

# NMG (Garg) Residence

## Single Family Dwelling

2024/SMA-66 -Special Management Area Use Permit (Major),  
& 2024/SV-2 Shoreline Setback Variance

Applicant: NMG HI Properties LLC

Zoning Committee (Resolution 24-256)

January 16, 2024



Hawaii Engineering Group, Inc.  
[www.hawaiiengineering.net](http://www.hawaiiengineering.net)

**MISC. COM. 16**  
**ZON**

# Project Site Location

Address: 6973 Kalaniana'ole Hwy  
Honolulu, Hawaii 96825

Tax Map Key: (I) 3-9-002:03I

State Land Use: Urban

County Zone: R-I0 – Residential District

Flood Zone: VE (BFE 12)



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1952 - State Archive



2024 - Google Earth



# Proposed Project:

Demolition of existing 2-story single family dwelling



Construction of a new raised 2-story single family dwelling (BFE 12)



# Flood Zone Map



1. FEMA Flood Hazard Map, 1/19/2011
2. Zone VE
3. BFE 12 feet



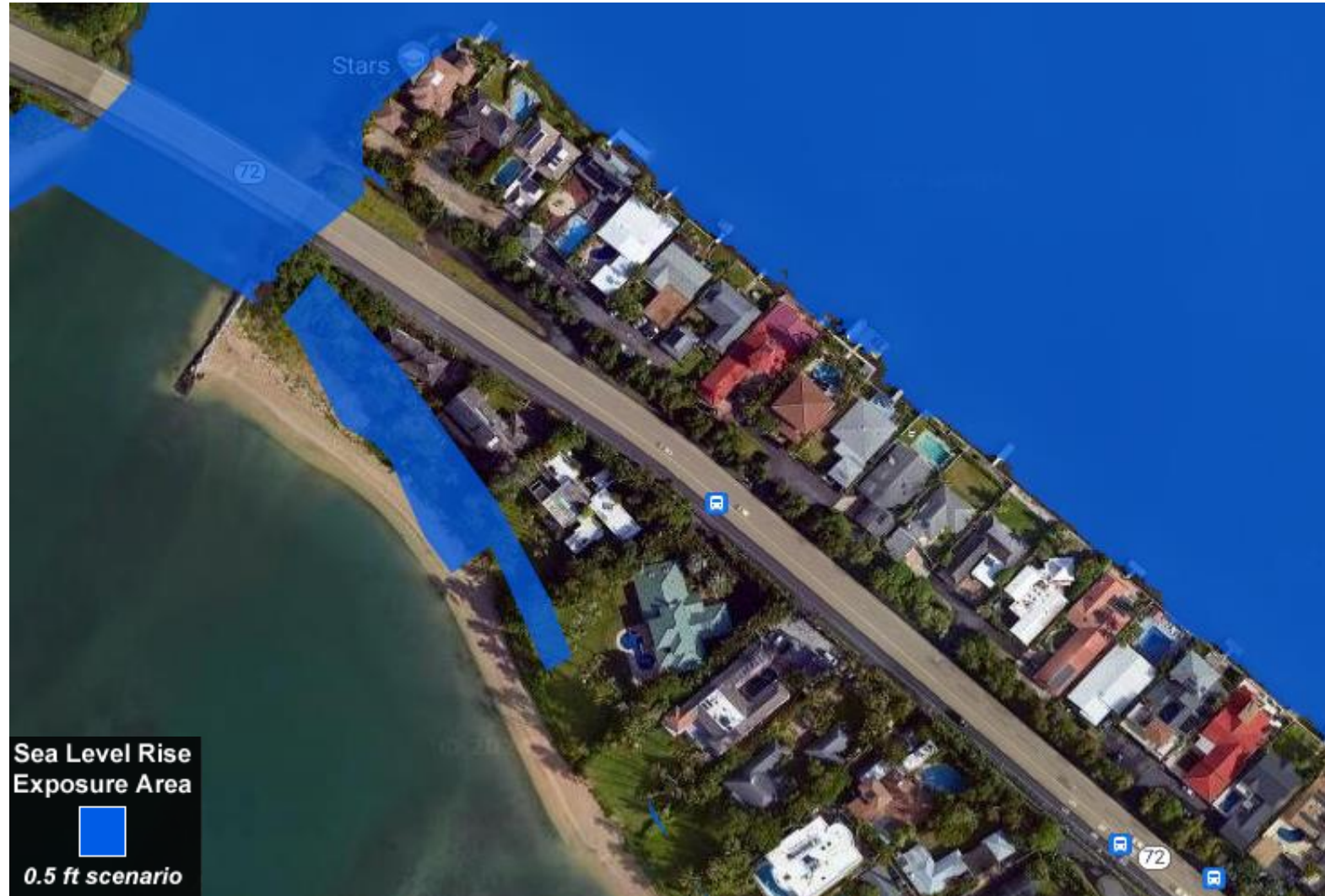
# Sea Level Rise

## 0.5 Ft

Source:  
PacIOOS

Level: 0.5 Feet

Impact: Approx 50%  
of property



# Sea Level Rise

# 3.2 Ft

Source: PacIOOS

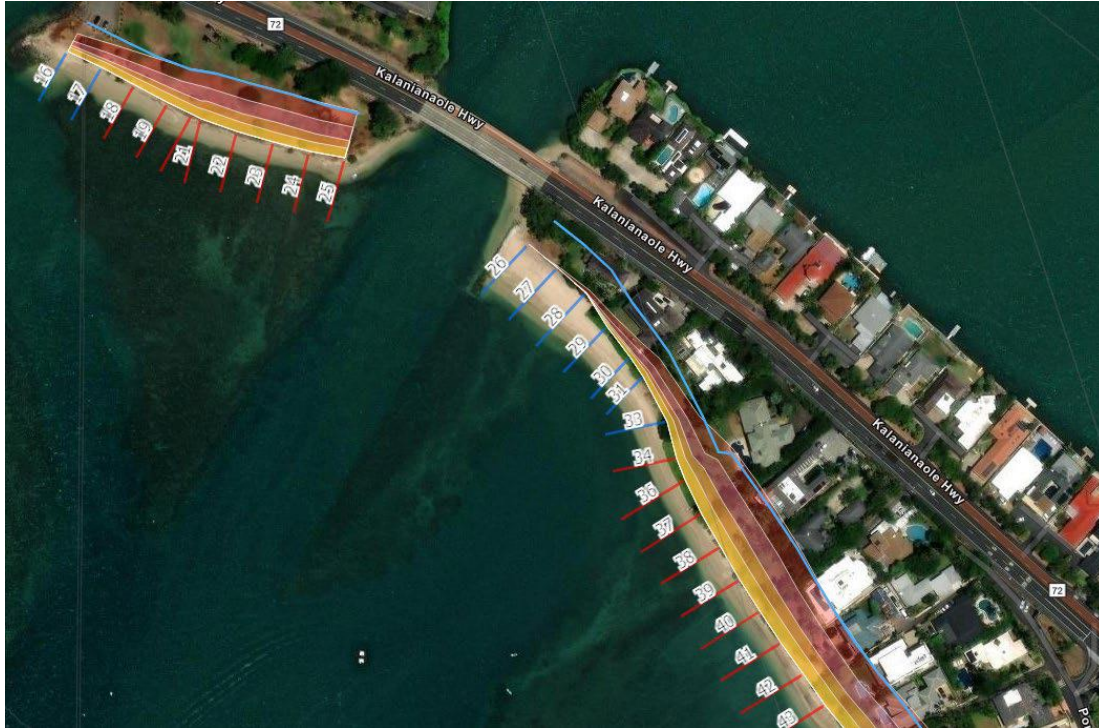
Level: 3.2 Feet

Impact: 100%  
of property





# Shoreline Change Rate



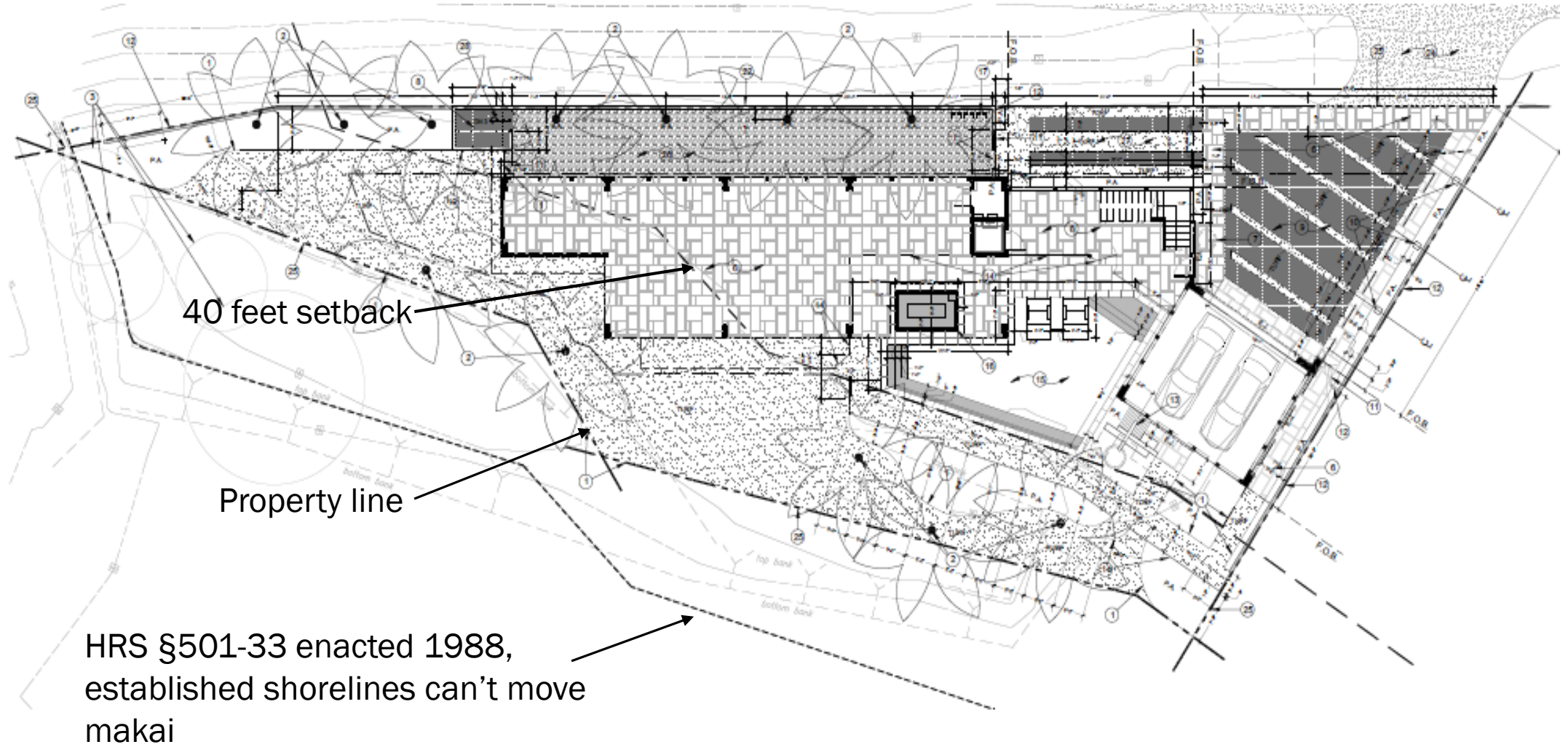
Pre Jetty Installation

Post Jetty Installation -2024





