the surrounding dwellings. According to the Applicant, the amount of impervious surfaces on-site will not exceed 21 percent of the zoning lot, which is well below the maximum 75 percent coverage allowed by the LUO. Given this, and the fact that BMPs will mitigate impacts during construction-related activities, adverse impacts on beaches and coastal dunes related to storm water runoff are not anticipated, provided the other recommended conditions of approval are imposed.

The Applicant and successor owners should be aware that pursuant to ROH Section 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 an 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. This is recommended as a condition of approval to ensure that the Applicant and successor owner(s) 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 does not involve the use or management of marine resources. According to the National Wetlands Inventory of the USFWS, this section of the Pacific Ocean is identified as Estuarine and Marine Deepwater. 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. There are no known wetlands located on the Project site itself. Storm water will be managed on site and the proposed total amount of impervious surfaces will not exceed 21 percent of the lot area. The entire driveway is proposed to be grass block pavers. Construction-related activities will also be required to follow standard BMPs relating to storm water management. No impacts to bays, estuaries, or nearby water features are anticipated. Therefore, marine and coastal resources are unlikely to be negatively impacted as a result of the proposal in the short-term, and no condition of approval is recommended.

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.

During the NB presentation, the Applicant proposed adding two more dwelling units, in addition to the two evaluated herein, on the mauka portion of the lot.

These additional dwelling units would bring the total number of dwelling units on site to four. Three or more dwelling units in the SMA meet the definition of larger development and would require an EA as a prerequisite to the SMA application. The EA would disclose and evaluate any substantial or cumulative negative environmental impacts associated with the implementation of the larger development, not just the two dwellings considered in this application, along with other past, present, and reasonably foreseeable projects in the Project vicinity. Based on this, the DPP concludes that the two current dwelling units are proposed to be located within the area of the lot that is susceptible to coastal hazards in order to reserve developable area for a future larger project that may have substantial and cumulative impacts. In other words, the Applicant appears to be attempting to obtain authorization for one segment of the Project under the old 40-ft. shoreline setback so that later the other segment can be located on the mauka portion of the lot.

Pursuant to HRS Section 205A-26(2)(A) and HAR Section 11-200-7, the cumulative impacts of a project should be analyzed in whole and cannot be analyzed in segments. The potential future addition of two dwelling units to the site is not justification for locating the first two dwellings within the SLR-XA erosion area and current shoreline setback. As previously discussed, the lack of environmental analysis of the cumulative impacts of the larger, unsegmented development is further justification to require the Applicant to relocate the dwellings as a condition of approval.

The only other known development within the past five years and within a 500-ft. radius was identified as follows:

- On January 31, 2024, SMA Minor Permit No. 2023/SMA-115 authorized the construction of a new single-family dwelling, attached garage, and lanai at 55-349 Kamehameha Highway (TMK 5-5-002: 095) (see Exhibit L).

Any cumulative impacts or significant effects identified in this report will be mitigated to the extent practicable, provided the proposed conditions of approval are imposed.

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.

1. ROH Chapter 21, LUO: According to the Applicant, the Project has been designed to comply with the development standards of the LUO. The 26,462 sq. ft. site is located within the R-5 Residential District, which allows the single-family dwelling use. In replacement of the three existing dwellings on-site, as proposed, the two new dwellings can be designed to

be an appropriate size, height, and bulk to meet the development standards for the R-5 Residential District. Additionally, the lot area allows up to five single-family dwellings. However, the plans do show some inconsistencies relating to the proposed fill, the rooflines, and the measurement of height from existing or finished grade (whichever is lower). As previously discussed, the DPP recommends that the plans be revised to relocate development mauka of the projected 3.2-ft. SLR coastal erosion area and current shoreline setback. Additionally, the Project should be designed to reduce fill as much as possible. If, after relocating the dwellings, the slab-on-grade foundation cannot be accommodated without the addition of substantial levels of fill, the foundation design should also be altered to a design that will ensure the long term health of the dune system. Compliance with ROH Chapter 21 will be confirmed during the BP 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.

2. ROH Chapter 26, Shoreline Setback Ordinance: Ordinance 23-3, an update to the City's Shoreline Setback Ordinance, was enacted on March 9, 2023. It included a delayed shoreline setback provision, wherein applicants would have over a year, until July 1, 2024, before new and increased shoreline setbacks would go into effect. This delay was to allow projects currently under development to continue. However, this also means that structures permitted utilizing the old shoreline setback regulations essentially become nonconforming as they are being constructed. Building Permit Application No. A2024-06-0842 for the proposed two new single-family dwellings was assigned on June 26, 2024, only four days before the current shoreline setback went into effect. Pursuant to ROH Section 18-4.5:

> *"An applicant for a building permit who has filed an application with the building department before the effective date of a subsequent ordinance or regulation shall be required to obtain the permit no later than 12 months after the effective date of such ordinance or regulation. If the permit has not been obtained within 12 months after the effective date of the subsequent ordinance or regulation, the application and plans shall comply with the requirements set forth in the subsequent ordinance or regulation."*

Since the BP application was submitted prior to July 1, 2024, the Project is subject to a minimum 40-ft. shoreline setback, provided the BP is obtained within a very short period of time, by June 30, 2025. The Applicant was well aware of Ordinance 23-3 and appears to have attempted to avoid

designing for the larger setback by segmenting the Project and applying for a BP days before the change went into effect.

If the BP is not issued by July 1, 2025, the Project must comply with the current shoreline setback of 60-ft. plus 70 times the annual erosion rate (1.01 ft. per year), and the plans will need to be revised accordingly. This calculates to 130.7 ft., so the maximum shoreline setback of 130 ft. applies to the site. As previously discussed, the Applicant may also separately seek the Director's approval of an alternative annual shoreline change rate, pursuant to the DPP Administrative Rules.

As the Project is currently proposed, the land upon which the dwellings are being built will be entirely lost to SLR-related erosion by 2100. The buildable area on the subject lot outside of the 3.2 SLR erosion line, is approximately 14,500-sq. ft. Under the maximum shoreline setback of 130 ft., which would push the Project approximately 70 ft. farther mauka, the buildable area would be reduced to approximately 12,250-sq. ft. This is sufficient area to construct two sizeable dwelling units that will not be nonconforming structures in the shoreline setback before they are even completed. The DPP is recommending that the Applicant be required to comply with the current setback for the reasons listed above. If the City Council were to approve the Project in its proposed location, the DPP remains concerned that the Applicant will be unable to obtain their BP in time.

3. KLSCP: The KLSCP Land Use Map identifies the Project area as "rural residential." The following two policies in Section 3.1.2.2 (Shoreline Areas) support the DPP's recommendation that the two dwelling units be relocated mauka:

   - Adopt development standards that require new structures along the shoreline to incorporate structural and design elements compatible with coastal hazards such as coastal erosion, tsunami and hurricane overwash.

   - Incorporate best available science and information from the City Climate Change Commission when evaluating updates to land use policies and regulations relating to climate change and sea level rise.

   Other relevant policies include:

   - Section 3.4.1 Historic and Cultural Resources: Apply appropriate management policies and practices in the treatment of historic and cultural resources. Such practices may range from total preservation to integration with contemporary uses.

- Section 3.5.1.1 Residential Communities: Respect and help to preserve the natural setting of the Ko'olau Loa region by requiring development in residential areas to be sensitive to physical constraints and have minimal impact on the area's rural character.

- Maintain sufficient inventory of land within the Community Growth Boundary to accommodate existing and future housing needs of residents within the Ko'olau Loa area by supporting limited expansion of residential areas in Kahuku and Lā'ie to meet existing pent-up demand and provide land for affordable work force housing.

Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. Provided the Project complies with the conditions of approval as described above, the construction of single-family dwellings on a residentially-zoned lot is generally consistent with the KLSCP.

4. O'ahu General Plan (GP): Upon implementation of the SLR erosion line 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 two 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.

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, and found to be consistent with established SMA objectives, policies, and guidelines, are subject to the conditions below. 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. The Project must be modified so that

1. All structures are located mauka of the 3.2-ft. Sea Level Rise (SLR)-Exposure Area (XA) coastal erosion line as mapped on the Hawai'i SLR Viewer; and

2. All structures are located mauka of the current shoreline setback line, being 130 ft., or the shoreline setback line based on an alternative annual coastal change rate approved by the Director of the DPP, pursuant to the DPP Administrative Rules relating to Shoreline Setbacks and the Special Management Area.

B. Except as required by these conditions of approval, 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-13, and D through L, attached hereto and incorporated herein by this reference. 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 new application for an SMA Major Permit for the Project will be processed in accordance with the ordinance in effect at the time the application is accepted by the DPP. 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 Director of the DPP.

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

1. 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

Department of Land and Natural Resources, SHPD immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity; and

2. The Applicant must conduct an AIS with subsurface testing in order to adequately identify archeological historic properties (i.e. burials), determine potential impacts to them, and ensure that appropriate mitigation is implemented. An AIS report meeting the requirements of HAR Section 13-276-5 must be submitted to SHPD for review and acceptance prior to the initiation of construction.

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

D. To minimize impacts to threatened, endangered, or protected 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 must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior light fixtures, 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 Section 205A-71(b);

3. Exterior lighting fixtures 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;

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

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

These requirements enumerated in this condition must be clearly stated under "Environmental Notes" on any Project construction plans and BP plans.

E. 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 importation of fill material must be minimized to the extent possible;

2. Prior to and during construction activities, when personnel, materials, vehicles, or equipment are being relocated from one location to another, and when construction activities have concluded, materials, vehicles, and equipment should be cleaned of excess soil and debris to minimize the risk of spreading invasive species using the current recommendations from OISC;

3. During the initial pre-construction meeting, or otherwise prior to the initiation of any construction activities, and upon arrival of any new workers to the Project site, the Applicant (or their representative) shall distribute a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" (Protocols) to all workers who will be present at the site, and/or post the Protocols in a visible location accessible to all on-site workers and delivery/haul-out contractors. All on-site workers shall be instructed to review the species photos and inspection/cleaning protocols prior to commencing work; and

4. If species on the OISC invasive species target list are encountered on the site, at any time, the Applicant shall immediately contact the OISC to report the species found. The current contact email and phone number for the OISC shall be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and/or the responsible State or Federal agency in charge with eradication of the invasive species.

These requirements enumerated in this condition must be clearly stated under "Environmental Notes" on any Project construction plans and BP plans.

F. 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:

1. The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in ROH Chapter 21, the LUO, are not allowed on TMK 5-5-002: 032.

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

G. 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:

1. In choosing to implement construction activities at TMK 5-5-002: 032, the Landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with SLR and coastal erosion.

H. 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 a SSV for a new shoreline protection structure. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

1. In choosing to undertake the development at TMK 5-5-002: 032, the landowner hereby acknowledges that no claim of hardship due to erosion, SLR, or any other coastal hazard may be asserted in order to obtain approval for a SSV for a shoreline protection structure.

2. The landowner hereby acknowledges that TMK 5-5-002: 032 is susceptible to coastal hazards, which may result in harm to or loss of life and property.

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

1. 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 Council.

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

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

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

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

   the extension will be deemed to be denied.

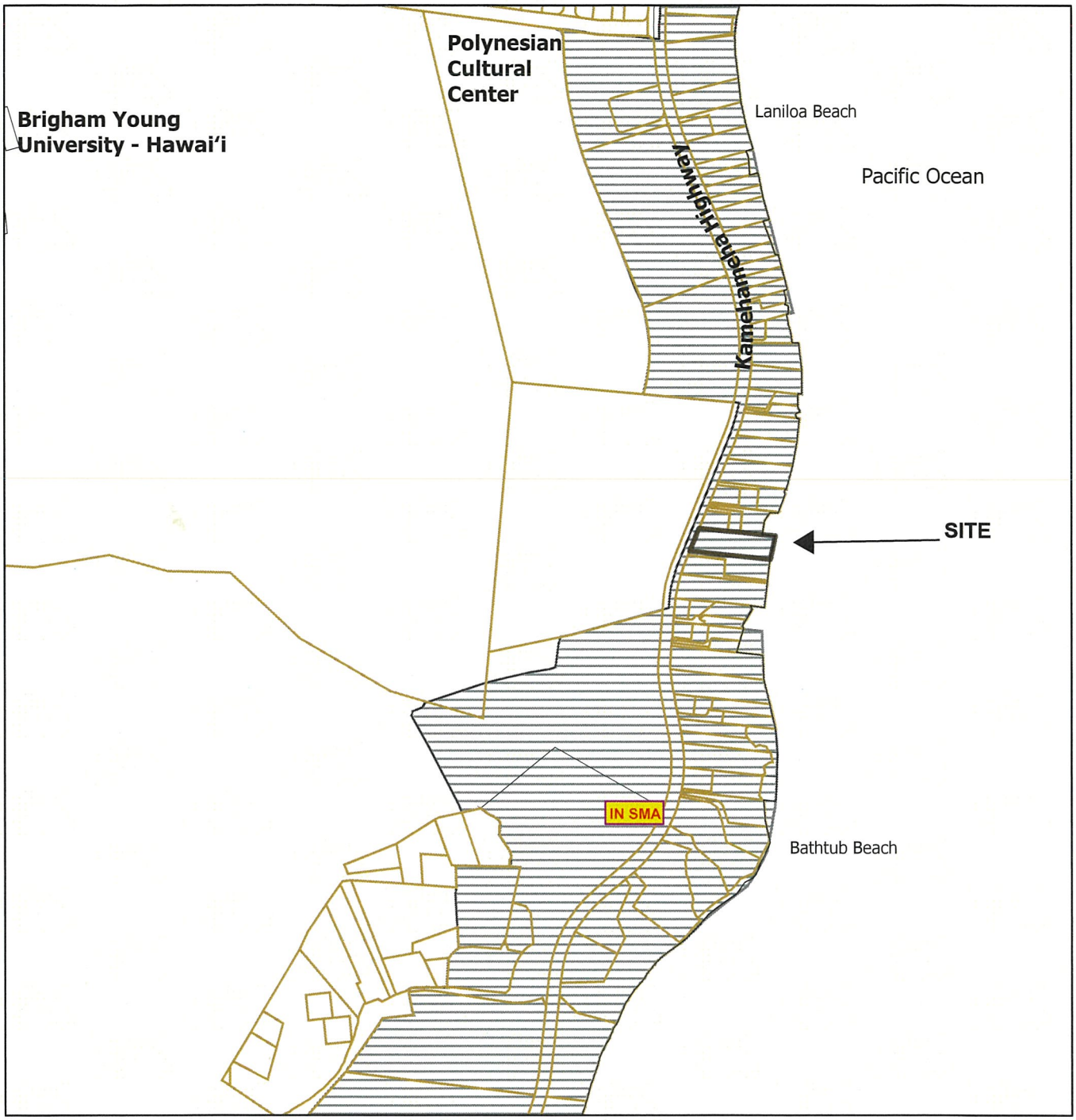
J. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO, building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be 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.

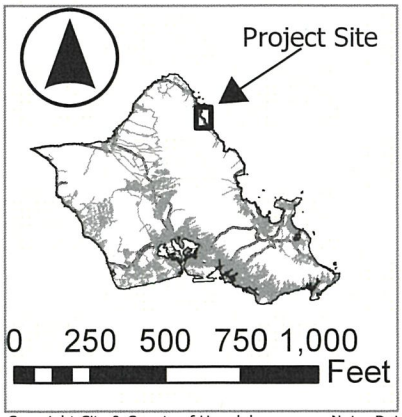
Dated at Honolulu, Hawai'i, this 24th day of December, 2024.

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

for. By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-13, and D through L





Location Map Exhibit A
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

Within SMA Outside SMA

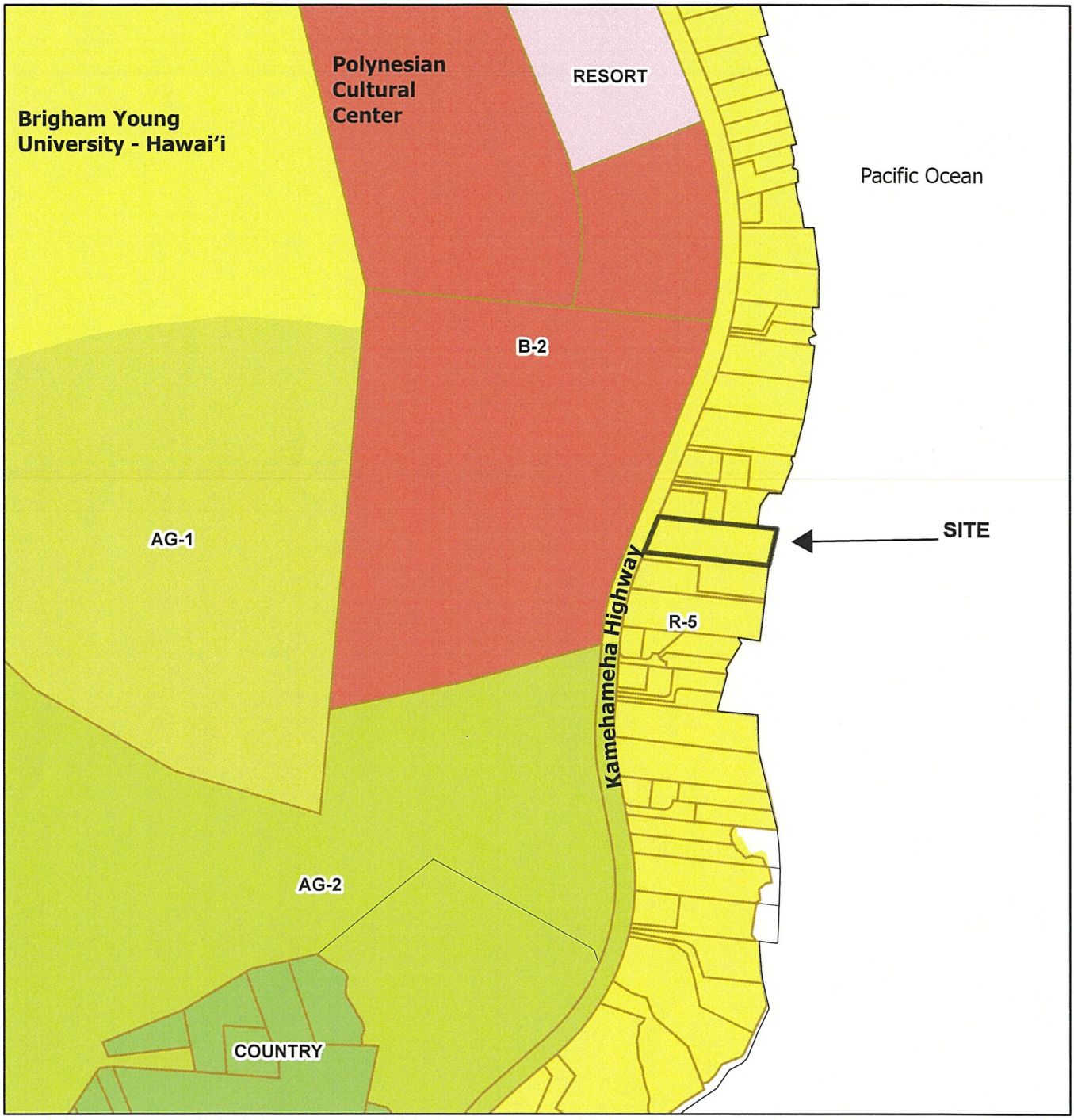
City and County of Honolulu

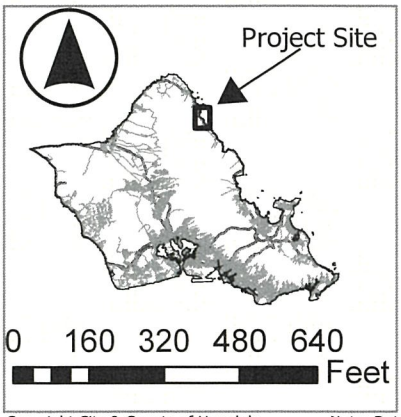
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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024





Zoning Map Exhibit B
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- AG-1
- AG-2
- B-2
- COUNTRY
- R-5
- RESORT

City and County of Honolulu

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

Prepared by: Department of Planning and Permitting

October 2024

Exhibit C-1

NORTH ONE-FAMILY DWELLING	
1st Floor	2286 SF
2nd Floor	1211 SF
Total Livable	3497 SF
Garage	467 SF
Deck&Balcony	406 SF
Total Non-livable	873 SF

1st Floor	2286 SF
2nd Floor	1211 SF
Total Livable	3497 SF
Garage	467 SF
Deck&Balcony	406 SF
Total Non-livable	873 SF

OWNER: WESTERN COMMUNITY CROSSROADS, LLC

PROJECT: HALE KAHAKAI MA LA'IE SOUTH

ADDRESS: 55-337 KAMEHAMEHA HWY
LAIE, HI 96762

TMK: 5-5-002: 032

(2) ONE FAMILY DWELLINGS

N. One Family	3497 SF
S. One Family	3497 SF
Total Livable	6994 SF

THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFIC ITEMS ONLY BY KINLEY C. PUZEY LICENSED ARCHITECT

ONYX PROJECT: 24 024
DATE: 6/26/2024

KINLEY PUZEY
04.30.2026
LICENSED PROFESSIONAL ARCHITECT
No. AR 20251
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Kinley Puzey

Signed: 7/23/2024
License Expires: 4/30/2026

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET INDEX

000	TITLE SHEET		
A001	PROPOSED SITE PLAN	M001	SOUTH MECHANICAL PLAN
A002	PLOT PLAN	M002	NORTH MECHANICAL PLAN
A003	GENERAL NOTES	S005	CROSS SECTIONS
A004	SOUTH ELEVATIONS	D001	DETAILS
A005	NORTH ELEVATIONS	L001	LANDSCAPING PLAN
A006	SOUTH 1ST FLOOR PLAN	C001	CIVIL NOTES
A007	SOUTH 2ND FLOOR PLAN	C002	ESCP NOTES
A008	NORTH 1ST FLOOR PLAN	C101	EROSION SEDIMENT CONTROL PLAN
A009	NORTH 2ND FLOOR PLAN		
S001	FOUNDATION PLAN	C102	RESIDENTIAL SWMP
S002	FLOOR FRAMING PLAN	C103	GRADING PLAN
S003	1ST FLOOR ROOF FRAMING PLAN	C104	UTILITY PLAN
S004	2ND FLOOR ROOF FRAMING PLAN	C201	GRADING SECTIONS
E001	SOUTH ELECTRICAL PLAN	C301	DETAILS
E002	NORTH ELECTRICAL PLAN	C401	SURVEY



Demo 3 Ex. TFD and Proposed 2 New SFD
Western Community Crossroads, LLC
55-337 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
CBC
CBC Design
1132 E Baylor St.
Mesa, AZ 85204
drawings@cbcdesign.com
design and building services, llc

DATE:
7/22/2024

TITLE SHEET

SHEET:
000

Exhibit C-2

THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFIC ITEMS ONLY BY KINLEY C. PUZEY, LICENSED ARCHITECT

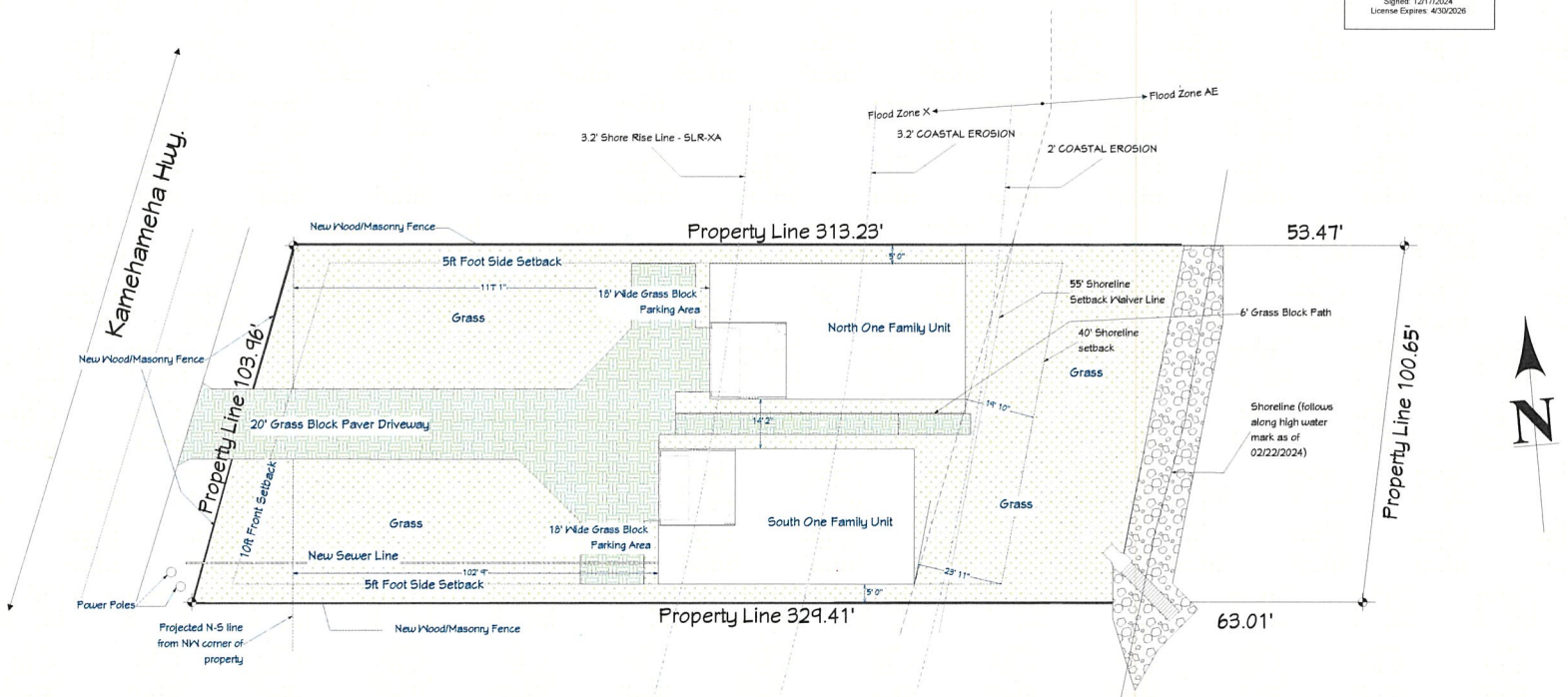
ONYX PROJECT: 24.024
DATE: 12/17/2024

KINLEY PUZEY
12.17.2024
LICENSED PROFESSIONAL ARCHITECT
No. AR-20251
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Signed: 12/17/2024
License Expires: 4/30/2026

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



SITE PLAN 1 IN = 10 FT



VICINITY MAP NTS

55-337 Kamehameha Hwy,
Laie, Hawaii, 96762

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
CBC Design
1627 E. Indigo St.
Mesa, AZ 85204
cbcdrafting@gmail.com

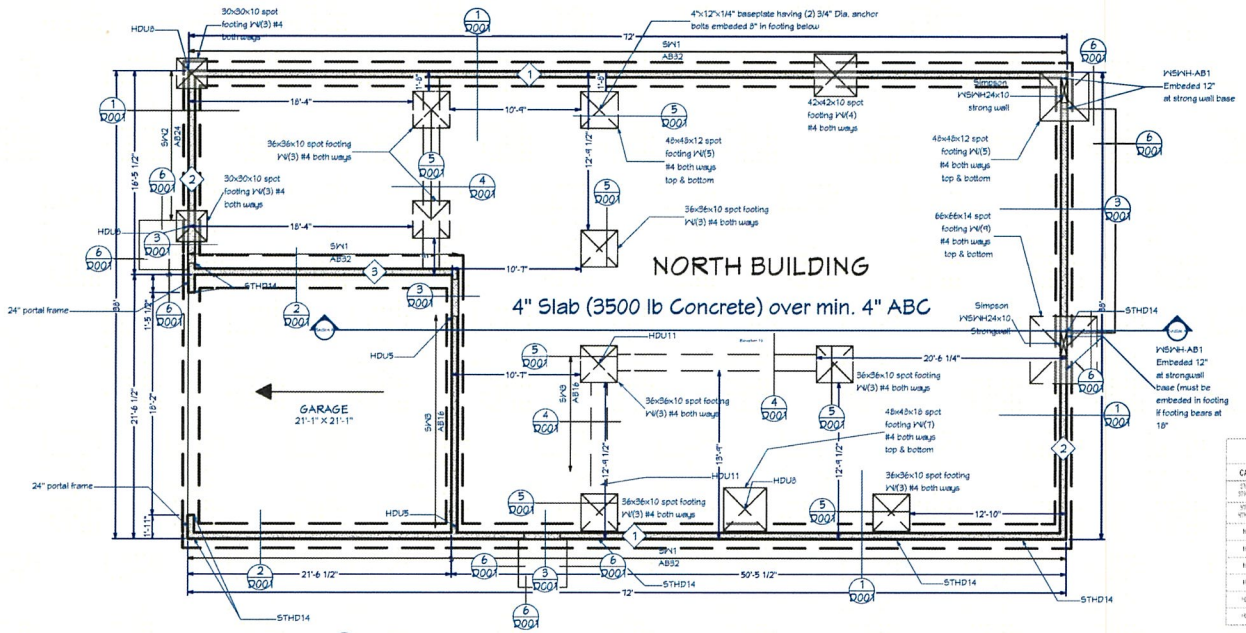
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12/17/2024

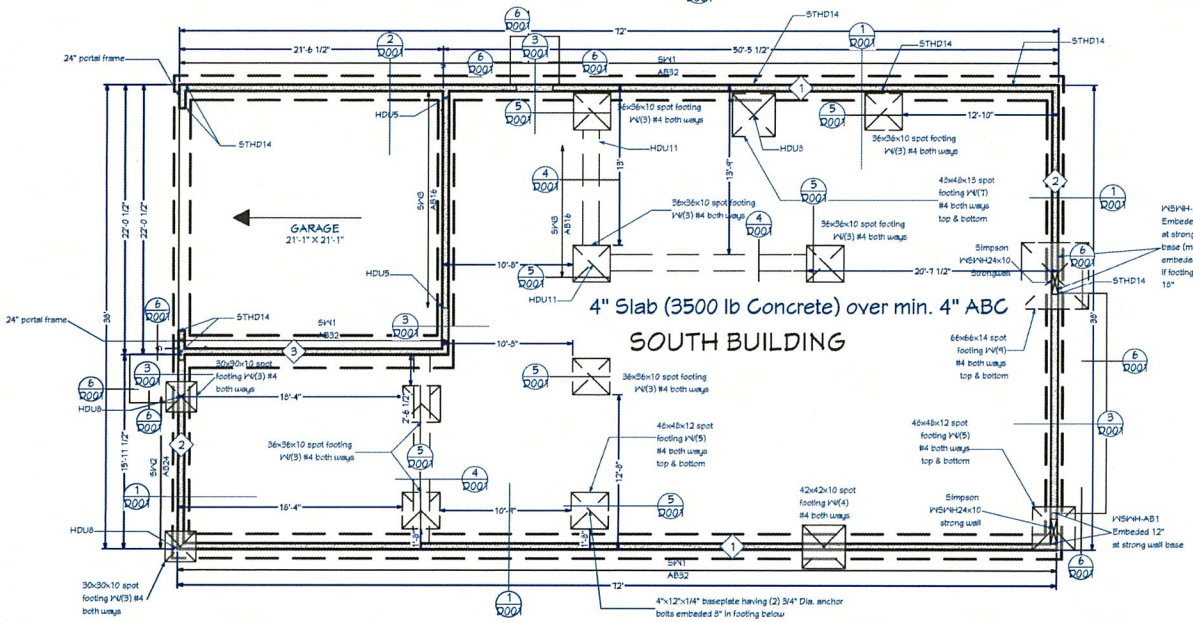
SITE PLAN

SHEET:
A001

Exhibit C-3

Min. 4x4 Concrete Landing outside of each ext. door Typ.





