

HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 25-49, CD1

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF TWO NEW SINGLE-UNIT DWELLINGS WITH ATTACHED GARAGES AND A CARPORT, RETAINING WALLS, AND AN INDIVIDUAL WASTEWATER SYSTEM IN HE'EIA, O'AHU.

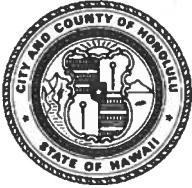
WHEREAS, on October 11, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File Number 2024/SMA-102) of Lukasz J. Maj and Mary L. Lan ("Applicant") for a Special Management Area ("SMA") Major Permit to allow for the demolition of one single-unit dwelling and one nonconforming maid's quarters, and the construction of a new three-story single-unit north (makai) dwelling with attached two-car and one-car garages, new three-story single-unit south (mauka) dwelling with an attached two-car carport, new 5.3-foot-tall concrete masonry unit retaining wall between the proposed north and south dwellings, and new individual wastewater system for the south dwelling, on an approximately 20,645-square-foot shoreline lot zoned R-10 Residential District, located at 46-029 Lilipuna Road in He'eia, O'ahu, and identified as Tax Map Key 4-6-001:011 (the "Project"); and

WHEREAS, on December 4, 2024, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant, the Applicant's agent, DPP staff members, and one member of the public; and

WHEREAS, on February 3, 2025, within 61 calendar days after the close of the public hearing (the Applicant having requested an extension of the 45-calendar-day administrative deadline), 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, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

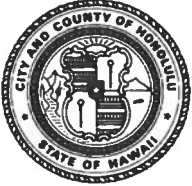
WHEREAS, the Council, having received the findings and recommendation of the DPP on February 5, 2025, by Departmental Communication 90 (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions 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-14, and D through K, 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 accurately portray the Project site boundaries and accurately determine whether the Project complies with Land Use Ordinance ("LUO") development standards, the Project plans, including the attached Exhibits and the calculations required by the LUO, must be updated to remove 23 square feet of the Project zoning lot that has been lost to erosion, as shown on the Certified Shoreline Survey dated March 15, 2024. All development standard requirements under the LUO must be based on the Project zoning lot square footage that remains in the State Land Use Urban District.
- C. To minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present on the Project site:
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. The Applicant shall implement all mitigative actions and protocols required or recommended by SHPD in its written determination; and
 2. 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.



RESOLUTION

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

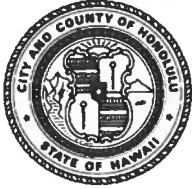
- D. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:
1. All new and replacement outdoor light fixtures and lamps must not exceed a color temperature 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. 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
 6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.

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



RESOLUTION

- E. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgments" on all Project building permit plans:
1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-6-001:011 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*
 2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-6-001:011 is a shoreline zoning lot and may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot. 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."*
- F. 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 landowner acknowledges the following declaration, 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 4-6-001:011."*
- G. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:



RESOLUTION

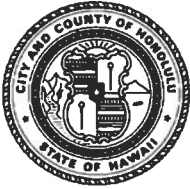
"In choosing to implement construction activities at Tax Map Key 4-6-001:011, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and 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."

- H. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party, may claim hardship due to erosion, sea level rise, 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 landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to undertake the development at Tax Map Key 4-6-001:011, 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."

I. Permits

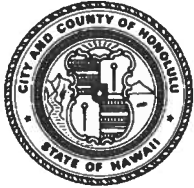
1. The Project's building permit application was accepted as complete on June 12, 2024, and the Applicant must obtain a building permit for the Project no later than June 30, 2025. If the Project's building permit is not obtained by June 30, 2025, the Project may not rely on the 40-foot Shoreline Setback that was in effect through June 30, 2024, and must instead comply with the 60-foot shoreline setback required under ROH



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Chapter 26 effective as of July 1, 2024. Under a 60-foot shoreline setback requirement, the north (makai) dwelling must be relocated outside of the 60-foot shoreline setback area, and if necessary, the south (mauka) dwelling must be relocated further mauka to accommodate the relocation of the north (makai) dwelling. The 60-foot shoreline setback area, any relocation of the dwellings, and any associated regrading of the sloped topography of the Project site must be shown on the Project's revised building permit plans.

2. The Applicant shall 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:
 - a. 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.
 - b. 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.
 - c. If the Council fails to take final action on the proposed extension within the first to occur of:
 - i. Sixty days after receipt of the DPP Director's report; or
 - ii. The Applicant's then-existing deadline for obtaining a construction permit or building permit,the extension will be deemed to be denied.



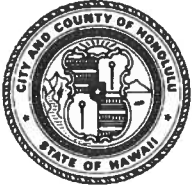
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- J. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Project's building permit application and plans must address the stairs and wall on the mauka portion of the Project's zoning lot which encroach into the required front yard setback and are required to comply with ROH § 21-4.30. The Project's building permit application and plans must also show satisfaction of the Project's 10 required off-street parking spaces, and parking design requirements under ROH § 21-6.50(b), which provides that when five or more off-street parking spaces are provided, all vehicles must be able to enter and exit the street in a forward-facing manner. 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

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City, its officials, or its employees, on account of the actions taken by them in reviewing or approving this SMA Major Permit; and



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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to
Lukasz J. Maj and Mary L. Lan, 46-029 Lilipuna Road, Kāne'ohe, Hawai'i, 96744;
Mark Howland, WHALE Environmental Services, P.O. Box 455, Kahuku, Hawai'i 96731;
Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street,
7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State Office of
Planning and Sustainable Development, Attention: Coastal Zone Management Branch,
P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

February 6, 2025
Honolulu, Hawai'i

Councilmembers

KANEOHE BAY

PROJECT

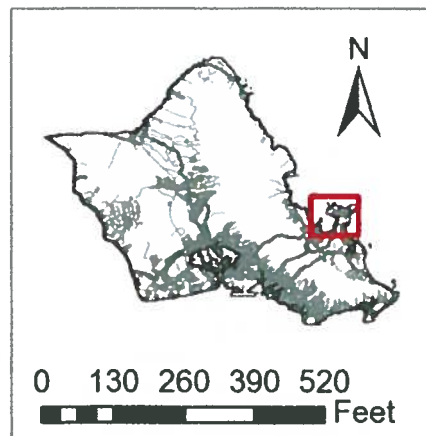
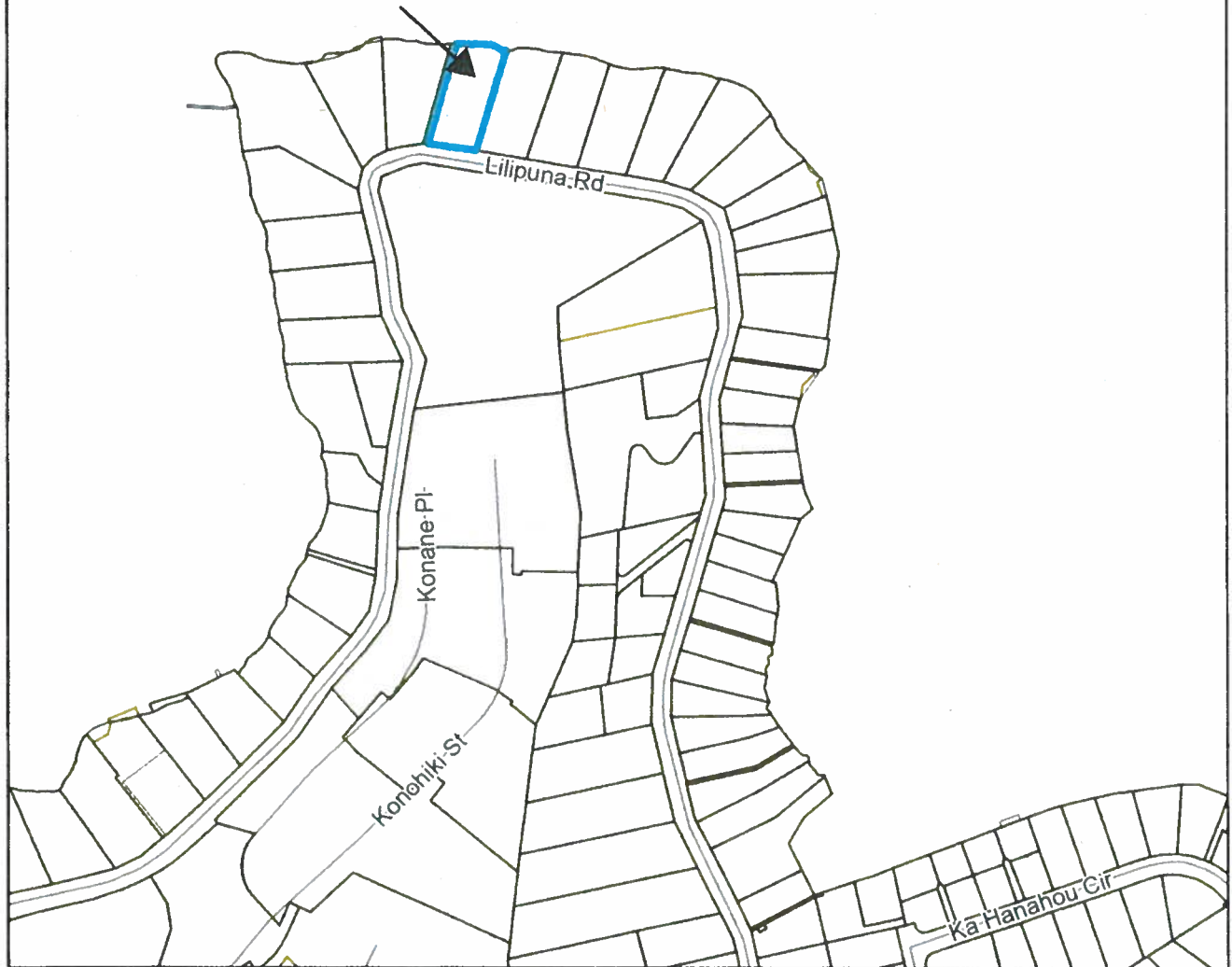


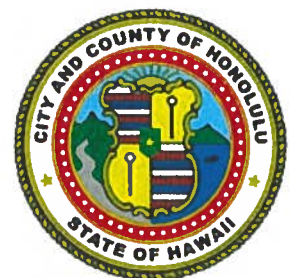
EXHIBIT A LOCATION MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

46-029 LILIPUNA ROAD - HE'EIA

October 2024



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

KANEOHE BAY

PROJECT SITE

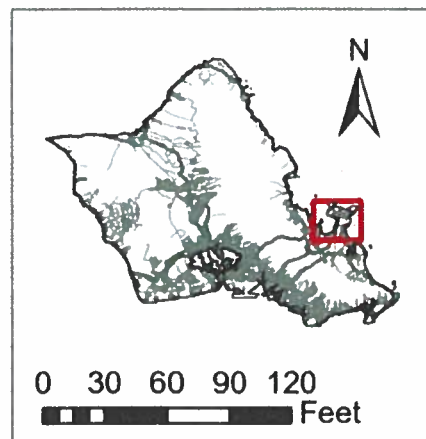
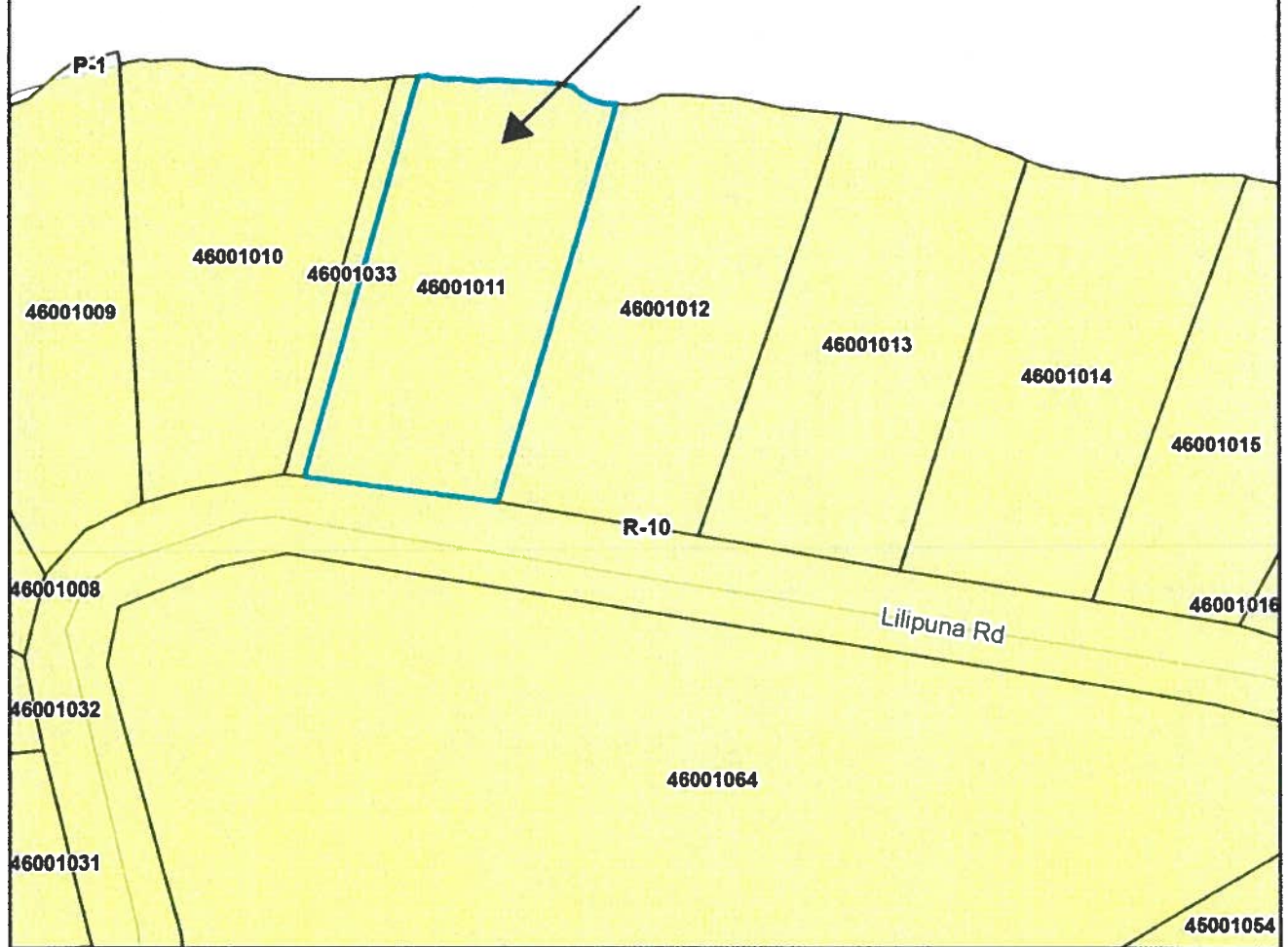


