HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-24

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 01/03/2025, by Departmental Communication No. 1, 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. 25-24

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:

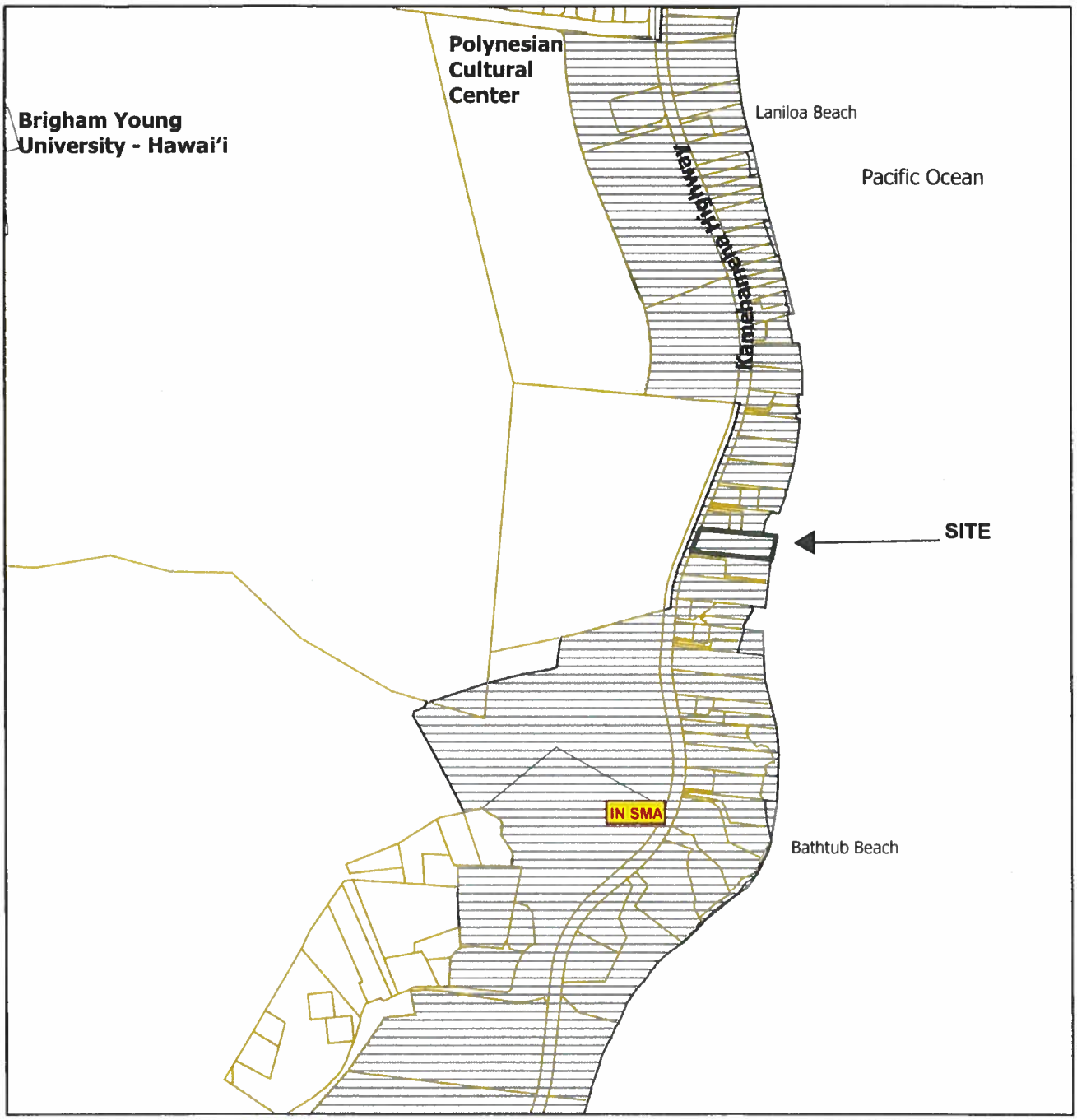
Tony Weten (br)

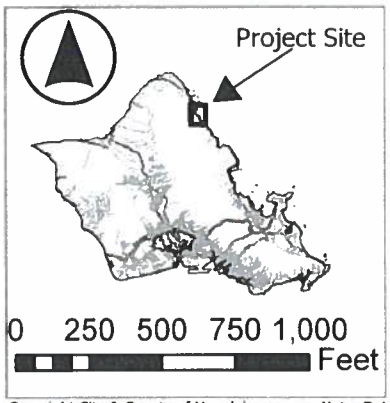
DATE OF INTRODUCTION:

JAN 7 2025

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

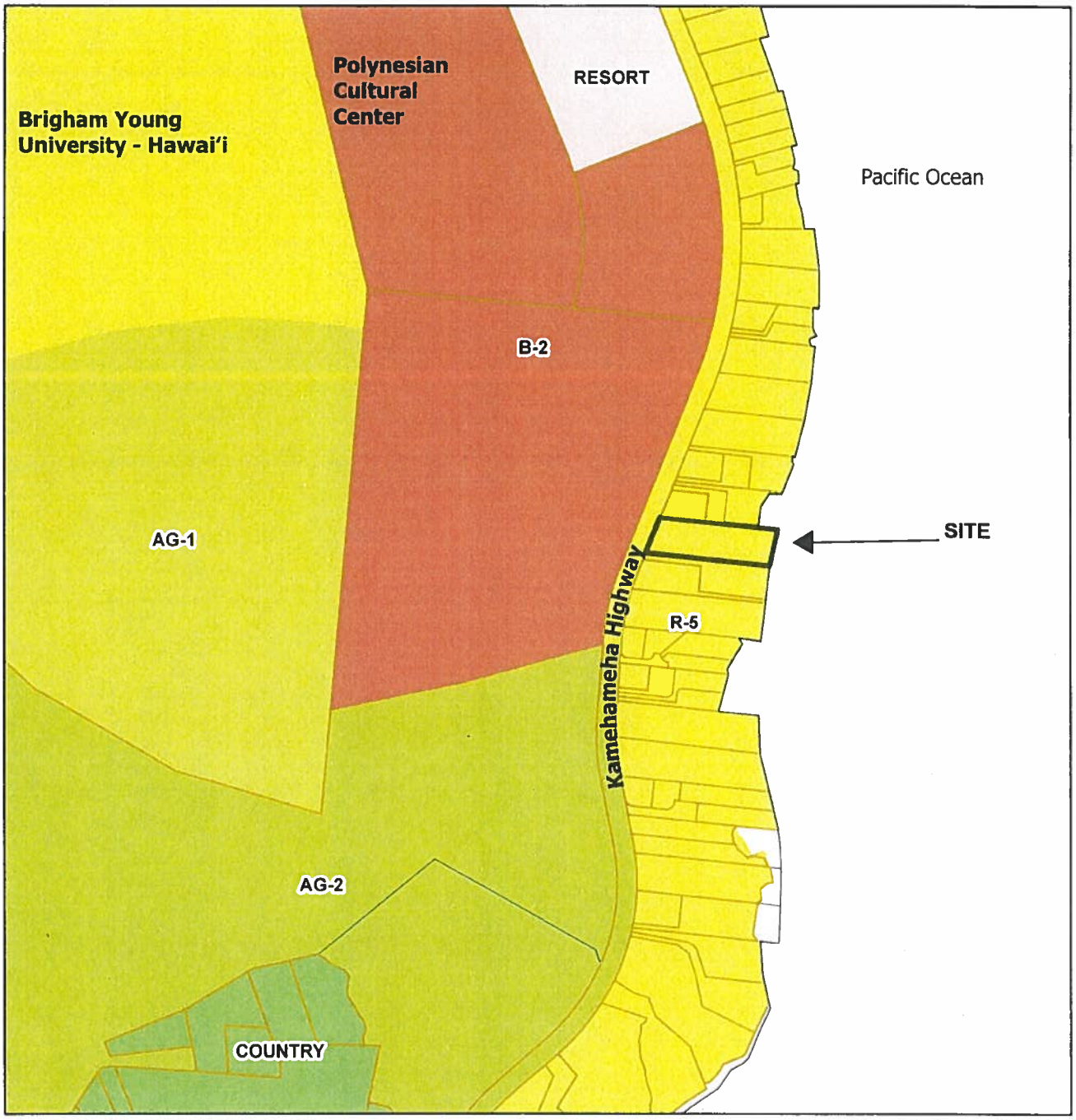
City and County of Honolulu

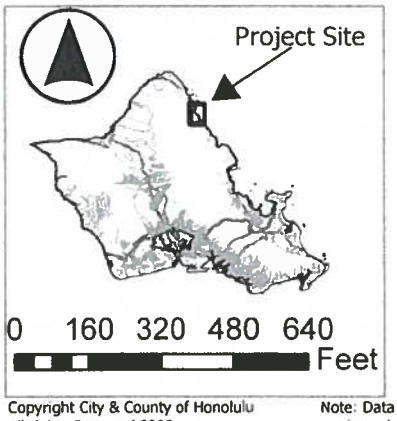
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Note: Data Represented on this map is not intended to replace site survey.

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

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

CHYK PROJECT 24 024
DATE 7/22/2024

Signed 7/22/2024
Licensed Expires 4/30/2026

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



REVISION TABLE

NUMBER	DATE	REVISION BY	DESCRIPTION

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 PREPARED BY:
CBC
Design and building service, 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

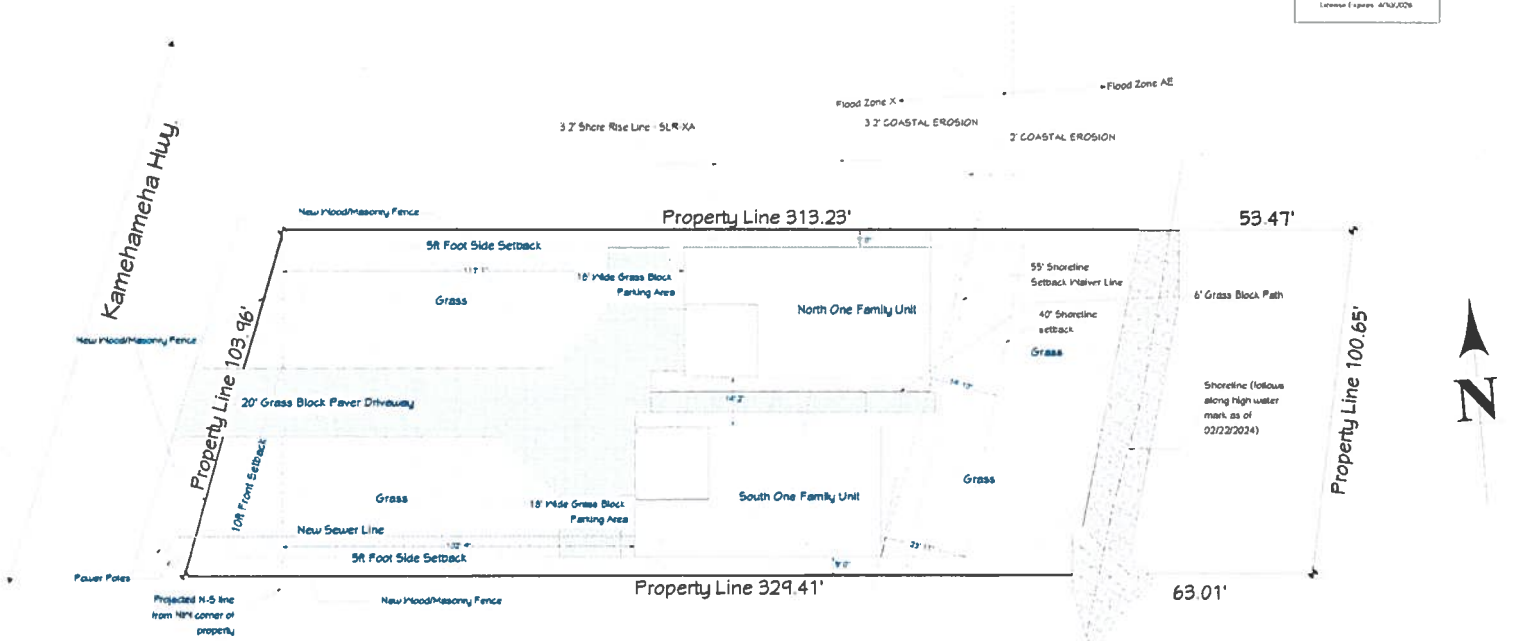
ONYX PROJECT 24.024
DATE: 12/17/2024

KINLEY PUZEY
LICENSED PROFESSIONAL ARCHITECT
No. AR-17241
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:
C&C Design
1671 E. Indigo St.
Mesa, AZ 85204

