



Maj Property

SMA Major application

City and County Zoning Committee

Public Hearing

This is a presentation to the City and County of Honolulu of the construction of a new single-family house on Lilipuna Drive in Kaneohe.

We have taken the steps to show that our precious natural resources have been regarded. We DISTILL information about those resources and TRANSLATE that research into a Draft Environmental Disclosure Document. After consultation with DPP and multiple agencies and stakeholders, we DISCOVER the best way to EMULATE inclusion of this construction project into the natural resource habitat it resides in. This project is now in its last stages. The process of EVALUATE has been thoughtfully and carefully done by DPP and now it is the NB's turn to do the final evaluation of single-family house use.



MISC. COM. 142
ZON

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- DPP requires for the SMA final approval that a review by the City Council is conducted of the DPP SMA Approval Resolution. This is a photo of the site.



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- **Proposed Action and Location.** Construction of Two Single-Family Residential Structures replacing two existing SFDs on the same footprints on a parcel in Kaneohe.
- **Purpose and Need.** The Proposed Action would be the construction of 2 single-family residence outside the shoreline setback. As construction costs are over \$500,000, it was agreed that a SMA Major was needed.
- Coordination with interested and affected parties was required; the environmental documentation was distributed to the agencies listed in the consultation section of that document. The documents were prepared by WHALE Environmental Services, LLC and was based on the architectural drawings prepared by the architect for the project.

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- There was some confusion about the parking spaces as one of the structure has a lower carport and then a second floor garage above the carport. This is demonstrated by this 3D version of the structure that the 2D version in the SMA plans does not show clearly. The 3D plan is shown on the next page.





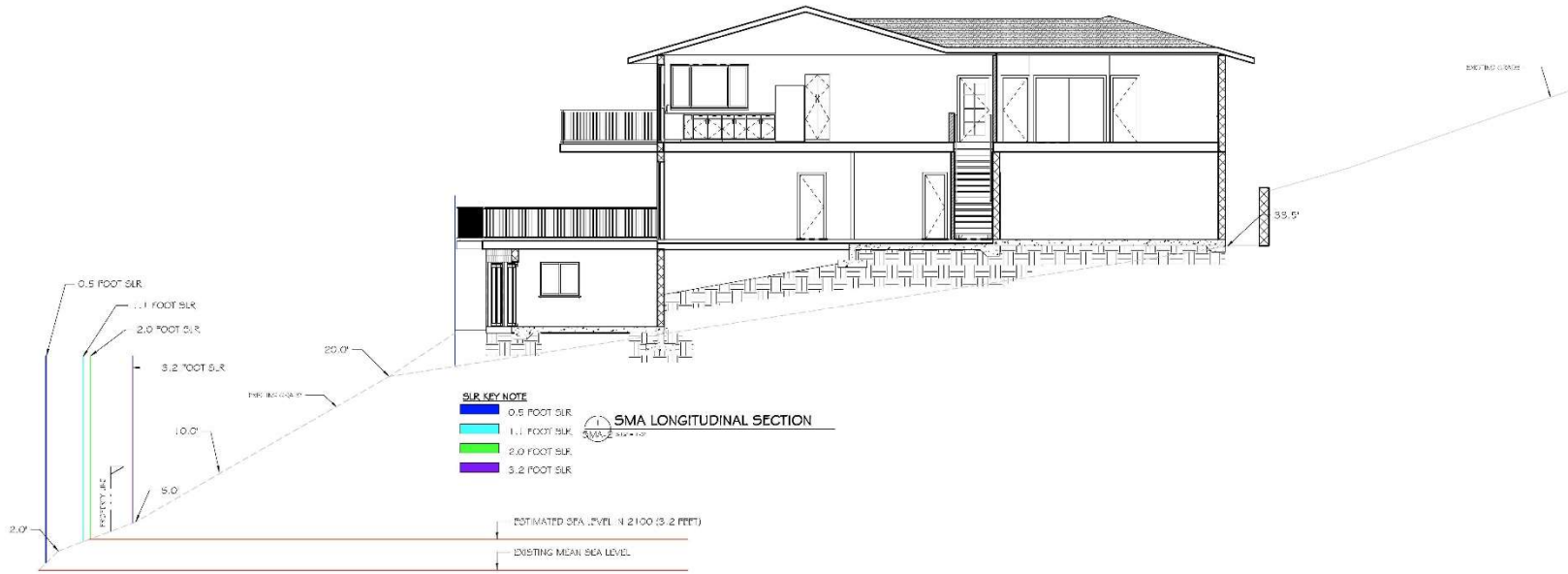
Comment: *Unlabeled antibodies may be used as a*