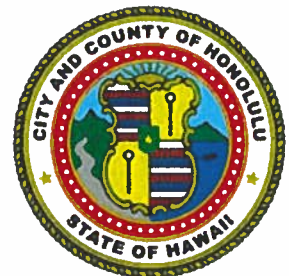
EXHIBIT B ZONING MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

46-029 LILIPUNA ROAD- HE'EIA

January 2025



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

PROJECT SETBACKS ARE APPROXIMATE
ONLY VERIFY WITH NEW SURVEY



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2

DRAFTING NO.

DATE: 11/10/2011	PM
DRAWN BY:	

EXISTING SITE PLAN NEW
SITE PLAN & NOTES

May Residence
46-029 Lapeña Road
Kaneohe, HI 96744
Tel. 808-261-0311

(i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUGO SECTION 21-3-70.1(G).

(a) TOTAL IMPERVIOUS AREA = 58.4 %
(b) EXISTING IMPERVIOUS AREA = 55.0 %

NOTE: IF ANY FILL IS TO BE BROUGHT IN IT IS TO BE OF "FREE AND CLEAN" OF ANY "CONTAMINATES OR PATHOGENS"

ESCP INSPECTION NOTES:

1. AT LEAST TWO INSPECTORS BEFORE THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT. AFTER INSTALLING THE CONSTRUCTION BMPs AND MONITORING ANY CONSTRUCTION ACTIVITIES IN THE ESCP FOR SMALL PROJECTIONS, THE ESCP FOR APPROX. 8' TO 12' FOR LARGE PROJECTIONS.
2. THE CONTRACTOR OR PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRE-CONSTRUCTION INSPECTION. THE ESCP COORDINATOR SHALL SUBMIT THE PRE-CONSTRUCTION CHECKLIST TO THE STORM WATER CONSTRUCTION TEAM (FOR DESIGN/REGULATORY) AND THE ESCP COORDINATOR SHALL MONITOR CONSTRUCTION METHODS FOR COMPLIANCE.
- 3.

1. THE CONTRACTOR SHALL PROVIDE AND COORDINATE WITH ALL FEDERAL, STATE, AND LOCAL AGENCIES REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY.
2. THE CONTRACTOR SHALL ADVISE ALL OTHER CONTRACTORS OF THE PUBLIC HEALTH AND SAFETY AND THE ENVIRONMENTAL CONCERNS OF THE PROJECT. THE CONTRACTOR SHALL ADVISE ALL OTHER CONTRACTORS OF ANY OTHER PROJECTS THAT MAY AFFECT THE PROJECT AND ITS SURROUNDING AREAS FROM NEIGHBORHOOD STANDPOINT. THE WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. THE CONTRACTOR SHALL PREPARE ANY CONSTRUCTION PROGRAM FOR THE PROJECT THAT MAY AFFECT THE PUBLIC HEALTH AND SAFETY IN ANY FORM TO AVOID SILENT OR LOW DOSE ADDUCTIONS AND CHRONIC EXPOSURE TO AIR POLLUTANTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY INFORMATION FOR ALL NECESSARY REGULATIONS AND ACTIONS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY INFORMATION FOR ALL NECESSARY REGULATIONS AND ACTIONS NECESSARY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY INFORMATION FOR ALL NECESSARY REGULATIONS AND ACTIONS NECESSARY.

Contemporary Island
Designs Hawaii
Architectural Design & Drafting Services
The Donat of Island Living
1005 Division Street
Honolulu, Hawaii 96813
Phone: (808) 932-7348
Fax: (808) 932-7348
E-mail: donat@islanddesigns.com

EXHIBIT C-3

Landowner Acknowledgements:

1. Following approval of a SUEA Major Permit, neither the current landowner, nor any successor owner or interested party may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline setback Variance for a new shoreline protection structure. The landowner hereby acknowledges and any successor owner or interested party is hereby notified of the following:

In choosing to undertake the development at Tax Map Key (4.6-001-011), the landowner hereby acknowledges 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. Landowner is not requesting Shoreline Setback Variance as part of this development.

2. Coastal Hazards - 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, prior to the issuance of any construction permit or wave action permit for the Project, the Applicant shall incorporate the following design measures into the Project plans submitted to the DPM for review:

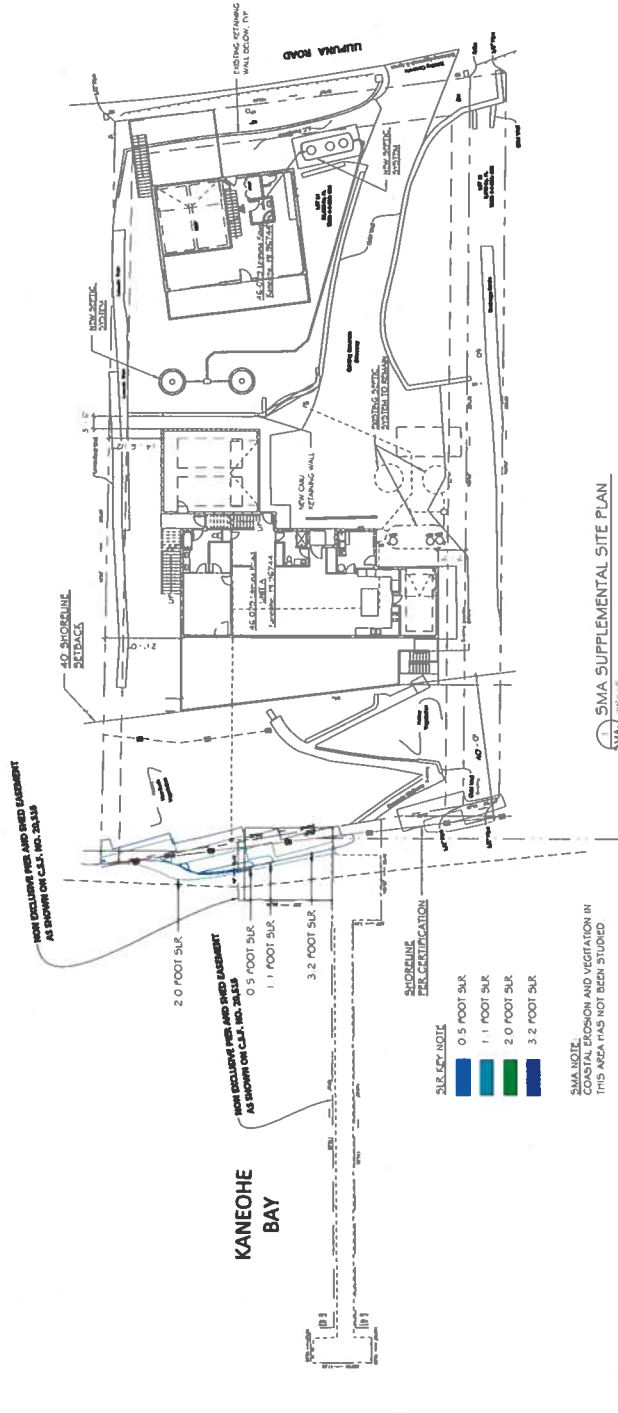
- All structures must be located inland of the 0.5-foot sea level rise exposure area (SLR-XA) coastal erosion line as mapped on the Hawaiian SLR Viewer.
- Any structure proposed outside of the 0.5-foot SLR-XA coastal erosion line, but within the combined SLR-XA depicted as the blue shaded area in SLR 3.2 map, must incorporate foundation or other adaptation or design measures, which must be shown on the Project's building permit plans.
- Permeable surface materials such as, but not limited to, geotextile or grass block pavers must be used for the Project driveway. This requirement must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

5. Coastal Zone Protection - To preserve underlying beach width and coastal dunes, all undeveloped areas, landscaping, and erosion must be contained and maintained within the property boundaries of the shoreline lot of origin.

- Landscaping may not be planted, watered, or maintained so that it acts as a shoreline barrier, such as by planting cacti, particularly if the landscaping acts or interferes with the natural beach processes.
- Landscaping may not extend seaward of the shoreline, as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A.
- Landscaping may not extend into any adjoining beach access right-of-way, public or private.
- Landscaping between the main dwelling and the shoreline must be limited to vegetation that is naturally hardy or endemic in the dune or shoreline area, and any irrigation systems must be designed so that water does not traverse major portions of the shoreline into the State Land Use Conservation District, or otherwise isolate the growth of vegetation made of the shoreline as defined in HRS Chapter 205A.
- Any irrigation systems must be designed so that water does not traverse major portions of the shoreline into the State Land Use Conservation District, or otherwise isolate the growth of vegetation made of the shoreline as defined in HRS Chapter 205A.

The landowner hereby acknowledges that bed and breakfast homes and transient lodgings are not allowed on Tax Map Key (4.6-001-011), the Land Use Ordinance. are not allowed on Tax Map Key (4.6-001-011).

4. Stakeholders - To ensure the Applicant is aware that bed and breakfast homes and transient lodgings are not allowed on Tax Map Key (4.6-001-011), the Land Use Ordinance, the landowner hereby acknowledges and any successor owner or interested party is hereby notified of the following:



SMA SUPPLEMENTAL SITE PLAN

SMA NOTE:
COASTAL EROSION AND VEGETATION IN THIS AREA HAS NOT BEEN STUDIED

- SLR KEY NOTE
- 0.5 FOOT SLR
 - 1.1 FOOT SLR
 - 2.0 FOOT SLR
 - 3.2 FOOT SLR

Contemporary Island
Designs Hawaii
Architectural Design & Drafting Services
1007 Dole Street
Honolulu, Hawaii 96813
(808) 933-1144

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

- THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
- THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST, DEBRIS, AND OTHER HAZARDOUS MATERIALS WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
- IN ANY FORM TO FALL, SLUR, OR FLOW ON TO ADJACENT PROPERTIES, STREETS OR NATURAL WATERBODIES, THE CONTRACTOR SHALL IMMEDIATELY TAKE ACTION OR SHALL IMMEDIATELY MAKE ALL NECESSARY ACTIONS NECESSARY.
- THE CONTRACTOR SHALL PROVIDE INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, WARNING MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION OF THE PUBLIC AND THE ENVIRONMENT. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

ESCP INSPECTION NOTES:

- AT LEAST TWO WEEKS BEFORE THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE WATER INSPECTOR LISTED ON THE BUILDING PERMIT AFTER INSTALLING THE CONSTRUCTION BARRIERS AND SIGNAGE.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED ESOP FOR ATTACHMENT 5 ESOP FOR SMALL PRODUCTION TEMPORARY CONSTRUCTION ACTIVITIES FOR PERSON IN CHARGE OF CONSTRUCTION. THE ESOP COORDINATOR SHALL SUBMIT THE PERMIT TO THE ESOP COORDINATOR FOR REVIEW AND APPROVAL. THE ESOP COORDINATOR SHALL SUBMIT THE PERMIT TO THE ESOP COORDINATOR FOR REVIEW AND APPROVAL. THE ESOP COORDINATOR SHALL SUBMIT THE PERMIT TO THE ESOP COORDINATOR FOR REVIEW AND APPROVAL.
- CONFIRMING THE BARRIERS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE.

