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DEPARTMENT OF PLANNING AND PERMITTING
KA ʻOIHANA HOʻOLĀLĀ A ME NĀ PALAPALA ʻAE
CITY AND COUNTY OF HONOLULU

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February 19, 2025

2024/SMA-108(CK)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaiʻi 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
Two New Single-Family Dwellings
59-205 Ke Nui Road – Pūpūkea-Paumalū
Tax Map Key 5-9-002: 059

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application for two new single-family dwellings with an Individual Wastewater System and perimeter fencing in Pūpūkea-Paumalū (Project).

The DPP recommends that the Project be approved, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to archaeological resources, protected species, coastal dune protection, and the prohibition of short-term rentals. Special conditions, including revisions to the site plan, are recommended to address potential coastal hazards impacts.

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. 128

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

Very truly yours,

Dawn Takeuchi Apuna
Director Designate

Enclosures: DPP Report and Recommendation
Draft Resolution
Exhibits A, B, C-1 through C-11, and D through L
SMA Hearing Transcript

APPROVED BY:

Michael D. Formby, Managing Director Designate
Office of the 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 DONNA AND JUDE BAKER FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	File No. 2024/SMA-108(CK)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	Baker Single-Family Dwelling
LANDOWNER/ APPLICANT:	Donna and Jude Baker
AGENT:	Mark Howland, WHALE Environmental Services, LLC
LOCATION:	59-205 Ke Nui Road – Pūpūkea-Paumalū (Exhibit A)
TAX MAP KEY:	5-9-002: 059
ZONING:	R-5 Residential District (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	North Shore Sustainable Communities Plan (NSSCP)

B. Proposal: The Applicant requests approval of an SMA Major Permit to allow the construction of a new single-family dwelling, and the after-the-fact posting of a second single-family dwelling, with an Individual Wastewater System (IWS) and perimeter fencing on a 31,385-square (-sq.) -foot (-ft.) shoreline lot in the R-5 Residential District and SMA in Pūpūkea-Paumalū (see Exhibits A, B, and C-1 through C-11). According to the application, the total floor area will be

10,587 sq. ft., for a floor area ratio of 0.34. Collectively, the first floor footprint (building area) of the dwellings will cover approximately 5,808 sq. ft. (19 percent) of the lot. Including driveways and other features, the Project will result in approximately 12,713 sq. ft. (41 percent) of impervious surface area. Project components include:

Dwelling 1:

- Construction of a two-story, 9,998-sq.-ft. single-family detached dwelling (Dwelling 1) consisting of four bedrooms, six bathrooms, a kitchen, a dining room, a study, a gym, a laundry room, and a covered lānai that is approximately 63 ft. mauka of the certified shoreline. Dwelling 1 will also include the following components:
  - Concrete columns to elevate the first floor above the base flood elevation (BFE);
  - Installation of a first-floor, elevated jacuzzi and garden area;
  - Installation of a rooftop photovoltaic (PV) solar system;
  - Ground-level flood-safe breakaway walls;
  - Installation of six ground-level parking spaces;
  - A courtyard area with a circular driveway consisting of grasscrete, grass block pavers, or other pervious surface materials; and
  - Installation of a new wood and lava stone entrance gate off of Ke Nui Road on the west side of the dwelling.

Dwelling 2:

- Posting of an elevated two-story, 589-sq.-ft. single-family detached dwelling (Dwelling 2) with a kitchen, one bedroom, two bathrooms, a storage area, an attic, a roof deck, and two uncovered parking spaces on the mauka portion of the property.

Other Project Components:

- Installation of new wooden fencing and gates on the northeast, southwest, and southeast perimeters;
- Installation of an IWS between Dwellings 1 and 2 for wastewater and related solid waste disposal;

- Installation of a flood control swale system; and

- Installation of additional drought- and salt-tolerant landscaping, and a sprinkler system for irrigation.

According to the Application, the only required infrastructure improvements are for wastewater disposal (the proposed IWS). Water and electricity for the Project will be provided by the existing municipal systems serving the site and surrounding neighborhood. Electricity will also be generated by the proposed rooftop PV solar panels.

The site was previously graded and cleared for residential development, and therefore, no additional grading or clearing will be required. Ground-disturbing work will be required for installation of the proposed dwelling foundation pilings, the driveway area, the IWS, and utility lines. Excavation activities are anticipated to consist of the cut of approximately 174 cubic yards, and backfill of approximately 40 cubic yards of soil material. Project construction will require the importation of approximately 40 cubic yards of fill soil. No importation of structural fill will be required.

All construction staging activities will occur on-site. Temporary and permanent Best Management Practices (BMPs) will be implemented before, during and after construction to address fugitive dust, on-site stormwater management, construction noise and vibrations, erosion and sediment control, and other issues in compliance with the Department of Planning and Permitting (DPP) *Rules Relating to Water Quality*, *Rules Relating to Storm Drainage Standards*, and other applicable regulations. Construction-generated solid waste will be disposed of at a City and County of Honolulu (City)-approved refuse facility.

The Project is anticipated to cost approximately $9.2 million, and construction will take approximately 24 months from receipt of all required permits to complete.

C. Background: The subject property is a partially-developed shoreline lot in Pūpūkea-Paumalū. It is currently developed with a front yard fence and gate (authorized under SMA Minor Permit No. 2016/SMA-31), side yard perimeter fencing, an unauthorized wooden structure atop a mobile trailer that is partially located within the shoreline setback area, and an IWS associated with the wooden structure. The mobile wooden structure is being used as a dwelling ("tiny home"). The mobile tiny home is the subject of DPP Notice of Violation (NOV) No. 2021/NOV-07-144, and Notice of Order (NOO) No. 2021/NOO-418. The NOV and NOO have yet to be resolved, and accrued civil fines of $14,400 have yet to be paid. This SMA Major Permit application is a prerequisite for the Applicant to obtain approval of the necessary building permits (BP) to correct the violation. BP Application Nos. A2024-06-0902 (new Dwelling 1) and A2022-09-0988 (posting of the mobile tiny home to become Dwelling 2) are currently under review by the DPP's Permit Issuance Branch.

Prior to submittal of the SMA application to the DPP, the Agent presented the Project to the Sunset Beach Community Association (SBCA) on January 17, 2024 and on May 15, 2024. At that time, the Project proposed placement of Dwelling 1 on 4,800 cubic yards of fill material to be constructed right up to the 40-foot shoreline setback. The SBCA issued a letter to the North Shore Neighborhood Board (NSNB) taking no position on development of the site, but expressing several concerns about the Project as designed. Committee members and neighboring property owners noted that the Project site was subject to a major flooding event in 2021, during which the entirety of the property was covered by approximately three ft. of water. Concerns were expressed regarding retention of stormwater at the site, whether elevated fill was proposed, and potential for additional flooding of neighboring properties. The neighbors noted that flood waters come from the mountains mauka of the site, but that during larger wave events, water splashes into the berm area on the makai potion of the site where Dwelling 1 was proposed for development.

On November 15, 2024, DPP's Flood Administrator provided comments noting that the original location and design for Dwelling 1 could not be approved as proposed, because a portion of the dwelling would be located in Flood Zone VE, the entirety of the dwelling was not designed to meet Flood Zone VE standards, and the proposed structural fill is not permitted in Flood Zone VE.

During the DPP's SMA Major Permit hearing on Wednesday, December 4, 2024, the Agent stated that the Project was designed to place Dwelling 1 at the 40-ft. shoreline setback line because it is the highest point of land and to avoid clayey, expansive soils present further mauka on the site. Testimony was provided by neighbors reiterating the same concerns addressed in the SBCA letter, discussed above.

As a result of testimony received, the Applicants requested a 30-day extension to revise the plans to comply with the Flood Hazard Areas Ordinance. Prior to finalizing their revised plans, the Applicants requested a meeting, and met with DPP staff to discuss the sea level rise (SLR) and flooding concerns noted in testimony and at the public hearing. In the meeting, the Applicants were advised to relocate Dwelling 1 mauka of the 3.2-ft SLR coastal erosion area. On January 6, 2025, the Applicants submitted revised plans showing the removal of the previously-proposed structural fill, incorporation of elevated concrete pilings for the dwellings, and the installation of additional drainage and flood control features. However, the Applicants disregarded the recommendation to relocate mauka of the 3.2-ft. coastal erosion line. The revised plans show Dwelling 1 just over 60 ft. mauka of the shoreline and the 2.0-ft. SLR coastal erosion area.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the DPP has found:

Lot Area	31,385 sq. ft. (see Exhibit D).
Lot Shape	Quasi-Rectangular
Topography	Mildly sloping – The majority of the site ranges in elevation from approximately 13 to 14 ft. above mean sea level (MSL) in the mauka area of the property to approximately 20 ft. above MSL near the shoreline.
Current Development	The Project site is currently undeveloped with the exception of a front yard fence and gate, and an unauthorized mobile trailer that is partially located within the shoreline setback area (see Exhibit D).
Surrounding Uses	To the north – Pacific Ocean To the east, west, and south – Low-density residential (see Exhibits A and B).
Shoreline Survey	The most recent Certified Shoreline Survey (CSS), dated August 29, 2024, is being utilized for the purpose of this SMA Major Permit. The CSS shows that the shoreline follows along the top of bank as mapped on July 18, 2024, (see Exhibit D). The Project proposes a minimum 60-ft. setback from the 2024 CSS.
Flood Zone	*Flood Zone VE* – Approximately 20 percent of the site is mapped as Flood Zone VE, areas within the Special Flood Hazards Area that are subject to high velocity wave action, with a BFE of 18 ft. above MSL; and *Flood Zone AE* – Approximately 80 percent of the site is mapped as Flood Zone AE, flood fringe areas within the Special Flood Hazards Area, with a BFE of 17 to 18 ft. above MSL (Federal Emergency Management Agency [FEMA] Flood Insurance Rate Map Panel No. 15003C0020F, September 30, 2004, see Exhibit E).
Nearest Body of Water	*Pacific Ocean* – Estuarine and Marine Wetland and Estuarine and Marine Deepwater (see Exhibit F).

Soil Classifications	*Jaucas Sands* – The entirety of the site is mapped as Jaucas Sands, with 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, and the hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been removed (see Exhibit G; United States Department of Agriculture [USDA] Natural Resources Conservation Service [NRCS]).
Vegetation	The majority of the site consists of grass and ornamental vegetation.
SLR – Exposure Area (XA)	Approximately two-thirds of the Project site is located within the 3.2 ft. SLR-XA, and is anticipated to be inundated as a result of SLR-related annual high wave action by 2100. Approximately one-third of the Project site is located within the 3.2-ft. SLR coastal erosion area, and is projected to be land lost to coastal erosion relating to SLR by 2100 (see Exhibit H; Hawai'i SLR Viewer).
Shoreline Erosion Rate	A historical average accretion rate of 0.02 ft. per year is mapped for the Project site (see Exhibit I; O'ahu Shoreline Change Viewer). Therefore the applicable shoreline setback for the site is 60 ft.
Hurricane Storm Surge	The makai portion of the Project site is projected to be subject to three ft. or greater of flooding during hurricane events up to Category 4 (see Exhibit J; National Hurricane Center, *Storm Surge Risk Maps*).
Tsunami	The entirety of the subject property and surrounding neighborhood is located within the tsunami evacuation zone (see Exhibit K).
Environmental Compliance	The proposed Project does not meet any of the triggers under Hawai'i Revised Statutes (HRS) Chapter 343. Therefore, no environmental review under HRS Chapter 343 is required.
Other City Permits and Approvals	Construction and BPs.
Agency Comments	Prior to submittal of the SMA Major Application, the Agent routed the proposal to various Federal, State, and City agencies. During the SMA review processes, the DPP routed the proposal to additional 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/ Community Association Presentation	The Project was presented to the SBCA on January 17, 2024 and on May 15, 2024. The SBCA issued a letter to the NSNB taking no position on development of the site, but expressing several concerns about the Project as designed. The SBCA meeting is discussed further in Section G, below.
Public Hearing	The DPP conducted a Public Hearing at 10:30 a.m. on December 4, 2024, at the Fasi Municipal Building, 6th Floor Conference Room. There were three items on the hearing agenda, including the Project. The hearing was attended in person by the Agent, DPP staff, and three member(s) of the public. The Architect and a few members of the public attended the public hearing online or by phone. Written testimony opposing the makai location and fill associated with Dwelling 1 was received from three entities. The public hearing is discussed in Section G, below.

III. ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in Revised Ordinances of Honolulu (ROH) § 25-3.1, as well as HRS §§ 205A-2 and 205A-26(1).

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.

The closest recreational areas to the Project site are Sunset Beach Park and the Pacific Ocean, located directly adjacent to the north of the site, 'Ehukai Beach Park to the southwest along the coast, and the 'Ehukai Pillbox hiking trail to the southwest of the site, mauka of Kamehameha Highway. There is an existing public accessway, which is also an extension of Ke Nui Road, immediately adjacent to the west of the Project site. Public shoreline access is and will remain available through this public accessway and nearby beach parks. Because the proposed development must be constructed mauka of the shoreline setback line, the Project will not result in a change to lateral access along the shoreline and beach in the short-term. Given all of this, Project implementation will not result in adverse short-term impacts to coastal recreational opportunities for the public, and no change to existing public beach access, open spaces,

recreational resources, or opportunities for hiking, fishing, and cultural practices will occur.

However, the Project site is projected to be subject to loss of land area as a result of coastal erosion and annual high wave flooding related to SLR. Between 2075 and 2100, coastal erosion and annual high wave SLR are projected to extend underneath approximately a third of Dwelling 1 (see Exhibits C-1 and H). These projections are well within the operational lifespan of the dwelling. In the long-term, as the site becomes inundated by higher levels of SLR, the shoreline will naturally move farther mauka until it meets higher elevations of land. Lands makai of the regulatory shoreline become the property of the State, located within the State Land Use Conservation District. Therefore, as the shoreline retreats, lateral public access along the shoreline could be endangered by Project structures in the State Land Use Conservation District.

The publication, *Guidance for Using the SLR-XA in Local Planning and Permitting Decisions* (University of Hawai'i [UH] Sea Grant College Program and State Office of Conservation and Coastal Lands, 2020), states that structures encroaching into State lands present a regulatory challenge for the State Department of Land and Natural Resources (DLNR), which must either enforce removal of the encroachment, or recommend approval of a term lease for the area of public trust lands under the encroachment to the State Board of Land and Natural Resources (BLNR). To this effect, in a letter dated December 2, 2024, the DLNR Land Division expressed concern about the existing concrete rubble masonry wall located on the west side of the property, which terminates a short distance mauka of the certified shoreline. Specifically:

> *"...due to consistent mauka migration of the shoreline as demonstrated on certified shoreline maps from 1977 through 2024, these structures will foreseeably become shoreline encroachments in the near future and will likely disrupt natural shoreline processes including intertidal movement of sand deposits within the littoral cell. Structures within the shoreline cause flanking erosion, trap sand, and prevent natural, seasonal beach replenishment."*

This also applies to any other development close to the shoreline. The letter also states that:

> *"Land Division cannot support approval of structures and landscaping that will foreseeably become located on State shoreline land in the near future, will foreseeably become shoreline encroachments in the near future, will foreseeably interfere with the natural shoreline process, and will, therefore, become subject to enforcement and regulatory measures by the Department. As a practical matter, if any structures or portions of structures do become located within State shoreline lands, Land Division will be*

unable to certify the shoreline unless and until the structures or portions thereof are removed from the shoreline or are granted an easement by the BLNR, subject to approval of the Legislature and the Governor. The process of disposition by easement for otherwise non-allowable shoreline structures is intended to be an extraordinary measure to allow longstanding, nonconforming land uses that originated prior to shoreline regulations to remain in place until they are made obsolete by natural processes. The easement process is not intended to be available as a work-around to allow imprudent land use within or adjacent to the fragile coastal ecosystem."

Therefore, a condition of approval is recommended to ensure the Applicant and any successor owners are aware of the potential for loss of land area; that the State may require removal of the structure or a lease for encroachments extending into State lands; and that lands within the State Land Use Conservation District are public lands and must remain available for public use and recreational activities. Additional analysis relating to SLR and coastal hazards are discussed in Section F.2, below.

B.	**Historic and Cultural Resources**
	Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources.

According to the Cultural Impact Assessment (CIA; WHALE Environmental Services, LLC 2023) prepared for the Project by the Agent, no evidence of cultural artifacts was identified during either a field investigation or during review of historical databases and photographs. Given this, and because the Project site was also previously graded and altered, the CIA concludes that archaeological and cultural features are not anticipated to be significantly impacted by Project implementation. The Agent has uploaded the Project's SMA Major Permit application and technical appendices to the Hawai'i Cultural Resource Information System for review by the State Historic Preservation Division (SHPD).

In addition to the discussion above, it is also the case that no previous archaeological surveys have been conducted on the Project site and the underlying soils predominantly consist of Jaucas sands. Native Hawaiian burials (iwi kūpuna) and subsurface historic properties have previously been found in areas consisting of coastal sands. Given these factors, there is a reasonable chance that subsurface historic properties could be present at the site. Therefore, prior to commencing any ground disturbing or construction activity for the Project, the Applicant should be required to submit to the DPP a copy of the written determination from the SHPD stating that the SHPD has completed its

review of the impact of the Project on historic properties pursuant to HRS § 6E-42, and has determined whether any mitigative actions and protocols are required. If further action or protocols are required, the Applicant should also be required to consult with the SHPD to ensure proper implementation of any recommended mitigation protocols relating to historic properties or cultural resources. These are recommended as conditions of approval.

Further, as with any action that includes earth-moving activities, there is potential for encountering previously unknown iwi kūpuna, historic resources, or archaeological resources. Therefore, if the Project is approved, the Project should be subject to the standard stop work condition of approval. This would 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. Work in the immediate area would have to be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

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 site is an undeveloped, residentially-zoned shoreline lot in a low-density residential neighborhood. According to the CIA, the Project site and its surrounding vicinity are known for Native Hawaiian fishing activity, but not for habitation. In addition, the Project site is directly adjacent to a public beach accessway on a separate lot that is part of Ke Nui Road. The Project does not propose any change to existing established public access to the beach or Pacific Ocean for the practice of Hawaiian cultural activities, nor will Project implementation preclude the practice of Hawaiian cultural activities. Further, no related critical resources are known to be present on the 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 land forms 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.

The Project will not impact scenic and open space resources because the Project proposes the development of a single-family dwelling in a community that is zoned for residential use. The City's 1987 Coastal View Study does not identify

any scenic viewsheds or landmarks in the Project vicinity. Kamehameha Highway is identified as a coastal roadway, but no roadway views are designated along the Project site. The Project will be consistent with the ROH Chapter 21 development standards for the R-5 Residential District, which will be confirmed during the BP review process. The Project will not be of a scale to intrude into mauka views of the Ko'olau Mountains (important coastal land forms) from the beach or ocean. Therefore, no adverse impacts to scenic and open space resources are anticipated, and no related conditions of approval are recommended.

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.

The Project proposes residential uses on a residentially-zoned lot, and will be designed, upon implementation of the recommended conditions, to avoid impacts to coastal ecosystems. Nonetheless, there is potential for temporary impacts to avian, mammalian, and reptile species during Project construction, as discussed below.

1. Sensitive Coastal Habitats and Species:

   a. Wetlands and Streams: The Project site does not contain any areas designated as wetlands or streams. The Pacific Ocean, located directly north of the Project site, is identified as Estuarine and Marine Wetland and Estuarine and Marine Deepwater (see Exhibit F). In the short-term, the Project is not anticipated to result in adverse impacts to the Pacific Ocean, as the proposed dwelling will be constructed outside of the shoreline setback area, and 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. The Project also proposes to incorporate a swale drainage system to minimize runoff of pollutants and manage the flow of stormwater. In the long-term, should SLR and erosion-related loss of land occur as projected, household debris and materials could be released into the Pacific Ocean, thereby polluting the nearshore waters. Impacts relating to SLR are discussed further under Section F.2, below.

   b. Flora: According to the Biological Assessment prepared for the Project site (WHALE Environmental Services, LLC 2023), existing vegetation at the site consists of non-native grasses and ornamental landscaping plants along the perimeter boundaries with

neighboring properties. During a walk-through survey of the site, no species of special concern, special native plant habitats, or plantings not found elsewhere in this region of O'ahu were observed. As no rare, threatened, or endangered floral species are known to be present on the site, no impacts to these species are anticipated. Therefore, no conditions related to the protection of threatened or endangered flora species are recommended.

c. Fauna: A review of the U.S. Fish and Wildlife Service 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. Hawaiian Hoary Bats may roost in trees or tall vegetation in the Project area. Therefore, to avoid impacting this species, woody plants greater than 15 ft. in height should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Further, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian Hoary Bats. These standard measures should be conditions of approval.

Sensitive avian species which may be present include Hawaiian seabirds and water birds (Band-rumped Storm-petrel, Hawaiian Common Gallinule [moorhen], Hawaiian Coot, Hawaiian Duck, Hawaiian Petrel, Hawaiian Stilt, and Newell's Shearwater), and migratory birds (Black Noddy, Bristle-thighed Curlew, Laysan Albatross, O'ahu 'amakihi, Red-tailed Tropicbird, and Wandering Tattler). 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 critical habitat for Hawaiian monk seals includes the ocean waters near the Project site. The beach makai of the Project site consists of a partially 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 should be conditions of approval.

d. Invasive Species: 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, coqui frogs, and little fire ants. The Project proposes the importation of approximately 40 cubic yards of fill soil. 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.

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

3. Solid and Liquid Waste Treatment and Disposition: The Project will be required to comply with existing regulations and implement BMPs to minimize potential air and water quality impacts associated with soil disturbance and stormwater or irrigation runoff. Potable water and fire suppression water for the Project will be provided by the existing municipal systems along Ke Nui Road and Kamehameha Highway. Wastewater disposal will be provided by an on-site IWS that is subject to State Department of Health requirements. Therefore, no conditions related to solid and liquid waste treatment and disposition are recommended.

Upon implementation of the recommended conditions, along with standard water quality and erosion 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 two proposed new single-family dwellings are anticipated to result in minimal changes to the State's economy. However, should inundation 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 would 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 impacts of coastal hazards on life and property, and must be designed to minimize impacts from landslides, erosion, sea level rise, siltation, or failure in the event of earthquake.

1. Flooding: Approximately 20 percent of the property (makai portion) is located within Flood Zone VE, the flood hazard zone subject to inundation by high velocity wave action, with a BFE of 18 ft. above MSL. The remaining 80 percent of the site is located in Flood Zone AE, the flood fringe area, with BFE of 18 ft. above MSL (see Exhibit E). Most of the Project site ranges in elevation from 13 to 14 ft. above MSL.

   Following a pre-SMA Permit presentation on the Project, the SBCA issued a letter to the NSNB wherein committee members and neighboring property owners noted that the Project site was subject to a major flooding event in 2021, during which the entirety of the property was covered by approximately three ft. of water. Concerns were expressed regarding retention of stormwater at the site, whether elevated fill was proposed, and potential for additional flooding of neighboring properties. The neighbors also noted that flood waters come from the mountains mauka of the site, but that during larger wave events, water splashes over the berm area on

the makai portion of the site. Separately, the DPP's Flood Administrator provided comments noting that the original design of the Project would not be consistent with the Flood Zone VE requirements. As discussed above, the Project plans were subsequently revised and resubmitted for review.

According to the revised application, all development is proposed to occur within Flood Zone AE, and will be designed to comply with ROH §21A, the Flood Hazard Areas Ordinance. Specifically, both dwellings will be elevated several feet so that the habitable space is above the 18-ft. BFE. This will be confirmed during the BP review process. The Applicant also proposes installation of a drainage and swale system to maintain runoff on-site and allow for percolation into the ground. Construction work will be also performed in accordance with the State and County-approved design standards and BMPs. Therefore, no conditions specific to flooding are recommended.

2. SLR: Based on a review of the UH Pacific Island Ocean Observing System Hawai'i SLR Viewer, the makai edge of the Project site is projected to be inundated with water associated with annual high wave flooding and loss of land associated with coastal erosion with as little as 0.5 ft. of SLR by 2030, and with 1.1 ft. of SLR by 2050. By 2075, approximately 20 percent of the makai portion of the property is projected to be subject to inundation and loss of land with 2.0 ft. of SLR. By 2100, approximately two-thirds of the Project site is projected to be inundated as a result of annual high wave action, and approximately one-third of the Project site is projected to be lost to coastal erosion relating to SLR (see Exhibits C-1 and H). These projections are well within the operational lifespan of the Project.

According to the Project plans, the Applicant proposes to incorporate concrete pilings and spreader footings into the structure's foundation, and elevate the habitable portion of the dwelling above the 18-ft. BFE, to ensure the structures will withstand the encroachment of SLR during the life of the structure. The incorporation of these proposed resiliency measures may improve the short-term resiliency of the Project's structures themselves, but does not take into account the need to maintain the long-term resiliency of public beaches, shoreline access, and natural shoreline processes. The presence of a dwelling in an area projected to be lost to erosion, or otherwise inundated with flood water from high wave action associated with SLR, will interfere with the natural flow of sediments between the development site, the adjacent beach, and the nearshore ocean environment. The resulting loss of sediment exchange, wave action, and other factors will thereby contribute to the loss of the public beaches and public access along the shoreline.

As also shown on the Project plans, Dwelling 1 is proposed to be placed almost as far makai on the site as allowed to comply with the 60-ft. shoreline setback line, and the area mauka of Dwelling 1 is proposed to remain largely vacant, with the exception of the small spaces occupied by the IWS and Dwelling 2. According to the application, SLR impacts would also be reduced by the presence of a berm along the makai portion of the lot, and the average historical shoreline change rate shows minor accretion rate at the site. However, in testimony received on November 15, 2024, the UH Climate Resilience Collaborative (CRC), noted that at this particular beach there is large seasonable variability in beach width, and historical shoreline change (erosion/accretion) rates do not give the full picture. According to the CRC letter, *"based on deeper analysis of the historic erosion rate for Paumalū Transect 124, a more complicated picture emerges than 'adequate protection'"* as referenced by the Applicant (see Exhibit I). Specifically:

> *"The data points over the years when smoothed show an accretion rate of 0.03 meters per year, but the variability of the data points is so large that the uncertainty coefficient is .48 meters per year, 16 times greater than the smoothed amount. Due to this huge difference between shoreline change rate and the variability, the Applicant should not reasonably rely on the positive overall trend to signify their property is safe from erosion. The most recent data point from around 2015 also shows a precipitous amount of beach loss from its previous position around 2010."*

Additional testimony from the UH CRC on December 4, 2024 stated that:

> "*If the Applicant's rationale for siting the principal dwelling on the makai portion of the property is based on marginally higher elevations, they should consider that this elevated feature was likely formed by large storm waves. This indicates a greater risk of harm from coastal hazards compared to expansive soil*" (on the remainder of the property).

Because most of the site is projected to be inundated by flooding from high wave action related to SLR, Dwelling 1 cannot be located entirely outside of the combined SLR-XA. However, approximately a third of Dwelling 1 is also proposed to be located in the area projected to be lost to coastal erosion as a result of 2.0 to 3.2 ft. of SLR between 2075 and 2100. As proposed, this constitutes a potential environmental and public safety hazard, but it can be minimized as discussed below.

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.

Given the size and configuration of the property, the Applicant has opportunity to relocate Dwelling 1 farther mauka on the site where the hazards potential will be lessened. Since only the makai third of the long Project site is projected to be lost to coastal erosion associated with 3.2 ft. of SLR, constructing both Dwellings 1 and 2 outside of the 3.2-ft. SLR coastal erosion area is practicable and would allow reasonable use of the property consistent with its R-5 Residential District zoning designation.

As proposed, the plans show a 60-foot-wide, approximately 5,500-sq.-ft. of open space between Dwellings 1 and 2. Dwelling 1 could be relocated to this area and then would be outside of the 3.2-ft. SLR coastal erosion area. Relocation outside of the 3.2-ft. SLR coastal erosion area would require Dwelling 1, and the proposed IWS, to move approximately 39 ft. farther mauka on the site. This would leave approximately 1,900 sq. ft. of developable area between the dwellings, and approximately 1,200 sq. ft. of developable area available to the left (west) of the proposed tiny home. Therefore, even after moving Dwelling 1 out of the 3.2-ft SLR coastal erosion area, approximately 3,100 sq. ft. of developable area would remain available to site the IWS and allow for future development by the Applicant. Given the scientific and policy considerations discussed above, the DPP recommends the Project be redesigned as needed so that all structures are relocated entirely mauka of the 3.2-ft. SLR coastal erosion area. This is recommended as a condition of approval. Under this relocation scenario, Dwelling 1 will still be located within the area projected to be inundated as a result of annual high wave flooding (see Exhibit C-1), so incorporation of resilient design measures, as currently proposed, will still be required. This is also recommended as a condition of approval.

In addition, the Applicant and successor owners should be notified of the potential for coastal hazards at the subject property, and that as SLR occurs, inundated land area makai of the shoreline becomes part of the State's Land Use Conservation District. An acknowledgement of such is recommended as a condition 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 and Pacific Ocean 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 in an area 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-related loss of property. To ensure this responsibility will be undertaken, an acknowledgement should be included on all Project construction and BP plans. These are recommended as conditions of approval. Implementation of the recommended conditions would reduce, but not completely avoid, potentially significant impacts regarding SLR.

3. Storm Surge: The National Hurricane Storm Surge Hazard Maps indicate that the makai portion of Project site is projected to be subject to three ft. or greater of flooding during hurricane events up to Category 4 (see Exhibit J). As currently proposed, development will be located mauka of the 60 ft. shoreline setback line. Construction is required to conform with relevant building codes to mitigate the risk of flood and wind damage, and comply with local ordinances in conjunction with FEMA guidance. When a hurricane is approaching a coastal location, early evacuation is usually standard mitigation to address the possibility of accompanying storm surge with high winds. Therefore, in the short-term, human safety impacts related to hurricane storm surge inundation are not anticipated, but structural damage may still occur. In the long-term, the potential for storm-surge-related damage is anticipated to increase as rising sea levels result in water inundating the site and the shoreline moving mauka as the water level rises. Therefore, SLR related conditions are recommended in Section F.2, above. No additional conditions specific to hurricane storm surge are recommended.

4. Tsunami: The entirety of the Project site is located within the tsunami evacuation zone (see Exhibit K). During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the Department of Emergency Management. As such, no conditions specific to tsunami events are 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 prior to and during processing of the SMA Major Permit application. The application materials were also posted on the DPP website upon acceptance of the application for processing.

During the SMA review processes, 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. Prior to submittal of the SMA application to the DPP, the Agent presented the Project to the SBCA on January 17, 2024 and on May 15, 2024. The SBCA issued a letter to the NSNB taking no position on development of the site, but expressing several concerns about the Project as designed. Committee members and neighboring property owners noted that the Project site was subject to a major flooding event in 2021, during which the entirety of the property was covered by approximately three ft. of water. Concerns were expressed regarding retention of stormwater at the site, whether elevated fill was proposed, and potential for additional flooding of neighboring properties. The neighbors noted that flood waters come from the mountains mauka of the site, but that during larger wave events, water splashes into the area proposed for development. The Agent indicated he was not aware of the details of the Project design.