1995

Existing Multistory Dwelling

1 Hkl. + 1 M

D:\Google Drive\Draws\Current\May\Maj\New\Lower House.rvt



Graphic Scale



**Contemporary Island
Designs Hawaii**
Architectural Design & Drafting Services
The Doris of Island Living
1445 Kalia Avenue
Honolulu, HI 96813-3449
Email: info@contemporaryisland.com

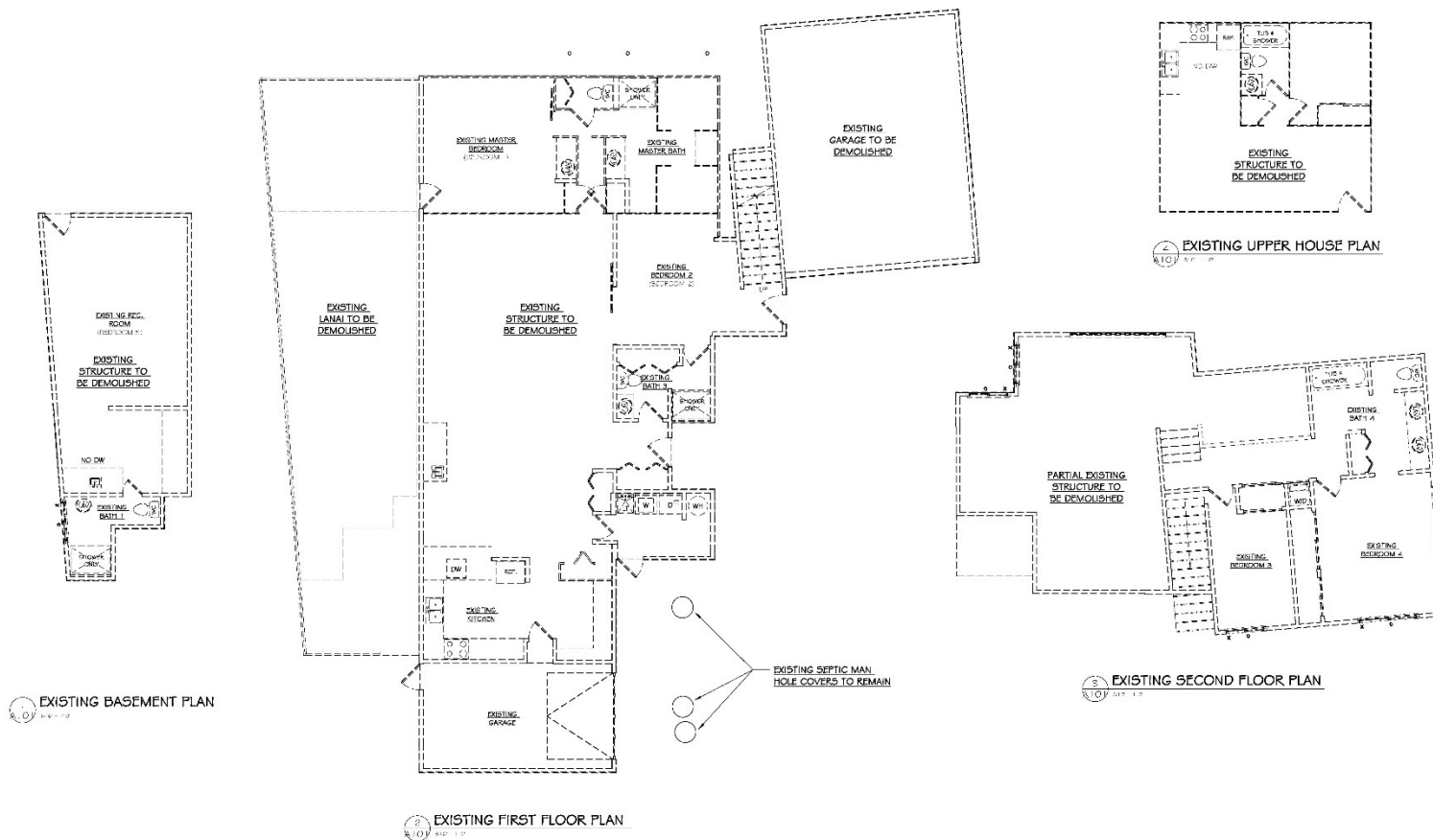
Signature:
This work was prepared by me or under my direct supervision and I am a duly licensed professional architect in the State of Hawaii.
Date: 10/1/2014