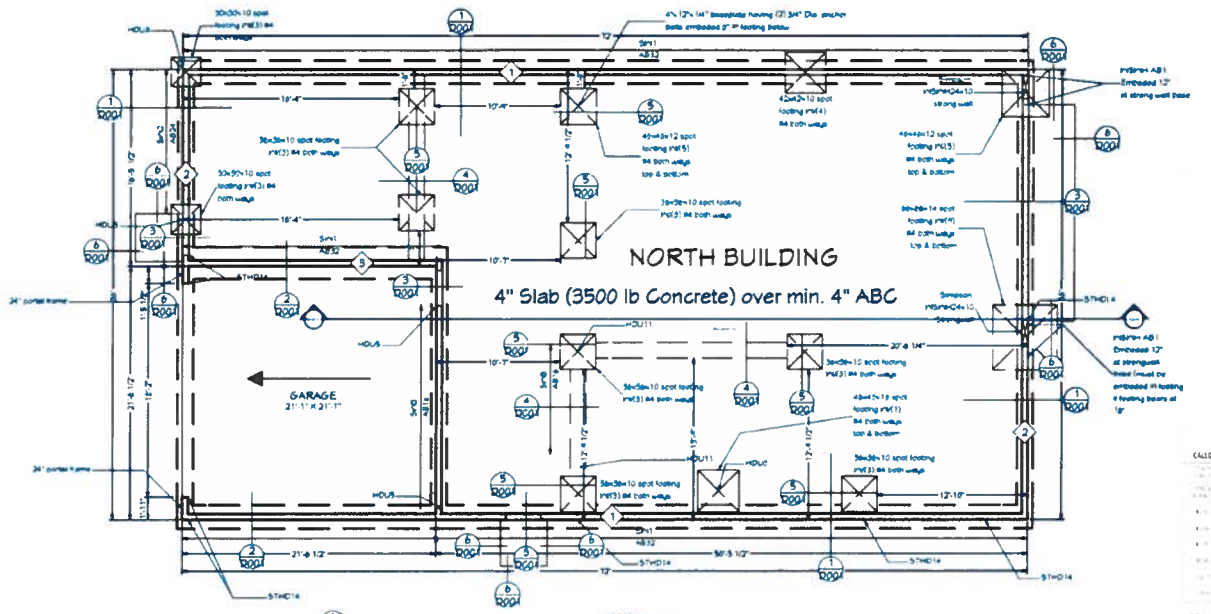
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12/17/2024

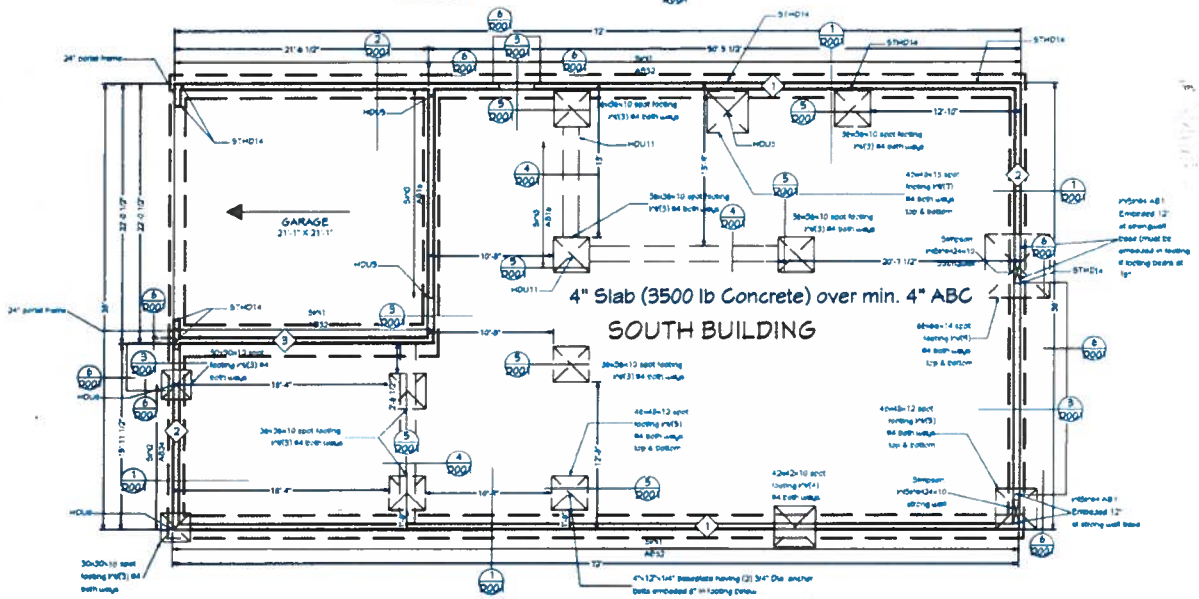
SITE PLAN

SHEET:
A001

Exhibit C-3

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





HOLDOWN SCHEDULE

CALLOUT	HOLDOWN	END POST SIZE	POST FASTENERS	TIMBER	MUDSILL BOLT

SHEAR WALL SCHEDULE

TYP.	WALL MARK	STUD WALL	FIELD NAILING	BOTTOM PLATE NAILING	STUD TO SILL FRAMING ANCHOR	SILL TO BOTTOM PLATE	SILL 2" ANCHOR BOLT SPACING	SILL 3/4" ANCHOR BOLT SPACING

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"

1/4" = 1'0"

REVISION TABLE

NUMBER	DATE	REVISION DESCRIPTION

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

HALE KAHAKAI
MA LA'IE

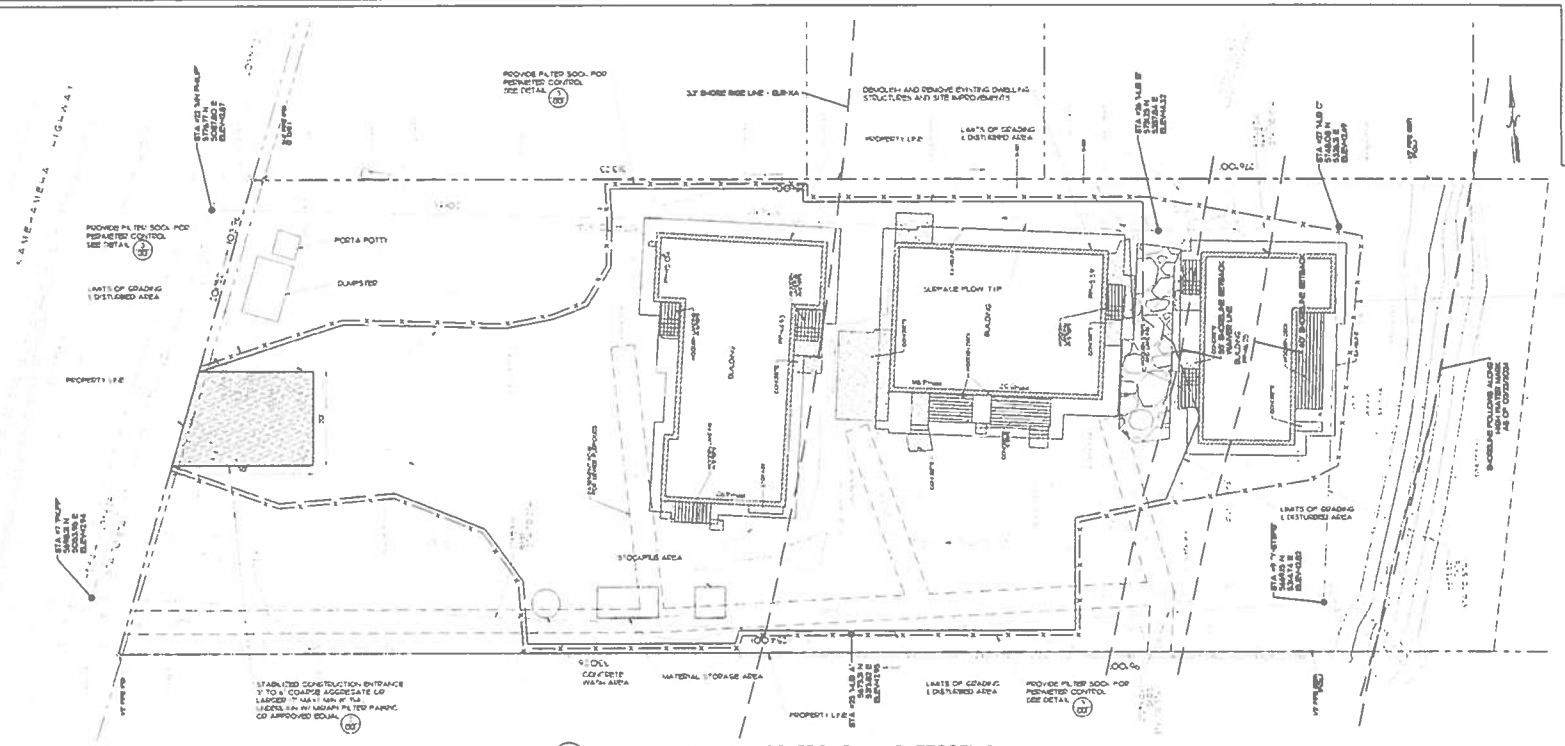
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DATE: 7/22/2024

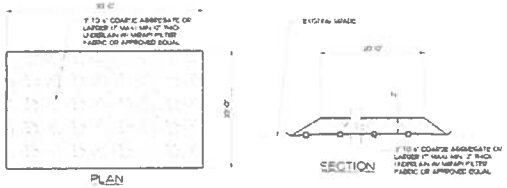
FOUNDATION PLAN

SHEET: S001

Exhibit C-4

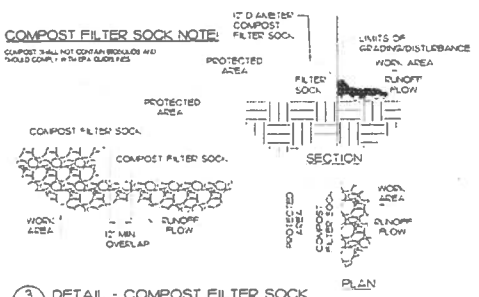


1/C101 EROSION & SEDIMENT CONTROL PLAN (CATEGORY 3)
SCALE 1" = 10'



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 PIL PIPE 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 (PLANTING)
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'