The DPP conducted a Public Hearing on the SMA Major Permit application at 10:30 a.m. on Wednesday, December 4, 2024, at the Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the November 13, 2024, 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. There were three items on the hearing agenda, including the Project. The hearing was attended in person by the Agent, DPP staff, and several members of the public. The architect and a few members of the public attended the public hearing online or by phone. The Agent explained that the Project was designed to place Dwelling 1 at the 40-ft. shoreline setback line because it is the highest point of land and to avoid expansive soils present further mauka on the site. Testimony was offered by two hearing attendees, and reflected the same concerns presented at the SBCA presentations, discussed above. A recording of the public hearing is available upon request, and a transcript is included with this Recommendation.

Written testimony in opposition to the placement of development so close to the shoreline was received from the DLNR Land Division and the UH CRC due to concerns related to coastal erosion and SLR. The DPP's Flood Administrator

noted that the original location and design for Dwelling 1 could not be approved as proposed, because a portion of the dwelling would be located in Flood Zone VE, the entirety of the dwelling was not designed to meet Flood Zone VE standards, and the proposed structural fill is not permitted in Flood Zone VE. This testimony is included in the Project File. To address the comments, the Applicant requested a 30-day extension to revise the plans to comply with the Flood Hazard Areas Ordinance.

Additional opportunities for public input will be available during the City Council meetings. No related conditions of approval are recommended.

Note: As discussed above, prior to finalizing their revised plans, the Applicants requested a meeting, and met with DPP staff to discuss the SLR and flooding concerns noted in testimony and at the public hearing. As a result, the revised plans removed the previously-proposed structural fill, and incorporated elevated concrete pilings for the dwellings and additional drainage and flood control features. In the meeting, the Applicants were advised to relocate Dwelling 1 mauka of the 3.2-ft. SLR coastal erosion area. However, the Applicants disregarded the recommendation, and submitted revised plans showing Dwelling 1 mauka of the 2.0-ft. SLR coastal erosion area.

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.

According to mapping by the USDA NRCS, the Project site is underlain by soils identified as Jaucas Sands, which are part of the areas coastal beach and dune system (see Exhibit G). Therefore, in order to protect underlying Beach Sands and natural shoreline processes, and for compliance with ROH § 25-6.1(b), landscaping should not be used to artificially fix the shoreline or be maintained in such a way that it effectively hardens the shoreline. The addition of language to ensure the Applicant and future or successor owners are aware of this requirement is recommended as a condition of approval.

Further, the Applicant and successor owners should be aware that pursuant to ROH § 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 a 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.

Therefore, upon approval of this SMA Major Permit, the Applicant is precluded from obtaining a SSV to protect the subject property from erosion or other coastal hazards with new shoreline hardening structures. This is recommended as a condition of approval to ensure that the Applicant and successor owners 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 is located on a shoreline lot, but does not involve the use or management of marine resources. The closest surface and marine waters to the subject property consist of the Pacific Ocean, located directly north of the site. 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. Compliance with the applicable rules and regulations will be confirmed during the BP review process. According to the application, the Project will result in an increase in impervious surface area coverage on the site from zero percent under the existing condition, to approximately 41 percent under the proposed condition. According to the application, the dwelling foundations will be elevated to account for the BFE, and will incorporate natural swales to filter contaminants and facilitate percolation of runoff into the ground on the site, such that runoff is not directed off-site or towards the shoreline or marine environment. However, due to the ongoing flooding issues throughout the Project site and surrounding community, unnecessary impacts related to runoff could occur if the Applicant is allowed to install impervious surfaces on the ground level of Dwellings 1 and 2 or in the driveway and parking areas. Therefore, any proposed paving of these areas should be required to utilize permeable materials, such as grasscrete. This will reduce the potential for impacts to the marine life and coastal resources in the short-term, and is therefore recommended as a condition of approval.

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 in 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.

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated, so long as the recommended conditions of approval are implemented. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for residential use and are limited based on the residential development standards of ROH Chapter 21. The subject property along with those to the east, west, and south are also located within the SMA, which requires any activity meeting the definition of development to undergo review for impacts to the sensitive coastal resources previously described in this report. The Project site is within a previously-established subdivision area to which existing access, electricity, water, and municipal fire suppression water are already available. Wastewater services are provided on a site-specific basis through IWSs.

No reasonable foreseeable (relatively concurrent) development projects were identified over a five-year span and within a 500-ft. radius of the Project site (see Exhibit L). The potential for site-specific or cumulatively considerable impacts associated with the Project have been evaluated herein, and where necessary, conditions of approval are recommended. Therefore, upon implementation of the recommended conditions of approval and compliance with applicable regulatory requirements, it is not anticipated that the Project will contribute to a significant cumulative impact to SMA resources. Given this, no conditions of approval specific to cumulative impacts are recommended.

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.

Provided the conditions of approval recommended herein are imposed, the proposal will be generally consistent with the applicable plans and regulations, as detailed below.

1. O'ahu General Plan (GP): Upon implementation of the redesign 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. Provided these conditions of approval are implemented, the proposed construction of new single-family dwellings on a residentially-zoned lot is generally consistent with the O'ahu GP. Therefore, no conditions of approval related to O'ahu GP compliance are recommended.

2. NSSCP: The NSSCP Land Use Map identifies the Project area as "rural communities" within the Community Growth Boundary. The most applicable NSSCP policies for the preservation of open space, coastal lands, and historical and cultural resources (i.e. SMA resources) are as follows:

   - Protect and enhance significant natural features and ecologically sensitive lands, including mountain areas, shoreline areas, wetlands, fishponds, natural gulches, streams, and drainageways. Provide protective buffer zones and setbacks around biologically sensitive areas to minimize habitat disturbance;

   - Protect recreational areas that contribute to the North Shore's open space quality, including the ocean and its resources, the shoreline and mountain areas, park spaces, and other quasi-public recreational facilities;

- Protect and preserve views of scenic resources, including the Wai'anae and Ko'olau Mountain Ranges, coastal pali (cliff range), the coastline, and the Pacific Ocean; and

- Establish adequate shoreline setbacks that consider shoreline changes resulting from erosion hazards and rising sea levels using data such as the annual average erosion rate from the UH shoreline erosion studies.

The Project site is not within any identified open-space, recreational area, wetland, or historic site on the NSSCP resource maps. The beach area makai of the Project site is identified as Sunset Beach Park. The site is located makai of Kamehameha Highway, which is shown as having intermittent views toward the Pacific Ocean, but the Project site is blocked from view by existing vegetation along Ke Nui Road and the bike path. The NSSCP does not identify any natural resources, forest reserves, critical habitat, or cultural or archaeological resources at the Project site. As discussed above, the Project will not interfere with recreational activities, cultural practices, or natural beach processes on the adjacent public beach area or Pacific Ocean in the short-term.

However, the Project proposes placement of Dwelling 1 within the 2.0-ft. SLR coastal erosion area, wherein, in the longer-term, the shoreline is projected to migrate landward into the property as a result of SLR and coastal erosion. The presence of the dwelling will then restrict lateral public access along the beach, and restrict the natural movement of sand and sediment that creates and maintains the existing sandy public beach. Under these circumstances, long-term consistency with the NSSCP policies is uncertain. However, as discussed above, the DPP is recommending conditions, including requiring the development to be relocated farther mauka on the site, outside of the 3.2-ft. SLR coastal erosion area, to address these and other potential impacts relating to SLR and coastal hazards. It is anticipated that implementation of these conditions will reduce and delay, but not entirely alleviate these impacts.

Given this, upon implementation of the recommended conditions discussed above, potential inconsistencies with the NSSCP will be minimized. Therefore, no conditions of approval specific to NSSCP compliance are recommended.

ROH Chapter 21, Land Use Ordinance (LUO): According to the application, the Project has been designed to comply with the development standards of the LUO. The 31,385-sq.-ft. site is located within the R-5 Residential District, which allows the two detached, single-family dwellings based on the lot area. The Project plans show that proposed structures comply with all required yard and height setbacks, as

well as height, density, and lot coverage standards for the R-5 Residential District (see Exhibits C-1 through C-11). A thorough review of the revised plans for compliance with the Residential District development standards and other LUO regulations will be conducted during the BP review 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.

3. ROH Chapter 26, Shoreline Setback Ordinance: The Applicant proposes to construct the dwellings outside of the 60-ft. setback that went into effect as of July 1, 2024. Because the O'ahu Shoreline Change Mapper identifies a historical annual accretion rate of 0.02 ft. per year (see Exhibit I), no additional erosion-rate based setback requirements apply. Therefore, the Project complies with ROH Chapter 26.

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(1), and was found to be consistent with established SMA objectives, policies, and guidelines, provided the appropriate conditions of approval are imposed. 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. Except as modified herein, 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-11, and D through L, attached hereto and incorporated by reference herein. 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 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 DPP Director.

B. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge:

1. Prior to the issuance of any construction permit or BP for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP for its review:

    a. All structures must be relocated mauka of the 3.2-ft. SLR-XA coastal erosion area as mapped on the Hawai'i SLR Viewer (see Exhibits C-1, C-3, C-4, and H); and

    b. All structures must incorporate a structural foundation design sufficient such that the proposed structures will remain sound throughout their operational lifespan. Proposed designs must be accompanied by a statement to such effect stamped by a structural engineer licensed in the State of Hawai'i.

    The requirements enumerated in this condition must be clearly shown on all Project construction permit plans and BP plans.

2. By proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

    "The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

a. *Tax Map Key (TMK) 5-9-002: 059 is susceptible to coastal hazards, which may result in harm to or loss of life and property.*

b. *TMK 5-9-002: 059 is projected to be impacted by 3.2 ft. of Sea Level Rise (SLR) by the year 2100, and Dwelling 1 is located within the 3.2-ft. SLR-Exposure Area. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the SLR-Exposure Area. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

C. 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, by proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

> *"In choosing to implement construction activities at Tax Map Key 5-9-002: 059, 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 Sea Level Rise and coastal erosion."*

D. 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. By proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

"In choosing to undertake the development at Tax Map Key 5-9-002: 059, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that no claim of hardship due to erosion, SLR, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

E. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinance of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 5-9-002: 059."

F. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the shoreline as defined in HRS Chapter 205A;

3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;

4. Landscaping in the dune or shoreline area between the dwellings and the shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and

5. The Project's irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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

G. To minimize impacts to marine and coastal resources, the Applicant must use pervious surface materials, such as but not limited to grasscrete or grass block pavers, for the driveway and parking areas. Similarly, the area under the elevated structures may not be paved, except that the pervious material used for the driveway and parking area may be used under the structures.

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

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

1. Prior to commencing any ground disturbing or construction activity for the Project, the Applicant shall submit to the DPP a copy of the written determination from the SHPD stating that SHPD has completed its review of the impact of the Project on historic properties pursuant to HRS § 6E-42, and has determined whether any mitigative actions and protocols are required;

2. The Applicant shall consult with SHPD to implement all mitigation protocols approved or otherwise required by SHPD for all historic and cultural resources (including iwi kūpuna) discovered on the Project site; and

3. 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 SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

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

2. Artificial light from exterior light fixtures on the Project site, 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§ 205A-71(b);

3. Exterior light fixtures on the Project site 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 (sunrise to sunset);

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

6. 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); 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.

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

J. 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 Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 40 cubic yards of nonstructural fill soil;

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Council (OISC);

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC Protocols must be distributed to all workers who will be present at the site; posted at the Project site in a visible location accessible to all Project workers, including delivery and haul-out contractors; or both if directed to do so by the DPP. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities; and

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State agency charged with the eradication and management of invasive species.

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

K. Permits.

The Applicant must obtain a construction permit or BP 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; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and

recommendations thereon. The Council may approve the proposed extension, approve an 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. Sixty days after receipt of the DPP Director's report; or

   b. The Applicant's then-existing deadline for obtaining a construction permit or BP;

   the extension will be deemed to be denied.

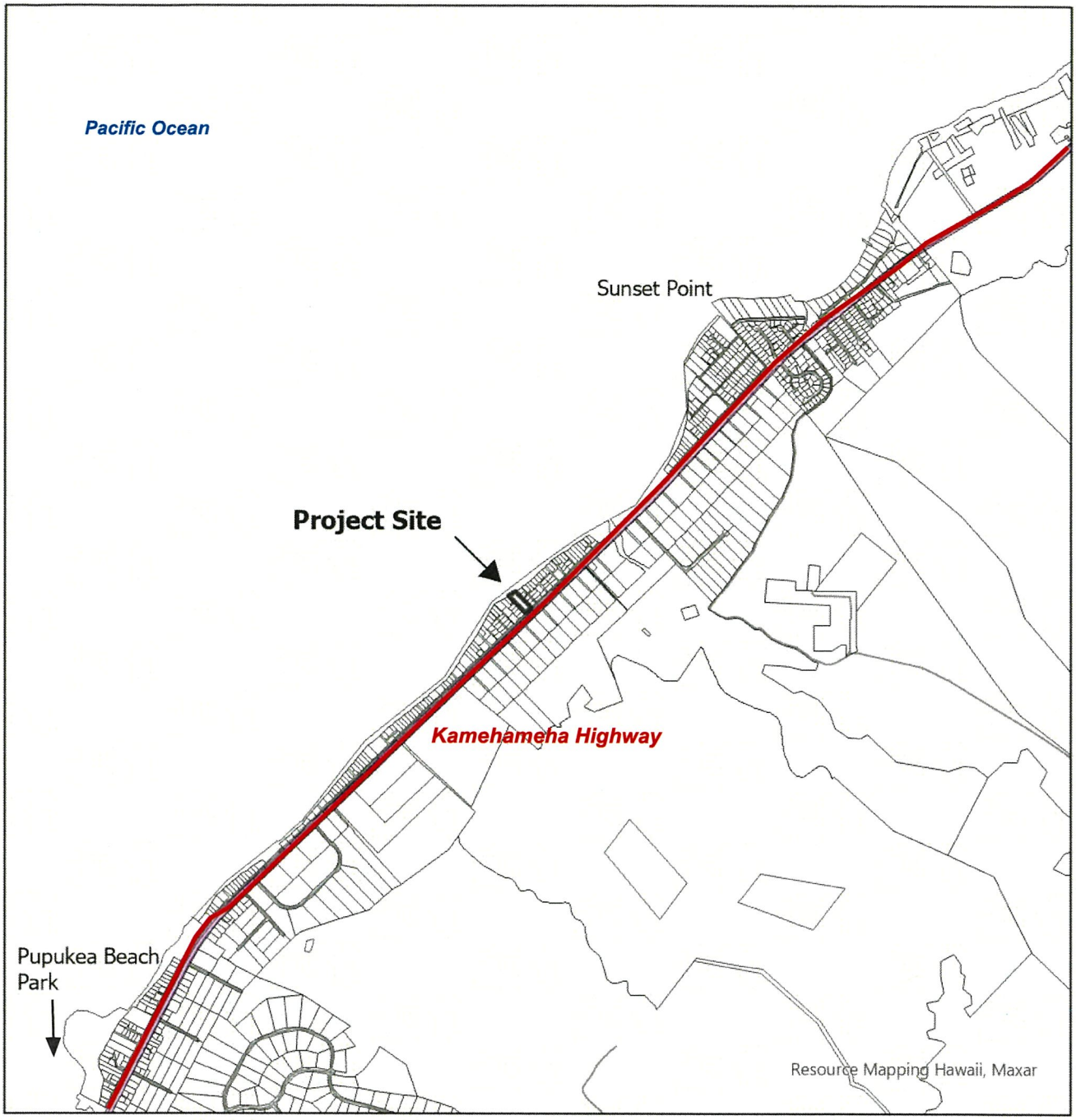
L. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit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

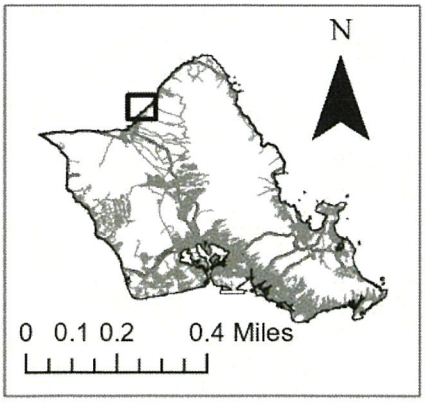
Dated at Honolulu, Hawai'i this 19th day of February, 2025.

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

By _____
Dawn Takeuchi Apuna
Director Designate

Enclosures: Exhibits A, B, C-1 through C-11, and D through L





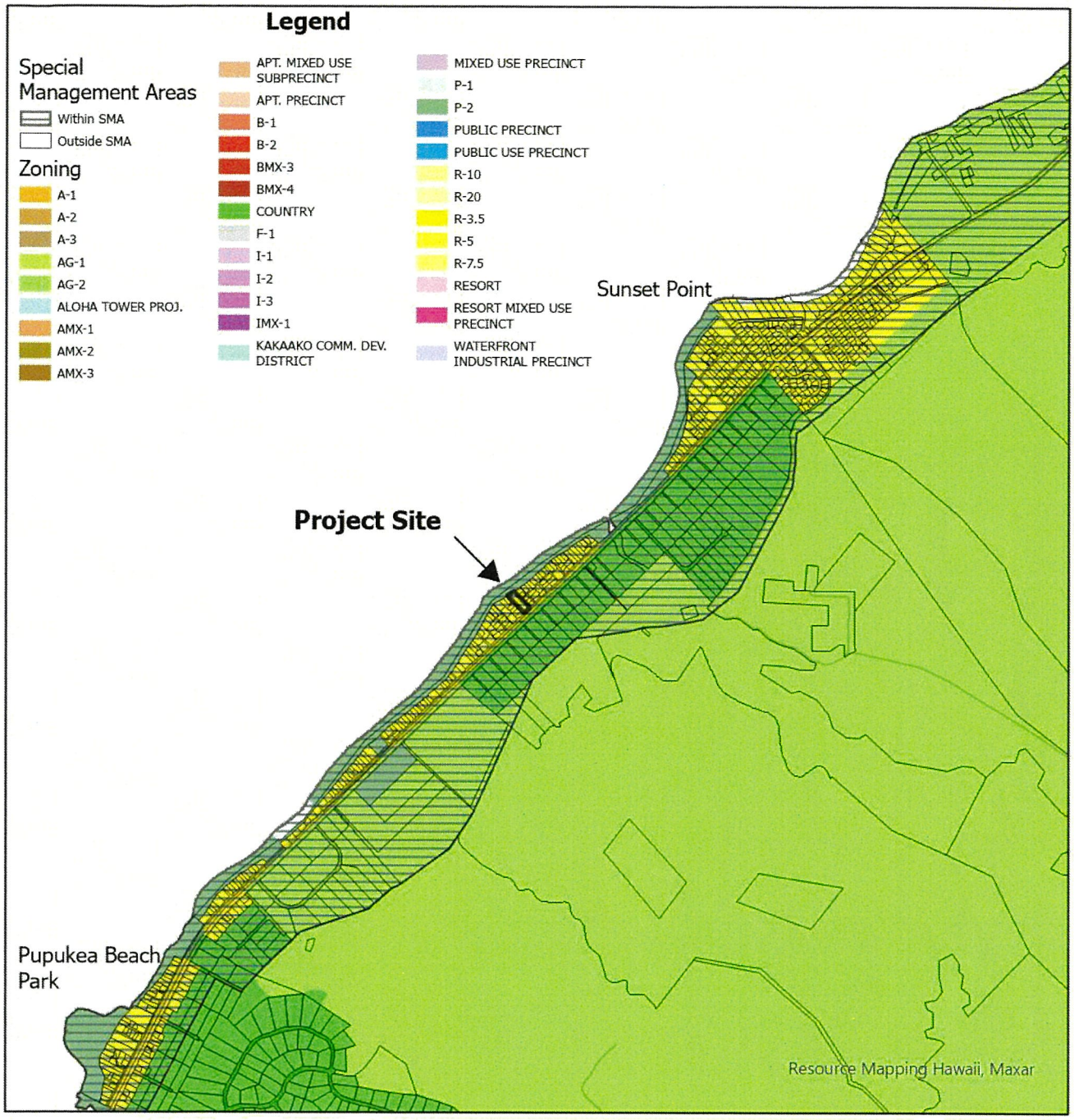
2024/SMA-108

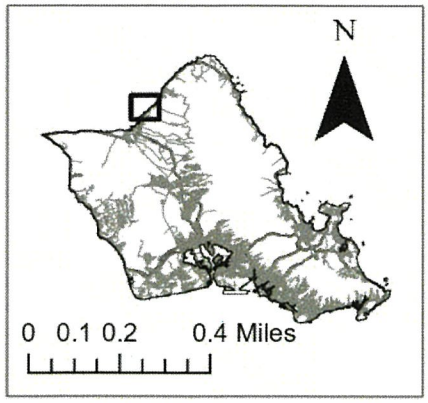
TMK: 5-9-002:059

EXHIBIT A - PROJECT LOCATION MAP

October 2024

City and County of Honolulu





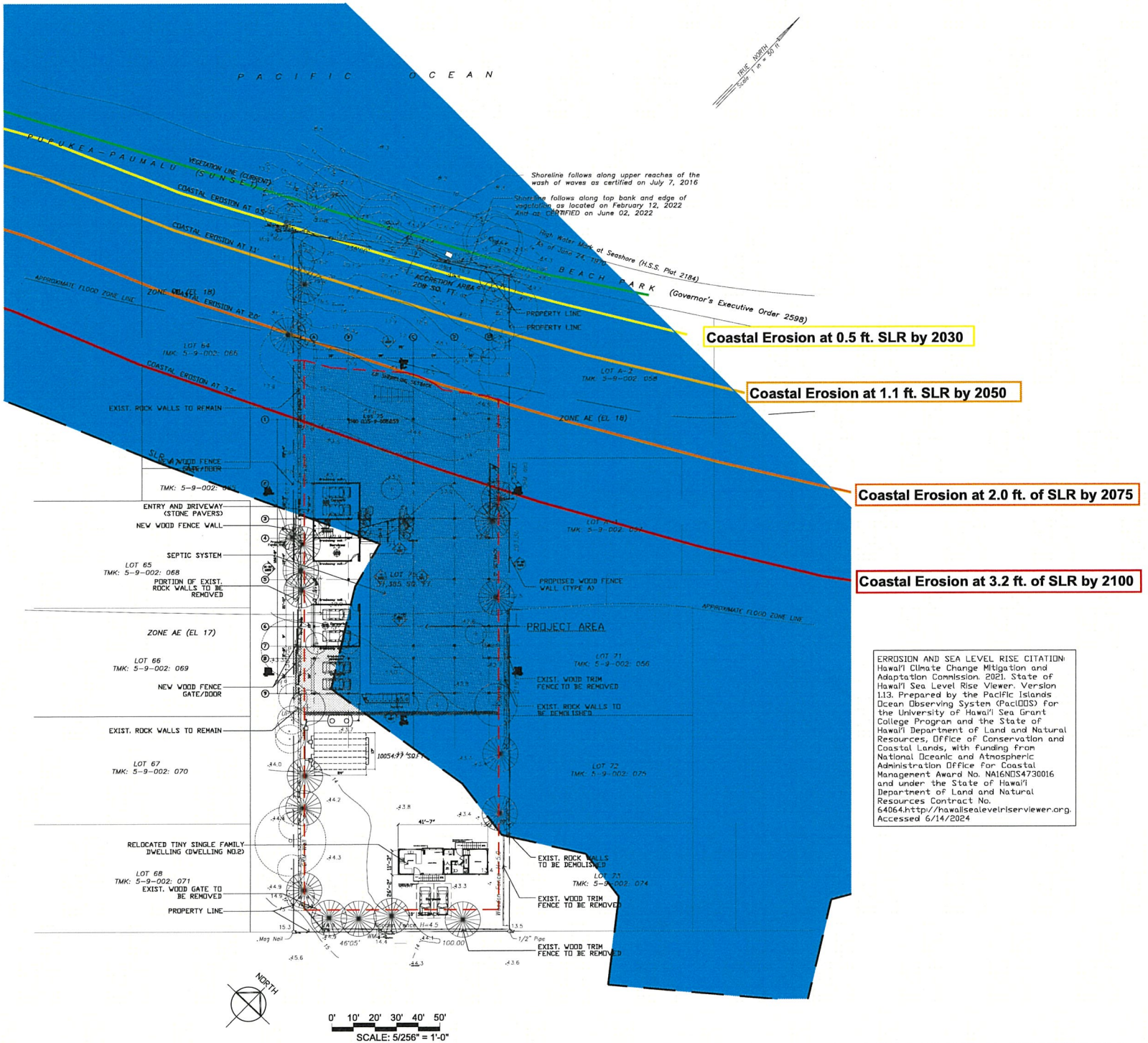
2024/SMA-108

TMK: 5-9-002:059

EXHIBIT B - ZONING AND SMA MAP

October 2024

City and County of Honolulu



ERROSION AND SEA LEVEL RISE CITATION: Hawai'i Climate Change Mitigation and Adaptation Commission. 2021. State of Hawai'i Sea Level Rise Viewer. Version 1.13. Prepared by the Pacific Islands Ocean Observing System (PacIOOS) for the University of Hawai'i Sea Grant College Program and the State of Hawai'i Department of Land and Natural Resources, Office of Conservation and Coastal Lands, with funding from National Oceanic and Atmospheric Administration Office for Coastal Management Award No. NA16NOS4730016 and under the State of Hawai'i Department of Land and Natural Resources Contract No. 64064.http://hawaiisealevelriserviewer.org. Accessed 6/14/2024

EXHIBIT C-1 - PLOT PLAN WITH SEA LEVEL RISE AND COASTAL EROSION PROJECTIONS
2024/SMA-108

K. NICHOLS BUTTERBAUGH
ARCHITECT
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

STAMP

KALAMA NICHOLS BUTTERBAUGH
LICENSED PROFESSIONAL ARCHITECT
No. 9421
HAWAII, U.S.A.
EXP. 4/30/26
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONST. OF THE PROJECT WILL BE UNDER MY OBSERVATION

PROJECT DESIGNER

STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE INFORMATION

Address: 59-205 Ke Nui Road, Haleiwa, HI

TMK:(1)5-9-002:059
Area (sq.ft): 31, 385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 59-205 KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

Client's Email:

Client's phone no.:

A-003

Proposed Site Development Plan (With Coastal Erosion Indication)

DATE: 03/01/2025

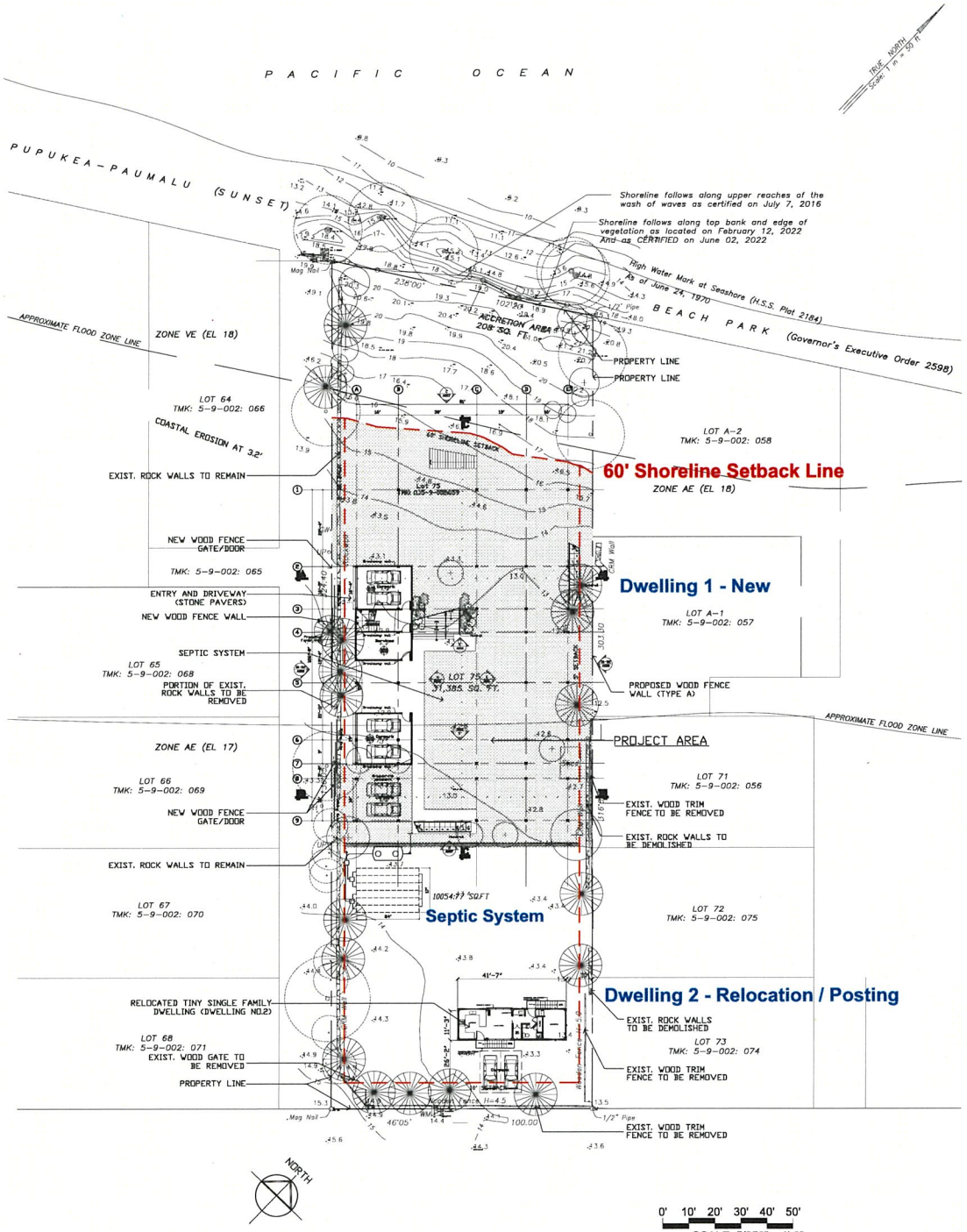


EXHIBIT C-2 - PROPOSED SITE PLAN
2024/SMA-108

K. NICHOLS BUTTERBAUGH
ARCHITECT
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

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PROJECT DESIGNER

STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE INFORMATION

Address: 59-205 Ke Nui Road, Haleiwa, HI

TMK:(1)5-9-002:059
Area (sq.ft): 31, 385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 59-205 KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

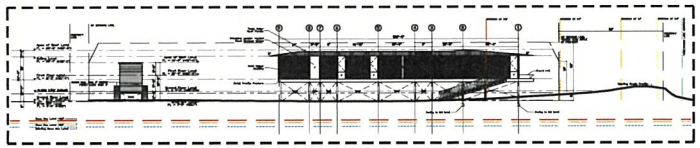
Client's Email:

Client's phone no.:

A-002

Proposed Site Development Plan

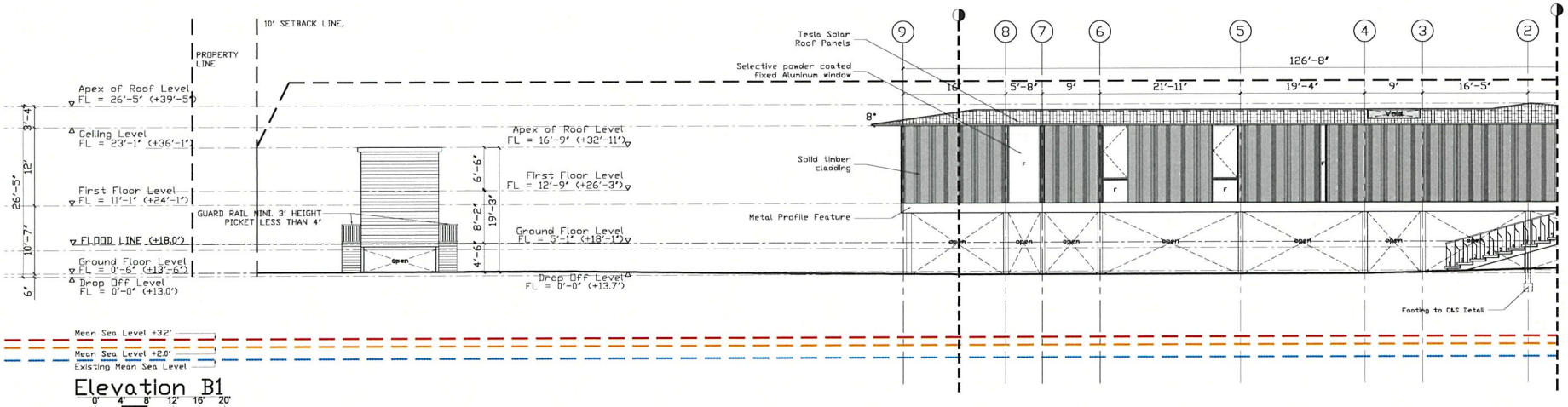
DATE: 03/01/2025



Key Elevation

0' 25' 50'

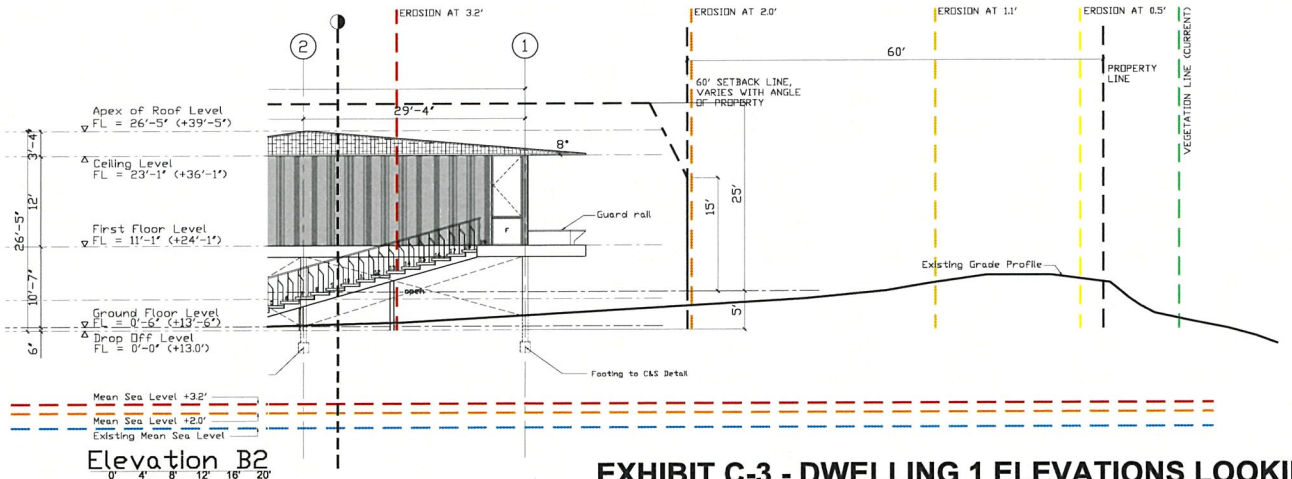
SCALE: 1/64" = 1'-0"



Elevation B1

0' 4' 8' 12' 16' 20'

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



Elevation B2

0' 4' 8' 12' 16' 20'

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

EXHIBIT C-3 - DWELLING 1 ELEVATIONS LOOKING WEST
2024/SMA-108

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LICENSED PROFESSIONAL ARCHITECT
No. 9421
HAWAII, U.S.A.
EXP. 4/30/26
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PROJECT DESIGNER

STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE INFORMATION

Address: 59-205 Ke Nui Road, Haleiwa, HI

TMK:(1)5-9-002:059
Area (sq.ft): 31, 385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 59-205 KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

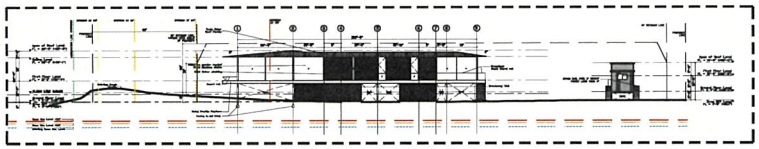
Client's Email:

Client's phone no.:

A-008

Elevation B1 & Elevation B2

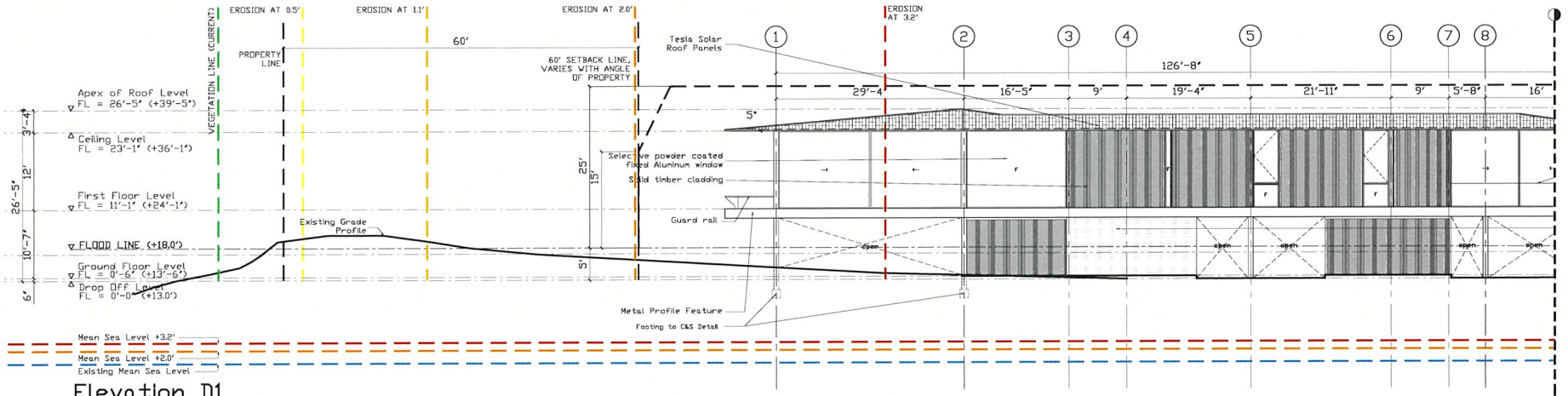
DATE: 03/01/2025



Key Elevation

0' 25' 50'

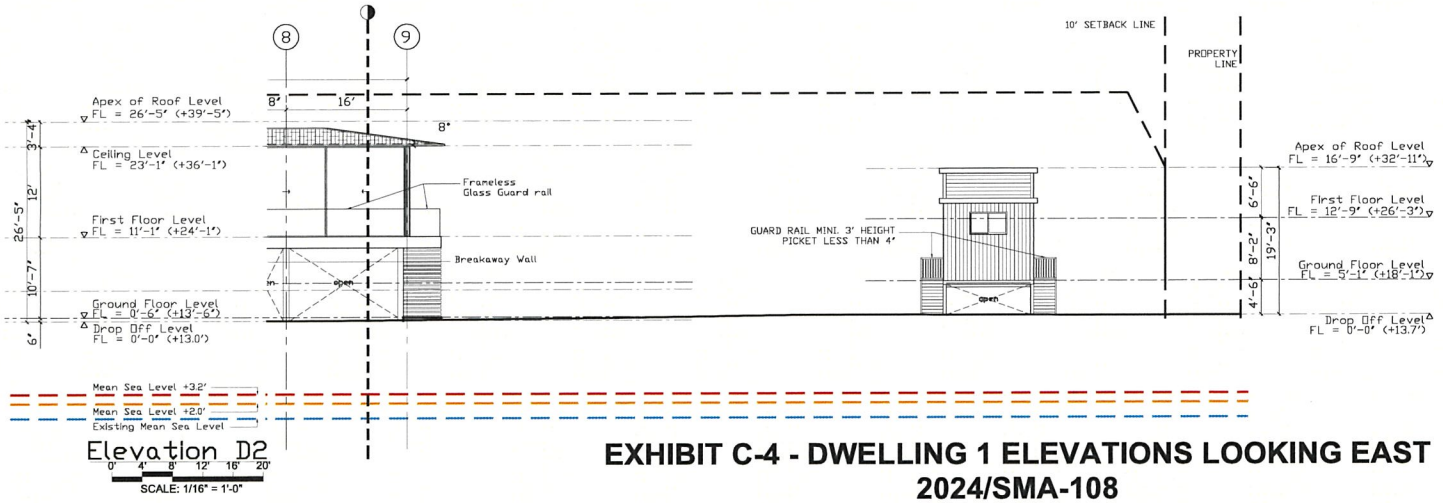
SCALE: 1/64" = 1'-0"



Elevation D1

0' 4' 8' 12' 16' 20'

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



Elevation D2

0' 4' 8' 12' 16' 20'

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

EXHIBIT C-4 - DWELLING 1 ELEVATIONS LOOKING EAST
2024/SMA-108

K. NICHOLS BUTTERBAUGH
ARCHITECT
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

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No. 9421
HAWAII, U.S.A.
EXP. 4/30/26
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PROJECT DESIGNER

STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE INFORMATION

Address: 59-205 Ke Nui Road, Haleiwa, HI

TMK:(1)5-9-002:059
Area (sq.ft): 31, 385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 59-205 KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

Client's Email:

Client's phone no.:

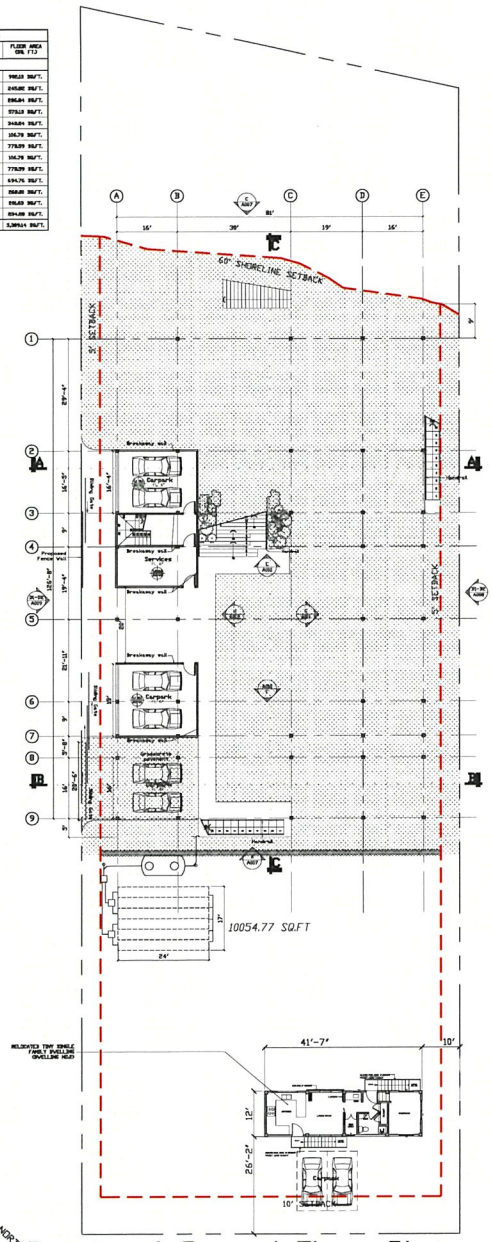
A-009

Elevation D1 & Elevation D2

DATE: 03/01/2025

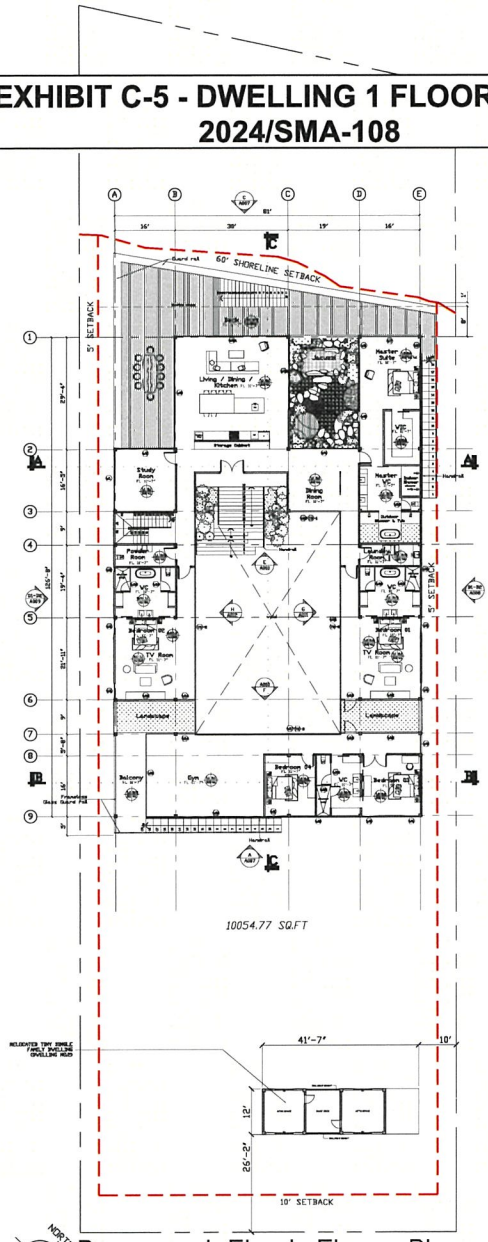
EXHIBIT C-5 - DWELLING 1 FLOOR PLANS
2024/SMA-108

TOTAL LIVING AREA	
LOCATION	FLOOR AREA (SQ. FT.)
FIRST FLOOR	
LIVING / DINING / KITCHEN	1662.0 SQ/FT.
DINING ROOM	245.00 SQ/FT.
STUDY ROOM	256.64 SQ/FT.
MASTER SUITE	573.0 SQ/FT.
MASTER WC	34.824 SQ/FT.
LAUNDRY	55.75 SQ/FT.
BEDROOM 2 / TV ROOM / WC	775.89 SQ/FT.
POWDER ROOM	34.75 SQ/FT.
BEDROOM 3 / TV ROOM / WC	775.89 SQ/FT.
GYM	634.75 SQ/FT.
BEDROOM 03	256.00 SQ/FT.
WC	55.63 SQ/FT.
BEDROOM 04	324.00 SQ/FT.
TOTAL FIRST FLOOR	5,389.44 SQ/FT.



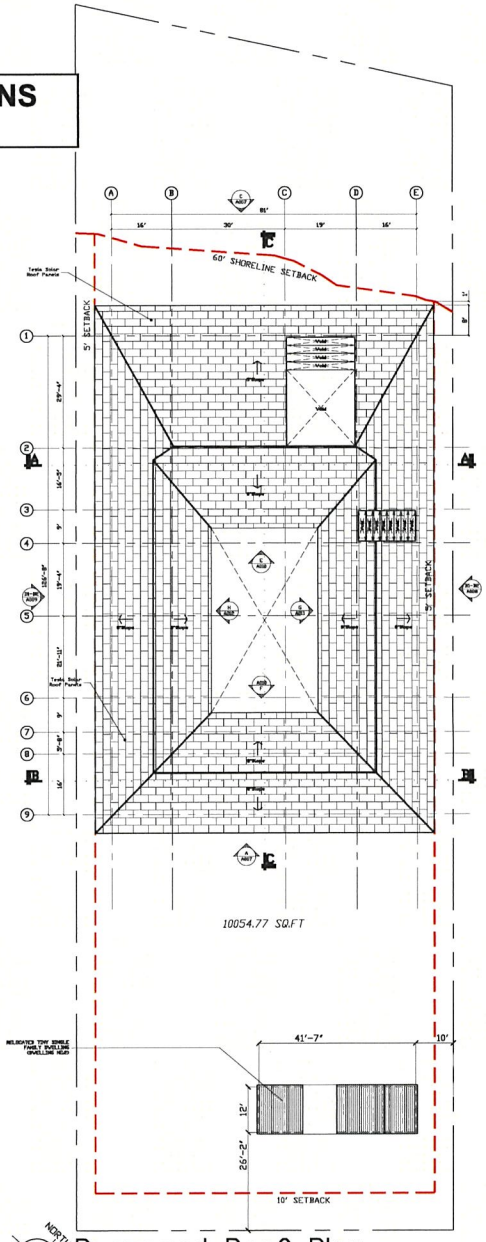
Proposed Ground Floor Plan

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



Proposed First Floor Plan

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



Proposed Roof Plan

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

K. NICHOLS BUTTERBAUGH

ARCHITECT

137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

STAMP

KALAMA NICHOLS BUTTERBAUGH
LICENSED PROFESSIONAL ARCHITECT
No. 9421
HAWAII, U.S.A.

EXP. 4/30/26

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PROJECT DESIGNER

STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE INFORMATION

Address: 59-205 Ke Nui Road, Haleiwa, HI

TMK:(1)5-9-002:059
Area (sq.ft): 31, 385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 59-205 KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

Client's Email:

Client's phone no.:

A-004

Proposed Ground Floor Plan, First Floor Plan & Roof Plan

DATE: 03/01/2025

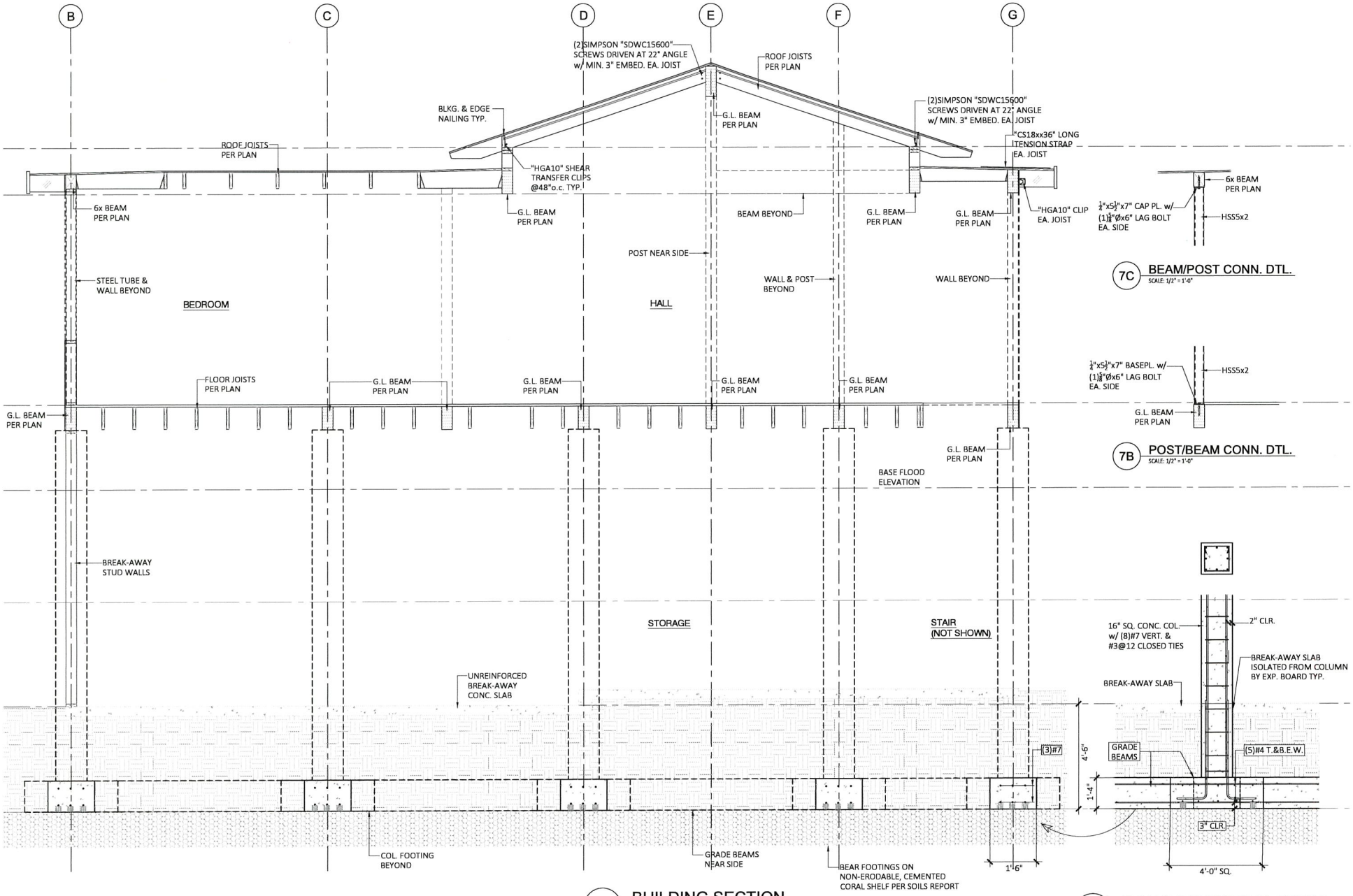
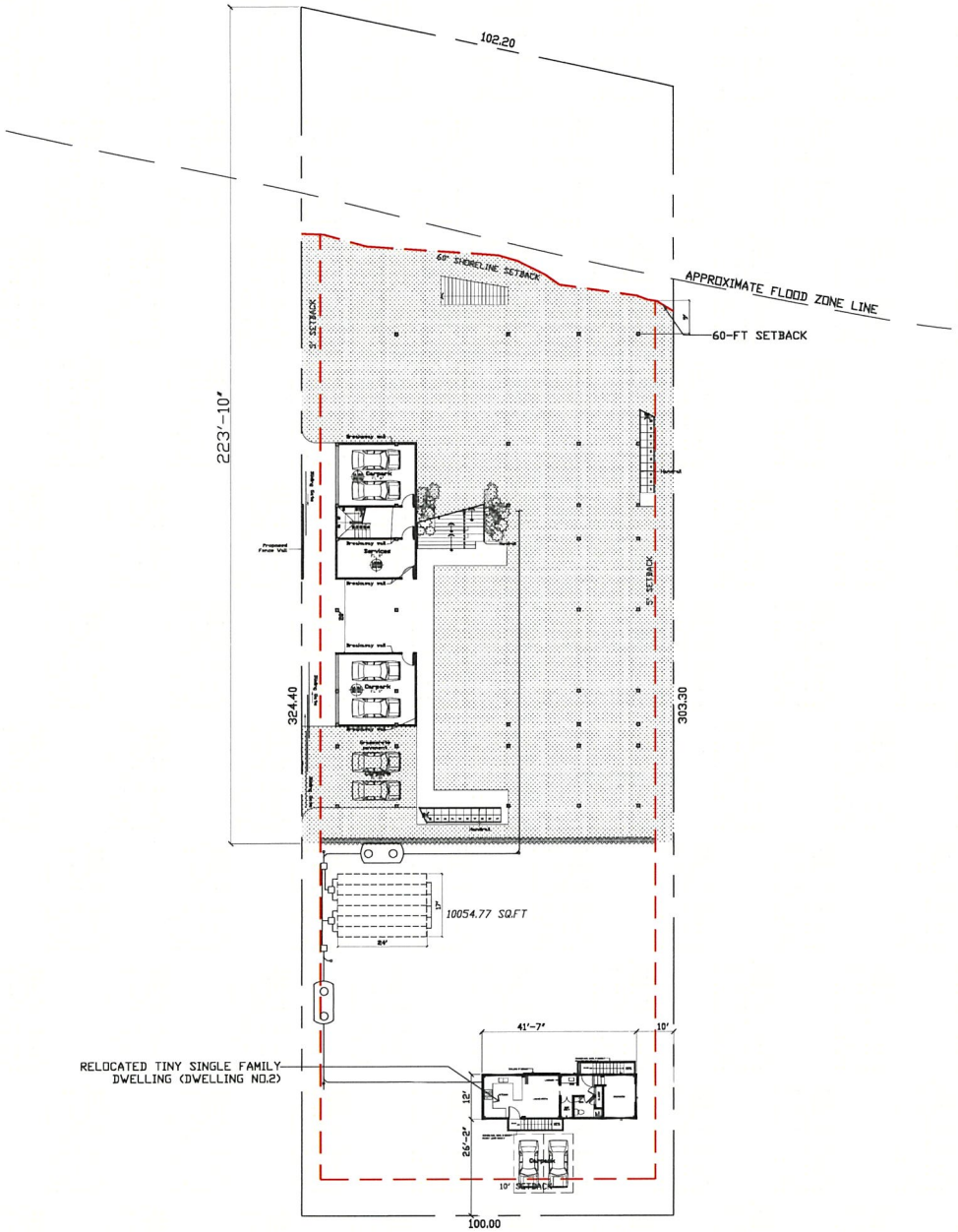


EXHIBIT C-6 - DWELLING 1 CONCEPTUAL COLUMN AND FOOTING PLAN
2024/SMA-108

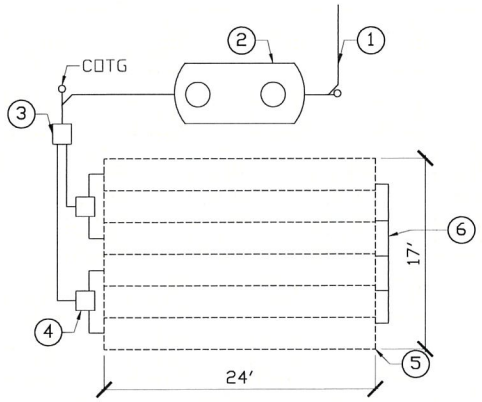


NORTH

Proposed Site Development Plan

0' 10' 20' 30' 40' 50'

SCALE: 5/256" = 1'-0"



Septic Tank Enlarged Plan

0' 4' 8' 12' 16' 20'

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

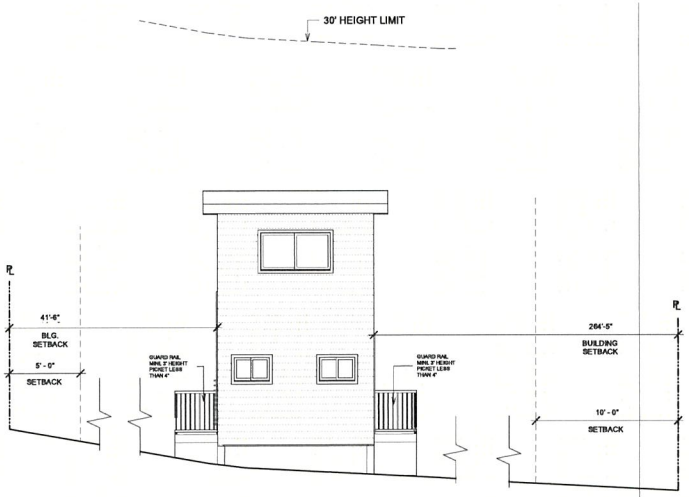
IWS COMPONENTS SCHEDULE:

1. CONNECT TO PROPOSED DWELLING SEWER, PROVIDE COTG AT ALL BENDS,MAINTAINE 4"PER FOOT MINIMUM SLOPE FROM DWELLING TO SEPTIC TANK.
2. INFILTRATOR IM-1530, 2-COMPARTMENT CONFIGURATION SEPTIC TANK WITH (2)21" DIA. RISERS WITH SCREW CAPS UP TO FINISHED GRADE. SEE MANUFACTURE'S MAINENANCE AND INSTALLATION INSTRUCTIONS.
3. TUF-TITE 3 HOLE DISTRIBUTION BOX WITH 6" DIA. PVC RISER WITH SCREW TYPE CAP UP TO FINISH GRADE.
4. TUF-TITE 4 HOLE DISTRIBUTION BOX WITH 6" DIA. PVC RISER WITH SCREW TYPE CAP UP TO FINISH GRADE. CONNECT 4" DIA SOLID PVC PIPE FROM D-BOX TO TOP OF KNOCKOUT OF INFILTRATORS' END CAP.
5. 17' X 24' = 408 SQ.FT. ABSORPTION WITH "I-20" INFILTRATOR CLUSTER BED. SEE TYP. CROSS SECTION AND MANUFACTURER'S INSTALLATION INSTRUCTION.
6. CONNECT ALL ENDS OF INFILTRATORS AT END OF CLUSTER BED WITH 4" DIA. SOLID PVC PIPE AT BOTTOM KNOCKOUT OF INFILTRATOR END CAP.

EXHIBIT C-7 - SEPTIC SYSTEM PLAN
2024/SMA-108



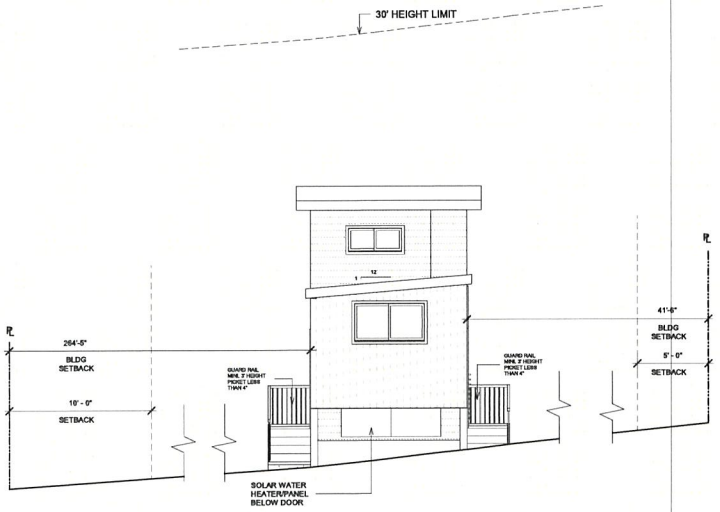
NORTH ELEVATION
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"



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



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



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

EXHIBIT C-8 - DWELLING 2 ELEVATIONS
2024/SMA-108

DESIGN EIGHT ARCHITECT

DESIGN EIGHT
ARCHITECTURAL DESIGN SERVICE, LLC

LICENSED PROFESSIONAL ARCHITECT No. 8740 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

EXP. DATE 04-30-2024

PROJECT TITLE

SOUTH SEA HOLDINGS LLC
NEW DWELLING
59-205 Ke Nui Road, Haleiwa, HI, 96712
TMK: (1) 5-9-002:059

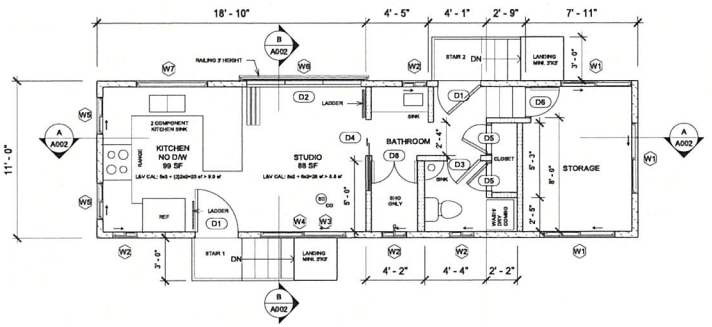
REVISION	NO.