Maj Residence
44-0291 Liliuoa Road
Kaneohe, HI 96744
1.5K - 4,500 sq. ft.
Proposed Addition & Remodel to an
Existing Multi Story Dwelling

**SMA LONGITUDINAL
SECTION**

DRAWN BY: **HML**
DATE: 4/17/2014 (04.30.09.13)
DRAWING NO:
SMA-2

SHEET 6





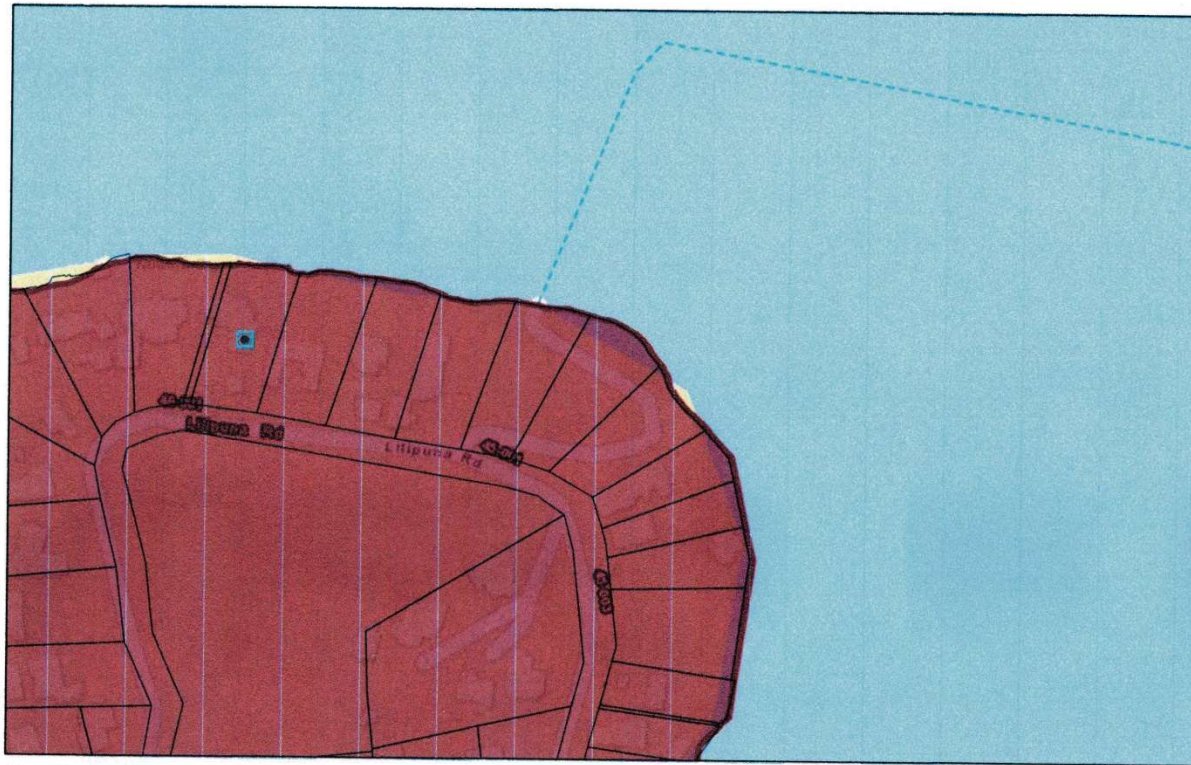
Requests for Consideration of Resolution Changes

- As the SMA process took so long, DPP has recommended a request for a change to item I be allowed extending the requirement for a building permit obtainment to December 31st, 2025. This is for various reasons – many departments require the council approval before issuance of the BP and if approval is gained by these council meetings, there is only three months until June 30th, 2025 to gain the BP which with DPP Building Dept. delays might not occur.