DEMOLISH AND PROPOSED NEW SFD
WESTERN COMMUNITY CROSSROADS LLC
55-337 KAMEHAMEHA HWY
LAIE HAWAII 96762
TMK: 5-5-002:032

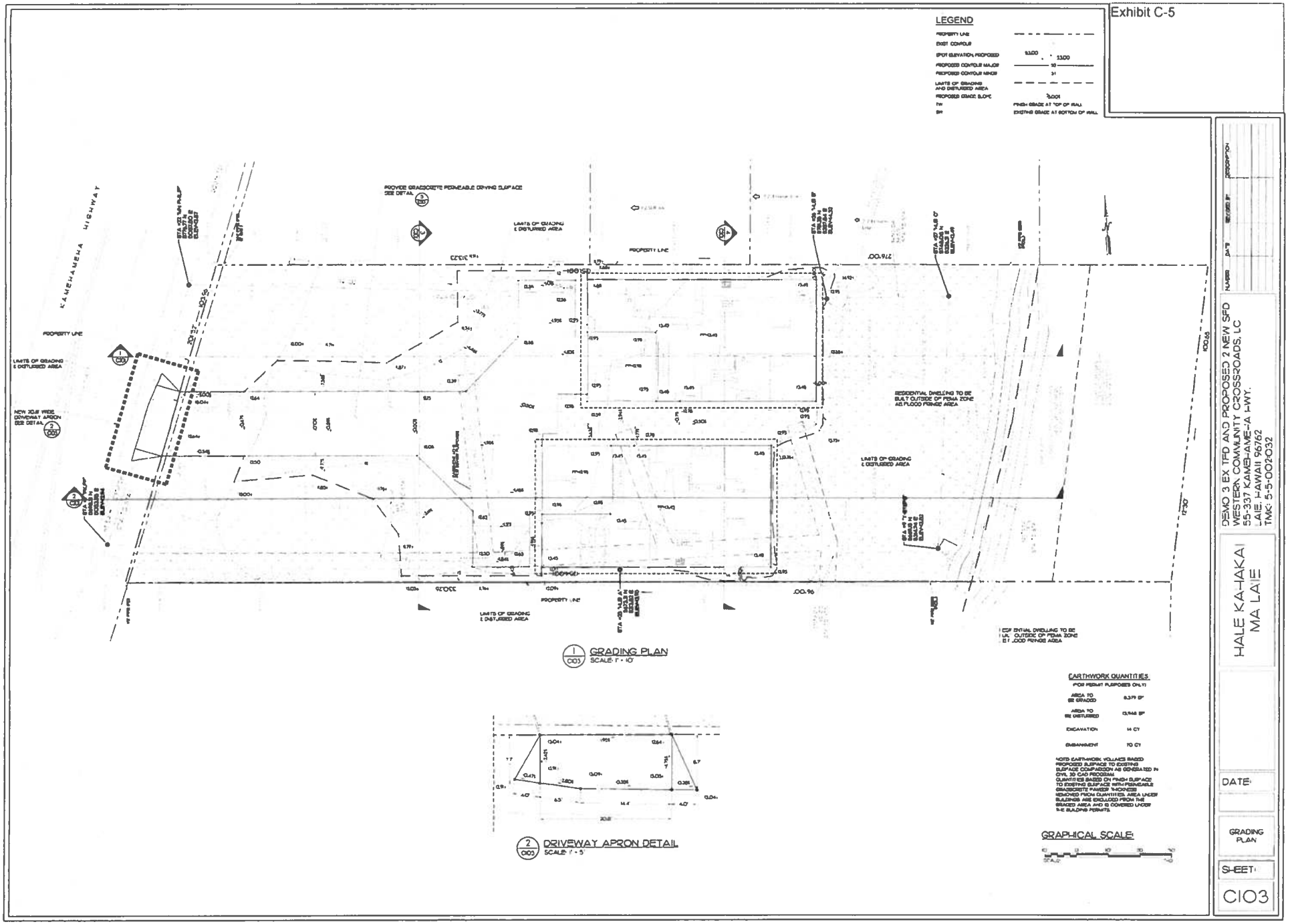
HALE KAHAKAI
AT LAIE

DATE: 7/15/2024

EROSION & SEDIMENT CONTROL PLAN

SHEET: C101

Exhibit C-5



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

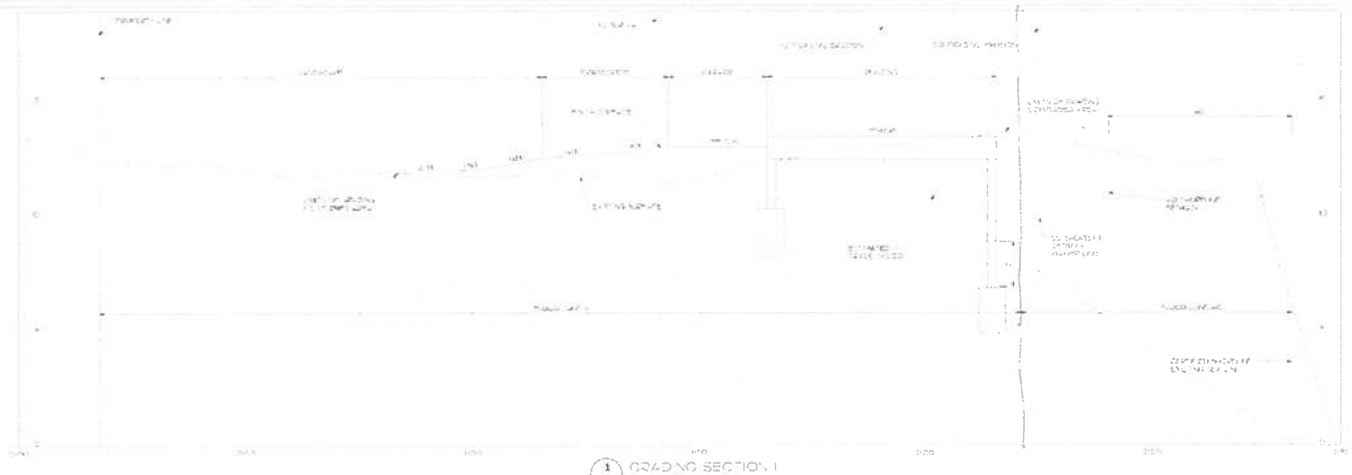
HALE KA-HAKAI
MA LAIE

DATE:

GRADING PLAN

SHEET:
C103

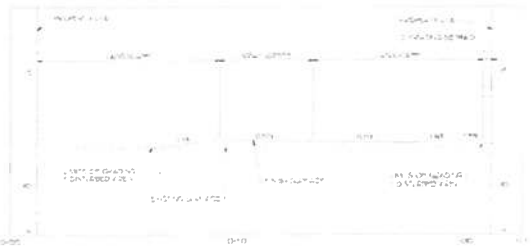
Exhibit C-6



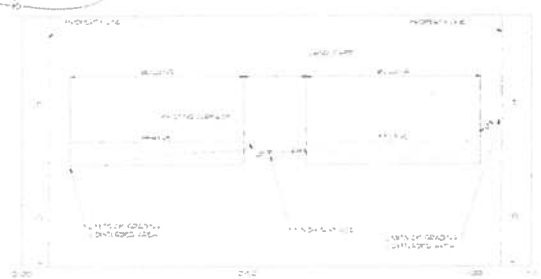
1 C201 GRADING SECTION 1



2 C201 GRADING SECTION 2



3 C201 GRADING SECTION 3



4 C201 GRADING SECTION 4

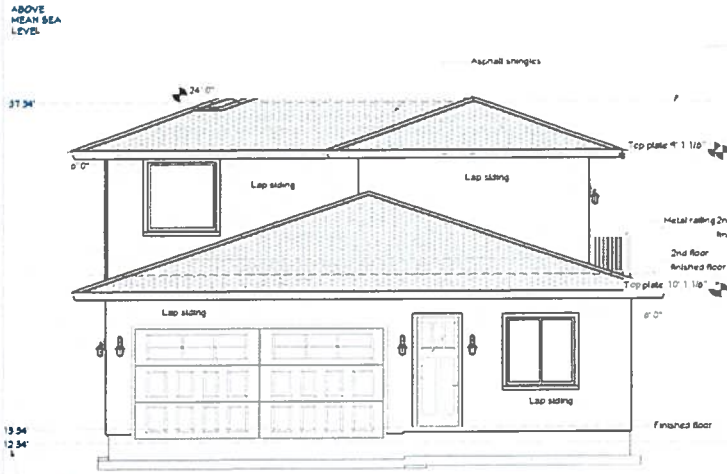
GRAPHICAL SCALE

DATE:
12/18/2024

GRADING SECTIONS

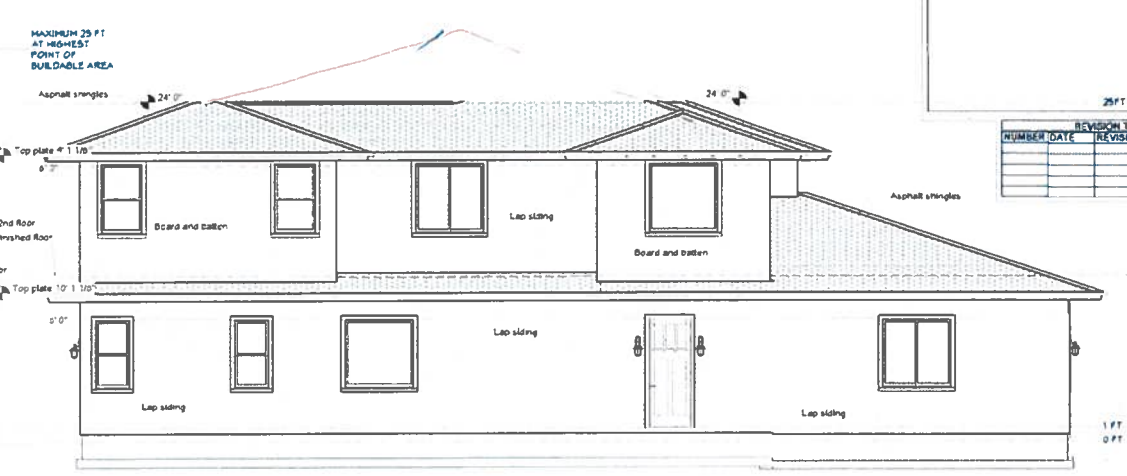
SHEET:
C201

Exhibit C-7



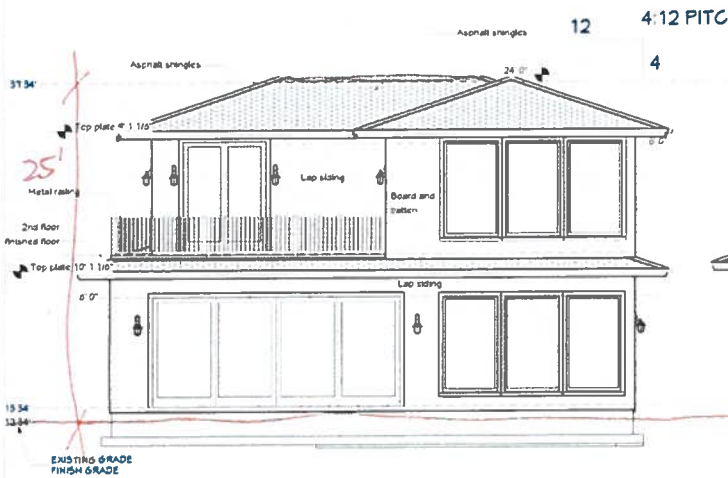
South One Family Dwelling Front Elevation

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:
C&C Design
1671 E Vista St
Mesa, AZ 85204
cdcdesign@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)