RESIDENTIAL STORM WATER MANAGEMENT NOTES FOR SINGLE-FAMILY AND TWO-FAMILY DWELLING PROJECTS:

- USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR 2-1/2 TO 3.70 (IGI).
- TOTAL IMPERVIOUS AREA - 50.3%
- EXISTING IMPERVIOUS AREA - 54.9%

THERE WILL BE NO EXCAVATION OR FILL ON THIS PROJECT:

THERE WILL BE NO EXCAVATION OR FILL ON THIS PROJECT. NOTE: IF ANY FILL IS TO BE BROUGHT IN IT IS TO BE OF "FILL AND CLEAN" OF ANY CONTAMINATES OR PATHOGENS.

May Residence
46029 Lele Road
Kaneohe, HI 96744
Tel: 808-933-1144
Fax: 808-933-1144
In Place of Existing Two Single Family Dwellings

SMA SUPPLEMENTAL SITE PLAN
DRAWN BY: PHL
DATE: 10/17/2021 09:59 AM
DRAWING NO

SMA-1
SHEET OF 6



EXHIBIT C-5

Contemporary Island
Designs Hawaii
Architectural Design & Drafting Services
The Peak of Island Living
1433 Kurewa Street
Honolulu, Hawaii 96816
Phone: (808) 733-7268
Fax: (808) 733-7269
E-mail: info@island-designs.com

Signature: _____

This work is prepared by me or under my supervision and contains work of this page is well under my observation.

at about 12:00 pm

Contractor must satisfy safety or minimum standards setting the conditions and total requirements study and prepare the construction contract and notify the Engineer of any discrepancies immediately as well as submit his design drawings before proceeding with the work. Contractor may also submit proposals for all construction means, methods, techniques, sequences and procedures and for the scheduling and the length of all construction work under the contract. He must get his proposed performance rates or prices and quantities of the various building units and all construction equipment.

May Residence
46-029 Japanese Road
Kamechoe, H 96744
TAX: +4 001011
Proposed Two New Single Family Dwellings
In Place of Existing Two Single Family Dwellings

EXTERIOR ELEVATIONS

DRAWN BY: HLT
DATE: 1/18/2023 04:50:04 PM

DRAWING NO
A301

SHEET OF 6

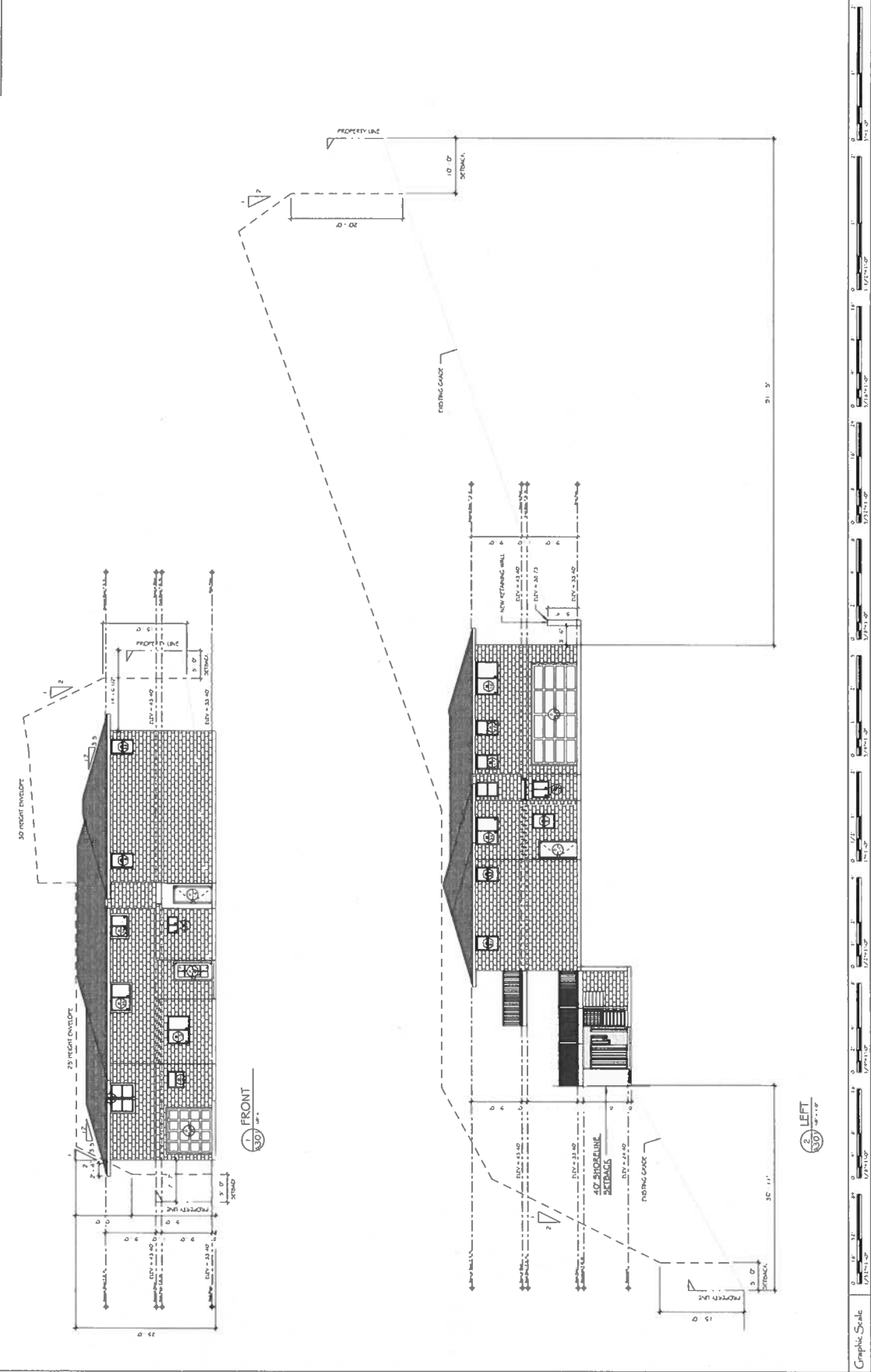


EXHIBIT C-6

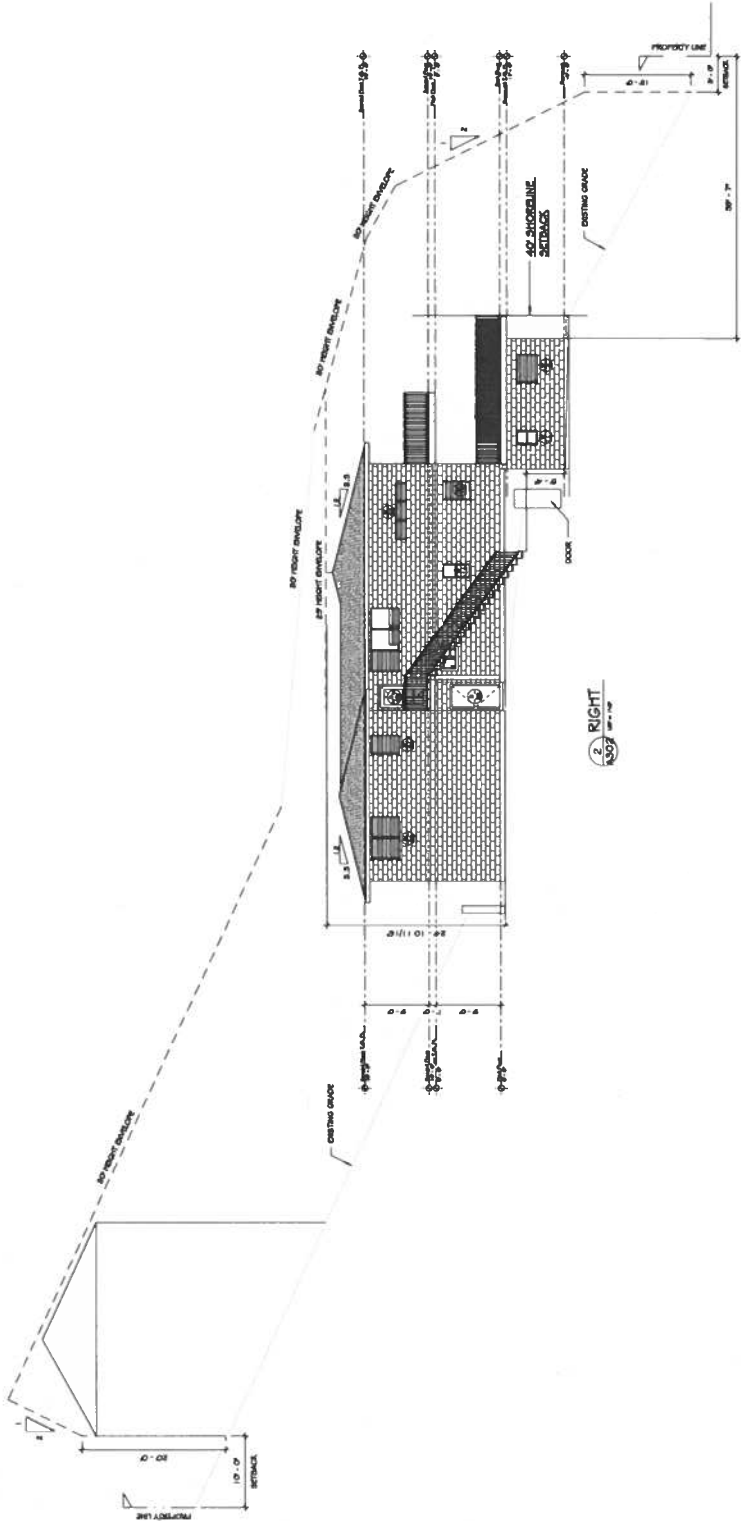
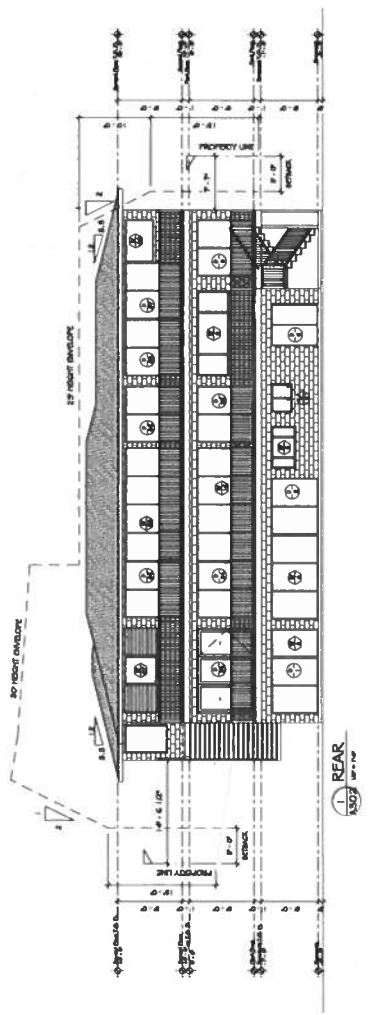
Contemporary Island
Designs Hawaii
Architectural Design & Drafting Services
The Dean of Island Living
1049 Kapaemahu Street
Honolulu, Hawaii 96814
Phone (808) 939-3540
Fax (808) 939-3540

Maj Residence
46-029A Ulpiano Road
Kamoocha, P.O. 96744
T.M.U. 44-001011

EXTERIOR ELEVATIONS

DRAWN BY.	HL
DATE	10/20/2014 09:37:39 AM
DRAWING NO.	