DATE: 1/3/2023 2:29:44 PM

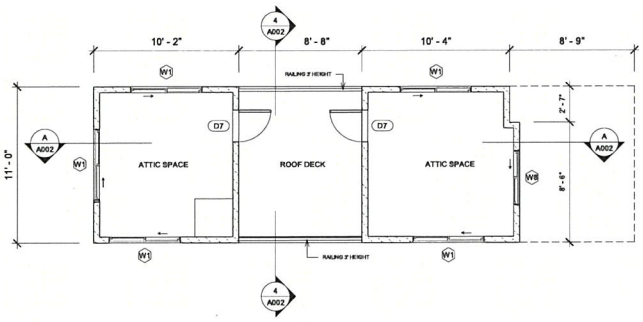
SHEET NO.:

A003

SHEET TITLE: **BUILDING ELEVATION**



1ST FLOOR PLAN
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"



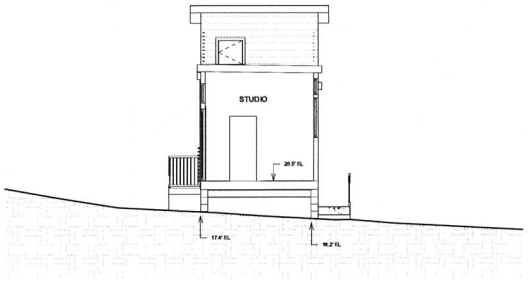
2ND FLOOR PLAN
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

SMOKE DETECTOR
NOTE: 2012 IRC SECTION R314/ SMOKE ALARMSTHE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION IF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED.
R315 CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034.
COMBINATION CARBON MONOXIDE/SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217

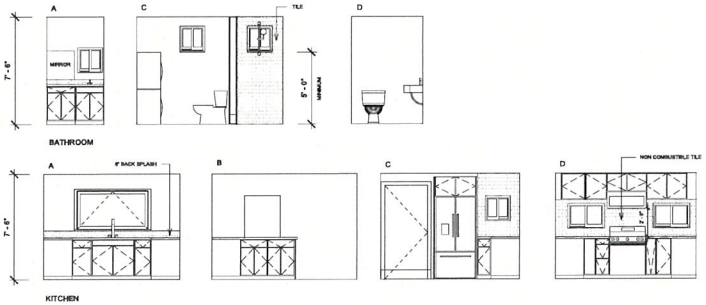
WALL LEGEND
2X4 WALL W/EXTERIOR FINISHES
2X4 WALL W/GYPSUM BOARD



SECTION A-A
3/16" = 1'-0"
SCALE: 3/16" = 1'-0"



SECTION B-B
3/16" = 1'-0"
SCALE: 3/16" = 1'-0"



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

A
D B
C

EXHIBIT C-9 - DWELLING 2 FLOOR PLANS AND SECTIONS
2024/SMA-108

DESIGN EIGHT ARCHITECT

DESIGN EIGHT
ARCHITECTURAL DESIGN SERVICE, LLC

LICENSED PROFESSIONAL ARCHITECT No. 8768 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

EXP. DATE 04-30-2024

PROJECT TITLE

SOUTH SEA HOLDINGS LLC
NEW DWELLING
59-205 Ke Nui Road, Haleiwa, HI, 96712
TMK: (1) 5-9-002:059

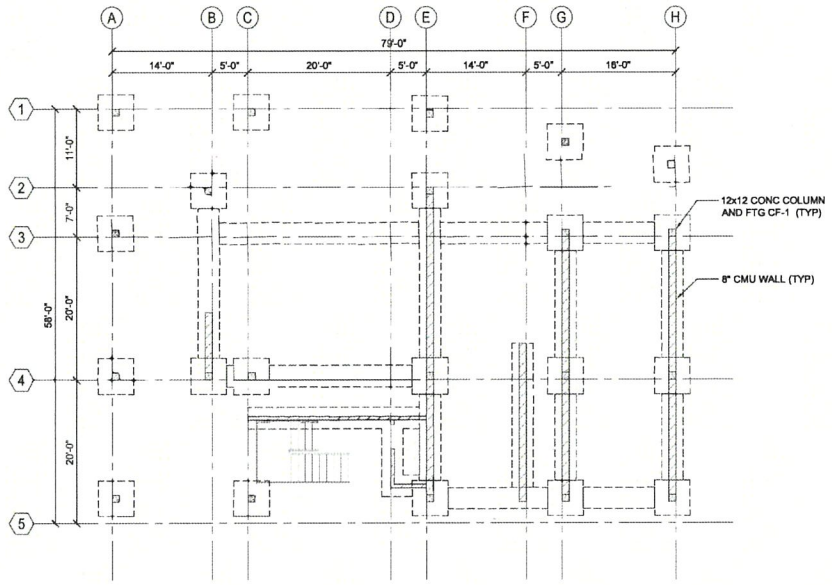
REVISION	NO.

DATE: 1/3/2023 2:29:42 PM

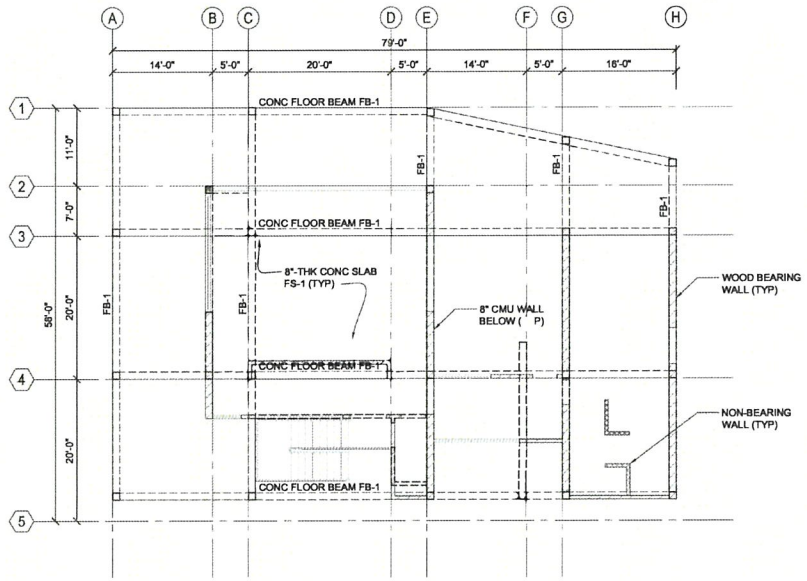
SHEET NO.:
A002

SHEET TITLE: FLOOR PLAN

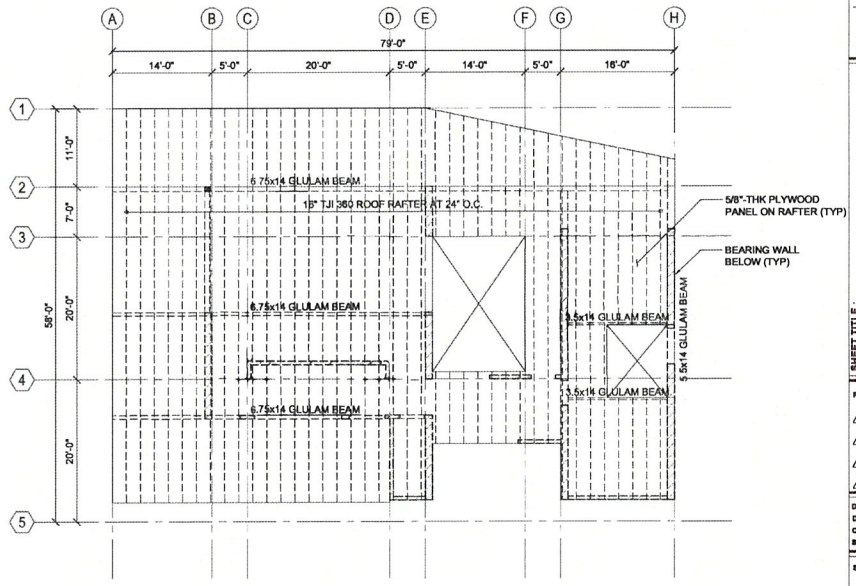
EXHIBIT C-10 - DWELLING 2 FOUNDATION, FLOOR FRAMING, AND ROOF PLAN
2024/SMA-108



1 S002 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2 S002 FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



3 S002 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

SGD Engineering
670 Auahi St, Ste 300, Honolulu, HI 96813
Tel: (808) 589-9914 Email: info@sgdeng.com

PROJECT TITLE :
PROPOSED WORK FOR BAKER RESIDENCE
ROCKY POINT
HALEIWA, HAWAII 96000
TMK: (1) 2-3-009-000 : 0000

LONG CHEN
LICENSED PROFESSIONAL ENGINEER
No. 14321-S
HAWAII, U.S.A.

SHEET TITLE :
STRUCTURAL PLANS

REVISIONS:
DATE :
DATE :
DATE :
DATE :

DESIGNED : SGD ENGR
DRAWN : SGD ENGR
CHECKED : SGD ENGR
SCALE : AS SHOWN

SHEET
S002
SHEET 2 OF 4

S002_EXHIBIT_PLANS.dwg
07/23/2025 09:56
LC

BUILDING AREA (DWELLING 1)	
TOTAL	9998.33 SQ.FT.

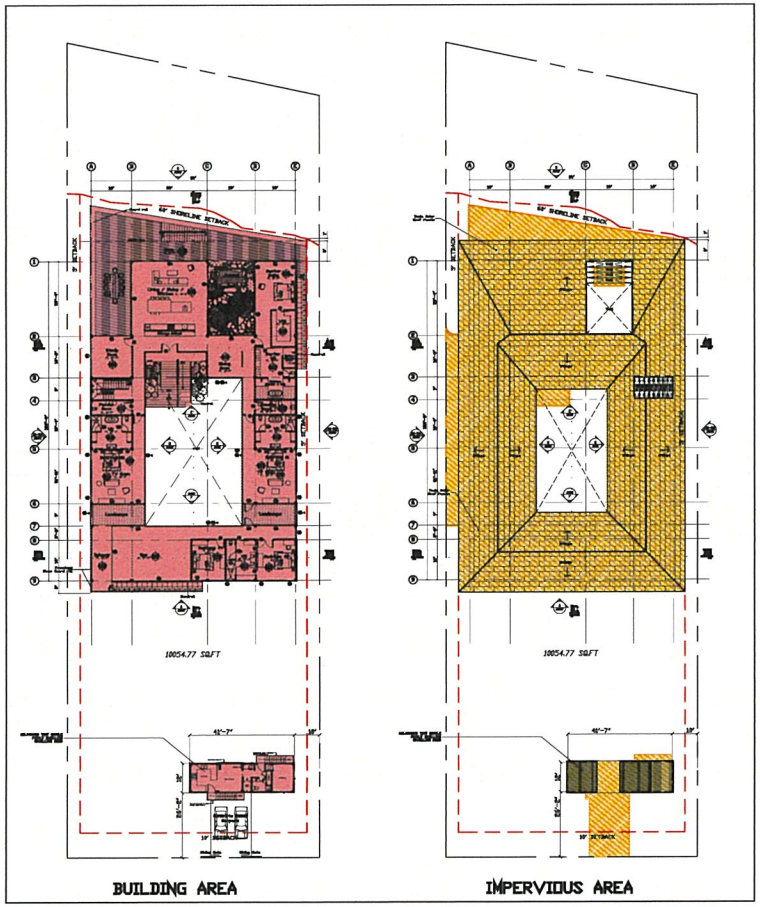
LAND DISTURBED BY PILINGS	
GROUND FLOOR	2613.12 SQ.FT.

LOT AREA	31,385 SQ.FT.

BUILDING AREA (DWELLING 2)	
TOTAL	588.84 SQ.FT.

LAND DISTURBED BY PILINGS	
GROUND FLOOR	5.62 SQ.FT.

LIVING AREA	
DWELLING 1	5,309.14 SQ.FT.
DWELLING 2	499 SQ.FT.



BUILDING AREA IMPERVIOUS AREA

BUILDING AREA - COMBINED	
DWELLING 1	9998.33 SQ.FT.
DWELLING 2	588.84 SQ.FT.
TOTAL FLOOR	10,587.17 SQ.FT.

BUILDING AREA RATIO	
10,587.17 SQFT / 31,385 SQFT X 100%	33.73%

DWELLINGS AND ACCESSORY STRUCTURES	
GROUND FLOOR	3290.28 SQ.FT

IMPERVIOUS SURFACE AREA	
DWELLING 1	11705.90 SQ.FT
DWELLING 2	1006.83 SQ.FT
TOTAL	12,712.73 SQ.FT
IN PERCENTAGE	40.51%

EXCAVATION & FILL ESTIMATES	
EXCAVATION COVERING AN AREA	173.95 yd³
BACKFILL	40.143 yd³
IMPORTED STRUCTURAL FILL	NOT APPLICABLE
IMPORTED FILL SOIL	40.143 yd³

PER ORDIANANCE 21-6.20
1 Per 1000 SF of PRIVATE DWELLING OR LODGING AREA,NOT INCLUDING AREAS IDENTIFED IN (b)(2)(A)

PARKING REQUIRED	
DWELLING 1	SIX SPACE (SIX PROVIDED)
DWELLING 2	ONE SPACE (TWO PROVIDED

EXHIBIT C-11 - LUO COMPLIANCE CALCULATIONS 2024/SMA-108

NOTE: CALCULATIONS FOR EXCAVATION AND FILL ARE BASED UPON BEST PROFESSIONAL ESTIMATES FOR PROPOSE CONCEPTUAL DESIGN, TO BE CONFIRMED BY A CIVIL ENGINEER DURING THE PROJECT'S DETAILED DESIGN PHASE.

K. NICHOLS BUTTERBAUGH
ARCHITECT
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

STAMP

KALAMA NICHOLS BUTTERBAUGH
LICENSED PROFESSIONAL ARCHITECT
No. 9421
HAWAII, U.S.A.
EXP. 4/30/26
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONST. OF THE PROJECT WILL BE UNDER MY OBSERVATION

PROJECT DESIGNER

STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE INFORMATION

Address: 59-205 Ke Nui Road, Haleiwa, HI

TMK:(1)5-9-002:059
Area (sq.ft): 31, 385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 59-205 KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

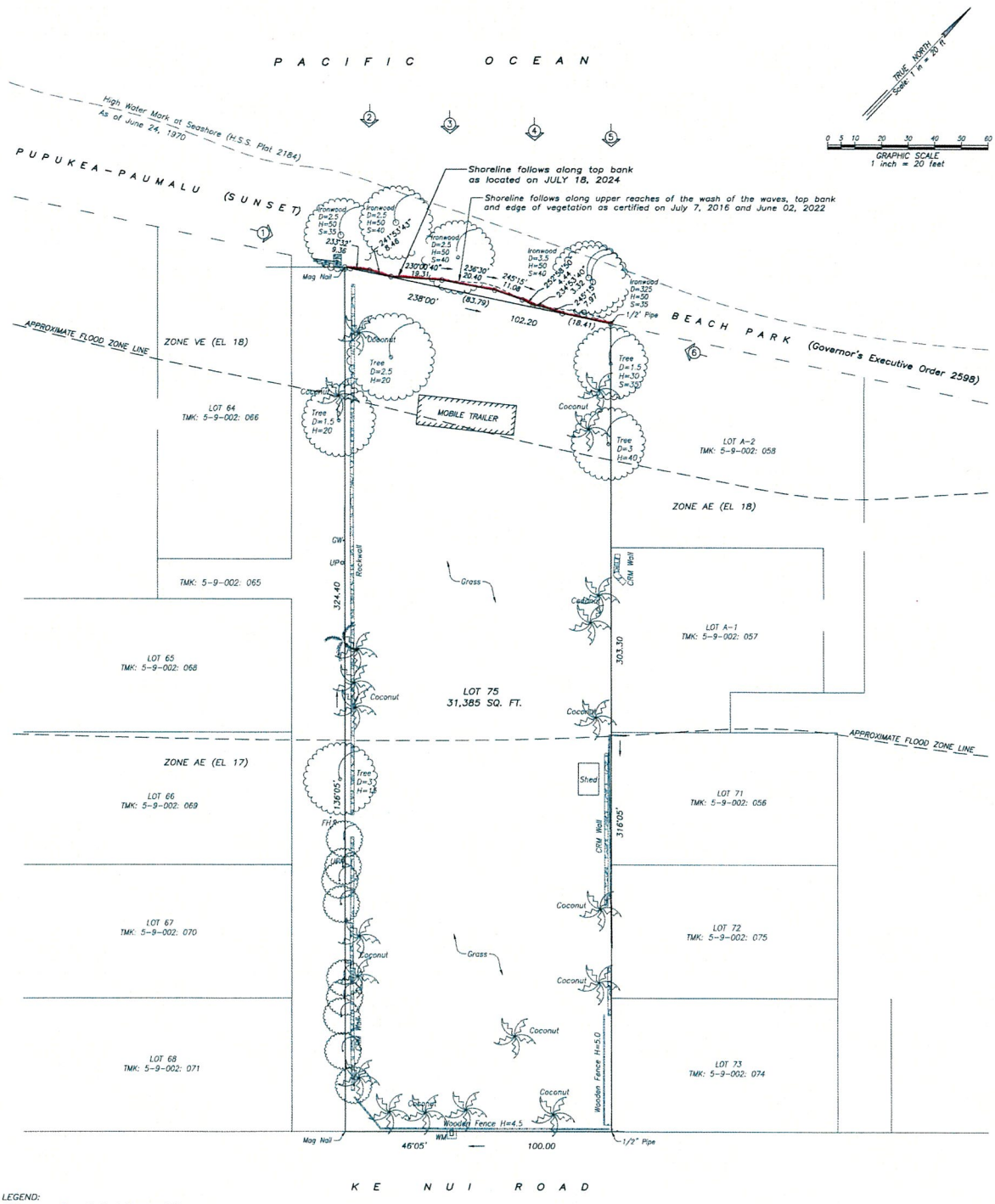
Client's Email:

Client's phone no.:

A-016
Proposed Conceptual Design

Building Area

DATE: 03/01/2025



LEGEND:

CRM	–	Concrete Rock Masonry Wall
D	–	Diameter
FH	–	Fire Hydrant
GP	–	Guard Post
GW	–	Guy Wire
H	–	Height
S	–	Spread
TMK	–	Tax Map Key
UP	–	Utility Pole
WM	–	Water Meter

NOTES:

1. Direction of photographs taken on JULY 18, 2024 at 10:00 AM.
2. Elevations were referred to bench mark, "TU0520" (R-15) with an elevation of 26.97 Ft. (LMSL).
3. Shoreline as shown is subject to Final Certification by the Department of Land and Natural Resources as recommended by the Hawaii State Land Surveyor.
4. FIRM No. 15003C0020 F
   FIRM Index Date: November 05, 2014
   Flood Zone: AE (Elev. 17/18) and VE (Elev. 18)
5. C&C PARCEL INFORMATION:
   Zoning (LUO): R-5 Residential District
   State Land Use: Urban District
   Street Setback: None
   Shoreline: Shoreline Setback
   Lot Restriction: None
   Street Setback: None
   Height Limit: 25 feet
   SMA: In SMA

The shoreline as delineated in red is hereby certified as the shoreline as of
AUG 29 2024
Chairperson, Board of Land and Natural Resources

This work was prepared by me or under my supervision

GIL P. BUMANGLAG
Licensed Professional Land Surveyor
Certificate Number 8948
Exp. Date: April 30, 2026

GIL P. BUMANGLAG LICENSED PROFESSIONAL LAND SURVEYOR No. 8948 HAWAII, U.S.A.

SHORELINE SURVEY MAP
LOT 75
"PUPUKEA-PAUMALU BEACH LOTS"
BEING ALSO GRANT 8131 TO L.L. FISH
Tax Map Key: (1) 5-9-002: 059
AT PUPUKEA-PAUMALU, KOOLAULOA, OAHU, HAWAII
Site Address: 59-205 Ke Nui Road, Haleiwa, HI
OWNER: SOUTH SEA HOLDINGS, LLC
Address: 1227 Pale San Vitores Road
Tamuning, Guam 96913

EXHIBIT D - 2024 CERTIFIED SHORELINE SURVEY

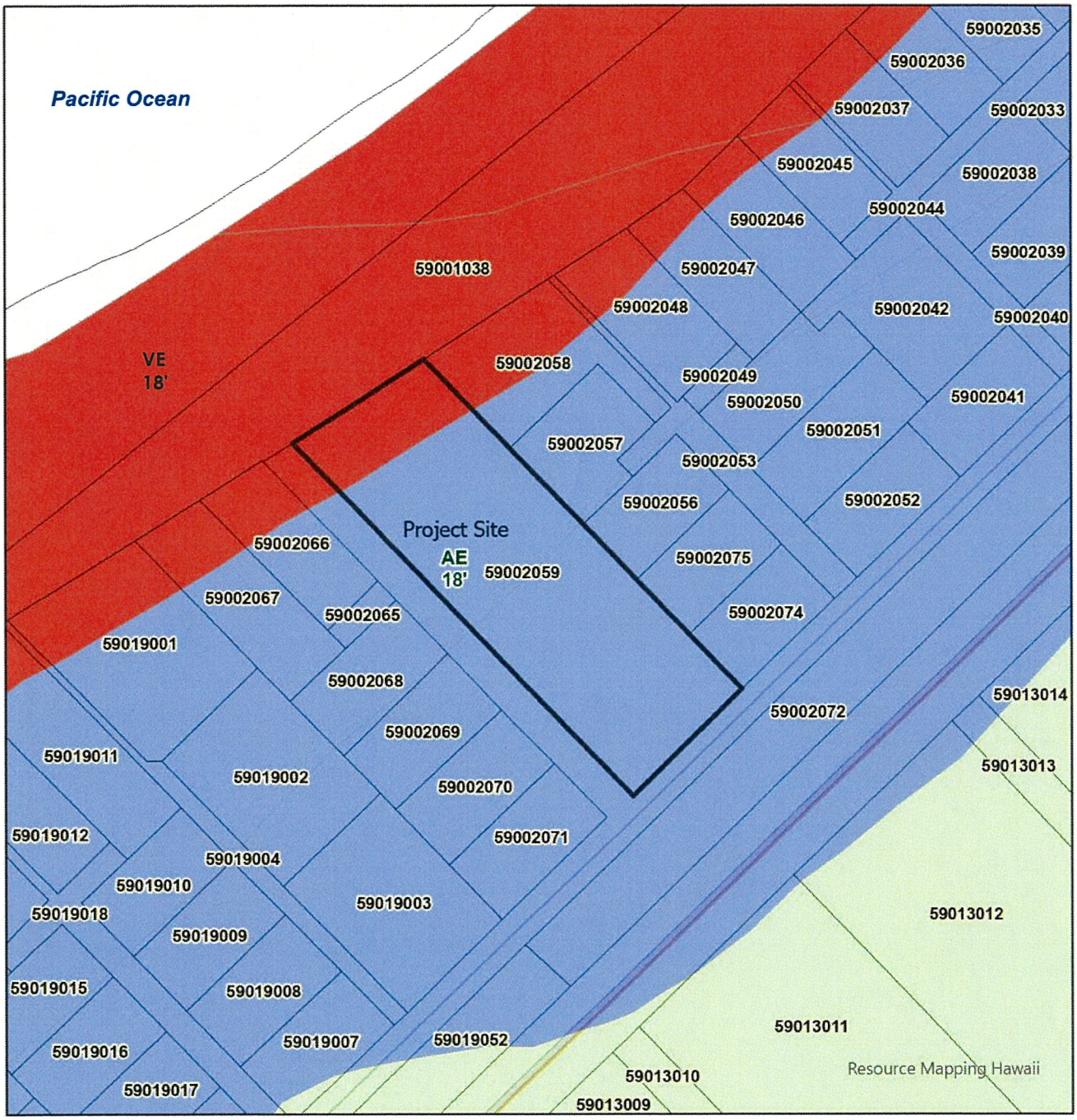
SURVEY OFFICE COPY

DATE: JULY 18, 2024

FB No. G-379: 61
c:\shore\KE-NUI=RD-59-205-SHORE-07-18-2024 REV FINAL

GIL SURVEYING SERVICES, LLC
1442 LILA STREET HONOLULU HAWAII 96818

21" x 32" = 4.67 sq. ft.