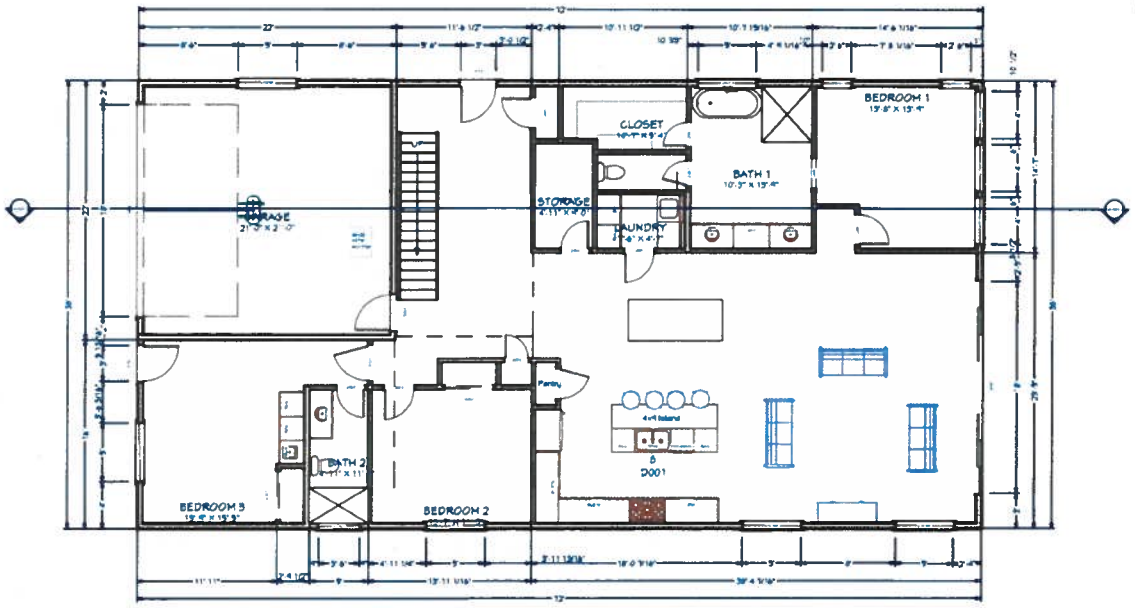
King Stud Quantities 16' Max Height	
Interior Openings	1 King stud (Min)
Exterior Openings <= 2' 0"	2 King stud (Min)
Exterior Openings >2' 0" and < 4' 0"	3 King studs (Min)
Exterior Openings > 4' 0" and < 6' 0"	3 King studs (Min)

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	REVISION DESCRIPTION

THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFICATIONS BY KINLEY E. PUUEY LICENSED ARCHITECT
ONYX PROJECT 24024
DATE 6/26/2024
KINLEY PUUEY
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION
Signed 6/26/2024
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

CBC

DATE:
7/22/2024

SOUTH 1ST FLOOR PLAN

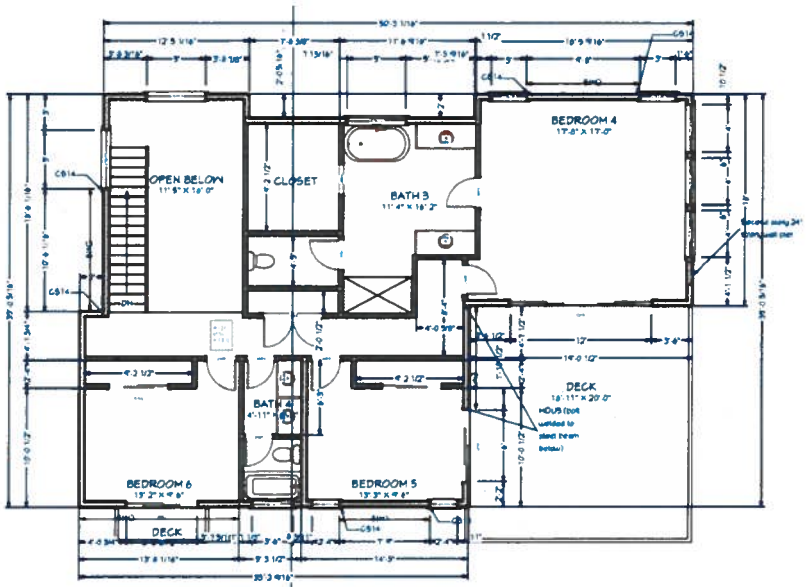
SHEET:
A006

Exhibit C-9

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"

1 0 1 2

1/4" = 1' 0"

THIS SHEET WAS SCALED FOR ARCHITECTURE SPECIFICATIONS ONLY BY KIRLEY C. PUZEY LICENSED ARCHITECT

DRW'S PROJECT 24-024
DATE: 4/30/2024

KIRLEY PUZEY

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Signed 7/22/2024
Certificate Expires: 4/30/2026

DIVISION LOG		
NUMBER	DATE	REVISION DESCRIPTION

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

HALE KAHAKAI
MA LA'IE

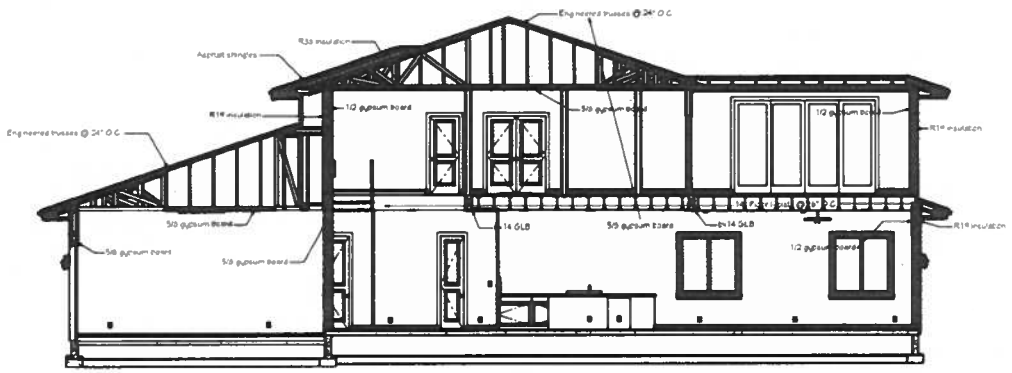
CBC

DATE:
7/22/2024

SOUTH 2ND FLOOR PLAN

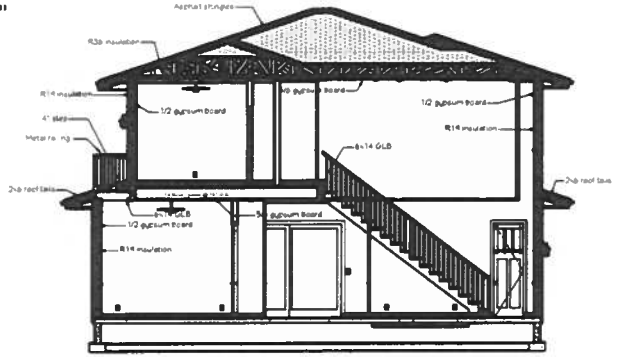
SHEET:
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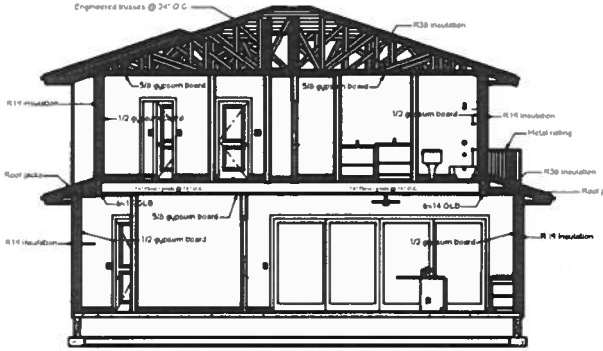
Exhibit C-10



Cross Section A

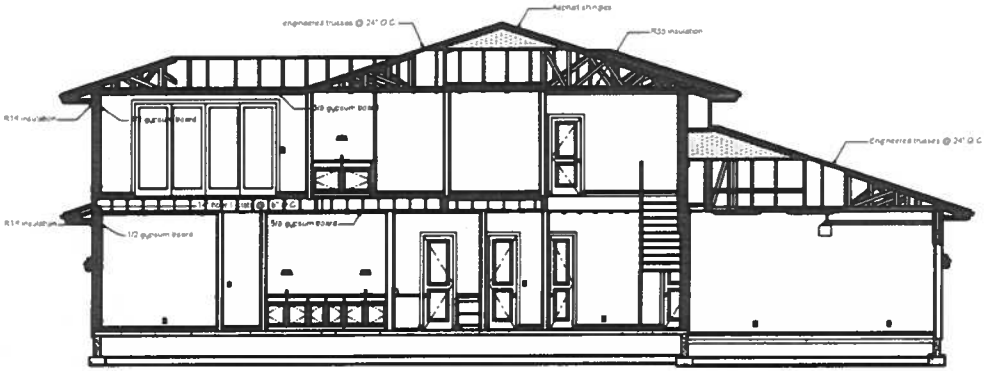
1/4" = 1' 0"





Cross Section B

1/4" = 1' 0"



Cross Section C

1/4" = 1' 0"

1 0 1 2

1/4" = 1' 0"

THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFICATIONS ONLY BY WESLEY T. PUZEY LICENSED ARCHITECT

DATE: 7/22/2024

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Registered Architect

Licensed Expires: 4/30/2026

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Dana 3 Ea TFD and Proposed 2 New SFD
Kaneohe Community Crossroads, LLC
45-3371 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 052

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:

CBC

Civil Engineering & Land Planning Services, Inc.

DATE:
7/22/2024

GROSS SECTIONS

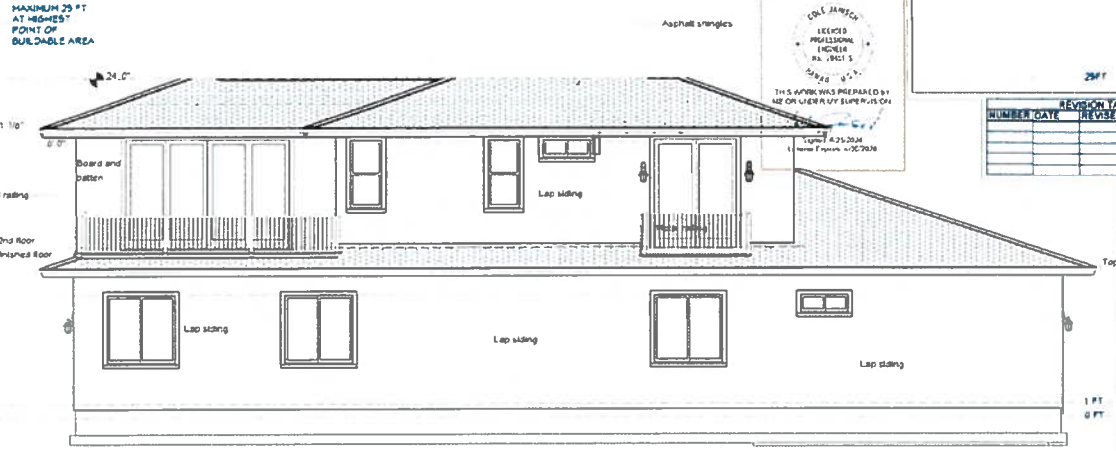
SHEET:
S005

Exhibit C-11



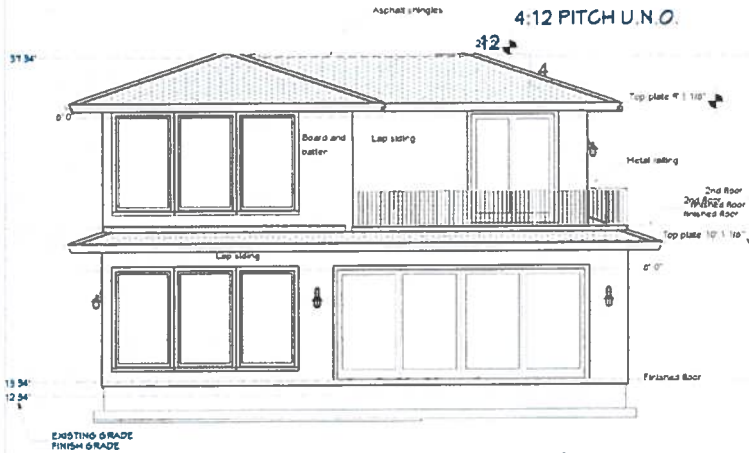
North One Family Dwelling Front Elevation

1/4" = 1' 0"