A302



RIGHT
2
1302



Graphic Scale

THE DANCE COMPANY, New York

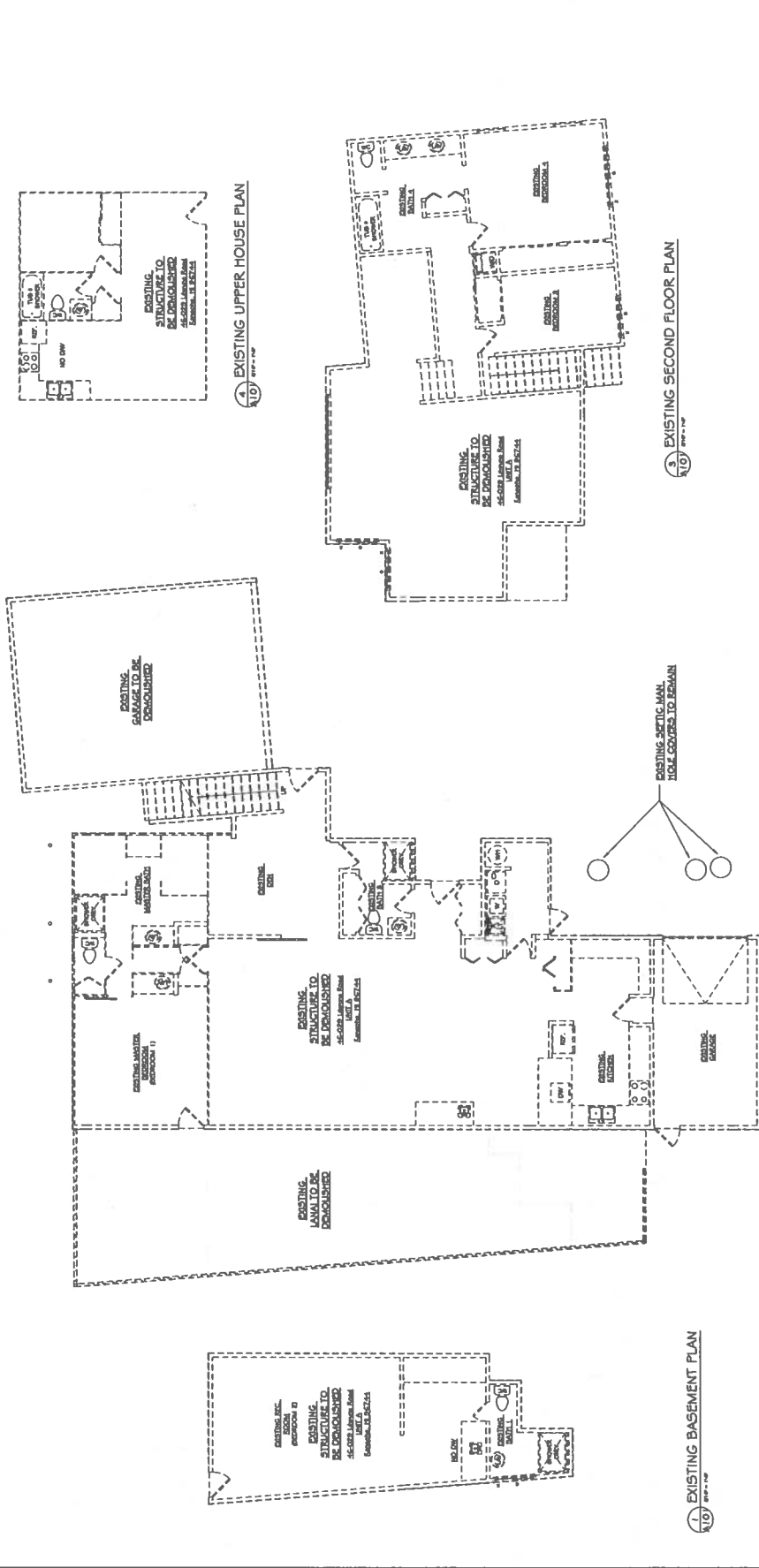
14

The image contains two architectural drawings. The top drawing is the 'EXISTING BASEMENT PLAN' (sheet 10 of 10), showing a rectangular layout with a 'EXISTING GARAGE' on the right, 'EXISTING CLOSET' on the left, and a 'EXISTING BATH' at the bottom. A 'EXISTING SETTING WALL' is indicated on the right side. The bottom drawing is the 'EXISTING SECOND FLOOR PLAN' (sheet 10 of 10), showing a rectangular layout with a 'EXISTING GARAGE' on the right, 'EXISTING CLOSET' on the left, and a 'EXISTING BATH' at the bottom. A 'EXISTING SETTING WALL' is indicated on the right side.

[illegible][illegible]

EXISTING 100

EXISTING UPPER HOUSE PLAN



1
EXISTING BASEMENT PLAN
S.I./A.1/ 1000 - 1000

cutting

F =

10/1 1000 - 1000

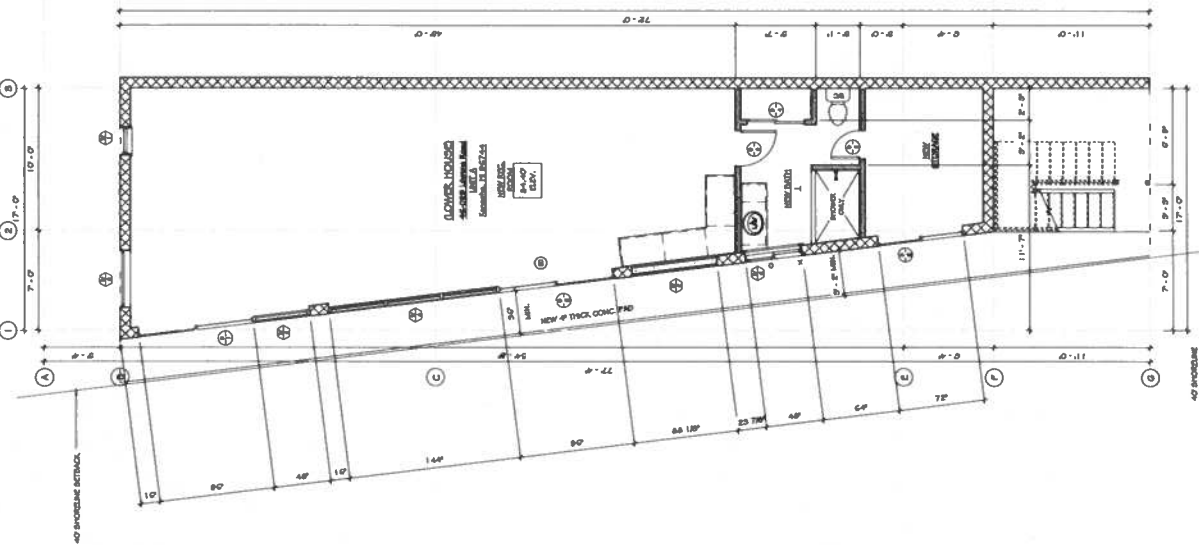
2 EXISTING FIRST FLOOR PLAN
MUNICIPAL ENGINEER

EXISTING SEPTIC MAN.
HOLE COVERS TO REMAIN

3. EXISTING SECOND FLOOR PLAN

4
EXISTING UPPER HOUSE PLAN
1/8" = 1'-0"

EXHIBIT C-8

[illegible][illegible]

Signature
This work was prepared by me or under my
supervision and participation in this project will be
under registration.
Lorena Espinoza

debtors did not satisfy all demands, interests, and expenses of the estate and had no assets, they are not entitled to hold commissions, may not receive the executor's accounts and may be liable for any damages, including interest, to be paid by the estate. The court's decision is subject to any order of the court, made by or on behalf of the creditors, relating to the distribution of the estate's assets, and the court may make any order it thinks fit in relation to the distribution of the estate's assets, and the court may make any order it thinks fit in relation to the distribution of the estate's assets.