The reasoning for resolution change

- The new SFDs are built on the footprints of the existing dwellings. This means less excavation and relocation to 60' setbacks means excessive excavation.
- And it would mean the relocation of septic systems, driveways, and retaining walls.
- The site has severe grades of 35% to 45%. Movement off the current locations means severe grade cuts, increased erosion, and inability to arrange parking to allow forward exits.
- Respectively, it is requested to allow extension of time for BP securement requirement

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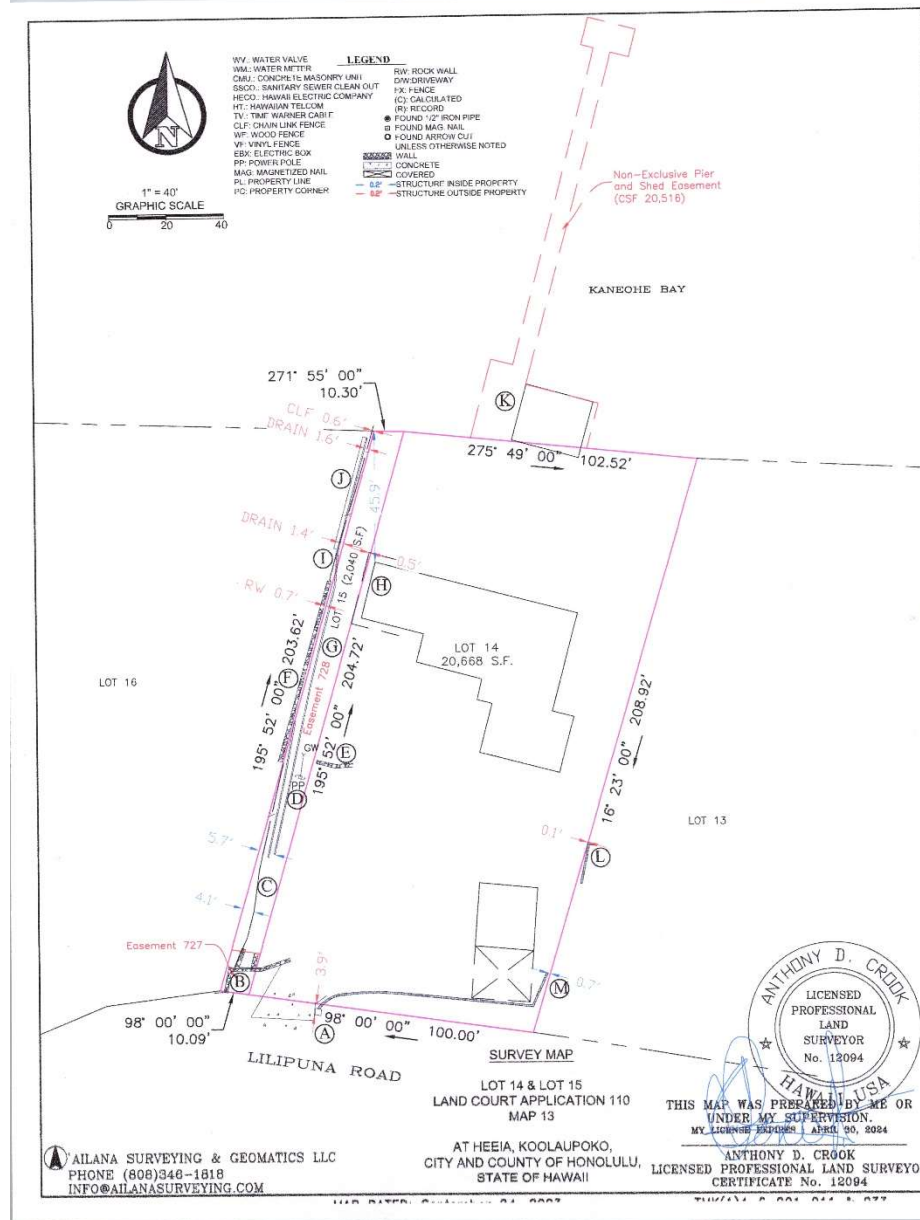
December 23, 2023