# Proposed Site Plan

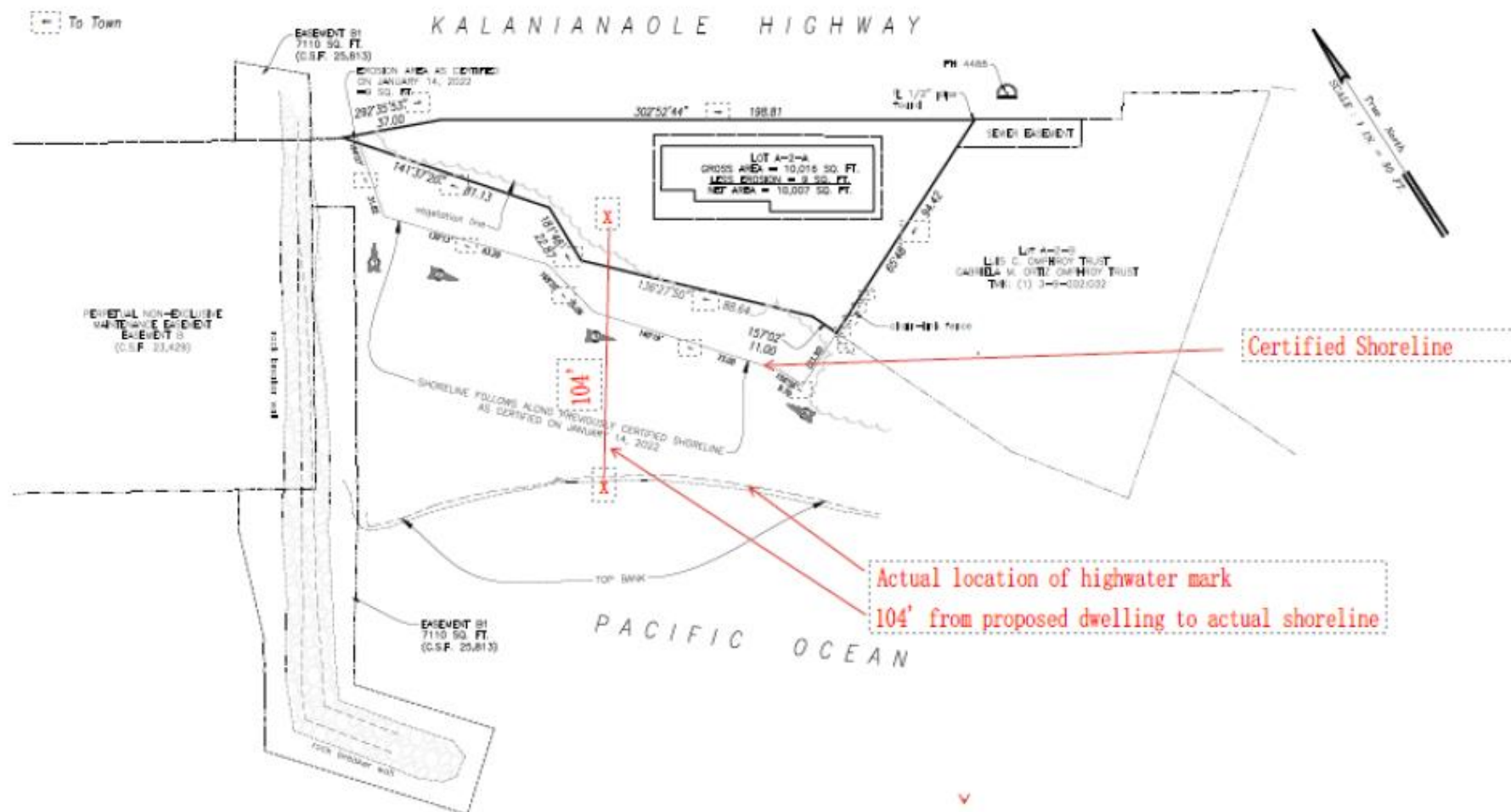


# True Shoreline High Watermark

## Chapter §26-1.3

### definition of

**Shoreline.** The upper reaches of the wash of the waves, other than storm and seismic waves, at high tide during the season of the year in which the highest wash of the waves occurs, usually evidenced by the edge of vegetation growth, or the upper limit of debris left by the wash of the waves.