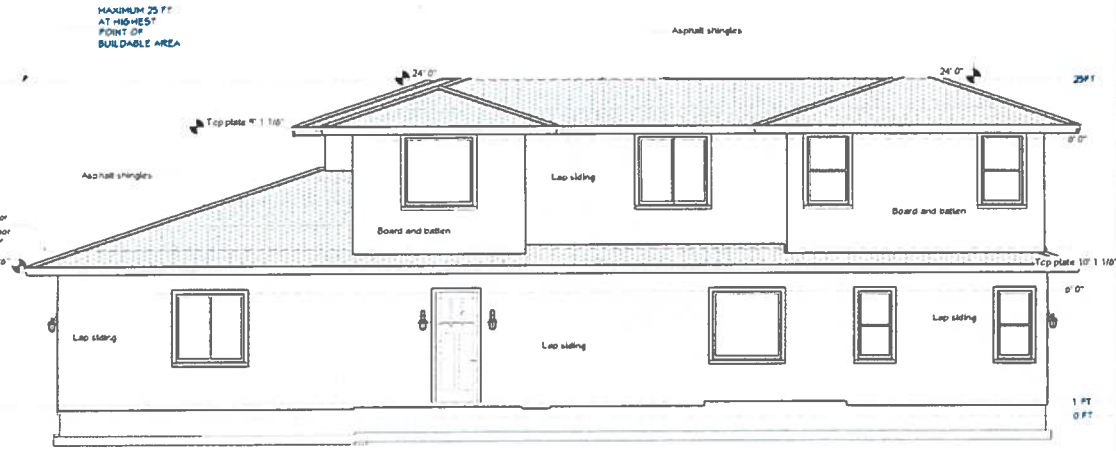
North One Family Dwelling Left Elevation

1/4" = 1' 0"



North One Family Dwelling Rear Elevation

1/4" = 1' 0"



North One Family Dwelling Right Elevation

1/4" = 1' 0"

THIS SHEET WAS SEALED FOR STRUCTURAL ENGINEERING SPECIFIC ITEMS ONLY BY COLE D. JAMISON "STRICTLY TO" ENGINEERING

CDJSE PROJECT 24-18
DATE: 6-25-2024

COLE JAMISON
LICENSED PROFESSIONAL ENGINEER
No. 19611 S
DATE 6-25-24

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

55-337 Kamehameha Hwy.
Laie, Hawaii, 96762

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
C&C Design
1271 E Indigo St
Mesa, AZ 85204
ccdesign@qwest.com

DATE:
12/18/2024

NORTH ELEVATIONS

SHEET:
A005

Exhibit C-12

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)

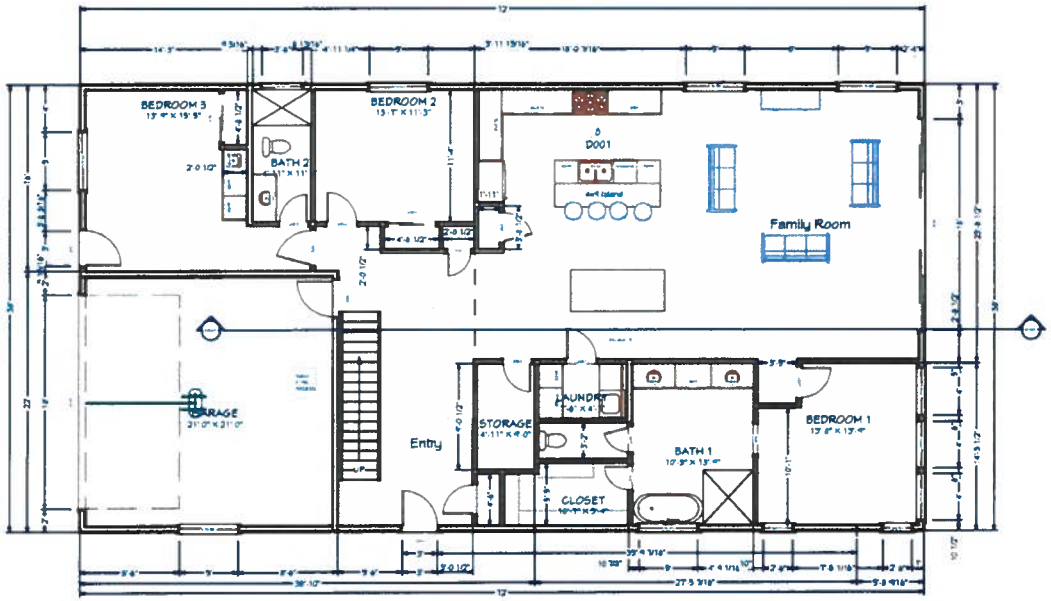
THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFIC ITEMS ONLY BY KIMLEY H.C. PUSEY LICENSED ARCHITECT

ONYA PROJECT 24 824
DATE 6/26/2024

KIMLEY PUSEY
LICENSED PROFESSIONAL ARCHITECT
No. 14-7777
HAWAII U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Kimley Pusey
Signed 7/2 1/2024
Licensed Expires 4/30/2026



North One Family 1st Floor Plan

1/4" = 1' 0"

1 0 1 2

1/4" = 1' 0"

REVISION TABLE		
NUMBER	DATE	REVISED BY DESCRIPTION

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads LC
55-391 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002 :032

HALE KAHAKAI
MA LA'IE

CBC

DATE:
7/22/2024

NORTH 1ST FLOOR PLAN

SHEET:
A008

Exhibit C-13

THIS SHEET WAS SEALED FOR ARCHITECTURAL SPECIFIC ITEMS ONLY BY KIRLEY C. PURLY LICENSED ARCHITECT

ONYX PROJECT 24.024
DATE: 6/26/2024

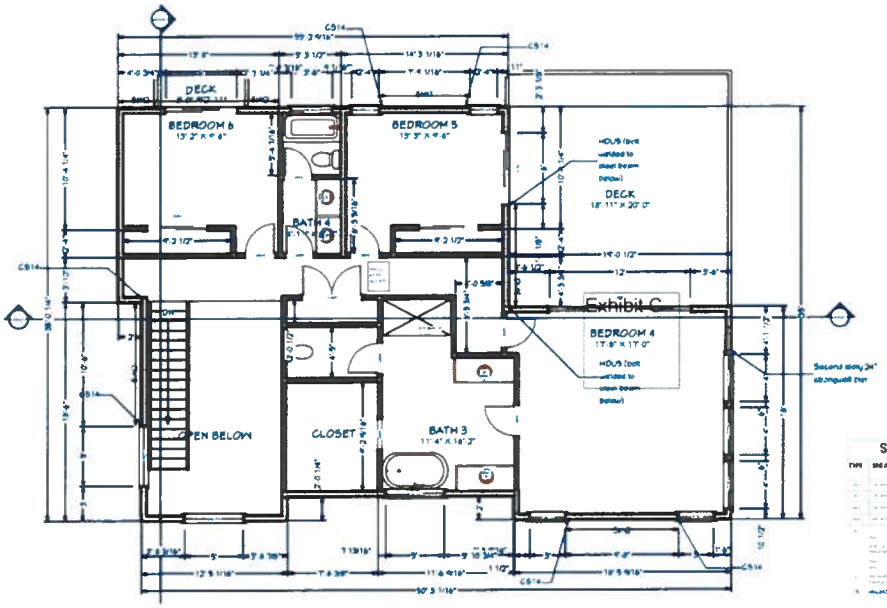
KIRLEY PURLY
LICENSED PROFESSIONAL ARCHITECT
No. AA-13579
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Signed
Typewritten if applicable 6/26/2024

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	STRAPPING HOLDOWN AT JOISTS	SILL OR BOTTOM PLATE	WALL 10" ANCHOR BOLT SPACING	WALL 10" ANCHOR BOLT SPACING

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

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-3351 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

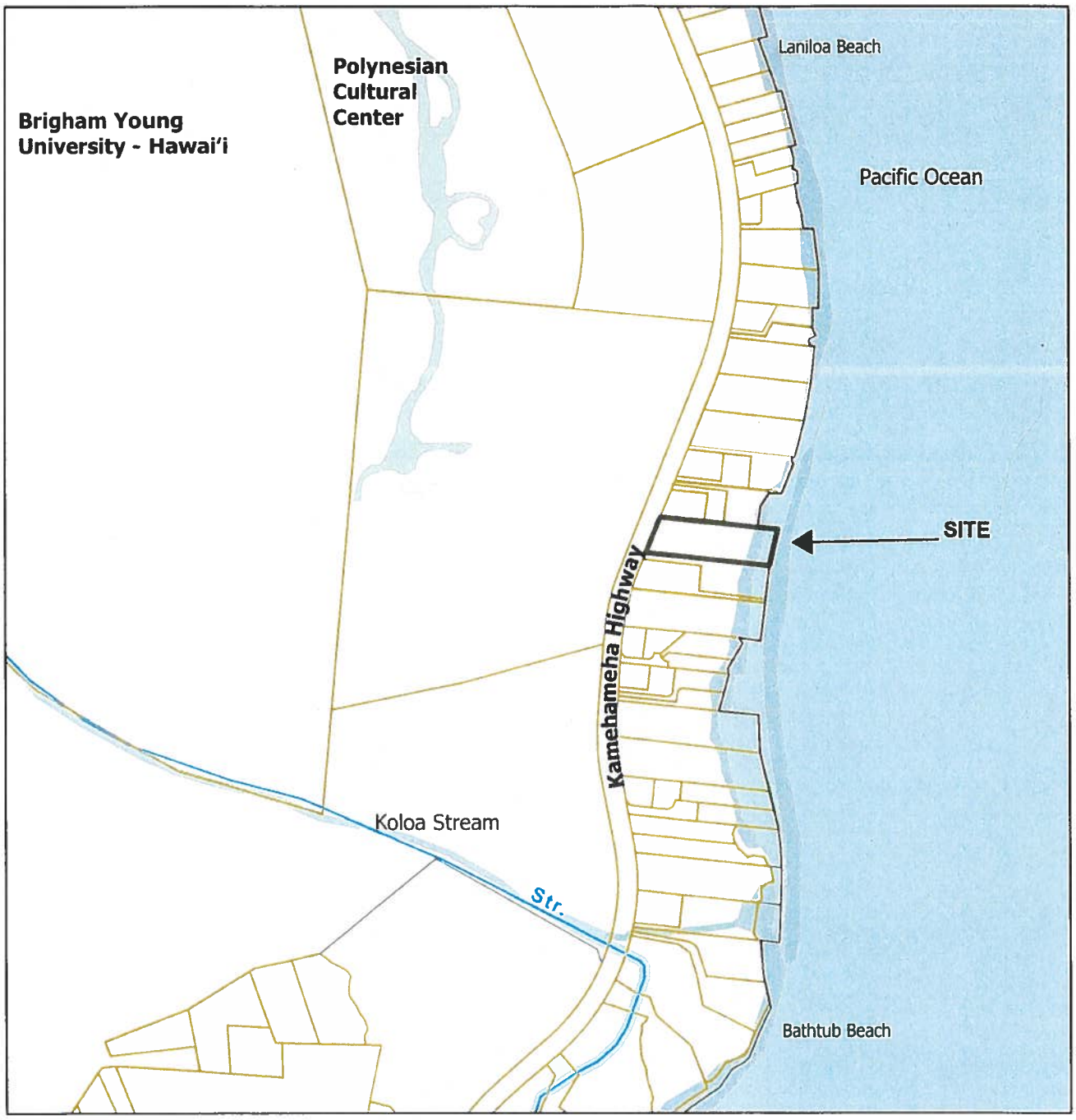
HALE KAHAKAI
MA LA'IE

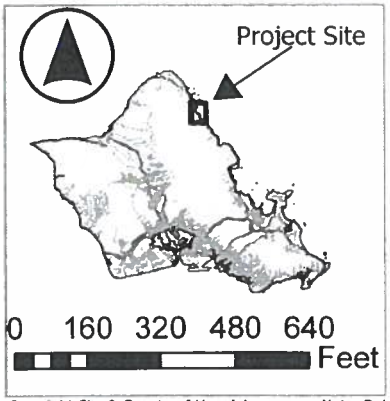
DRAWINGS PREPARED BY:
CBC
Chris Bell Construction
Design Build Planning