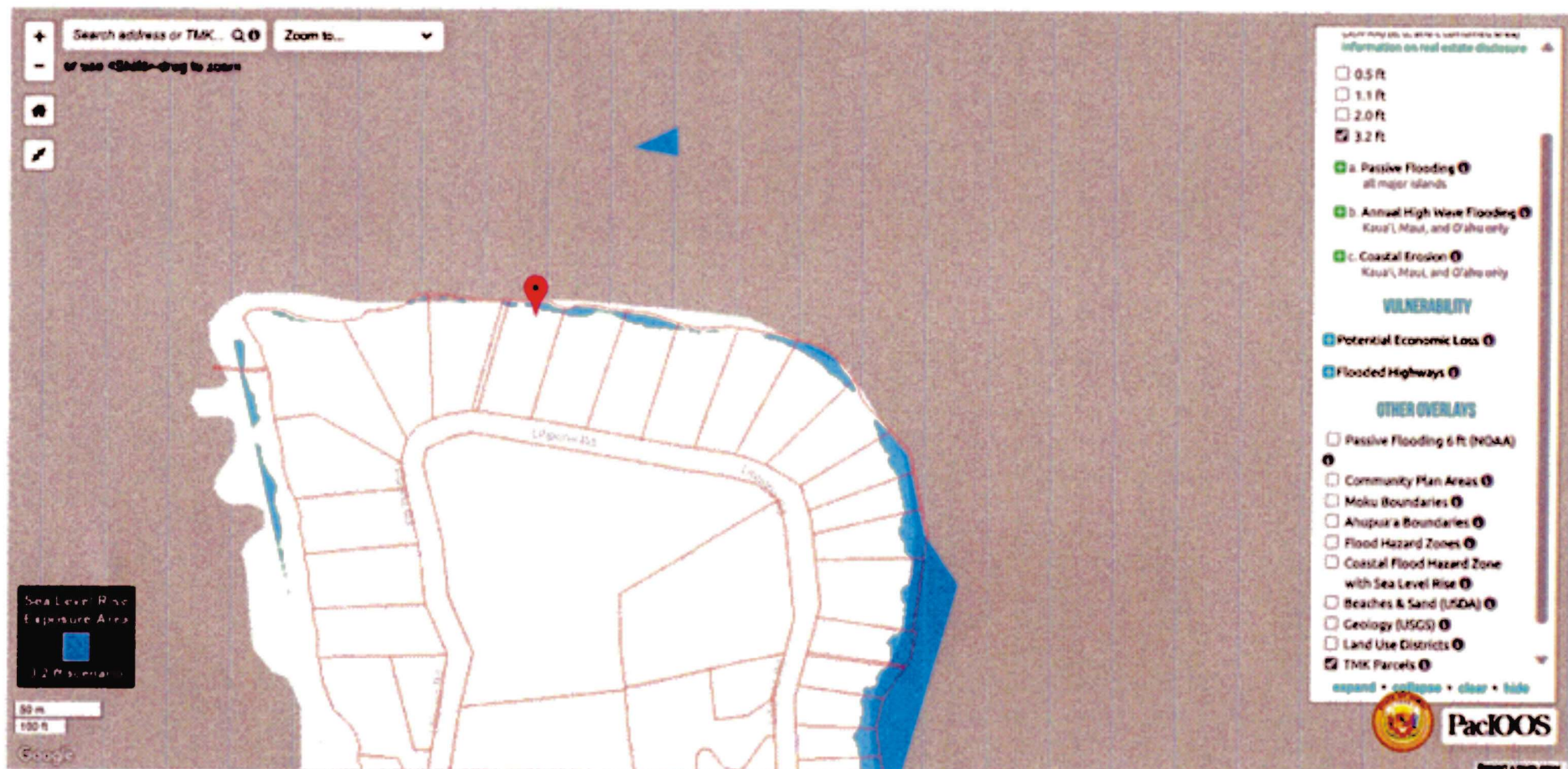
TMK - Oahu

Special Management Area (SMA)