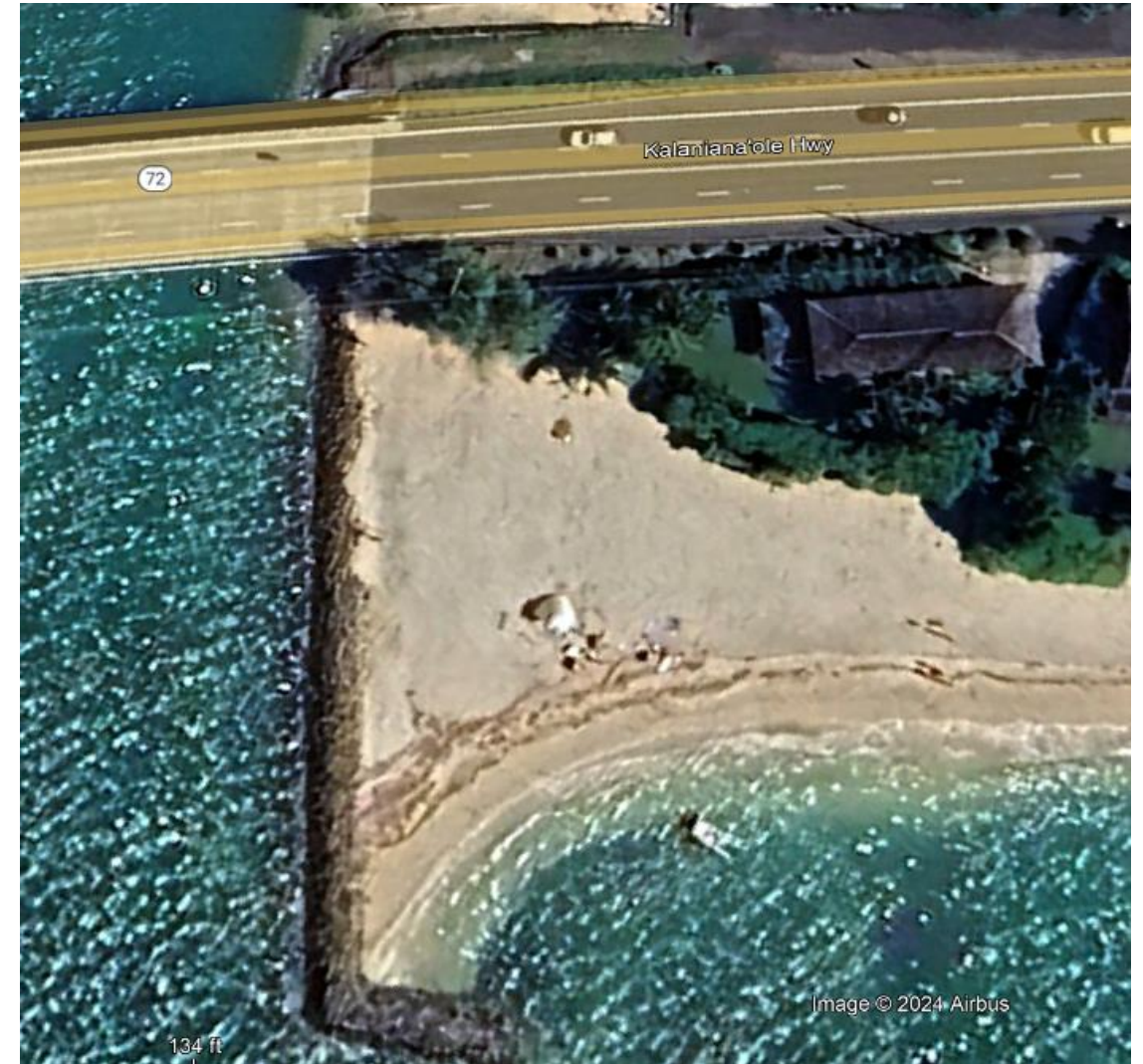




# Shoreline High Watermark



High watermark, 2021 Google Earth

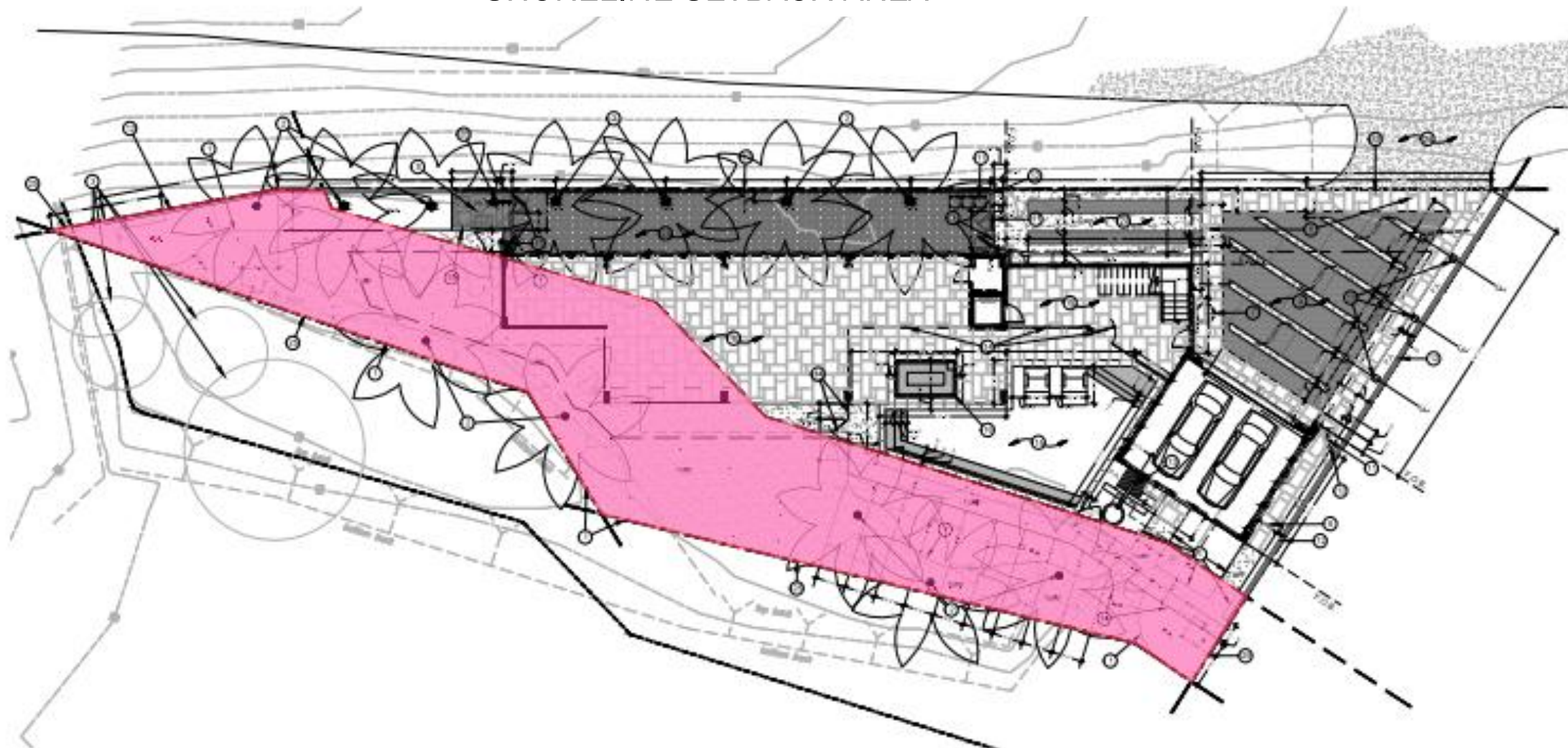


High watermark, 2024 Google Earth.





## SHORELINE SETBACK AREA



## SYMBOLS AND ABBREVIATIONS

P.A.	PLANTER AREA
R1240'	RADIUS
S.J.	SCORE JOINT
E.J.	EXPANSION JOINT
S.L.	SCORE LINE
F.O.B.	FACE OF BUILDING
F.O.P.	FACE OF PLASTER
F.O.W.	FACE OF WALL
C	ALIGN
C	CENTER LINE

GENERAL CONSTRUCTION NOTES:

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING WALLS OR EDGE OF FLOOR, UNLESS OTHERWISE NOTED ON PLAN. THE DIMENSIONS ARE SHOWN FOR APPROXIMATE LINE AND ALL RADIUS CURVES ARE TO HAVE CONTIGUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BREAKS.