May Residence
46-029 Ulpurua Road
Kaneohe, HI 96744
TMK 4-4-001011

NEW LOWER HOUSE
BASEMENT FLOOR PLAN

DRAWING NO. A201
SHEET: 4 OF 6

SHEET. 4 OF 6

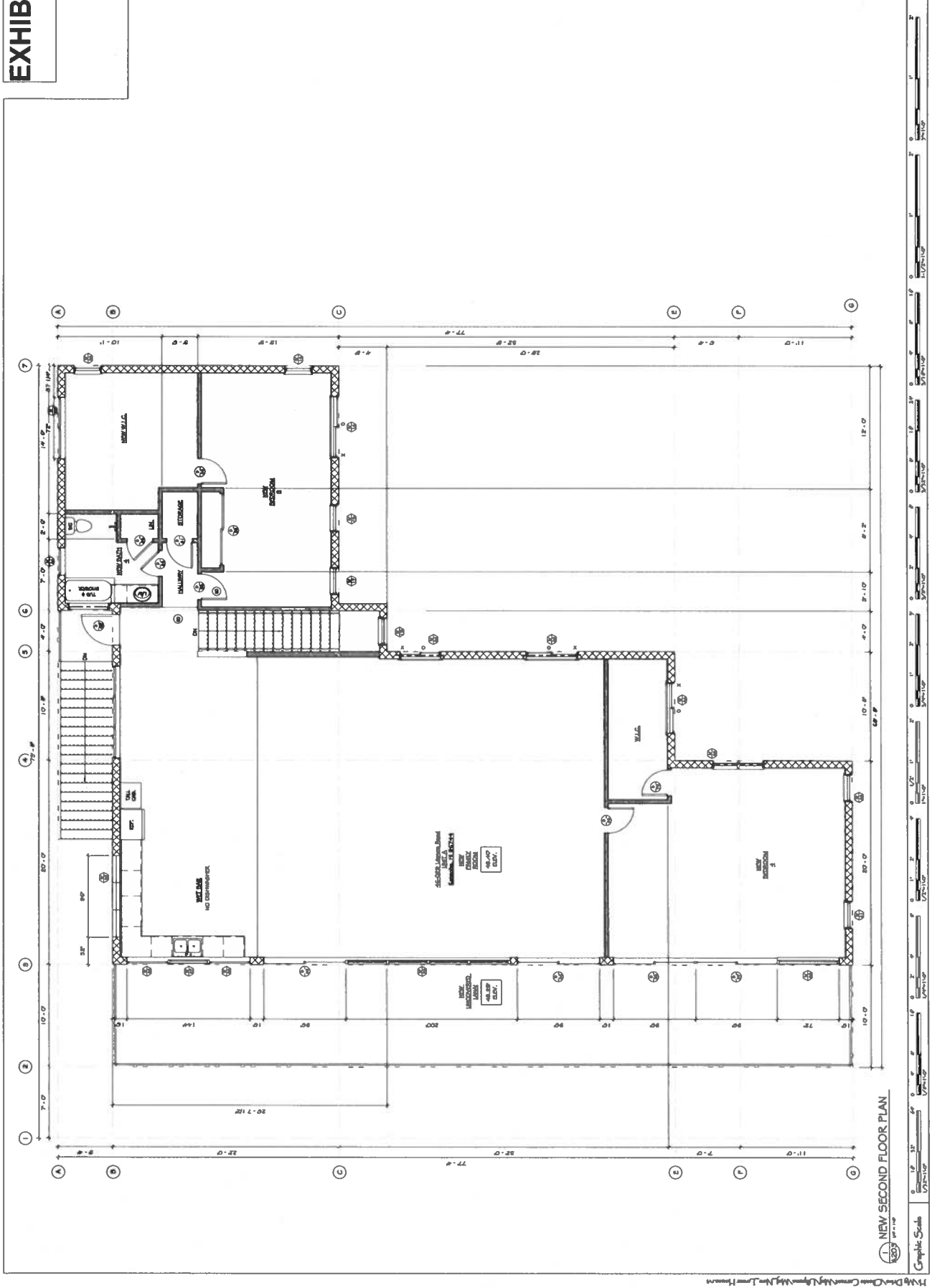


EXHIBIT C-11

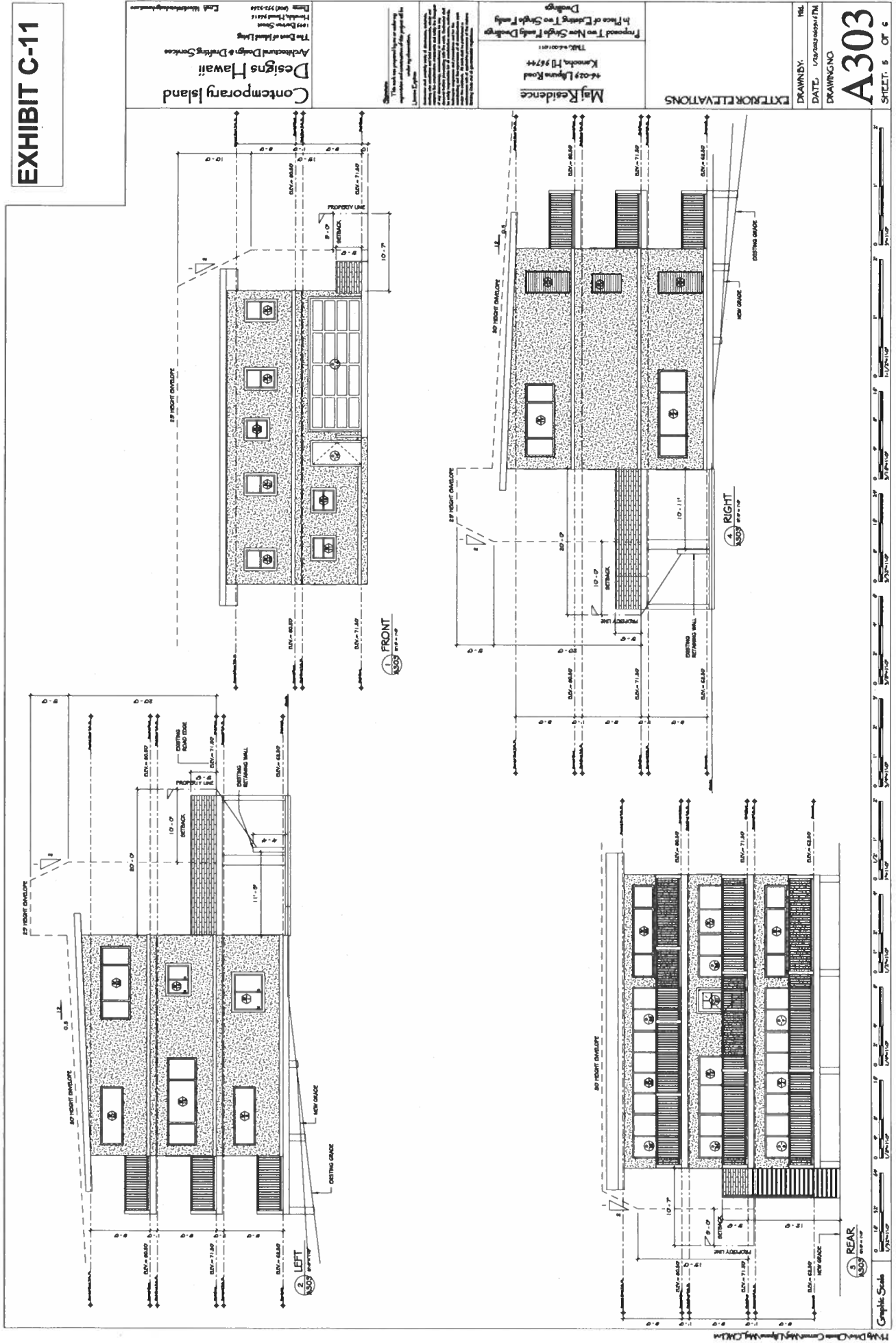
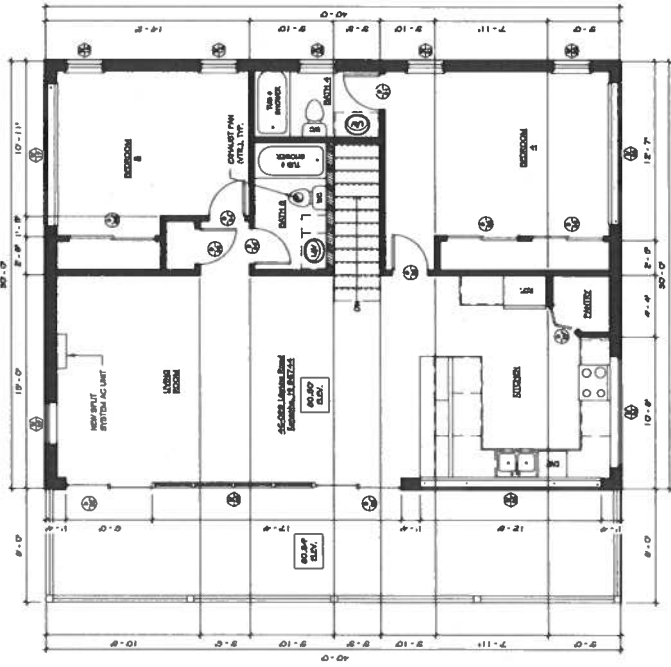
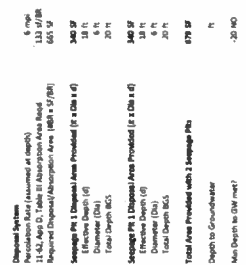
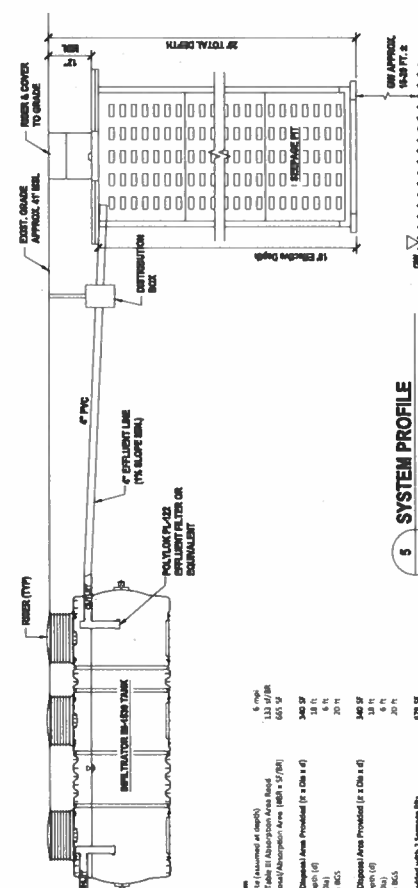
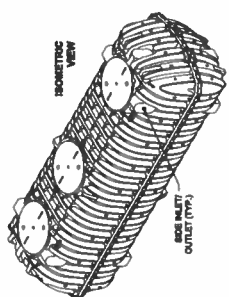
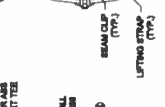
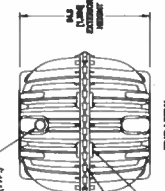
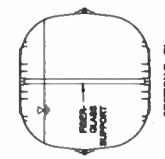
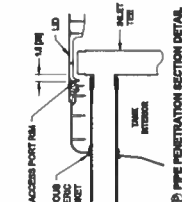
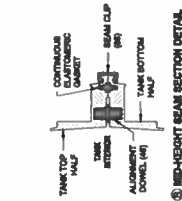
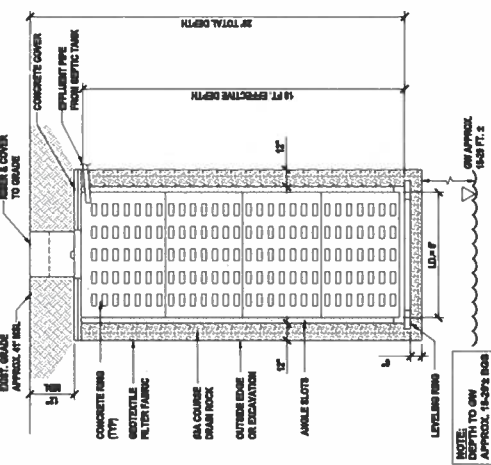
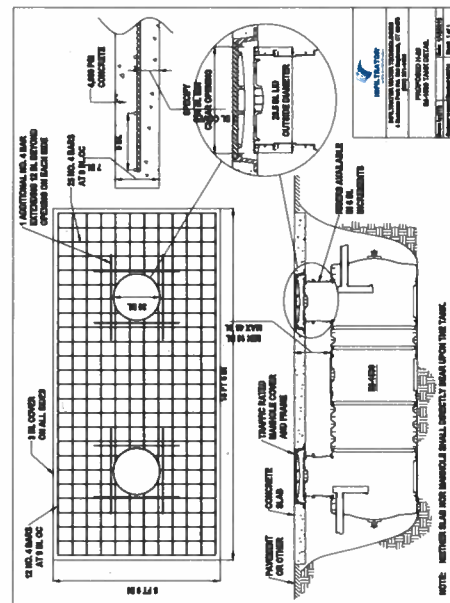
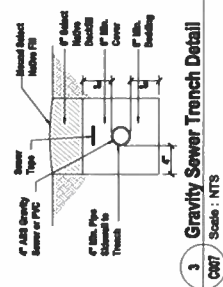


EXHIBIT C-13



NEW THIRD FLOOR PLAN

DOOR SCHEDULE									
NO.	DOOR	TYPE	ROOM	NO.	DOOR	TYPE	ROOM	NO.	DOOR
1	DOOR	DOOR	ENTRY HALLWAY	16	DOOR	DOOR	BEDROOM 1	31	DOOR
2	DOOR	DOOR	ENTRY HALLWAY	17	DOOR	DOOR	BEDROOM 2	32	DOOR
3	DOOR	DOOR	ENTRY HALLWAY	18	DOOR	DOOR	BEDROOM 3	33	DOOR
4	DOOR	DOOR	ENTRY HALLWAY	19	DOOR	DOOR	BEDROOM 4	34	DOOR
5	DOOR	DOOR	ENTRY HALLWAY	20	DOOR	DOOR	BEDROOM 5	35	DOOR
6	DOOR	DOOR	ENTRY HALLWAY	21	DOOR	DOOR	BEDROOM 6	36	DOOR
7	DOOR	DOOR	ENTRY HALLWAY	22	DOOR	DOOR	BEDROOM 7	37	DOOR
8	DOOR	DOOR	ENTRY HALLWAY	23	DOOR	DOOR	BEDROOM 8	38	DOOR
9	DOOR	DOOR	ENTRY HALLWAY	24	DOOR	DOOR	BEDROOM 9	39	DOOR
10	DOOR	DOOR	ENTRY HALLWAY	25	DOOR	DOOR	BEDROOM 10	40	DOOR
11	DOOR	DOOR	ENTRY HALLWAY	26	DOOR	DOOR	BEDROOM 11	41	DOOR
12	DOOR	DOOR	ENTRY HALLWAY	27	DOOR	DOOR	BEDROOM 12	42	DOOR
13	DOOR	DOOR	ENTRY HALLWAY	28	DOOR	DOOR	BEDROOM 13	43	DOOR
14	DOOR	DOOR	ENTRY HALLWAY	29	DOOR	DOOR	BEDROOM 14	44	DOOR
15	DOOR	DOOR	ENTRY HALLWAY	30	DOOR	DOOR	BEDROOM 15	45	DOOR
16	DOOR	DOOR	ENTRY HALLWAY	31	DOOR	DOOR	BEDROOM 16	46	DOOR
17	DOOR	DOOR	ENTRY HALLWAY	32	DOOR	DOOR	BEDROOM 17	47	DOOR
18	DOOR	DOOR	ENTRY HALLWAY	33	DOOR	DOOR	BEDROOM 18	48	DOOR
19	DOOR	DOOR	ENTRY HALLWAY	34	DOOR	DOOR	BEDROOM 19	49	DOOR
20	DOOR	DOOR	ENTRY HALLWAY	35	DOOR	DOOR	BEDROOM 20	50	DOOR
21	DOOR	DOOR	ENTRY HALLWAY	36	DOOR	DOOR	BEDROOM 21	51	DOOR
22	DOOR	DOOR	ENTRY HALLWAY	37	DOOR	DOOR	BEDROOM 22	52	DOOR
23	DOOR	DOOR	ENTRY HALLWAY	38	DOOR	DOOR	BEDROOM 23	53	DOOR
24	DOOR	DOOR	ENTRY HALLWAY	39	DOOR	DOOR	BEDROOM 24	54	DOOR
25	DOOR	DOOR	ENTRY HALLWAY	40	DOOR	DOOR	BEDROOM 25	55	DOOR
26	DOOR	DOOR	ENTRY HALLWAY	41	DOOR	DOOR	BEDROOM 26	56	DOOR
27	DOOR	DOOR	ENTRY HALLWAY	42	DOOR	DOOR	BEDROOM 27	57	DOOR
28	DOOR	DOOR	ENTRY HALLWAY	43	DOOR	DOOR	BEDROOM 28	58	DOOR
29	DOOR	DOOR	ENTRY HALLWAY	44	DOOR	DOOR	BEDROOM 29	59	DOOR
30	DOOR	DOOR	ENTRY HALLWAY	45	DOOR	DOOR	BEDROOM 30	60	DOOR
31	DOOR	DOOR	ENTRY HALLWAY	46	DOOR	DOOR	BEDROOM 31	61	DOOR
32	DOOR	DOOR	ENTRY HALLWAY	47	DOOR	DOOR	BEDROOM 32	62	DOOR
33	DOOR	DOOR	ENTRY HALLWAY	48	DOOR	DOOR	BEDROOM 33	63	DOOR
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35	DOOR	DOOR	ENTRY HALLWAY	50	DOOR	DOOR	BEDROOM 35	65	DOOR
36	DOOR	DOOR	ENTRY HALLWAY	51	DOOR	DOOR	BEDROOM 36	66	DOOR
37	DOOR	DOOR	ENTRY HALLWAY	52	DOOR	DOOR	BEDROOM 37	67	DOOR
38	DOOR	DOOR	ENTRY HALLWAY	53	DOOR	DOOR	BEDROOM 38	68	DOOR
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40	DOOR	DOOR	ENTRY HALLWAY	55	DOOR	DOOR	BEDROOM 40	70	DOOR
41	DOOR	DOOR	ENTRY HALLWAY	56	DOOR	DOOR	BEDROOM 41	71	DOOR
42	DOOR	DOOR	ENTRY HALLWAY	57	DOOR	DOOR	BEDROOM 42	72	DOOR
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125	DOOR	DOOR	ENTRY HALLWAY	140	DOOR	DOOR	BEDROOM 125	155	DOOR
126	DOOR	DOOR	ENTRY HALLWAY	141	DOOR	DOOR	BEDROOM 126	156	DOOR
127	DOOR	DOOR	ENTRY HALLWAY	142	DOOR	DOOR	BEDROOM 127	157	DOOR
128	DOOR	DOOR	ENTRY HALLWAY	143	DOOR	DOOR	BEDROOM 128	158	DOOR
129	DOOR	DOOR	ENTRY HALLWAY	144	DOOR	DOOR	BEDROOM 129	159	DOOR
130	DOOR	DOOR	ENTRY HALLWAY	145	DOOR	DOOR	BEDROOM 130	160	DOOR
131	DOOR	DOOR	ENTRY HALLWAY	146	DOOR	DOOR	BEDROOM 131	161	DOOR
132	DOOR	DOOR	ENTRY HALLWAY	147	DOOR	DOOR	BEDROOM 132	162	DOOR
133	DOOR	DOOR	ENTRY HALLWAY	148	DOOR	DOOR	BEDROOM 133	163	DOOR
134	DOOR	DOOR	ENTRY HALLWAY	149	DOOR	DOOR	BEDROOM 134	164	DOOR
135	DOOR	DOOR	ENTRY HALLWAY	150	DOOR	DOOR	BEDROOM 135	165	DOOR
136	DOOR	DOOR	ENTRY HALLWAY	151	DOOR	DOOR	BEDROOM 136	166	DOOR
137	DOOR	DOOR	ENTRY HALLWAY	152	DOOR	DOOR	BEDROOM 137	167	DOOR
138	DOOR	DOOR	ENTRY HALLWAY	153	DOOR	DOOR	BEDROOM 138	168	DOOR
139	DOOR	DOOR	ENTRY HALLWAY	154	DOOR	DOOR	BEDROOM 139	169	DOOR
140	DOOR	DOOR	ENTRY HALLWAY	155	DOOR	DOOR	BEDROOM 140	170	DOOR
141	DOOR	DOOR	ENTRY HALLWAY	156	DOOR	DOOR	BEDROOM 141	171	DOOR
142	DOOR	DOOR	ENTRY HALLWAY	157	DOOR	DOOR	BEDROOM 142	172	DOOR
143	DOOR	DOOR	ENTRY HALLWAY	158	DOOR	DOOR	BEDROOM 143	173	DOOR
144	DOOR	DOOR	ENTRY HALLWAY	159	DOOR	DOOR	BEDROOM 144	174	DOOR
145	DOOR	DOOR	ENTRY HALLWAY	160	DOOR	DOOR	BEDROOM 145	175	DOOR
146	DOOR	DOOR	ENTRY HALLWAY	161	DOOR	DOOR	BEDROOM 146	176	DOOR
147	DOOR	DOOR	ENTRY HALLWAY	162	DOOR	DOOR	BEDROOM 147	177	DOOR
148	DOOR	DOOR	ENTRY HALLWAY	163	DOOR	DOOR	BEDROOM 148	178	DOOR
149	DOOR	DOOR	ENTRY HALLWAY	164	DOOR	DOOR	BEDROOM 149	179	DOOR
150	DOOR	DOOR	ENTRY HALLWAY	165					