1:2,257
0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

Esri, HERE, Garmin, NGA, USGS, Esri, HERE, IPC





National Hurricane Center Storm Surge Risk Maps

Category 1

Category 2

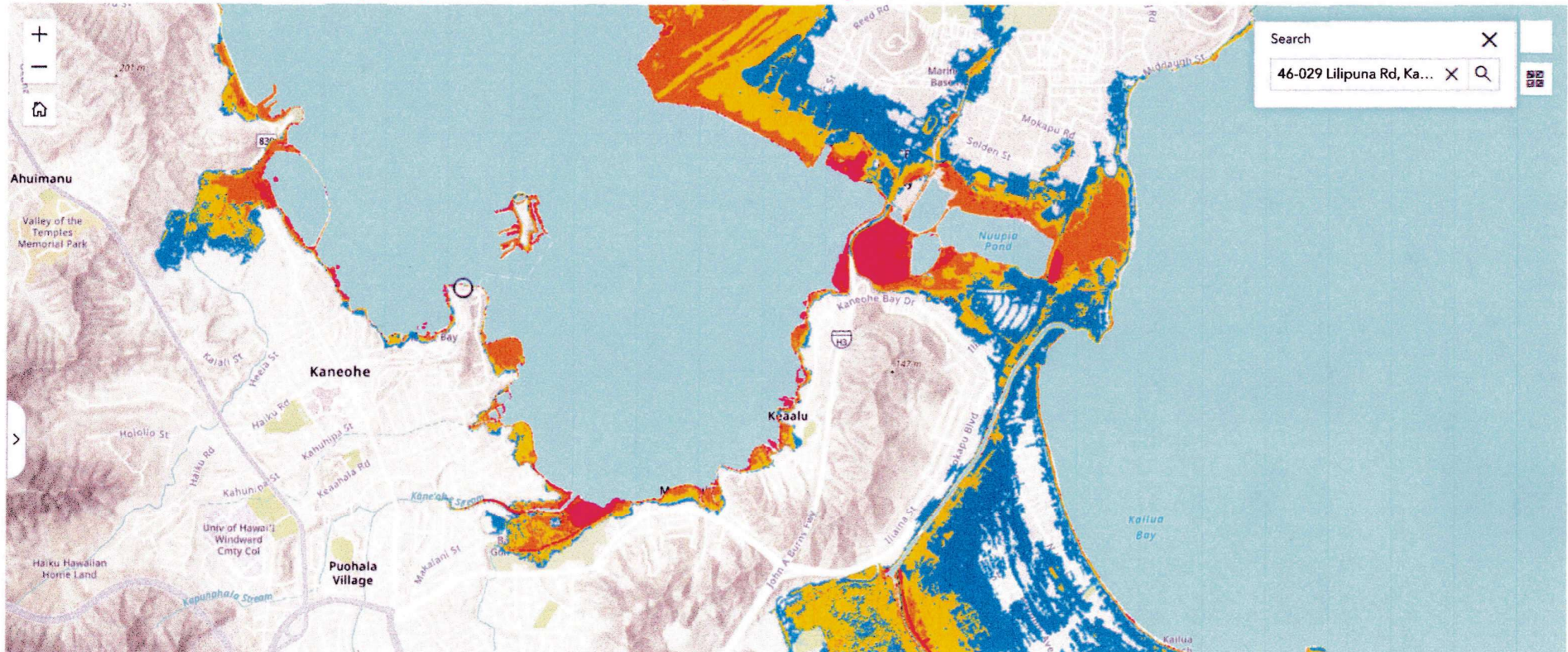
Category 3

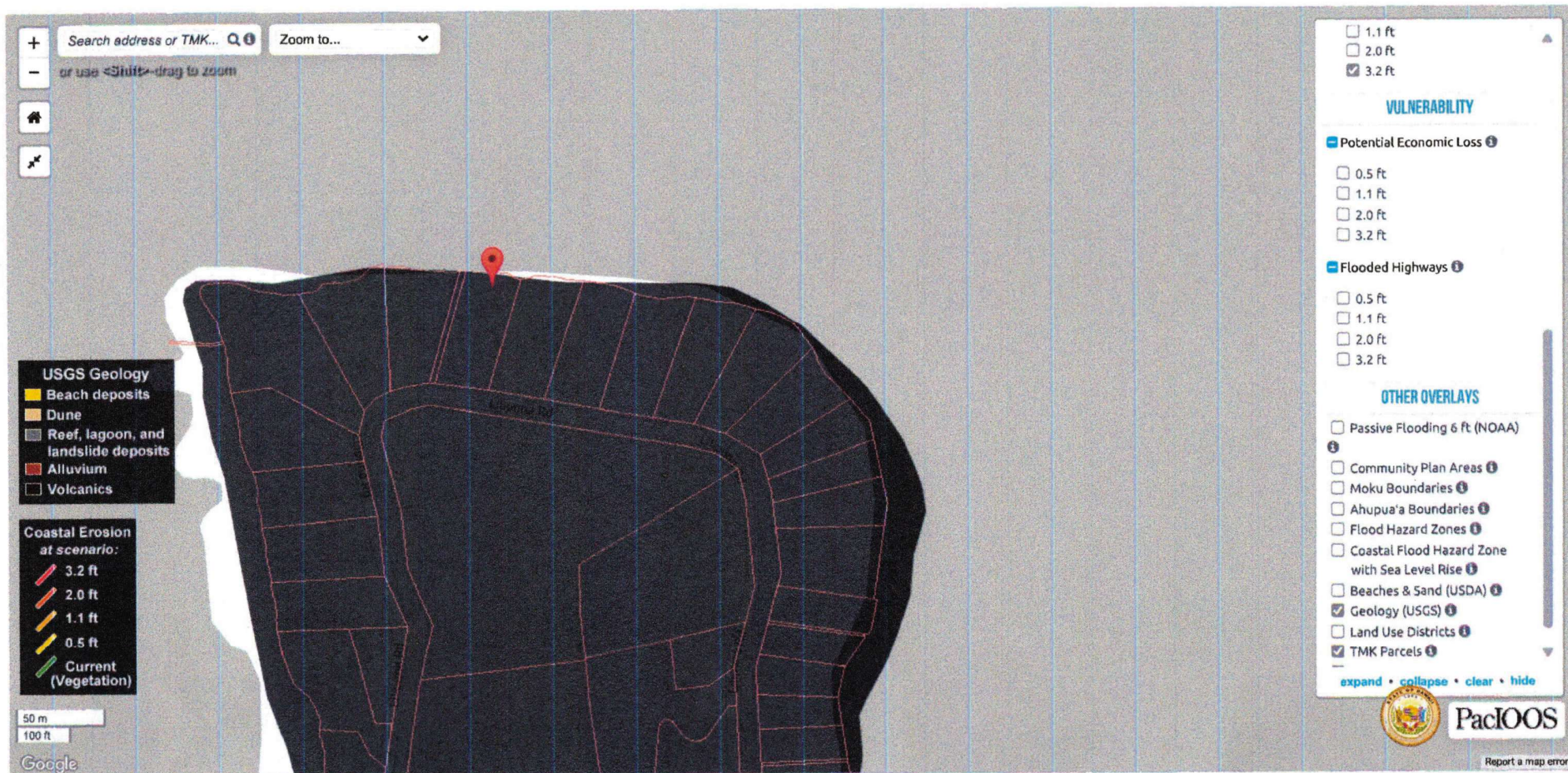
Category 4

Category 5



This is not a real-time product. For active tropical cyclones, please see [hurricanes.gov](https://www.hurricanes.gov) and consult local products issued by the National Weather Service





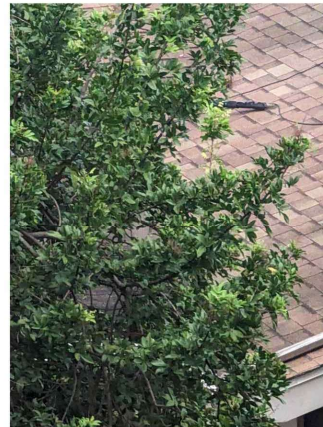
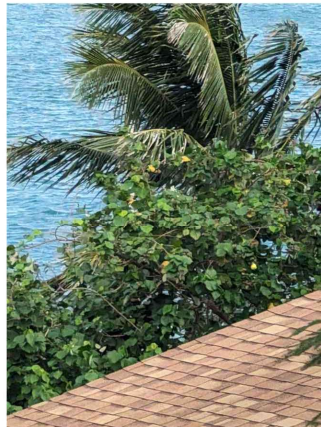
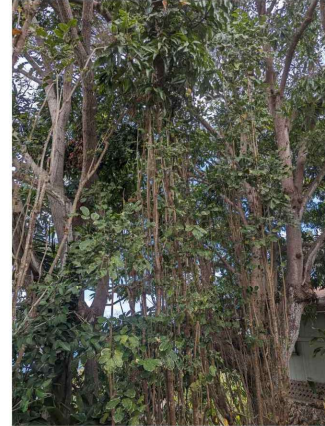


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- We are WHALE Environmental Services LLC, based out of Kahuku (www.whalees.com) . We only work for clients that are respectful of the local environment they exist in; and ones that understand their need to fit into the culture Oahu has. The Maj development will not be any different – no illegal vacation rental, no mainlanders buying up property, but a family developing their owned properties that will be an asset to the region– no population increase, few to none impacts to environs like traffic, noise, population, schools - only positive considerations for our local culture.



SITE PHOTOS



- Question and Answer Period – Mahalo Nui Loa