Legend

- AE
- VE
- X

2024/SMA-108

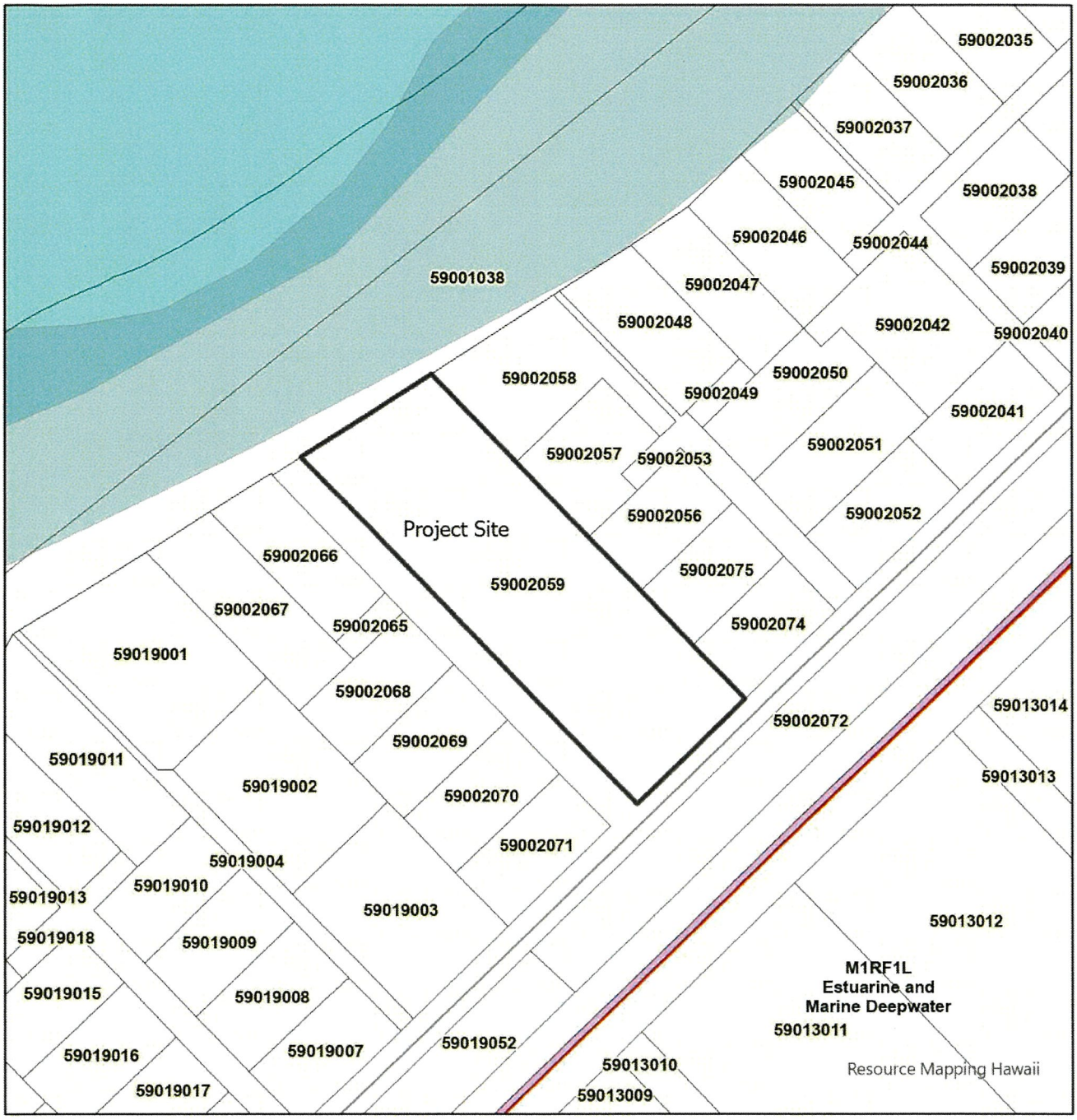
TMK: 5-9-002: 059

EXHIBIT E - FLOOD ZONES

PANEL 15003C0020F

City and County of Honolulu

November 2024



Legend

- Perennial
- Stream System Names
- M1RF1L
- M2RF1N
- M2USP

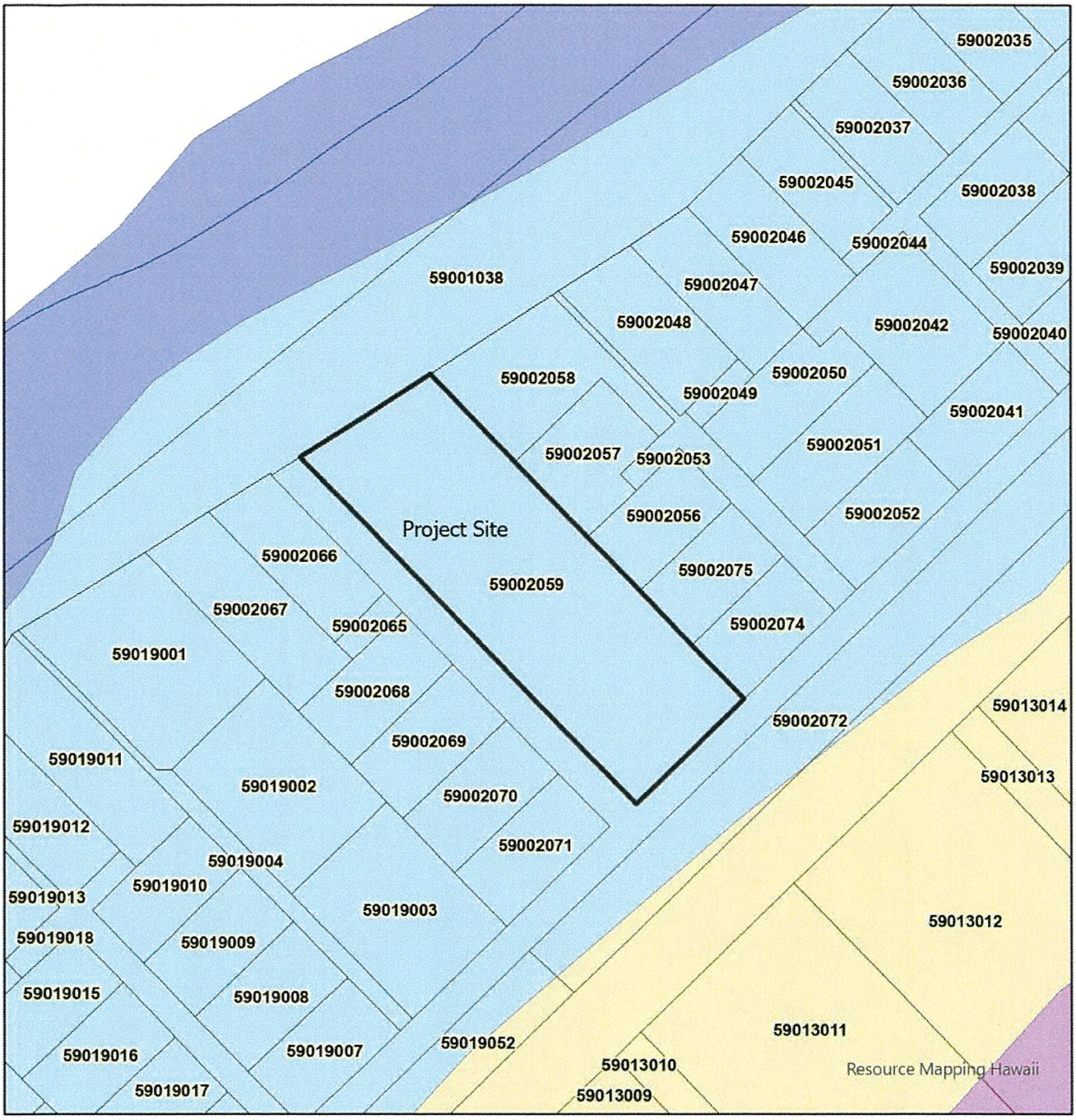
2024/SMA-108

TMK: 5-9-002: 059

EXHIBIT F - WETLANDS

City and County of Honolulu

November 2024



Legend

- BS
- JaC
- KaeC
- WkB

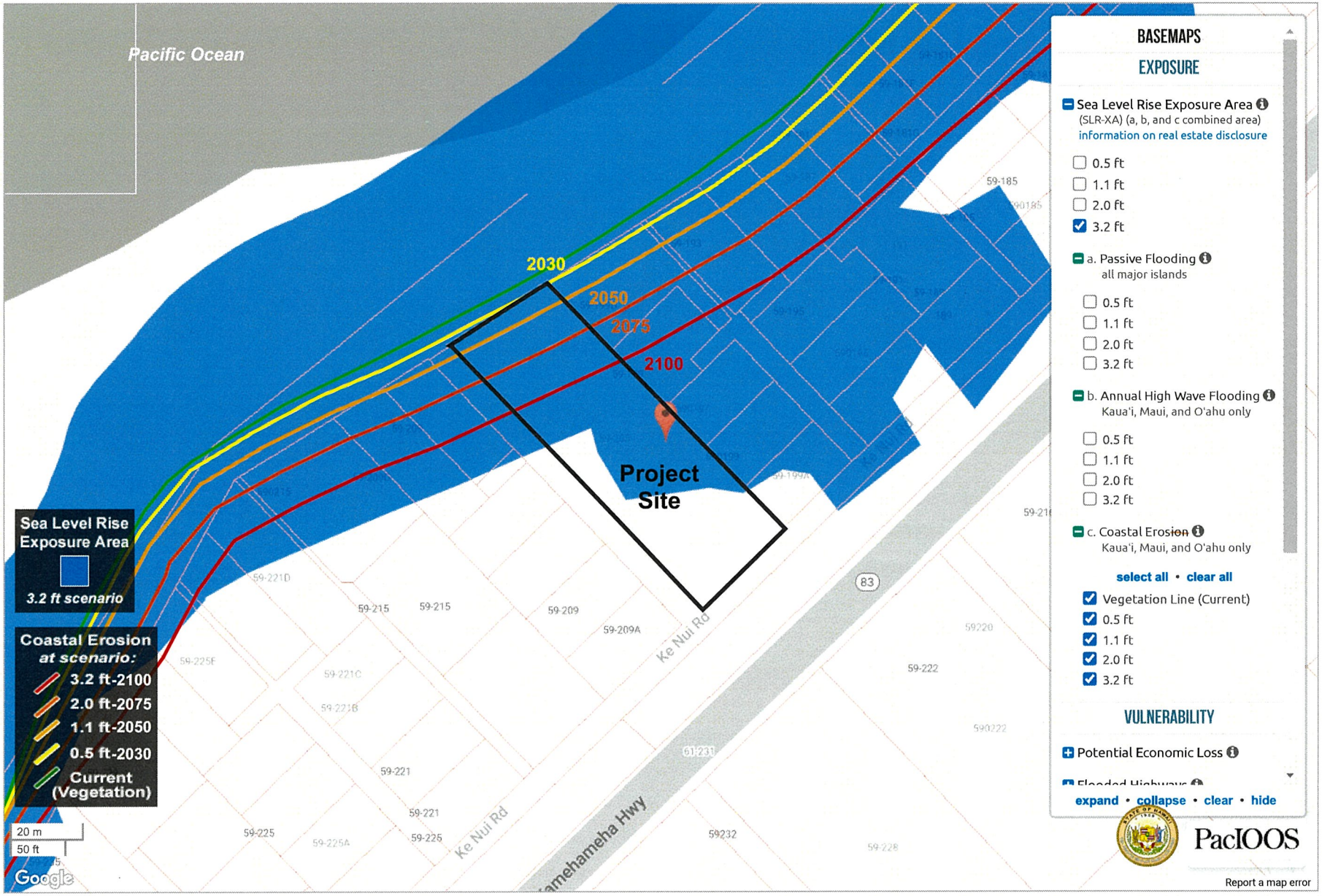
2024/SMA-108

TMK: 5-9-002: 059

EXHIBIT G - NRCS SOILS

City and County of Honolulu

November 2024

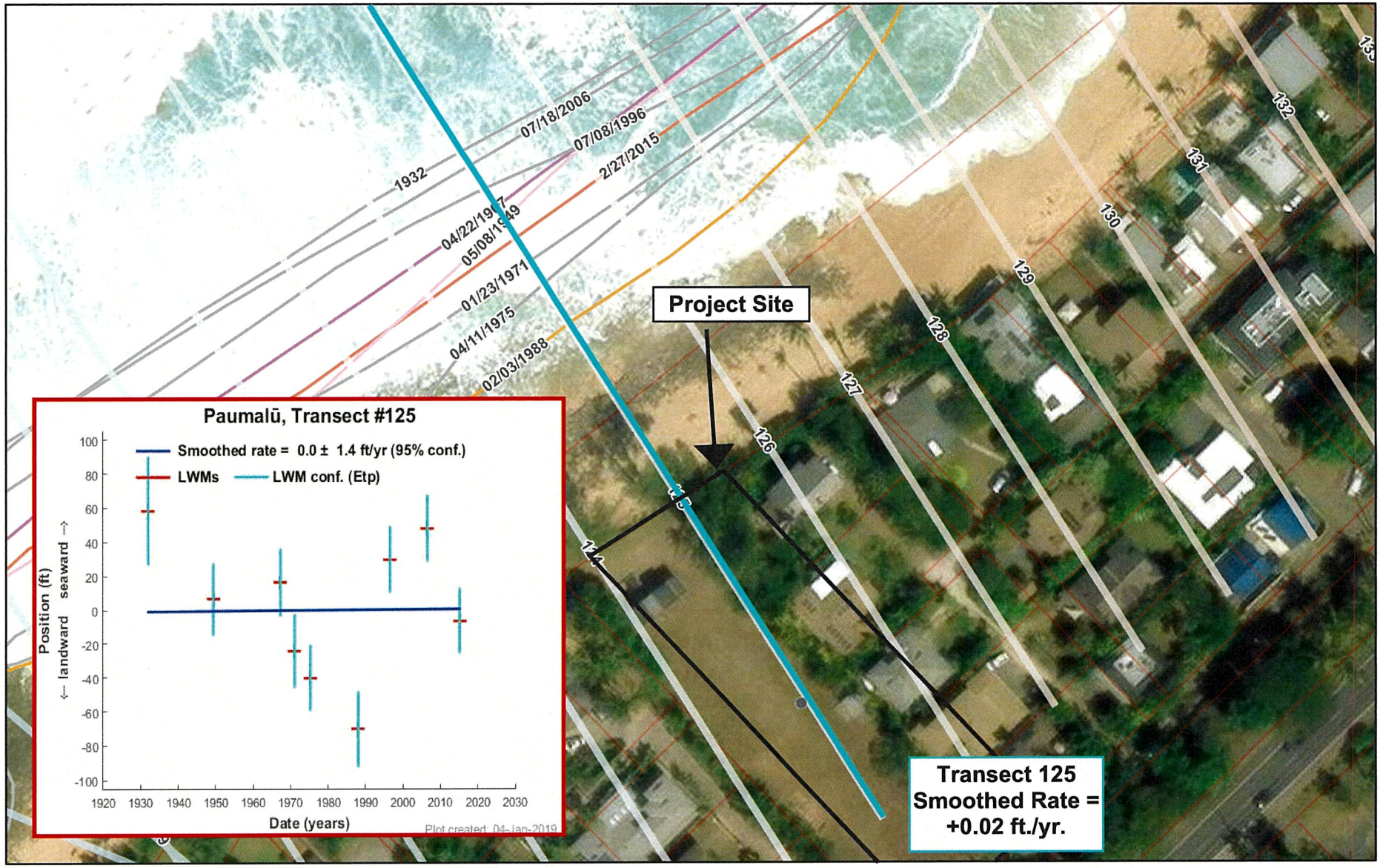


Hawai'i Sea Level Rise Viewer

PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

EXHIBIT H - 3.2-FOOT ANNUAL HIGH WAVE AND COASTAL EROSION (LAND LOSS) SLR-XA BY 2100
2024/SMA-108

59-205 Ke Nui Road



January 27, 2025

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Resource Mapping Hawaii

O'ahu transects historical shoreline change rates (ft/yr)

> 3.3

< -3.3

Other

O'ahu low water marks (LWM)

2/27/2015

04/22/1967

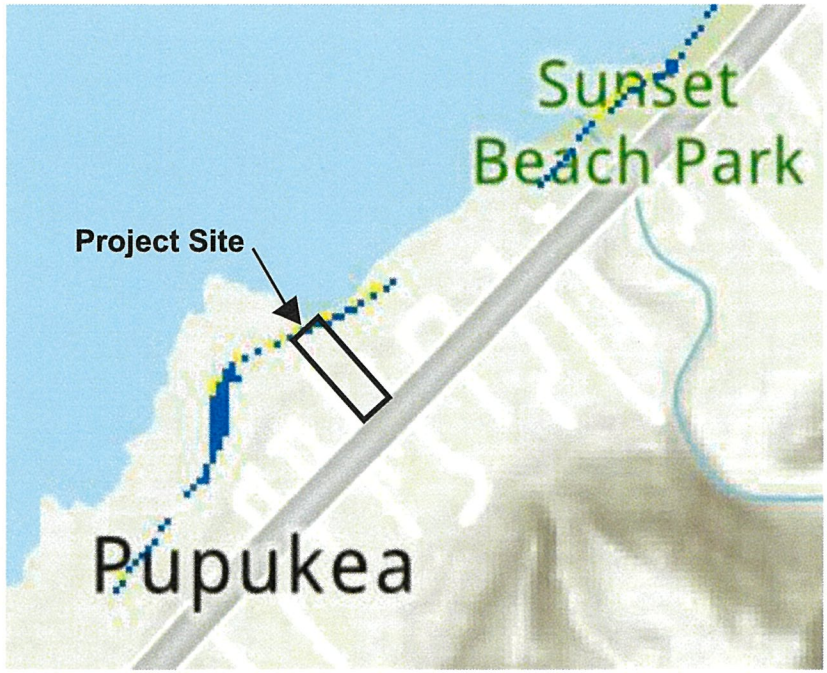
02/03/1988

05/08/1949

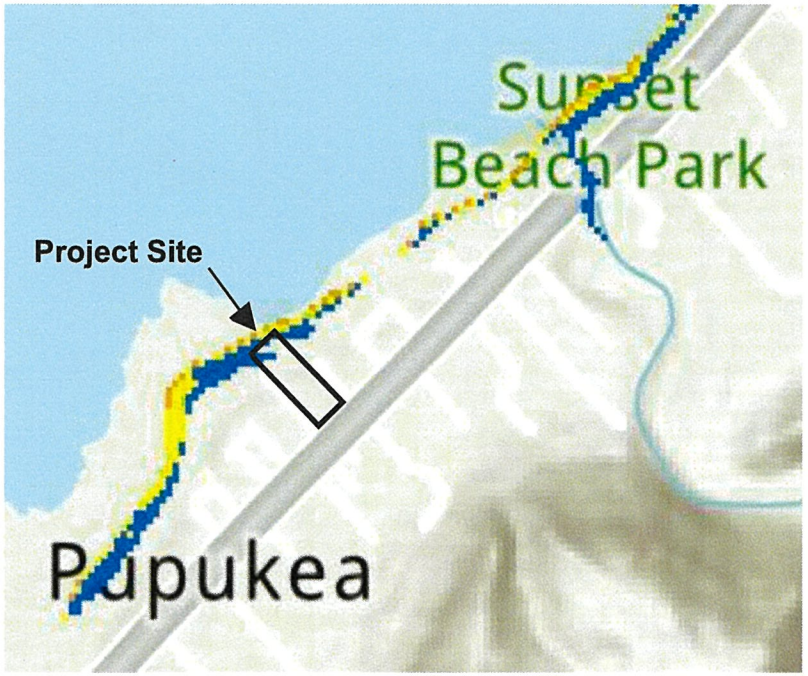
Other

ParcelsZoning - Oahu Parcels

EXHIBIT I - ANNUAL HISTORIC SHORELINE CHANGE RATE
2024/SMA-108



Category 1 Hurricane



Category 4 Hurricane

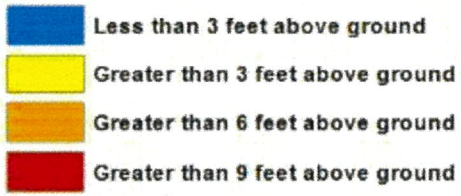


EXHIBIT J - HURRICANE STORM SURGE MAPS
2024/SMA-108

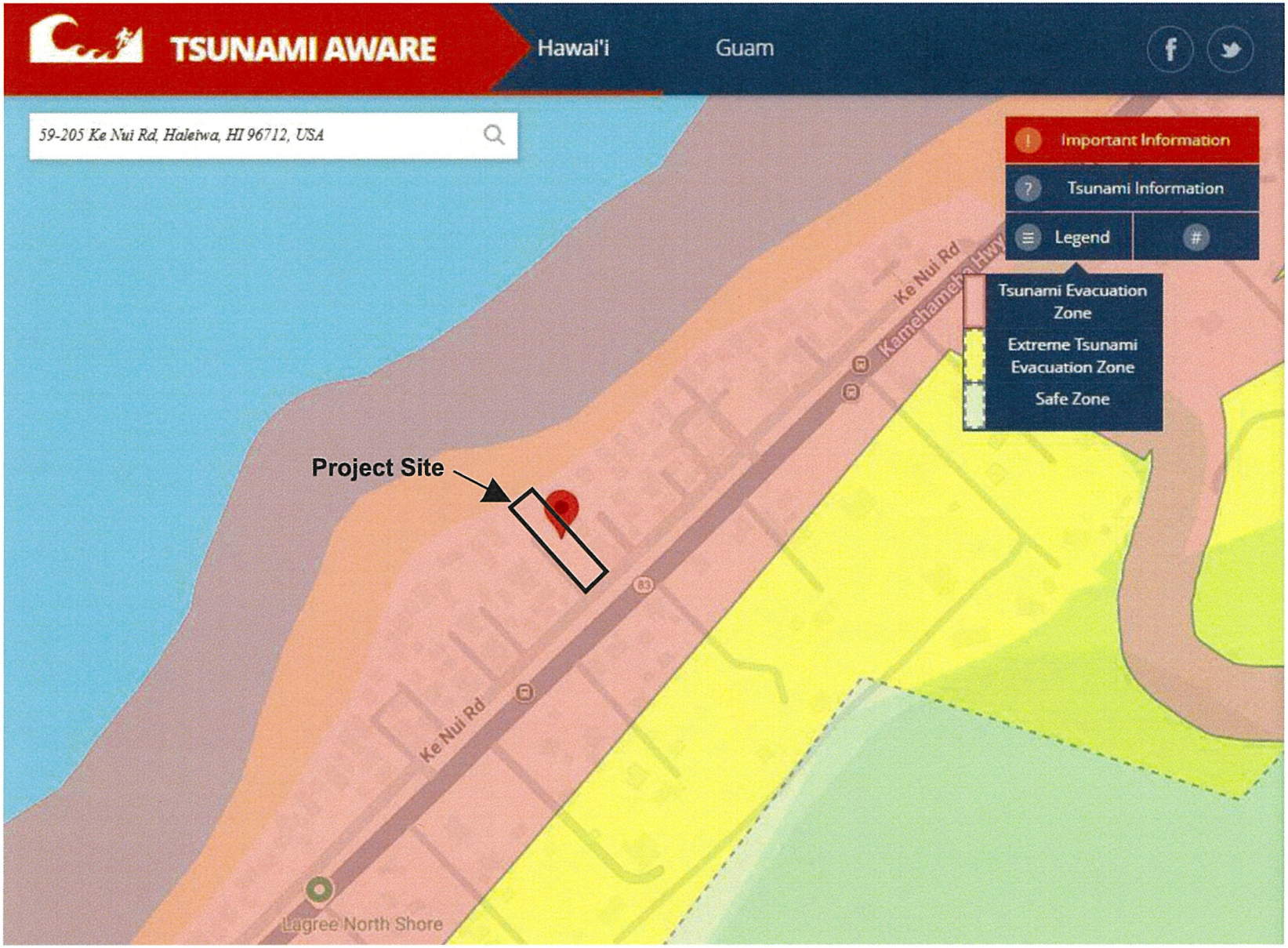


EXHIBIT K - TSUNAMI EVACUATION ZONE
2024/SMA-108



EXHIBIT L - 500-FOOT CUMULATIVE PROJECT RADIUS MAP
2024/SMA-108

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 THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING, AFTER-THE-FACT POSTING OF A SECOND SINGLE-FAMILY DWELLING, INSTALLATION OF AN INDIVIDUAL WASTEWATER SYSTEM, AND CONSTRUCTION OF PERIMETER FENCING AND GATES IN PŪPŪKEA-PAUMALŪ, OʻAHU.

WHEREAS, on October 7, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-108) of Donna and Jude Baker (the Applicant) for a Special Management Area ("SMA") Major Permit to allow for the construction of two new single-family detached dwellings with an individual wastewater system and perimeter fencing on approximately 31,385 square feet of land zoned R-5 Residential District, located at 59-205 Ke Nui Road in Pūpūkea-Paumalū, and identified as Tax Map Key 5-9-002: 059 (the "Project"); and

WHEREAS, on December 4, 2024, the DPP held a public hearing at the Fasi Municipal Building 6th Floor Conference Room with three agenda items, which was attended by the Applicant's Agent, the Applicant's Architect, DPP staff, and a few members of the public, and at which two members of the public offered verbal testimony concerning flood-related design concerns, and for which three letters in opposition to the seaward location of the proposed structures were submitted; and

WHEREAS, on February 19, 2025, within 75 calendar days after the close of the public hearing, with the Applicant having requested a 30-day extension, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1 Revised Ordinances of Honolulu 2021 ("ROH") and §§ 205A-2 and 205A-26 Hawaiʻi Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City and County of Honolulu Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on _____, by Departmental Communication _____ (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit, subject to the conditions enumerated below; now, therefore,

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

RESOLUTION

A. Except as modified herein, 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-11, and D through L, attached hereto and incorporated by reference herein. 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 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 DPP Director.

B. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise ("SLR"), coastal erosion, flooding, wave action, and storm surge:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP for its review:

    a. All structures must be relocated mauka of the 3.2-foot SLR exposure area ("XA") coastal erosion area as mapped on the Hawai'i SLR Viewer (see Exhibits C-1, C-3, C-4, and H); and

    b. All structures must incorporate a structural foundation design sufficient such that the proposed structures will remain sound throughout their operational lifespan. Proposed designs must be accompanied by a statement to such effect stamped by a structural engineer licensed in the State of Hawai'i.

    The requirements enumerated in this condition must be clearly shown on all Project construction permit plans and building permit plans.

2. By proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

RESOLUTION

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

a. Tax Map Key (TMK) 5-9-002: 059 is susceptible to coastal hazards, which may result in harm to or loss of life and property.

b. TMK 5-9-002: 059 is projected to be impacted by 3.2 feet of Sea Level Rise (SLR) by the year 2100, and Dwelling 1 is located within the 3.2-foot SLR-Exposure Area". The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the SLR-Exposure Area. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."

C. 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, by proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to implement construction activities at Tax Map Key 5-9-002: 059, 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 Sea Level Rise and coastal erosion."

D. 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 for a new shoreline protection structure. By proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to undertake the development at Tax Map Key 5-9-002: 059, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

E. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 5-9-002: 059."

F. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted in the current Certified Shoreline Survey ("CSS") for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the shoreline as defined in HRS Chapter 205A;

3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;

4. Landscaping in the dune or shoreline area between the dwellings and the shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and

5. The Project's irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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

G. To minimize impacts to marine and coastal resources, the Applicant must use pervious surface materials, such as but not limited to grasscrete or grass block pavers, for the driveway and parking areas. Similarly, the area under the elevated structures may not be paved, except that the pervious material used for the driveway and parking area may be used under the structures.

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

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

1. Prior to commencing any ground disturbing or construction activity for the Project, the Applicant shall submit to the DPP a copy of the written

determination from the State Historic Preservation Division ("SHPD") stating that SHPD has completed its review of the impact of the Project on historic properties pursuant to HRS § 6E-42, and has determined whether any mitigative actions and protocols are required;

2. The Applicant shall consult with SHPD to implement all mitigation protocols approved or otherwise required by SHPD for all historic and cultural resources (including iwi kūpuna) discovered on the Project site; and

3. 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 SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

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

2. Artificial light from exterior light fixtures on the Project site, 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 § 205A-71(b);

3. Exterior light fixtures on the Project site 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 (sunrise to sunset);

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

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

7. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Turtle is on land within 150 feet 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-foot 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.

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

J. 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 Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 40 cubic yards of nonstructural fill soil;

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and

personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Council ("OISC");

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC Protocols must be distributed to all workers who will be present at the site; posted at the Project site in a visible location accessible to all Project workers, including delivery and haul-out contractors; or both if directed to do so by the DPP. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities; and

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State agency charged with the eradication and management of invasive species.

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

K. Permits.

The Applicant must obtain a construction permit or building 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; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, approve an 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 construction permit or building permit;

   the extension will be deemed to be denied.

L. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to Land Use Ordinance LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is 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; and

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 Donna and Jude Baker, 1227 Pale San Vitores Road, Tumon Bay, Guam 96913; Mark Howland, WHALE Environmental Services, Inc. P.O. Box 455, Kahuku, Hawai'i 96731; Dawn Takeuchi Apuna, Director Designate of the Department 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:

_____

_____

_____

_____

_____

_____

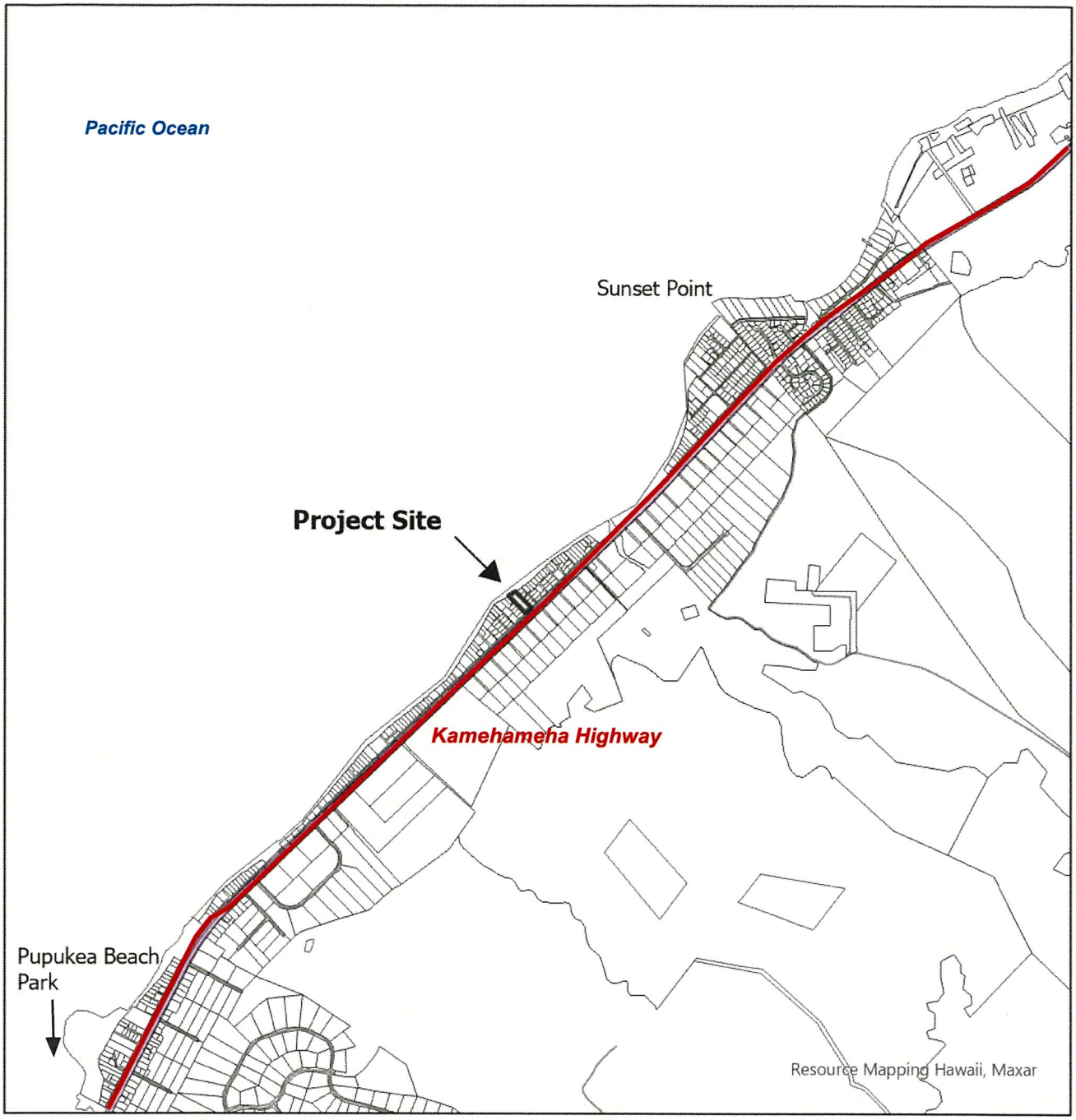
DATE OF INTRODUCTION: _____

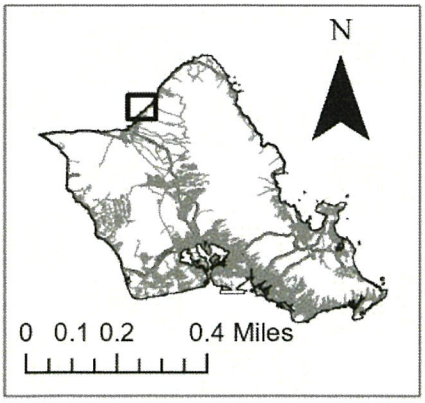
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_____ _____