HOLDOWN SCHEDULE

CALLOUT	HOLDOWN	END POST SIZE	POST FASTENERS	THRU ROD	ANCHOR BOLT	EMBED
STHD14	STHD14	(3) 2X	(20) 16d SINKERS	NA	NA	NA
MSKNH-AB1	MSKNH-AB1	(3) 2X	(24) 16d SINKERS	NA	NA	NA
HDU2	HDU2-SDS2.5	(3) 2X	(9) 1/4" x 2 1/2" SDS	5/8" ROD	5/8"x9"	12"
HDU5	HDU5-SDS2.5	(3) 2X	(13) 1/4" x 2 1/2" SDS	5/8" ROD	5/8"x9"	12"
HDU8	HDU8-SDS2.5	(3) 2X	(17) 1/4" x 2 1/2" SDS	5/8" ROD	5/8"x9"	12"
HDU11	HDU11-SDS2.5	(3) 2X	(21) 1/4" x 2 1/2" SDS	5/8" ROD	5/8"x9"	12"
HDU14	HDU14-SDS2.5	(3) 2X	(25) 1/4" x 2 1/2" SDS	5/8" ROD	5/8"x9"	12"

NOTES
1. ALL LUMBER TO BE DF/HF #2 OR BETTER
2. DOUBLE STUD AT ALL SHEARWALL ENDS (TYP.)
3. TRIM ALL COMMON WIRE NAILS - DO NOT DEFORM. DO NOT USE NAILS WHEN MOISTURE CONTENT OF LUMBER EXCEEDS 19%
4. PROVIDE ONE POST AT EACH END OF SHEAR WALL

SHEAR WALL SCHEDULE

TYPE	SHEATHING	EDGE NAILING	FIELD NAILING	BOTTOM PLATE NAILING	STUD/BLOCKING AT JOINTS	SILL OR BOTTOM PLATE	MAX 1/2" ANCHOR BOLT SPACING	MAX 5/8" ANCHOR BOLT SPACING
SW1	7/16" OSB STRUCTURAL 1	8d@4" o.c.	8d@12" o.c.	16d@4" o.c.	(2) 2x	2x	32" o.c.	48" o.c.
SW2	7/16" OSB STRUCTURAL 1	8d@3" o.c.	8d@12" o.c.	16d@3" o.c.	(2) 2x	2x	32" o.c.	48" o.c.
SW3	7/16" OSB STRUCTURAL 1	8d@2" o.c.	8d@12" o.c.	16d@2" o.c.	(2) 2x	2x	32" o.c.	48" o.c.
SW4	7/16" OSB STRUCTURAL 1	8d@2" o.c.	8d@12" o.c.	16d@2" o.c.	(3) 2x	2x	32" o.c.	48" o.c.

NOTES
1. ALL SHEAR WALL DETAILS
2. SEE SIMPSON WIND AND SEISMIC CALCULATIONS FOR ALL SHEARWALL TYPES AND LABELS
3. PROVIDE TWO POST AT EACH END OF SHEAR WALL
4. ANCHOR BOLTS SHALL HAVE A MIN. EDGE DISTANCE OF 7" AND 3" MIN. EMBED.
5. ANCHOR BOLTS SHALL HAVE A MIN. EDGE DISTANCE OF 7" AND 3" MIN. EMBED.

FOOTING SCHEDULE

1. 2FT WIDE X 2FT DEEP STRIP FOOTING W/ (2) #4 LONG BARS, TOP AND BOTTOM
2. 1'4" WIDE X 12" DEEP STRIP FOOTING W/ (2) #4 LONG BARS, BOTTOM
3. 2'6" WIDE X 2FT DEEP STRIP FOOTING W/ (2) #4 LONG BARS, TOP AND BOTTOM

FOUNDATION PLAN 1/4" = 1'0"

1 0 1 2
1/4" = 1' 0"

THIS SHEET WAS SEALED FOR STRUCTURAL ENGINEERING SPECIFIC ITEMS ONLY BY COLE C JANISCH STRUCTURAL ENGINEERING

CCJSE PROJECT 24118
DATE: 6/25/2024

COLE JANISCH LICENSED PROFESSIONAL ENGINEER No. 20451-S HAWAII U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

Signed: 6/25/2024
License Expires: 4/30/2026

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LLC
55.3371 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 052

HALE KAHAKAI
MA LA'IE

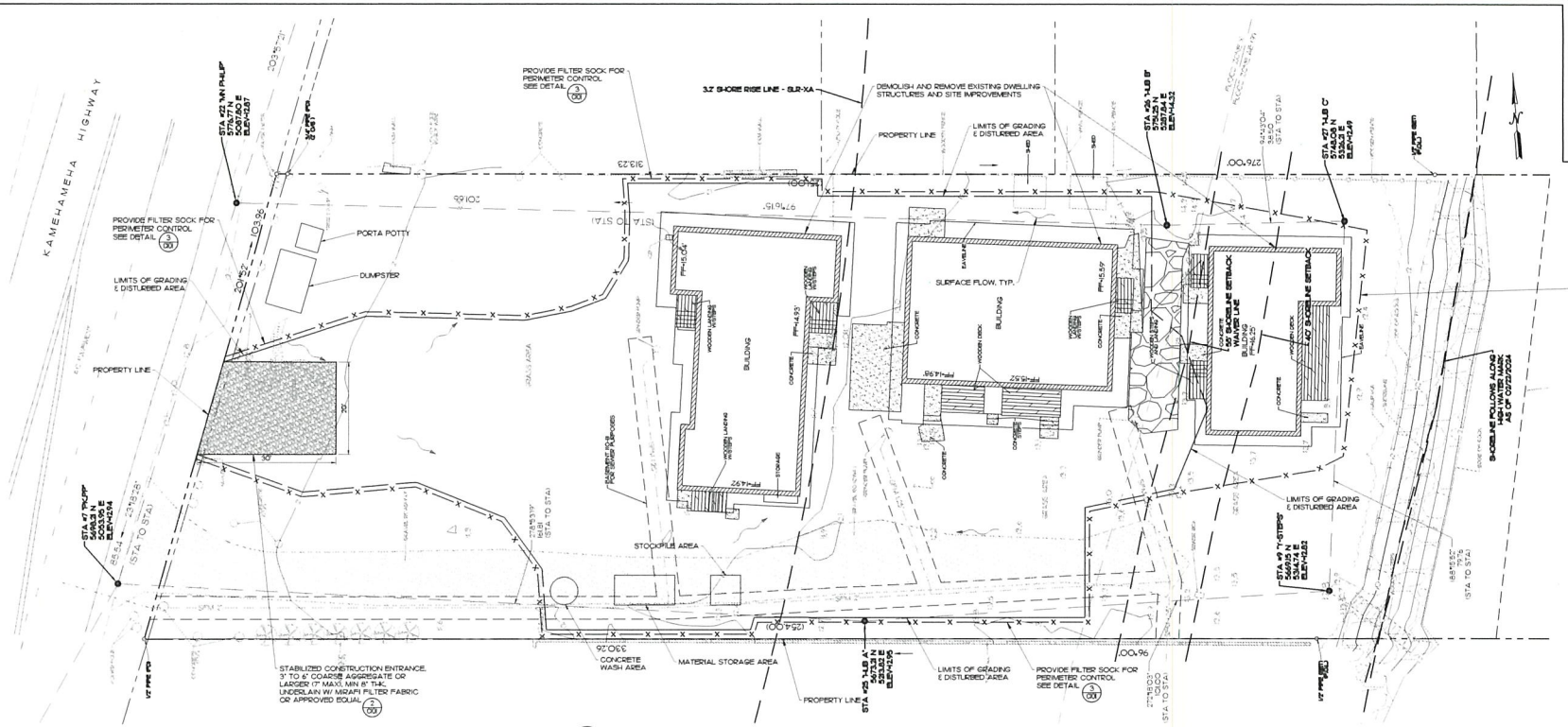
DRAWINGS PROVIDED BY:
CBC
design and building service, llc

DATE:
7/22/2024

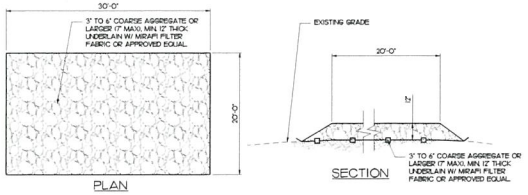
FOUNDATION PLAN

SHEET:
S001

Exhibit C-4

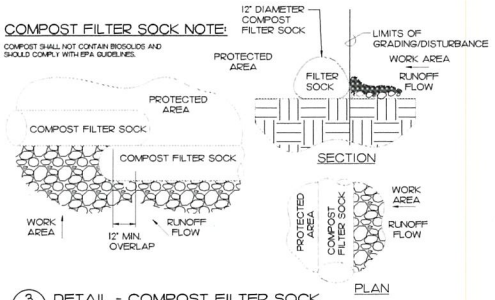


1/C101 EROSION & SEDIMENT CONTROL PLAN (CATEGORY 3)
SCALE: 1" = 10'



2/C101 STABILIZED CONSTRUCTION ENTRANCE - DETAIL
NOT TO SCALE

COMPOST FILTER SOCK NOTE:
COMPOST SHALL NOT CONTAIN BIOSOLIDS AND SHOULD COMPLY WITH EPA GUIDELINES.



3/C101 DETAIL - COMPOST FILTER SOCK
NOT TO SCALE

LEGEND:
- PROPERTY LINE
- FILTER SOCK
- DUST SCREEN
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- LIMITS OF GRADING & DISTURBED AREA
- EXIST. SURFACE FLOW

PRE-CONSTRUCTION BMPS:
1. STABILIZED CONSTRUCTION ENTRANCE.
2. FILTER SOCKS.

DURING CONSTRUCTION BMPS:
1. TEMPORARY STABILIZATION.
2. WIND EROSION CONTROL.
3. MATERIAL DELIVERY AND STORAGE.
4. MATERIAL USE.
5. STOCKPILE MANAGEMENT.
6. SPILL PREVENTION AND CONTROL.
7. SOLID WASTE MANAGEMENT.
8. HAZARDOUS WASTE MANAGEMENT.
9. CONCRETE WASTE MANAGEMENT.
10. SANITARY/SEPTIC WASTE MANAGEMENT.

POST-CONSTRUCTION BMPS:
1. PERMANENT STABILIZATION (GRASSING).
2. PERMANENT STABILIZATION (PAVEMENT).
3. PERMANENT STABILIZATION (BUILDING).

ESCP NOTES:
SEE SHEET C002 FOR EROSION & SEDIMENT CONTROL PLAN NOTES.

GRAPHICAL SCALE:
10' 0 10' 20' 30'
SCALE: 1"=10'

NUMBER	DATE	REVISED BY	DESCRIPTION

DEMO 3 EX TFD AND PROPOSED 2 NEW SFD
WESTERN COMMUNITY CROSSROADS, LC
55-337 KAMEHAMEHA HWY.
LAIE, HAWAII 96762
TMK: 5-5-002:032

HALE KAHAKAI
MA LAIE

IVY J. DEMPSEY
LICENSED PROFESSIONAL ENGINEER
No. 12058-C
HAWAII, U.S.A.
Exp. 4/30/26

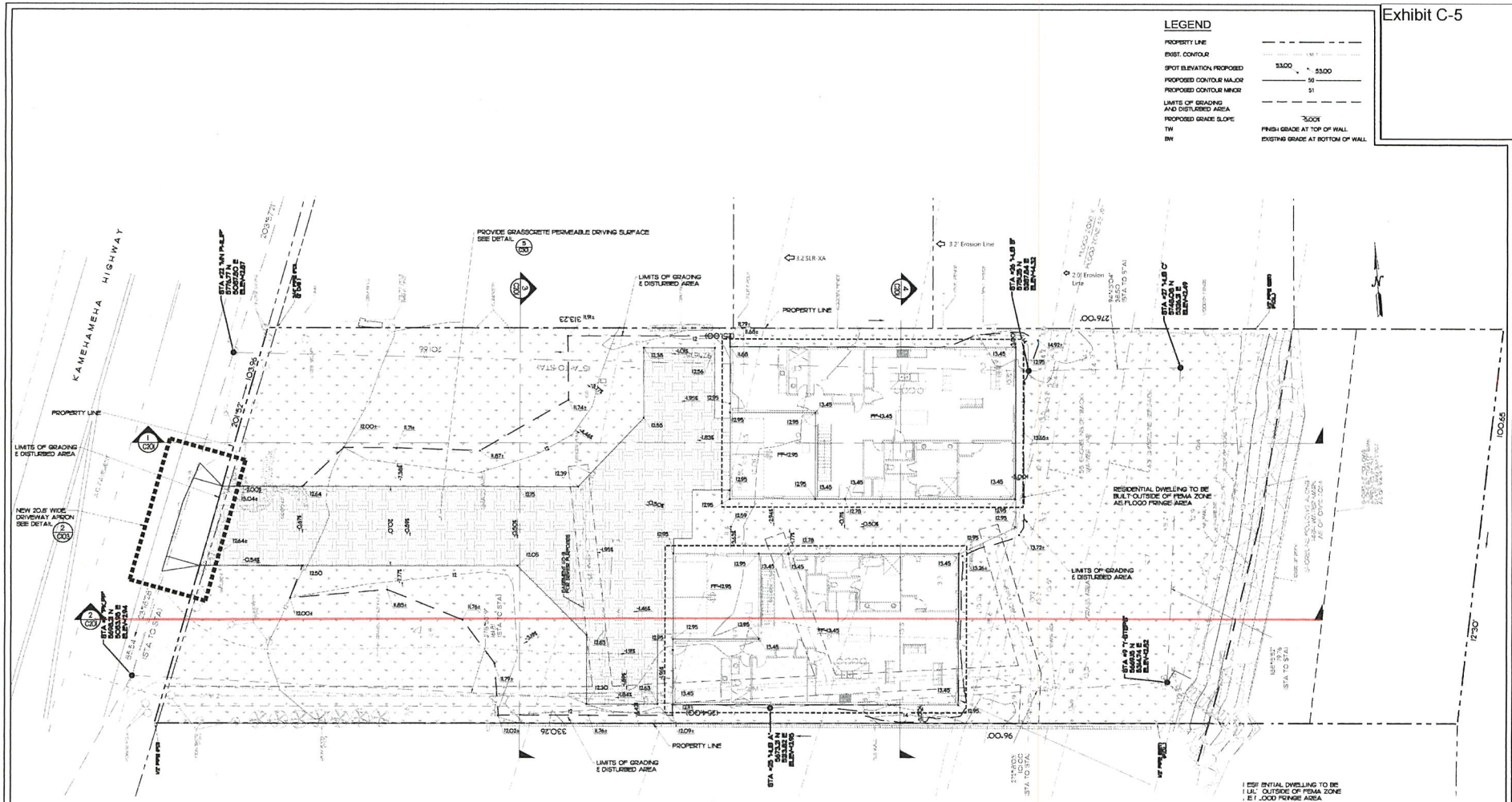
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DATE:
7/15/2024

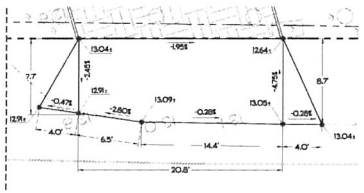
EROSION & SEDIMENT CONTROL PLAN

SHEET:
C101

Exhibit C-5



1 C103 GRADING PLAN
SCALE: 1" = 10'



2 C103 DRIVEWAY APRON DETAIL
SCALE: 1" = 5'

EARTHWORK QUANTITIES:
(FOR PERMIT PURPOSES ONLY)

AREA TO BE GRADED	8,379 SF
AREA TO BE DISTURBED	13,948 SF
EXCAVATION	14 CY
EMBANKMENT	70 CY

NOTE: EARTH-WORK VOLUMES BASED PROPOSED SURFACE TO EXISTING SURFACE COMPARISON AS GENERATED IN CIVIL 3D CAD PROGRAM. QUANTITIES BASED ON FINISH SURFACE TO EXISTING SURFACE WITH PERMEABLE GRASSCRETE PAVERS' THICKNESS REMOVED FROM QUANTITIES. AREA UNDER BUILDINGS ARE EXCLUDED FROM THE GRADED AREA AND IS COVERED UNDER THE BUILDING PERMITS.

GRAPHICAL SCALE:
10' 0 10' 20' 30'
SCALE: 1"=10'

NUMBER	DATE	REVISED BY:	DESCRIPTION

DEMO 3 EX TFD AND PROPOSED 2 NEW SFD
WESTERN COMMUNITY CROSSROADS, LC
55-337 KAMEHAMEHA HWY.
LA'IE, HAWAII 96762
TMK: 5-5-002:032

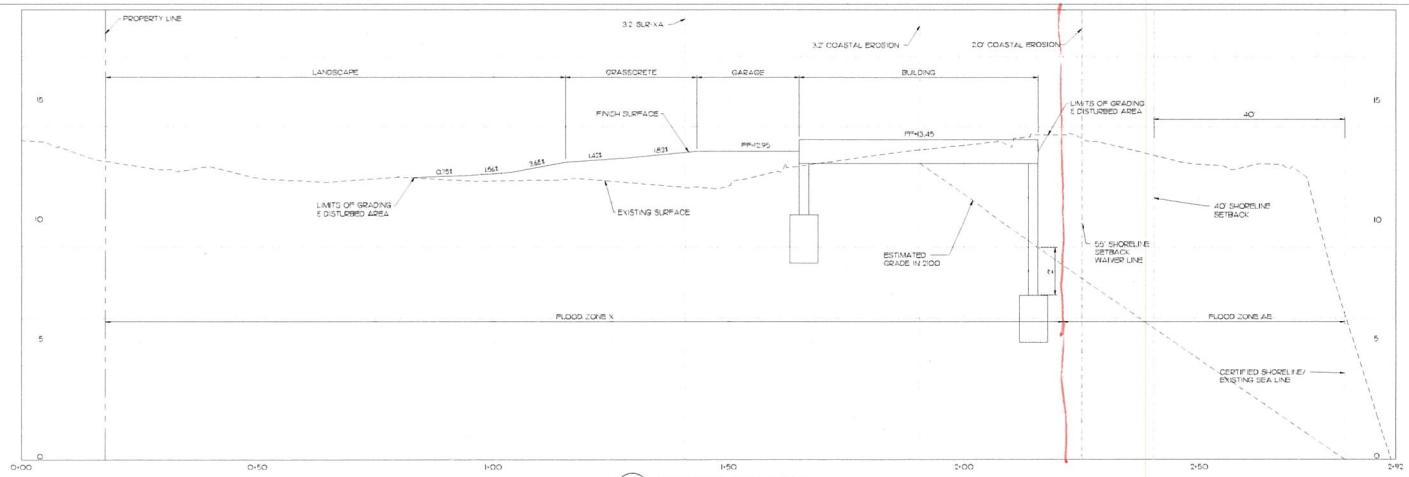
HALE KAHAKAI
MA LA'IE

DATE:

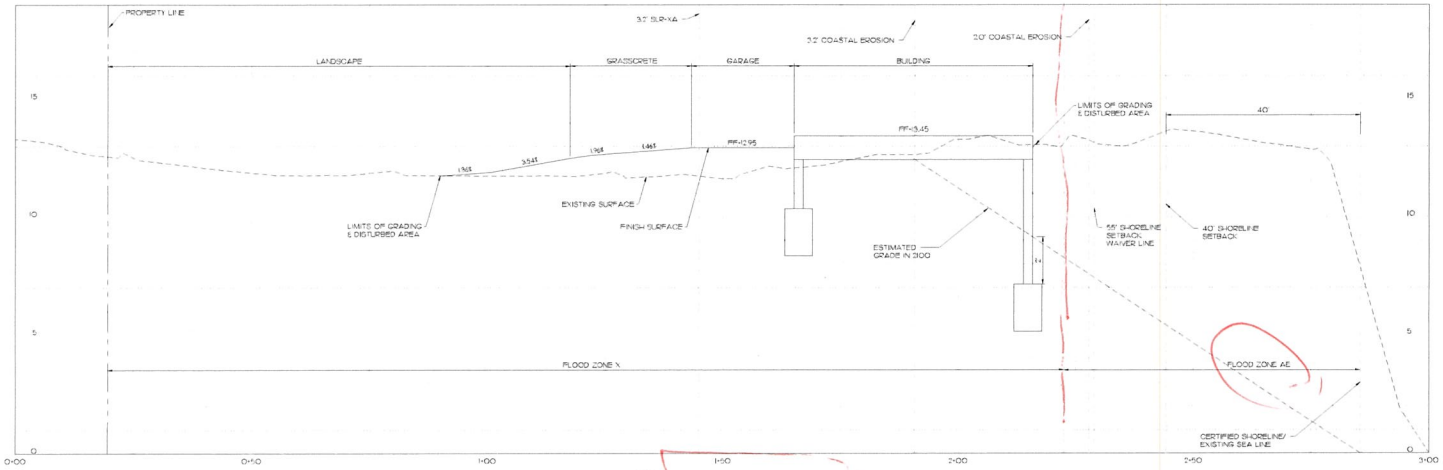
GRADING PLAN

SHEET:
C103

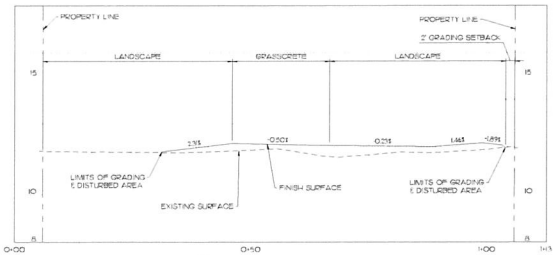
Exhibit C-6



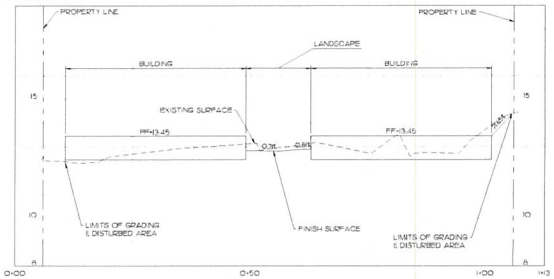
1 C201 GRADING SECTION 1
SCALE: VERT: 1" = 2'
HOR: 1" = 10'



2 C201 GRADING SECTION 2
SCALE: VERT: 1" = 2'
HOR: 1" = 10'



3 C201 GRADING SECTION 3
SCALE: VERT: 1" = 2'
HOR: 1" = 10'



4 C201 GRADING SECTION 4
SCALE: VERT: 1" = 2'
HOR: 1" = 10'

GRAPHICAL SCALE:





NUMBER	DATE	REVISED BY	DESCRIPTION

DEMO 3 EX TFD AND PROPOSED 2 NEW SFD
WESTERN COMMUNITY CROSSROADS, LC
55-337 KAMEHAMEHA HWY.
LAIE, HAWAII 96762
TMK: 5-5-002:032

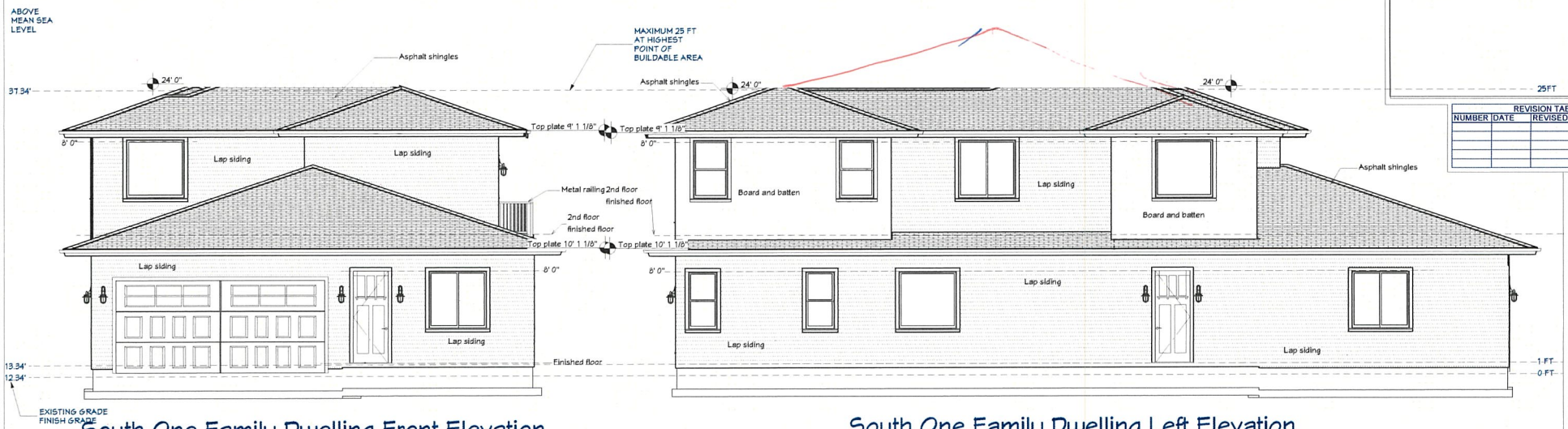
HALE KAHAKAI
MA LAIE

DATE:
12/18/2024

GRADING SECTIONS

SHEET:
C201

Exhibit C-7

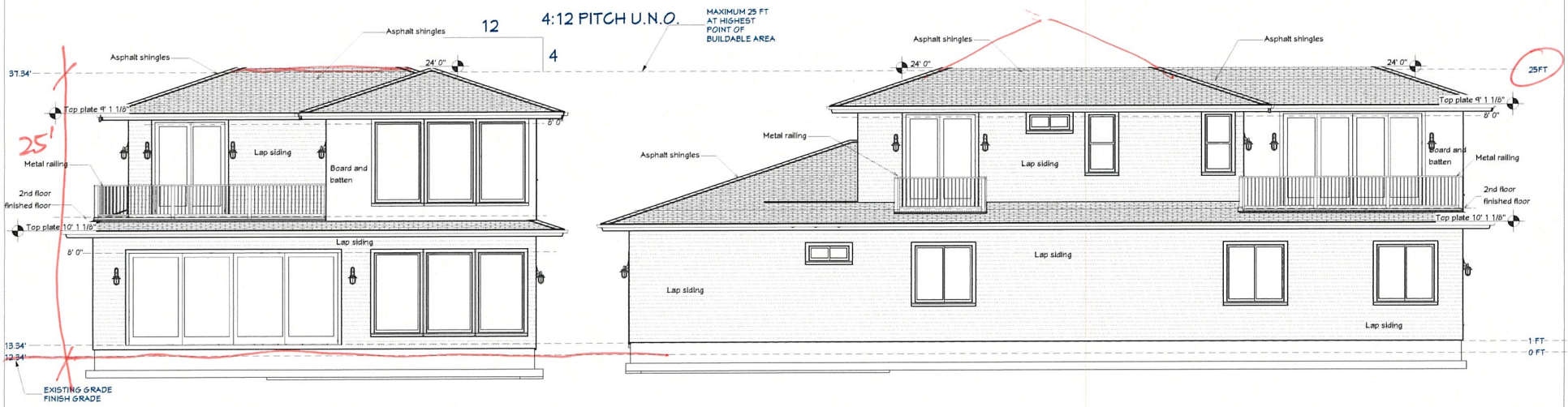


South One Family Dwelling Front Elevation

1/4" = 1' 0"

South One Family Dwelling Left Elevation

1/4" = 1' 0"



South One Family Dwelling Rear Elevation

1/4" = 1' 0"

South One Family Dwelling Right Elevation

1/4" = 1' 0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

55-337 Kamehameha Hwy,
Laie, Hawaii, 96762

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
CBC Design
1627 E. Indigo St.
Mesa, AZ 85204
cbcdrafting@gmail.com

DATE:
12/18/2024

SOUTH ELEVATIONS

SHEET:
A004

Exhibit C-8

King Stud Quantities 10' Max. Height	
Exterior Openings	1 King stud (Min)
Exterior Openings <= 3' 6"	1 King stud (Min)
Exterior Openings > 3' 6" and <9' 0"	2 King studs (Min)
Exterior Openings > 9' 0" and < 14' 0"	3 King studs (Min)
Exterior Openings > 14' 0" and < 20' 0"	4 King studs (Min)
King Stud Quantities 12' Max Height	
Interior Openings	1 king stud (Min)
Exterior Openings <= 5' 0"	2 King studs (Min)
Exterior Openings > 5' 0" and < 9' 0"	3 King studs (Min)
Exterior Openings > 9' 0" and < 13' 0"	4 king studs (Min)
King Stud Quantities 16' Max Height	
Interior Openings	1 King stud (Min)
Exterior Openings <= 2' 0"	2 King stud (Min)
Exterior Openings >2' 0" and < 4' 0"	3 King studs (Min)
Exterior Openings > 4' 0" and < 6' 0"	3 King studs (Min)

BUILDING CODES

2018 International Residential Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Fuel Gas Code
2018 International Energy Conservation Code
2018 International Fire Code
2017 National Electrical Code
2018 International Green Construction Code as a Voluntary Code

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

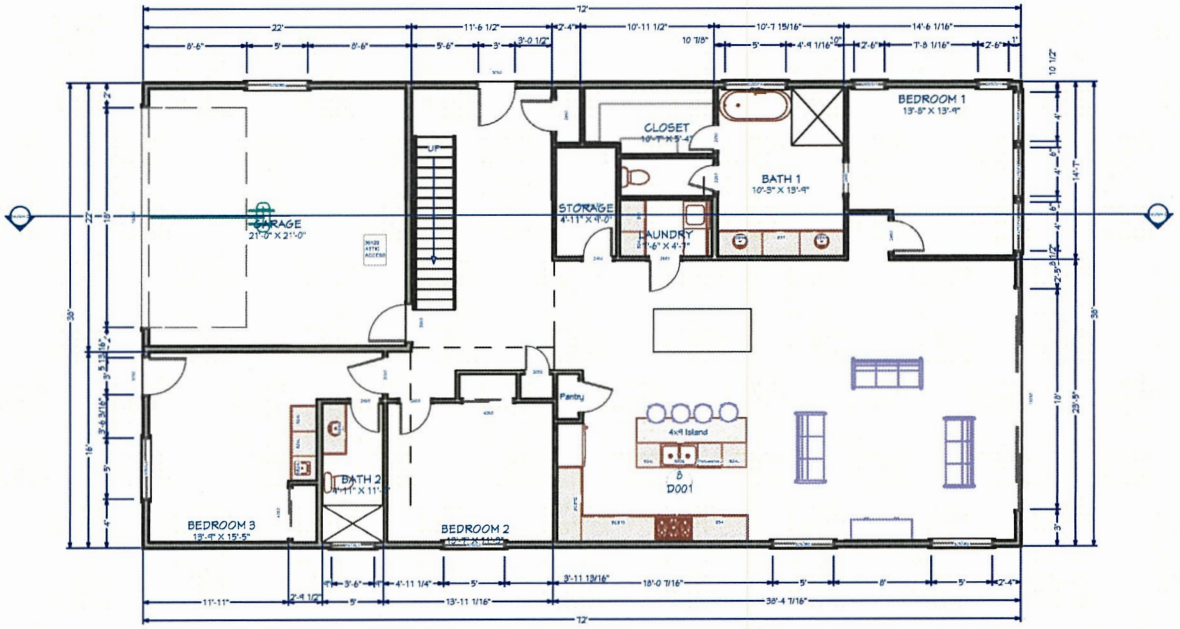
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ONYX PROJECT: 24 024
DATE: 6/26/2024

KINLEY PUZEY LICENSED PROFESSIONAL ARCHITECT No. AR 20553 HAWAII U.S.A.