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

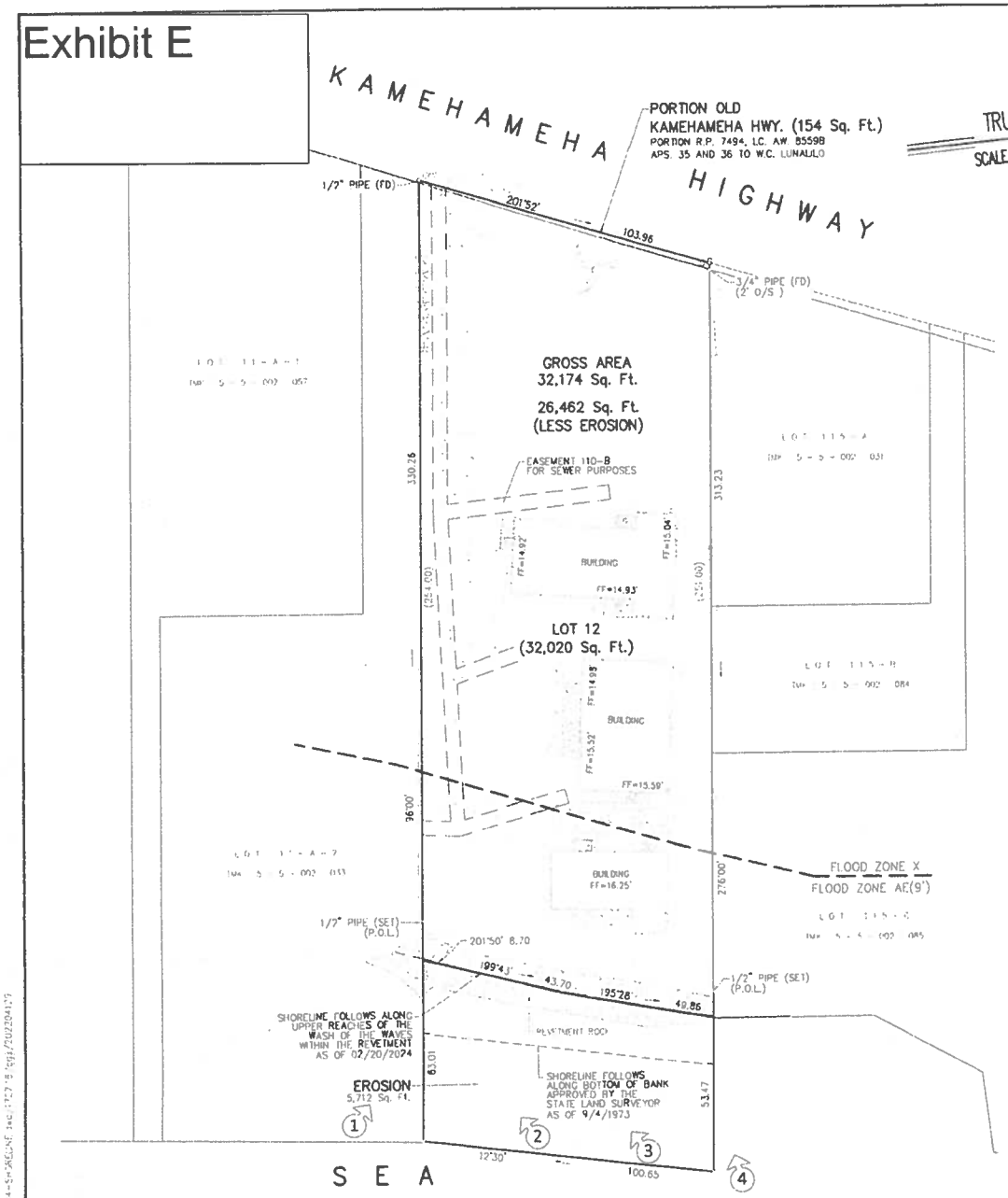
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Note: Data Represented on this map is not intended to replace site survey.

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. 16257
HAWAII, U.S.A.

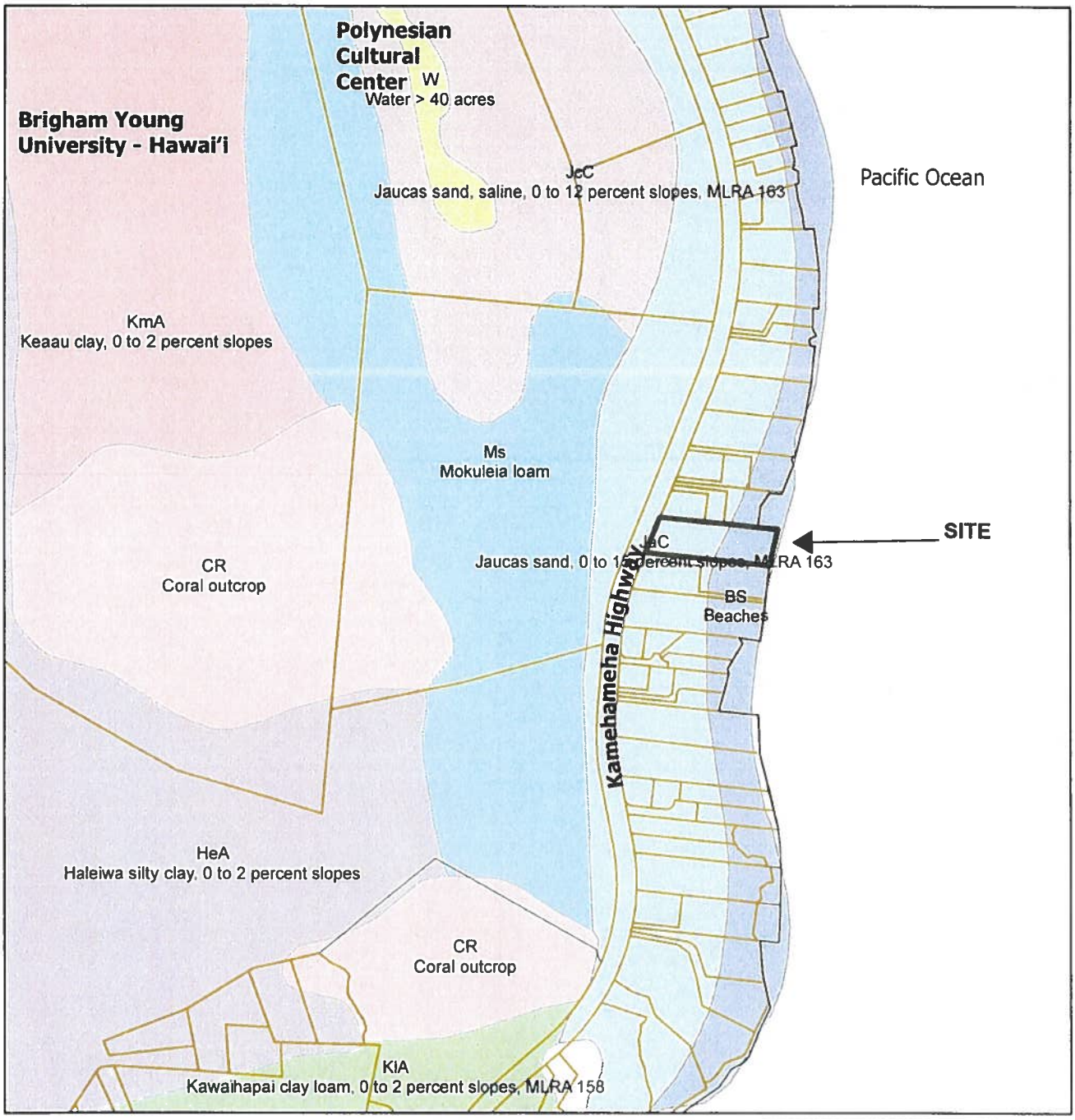
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

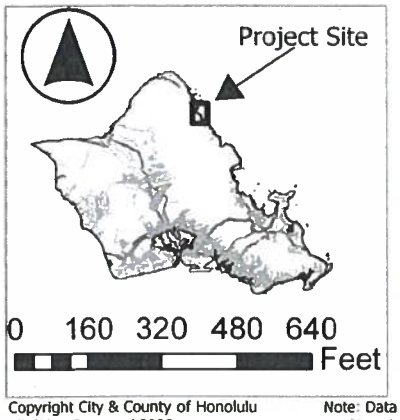
John R. K. Akina

Exp. 04/30/26

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

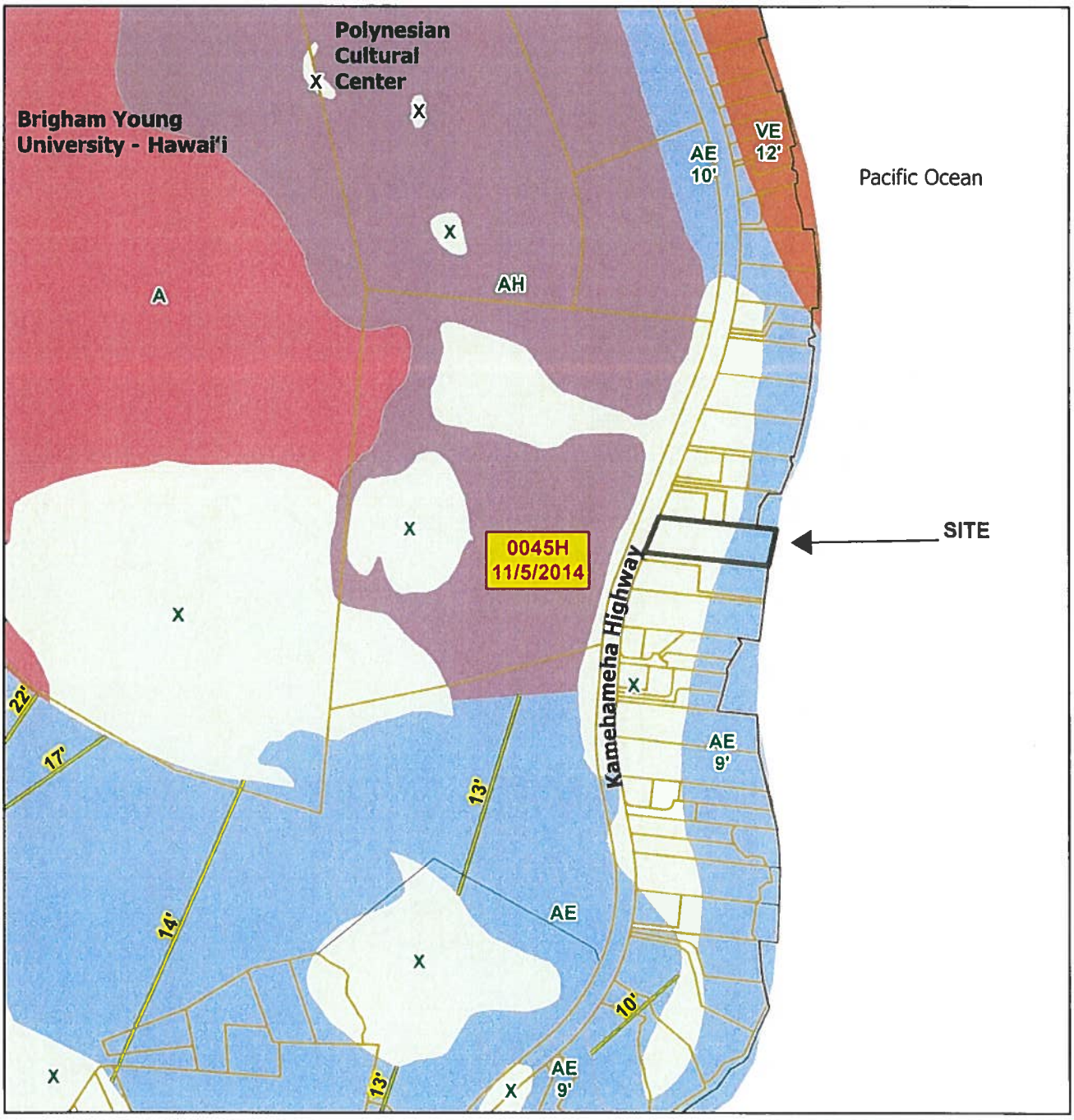
City and County of Honolulu

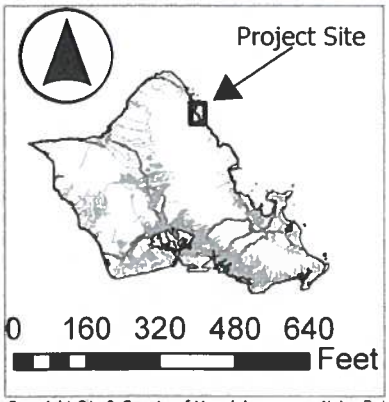
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Note: Data Represented on this map is not intended to replace site survey.