Honolulu, Hawai'i Councilmembers

DPP24SMA108





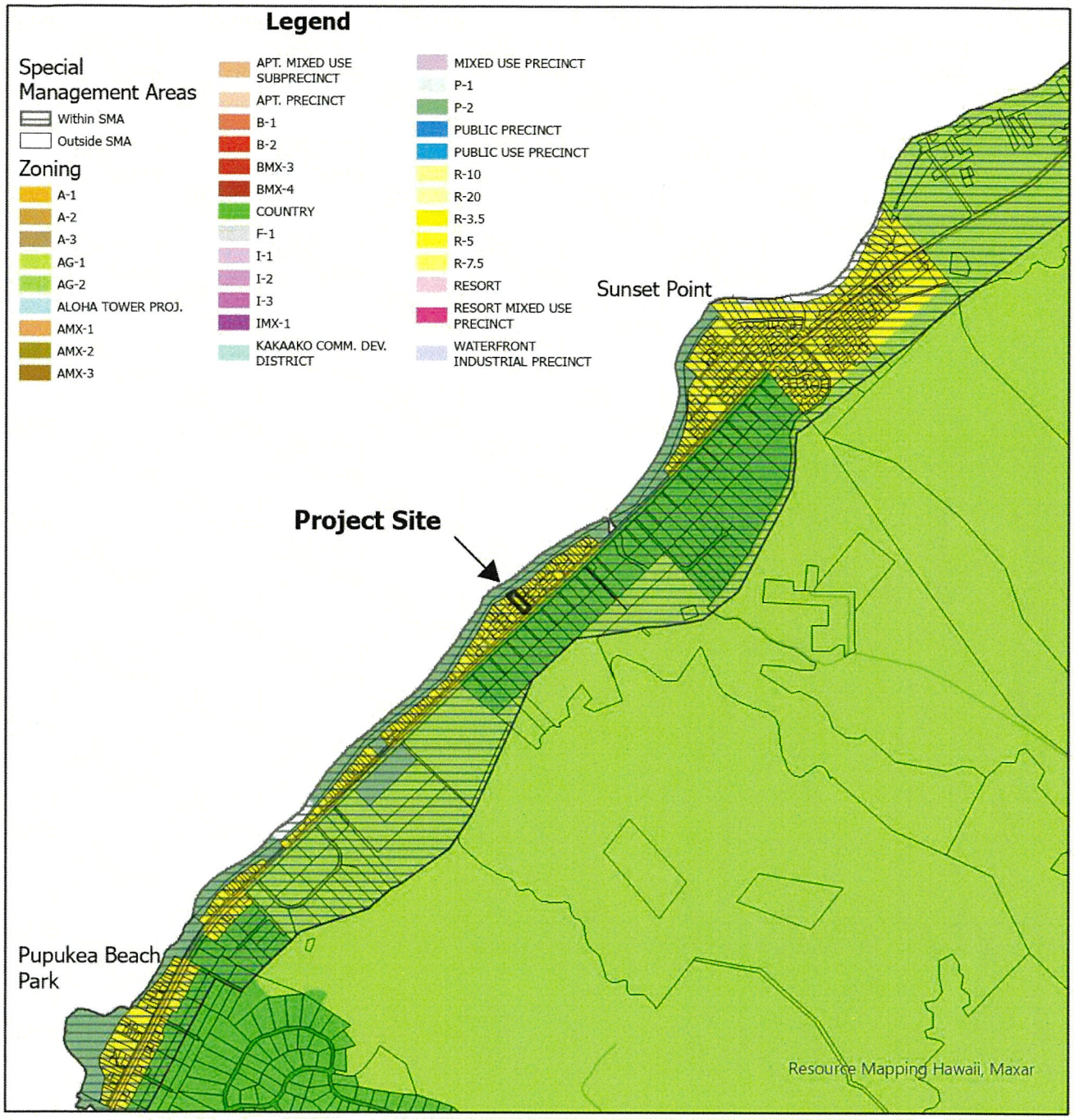
2024/SMA-108

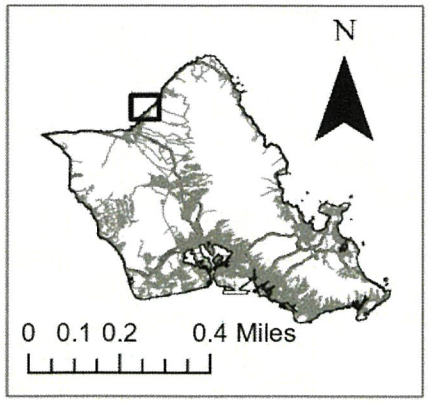
TMK: 5-9-002:059

EXHIBIT A - PROJECT LOCATION MAP

October 2024

City and County of Honolulu





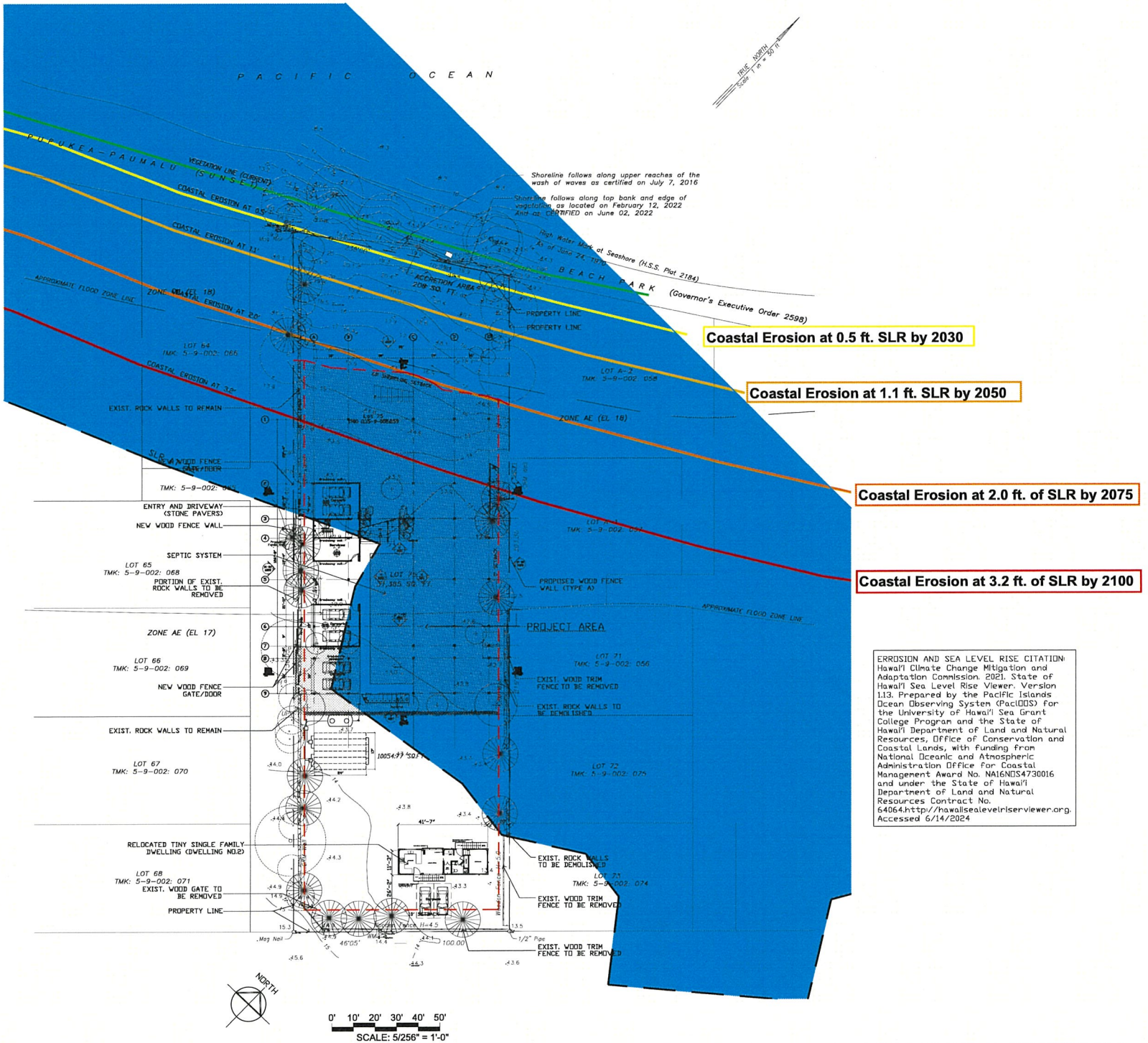
2024/SMA-108

TMK: 5-9-002:059

EXHIBIT B - ZONING AND SMA MAP

October 2024

City and County of Honolulu



ERROSION AND SEA LEVEL RISE CITATION: Hawai'i Climate Change Mitigation and Adaptation Commission. 2021. State of Hawai'i Sea Level Rise Viewer. Version 1.13. Prepared by the Pacific Islands Ocean Observing System (PacIOOS) for the University of Hawai'i Sea Grant College Program and the State of Hawai'i Department of Land and Natural Resources, Office of Conservation and Coastal Lands, with funding from National Oceanic and Atmospheric Administration Office for Coastal Management Award No. NA16NOS4730016 and under the State of Hawai'i Department of Land and Natural Resources Contract No. 64064.http://hawaiisealevelriserviewer.org. Accessed 6/14/2024

EXHIBIT C-1 - PLOT PLAN WITH SEA LEVEL RISE AND COASTAL EROSION PROJECTIONS
2024/SMA-108

K. NICHOLS BUTTERBAUGH
ARCHITECT
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

STAMP

KALAMA NICHOLS BUTTERBAUGH
LICENSED PROFESSIONAL ARCHITECT
No. 9421
HAWAII, U.S.A.
EXP. 4/30/26
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONST. OF THE PROJECT WILL BE UNDER MY OBSERVATION

PROJECT DESIGNER

STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE INFORMATION

Address: 59-205 Ke Nui Road, Haleiwa, HI

TMK:(1)5-9-002:059
Area (sq.ft): 31, 385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 59-205 KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

Client's Email:

Client's phone no.:

A-003

Proposed Site Development Plan (With Coastal Erosion Indication)

DATE: 03/01/2025

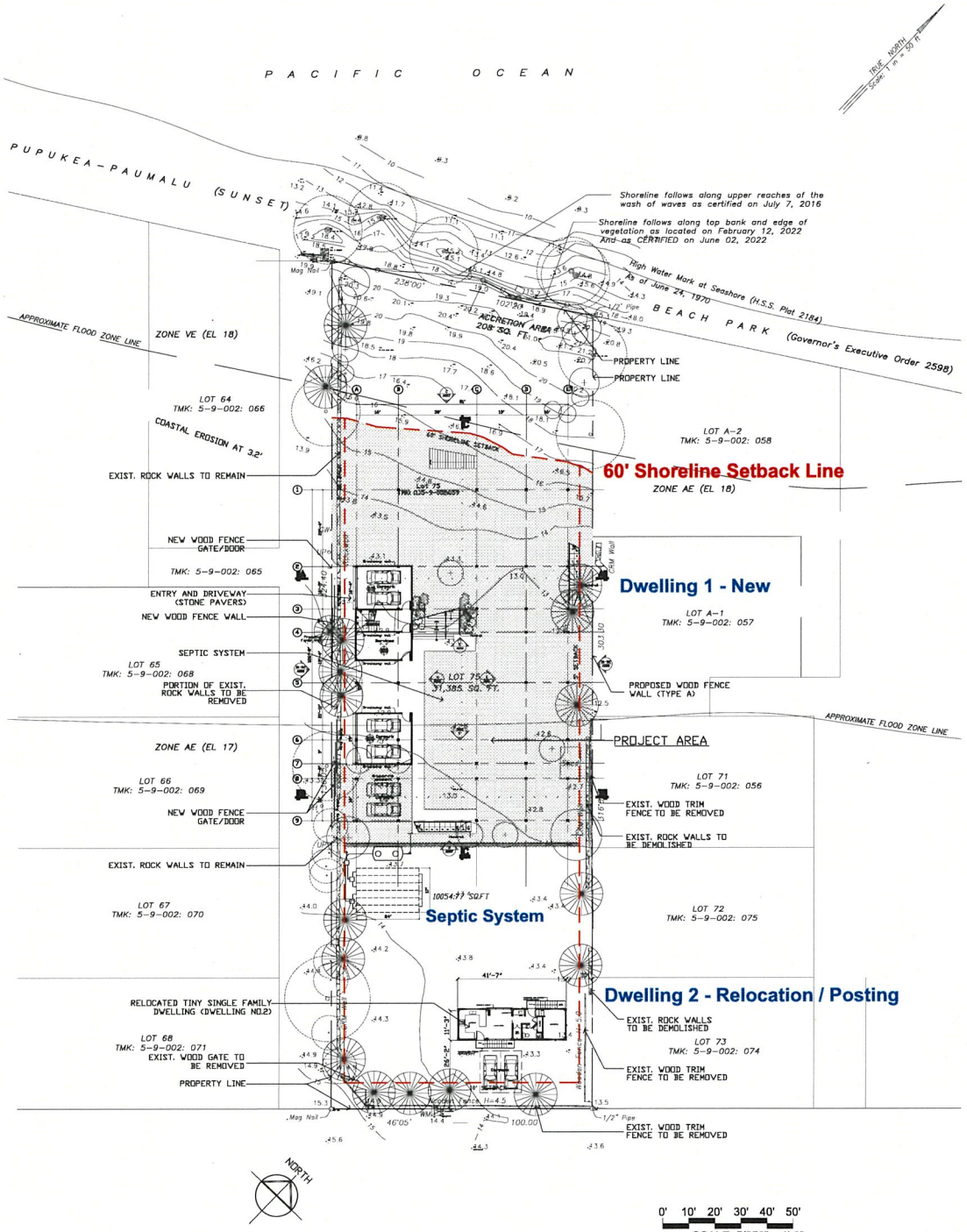


EXHIBIT C-2 - PROPOSED SITE PLAN
2024/SMA-108

K. NICHOLS BUTTERBAUGH
ARCHITECT
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

STAMP

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LICENSED PROFESSIONAL ARCHITECT
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PROJECT DESIGNER

STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE INFORMATION

Address: 59-205 Ke Nui Road, Haleiwa, HI

TMK:(1)5-9-002:059
Area (sq.ft): 31, 385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 59-205 KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

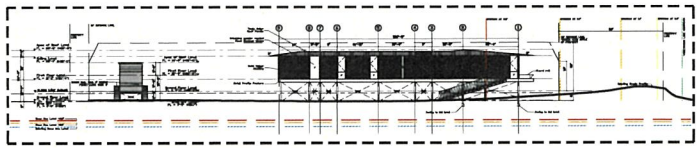
Client's Email:

Client's phone no.:

A-002

Proposed Site Development Plan

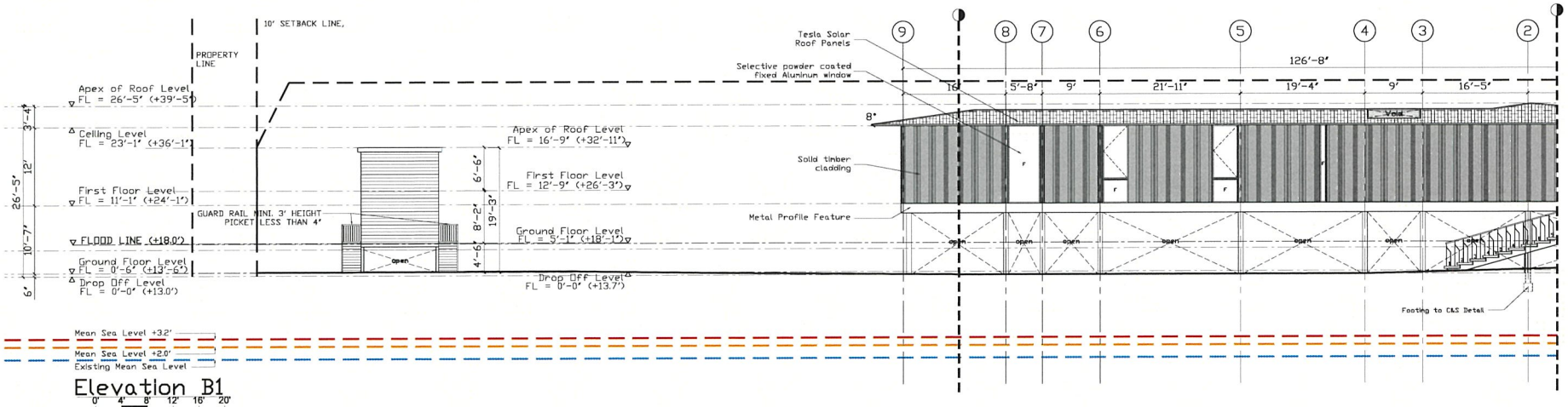
DATE: 03/01/2025



Key Elevation

0' 25' 50'

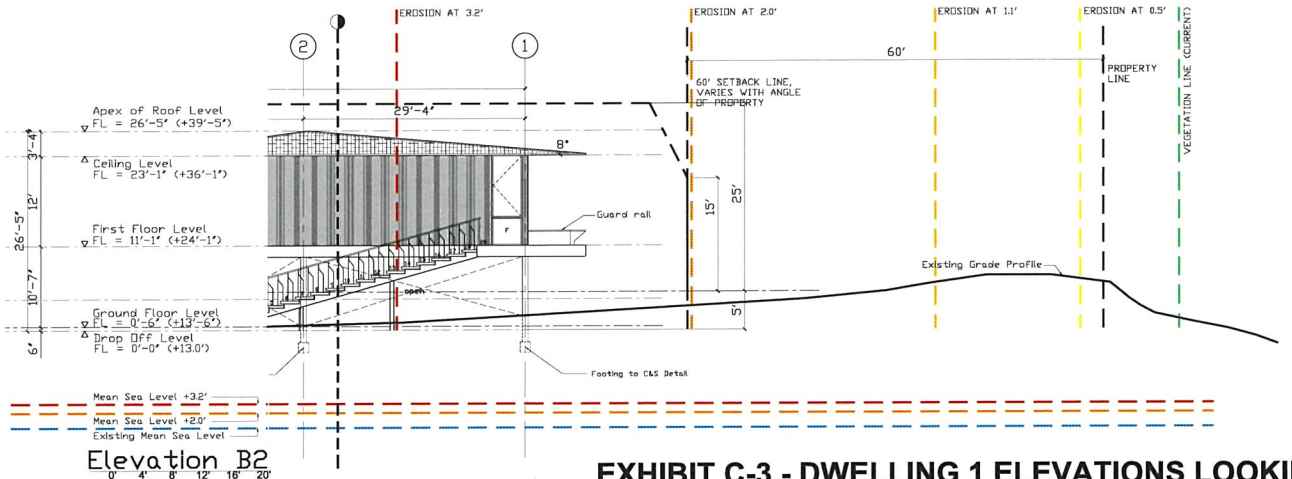
SCALE: 1/64" = 1'-0"



Elevation B1

0' 4' 8' 12' 16' 20'

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



Elevation B2

0' 4' 8' 12' 16' 20'

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

EXHIBIT C-3 - DWELLING 1 ELEVATIONS LOOKING WEST
2024/SMA-108

K. NICHOLS BUTTERBAUGH
ARCHITECT
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

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KALAMA NICHOLS BUTTERBAUGH
LICENSED PROFESSIONAL ARCHITECT
No. 9421
HAWAII, U.S.A.
EXP. 4/30/26
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PROJECT DESIGNER

STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE INFORMATION

Address: 59-205 Ke Nui Road, Haleiwa, HI

TMK:(1)5-9-002:059
Area (sq.ft): 31, 385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 59-205 KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

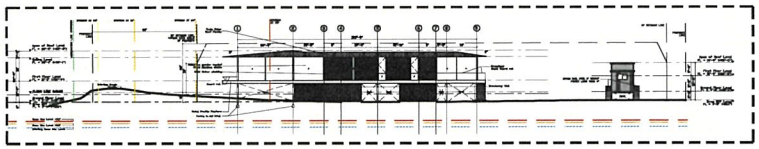
Client's Email:

Client's phone no.:

A-008

Elevation B1 & Elevation B2

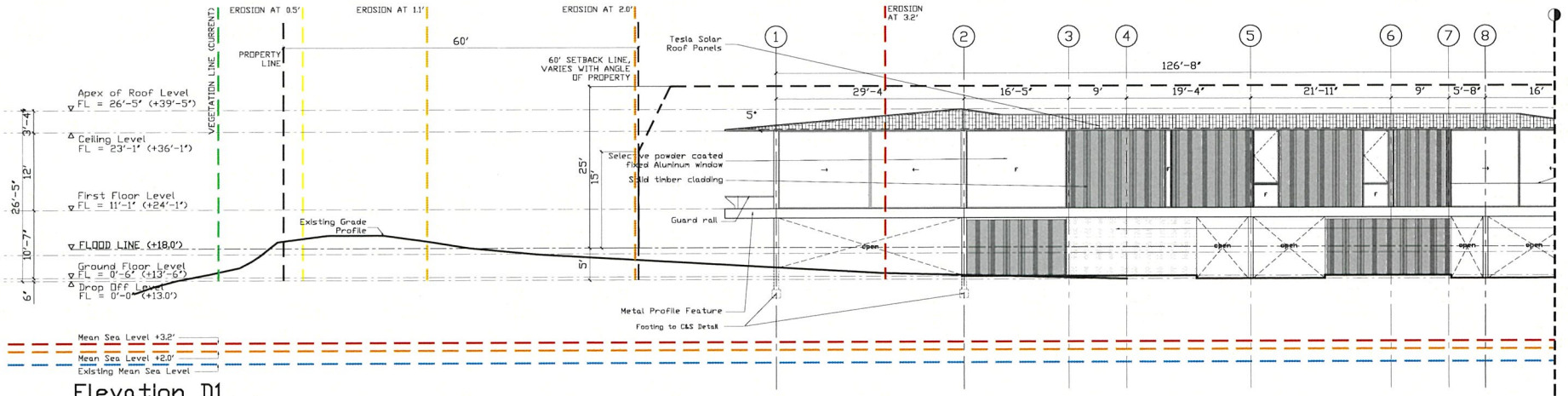
DATE: 03/01/2025



Key Elevation

0' 25' 50'

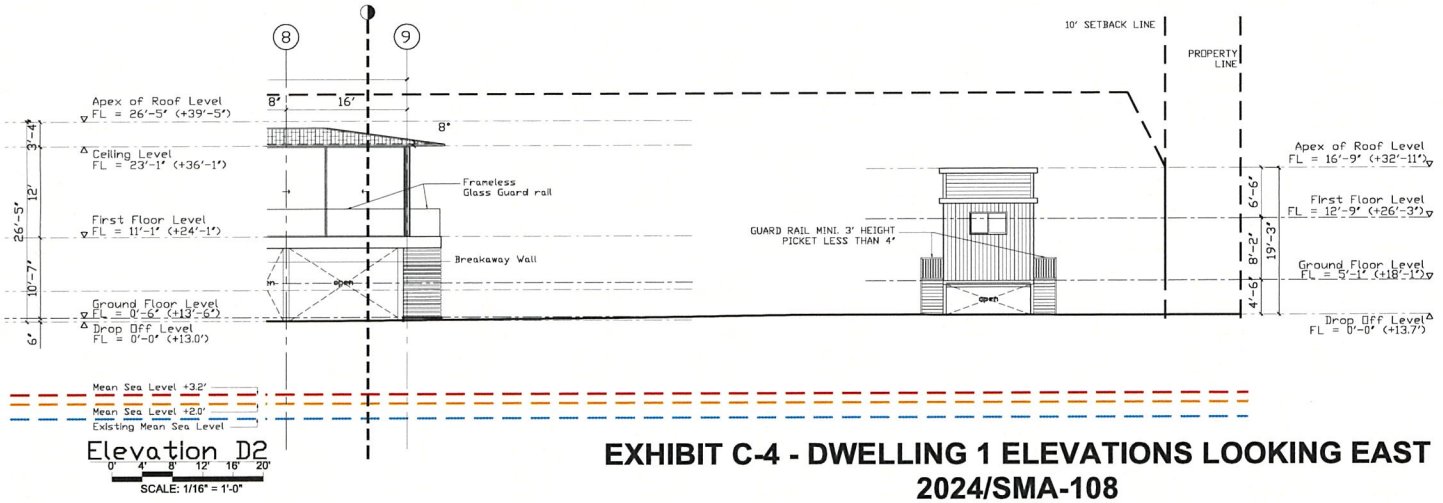
SCALE: 1/64" = 1'-0"



Elevation D1

0' 4' 8' 12' 16' 20'

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



Elevation D2

0' 4' 8' 12' 16' 20'

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

EXHIBIT C-4 - DWELLING 1 ELEVATIONS LOOKING EAST
2024/SMA-108

K. NICHOLS BUTTERBAUGH
ARCHITECT
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

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LICENSED PROFESSIONAL ARCHITECT
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HAWAII, U.S.A.
EXP. 4/30/26
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PROJECT DESIGNER

STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE INFORMATION

Address: 59-205 Ke Nui Road, Haleiwa, HI

TMK:(1)5-9-002:059
Area (sq.ft): 31, 385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 59-205 KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

Client's Email:

Client's phone no.:

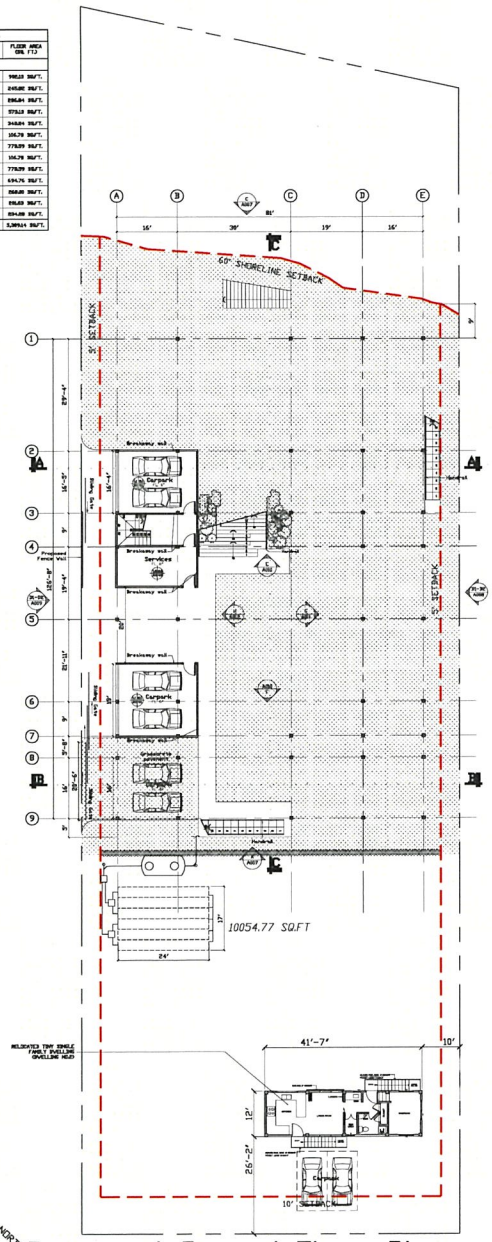
A-009

Elevation D1 & Elevation D2

DATE: 03/01/2025

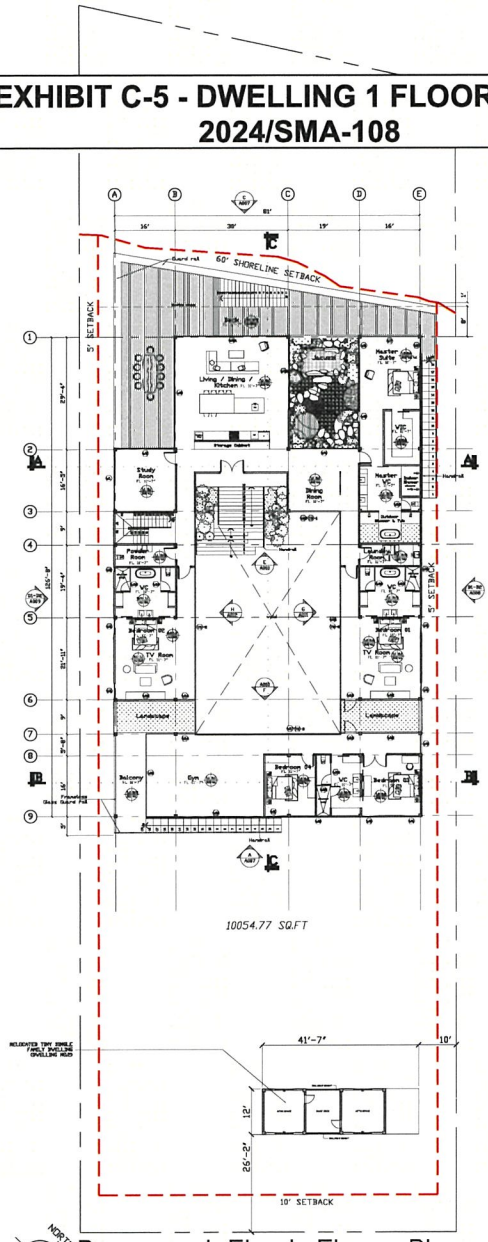
EXHIBIT C-5 - DWELLING 1 FLOOR PLANS
2024/SMA-108

TOTAL LIVING AREA	
LOCATION	FLOOR AREA (SQ. FT.)
FIRST FLOOR	
LIVING / DINING / KITCHEN	1662.0 SQ/FT.
DINING ROOM	245.00 SQ/FT.
STUDY ROOM	256.64 SQ/FT.
MASTER SUITE	573.0 SQ/FT.
MASTER WC	34.824 SQ/FT.
LAUNDRY	55.75 SQ/FT.
BEDROOM 2 / TV ROOM / WC	775.89 SQ/FT.
POWDER ROOM	34.75 SQ/FT.
BEDROOM 3 / TV ROOM / WC	775.89 SQ/FT.
GYM	634.75 SQ/FT.
BEDROOM 03	256.00 SQ/FT.
WC	55.63 SQ/FT.
BEDROOM 04	324.00 SQ/FT.
TOTAL FIRST FLOOR	5,389.44 SQ/FT.



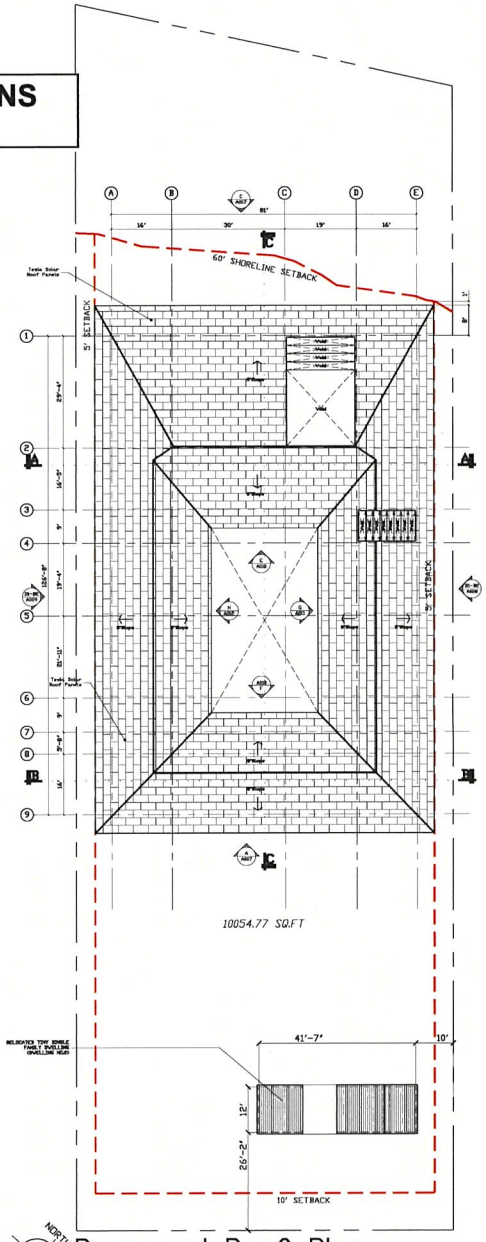
Proposed Ground Floor Plan

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



Proposed First Floor Plan

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



Proposed Roof Plan

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

K. NICHOLS BUTTERBAUGH

ARCHITECT

137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

STAMP

KALAMA NICHOLS BUTTERBAUGH
LICENSED PROFESSIONAL ARCHITECT
No. 9421
HAWAII, U.S.A.