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License Expires: 4/30/2026



South One Family 1st Floor Plan
1/4" = 1' 0"

1 0 1 2
1/4" = 1' 0"

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-331 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

HALE KAHAKAI
MA LA'IE

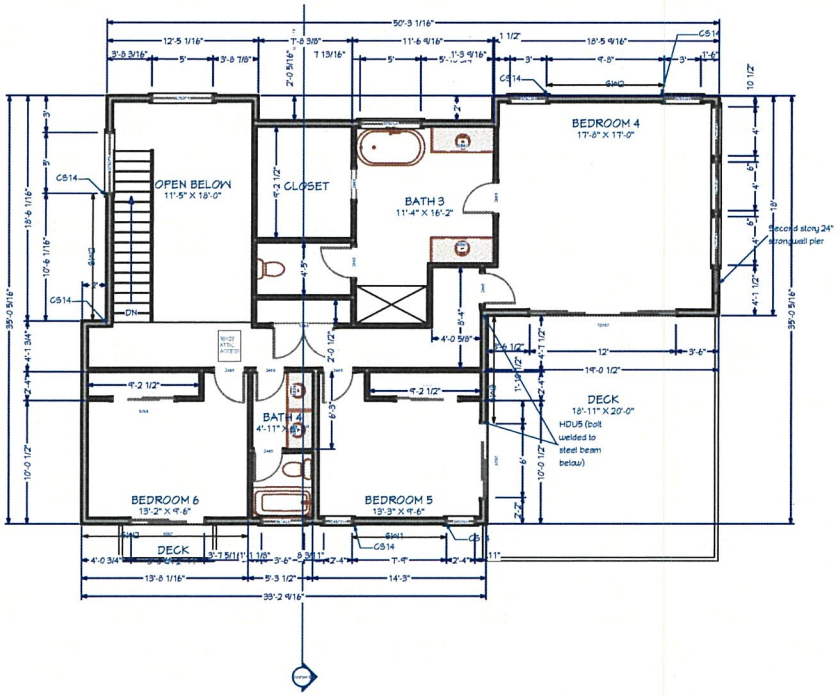
DRAWINGS PROVIDED BY:
CBC
CBC Group
1221 E 2400 N
Lehi, UT 84043
design and building services, llc

DATE:
7/22/2024

SOUTH 1ST FLOOR PLAN

SHEET:
A006

King Stud Quantities 10' Max. Height	
Exterior Openings	1 King stud (Min)
Exterior Openings <= 3' 6"	1 King stud (Min)
Exterior Openings > 3' 6" and <9' 0"	2 King studs (Min)
Exterior Openings > 9' 0" and < 14' 0"	3 King studs (Min)
Exterior Openings > 14' 0" and < 20' 0"	4 King studs (Min)
King Stud Quantities 12' Max Height	
Interior Openings	1 king stud (Min)
Exterior Openings <= 5' 0"	2 King studs (Min)
Exterior Openings > 5' 0" and < 9' 0"	3 King studs (Min)
Exterior Openings > 9' 0" and < 13' 0"	4 king studs (Min)
King Stud Quantities 16' Max Height	
Interior Openings	1 King stud (Min)
Exterior Openings <= 2' 0"	2 King stud (Min)
Exterior Openings >2' 0" and < 4' 0"	3 King studs (Min)
Exterior Openings > 4' 0" and < 6' 0"	3 King studs (Min)



South One Family 2nd Floor Plan

1/4" = 1' 0"

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ONYX PROJECT 24 024
DATE 8/26/2024

KINLEY PUZEY
LICENSED PROFESSIONAL ARCHITECT
No. AR 25251
HAWAII U.S.A.

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Exhibit C-9

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-337 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
CBC
design and building service, llc

DATE:
7/22/2024

SOUTH 2ND FLOOR PLAN

SHEET:
A007

1 0 1 2
1/4" = 1' 0"

Exhibit C-10

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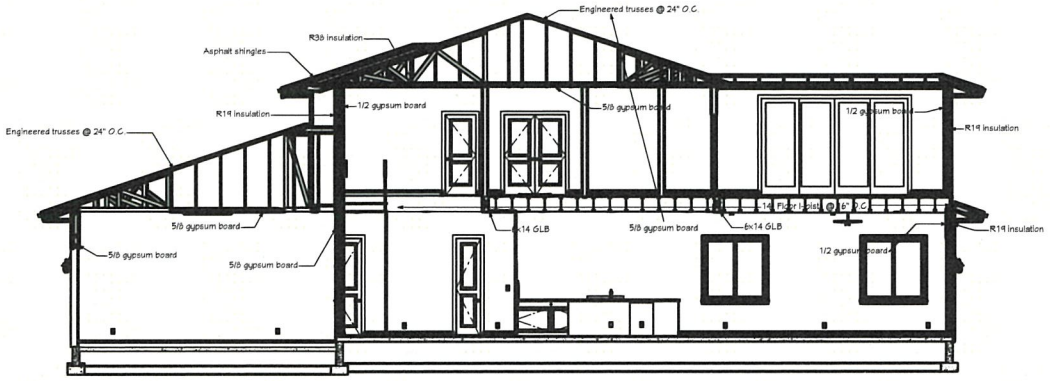
ONYX PROJECT: 24 024
DATE: 8/26/2024

KINLEY PUZEY
04.30.2026
LICENSED PROFESSIONAL ARCHITECT
No. AR 20251
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

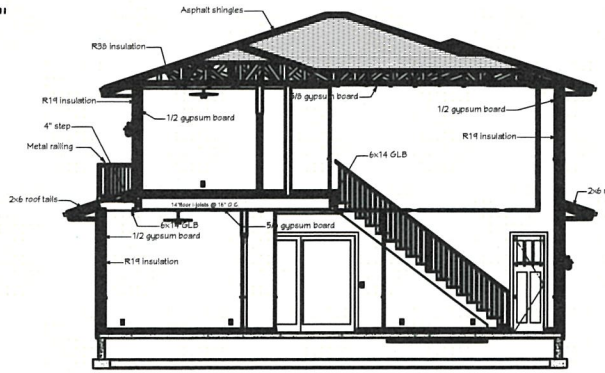
Signed: 7/23/2024
License Expires: 4/30/2026

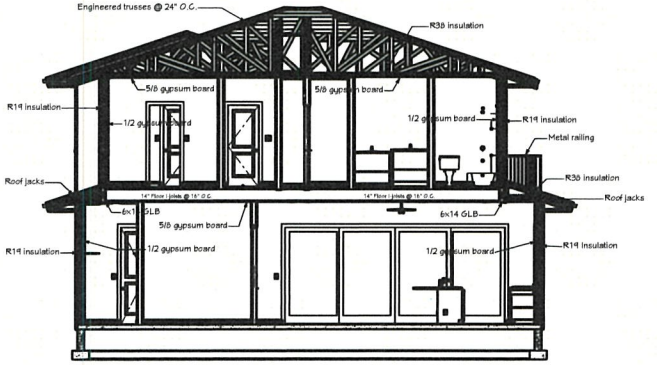
REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



Cross Section A

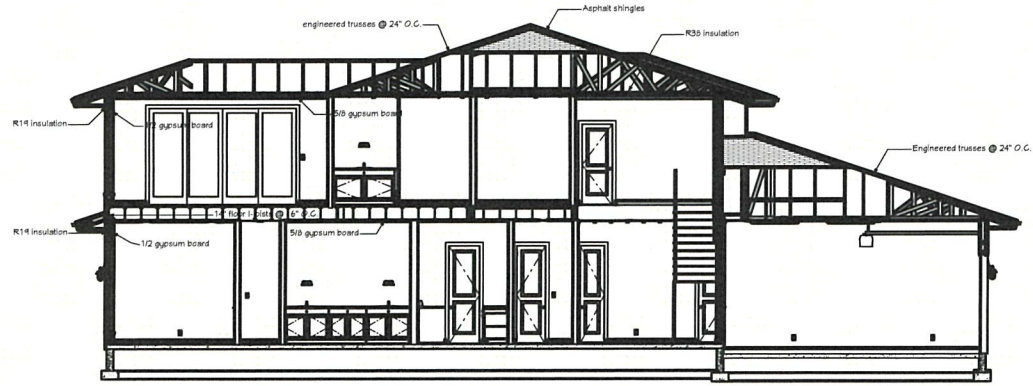
1/4" = 1' 0"





Cross Section B

1/4" = 1' 0"



Cross Section C

1/4" = 1' 0"

1 0 1 2

1/4" = 1' 0"

HALE KAHAKAI
MA LA'IE

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-337 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

DRAWINGS PROVIDED BY:
CBC
design and building services, llc
CBC Group
55-510 Kamehameha Hwy
Hau'ula, HI 96717
cbcgroup@gmail.com

DATE:
7/22/2024

CROSS SECTIONS

SHEET:
S005

Exhibit C-11

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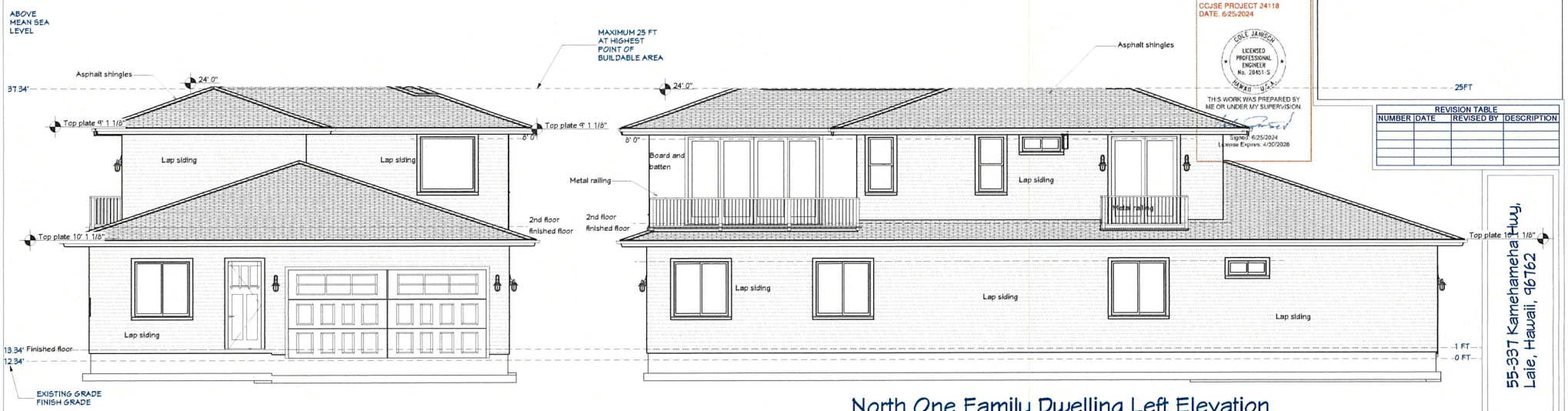
CCJSE PROJECT 24118
DATE: 6/25/2024

COLE JANISCH LICENSED PROFESSIONAL ENGINEER No. 24451-S HAWAII, U.S.A.

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Signed: 6/25/2024
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REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

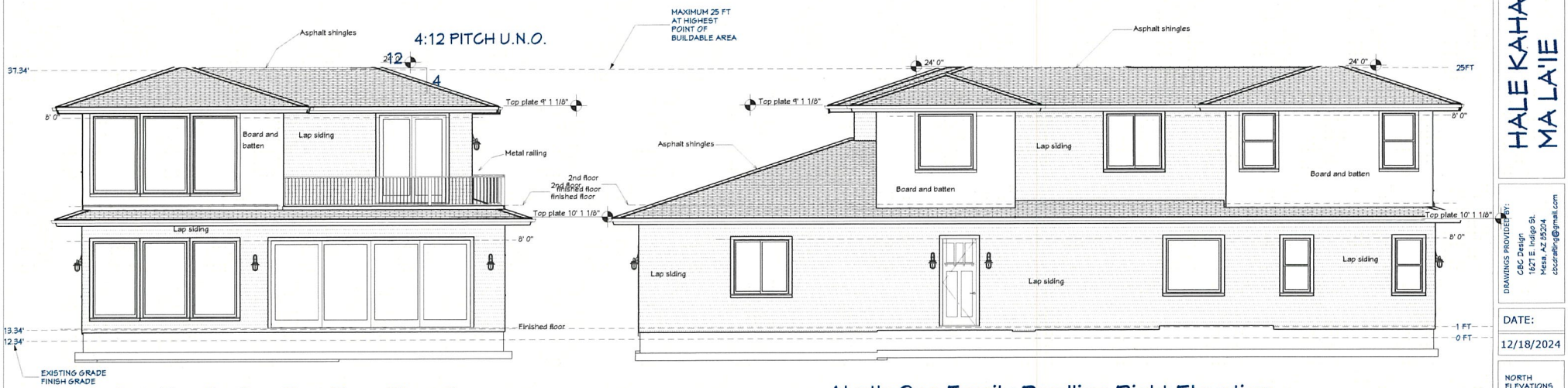


North One Family Dwelling Front Elevation

1/4" = 1' 0"

North One Family Dwelling Left Elevation

1/4" = 1' 0"



North One Family Dwelling Rear Elevation

1/4" = 1' 0"

North One Family Dwelling Right Elevation

1/4" = 1' 0"

55-337 Kamehameha Hwy,
Laie, Hawaii, 96762

HALE KAHAKAI
MA LA'IE

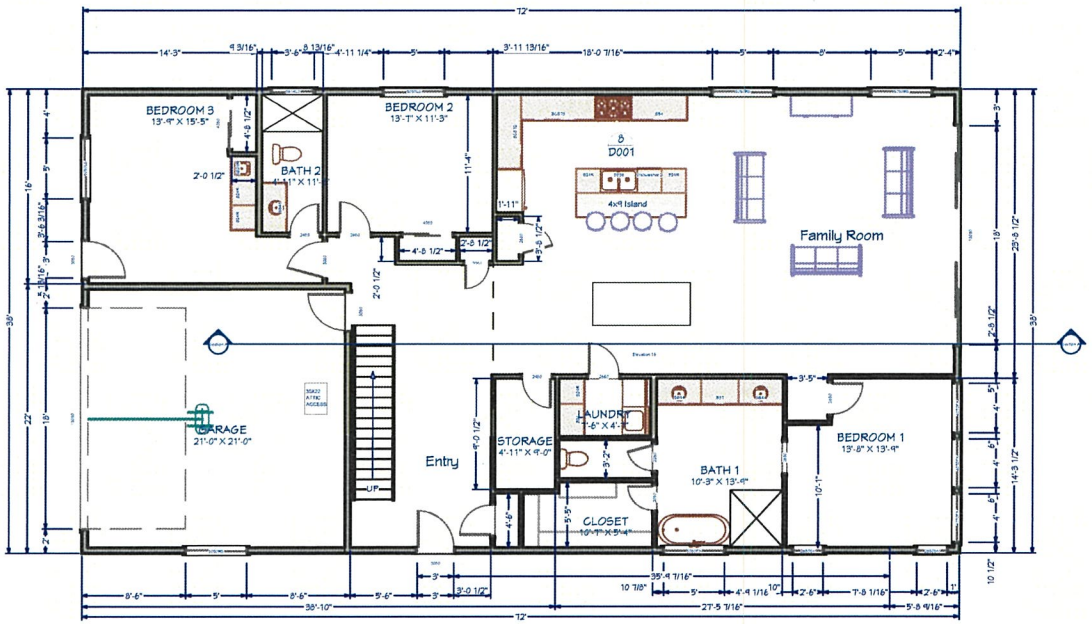
DRAWINGS PROVIDED BY:
CBC Design
1627 E. Indigo St.
Mesa, AZ 85204
cbcdrafting@gmail.com

DATE:
12/18/2024

NORTH ELEVATIONS

SHEET:
A005

King Stud Quantities 10' Max. Height	
Exterior Openings	1 King stud (Min)
Exterior Openings <= 3' 6"	1 King stud (Min)
Exterior Openings > 3' 6" and <9' 0"	2 King studs (Min)
Exterior Openings > 9' 0" and < 14' 0"	3 King studs (Min)
Exterior Openings > 14' 0" and < 20' 0"	4 King studs (Min)
King Stud Quantities 12' Max Height	
Interior Openings	1 king stud (Min)
Exterior Openings <= 5' 0"	2 King studs (Min)
Exterior Openings > 5' 0" and < 9' 0"	3 King studs (Min)
Exterior Openings > 9' 0" and < 13' 0"	4 king studs (Min)
King Stud Quantities 16' Max Height	
Interior Openings	1 King stud (Min)
Exterior Openings <= 2' 0"	2 King stud (Min)
Exterior Openings >2' 0" and < 4' 0"	3 King studs (Min)
Exterior Openings > 4' 0" and < 6' 0"	3 King studs (Min)



North One Family 1st Floor Plan

1/4" = 1' 0"

THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFIC ITEMS ONLY BY KINLEY C. PUZEY LICENSED ARCHITECT

ONYX PROJECT: 24 024
DATE: 6/26/2024

KINLEY PUZEY
LICENSED PROFESSIONAL ARCHITECT
No. AR 20151
HAWAII, U.S.A.

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Signed: 7/23/2024
License Expires: 4/30/2026

Exhibit C-12

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Demo 9 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-337 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
CBC
design and building service, llc

DATE:
7/22/2024

NORTH 1ST FLOOR PLAN

SHEET:
A008

1 0 1 2
1/4" = 1' 0"

Exhibit C-13

THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFIC ITEMS ONLY BY KINLEY C. PUZEY LICENSED ARCHITECT

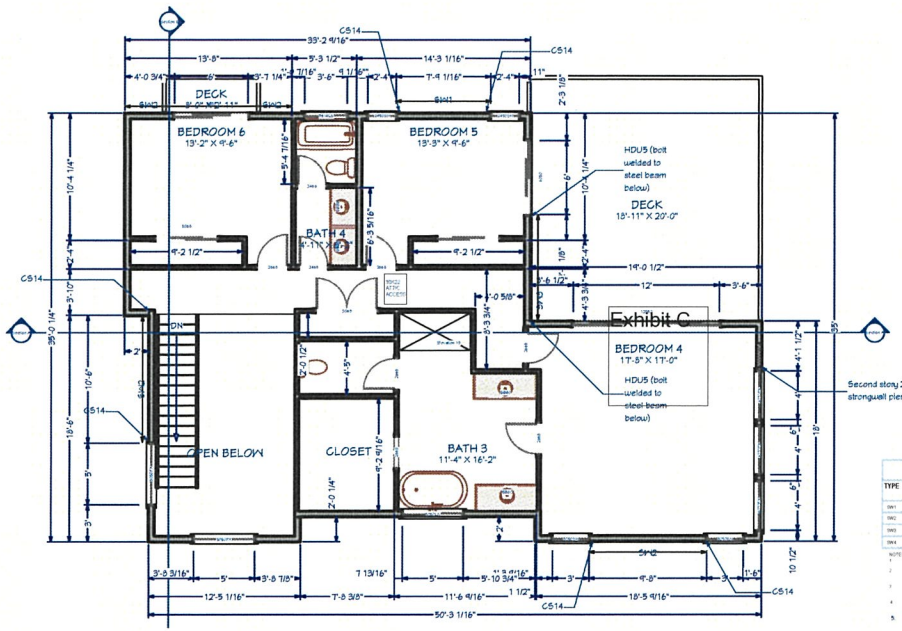
ONYX PROJECT: 24 024
DATE: 6/26/2024

KINLEY PUZEY
06.26.2024
LICENSED PROFESSIONAL ARCHITECT
No. AR 20251
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Signed: 7/23/2024
License Expires: 4/30/2026

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



North One Family 2nd Floor Plan

1/4" = 1' 0"

SHEAR WALL SCHEDULE

TYPE	SHEATHING	EDGE NAILING	FIELD NAILING	BOTTOM PLATE NAILING	STUD/BLOCKING AT JOINTS	SILL OR BOTTOM PLATE	MAX 1/2" ANCHOR BOLT SPACING	MAX 5/8" ANCHOR BOLT SPACING
SW1	1/2" APA RATED SHEATHING	8@6" O.C.	8@12" O.C.	16@6" O.C.	(2) 2x	2x	32" O.C.	32" O.C.
SW2	1/2" APA RATED SHEATHING	8@4" O.C.	8@12" O.C.	16@4" O.C.	(2) 2x	2x	24" O.C.	32" O.C.
SW3	1/2" APA RATED SHEATHING	8@3" O.C.	8@12" O.C.	16@4" O.C.	(2) 2x OR 3x	(2) 2x OR 3x	16" O.C.	24" O.C.
SW4	1/2" APA RATED SHEATHING	8@2" O.C.	8@12" O.C.	16"MTSB@6" O.C.	(2) 2x OR 3x	(2) 2x OR 3x	12" O.C.	16" O.C.

NOTES
1. ALL STUDS ARE DF,L# OR HEM FIR #2 OR BETTER
2. USE 8d COMMON WIRE NAILS. USE HOT-DIPPED GALVANIZED NAILS WHEN NAILING TO PRESSURE TREATED LUMBER.
3. PROVIDE END POST AT EACH END OF SHEAR WALL.
4. ANCHORS TO BE 1/2" DIA. J-BOLT W/ 7" MIN EMBED UNO
5. ANCHOR BOLTS SHALL HAVE 3"X3"X0.229" WASHER

1 0 1 2

1/4" = 1' 0"

Demo 3 Ex. TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-337 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

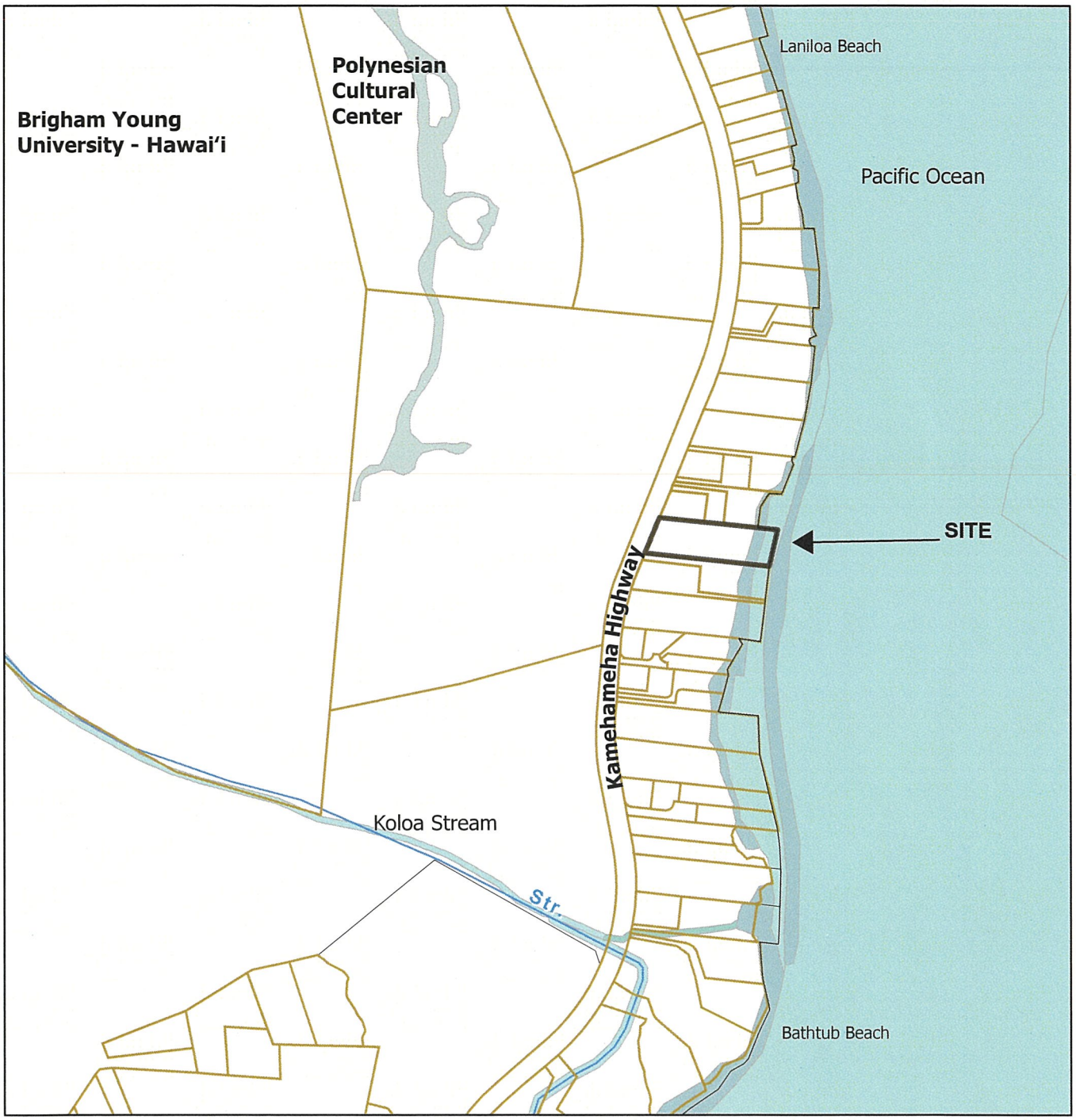
HALE KAHAKAI
MA LA'IE

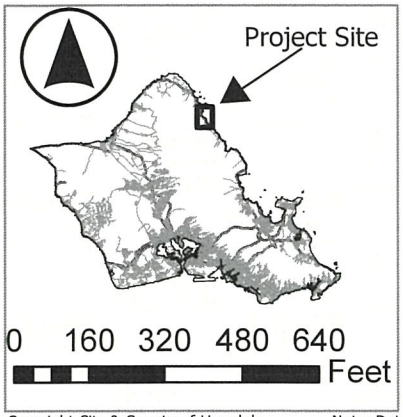
DRAWINGS PROVIDED BY:
CBC design and building service, llc
CBC Design
55-337 Kamehameha Hwy
Laie, HI 96762
cbcdesign@gmail.com

DATE:
7/22/2024

NORTH 2ND FLOOR PLAN

SHEET:
A009





Wetlands Map Exhibit D
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Forested/ Shrub Wetland
- Freshwater Pond
- Riverine

City and County of Honolulu

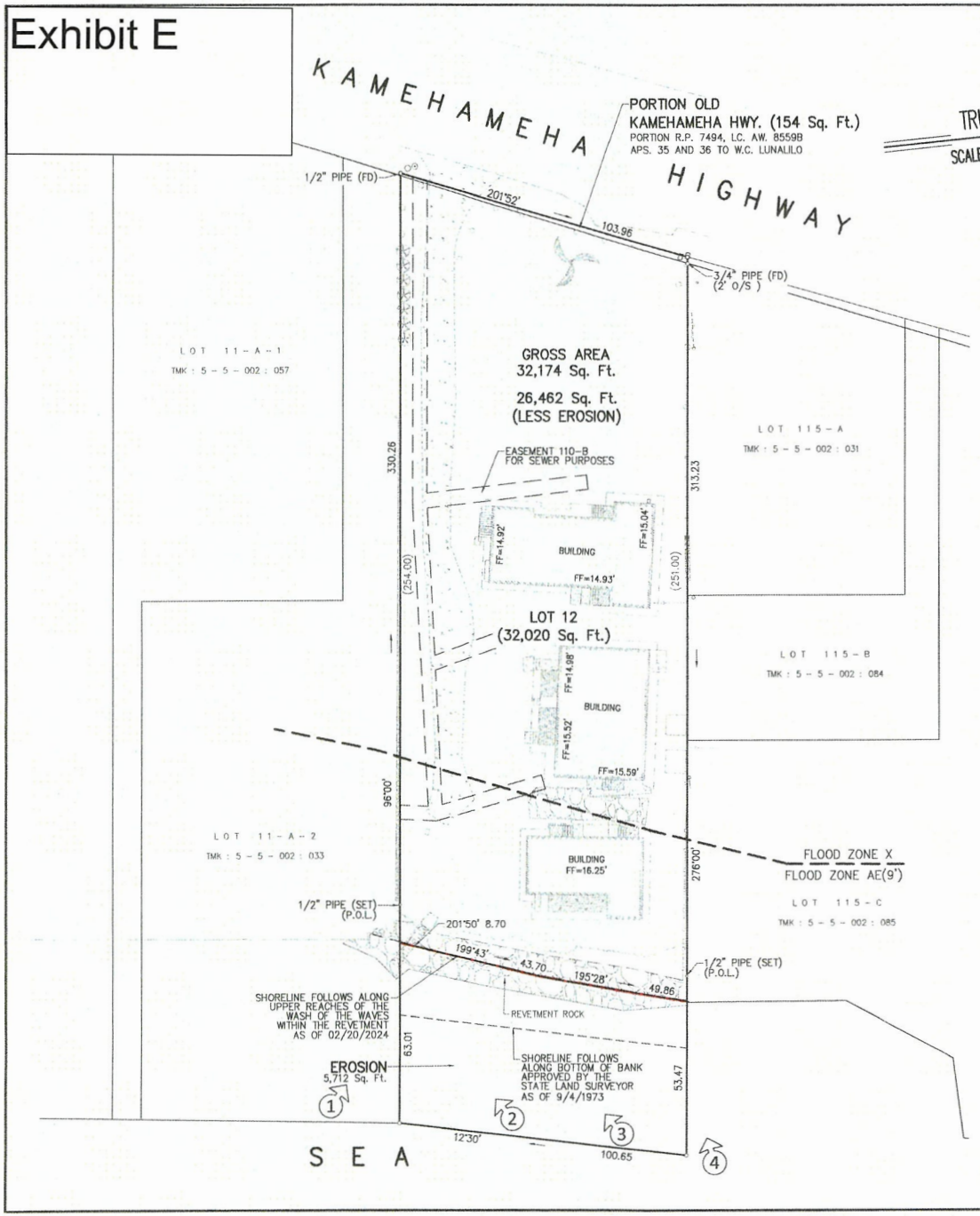
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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024

Exhibit E



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

SEP 13 2024

Chairperson, Board of Land and Natural Resources

PROPERTY ADDRESS: 55-337 KAMEHAMEHA HIGHWAY
LAIE, HI 96762

PROPERTY OWNER: WESTERN COMMUNITY CROSSROADS LC
1480 S. STATE STREET
PROVO, UT 84606

MAP SHOWING SHORELINE AFFECTING LOT 12 LAND COURT APPLICATION 772 (MAP 1) AND PORTION OLD KAMEHAMEHA HIGHWAY BEING PORTION R.P. 7494, LC. AW. 8559B APS. 35 AND 36 TO W.C. LUNALILO

AT LAIE, KOOLAULOA, OAHU, HAWAII

SCALE: 1 IN. = 30 FT.