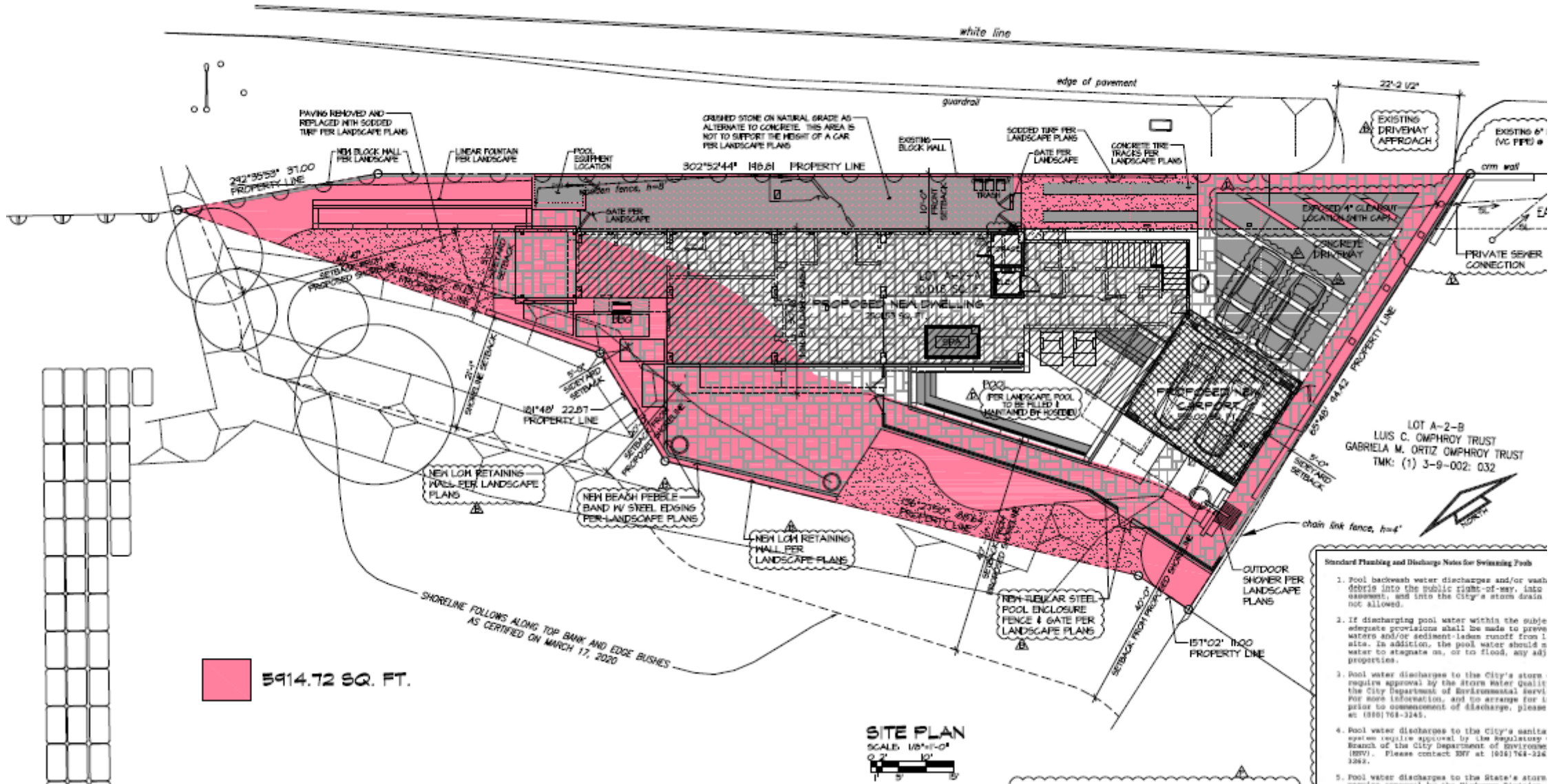
3812.74 SQ.FT.