EXP. 4/30/26

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PROJECT DESIGNER

STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE INFORMATION

Address: 59-205 Ke Nui Road, Haleiwa, HI

TMK:(1)5-9-002:059
Area (sq.ft): 31, 385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 59-205 KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

Client's Email:

Client's phone no.:

A-004

Proposed Ground Floor Plan, First Floor Plan & Roof Plan

DATE: 03/01/2025

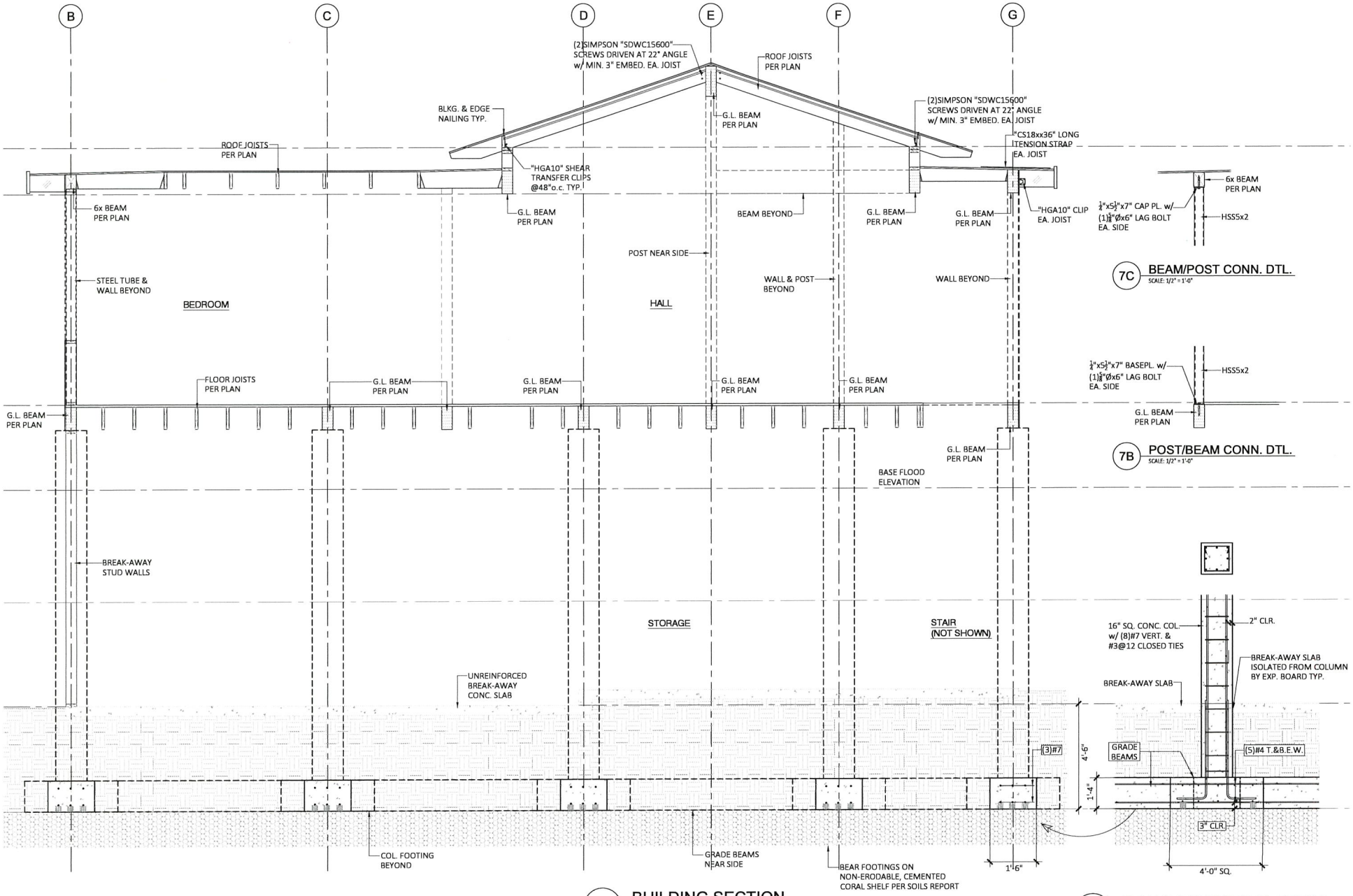
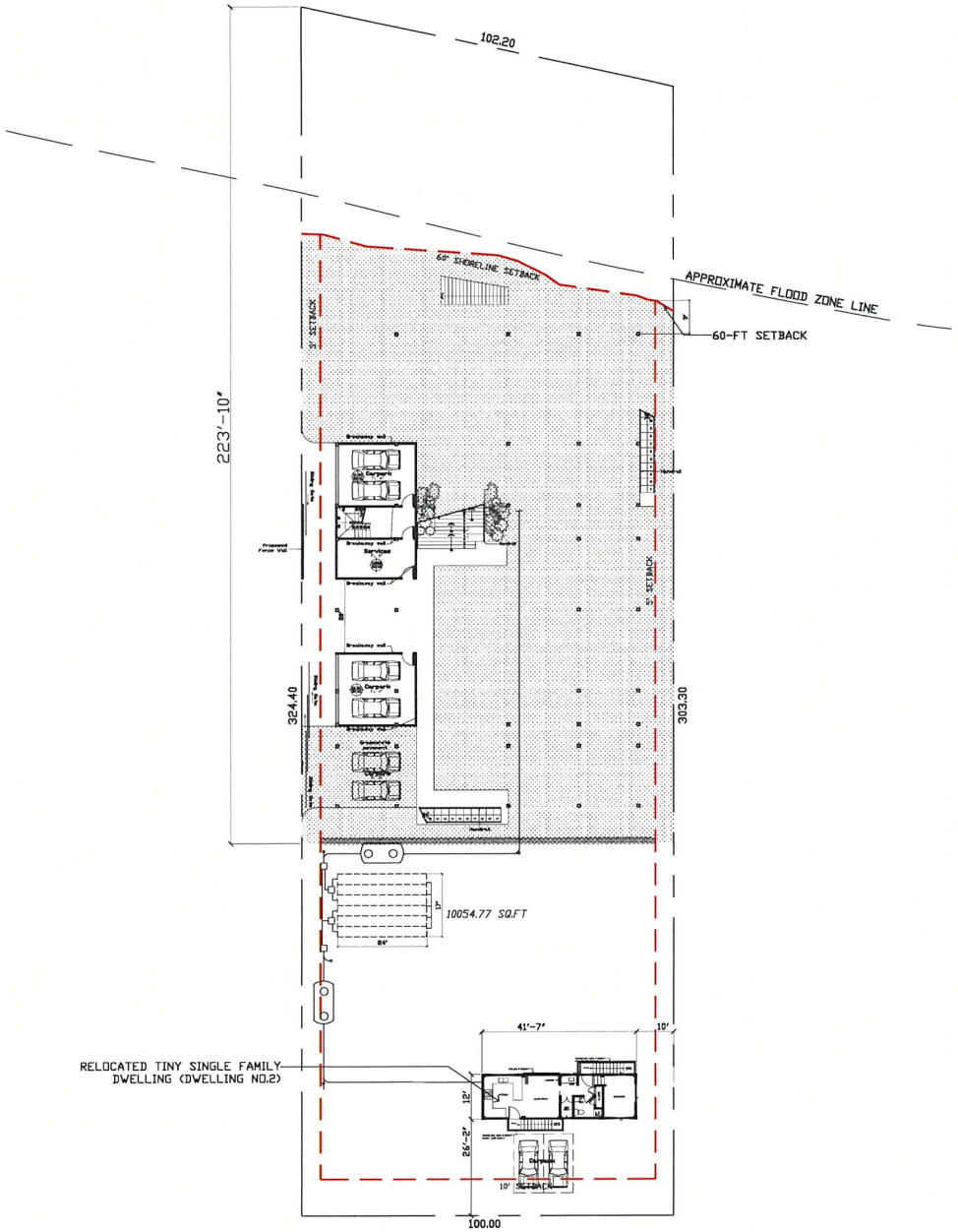


EXHIBIT C-6 - DWELLING 1 CONCEPTUAL COLUMN AND FOOTING PLAN
2024/SMA-108

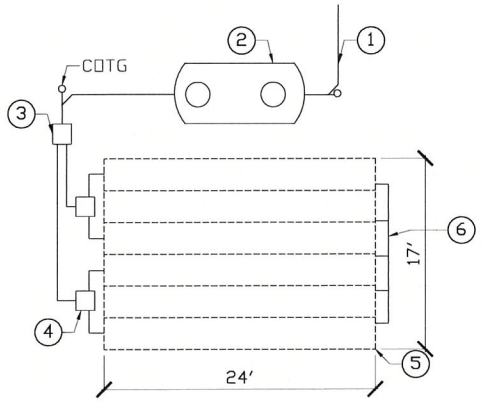


NORTH

Proposed Site Development Plan

0' 10' 20' 30' 40' 50'

SCALE: 5/256" = 1'-0"



Septic Tank Enlarged Plan

0' 4' 8' 12' 16' 20'

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

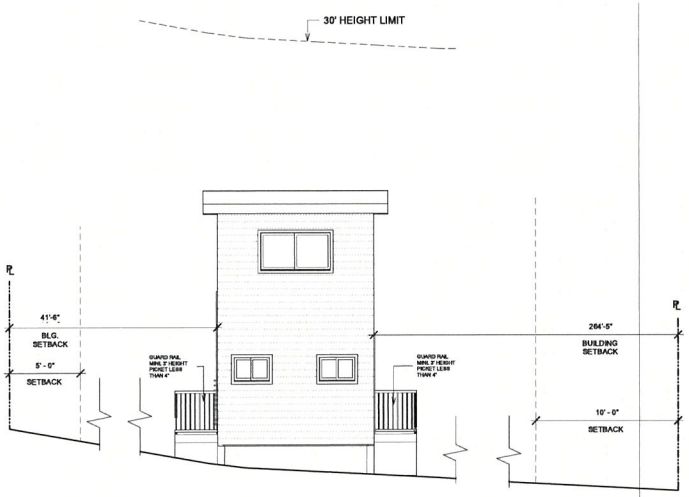
IWS COMPONENTS SCHEDULE:

1. CONNECT TO PROPOSED DWELLING SEWER, PROVIDE COTG AT ALL BENDS,MAINTAINE 4"PER FOOT MINIMUM SLOPE FROM DWELLING TO SEPTIC TANK.
2. INFILTRATOR IM-1530, 2-COMPARTMENT CONFIGURATION SEPTIC TANK WITH (2)21" DIA. RISERS WITH SCREW CAPS UP TO FINISHED GRADE. SEE MANUFACTURE'S MAINENANCE AND INSTALLATION INSTRUCTIONS.
3. TUF-TITE 3 HOLE DISTRIBUTION BOX WITH 6" DIA. PVC RISER WITH SCREW TYPE CAP UP TO FINISH GRADE.
4. TUF-TITE 4 HOLE DISTRIBUTION BOX WITH 6" DIA. PVC RISER WITH SCREW TYPE CAP UP TO FINISH GRADE. CONNECT 4" DIA SOLID PVC PIPE FROM D-BOX TO TOP OF KNOCKOUT OF INFILTRATORS' END CAP.
5. 17' X 24' = 408 SQ.FT. ABSORPTION WITH "I-20" INFILTRATOR CLUSTER BED. SEE TYP. CROSS SECTION AND MANUFACTURER'S INSTALLATION INSTRUCTION.
6. CONNECT ALL ENDS OF INFILTRATORS AT END OF CLUSTER BED WITH 4" DIA. SOLID PVC PIPE AT BOTTOM KNOCKOUT OF INFILTRATOR END CAP.

EXHIBIT C-7 - SEPTIC SYSTEM PLAN
2024/SMA-108



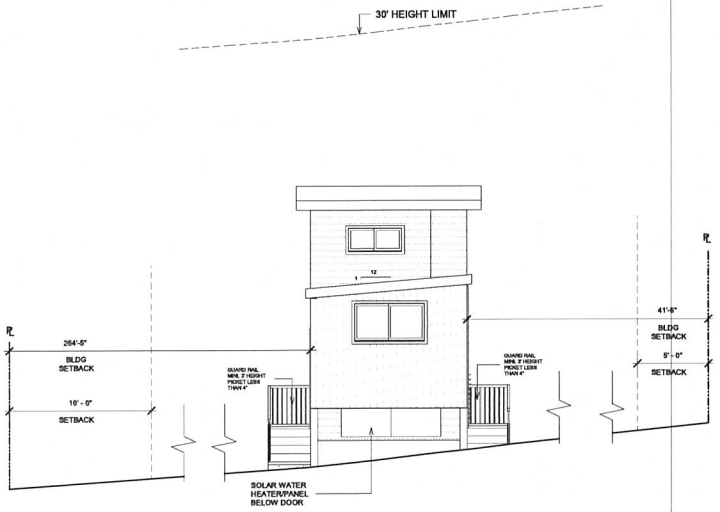
NORTH ELEVATION
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"



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



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



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

EXHIBIT C-8 - DWELLING 2 ELEVATIONS
2024/SMA-108

DESIGN EIGHT ARCHITECT

DESIGN EIGHT
ARCHITECTURAL DESIGN SERVICE, LLC

LICENSED PROFESSIONAL ARCHITECT No. 8740 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

EXP. DATE 04-30-2024

PROJECT TITLE

SOUTH SEA HOLDINGS LLC
NEW DWELLING
59-205 Ke Nui Road, Haleiwa, HI, 96712
TMK: (1) 5-9-002:059

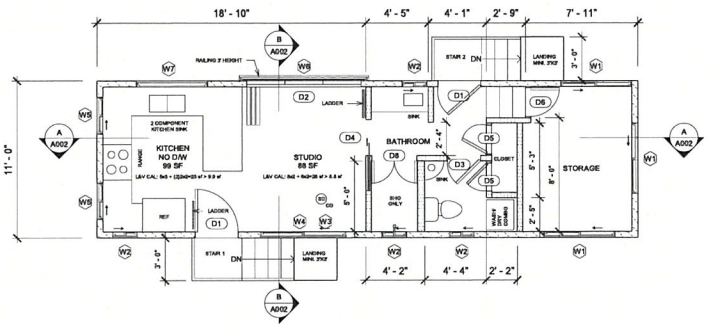
REVISION	NO.

DATE: 1/3/2023 2:29:44 PM

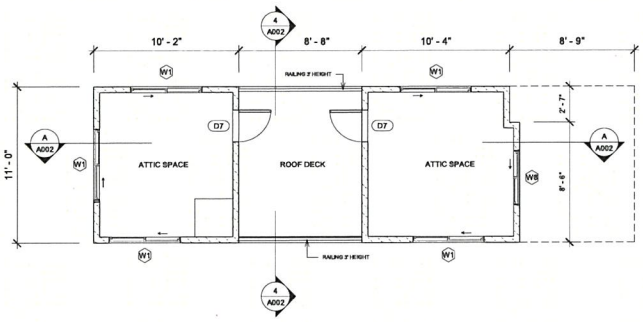
SHEET NO.:

A003

SHEET TITLE: **BUILDING ELEVATION**



1ST FLOOR PLAN
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"



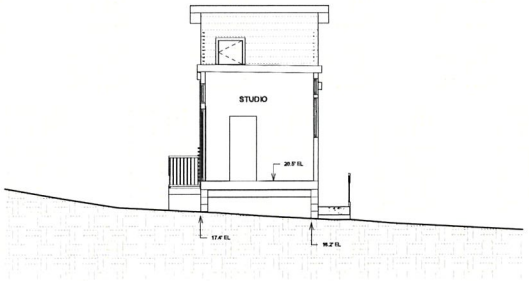
2ND FLOOR PLAN
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

SMOKE DETECTOR
NOTE: 2012 IRC SECTION R314/ SMOKE ALARMSTHE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION IF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED.
R315 CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034.
COMBINATION CARBON MONOXIDE/SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217

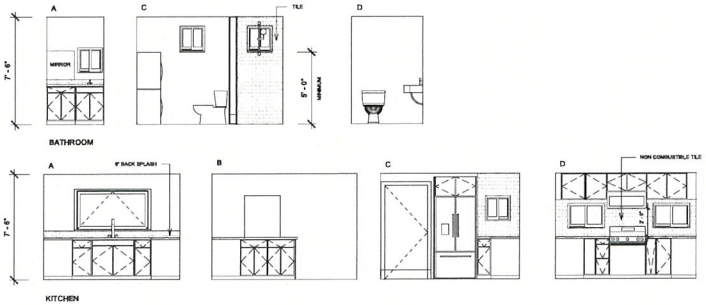
WALL LEGEND
2X4 WALL W/EXTERIOR FINISHES
2X4 WALL W/GYPSUM BOARD



SECTION A-A
3/16" = 1'-0"
SCALE: 3/16" = 1'-0"



SECTION B-B
3/16" = 1'-0"
SCALE: 3/16" = 1'-0"



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

A
D B
C

EXHIBIT C-9 - DWELLING 2 FLOOR PLANS AND SECTIONS
2024/SMA-108

DESIGN EIGHT ARCHITECT

DESIGN EIGHT
ARCHITECTURAL DESIGN SERVICE, LLC

LICENSED PROFESSIONAL ARCHITECT No. 8768 HAWAII, U.S.A.

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EXP. DATE 04-30-2024

PROJECT TITLE

SOUTH SEA HOLDINGS LLC
NEW DWELLING
59-205 Ke Nui Road, Haleiwa, HI, 96712
TMK: (1) 5-9-002:059

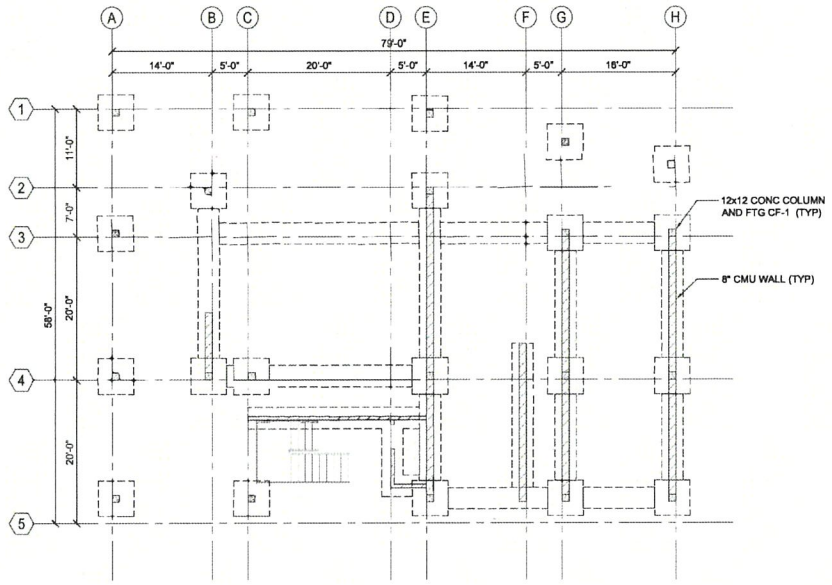
REVISION	NO.

DATE: 1/3/2023 2:29:42 PM

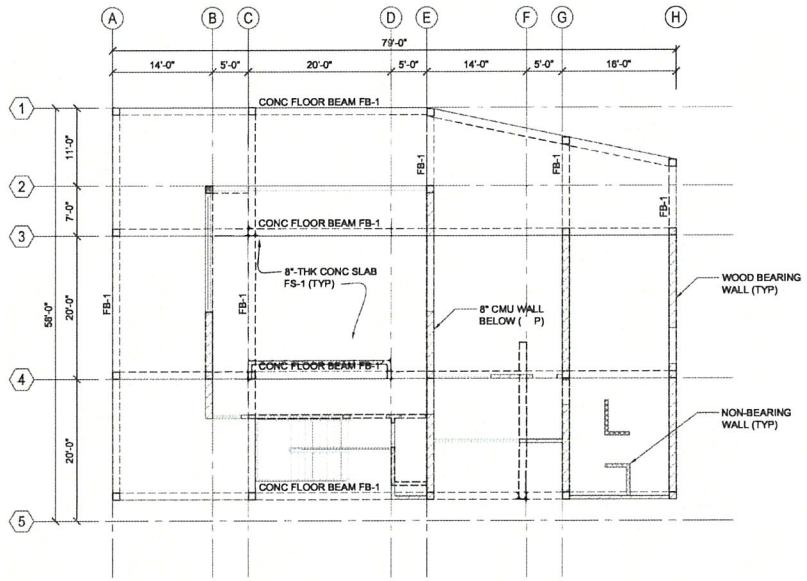
SHEET NO.:
A002

SHEET TITLE: FLOOR PLAN

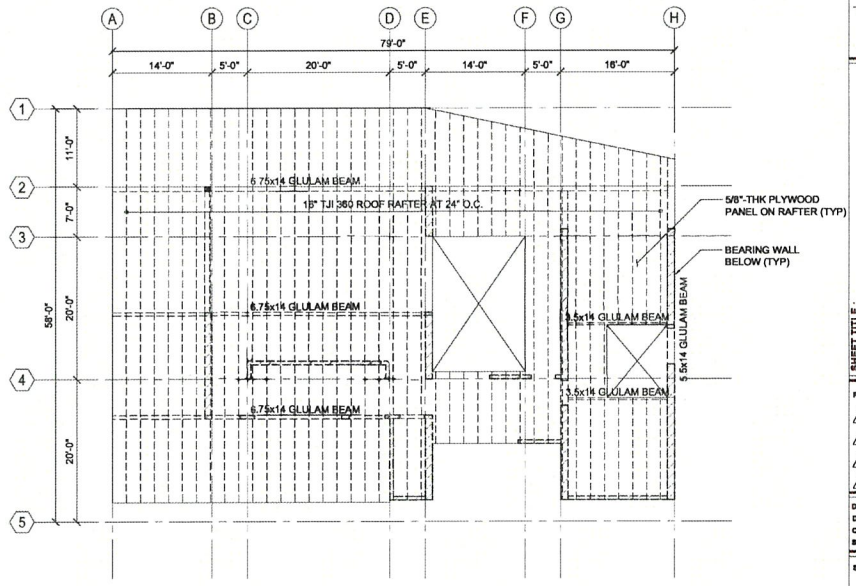
EXHIBIT C-10 - DWELLING 2 FOUNDATION, FLOOR FRAMING, AND ROOF PLAN
2024/SMA-108



1 S002 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2 S002 FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



3 S002 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

SGD Engineering
670 Auahi St, Ste 300, Honolulu, HI 96813
Tel: (808) 589-9914 Email: info@sgdeng.com

PROJECT TITLE :
PROPOSED WORK FOR BAKER RESIDENCE
ROCKY POINT
HALEIWA, HAWAII 96000
TMK: (1) 2-3-009-000 : 0000

LONG CHEN
LICENSED PROFESSIONAL ENGINEER
No. 14321-S
HAWAII, U.S.A.

SHEET TITLE :
STRUCTURAL PLANS

REVISIONS:
DATE :
DATE :
DATE :
DATE :

DESIGNED : SGD ENGR
DRAWN : SGD ENGR
CHECKED : SGD ENGR
SCALE : AS SHOWN

SHEET
S002
SHEET 2 OF 4

S002_EXHIBIT_PLANS.dwg
07/23/2025 09:56
LC

BUILDING AREA (DWELLING 1)	
TOTAL	9998.33 SQ.FT.

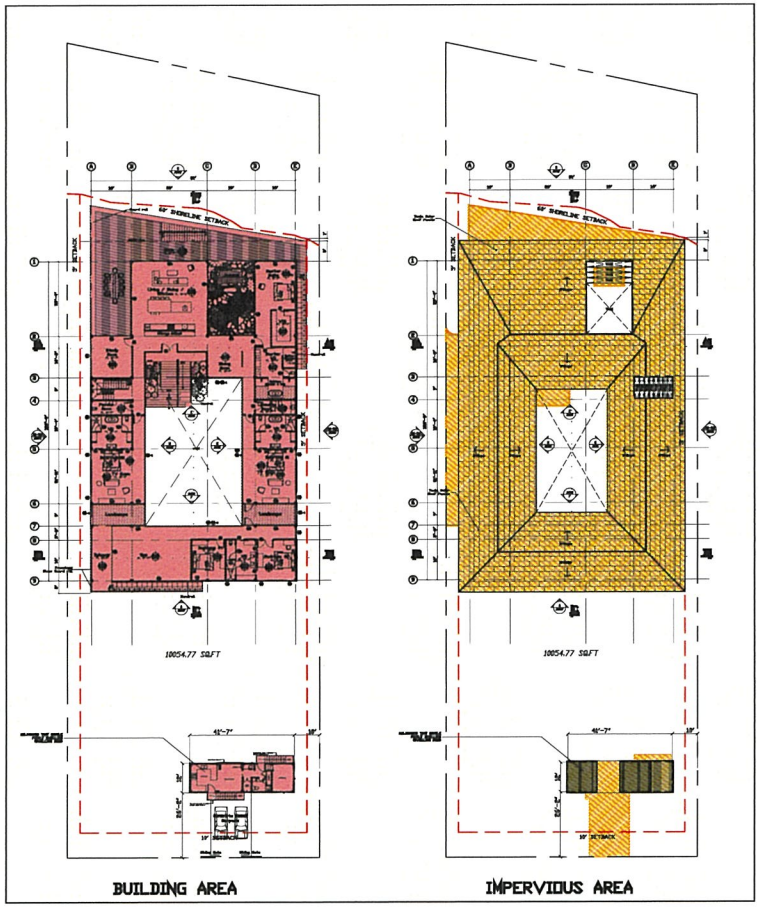
LAND DISTURBED BY PILINGS	
GROUND FLOOR	2613.12 SQ.FT.

LOT AREA	31,385 SQ.FT.

BUILDING AREA (DWELLING 2)	
TOTAL	588.84 SQ.FT.

LAND DISTURBED BY PILINGS	
GROUND FLOOR	5.62 SQ.FT.

LIVING AREA	
DWELLING 1	5,309.14 SQ.FT.
DWELLING 2	499 SQ.FT.



BUILDING AREA IMPERVIOUS AREA

BUILDING AREA - COMBINED	
DWELLING 1	9998.33 SQ.FT.
DWELLING 2	588.84 SQ.FT.
TOTAL FLOOR	10,587.17 SQ.FT.

BUILDING AREA RATIO	
10,587.17 SQFT / 31,385 SQFT X 100%	33.73%

DWELLINGS AND ACCESSORY STRUCTURES	
GROUND FLOOR	3290.28 SQ.FT

IMPERVIOUS SURFACE AREA	
DWELLING 1	11705.90 SQ.FT
DWELLING 2	1006.83 SQ.FT
TOTAL	12,712.73 SQ.FT
IN PERCENTAGE	40.51%

EXCAVATION & FILL ESTIMATES	
EXCAVATION COVERING AN AREA	173.95 yd³
BACKFILL	40.143 yd³
IMPORTED STRUCTURAL FILL	NOT APPLICABLE
IMPORTED FILL SOIL	40.143 yd³

PER ORDIANANCE 21-6.20
1 Per 1000 SF of PRIVATE DWELLING OR LODGING AREA,NOT INCLUDING AREAS IDENTIFED IN (b)(2)(A)

PARKING REQUIRED	
DWELLING 1	SIX SPACE (SIX PROVIDED)
DWELLING 2	ONE SPACE (TWO PROVIDED

EXHIBIT C-11 - LUO COMPLIANCE CALCULATIONS 2024/SMA-108

NOTE: CALCULATIONS FOR EXCAVATION AND FILL ARE BASED UPON BEST PROFESSIONAL ESTIMATES FOR PROPOSE CONCEPTUAL DESIGN, TO BE CONFIRMED BY A CIVIL ENGINEER DURING THE PROJECT'S DETAILED DESIGN PHASE.

K. NICHOLS BUTTERBAUGH
ARCHITECT
137A Kapaa St,
Kailua, Hawaii 96734
Tel: (808)262-1928

STAMP

KALAMA NICHOLS BUTTERBAUGH
LICENSED PROFESSIONAL ARCHITECT
No. 9421
HAWAII, U.S.A.
EXP. 4/30/26
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONST. OF THE PROJECT WILL BE UNDER MY OBSERVATION

PROJECT DESIGNER

STUDIO Q
Hobujaama 4,
Tallinn 10151 Estonia

PROJECT SITE INFORMATION

Address: 59-205 Ke Nui Road, Haleiwa, HI

TMK:(1)5-9-002:059
Area (sq.ft): 31, 385 sq.ft
Area (acres): 0.7205 ac
Lot Number: Lot 75

FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 59-205 KE Nui Road, Haleiwa HI

CONTACT

Client: South Sea Holdings LLC

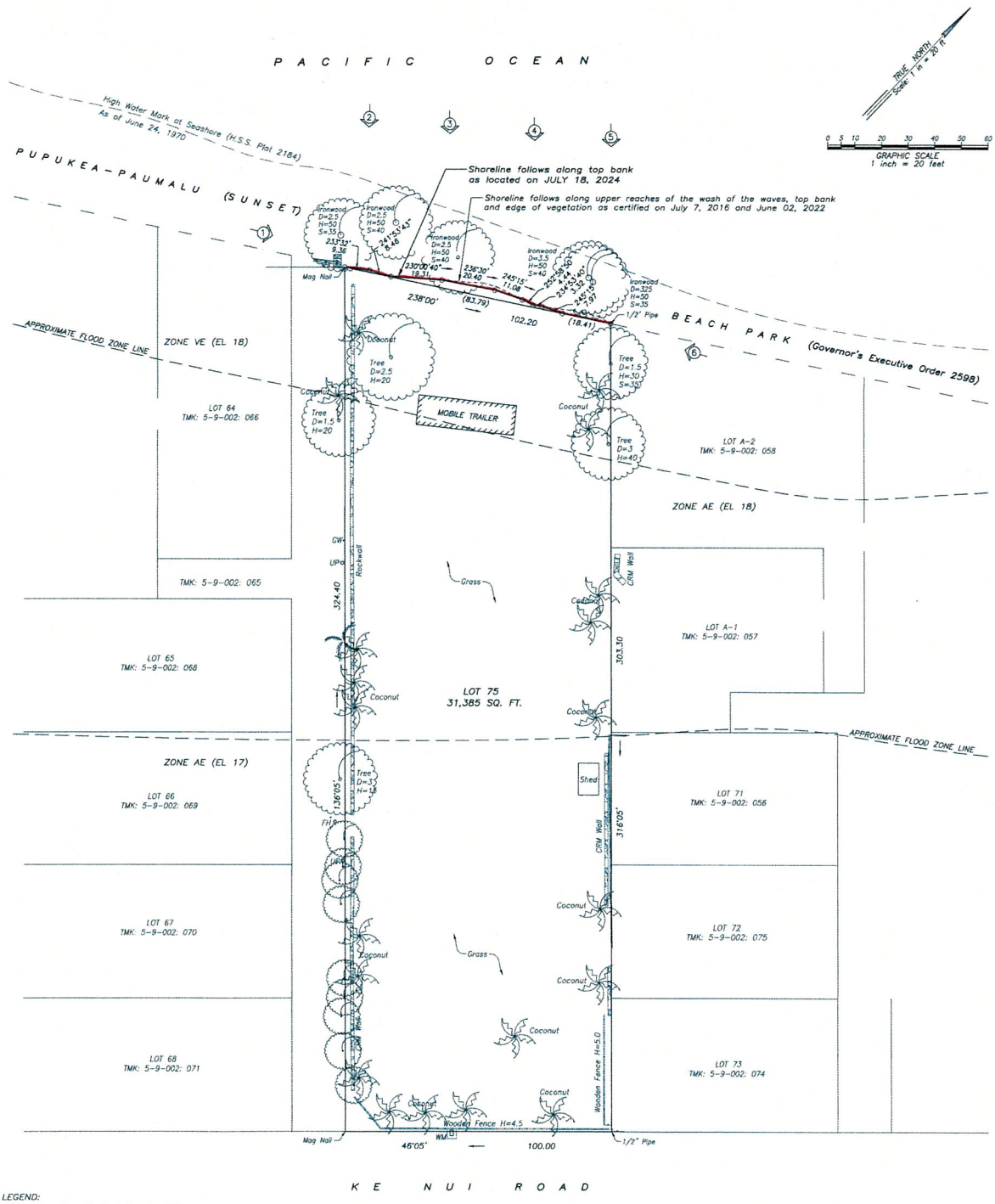
Client's Email:

Client's phone no.:

A-016
Proposed Conceptual Design

Building Area

DATE: 03/01/2025



LEGEND:

CRM	–	Concrete Rock Masonry Wall
D	–	Diameter
FH	–	Fire Hydrant
GP	–	Guard Post
GW	–	Guy Wire
H	–	Height
S	–	Spread
TMK	–	Tax Map Key
UP	–	Utility Pole
WM	–	Water Meter

NOTES:

1. Direction of photographs taken on JULY 18, 2024 at 10:00 AM.
2. Elevations were referred to bench mark, "TU0520" (R-15) with an elevation of 26.97 Ft. (LMSL).
3. Shoreline as shown is subject to Final Certification by the Department of Land and Natural Resources as recommended by the Hawaii State Land Surveyor.
4. FIRM No. 15003C0020 F
   FIRM Index Date: November 05, 2014
   Flood Zone: AE (Elev. 17/18) and VE (Elev. 18)
5. C&C PARCEL INFORMATION:
   Zoning (LUO): R-5 Residential District
   State Land Use: Urban District
   Street Setback: None
   Shoreline: Shoreline Setback
   Lot Restriction: None
   Street Setback: None
   Height Limit: 25 feet
   SMA: In SMA

The shoreline as delineated in red is hereby certified as the shoreline as of
AUG 29 2024
Chairperson, Board of Land and Natural Resources

This work was prepared by me or under my supervision

GIL P. BUMANGLAG
Licensed Professional Land Surveyor
Certificate Number 8948
Exp. Date: April 30, 2026

GIL P. BUMANGLAG LICENSED PROFESSIONAL LAND SURVEYOR No. 8948 HAWAII, U.S.A.