FEBRUARY 22, 2024 WALTER P. THOMPSON, INC.

JOHN R. K. AKINA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 16252
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION

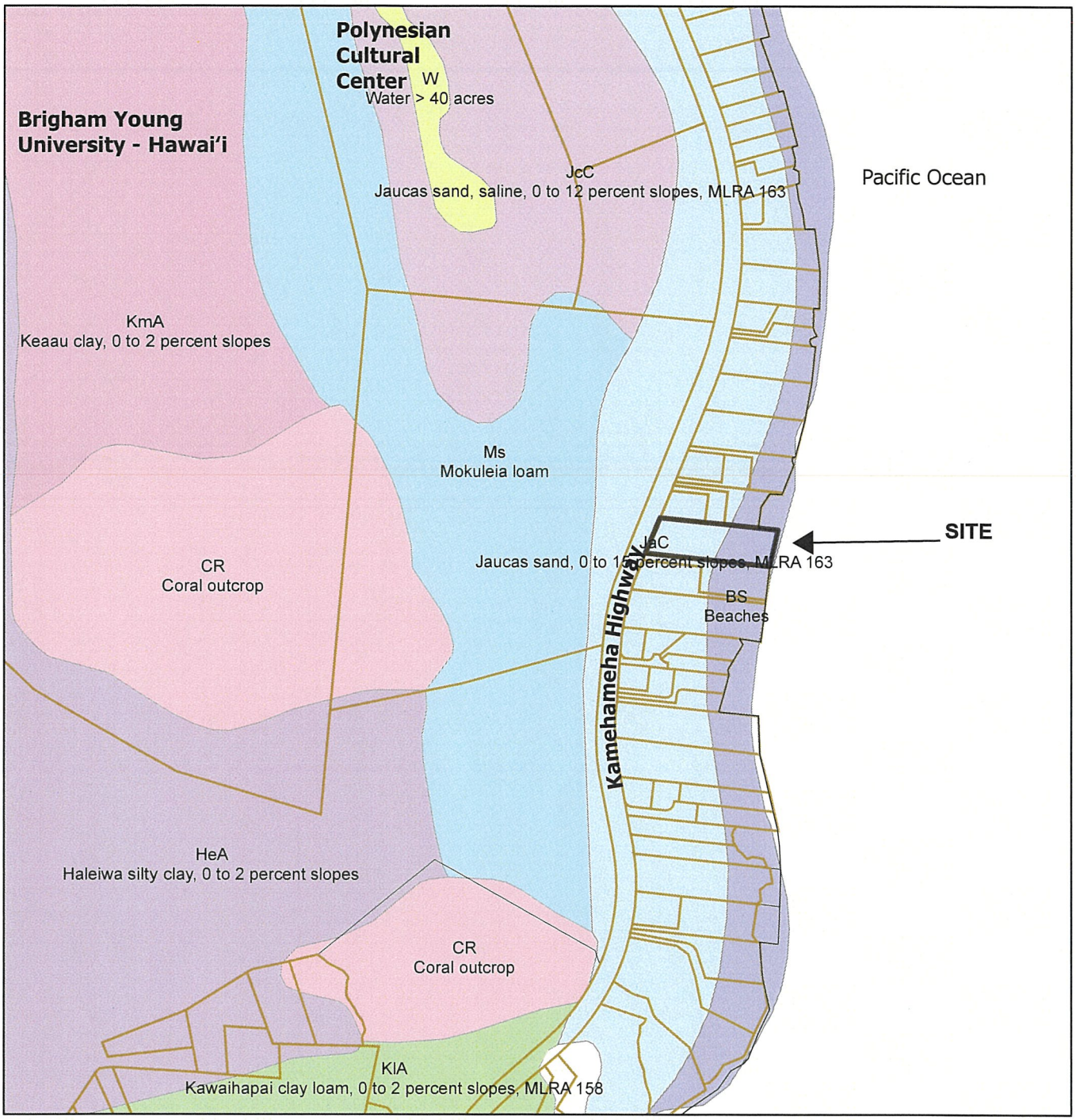
John R.K. Akina

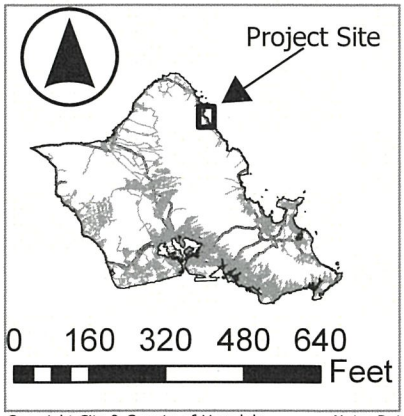
Exp. 04/30/26

22084c04-SHORELINE.dwg/17:27:16/gg/20220429

TAX MAP KEY : 5 - 5 - 002 : 032

15"x 21" = 2.17 Sq. Ft.





Soil Type Map Exhibit F
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- BS
- CR
- HeA
- JaC
- JcC
- KIA
- KmA
- Ms
- W

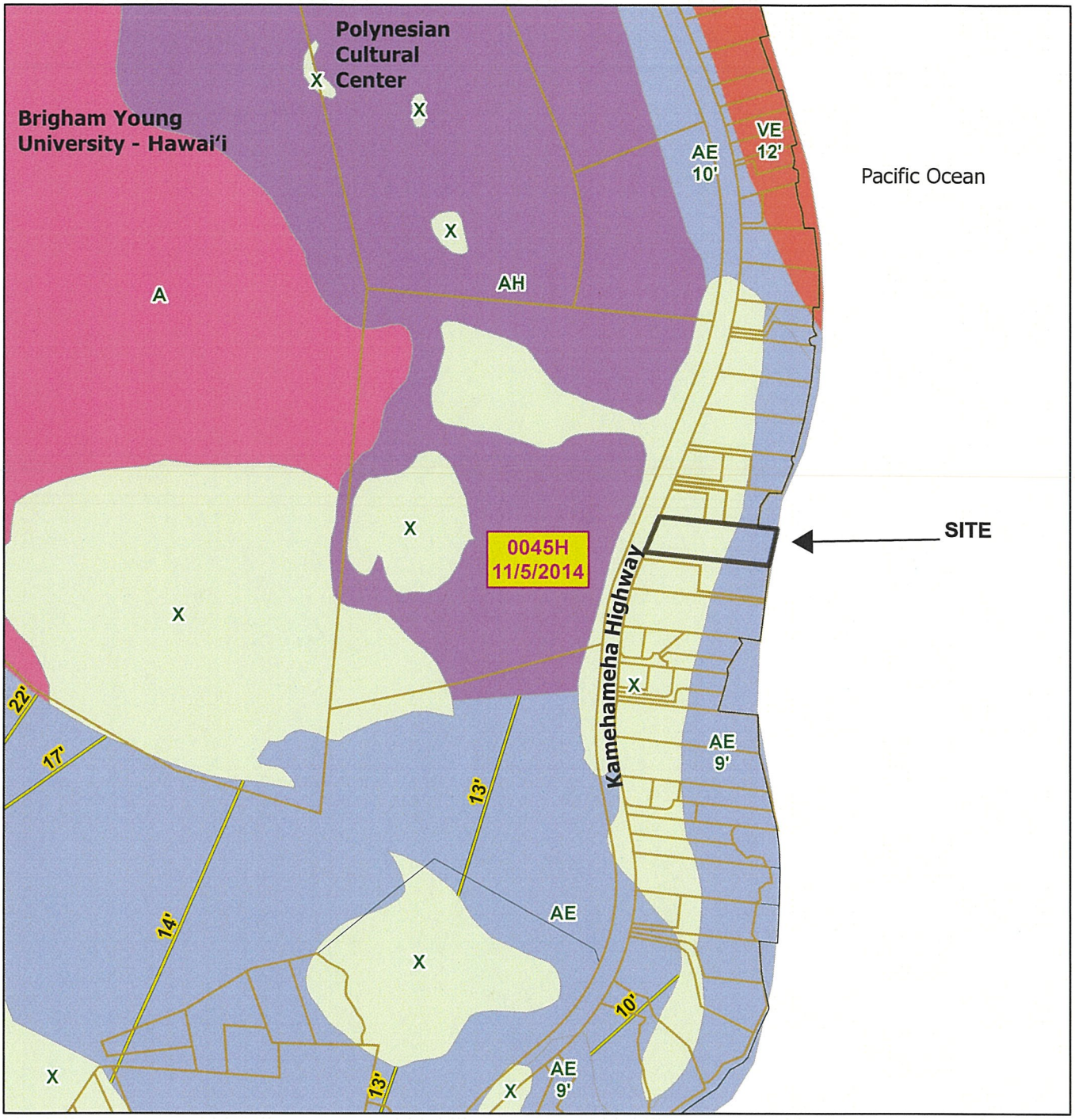
City and County of Honolulu

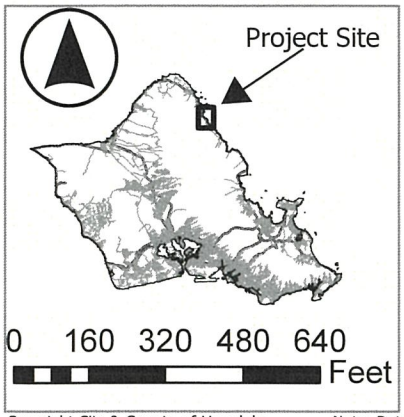
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Prepared by: Department of Planning and Permitting

October 2024





Flood Zone Map Exhibit G
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- A
- AE
- AH
- VE
- X

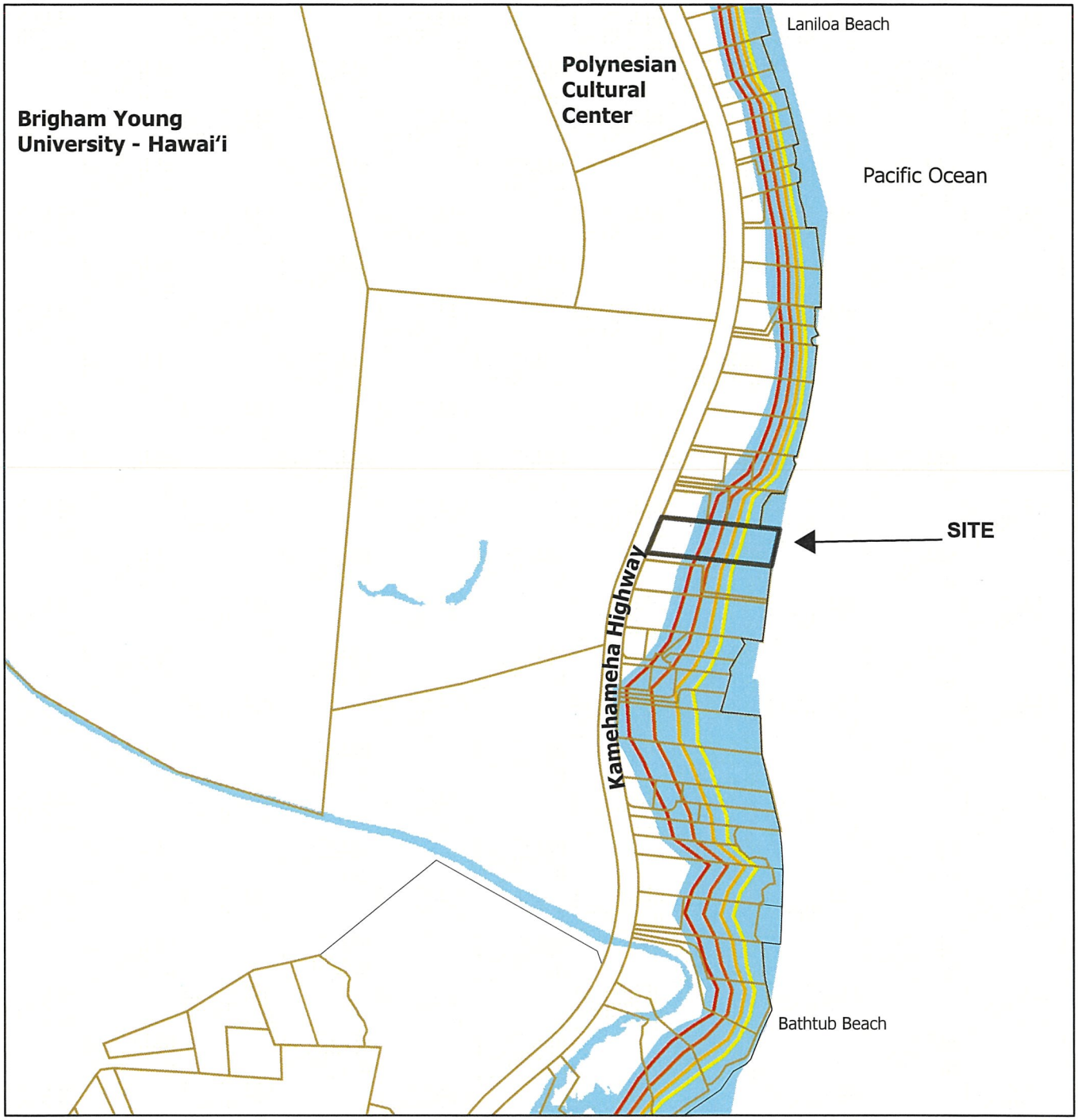
City and County of Honolulu

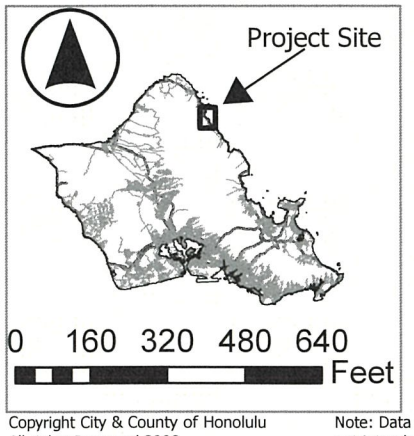
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Prepared by: Department of Planning and Permitting

October 2024





Sea Level Rise Map Exhibit H
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- SLR Exposure Area - 3.2 Ft. Scenario
- SLR Coastal Erosion (Line) - 0.5 Ft. Scenario
- SLR Coastal Erosion (Line) - 1.1 Ft. Scenario
- SLR Coastal Erosion (Line) - 2.0 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

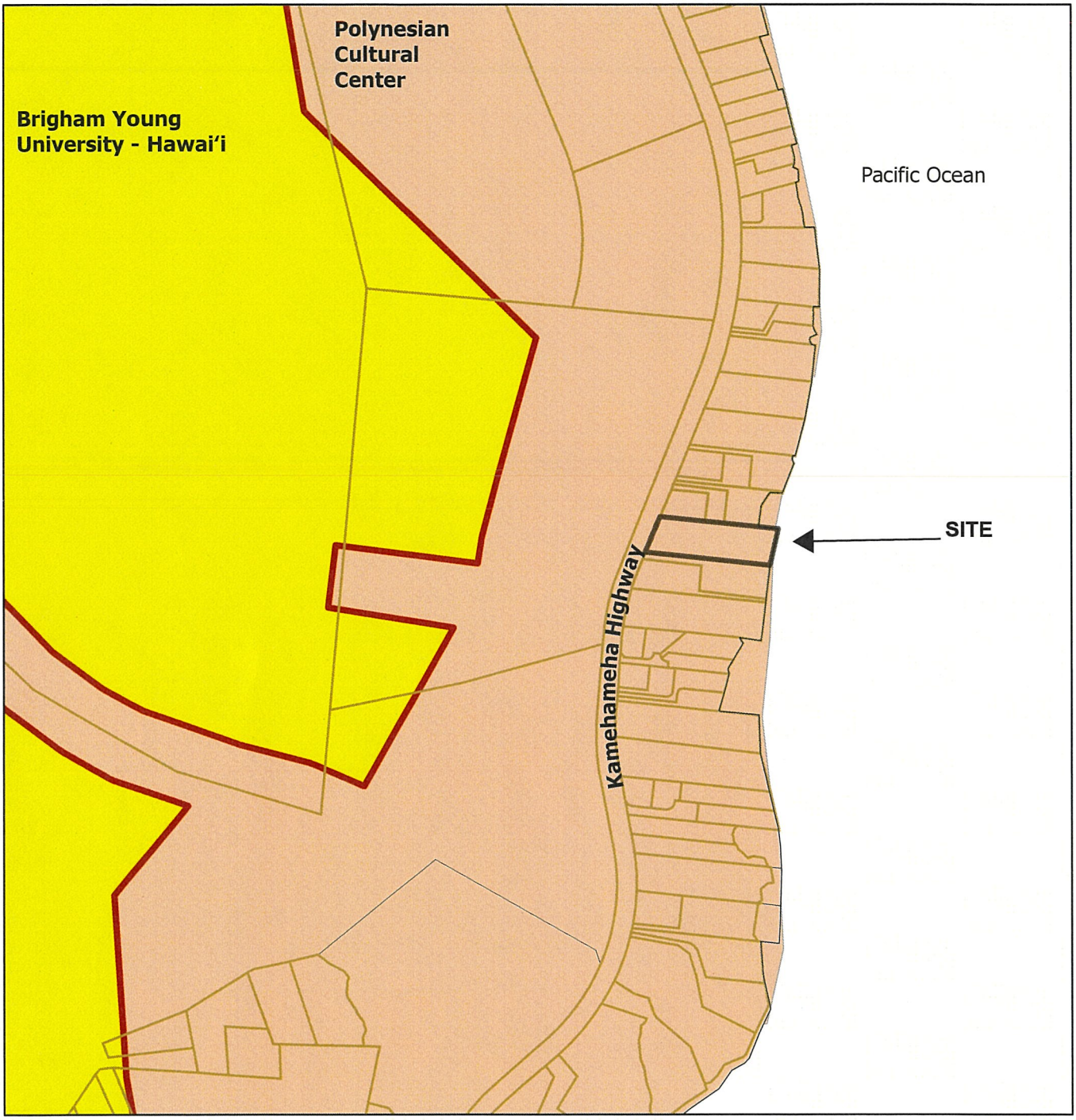
City and County of Honolulu

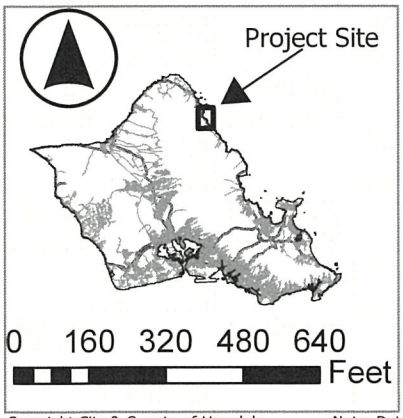
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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024





Tsunami Map Exhibit I
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- Tsunami Evacuation Zone
- Extreme Tsunami Evacuation Zone
- Safe Zone

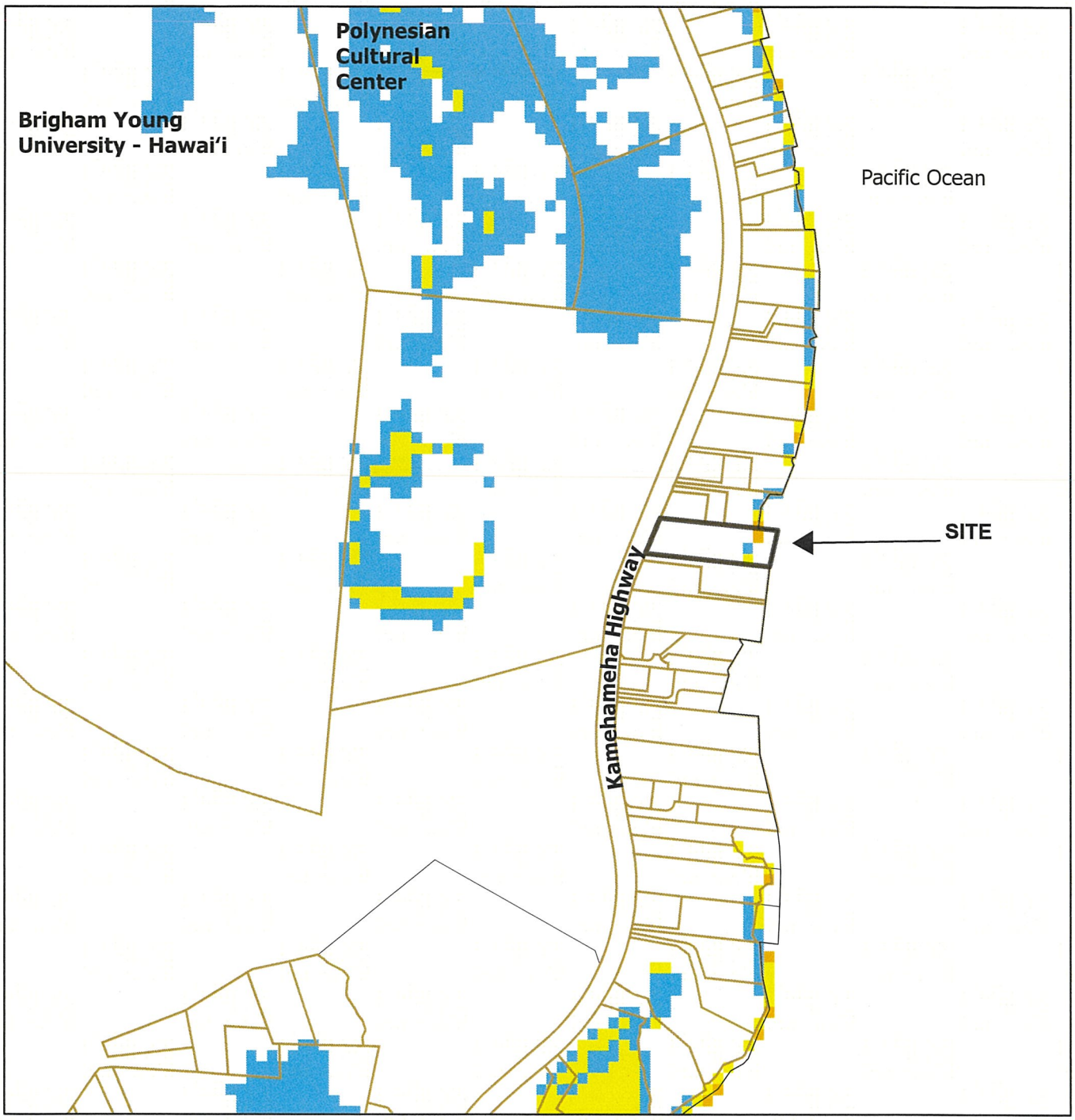
City and County of Honolulu

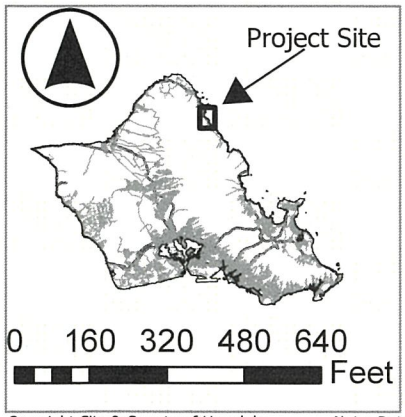
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Prepared by: Department of Planning and Permitting

October 2024





Storm Surge Map Exhibit J
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- 3 ft. Inudation
- Under 6 ft.
- Under 9 ft.
- under 21 ft.

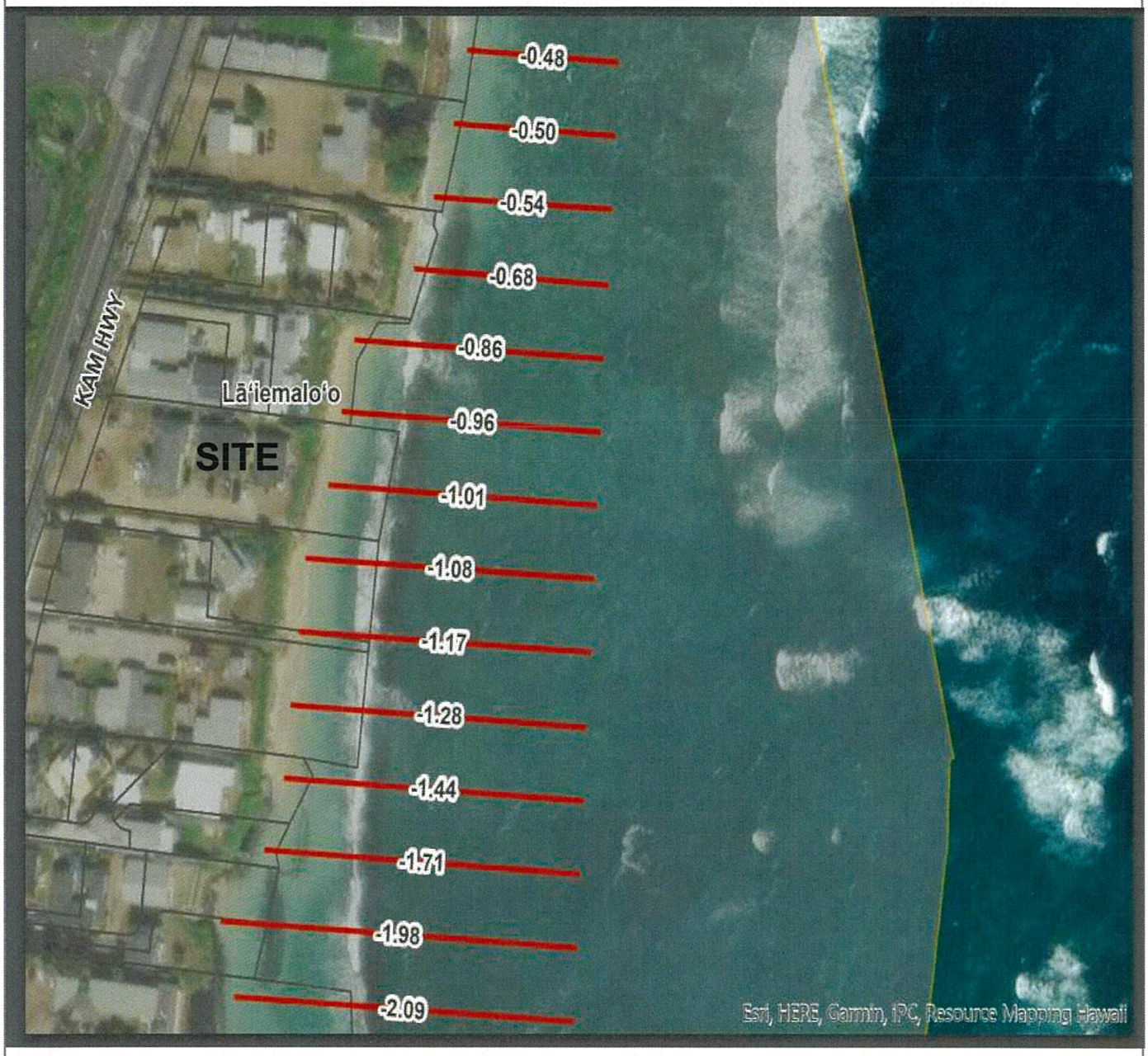
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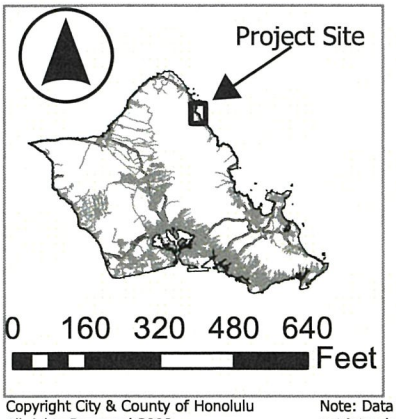
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Prepared by: Department of Planning and Permitting

October 2024





Erosion Rate Map Exhibit K
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

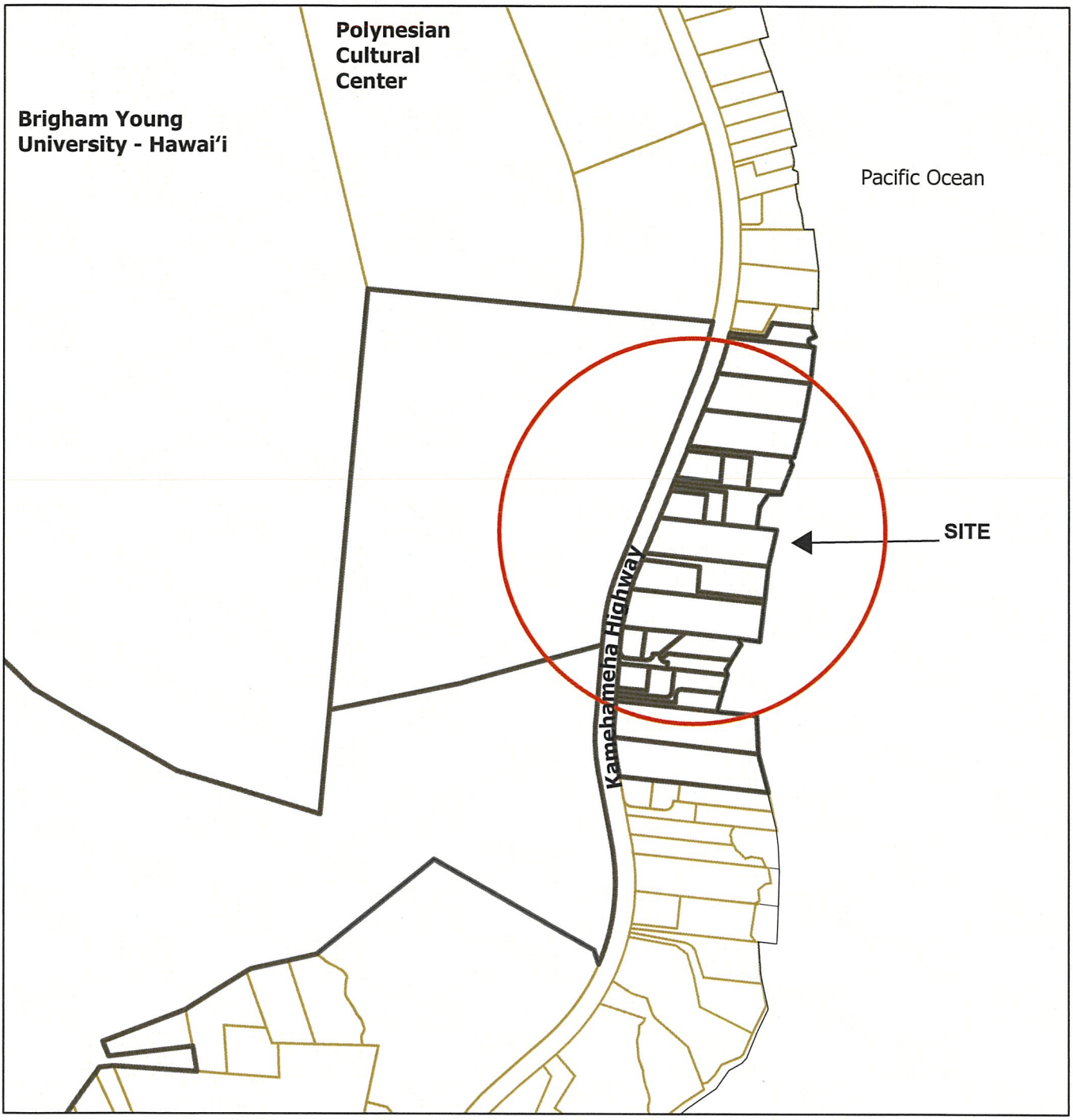
City and County of Honolulu

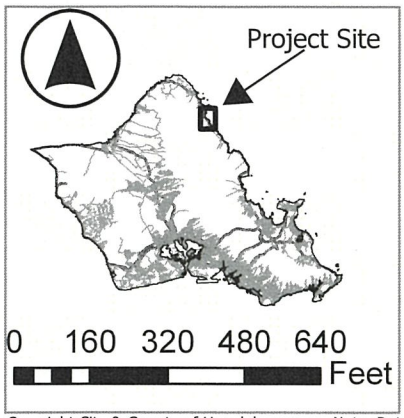
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Prepared by: Department of Planning and Permitting

October 2024





Cumulative Impact Map
Exhibit L File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

City and County of Honolulu

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

Prepared by: Department of Planning and Permitting

October 2024

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 FOR THE CONSTRUCTION OF TWO NEW SINGLE-FAMILY DWELLINGS WITH ATTACHED GARAGES IN LĀ'IE, O'AHU.