NOTES:

\\ocsi-dems.pomo\---2024\24-008-luke moj ins\24-008-luke moj ins-sheets.dwg

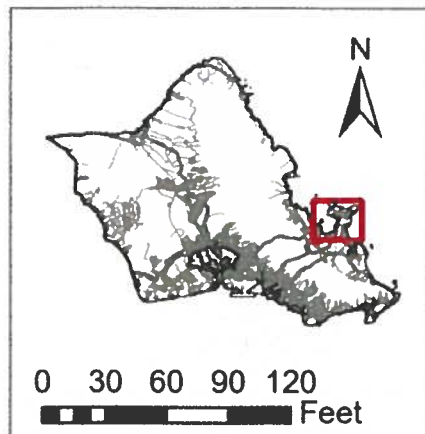
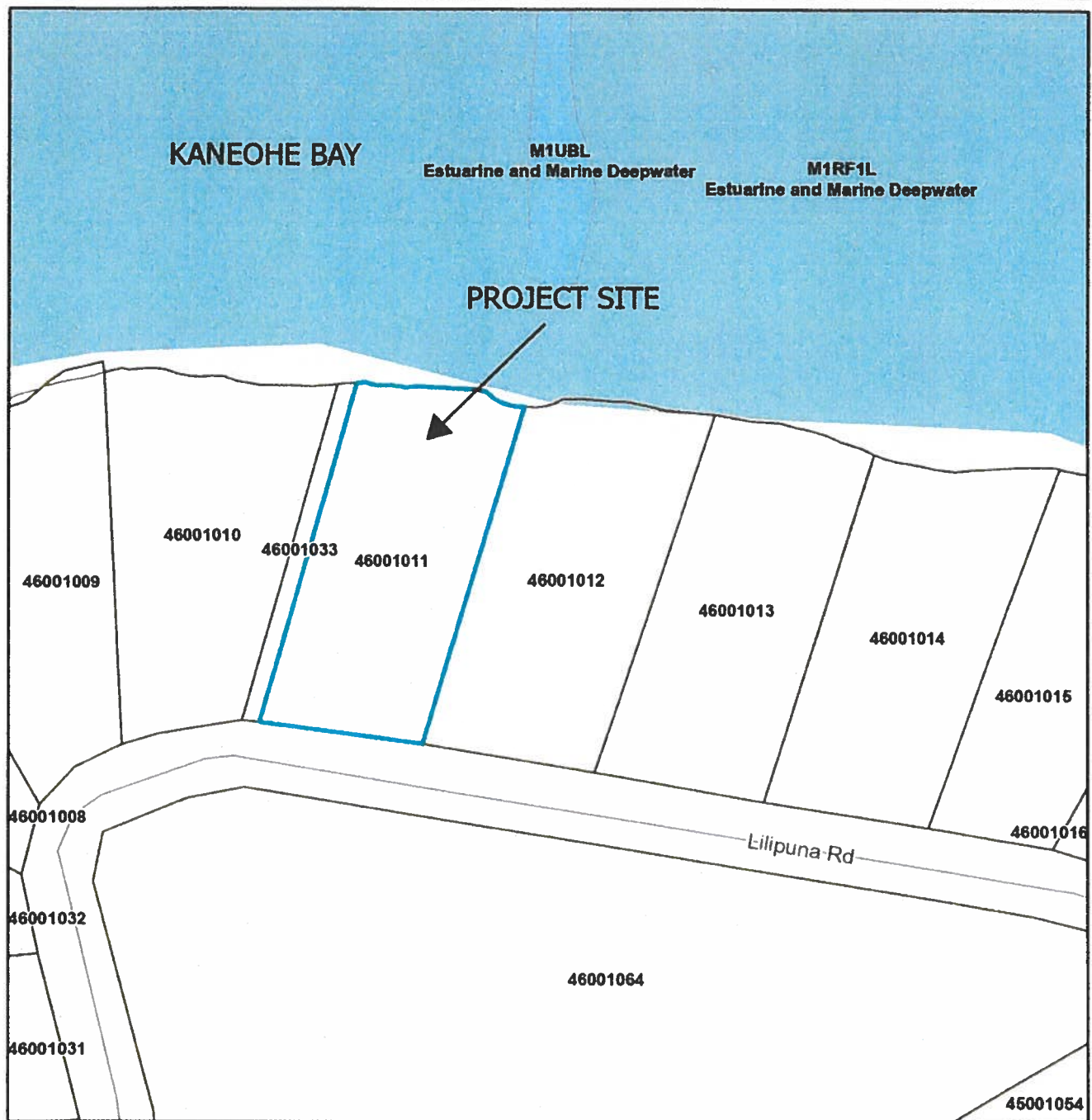
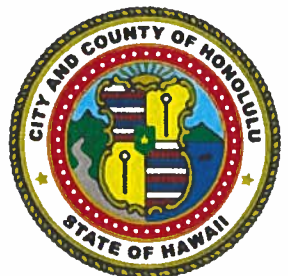


EXHIBIT D WETLAND MAP

FILE NO. 2024/SMA-102
TAX MAP KEY 4-6-001: 011
46-029 LILIPUNA ROAD- HE'EIA

January 2025

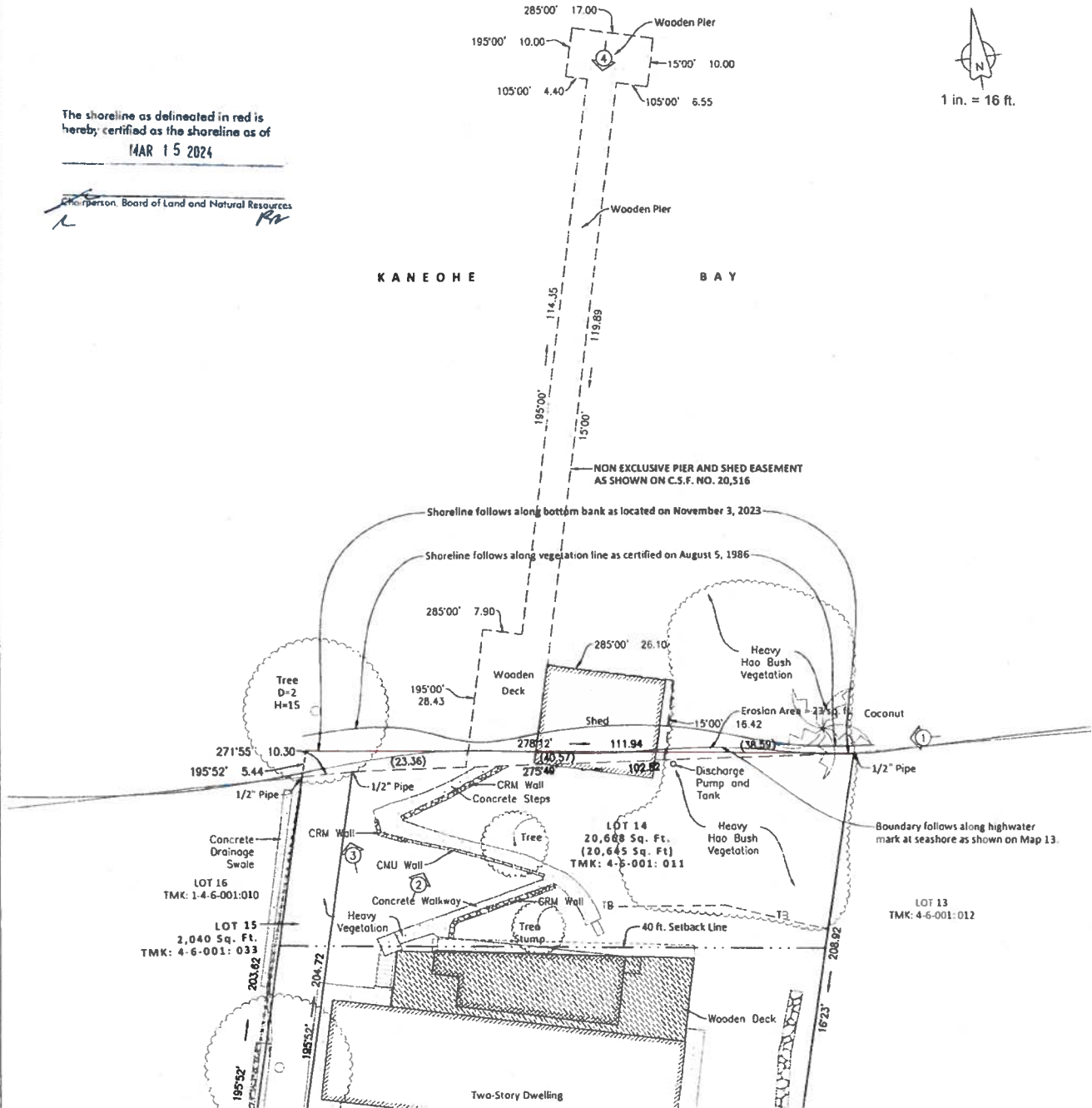


Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

The shoreline as delineated in red is hereby certified as the shoreline as of
MAR 15 2024

Commissioner, Board of Land and Natural Resources

SEA



SHORELINE CERTIFICATION MAP

LOTS 14 AND 15 ON MAP 13
LAND COURT APPLICATION 1100
AT HEEIA, KOOLAUPOKO, OAHU, HAWAII
Tax Map Key: (1) 4-6-001: 011 & 033

SITE ADDRESS: 46-29 LILIPUNA ROAD
KANEOHE, HI 96744
OWNERS: LUKASZ J. MAJ AND MARY L. LAN



This work was prepared by me
or under my supervision
Benjamin E. K. Guieb
BENJAMIN E. K. GUIEB
Licensed Professional Land Surveyor
Certificate Number 19770
Exp. 4/30/2024