CONSTRUCTION CALLOUTS:

1. CONSTRUCTION FOR EXIST'AL GRADE: MAX 12" MAX. 4" DEEP DRAINAGE LANDSCAPE STEEL  
EDGES FROM U.S. RUBBER COMPANY WWW.COPIERBELLCO.COM
2. PROPOSED TREE PER PLANTING PLAN, SHEET P-10, SEE DETAIL G, SHEET P-1, FOR  
PLANTING INSTRUCTIONS.
3. PLANTING TREES TO REMAIN.
- DATE: 4. \_\_\_\_\_
- DATE: 5. \_\_\_\_\_



# ALL SETBACK AREAS – Shoreline, Front-yard, & Side-yard



5914.72 SQ. FT.

**SITE PLAN**  
SCALE: 1/8"=1'-0"  
0' 5' 10'

- Standard Planting and Discharge Notes for Swimming Pools**
1. Pool backwash water discharges and/or wash debris into the public right-of-way, into easement, and into the City's storm drain not allowed.
  2. If discharging pool water within the subject adequate provisions shall be made to prove waters and/or sediment-laden runoff from 1 site. In addition, the pool water should be water to stagnate on, or to flood, any adjacent properties.
  3. Pool water discharges to the City's storm require approval by the Storm Water Quality the City Department of Environmental Services for more information, and to arrange for 1 prior to commencement of discharge, please call (808) 768-3245.
  4. Pool water discharges to the City's sanitary system require approval by the Regulatory Branch of the City Department of Environmental Services. Please contact BSW at (808) 768-3245.
  5. Pool water discharges to the State's storm

[illegible]

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION, CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION, OBSERVATION OF CONSTRUCTION AS DEFINED IN SECTION 6-115-2 OF THE STATE OF HAWAII.

ERIC TRABERT &amp; ASSOCIATES



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SUSHIL GARG  
6975 KALANIANA'OLE HIGHWAY  
HONOLULU, HI 96825  
TEL: (1) 8-8-002, 081

**PROJECT DESCRIPTION:**  
NEW CUSTOM 2-STORY SINGLE  
FAMILY DWELLING

PROPOSED NEW DWELLING FOR:  
M/M SUSHIL GARG  
6973 KALANJANA OLE HIGHWAY,  
HONOLULU, HI 96825  
TMK: 3-9-002: 031

[illegible]



# Permits Required:

## List of Government Permits and Approvals

Permit or Approval	Approving Agency
Certified Shoreline Survey	State DLNR - confirmed
Special Management Area (SMA) Use Permit Application & Shoreline Variance	DPP & City Council - pending
Minor Shoreline Structure Permit	Dept of Planning & Permitting - pending
Building Permits for Building, Electrical, Plumbing, Driveway and Demolition Work	Dept of Planning & Permitting - pending
ESCP – Erosion Sediment Control Plan	Dept of Planning & Permitting - approved
Grubbing, Excavation, Grading, and Stockpiling Permits	Dept of Planning & Permitting - approved
Sewage Connection Permit	City Environmental Services/American Water - approved
Water Use Permit	Board of Water Supply - approved
Street Usage Permit	State Department of Transportation (if necessary)
Noise Permit	State DOH, Indoor and Radiological Health Branch - pending

# Summary

## SMA justification

1. The applicant addressed the proposed project to have no adverse impact
  - a. Environmentally
  - b. Socially
  - c. Culturally
  - d. Community
- 2 Compliance with HRS §205A, HRS §343, ROH Chapter 21, 25, and 26

## Shoreline Variance justification:

### 1.Unique Physical Constraints:

- a. True shoreline is 104' to the proposed dwelling, evident with existence of high-water mark and debris.
- b. HRS §501-33 prohibits movement of the certified shoreline makai.
- c. Intent of HRS §501-33 is to prohibit reclamation of State land.
- d. Groin Replacement approved by DLNR, in 2018 and built in 2023 by Hawaii Kai Marina Association.
- e. Triangle shape lot limits the design options as owner looked into several design options.

### 2. Practicable alternative which best conforms to purpose of the regulation

- a. No impact to public access to the beach and no detriment to public interest
- b. Still compatible with other permitted uses in neighborhood.
- c. Will not endanger the public safety or health and no compromise to public interest
- d. Will not affect public rights to navigate use of the shorelines

### 3. FEA completed and received FONSI 5/16/24.





# Mahalo



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Hawaii-Kai-in-a-1960-photo-as-Henry-Kaiser-was-beginning-development-of-the-area-1