WHEREAS, on July 26, 2024, the Department of Planning and Permitting ("DPP") accepted the application (DPP File Number 2024/SMA-81) from Western Community Crossroad, LC ("Applicant") for a Special Management Area ("SMA") Major Permit to allow for the demolition of three existing single-family dwellings, and the construction of two new single-family dwellings with attached two-car garages, on an approximately 26,462-square (-sq.) -foot (ft.) shoreline lot in the R-5 Residential District (the "Project"), located at 55-337 Kamehameha Highway, and identified as Tax Map Key ("TMK") 5-5-002: 032; and

WHEREAS, on September 6, 2024, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant, the Applicant's agent, and DPP staff; eight members of the public were in attendance and public testimony was offered by three members of the public in support of the project; and

WHEREAS, on December 23, 2024, within 120 working days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1 and the Hawai'i Revised Statues ("HRS") §§ 205A-2 and 205A-26 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 No. _____, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Use Permit with the conditions enumerated below; now, therefore,

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

A. The Project must be modified so that

1. All structures are located mauka of the 3.2-ft. Sea Level Rise (SLR)-Exposure Area (XA) coastal erosion line as mapped on the Hawai'i SLR Viewer; and

2. All structures are located mauka of the current shoreline setback line, being 130 ft., or the shoreline setback line based on an alternative annual coastal change rate approved by the Director of the DPP, pursuant to the DPP Administrative Rules relating to Shoreline Setbacks and the SMA.

B. Except as required by these conditions of approval 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-13, and D through L attached hereto and incorporated herein by this reference. 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 new application for an SMA Major Permit for the Project will be processed in accordance with the ordinance in effect at the time the application is accepted by the DPP. 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 Director of the DPP Director.

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

1. 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 Department of Land and Natural Resources, State Historic Preservation Division (SHPD) immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity; and

2. The Applicant must conduct an Archaeological Inventory Survey (AIS) with subsurface testing in order to adequately identify archeological historic properties (i.e. burials), determine potential impacts to them, and ensure that appropriate mitigation is implemented. An AIS report meeting the requirements of Hawai'i Administrative Rules Section 13-276-5 must be submitted to SHPD for review and acceptance prior to the initiation of construction.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by SHPD, must be clearly stated under

"Environmental Notes" on all Project construction permit plans and building permit plans.

D. To minimize impacts to threatened, endangered, or protected 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 must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior light fixtures, 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 Section 205A-71(b);

3. Exterior lighting fixtures 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;

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

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

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

E. 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 importation of fill material must be minimized to the extent possible;

2. Prior to and during construction activities, when personnel, materials, vehicles, or equipment are being relocated from one location to another, and when construction activities have concluded, materials, vehicles, and equipment should be cleaned of excess soil and debris to minimize the risk of spreading invasive species using the current recommendations from O'ahu Invasive Species Committee (OISC);

3. During the initial pre-construction meeting, or otherwise prior to the initiation of any construction activities, and upon arrival of any new workers to the Project site, the Applicant (or their representative) shall distribute a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" (Protocols) to all workers who will be present at the site, and/or post the Protocols in a visible location accessible to all on-site workers and delivery/haul-out contractors. All on-site workers shall be instructed to review the species photos and inspection/cleaning protocols prior to commencing work; and

4. If species on the OISC invasive species target list are encountered on the site, at any time, the Applicant shall immediately contact the OISC to report the species found. The current contact email and phone number for the OISC shall be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and/or the responsible State or Federal agency in charge with eradication of the invasive species.

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

F. 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:

1. 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 (LUO), are not allowed on TMK 5-5-002: 032.

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

G. 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:

1. In choosing to implement construction activities at TMK 5-5-002:032, the Landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with SLR and coastal erosion.

H. 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 a Shoreline Setback Variance (SSV) for a new shoreline protection structure. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

1. In choosing to undertake the development at TMK 5-5-002: 032, the landowner hereby acknowledges that no claim of hardship due to erosion, SLR, or any other coastal hazard may be asserted in order to obtain approval for a SSV for a shoreline protection structure.

2. The landowner hereby acknowledges that TMK 5-5-002: 032 is susceptible to coastal hazards, which may result in harm to or loss of life and property.

RESOLUTION

I. The Applicant must obtain a development 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:

1. 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 Council.

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

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

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

    b. The Applicant's then-existing deadline for obtaining a development permit, the extension will be deemed to be denied.

J. 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, building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be 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.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Western Community Crossroads, LC, 1480 South State Street, Provo, Utah 84606; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

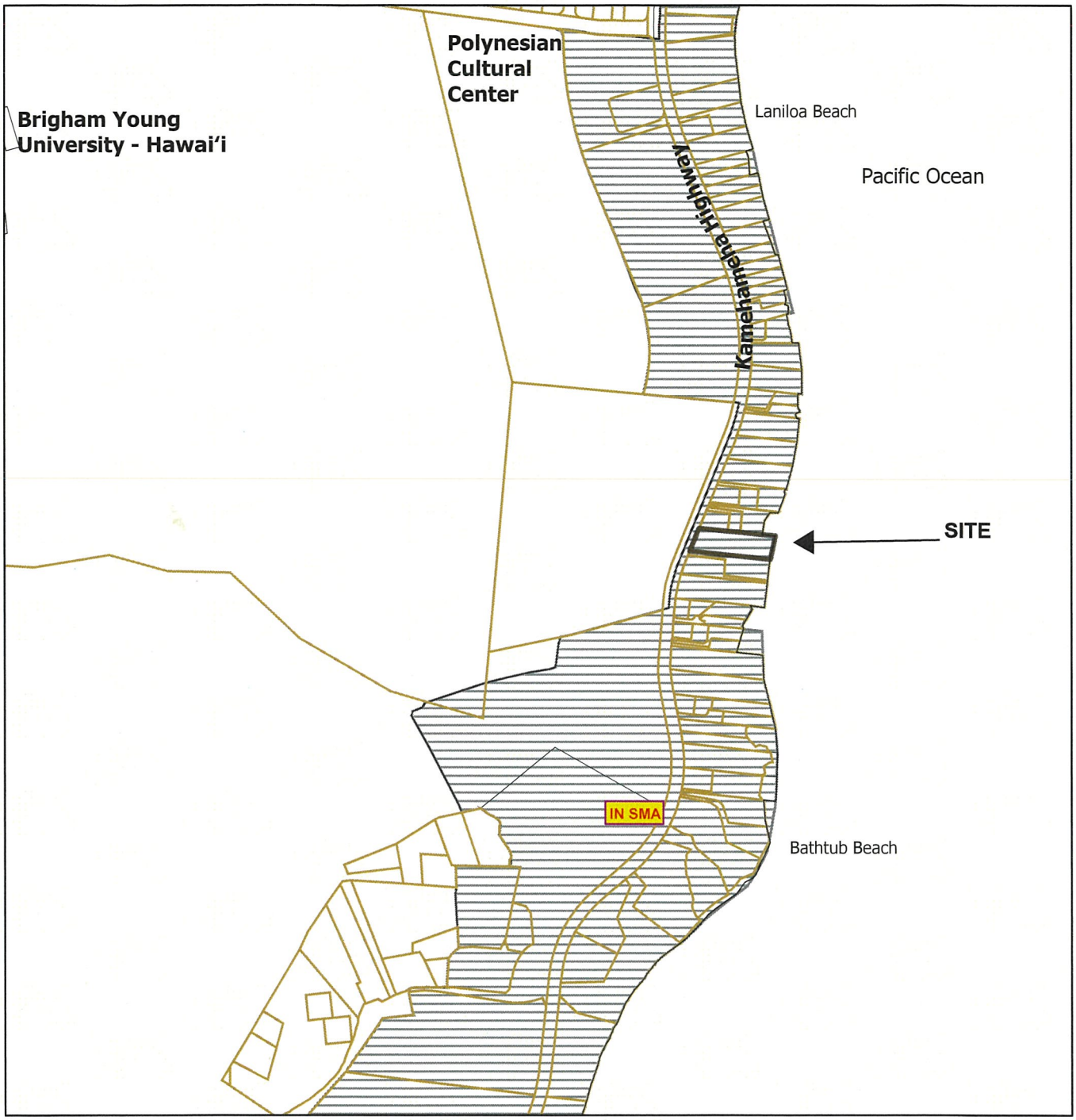
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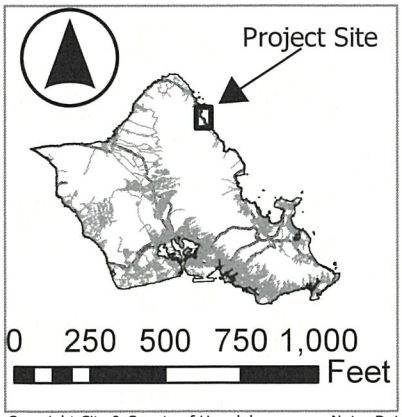
DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers





Location Map Exhibit A
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

Within SMA Outside SMA

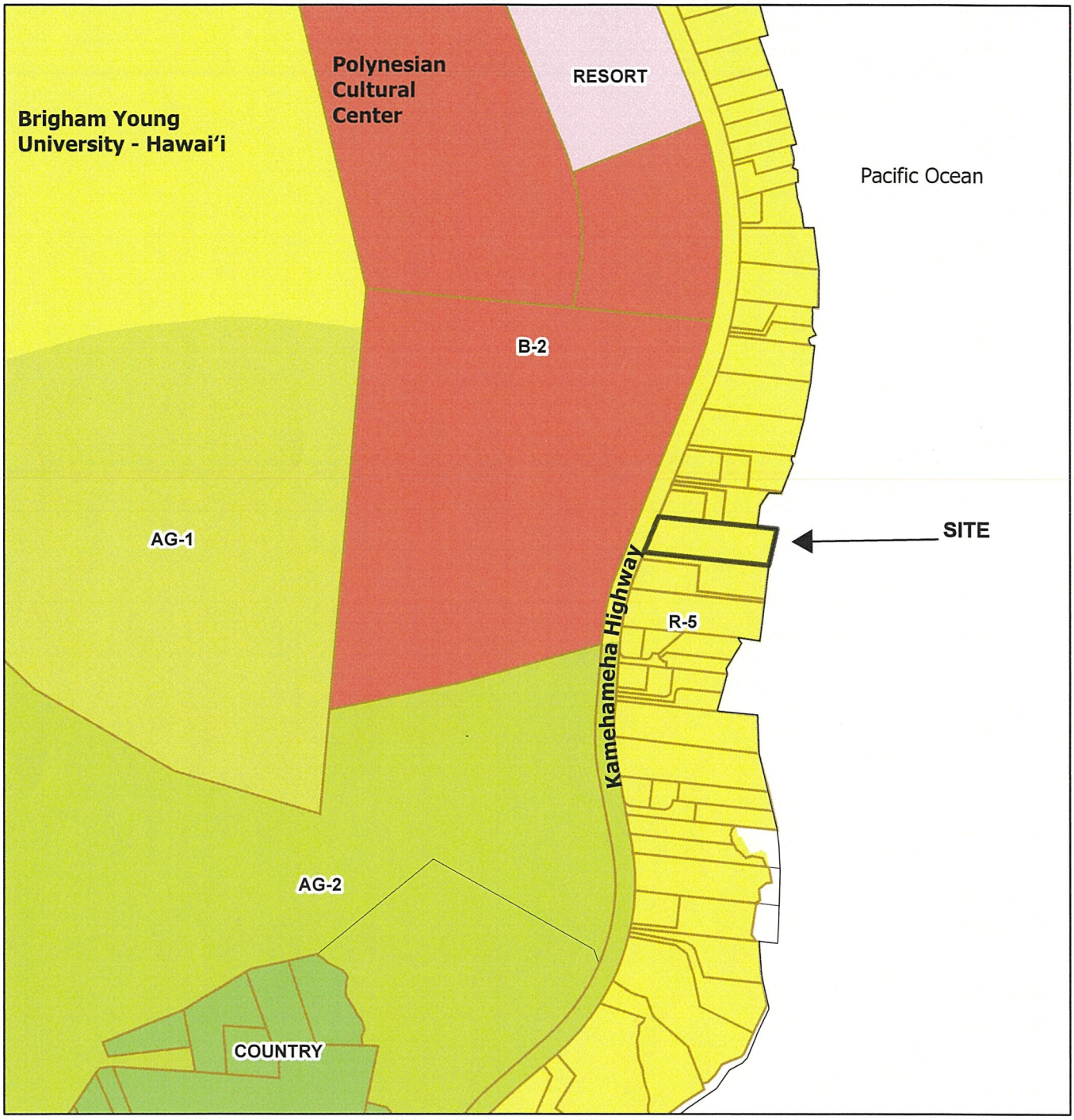
City and County of Honolulu

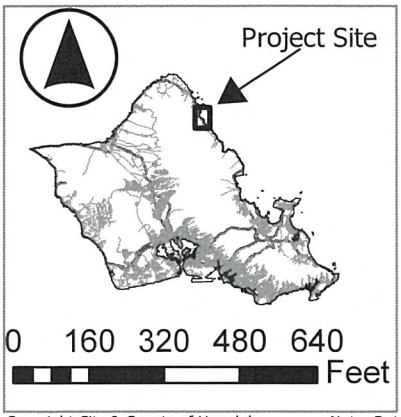
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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024





Zoning Map Exhibit B
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- AG-1
- AG-2
- B-2
- COUNTRY
- R-5
- RESORT

City and County of Honolulu

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

Prepared by: Department of Planning and Permitting

October 2024

Exhibit C-1

NORTH ONE-FAMILY DWELLING	
1st Floor	2286 SF
2nd Floor	1211 SF
Total Livable	3497 SF
Garage	467 SF
Deck&Balcony	406 SF
Total Non-livable	873 SF

1st Floor	2286 SF
2nd Floor	1211 SF
Total Livable	3497 SF
Garage	467 SF
Deck&Balcony	406 SF
Total Non-livable	873 SF

OWNER: WESTERN COMMUNITY CROSSROADS, LLC

PROJECT: HALE KAHAKAI MA LA'IE SOUTH

ADDRESS: 55-337 KAMEHAMEHA HWY
LAIE, HI 96762

TMK: 5-5-002: 032

(2) ONE FAMILY DWELLINGS

N. One Family	3497 SF
S. One Family	3497 SF
Total Livable	6994 SF

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ONYX PROJECT: 24 024
DATE: 6/26/2024

KINLEY PUZEY
04.30.2026
LICENSED PROFESSIONAL ARCHITECT
No. AR 20251
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Kinley Puzey

Signed: 7/23/2024
License Expires: 4/30/2026

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET INDEX

000	TITLE SHEET		
A001	PROPOSED SITE PLAN	M001	SOUTH MECHANICAL PLAN
A002	PLOT PLAN	M002	NORTH MECHANICAL PLAN
A003	GENERAL NOTES	S005	CROSS SECTIONS
A004	SOUTH ELEVATIONS	D001	DETAILS
A005	NORTH ELEVATIONS	L001	LANDSCAPING PLAN
A006	SOUTH 1ST FLOOR PLAN	C001	CIVIL NOTES
A007	SOUTH 2ND FLOOR PLAN	C002	ESCP NOTES
A008	NORTH 1ST FLOOR PLAN	C101	EROSION SEDIMENT CONTROL PLAN
A009	NORTH 2ND FLOOR PLAN		
S001	FOUNDATION PLAN	C102	RESIDENTIAL SWMP
S002	FLOOR FRAMING PLAN	C103	GRADING PLAN
S003	1ST FLOOR ROOF FRAMING PLAN	C104	UTILITY PLAN
S004	2ND FLOOR ROOF FRAMING PLAN	C201	GRADING SECTIONS
E001	SOUTH ELECTRICAL PLAN	C301	DETAILS
E002	NORTH ELECTRICAL PLAN	C401	SURVEY



Demo 3 Ex. TFD and Proposed 2 New SFD
Western Community Crossroads, LLC
55-337 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
CBC
CBC Design
1132 E Baylor St.
Mesa, AZ 85204
drawings@cbcdesign.com
design and building services, llc

DATE:
7/22/2024

TITLE SHEET

SHEET:
000

Exhibit C-2

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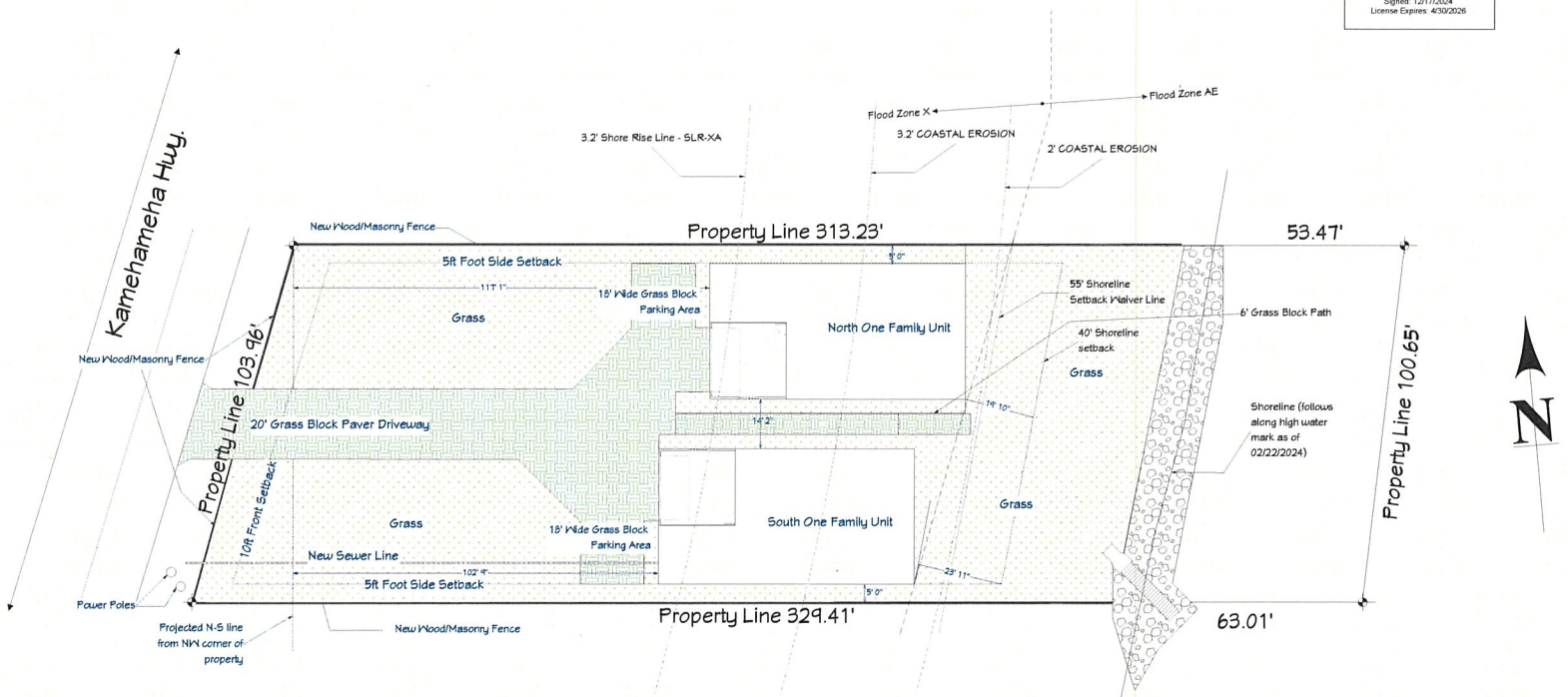
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DATE: 12/17/2024

KINLEY PUZEY
12.17.2024
LICENSED PROFESSIONAL ARCHITECT
No. AR-20251
HAWAII, U.S.A.

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Signed: 12/17/2024
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REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



SITE PLAN 1 IN = 10 FT



VICINITY MAP NTS

55-337 Kamehameha Hwy,
Laie, Hawaii, 96762

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
CBC Design
1627 E. Indigo St.
Mesa, AZ 85204
cbcdrafting@gmail.com

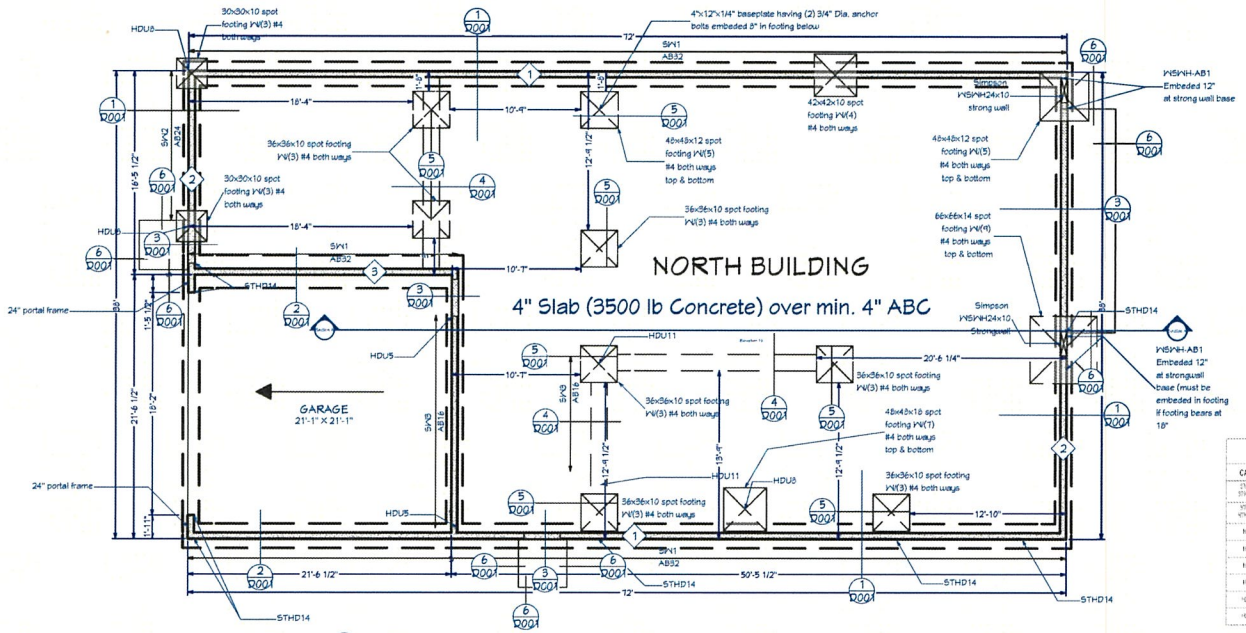
DATE:
12/17/2024

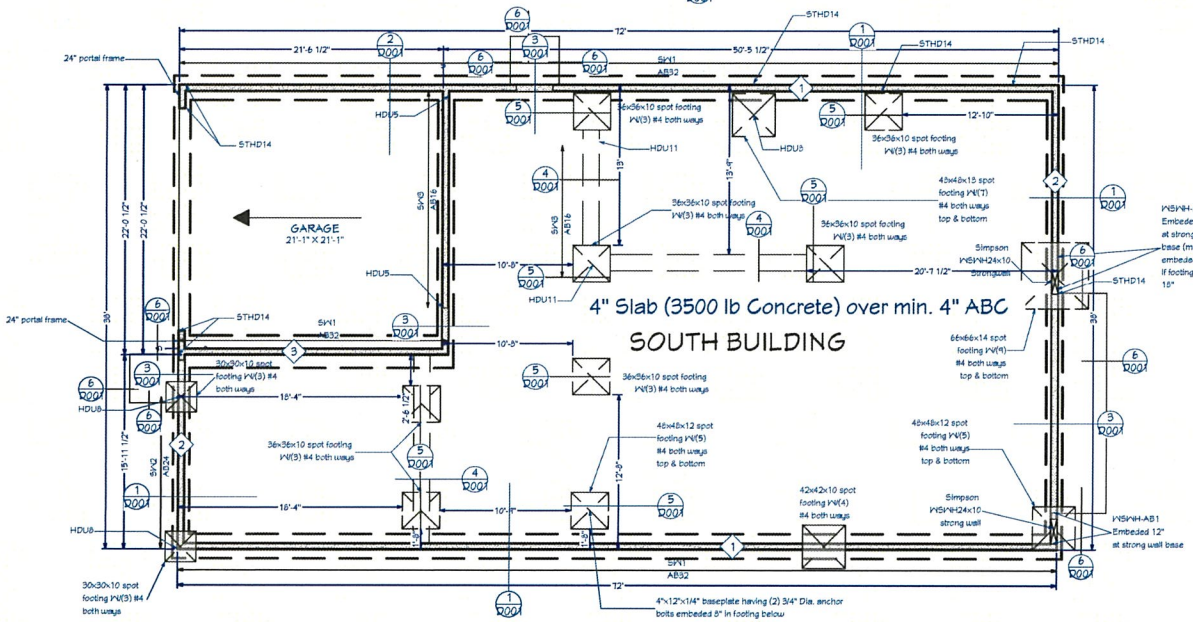
SITE PLAN

SHEET:
A001

Exhibit C-3

Min. 4x4 Concrete Landing outside of each ext. door Typ.





HOLDOWN SCHEDULE

CALLOUT	HOLDOWN	END POST SIZE	POST FASTENERS	THRU ROD	ANCHOR BOLT	EMBED
STHD14	STHD14	(3) 2X	(20) 16d SINKERS	NA	NA	NA
MSKNH-AB1	MSKNH-AB1	(3) 2X	(24) 16d SINKERS	NA	NA	NA
HDU2	HDU2-SDS2.5	(3) 2X	(9) 1/4" x 2 1/2" SDS	5/8" ROD	5/8"x9"	12"
HDU5	HDU5-SDS2.5	(3) 2X	(13) 1/4" x 2 1/2" SDS	5/8" ROD	5/8"x9"	12"
HDU8	HDU8-SDS2.5	(3) 2X	(17) 1/4" x 2 1/2" SDS	5/8" ROD	5/8"x9"	12"
HDU11	HDU11-SDS2.5	(3) 2X	(21) 1/4" x 2 1/2" SDS	5/8" ROD	5/8"x9"	12"
HDU14	HDU14-SDS2.5	(3) 2X	(25) 1/4" x 2 1/2" SDS	5/8" ROD	5/8"x9"	12"

NOTES
1. ALL LUMBER TO BE DF/HF #2 OR BETTER
2. DOUBLE STUD AT ALL SHEARWALL ENDS (TYP.)
3. TRIM ALL COMMON WIRE NAILS - DO NOT DEFORM. DO NOT USE NAILS WHEN MOISTURE CONTENT OF LUMBER EXCEEDS 19%
4. PROVIDE ONE POST AT EACH END OF SHEAR WALL

SHEAR WALL SCHEDULE

TYPE	SHEATHING	EDGE NAILING	FIELD NAILING	BOTTOM PLATE NAILING	STUD/BLOCKING AT JOINTS	SILL OR BOTTOM PLATE	MAX 1/2" ANCHOR BOLT SPACING	MAX 5/8" ANCHOR BOLT SPACING
SW1	7/16" OSB STRUCTURAL 1	8d@4" o.c.	8d@12" o.c.	16d@4" o.c.	(2) 2x	2x	32" o.c.	48" o.c.
SW2	7/16" OSB STRUCTURAL 1	8d@3" o.c.	8d@12" o.c.	16d@3" o.c.	(2) 2x	2x	32" o.c.	48" o.c.
SW3	7/16" OSB STRUCTURAL 1	8d@2" o.c.	8d@12" o.c.	16d@2" o.c.	(2) 2x	2x	32" o.c.	48" o.c.
SW4	7/16" OSB STRUCTURAL 1	8d@2" o.c.	8d@12" o.c.	16d@2" o.c.	(3) 2x	2x	32" o.c.	48" o.c.