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

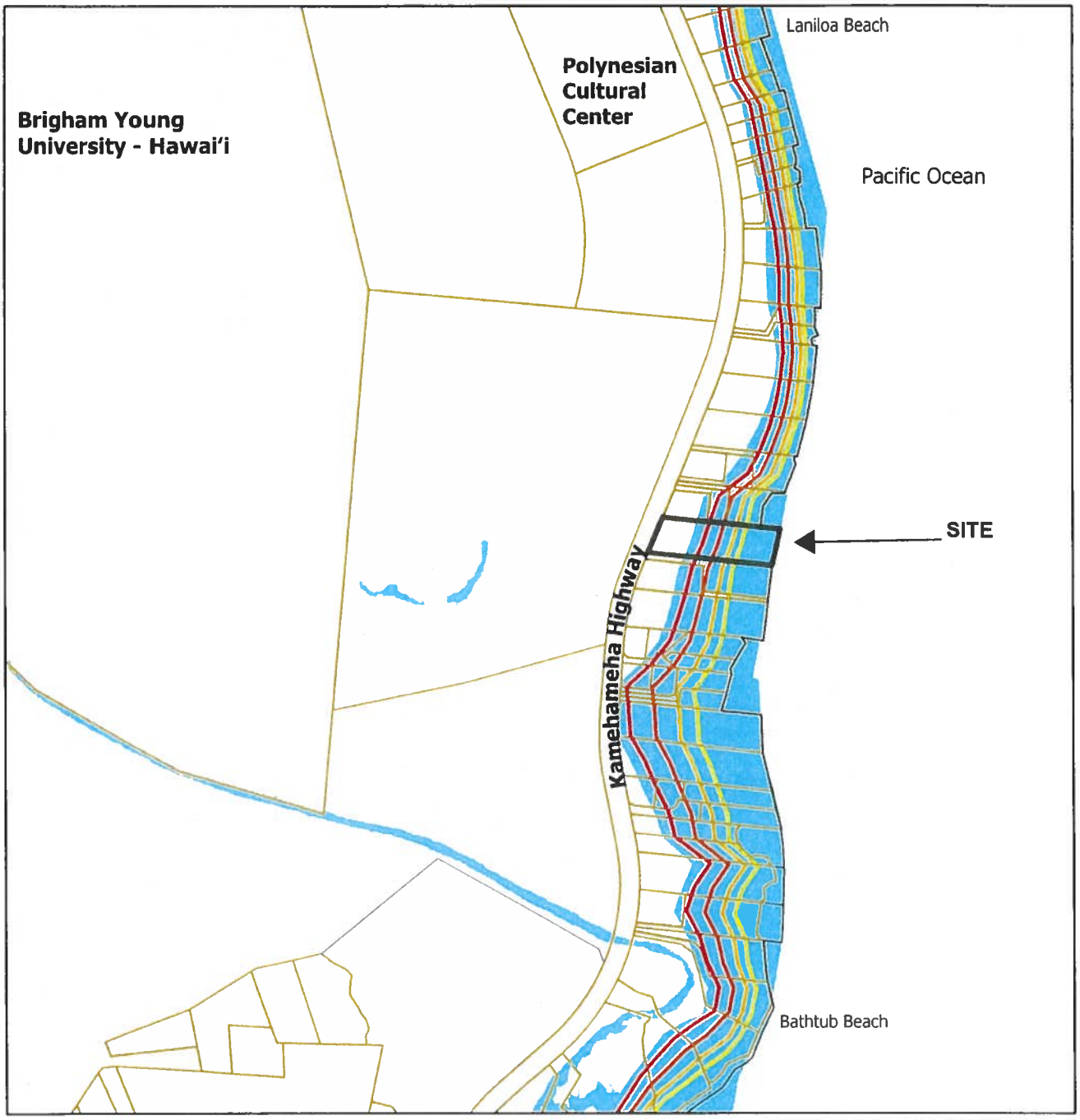
City and County of Honolulu

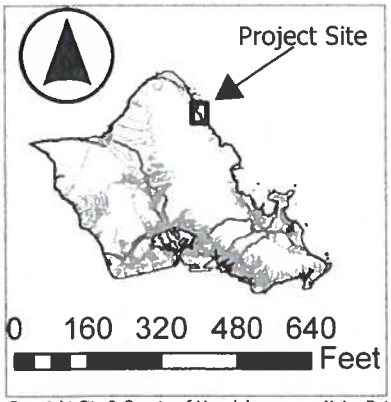
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Note: Data Represented on this map is not intended to replace site survey.

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

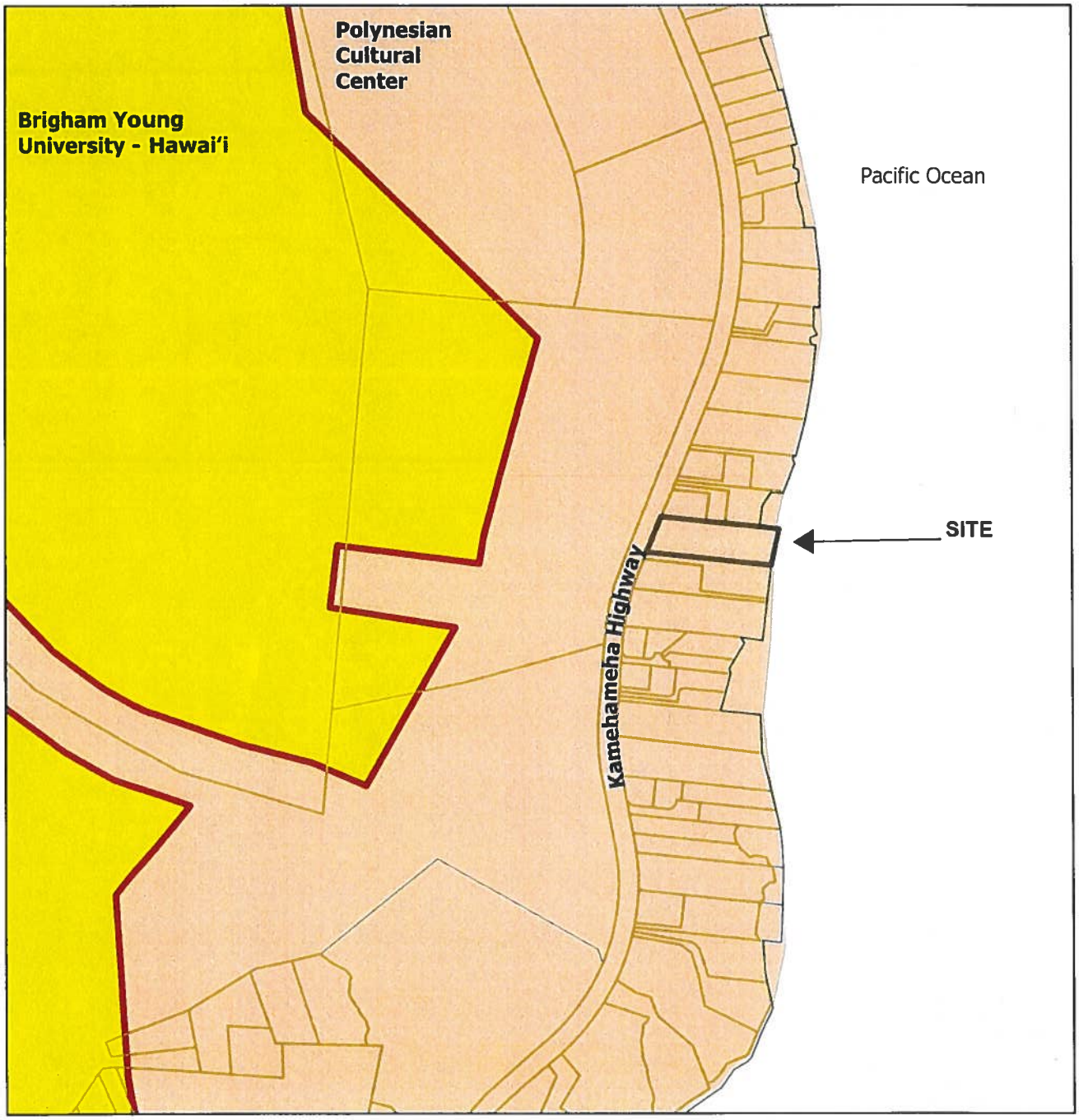
City and County of Honolulu

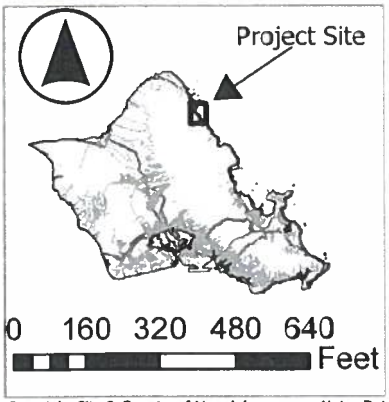
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Note: Data Represented on this map is not intended to replace site survey.