SHORELINE SURVEY MAP
LOT 75
"PUPUKEA-PAUMALU BEACH LOTS"
BEING ALSO GRANT 8131 TO L.L. FISH
Tax Map Key: (1) 5-9-002: 059
AT PUPUKEA-PAUMALU, KOOLAULOA, OAHU, HAWAII
Site Address: 59-205 Ke Nui Road, Haleiwa, HI
OWNER: SOUTH SEA HOLDINGS, LLC
Address: 1227 Pale San Vitores Road
Tamuning, Guam 96913

EXHIBIT D - 2024 CERTIFIED SHORELINE SURVEY

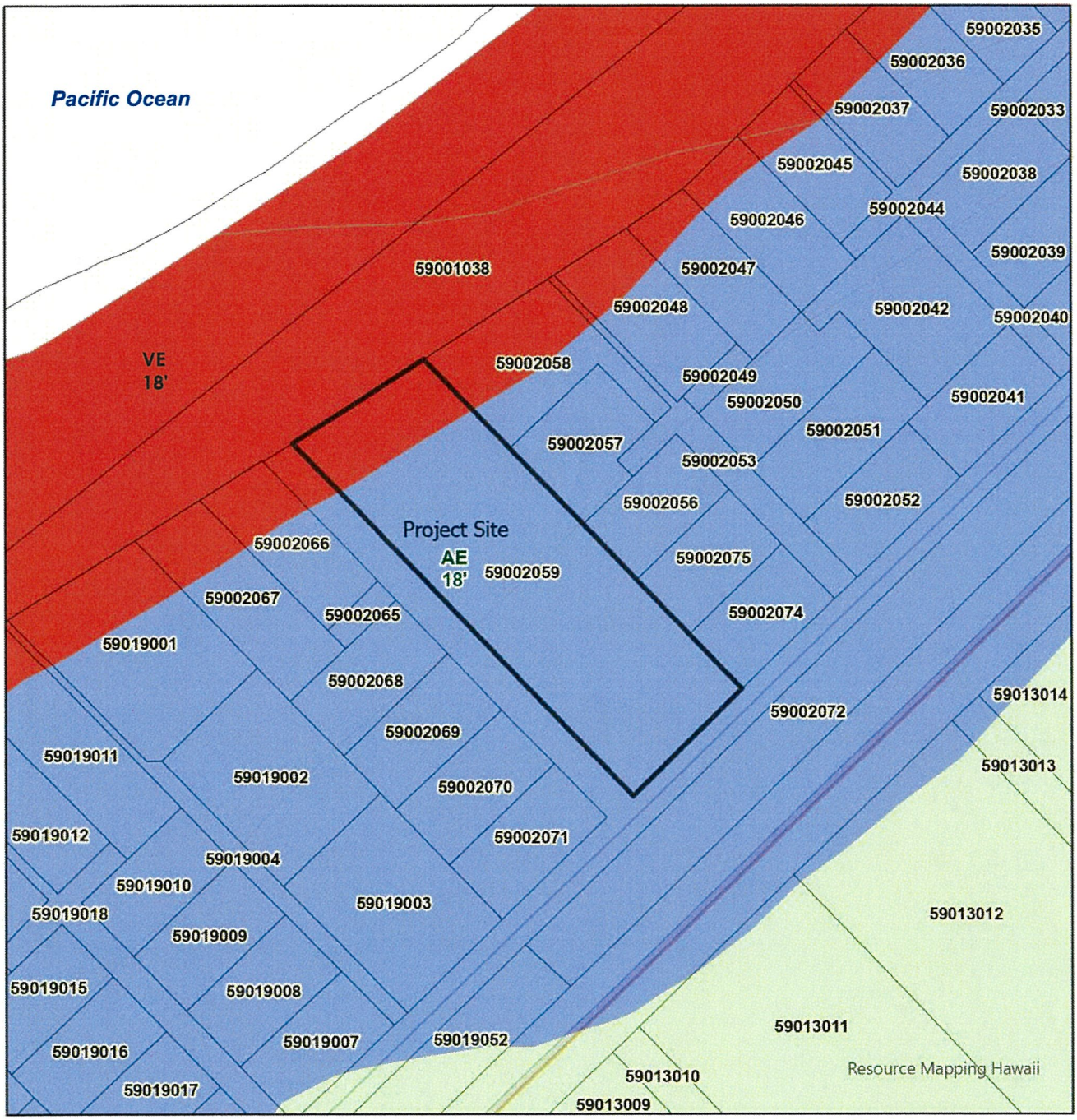
SURVEY OFFICE COPY

DATE: JULY 18, 2024

FB No. G-379: 61
c:\shore\KE-NUI=RD-59-205-SHORE-07-18-2024 REV FINAL

GIL SURVEYING SERVICES, LLC
1442 LILA STREET HONOLULU HAWAII 96818

21" x 32" = 4.67 sq. ft.



Legend

- AE
- VE
- X

2024/SMA-108

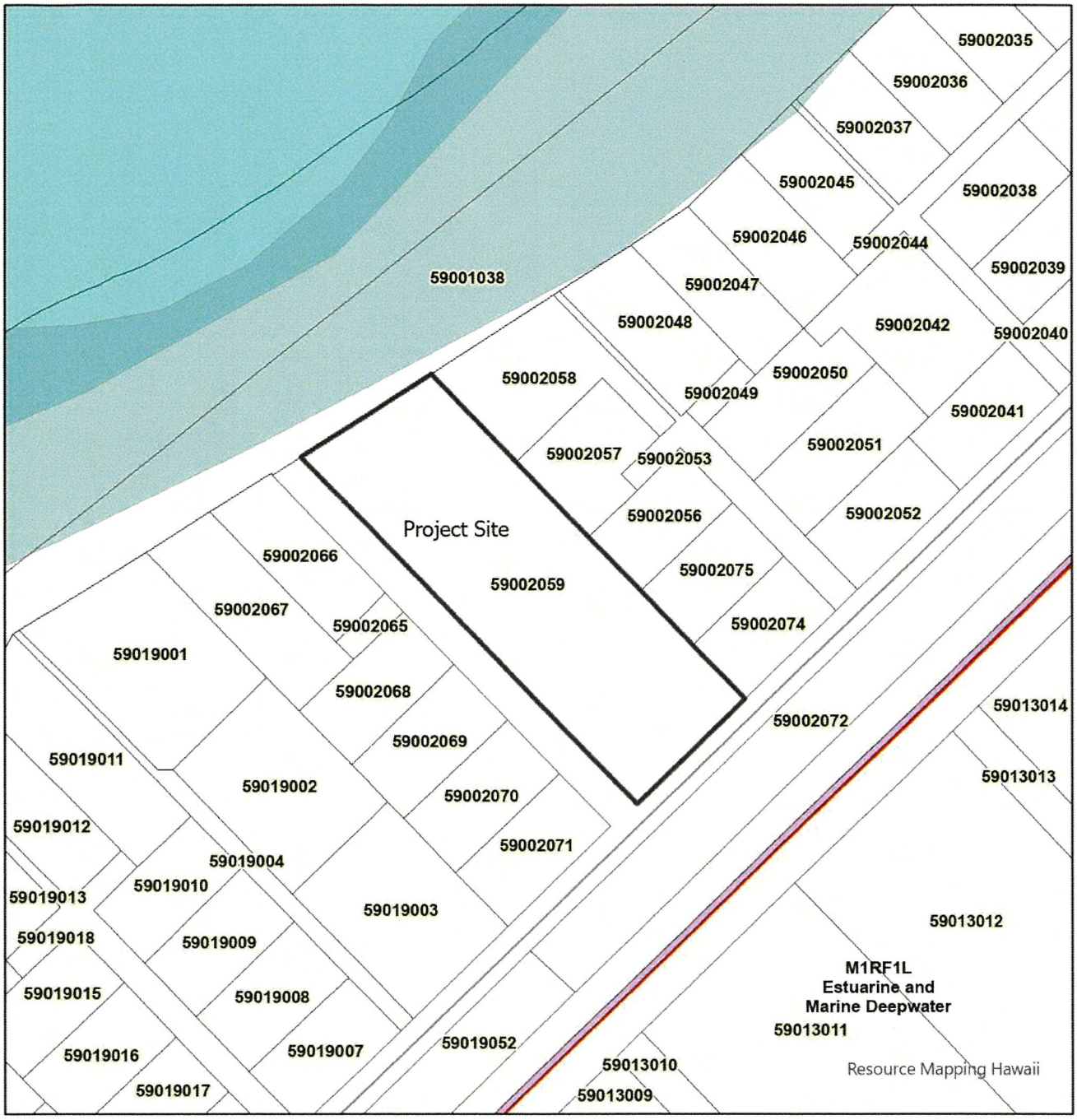
TMK: 5-9-002: 059

EXHIBIT E - FLOOD ZONES

PANEL 15003C0020F

City and County of Honolulu

November 2024



Legend

- Perennial
- Stream System Names
- M1RF1L
- M2RF1N
- M2USP

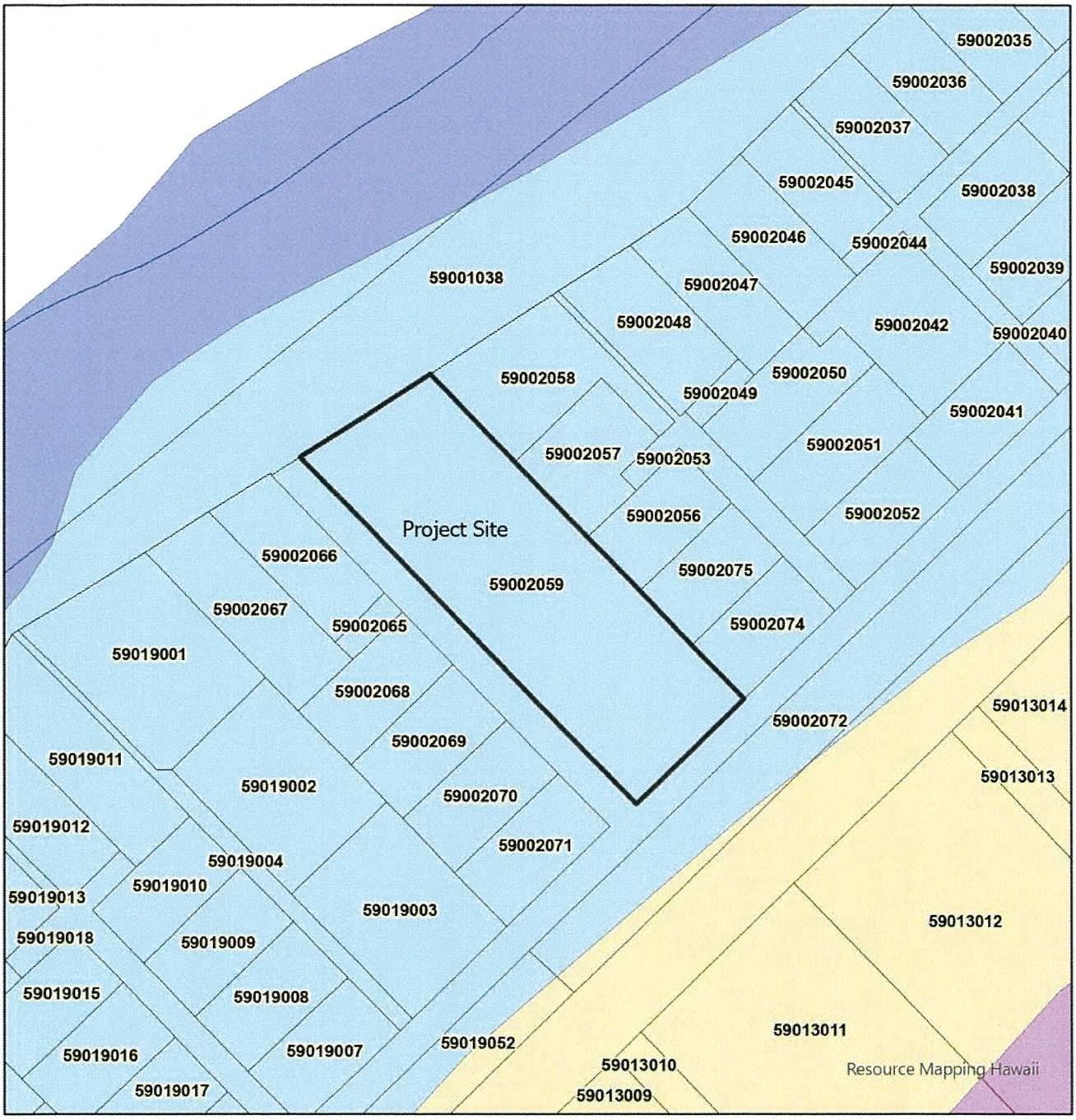
2024/SMA-108

TMK: 5-9-002: 059

EXHIBIT F - WETLANDS

City and County of Honolulu

November 2024



Legend

- BS
- JaC
- KaeC
- WkB

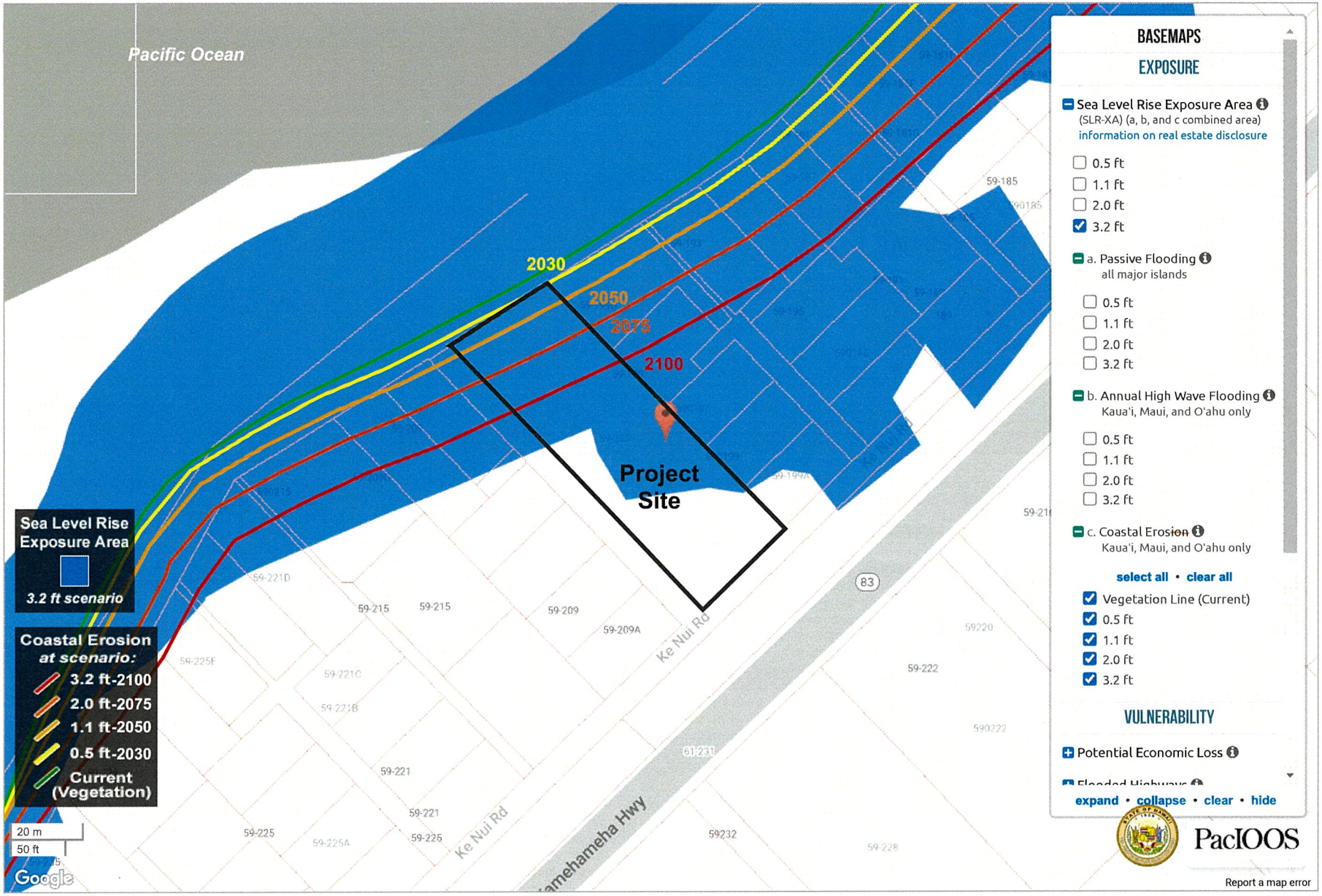
2024/SMA-108

TMK: 5-9-002: 059

EXHIBIT G - NRCS SOILS

City and County of Honolulu

November 2024

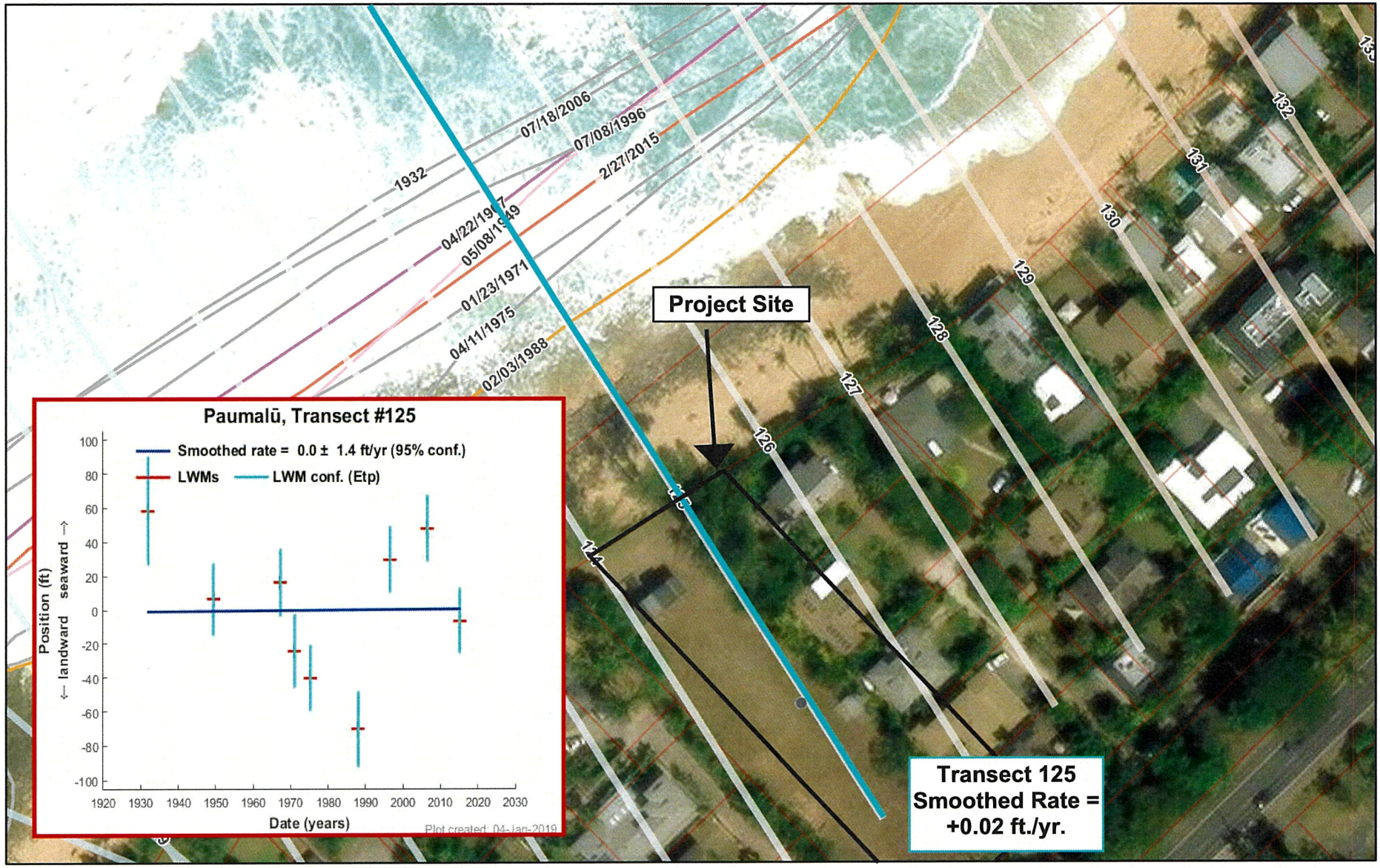


Hawai'i Sea Level Rise Viewer

PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

EXHIBIT H - 3.2-FOOT ANNUAL HIGH WAVE AND COASTAL EROSION (LAND LOSS) SLR-XA BY 2100
2024/SMA-108

59-205 Ke Nui Road



January 27, 2025

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Resource Mapping Hawaii

O'ahu transects historical shoreline change rates (ft/yr)

> 3.3

< -3.3

Other

O'ahu low water marks (LWM)

2/27/2015

04/22/1967

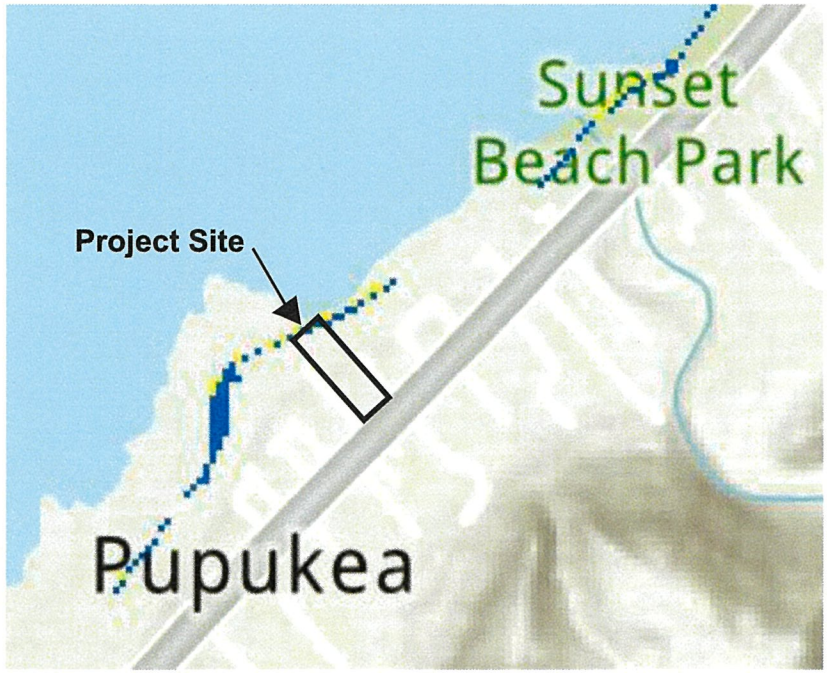
02/03/1988

05/08/1949

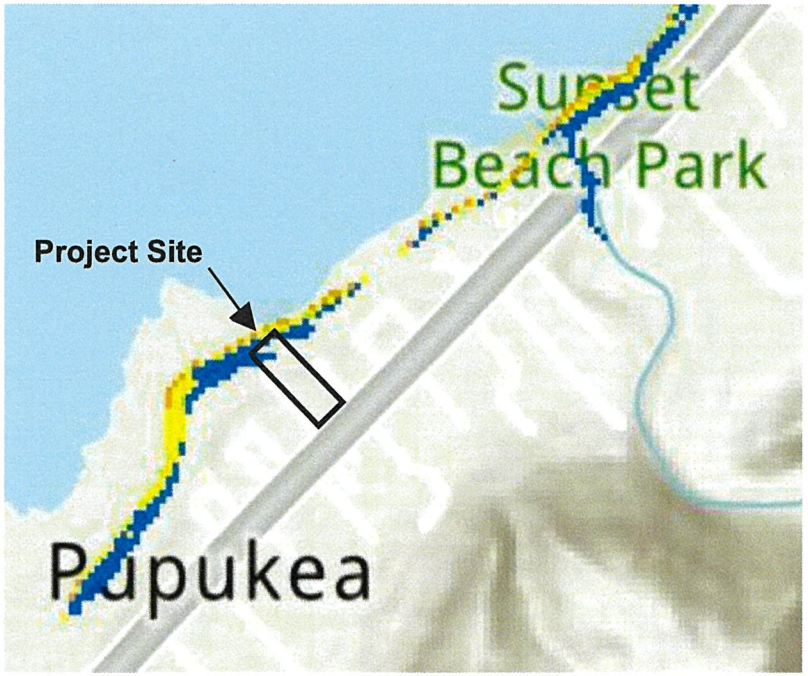
Other

ParcelsZoning - Oahu Parcels

EXHIBIT I - ANNUAL HISTORIC SHORELINE CHANGE RATE
2024/SMA-108



Category 1 Hurricane



Category 4 Hurricane

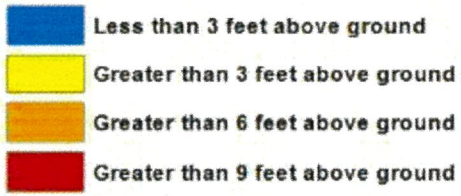


EXHIBIT J - HURRICANE STORM SURGE MAPS
2024/SMA-108

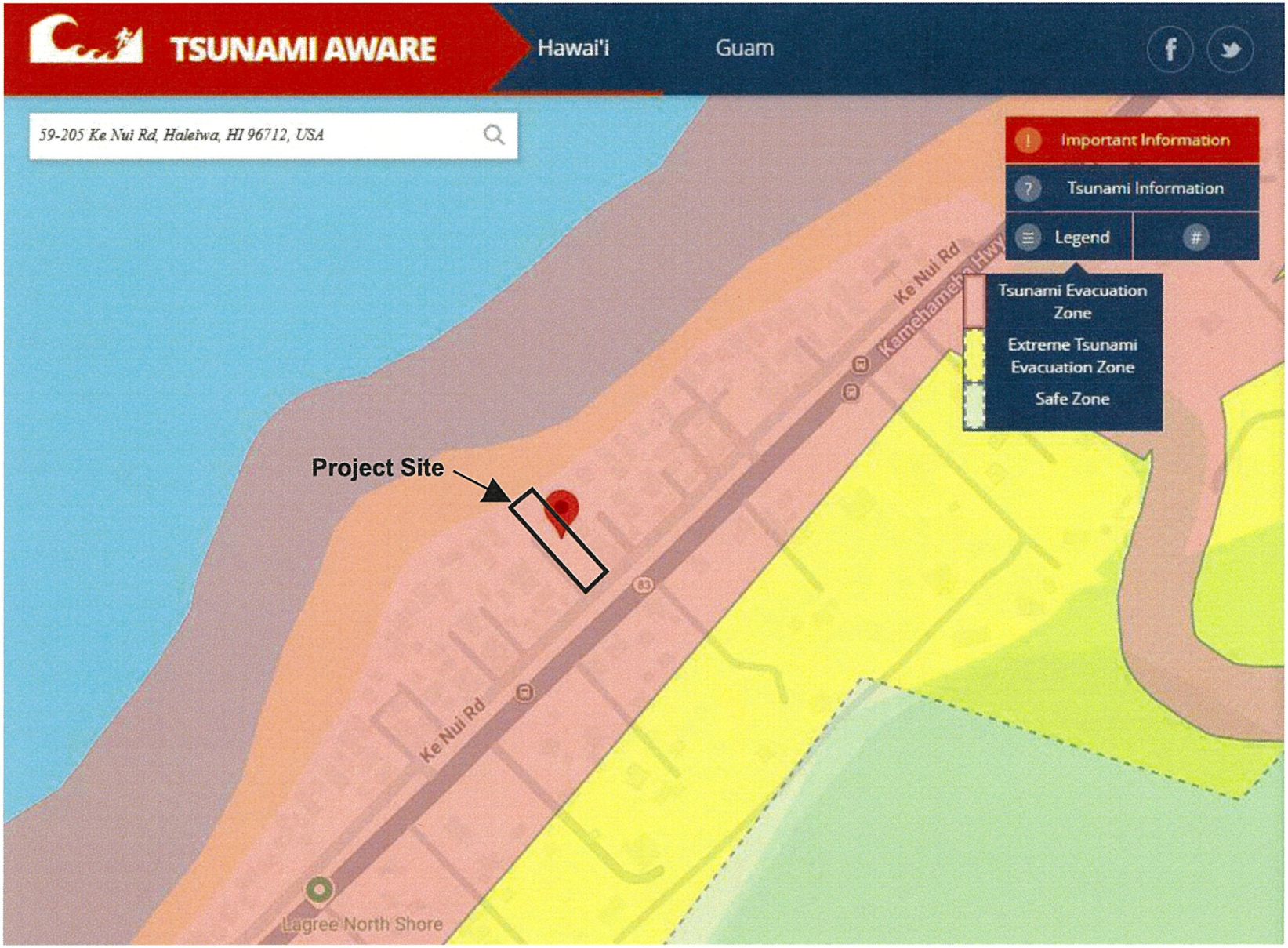


EXHIBIT K - TSUNAMI EVACUATION ZONE
2024/SMA-108



EXHIBIT L - 500-FOOT CUMULATIVE PROJECT RADIUS MAP
2024/SMA-108