NOTES
1. ALL SHEAR WALL DETAILS
2. SEE SIMPSON WIND AND SEISMIC CALCULATIONS FOR ALL SHEARWALL TYPES AND LABELS
3. PROVIDE TWO POST AT EACH END OF SHEAR WALL
4. ANCHOR BOLTS SHALL HAVE A MIN. EDGE DISTANCE OF 7" AND 3" MIN. EMBED.
5. ANCHOR BOLTS SHALL HAVE A MIN. EDGE DISTANCE OF 7" AND 3" MIN. EMBED.

FOOTING SCHEDULE

1. 2FT WIDE X 2FT DEEP STRIP FOOTING W/ (2) #4 LONG BARS, TOP AND BOTTOM
2. 1'4" WIDE X 12" DEEP STRIP FOOTING W/ (2) #4 LONG BARS, BOTTOM
3. 2'6" WIDE X 2FT DEEP STRIP FOOTING W/ (2) #4 LONG BARS, TOP AND BOTTOM

FOUNDATION PLAN 1/4" = 1'0"

1 0 1 2
1/4" = 1' 0"

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CCJSE PROJECT 24118
DATE: 6/25/2024

COLE JANISCH LICENSED PROFESSIONAL ENGINEER No. 20451-S HAWAII U.S.A.

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License Expires: 4/30/2026

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LLC
55.3371 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 052

HALE KAHAKAI
MA LA'IE

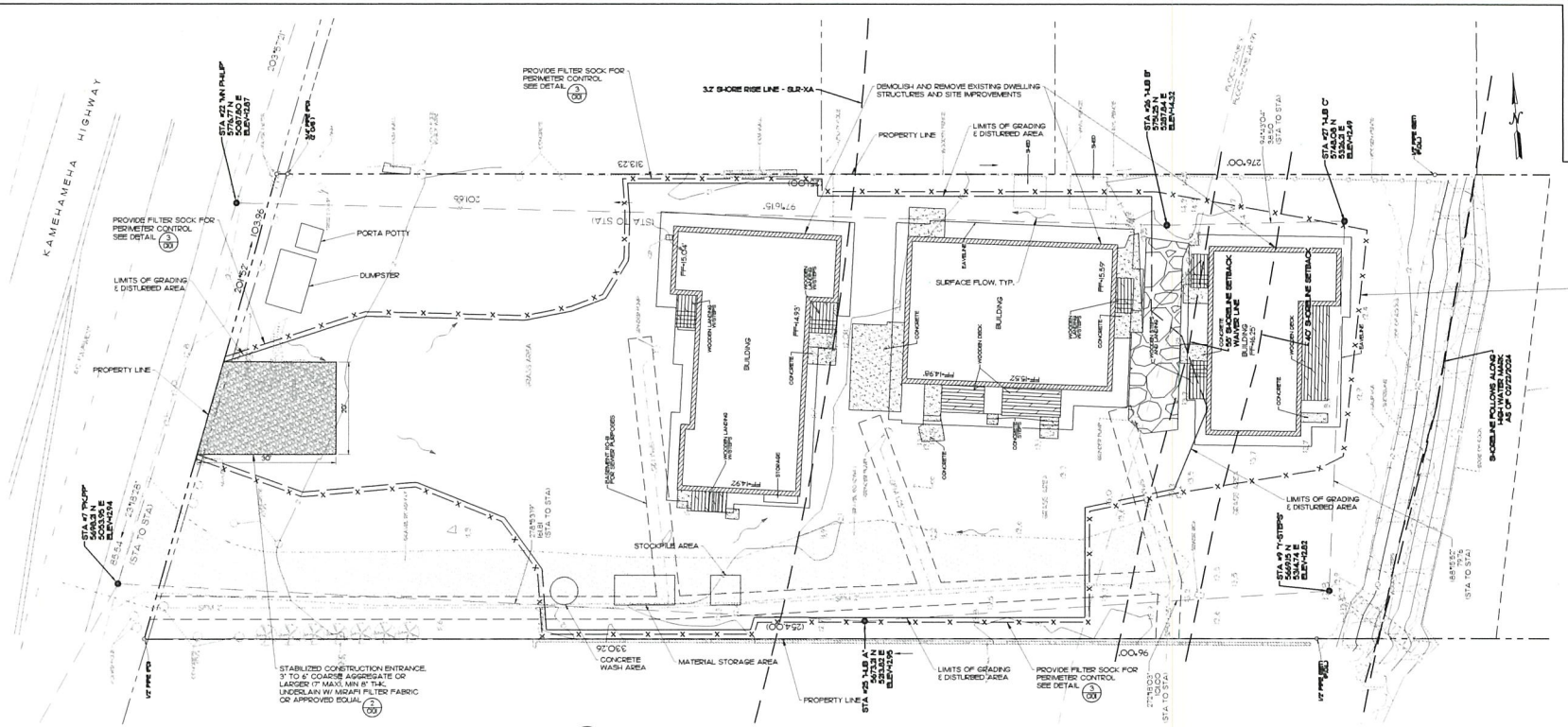
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design and building service, llc

DATE:
7/22/2024

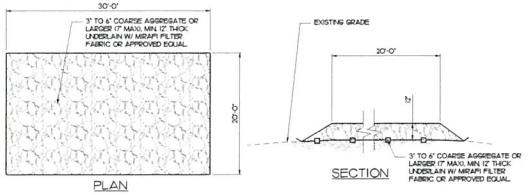
FOUNDATION PLAN

SHEET:
S001

Exhibit C-4

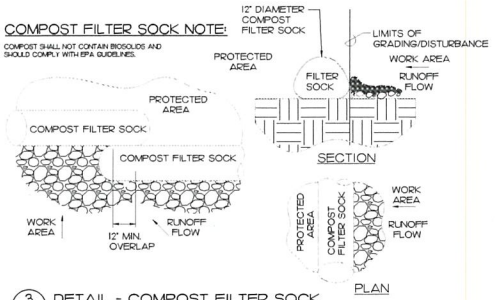


1/C101 EROSION & SEDIMENT CONTROL PLAN (CATEGORY 3)
SCALE: 1" = 10'



2/C101 STABILIZED CONSTRUCTION ENTRANCE - DETAIL
NOT TO SCALE

COMPOST FILTER SOCK NOTE:
COMPOST SHALL NOT CONTAIN BIOSOLIDS AND SHOULD COMPLY WITH EPA GUIDELINES.



3/C101 DETAIL - COMPOST FILTER SOCK
NOT TO SCALE

LEGEND:
- PROPERTY LINE
- FILTER SOCK
- DUST SCREEN
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- LIMITS OF GRADING & DISTURBED AREA
- EXIST. SURFACE FLOW

PRE-CONSTRUCTION BMPS:
1. STABILIZED CONSTRUCTION ENTRANCE.
2. FILTER SOCKS.

DURING CONSTRUCTION BMPS:
1. TEMPORARY STABILIZATION.
2. WIND EROSION CONTROL.
3. MATERIAL DELIVERY AND STORAGE.
4. MATERIAL USE.
5. STOCKPILE MANAGEMENT.
6. SPILL PREVENTION AND CONTROL.
7. SOLID WASTE MANAGEMENT.
8. HAZARDOUS WASTE MANAGEMENT.
9. CONCRETE WASTE MANAGEMENT.
10. SANITARY/SEPTIC WASTE MANAGEMENT.

POST-CONSTRUCTION BMPS:
1. PERMANENT STABILIZATION (GRASSING).
2. PERMANENT STABILIZATION (PAVEMENT).
3. PERMANENT STABILIZATION (BUILDING).

ESCP NOTES:
SEE SHEET C002 FOR EROSION & SEDIMENT CONTROL PLAN NOTES.

GRAPHICAL SCALE:
10' 0 10' 20' 30'
SCALE: 1"=10'

NUMBER	DATE	REVISED BY	DESCRIPTION

DEMO 3 EX TFD AND PROPOSED 2 NEW SFD
WESTERN COMMUNITY CROSSROADS, LC
55-337 KAMEHAMEHA HWY.
LAIE, HAWAII 96762
TMK: 5-5-002:032

HALE KAHAKAI
MA LAIE

IVY J. DEMPSEY
LICENSED PROFESSIONAL ENGINEER
No. 12058-C
HAWAII, U.S.A.
Exp. 4/30/26

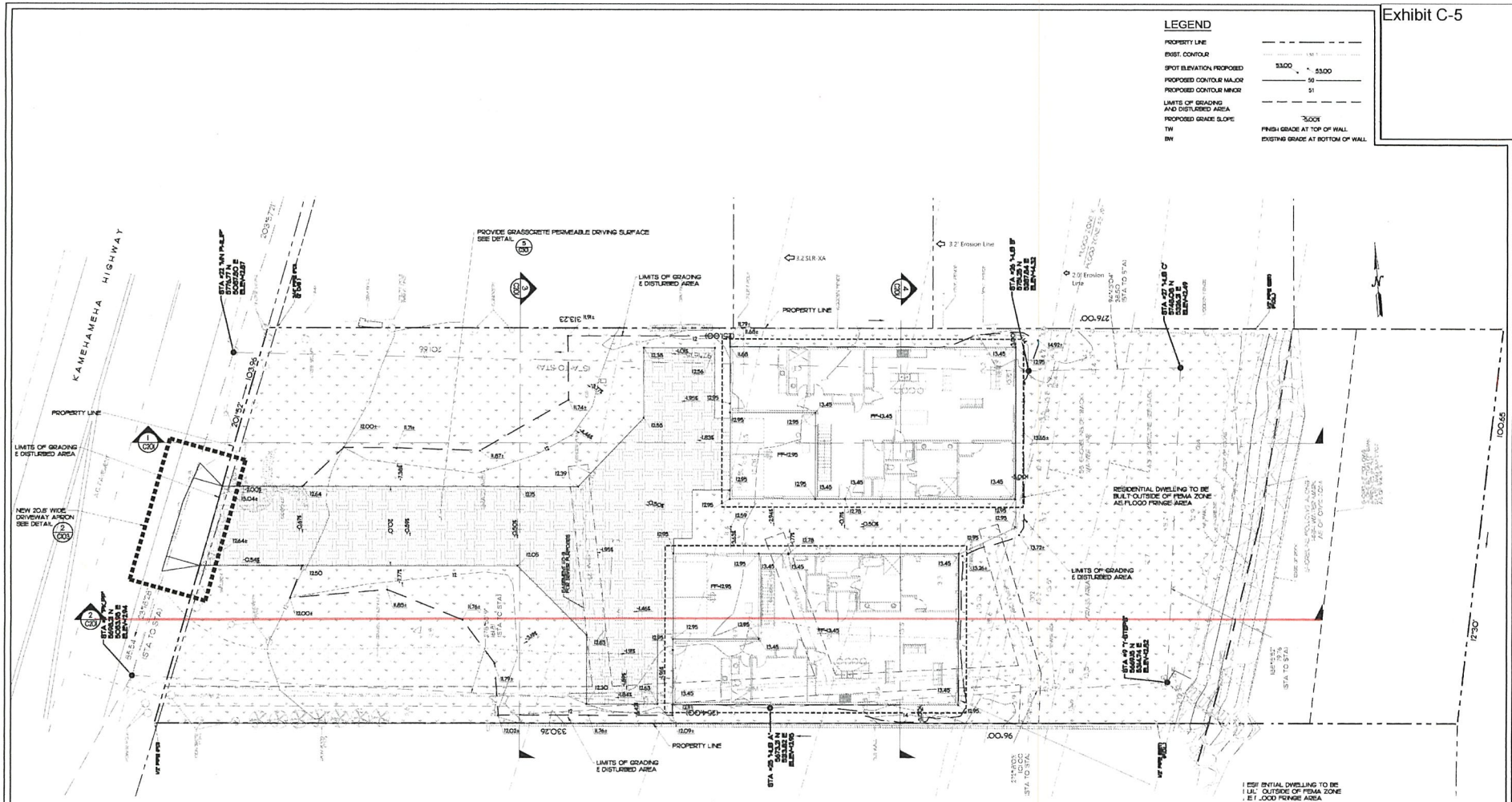
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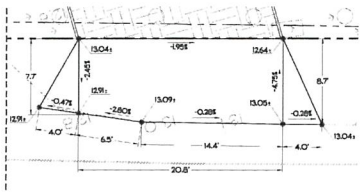
EROSION & SEDIMENT CONTROL PLAN

SHEET:
C101

Exhibit C-5



1 C103 GRADING PLAN
SCALE: 1" = 10'



2 C103 DRIVEWAY APRON DETAIL
SCALE: 1" = 5'

EARTHWORK QUANTITIES:
(FOR PERMIT PURPOSES ONLY)

AREA TO BE GRADED	8,379 SF
AREA TO BE DISTURBED	13,948 SF
EXCAVATION	14 CY
EMBANKMENT	70 CY

NOTE: EARTH-WORK VOLUMES BASED PROPOSED SURFACE TO EXISTING SURFACE COMPARISON AS GENERATED IN CIVIL 3D CAD PROGRAM. QUANTITIES BASED ON FINISH SURFACE TO EXISTING SURFACE WITH PERMEABLE GRASSCRETE PAVERS' THICKNESS REMOVED FROM QUANTITIES. AREA UNDER BUILDINGS ARE EXCLUDED FROM THE GRADED AREA AND IS COVERED UNDER THE BUILDING PERMITS.

GRAPHICAL SCALE:
10' 0 10' 20' 30'
SCALE: 1"=10'

NUMBER	DATE	REVISED BY:	DESCRIPTION

DEMO 3 EX TFD AND PROPOSED 2 NEW SFD
WESTERN COMMUNITY CROSSROADS, LC
55-337 KAMEHAMEHA HWY.
LA'IE, HAWAII 96762
TMK: 5-5-002:032

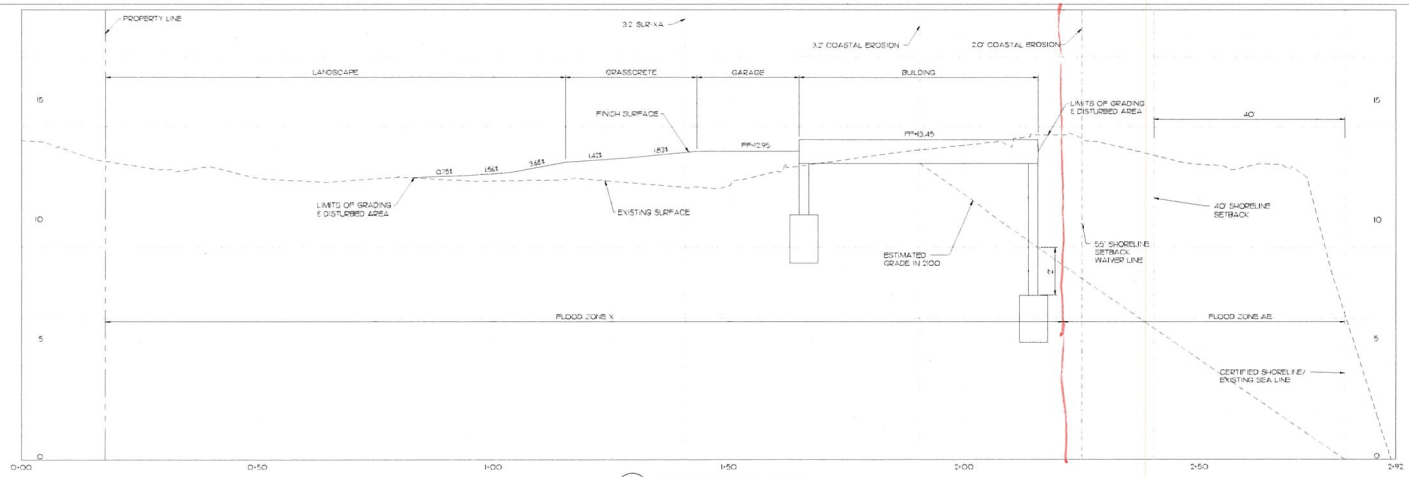
HALE KAHAKAI
MA LA'IE

DATE:

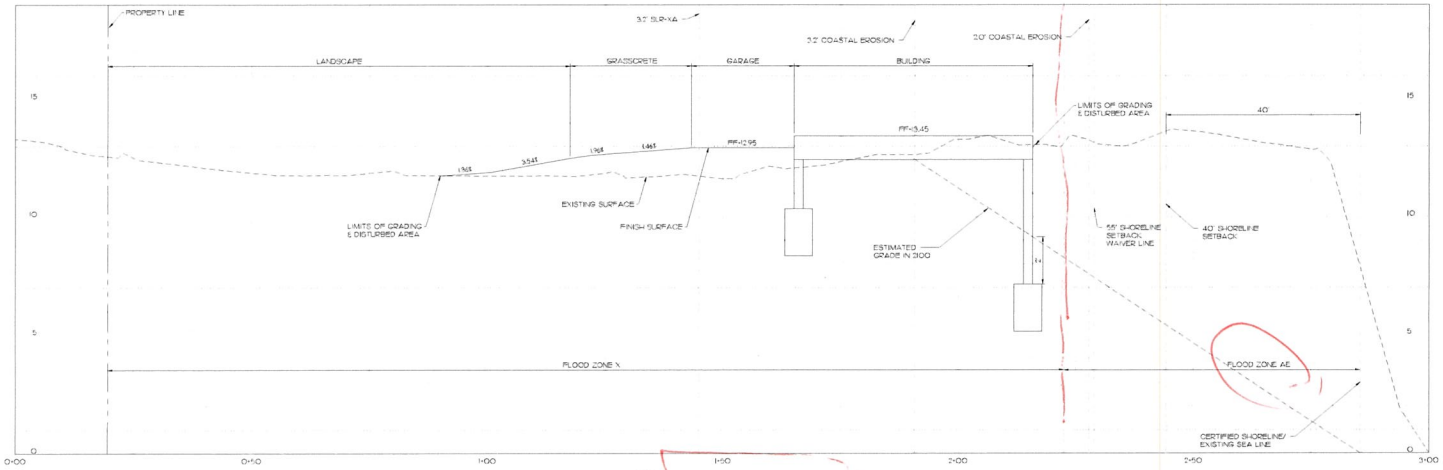
GRADING PLAN

SHEET:
C103

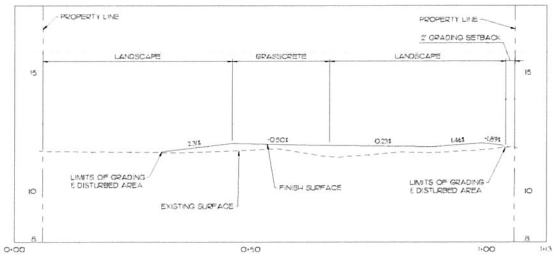
Exhibit C-6



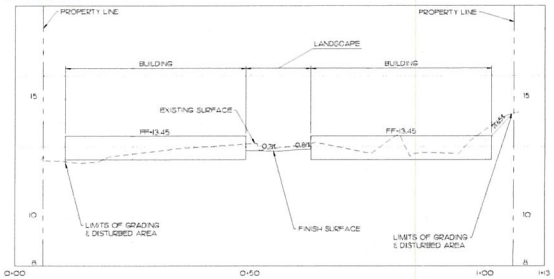
1 C201 GRADING SECTION 1
SCALE: VERT: 1" = 2'
HOR: 1" = 10'



2 C201 GRADING SECTION 2
SCALE: VERT: 1" = 2'
HOR: 1" = 10'



3 C201 GRADING SECTION 3
SCALE: VERT: 1" = 2'
HOR: 1" = 10'



4 C201 GRADING SECTION 4
SCALE: VERT: 1" = 2'
HOR: 1" = 10'

GRAPHICAL SCALE:





NUMBER	DATE	REVISED BY	DESCRIPTION

DEMO 3 EX TFD AND PROPOSED 2 NEW SFD
WESTERN COMMUNITY CROSSROADS, LC
55-337 KAMEHAMEHA HWY.
LAIE, HAWAII 96762
TMK: 5-5-002:032

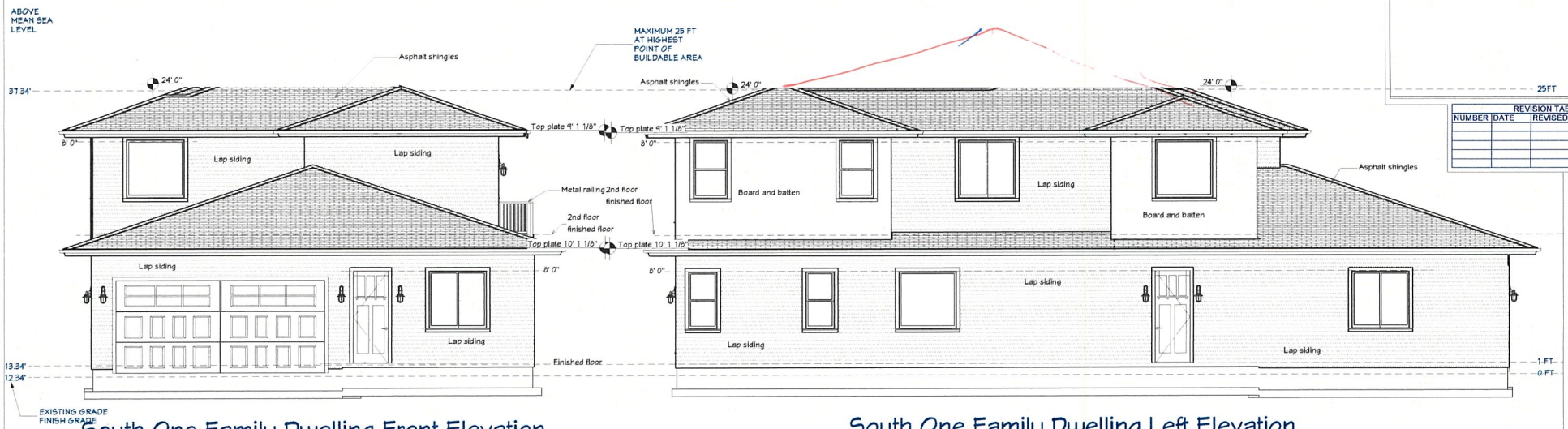
HALE KAHAKAI
MA LAIE

DATE:
12/18/2024

GRADING SECTIONS

SHEET:
C201

Exhibit C-7

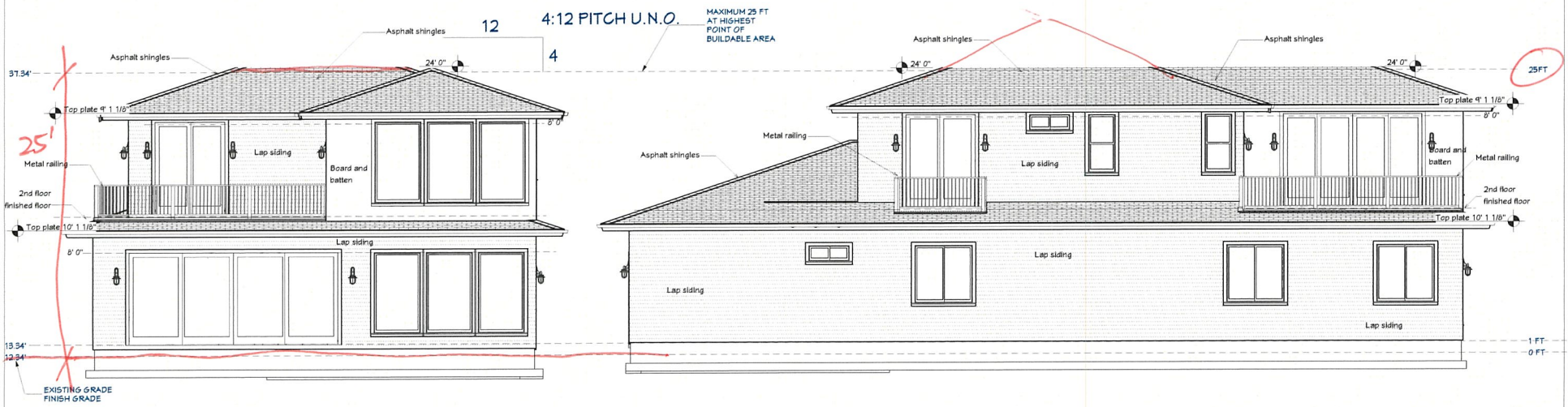


South One Family Dwelling Front Elevation

1/4" = 1' 0"

South One Family Dwelling Left Elevation

1/4" = 1' 0"



South One Family Dwelling Rear Elevation

1/4" = 1' 0"

South One Family Dwelling Right Elevation

1/4" = 1' 0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

55-337 Kamehameha Hwy,
Laie, Hawaii, 96762

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
CBC Design
1627 E. Indigo St.
Mesa, AZ 85204
cbcdrafting@gmail.com

DATE:
12/18/2024

SOUTH ELEVATIONS

SHEET:
A004

Exhibit C-8

King Stud Quantities 10' Max. Height	
Exterior Openings	1 King stud (Min)
Exterior Openings <= 3' 6"	1 King stud (Min)
Exterior Openings > 3' 6" and <9' 0"	2 King studs (Min)
Exterior Openings > 9' 0" and < 14' 0"	3 King studs (Min)
Exterior Openings > 14' 0" and < 20' 0"	4 King studs (Min)
King Stud Quantities 12' Max Height	
Interior Openings	1 king stud (Min)
Exterior Openings <= 5' 0"	2 King studs (Min)
Exterior Openings > 5' 0" and < 9' 0"	3 King studs (Min)
Exterior Openings > 9' 0" and < 13' 0"	4 king studs (Min)
King Stud Quantities 16' Max Height	
Interior Openings	1 King stud (Min)
Exterior Openings <= 2' 0"	2 King stud (Min)
Exterior Openings >2' 0" and < 4' 0"	3 King studs (Min)
Exterior Openings > 4' 0" and < 6' 0"	3 King studs (Min)

BUILDING CODES

2018 International Residential Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Fuel Gas Code
2018 International Energy Conservation Code
2018 International Fire Code
2017 National Electrical Code
2018 International Green Construction Code as a Voluntary Code

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

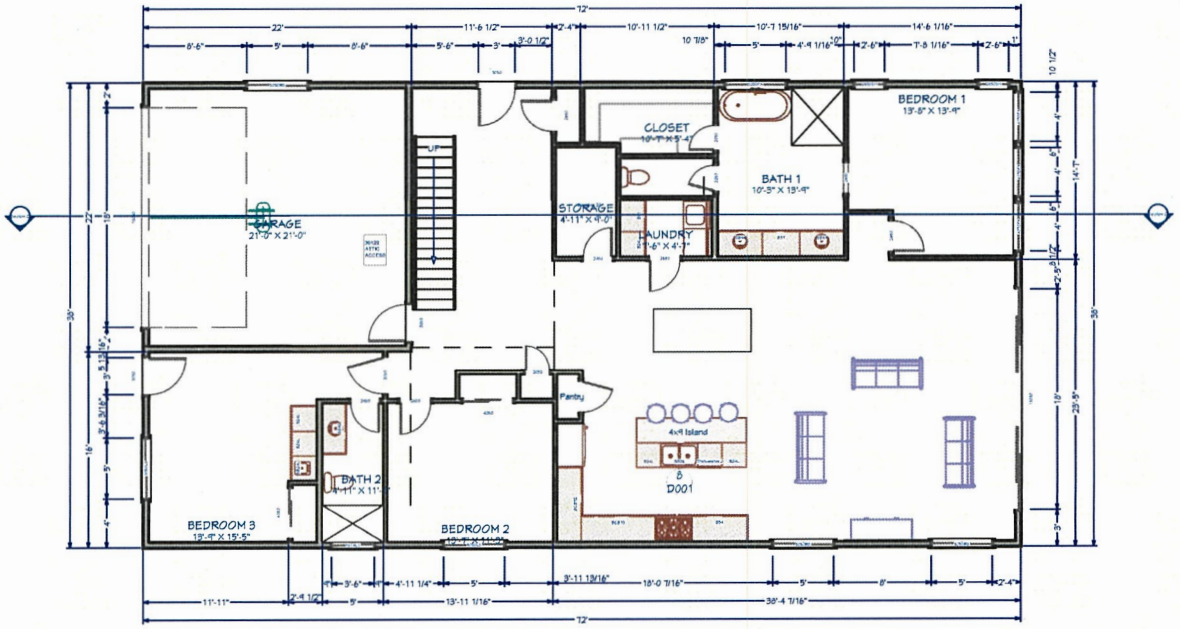
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DATE: 6/26/2024

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Signed: 7/23/2024
License Expires: 4/30/2026



South One Family 1st Floor Plan
1/4" = 1' 0"

1 0 1 2
1/4" = 1' 0"

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-331 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

HALE KAHAKAI
MA LA'IE

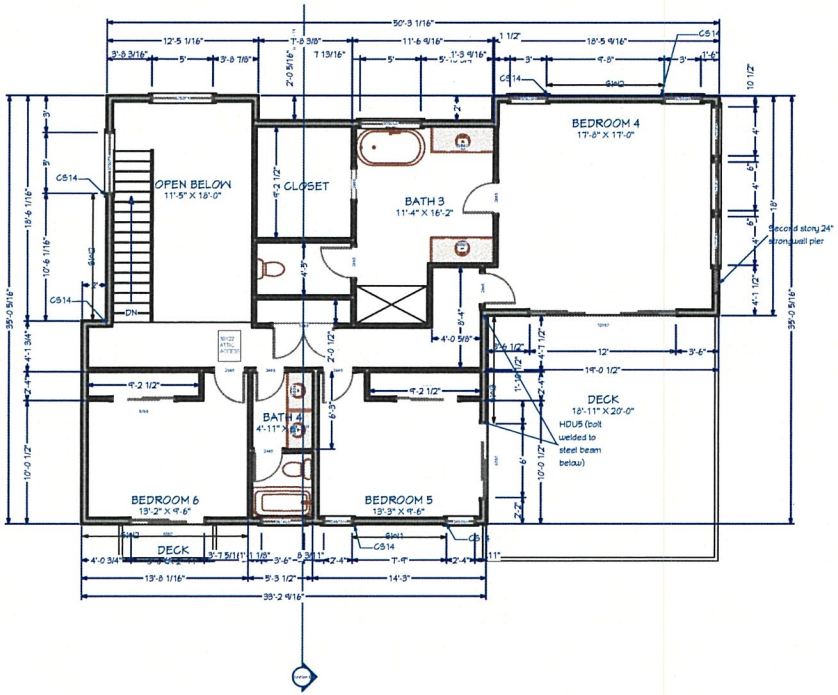
DRAWINGS PROVIDED BY:
CBC
CBC Group
1221 E 2400 N
Lehi, UT 84043
design and building services, llc

DATE:
7/22/2024

SOUTH 1ST FLOOR PLAN

SHEET:
A006

King Stud Quantities 10' Max. Height	
Exterior Openings	1 King stud (Min)
Exterior Openings <= 3' 6"	1 King stud (Min)
Exterior Openings > 3' 6" and <9' 0"	2 King studs (Min)
Exterior Openings > 9' 0" and < 14' 0"	3 King studs (Min)
Exterior Openings > 14' 0" and < 20' 0"	4 King studs (Min)
King Stud Quantities 12' Max Height	
Interior Openings	1 king stud (Min)
Exterior Openings <= 5' 0"	2 King studs (Min)
Exterior Openings > 5' 0" and < 9' 0"	3 King studs (Min)
Exterior Openings > 9' 0" and < 13' 0"	4 king studs (Min)
King Stud Quantities 16' Max Height	
Interior Openings	1 King stud (Min)
Exterior Openings <= 2' 0"	2 King stud (Min)
Exterior Openings >2' 0" and < 4' 0"	3 King studs (Min)
Exterior Openings > 4' 0" and < 6' 0"	3 King studs (Min)



South One Family 2nd Floor Plan

1/4" = 1' 0"

THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFIC ITEMS ONLY BY KINLEY C. PUZEY LICENSED ARCHITECT

ONYX PROJECT 24 024
DATE 8/26/2024

KINLEY PUZEY
LICENSED PROFESSIONAL ARCHITECT
No. AR 25251
HAWAII U.S.A.