NOTES:

1. - Symbol represents direction and location of photographs taken on November 03, 2023 at 1200pn.
2. Property Corners were found or marked and set as shown in Map

KANEOHE BAY

PROJECT SITE

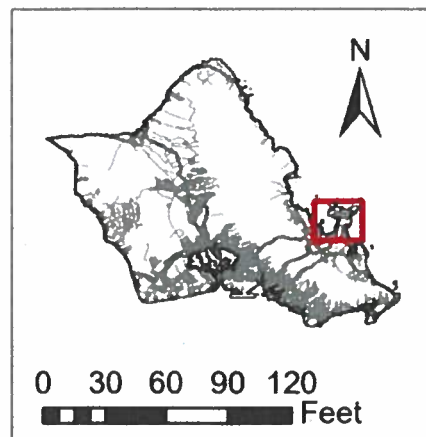
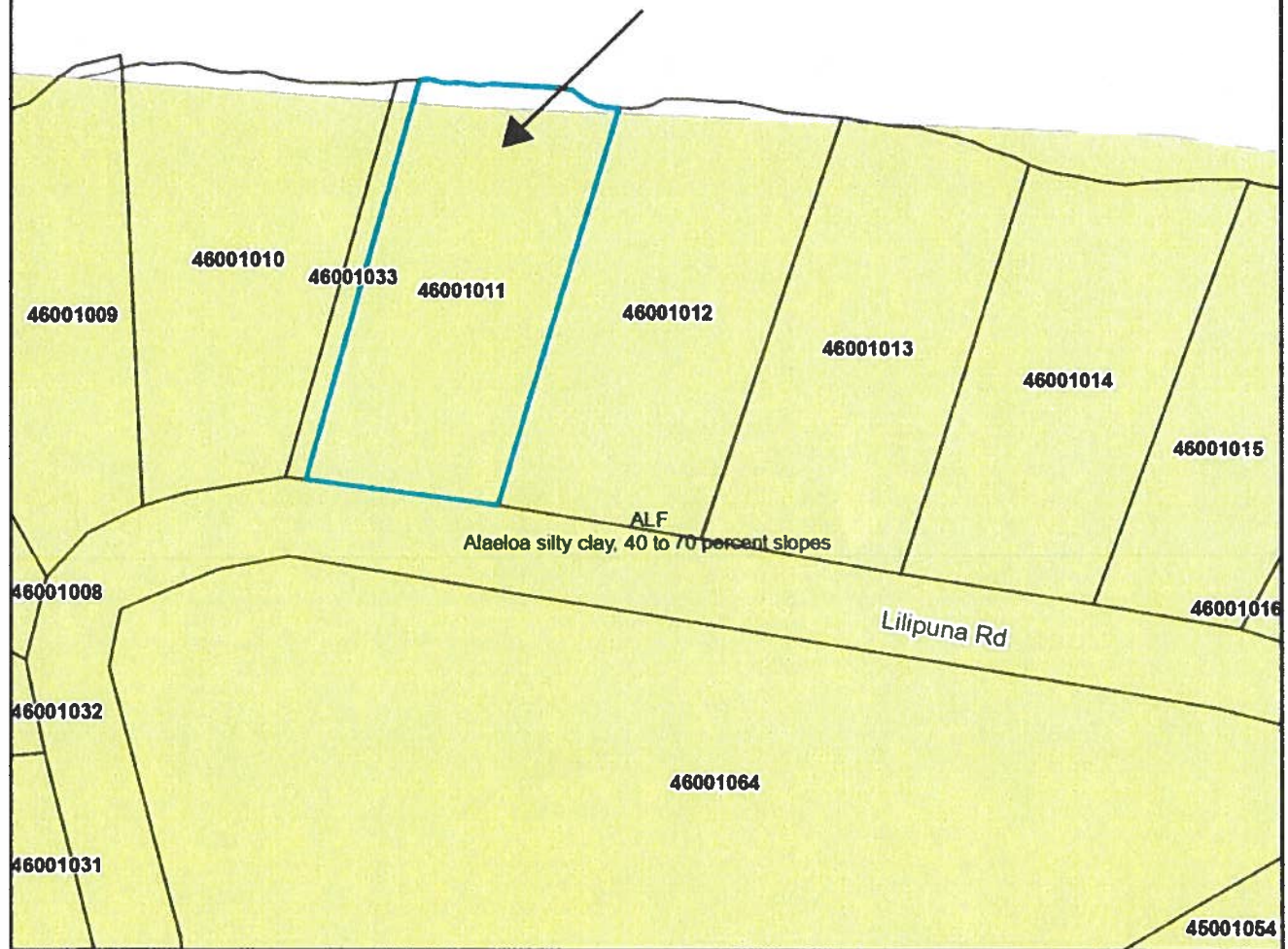


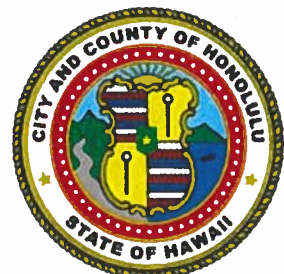
EXHIBIT F SOILS MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

46-029 LILIPUNA ROAD- HE'EIA

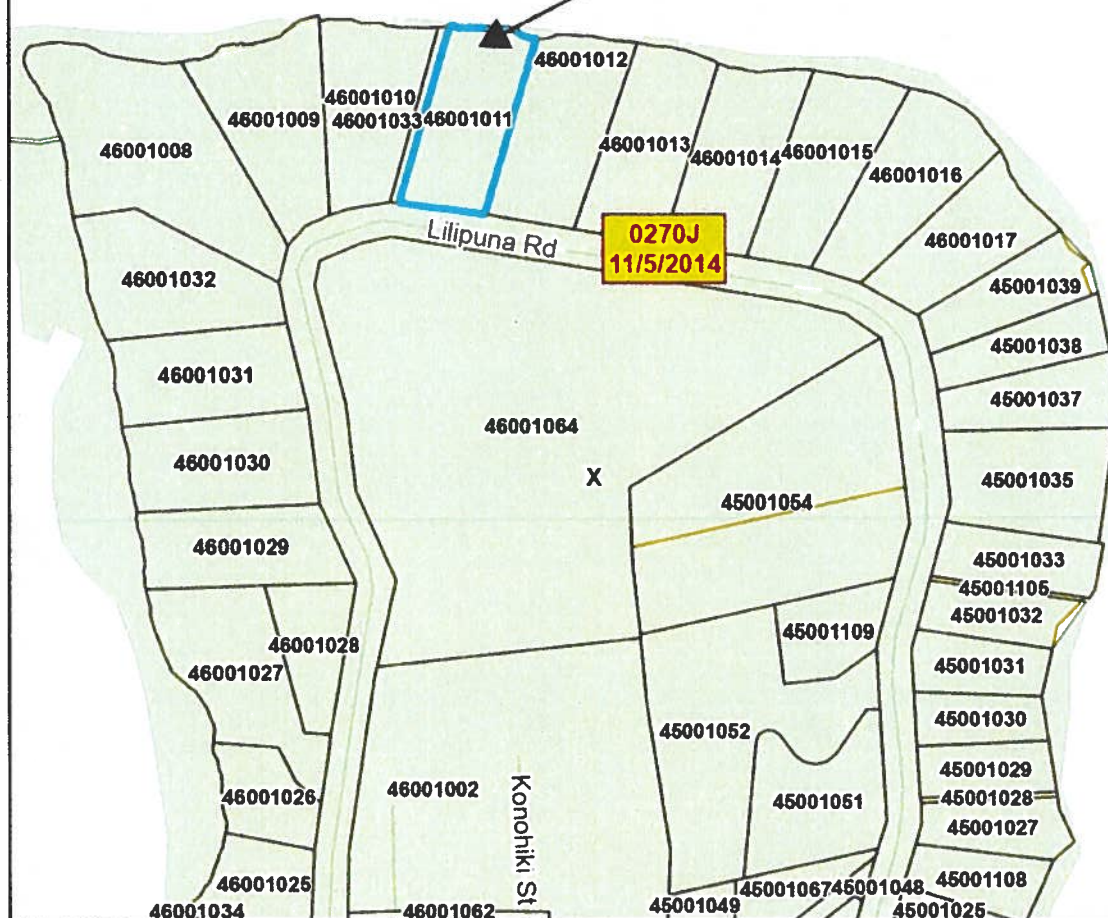
January 2025



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

KANEOHE BAY

PROJECT SITE



0 80 160 240 320 Feet

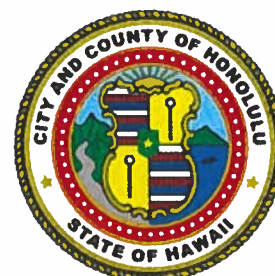
EXHIBIT G FLOOD MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

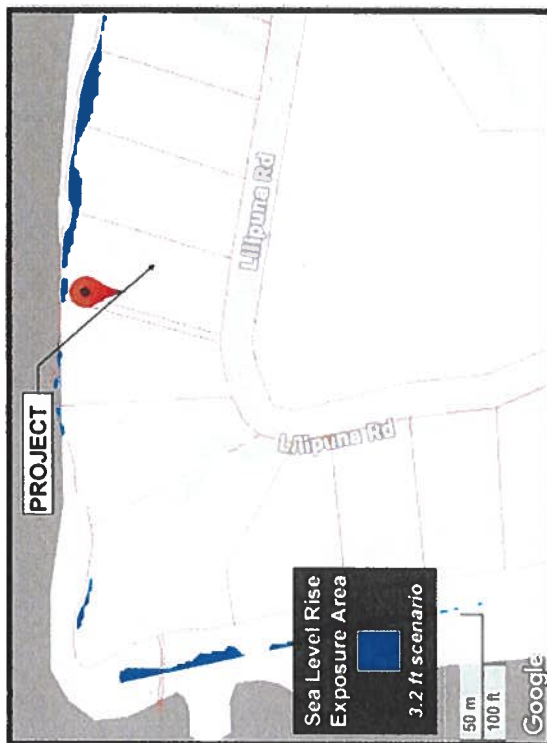
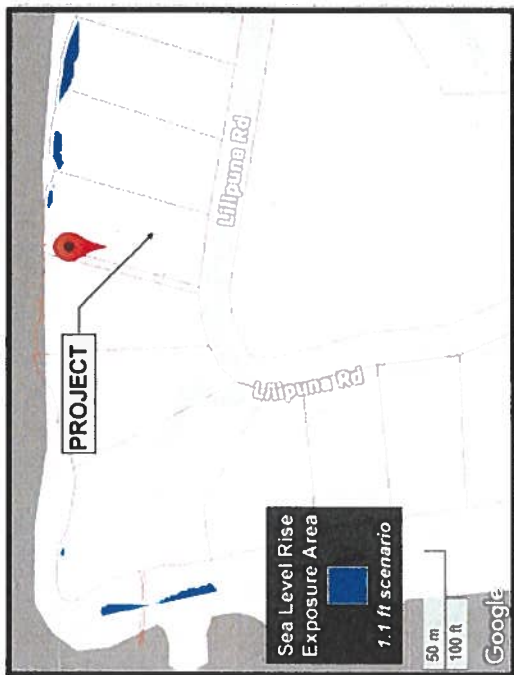
46-029 LILIPUNA ROAD- HE'EIA