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

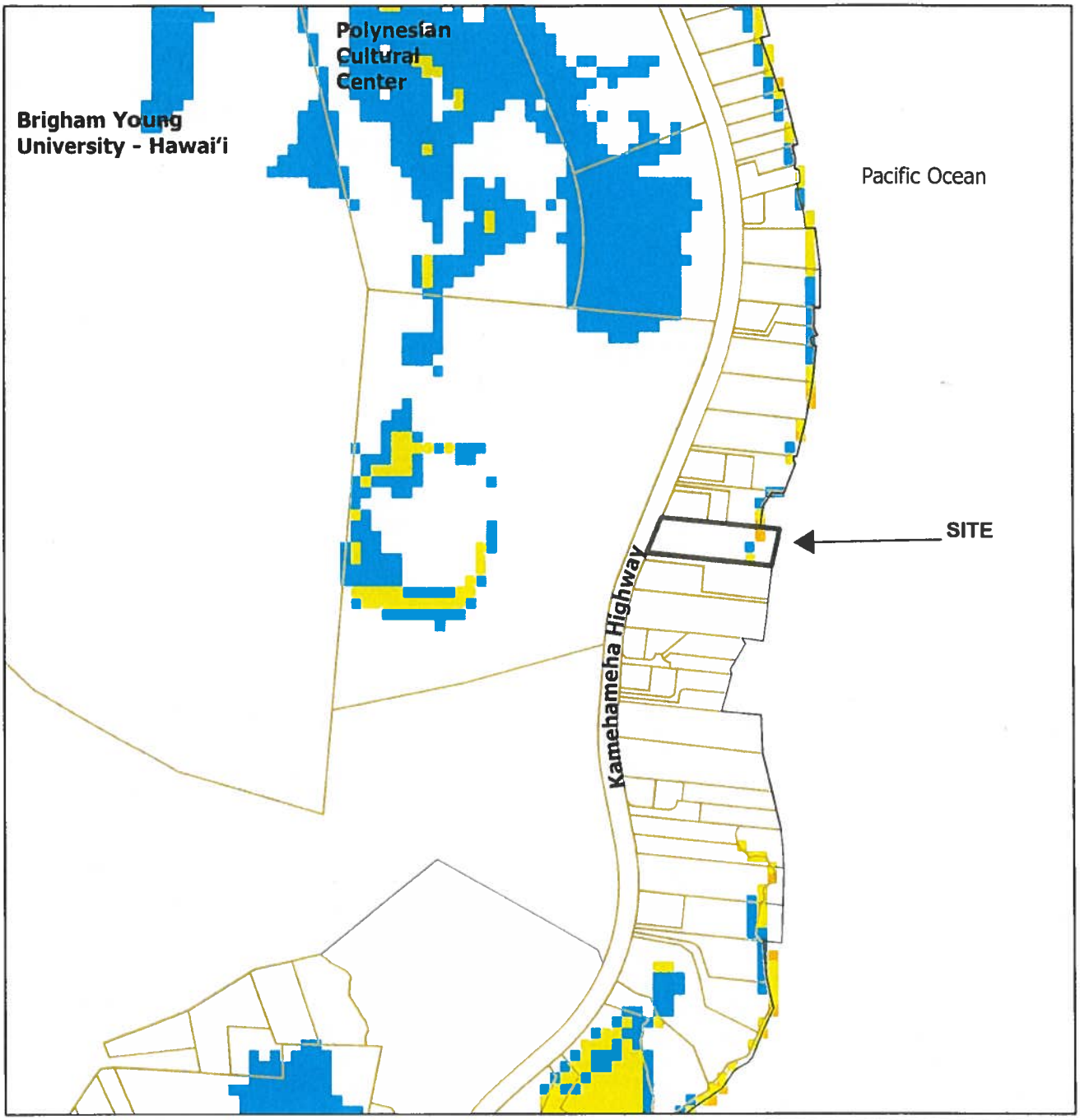
City and County of Honolulu

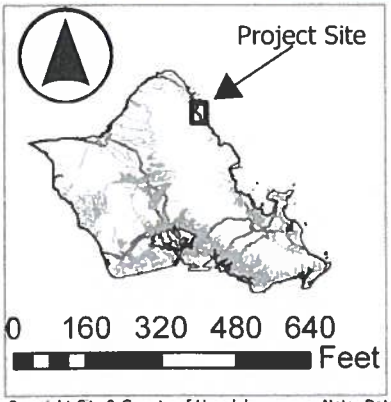
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Note: Data Represented on this map is not intended to replace site survey.

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.

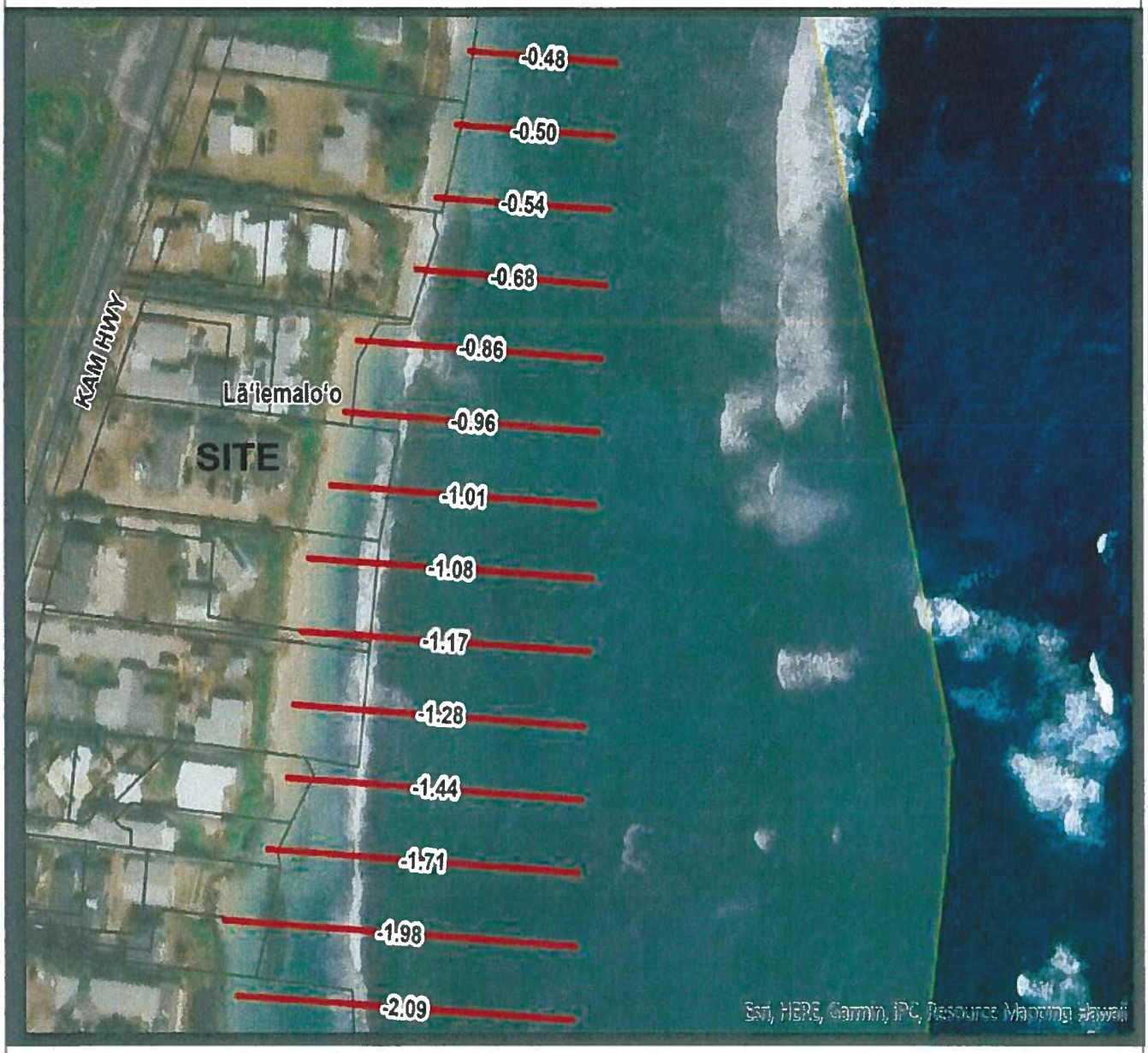
City and County of Honolulu

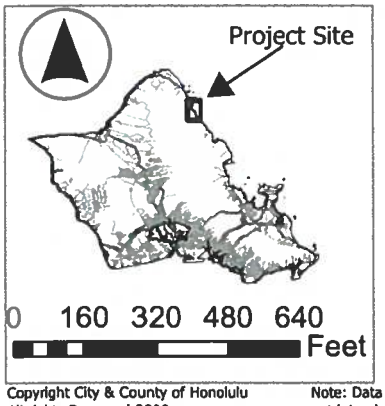
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Note: Data Represented on this map is not intended to replace site survey.

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

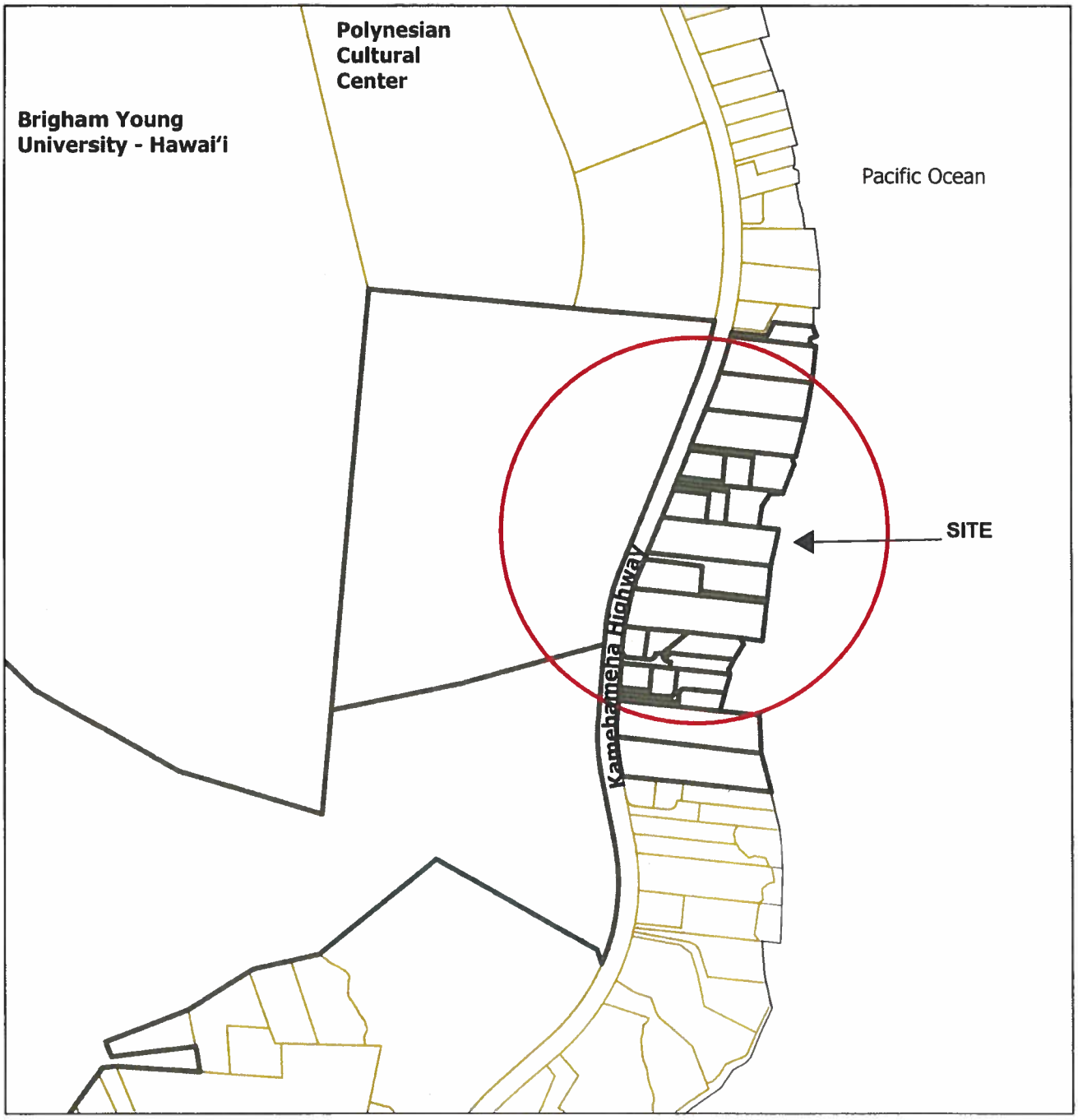
City and County of Honolulu

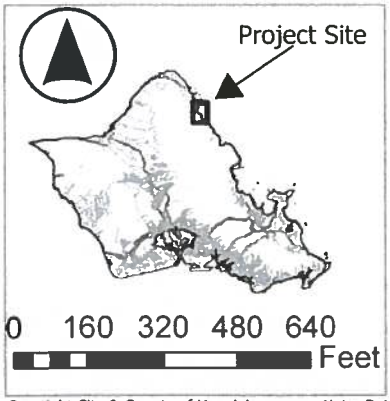
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Prepared by: Department of Planning and Permitting

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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Prepared by: Department of Planning and Permitting

October 2024