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Exhibit C-9

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-337 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
CBC
design and building service, llc

DATE:
7/22/2024

SOUTH 2ND FLOOR PLAN

SHEET:
A007

1 0 1 2
1/4" = 1' 0"

Exhibit C-10

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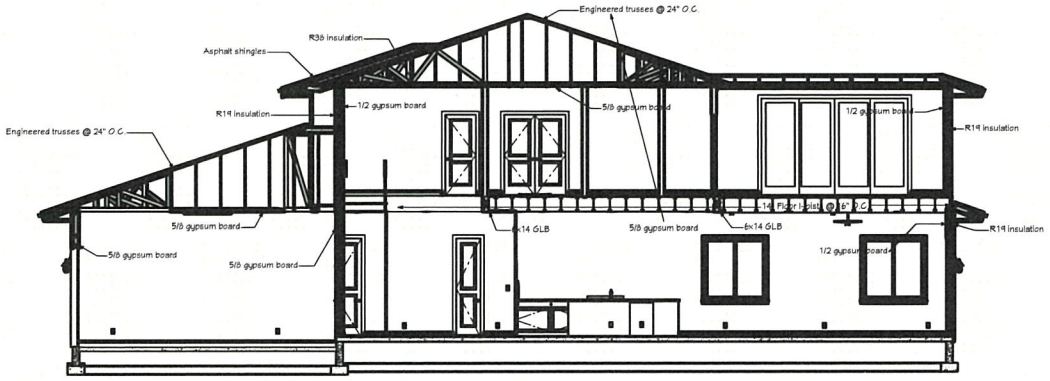
ONYX PROJECT: 24 024
DATE: 8/26/2024

KINLEY PUZEY
04.30.2026
LICENSED PROFESSIONAL ARCHITECT
No. AR 20251
HAWAII, U.S.A.

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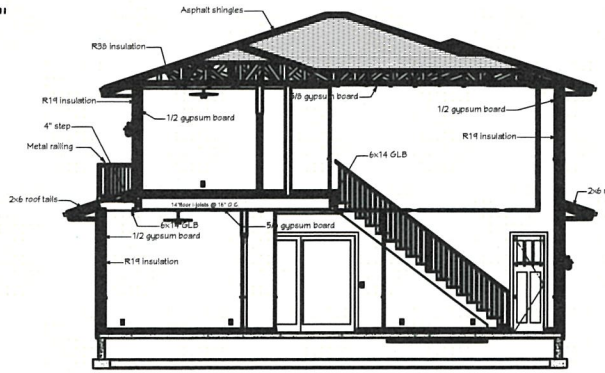
Signed: 7/23/2024
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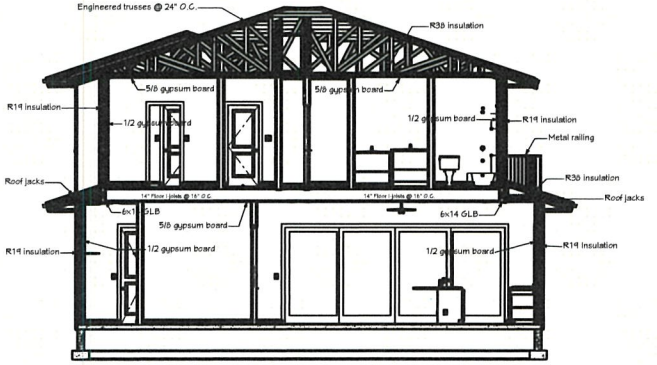
REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



Cross Section A

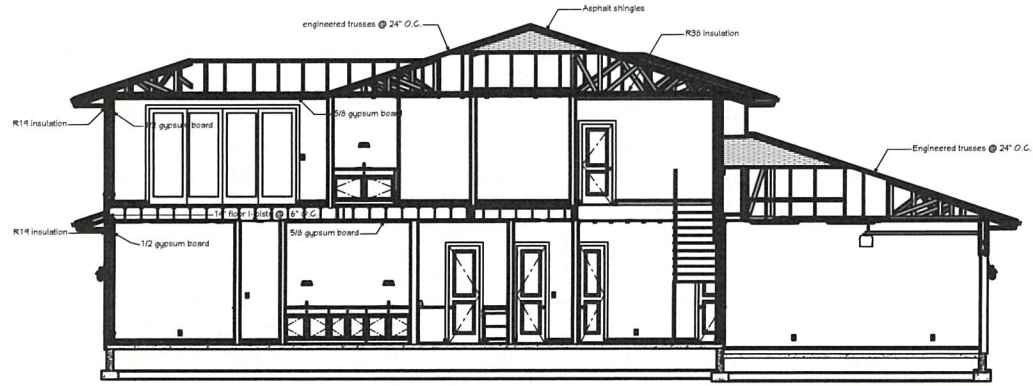
1/4" = 1' 0"





Cross Section B

1/4" = 1' 0"



Cross Section C

1/4" = 1' 0"

1 0 1 2

1/4" = 1' 0"

HALE KAHAKAI
MA LA'IE

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-337 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

DRAWINGS PROVIDED BY:
CBC
design and building services, llc
CBC Group
55-510 Kamehameha Hwy
Hau'ula, HI 96717
cbcgroup@gmail.com

DATE:
7/22/2024

CROSS SECTIONS

SHEET:
S005

Exhibit C-11

THIS SHEET WAS SEALED FOR STRUCTURAL ENGINEERING SPECIFIC ITEMS ONLY BY COLE C JANISCH STRUCTURAL ENGINEERING

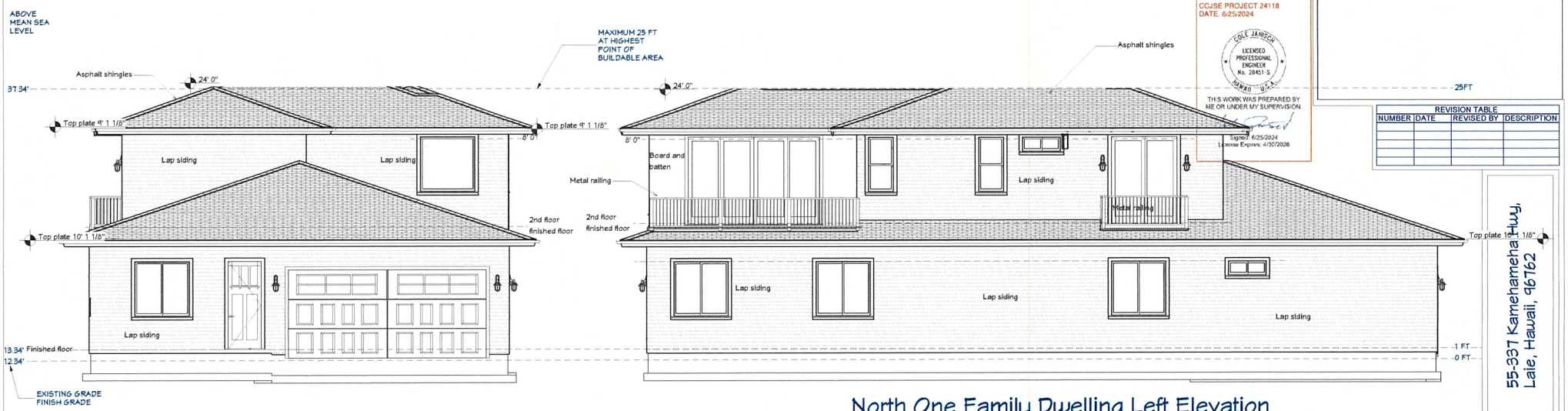
CCJSE PROJECT 24118
DATE: 6/25/2024

COLE JANISCH LICENSED PROFESSIONAL ENGINEER No. 24451-S HAWAII, U.S.A.

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REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

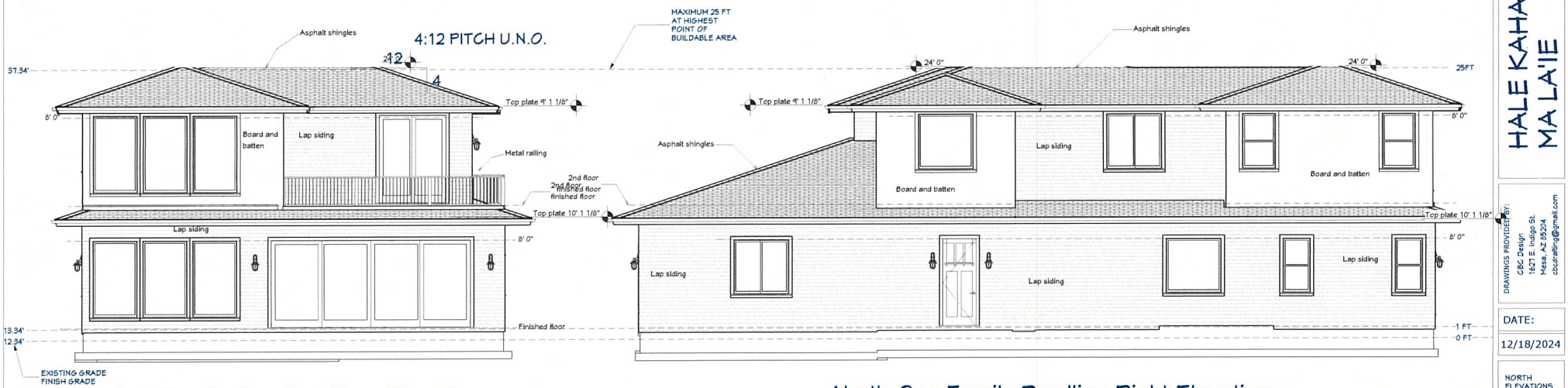


North One Family Dwelling Front Elevation

1/4" = 1' 0"

North One Family Dwelling Left Elevation

1/4" = 1' 0"



North One Family Dwelling Rear Elevation

1/4" = 1' 0"

North One Family Dwelling Right Elevation

1/4" = 1' 0"

55-337 Kamehameha Hwy,
Laie, Hawaii, 96762

HALE KAHAKAI
MA LA'IE

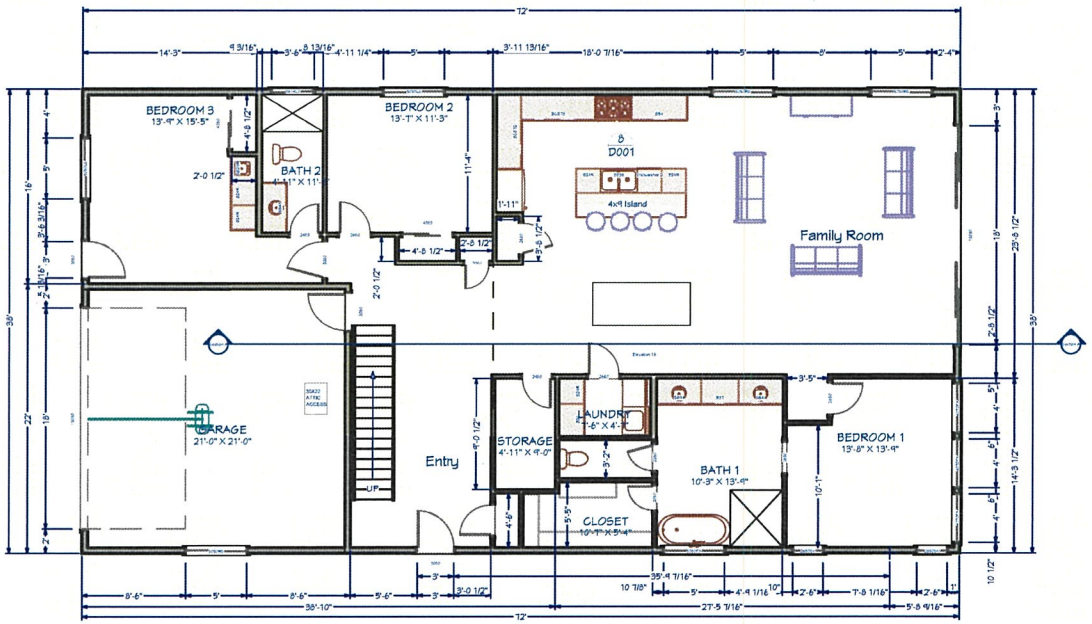
DRAWINGS PROVIDED BY:
CBC Design
1627 E. Indigo St.
Mesa, AZ 85204
cbcdrafting@gmail.com

DATE:
12/18/2024

NORTH ELEVATIONS

SHEET:
A005

King Stud Quantities 10' Max. Height	
Exterior Openings	1 King stud (Min)
Exterior Openings <= 3' 6"	1 King stud (Min)
Exterior Openings > 3' 6" and <9' 0"	2 King studs (Min)
Exterior Openings > 9' 0" and < 14' 0"	3 King studs (Min)
Exterior Openings > 14' 0" and < 20' 0"	4 King studs (Min)
King Stud Quantities 12' Max Height	
Interior Openings	1 king stud (Min)
Exterior Openings <= 5' 0"	2 King studs (Min)
Exterior Openings > 5' 0" and < 9' 0"	3 King studs (Min)
Exterior Openings > 9' 0" and < 13' 0"	4 king studs (Min)
King Stud Quantities 16' Max Height	
Interior Openings	1 King stud (Min)
Exterior Openings <= 2' 0"	2 King stud (Min)
Exterior Openings >2' 0" and < 4' 0"	3 King studs (Min)
Exterior Openings > 4' 0" and < 6' 0"	3 King studs (Min)



North One Family 1st Floor Plan

1/4" = 1' 0"

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ONYX PROJECT: 24 024
DATE: 6/26/2024

KINLEY PUZEY
LICENSED PROFESSIONAL ARCHITECT
No. AR 20151
HAWAII, U.S.A.

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Exhibit C-12

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Demo 9 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-337 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
CBC
design and building service, llc

DATE:
7/22/2024

NORTH 1ST FLOOR PLAN

SHEET:
A008

1 0 1 2
1/4" = 1' 0"

Exhibit C-13

THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFIC ITEMS ONLY BY KINLEY C. PUZEY LICENSED ARCHITECT

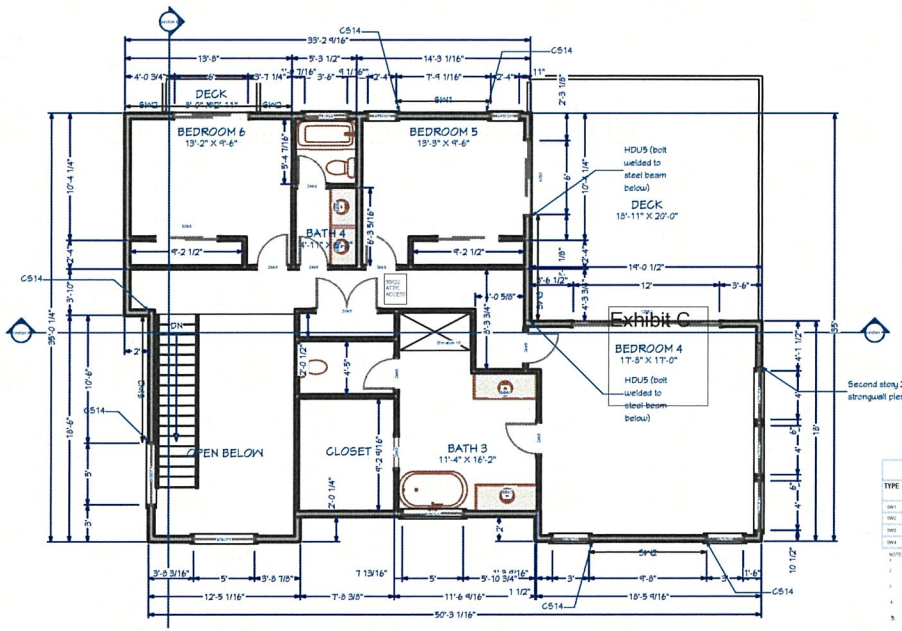
ONYX PROJECT: 24 024
DATE: 6/26/2024

KINLEY PUZEY
06.26.2024
LICENSED PROFESSIONAL ARCHITECT
No. AR 20251
HAWAII, U.S.A.

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REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



North One Family 2nd Floor Plan

1/4" = 1' 0"

SHEAR WALL SCHEDULE

TYPE	SHEATHING	EDGE NAILING	FIELD NAILING	BOTTOM PLATE NAILING	STUD/BLOCKING AT JOINTS	SILL OR BOTTOM PLATE	MAX 1/2" ANCHOR BOLT SPACING	MAX 5/8" ANCHOR BOLT SPACING
SW1	1/2" APA RATED SHEATHING	8@6" O.C.	8@12" O.C.	16@6" O.C.	(2) 2x	2x	32" O.C.	32" O.C.
SW2	1/2" APA RATED SHEATHING	8@4" O.C.	8@12" O.C.	16@4" O.C.	(2) 2x	2x	24" O.C.	32" O.C.
SW3	1/2" APA RATED SHEATHING	8@3" O.C.	8@12" O.C.	16@4" O.C.	(2) 2x OR 3x	(2) 2x OR 3x	16" O.C.	24" O.C.
SW4	1/2" APA RATED SHEATHING	8@2" O.C.	8@12" O.C.	16"MTSB@6" O.C.	(2) 2x OR 3x	(2) 2x OR 3x	12" O.C.	16" O.C.

NOTES
1. ALL STUDS ARE DF,L# OR HEM FIR #2 OR BETTER
2. USE 8d COMMON WIRE NAILS. USE HOT-DIPPED GALVANIZED NAILS WHEN NAILING TO PRESSURE TREATED LUMBER.
3. PROVIDE END POST AT EACH END OF SHEAR WALL.
4. ANCHORS TO BE 1/2" DIA. J-BOLT W/ 7" MIN EMBED UNO
5. ANCHOR BOLTS SHALL HAVE 3"X3"X0.229" WASHER

1 0 1 2

1/4" = 1' 0"

Demo 3 Ex. TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-337 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

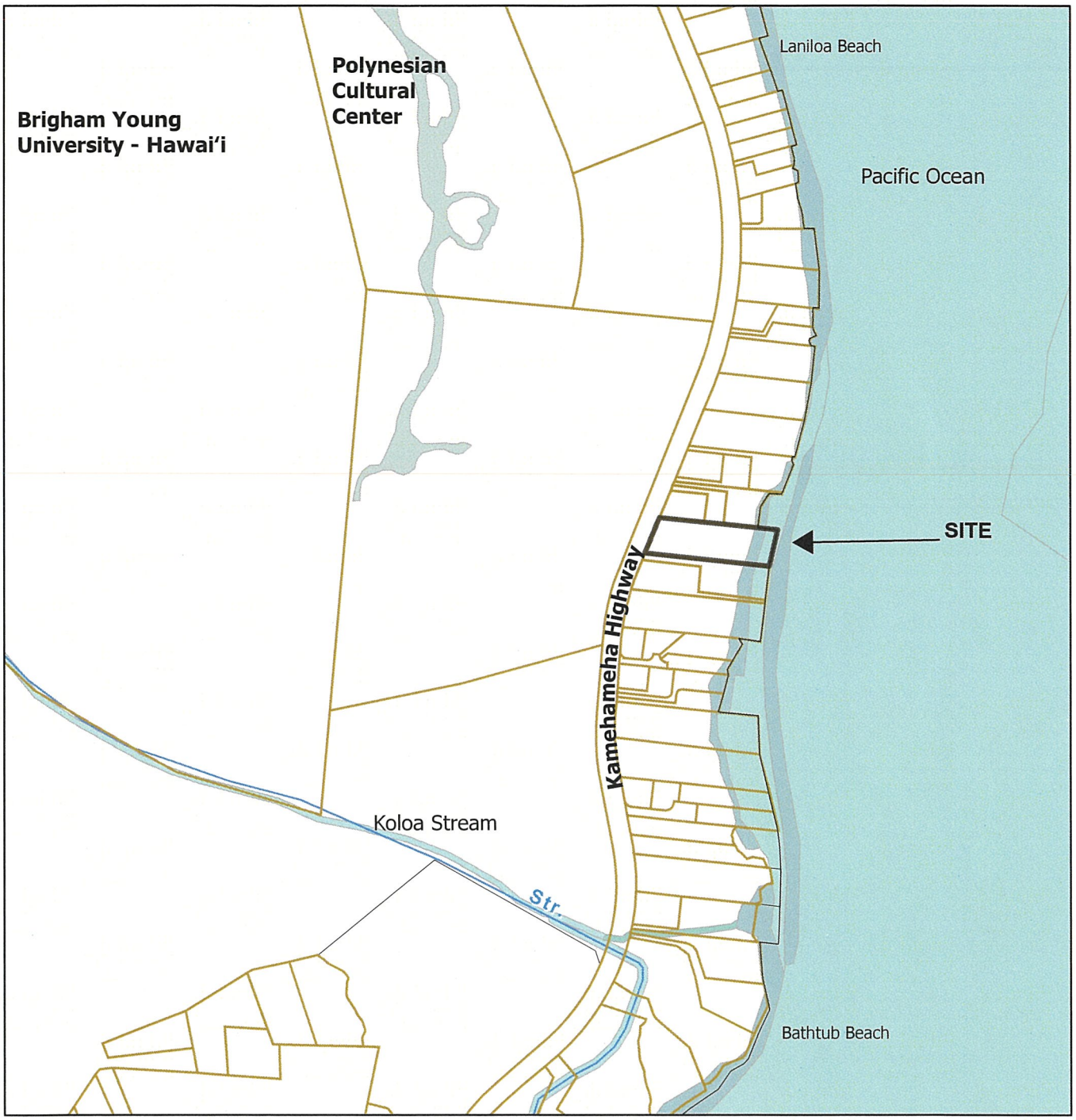
HALE KAHAKAI
MA LA'IE

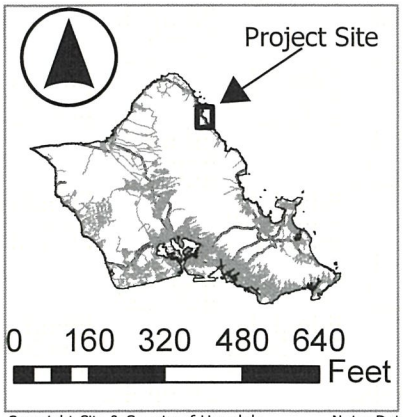
DRAWINGS PROVIDED BY:
CBC design and building service, llc
CBC Design
55-337 Kamehameha Hwy
Laie, HI 96762
cbcdesign@gmail.com

DATE:
7/22/2024

NORTH 2ND FLOOR PLAN

SHEET:
A009





Wetlands Map Exhibit D
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Forested/ Shrub Wetland
- Freshwater Pond
- Riverine

City and County of Honolulu

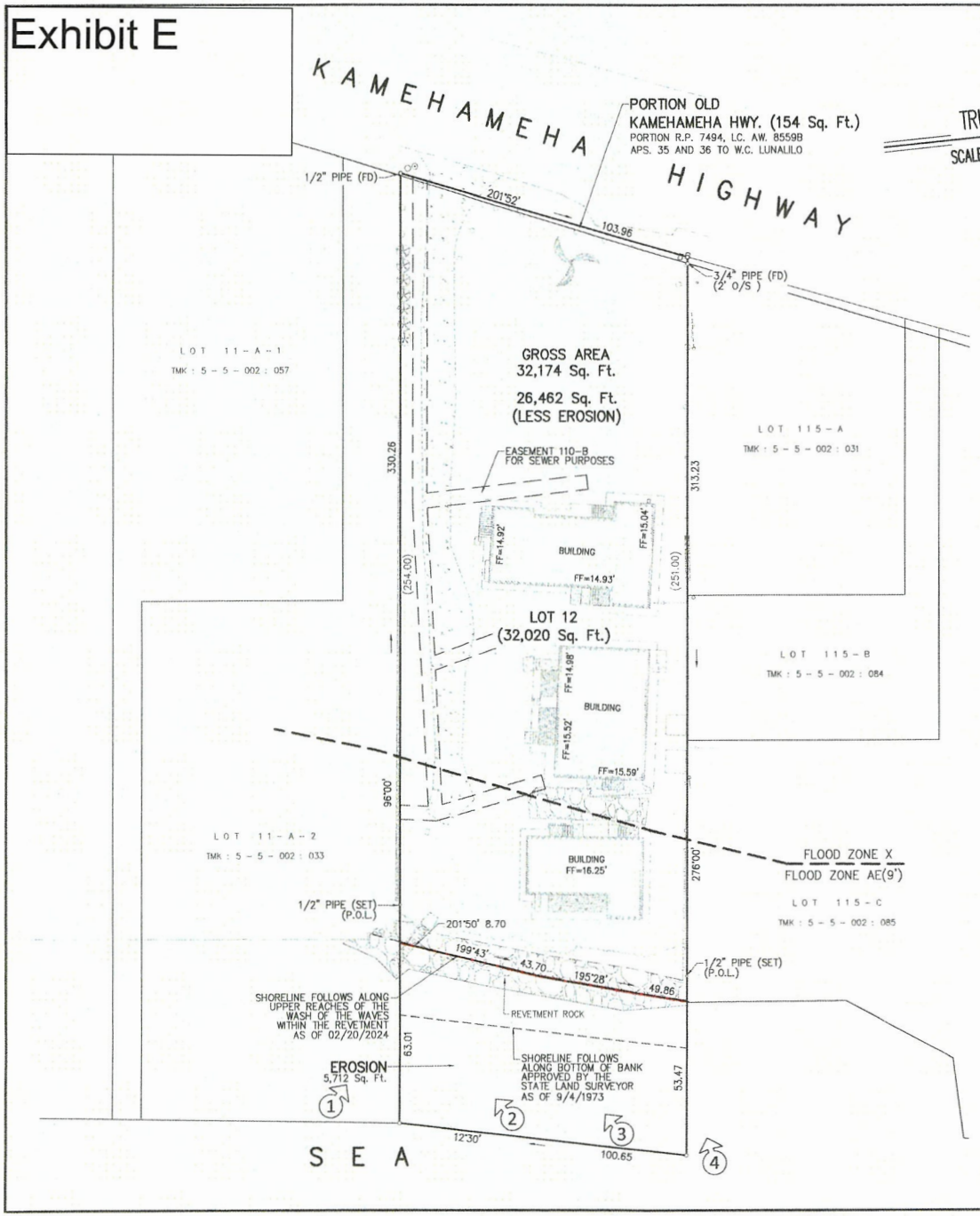
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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024

Exhibit E



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

SEP 13 2024

Chairperson, Board of Land and Natural Resources

PROPERTY ADDRESS: 55-337 KAMEHAMEHA HIGHWAY
LAIE, HI 96762

PROPERTY OWNER: WESTERN COMMUNITY CROSSROADS LC
1480 S. STATE STREET
PROVO, UT 84606

MAP SHOWING SHORELINE AFFECTING LOT 12 LAND COURT APPLICATION 772 (MAP 1) AND PORTION OLD KAMEHAMEHA HIGHWAY BEING PORTION R.P. 7494, LC. AW. 8559B APS. 35 AND 36 TO W.C. LUNALILO

AT LAIE, KOOLAULOA, OAHU, HAWAII

SCALE: 1 IN. = 30 FT.

FEBRUARY 22, 2024 WALTER P. THOMPSON, INC.

JOHN R. K. AKINA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 16252
HAWAII, U.S.A.

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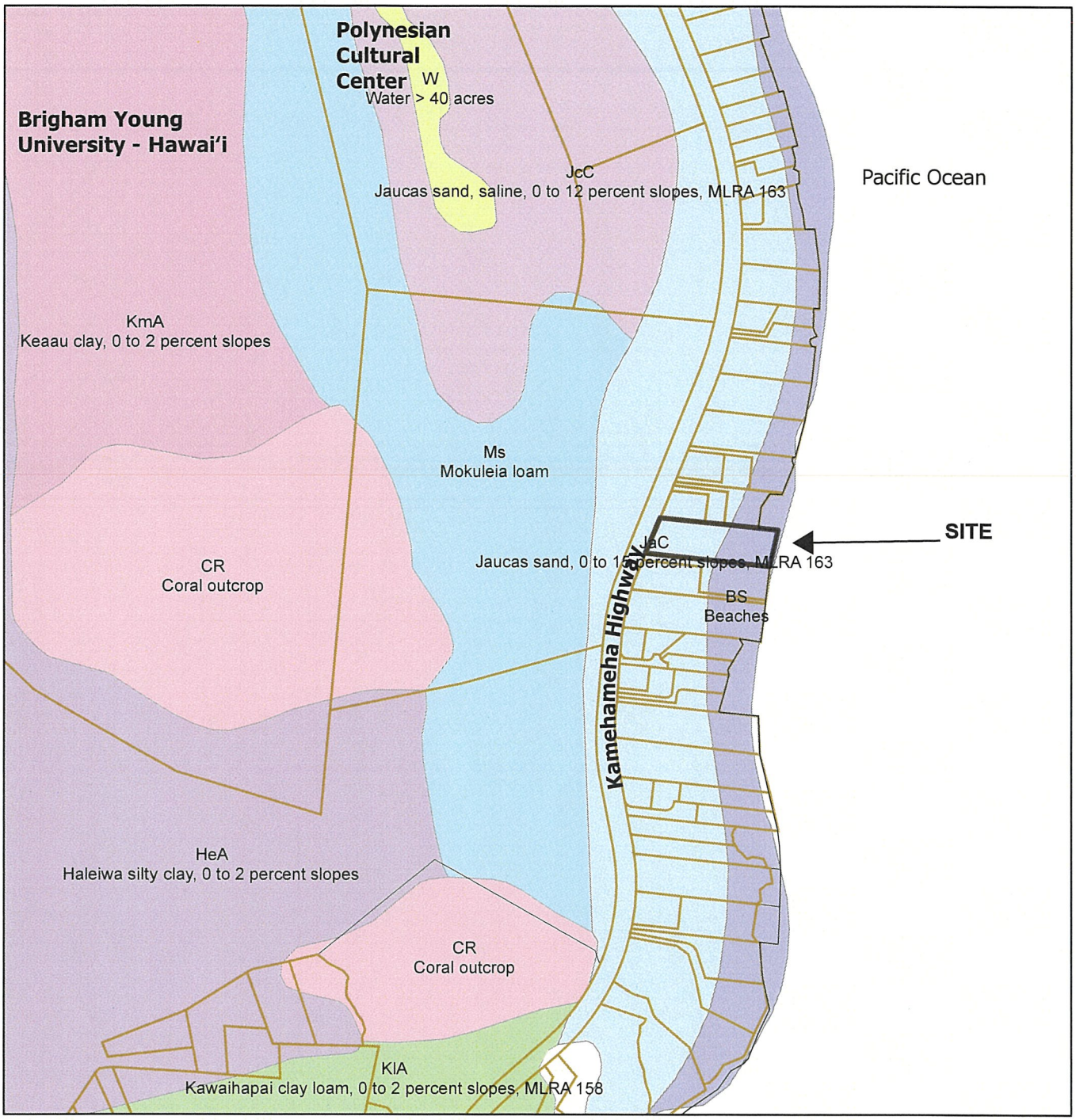
John R.K. Akina

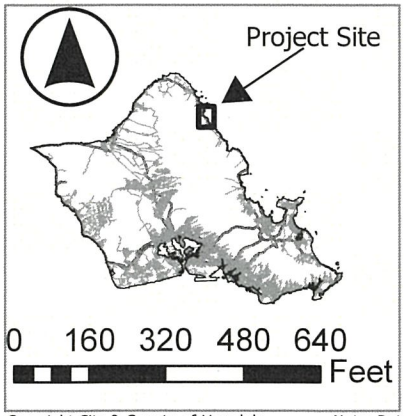
Exp. 04/30/26

22084c04-SHORELINE.dwg/17:27:16/gg/20220429

TAX MAP KEY : 5 - 5 - 002 : 032

15"x 21" = 2.17 Sq. Ft.





Soil Type Map Exhibit F
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- BS
- CR
- HeA
- JaC
- JcC
- KIA
- KmA
- Ms
- W

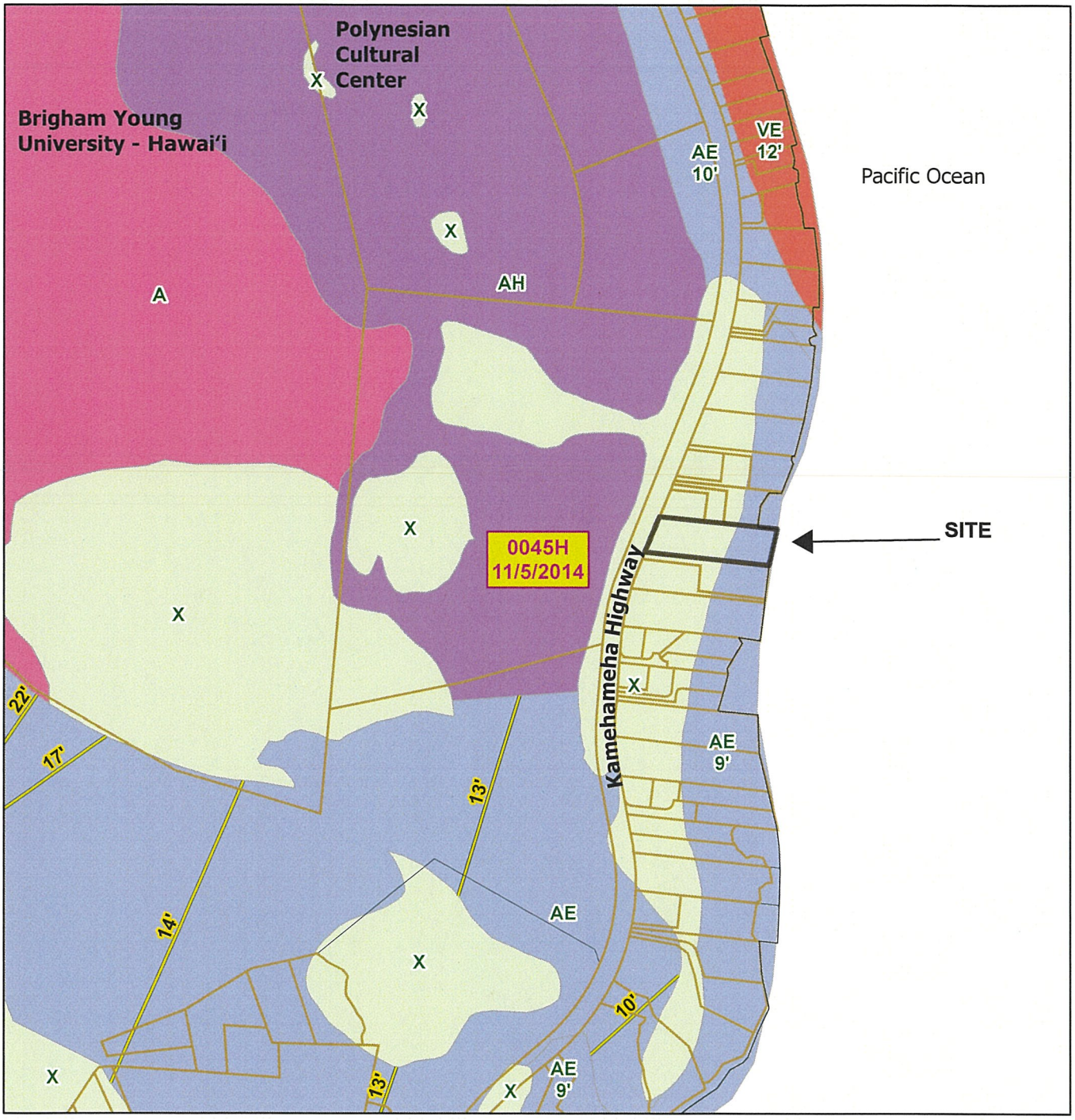
City and County of Honolulu

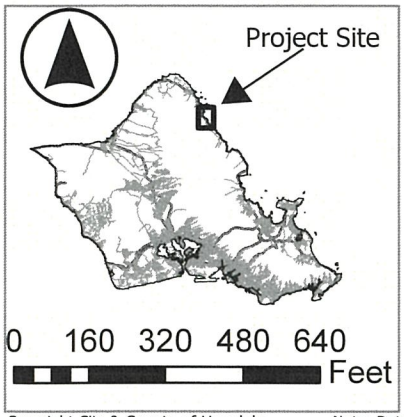
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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024





Flood Zone Map Exhibit G
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- A
- AE
- AH
- VE
- X

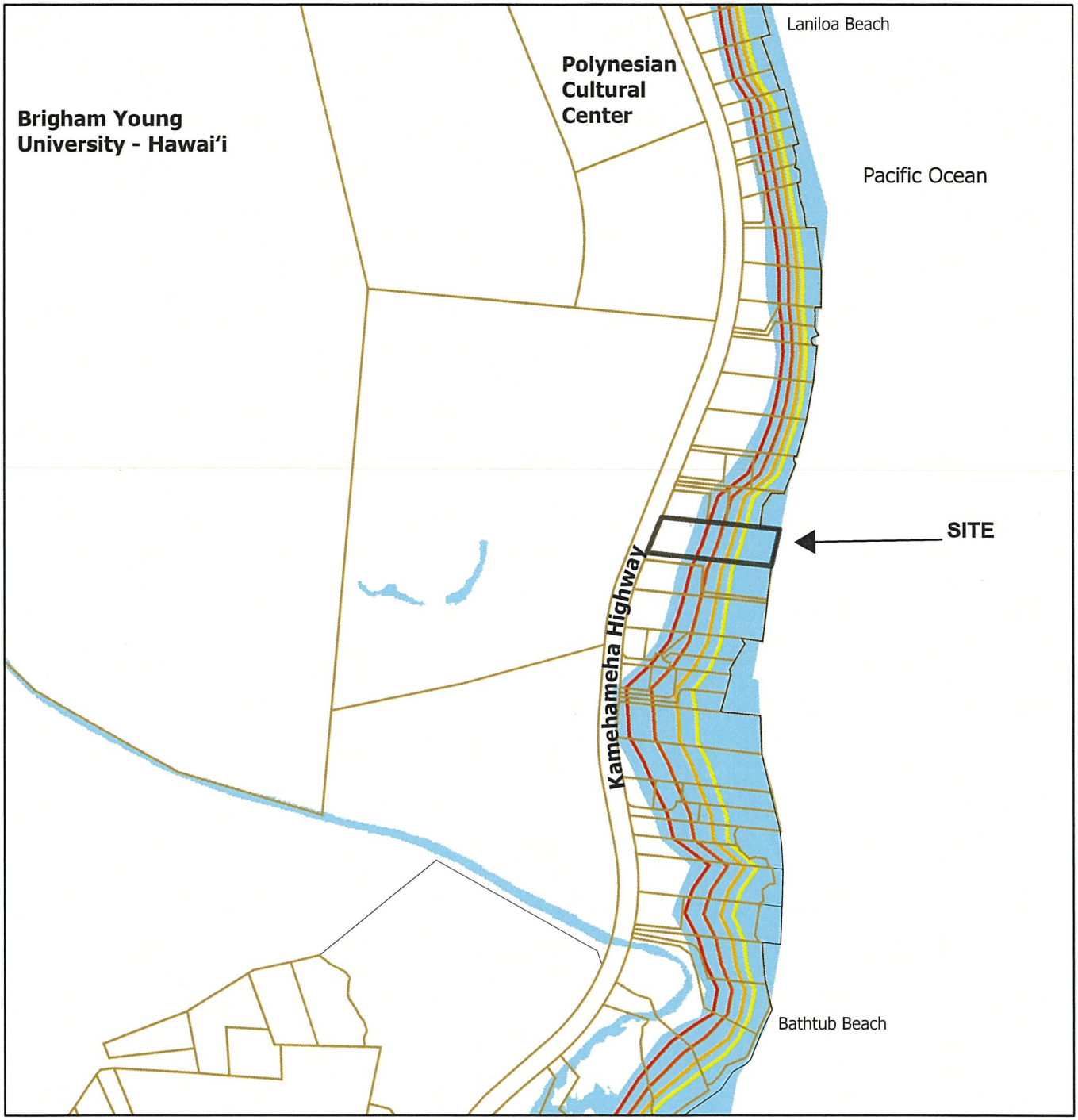
City and County of Honolulu

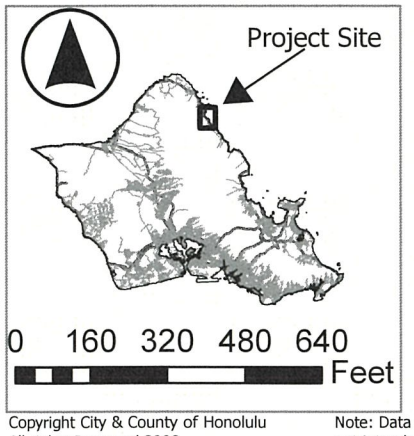
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Prepared by: Department of Planning and Permitting

October 2024





Sea Level Rise Map Exhibit H
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- SLR Exposure Area - 3.2 Ft. Scenario
- SLR Coastal Erosion (Line) - 0.5 Ft. Scenario
- SLR Coastal Erosion (Line) - 1.1 Ft. Scenario
- SLR Coastal Erosion (Line) - 2.0 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

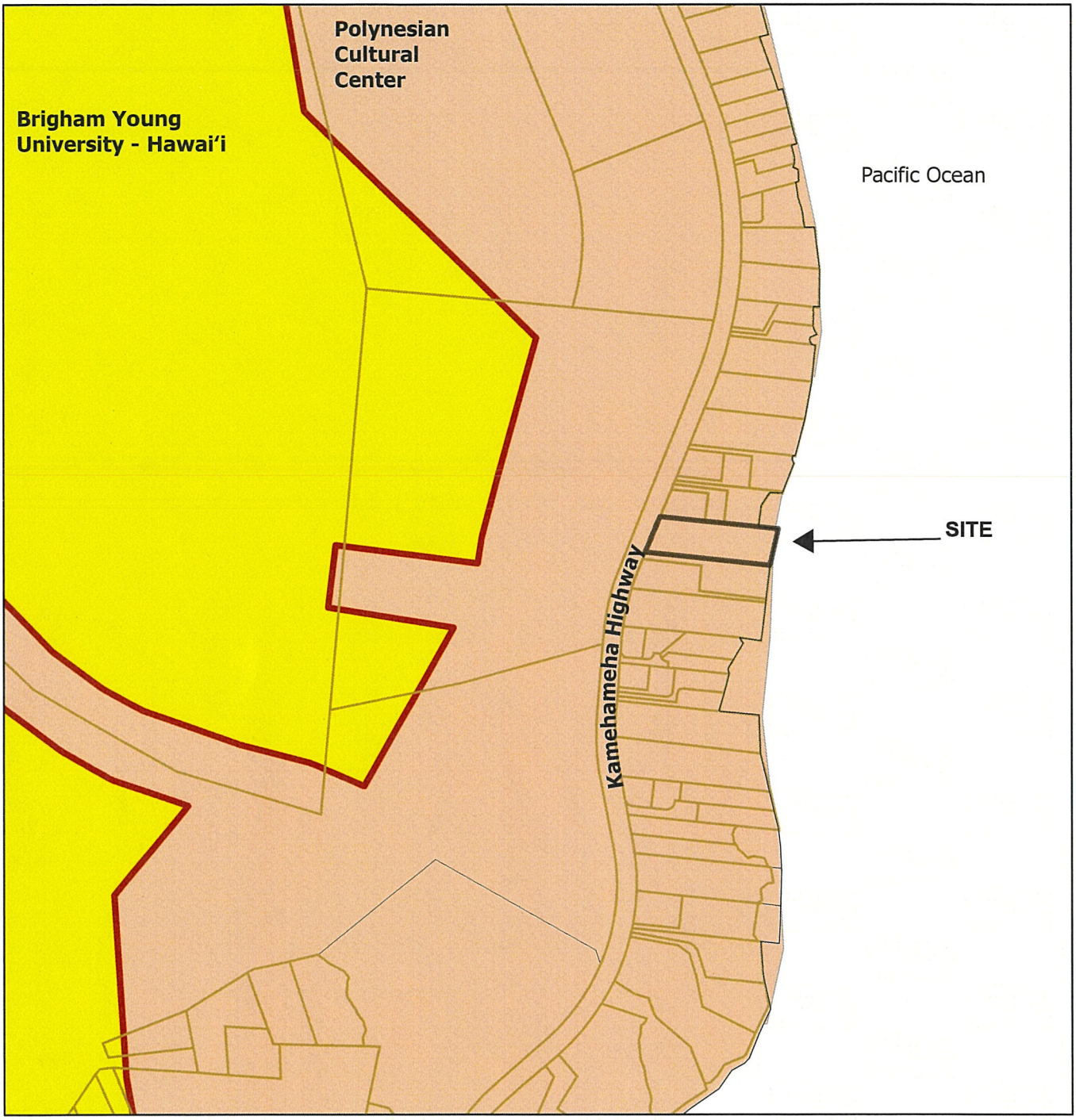
City and County of Honolulu

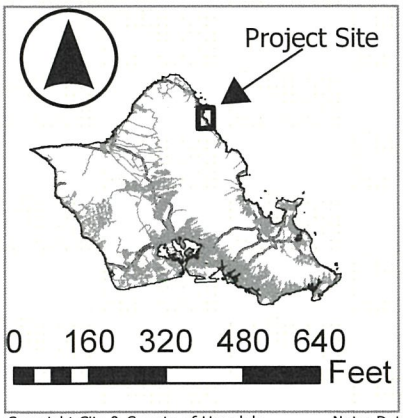
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October 2024





Tsunami Map Exhibit I
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- Tsunami Evacuation Zone
- Extreme Tsunami Evacuation Zone
- Safe Zone

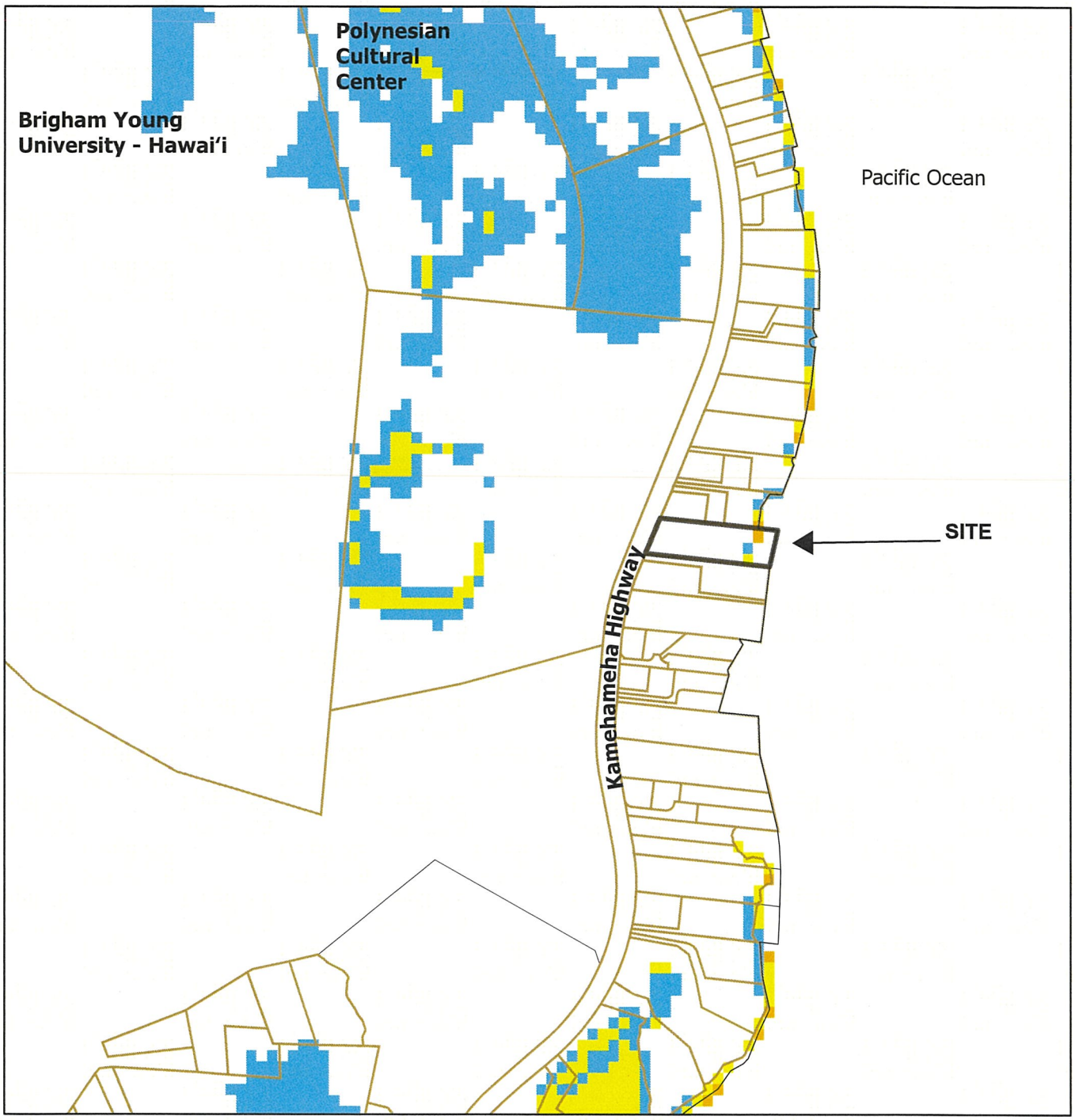
City and County of Honolulu

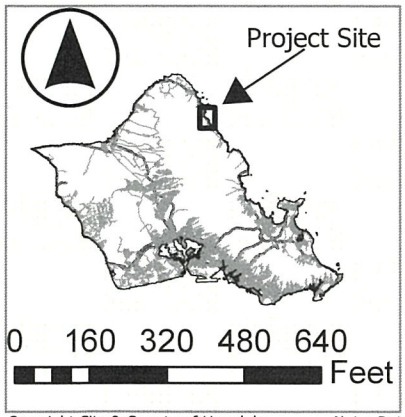
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Prepared by: Department of Planning and Permitting

October 2024





Storm Surge Map Exhibit J
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- 3 ft. Inudation
- Under 6 ft.
- Under 9 ft.
- under 21 ft.

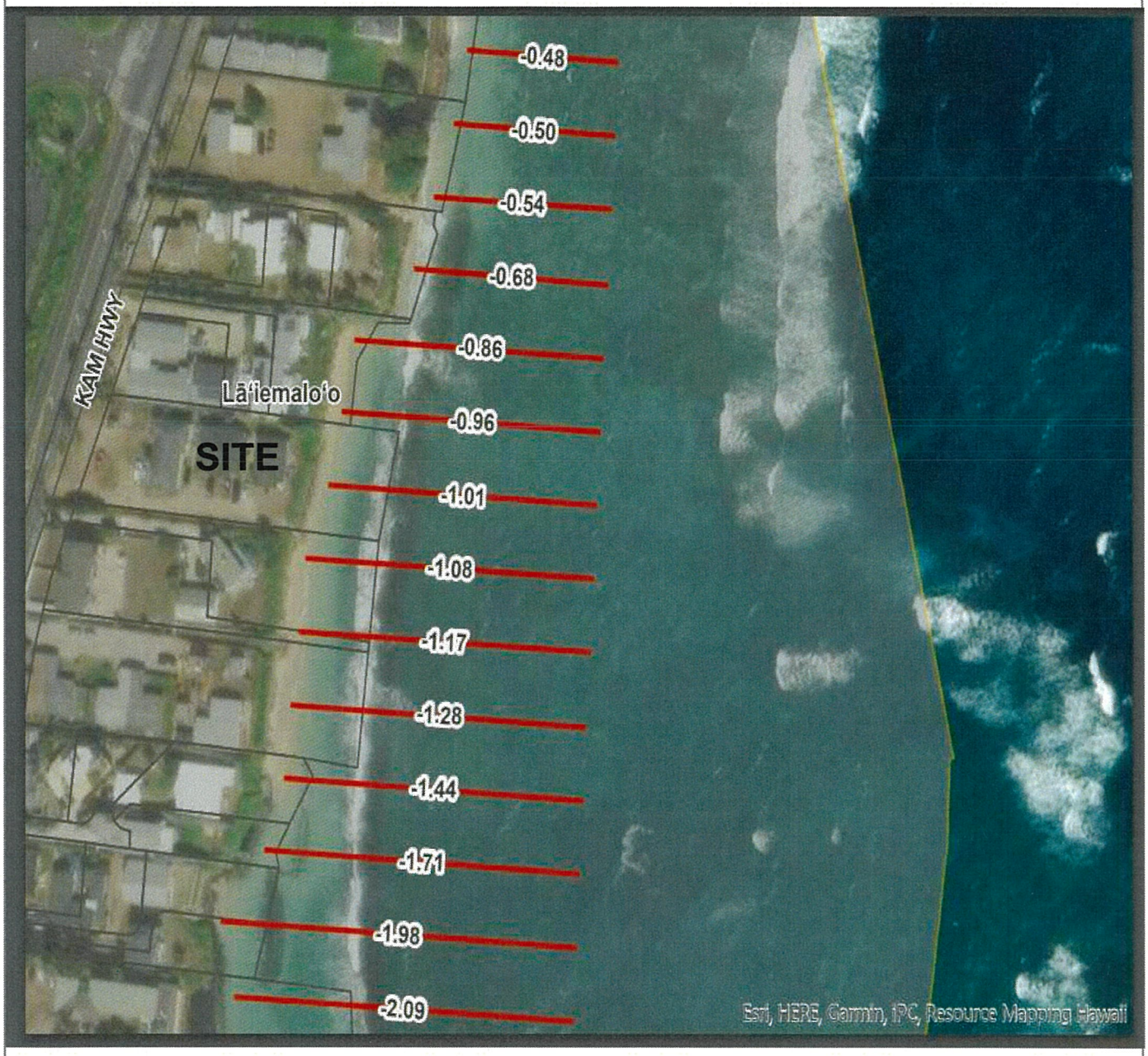
City and County of Honolulu

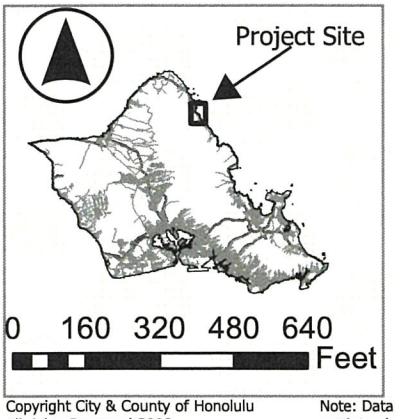
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October 2024





Erosion Rate Map Exhibit K
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

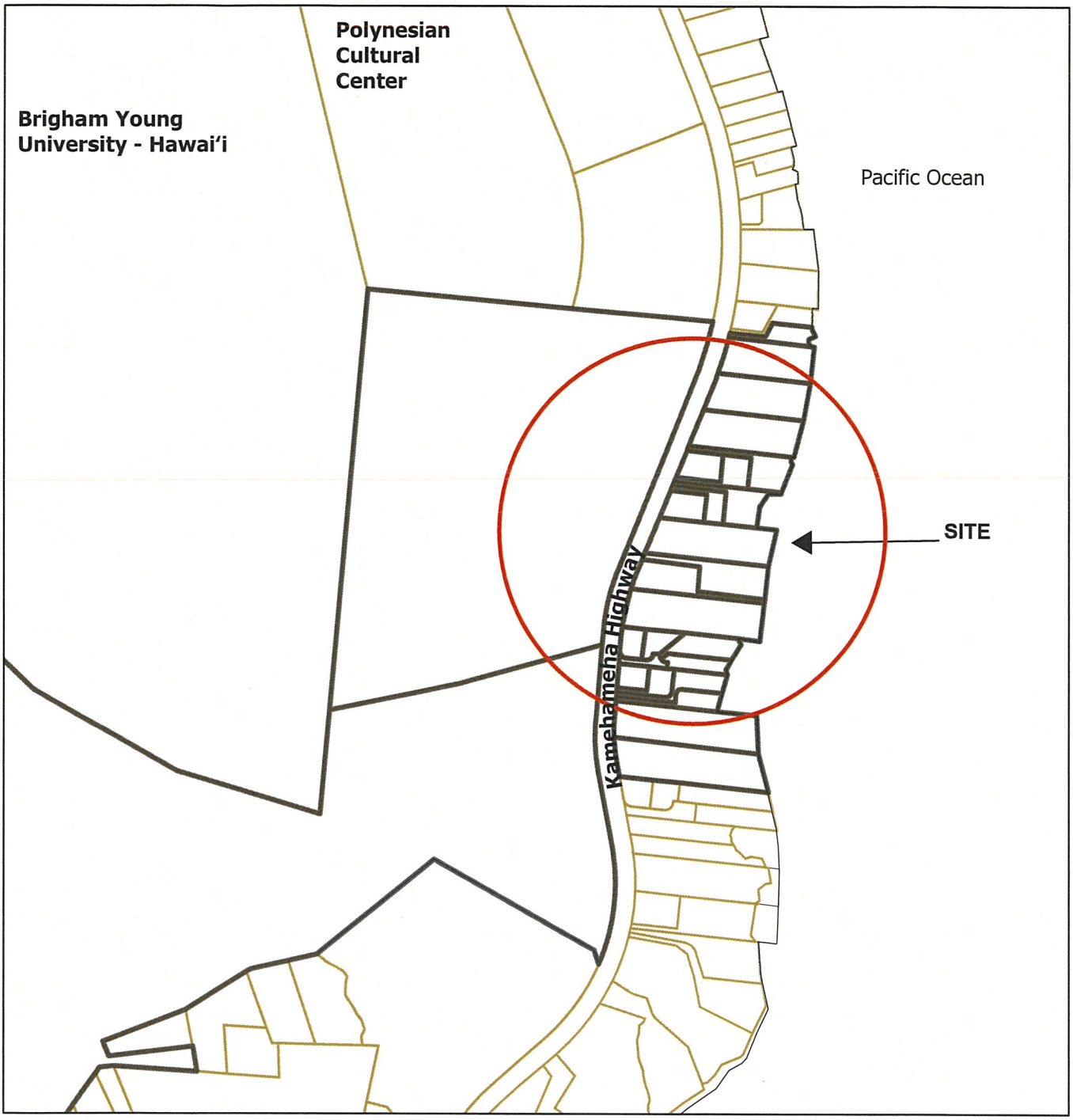
City and County of Honolulu

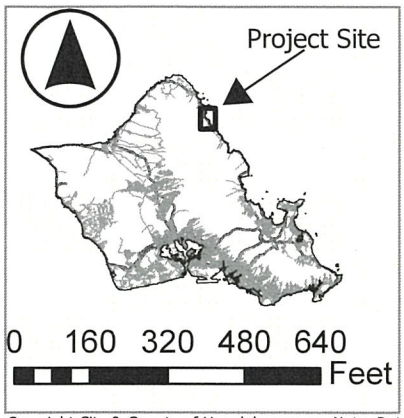
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October 2024





Cumulative Impact Map
Exhibit L File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

City and County of Honolulu

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