January 2025



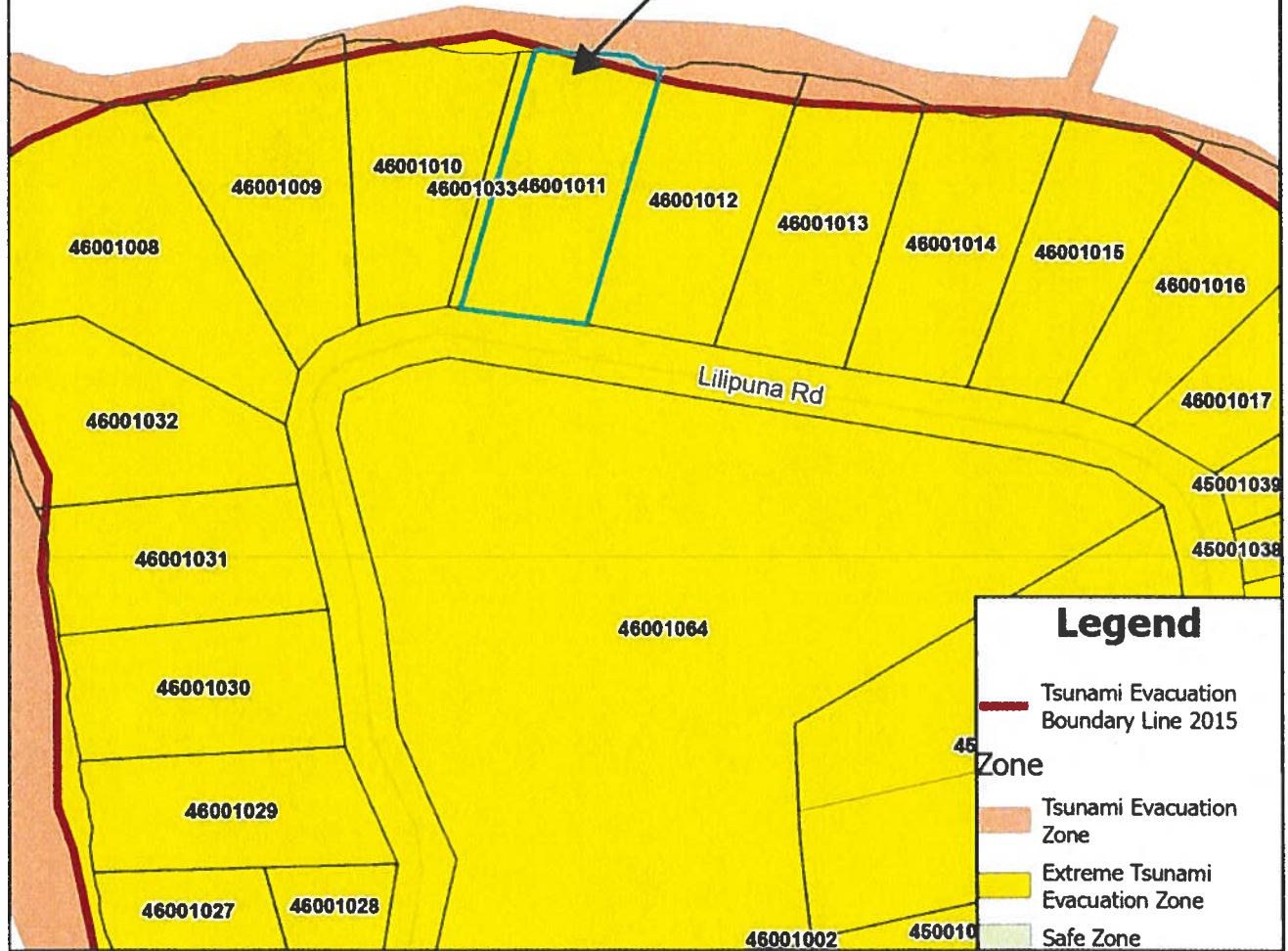
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT H



KANEOHE BAY

PROJECT SITE



Legend

- Tsunami Evacuation Boundary Line 2015
- Tsunami Evacuation Zone
- Extreme Tsunami Evacuation Zone
- Safe Zone

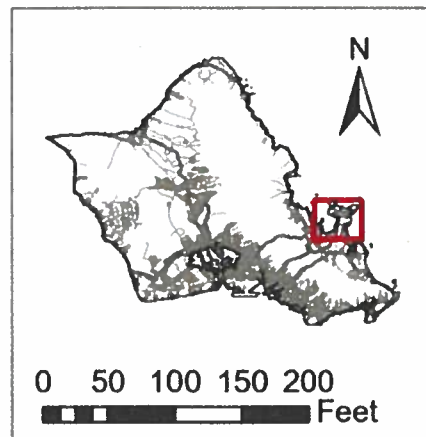


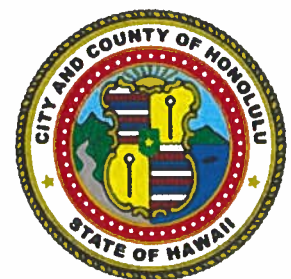
EXHIBIT I TSUNAMI EVACUATION MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

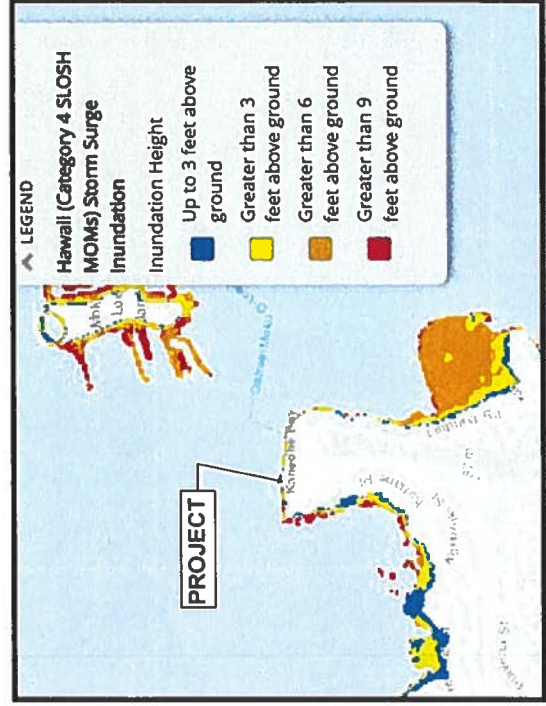
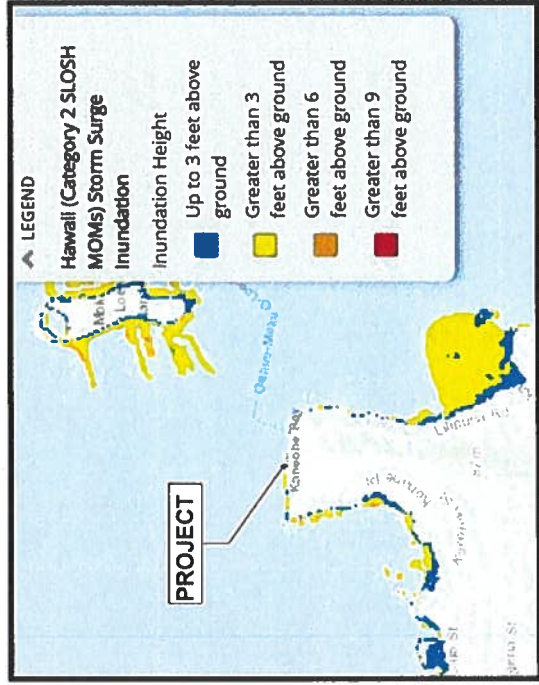
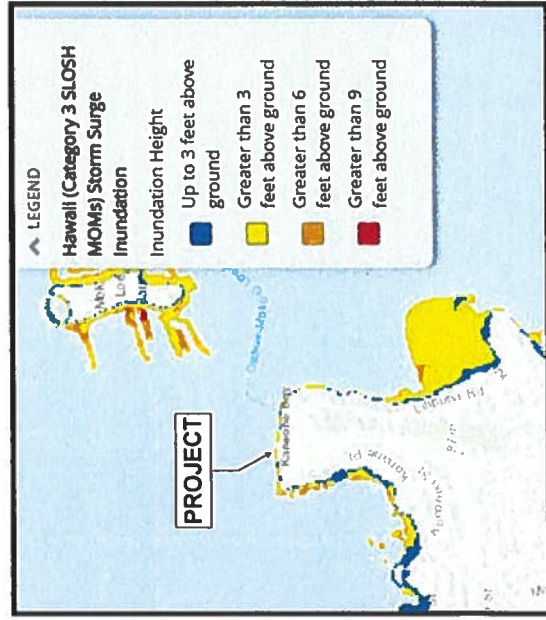
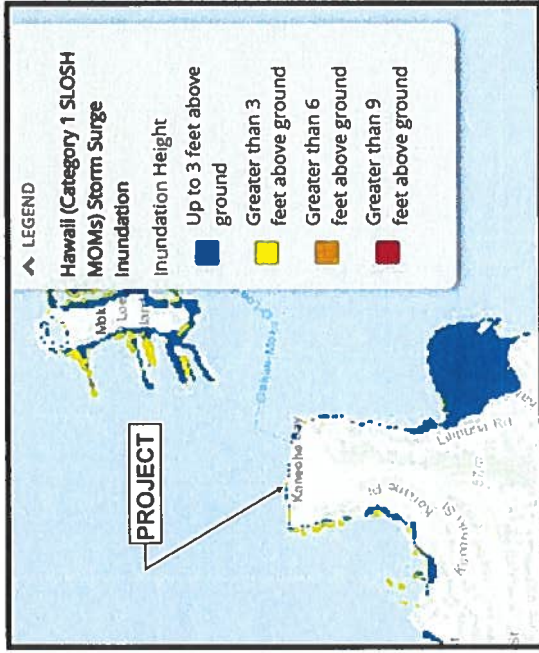
46-029 LILIPUNA ROAD-- HE'EIA

January 2025



Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT J



A map of the Kaneohe Bay area, showing a large blue-shaded region labeled "PROJECT SITE". The site is bounded by a curved line. Within and around this site are numerous numbered lots. The lots are labeled with numbers such as 46001008, 46001009, 46001010, 46001011, 46001012, 46001013, 46001014, 46001015, 46001016, 46001017, 45001039, 45001038, 45001037, 45001035, 45001033, 45001106, 45001032, 45001031, 45001030, 45001029, 45001028, 45001027, 45001026, 45001025, 45001024, 45001023, 45001022, 45001021, 45001020, 45001019, 45001018, 45001017, 45001016, 45001015, 45001014, 45001013, 45001012, 45001011, 45001010, 45001009, 45001008, 45001007, 45001006, 45001005, 45001004, 45001003, 45001002, 45001001, 45001000, 45000999, 45000998, 45000997, 45000996, 45000995, 45000994, 45000993, 45000992, 45000991, 45000990, 45000989, 45000988, 45000987, 45000986, 45000985, 45000984, 45000983, 45000982, 45000981, 45000980, 45000979, 45000978, 45000977, 45000976, 45000975, 45000974, 45000973, 45000972, 45000971, 45000970, 45000969, 45000968, 45000967, 45000966, 45000965, 45000964, 45000963, 45000962, 45000961, 45000960, 45000959, 45000958, 45000957, 45000956, 45000955, 45000954, 45000953, 45000952, 45000951, 45000950, 45000949, 45000948, 45000947, 45000946, 45000945, 45000944, 45000943, 45000942, 45000941, 45000940, 45000939, 45000938, 45000937, 45000936, 45000935, 45000934, 45000933, 45000932, 45000931, 45000930, 45000929, 45000928, 45000927, 45000926, 45000925, 45000924, 45000923, 45000922, 45000921, 45000920, 45000919, 45000918, 45000917, 45000916, 45000915, 45000914, 45000913, 45000912, 45000911, 45000910, 45000909, 45000908, 45000907, 45000906, 45000905, 45000904, 45000903, 45000902, 45000901, 45000900, 45000899, 45000898, 45000897, 45000896, 45000895, 45000894, 45000893, 45000892, 45000891, 45000890, 45000889, 45000888, 45000887, 45000886, 45000885, 45000884, 45000883, 45000882, 45000881, 45000880, 45000879, 45000878, 45000877, 45000876, 45000875, 45000874, 45000873, 45000872, 45000871, 45000870, 45000869, 45000868, 45000867, 45000866, 45000865, 45000864, 45000863, 45000862, 45000861, 45000860, 45000859, 45000858, 45000857, 45000856, 45000855, 45000854, 45000853, 45000852, 45000851, 45000850, 45000849, 45000848, 45000847, 45000846, 45000845, 45000844, 45000843, 45000842, 45000841, 45000840, 45000839, 45000838, 45000837, 45000836, 45000835, 45000834, 45000833, 45000832, 45000831, 45000830, 45000829, 45000828, 45000827, 45000826, 45000825, 45000824, 45000823, 45000822, 45000821, 45000820, 45000819, 45000818, 45000817, 45000816, 45000815, 45000814, 45000813, 45000812, 45000811, 45000810, 45000809, 45000808, 45000807, 45000806, 45000805, 45000804, 45000803, 45000802, 45000801, 45000800, 45000799, 45000798, 45000797, 45000796, 45000795, 45000794, 45000793, 45000792, 45000791, 45000790, 45000789, 45000788, 45000787, 45000786, 45000785, 45000784, 45000783, 45000782, 45000781, 45000780, 45000779, 45000778, 45000777, 45000776, 45000775, 45000774, 45000773, 45000772, 45000771, 45000770, 45000769, 45000768, 45000767, 45000766, 45000765, 45000764, 45000763, 45000762, 45000761, 45000760, 45000759, 45000758, 45000757, 45000756, 45000755, 45000754, 45000753, 45000752, 45000751, 45000750, 45000749, 45000748, 45000747, 45000746, 45000745, 45000744, 45000743, 45000742, 45000741, 45000740, 45000739, 45000738, 45000737, 45000736, 45000735, 45000734, 45000733, 45000732, 45000731, 45000730, 45000729, 45000728, 45000727, 45000726, 45000725, 45000724, 45000723, 45000722, 45000721, 45000720, 45000719, 45000718, 45000717, 45000716, 45000715, 45000714, 45000713, 45000712, 45000711, 45000710, 45000709, 45000708, 45000707, 45000706, 45000705, 45000704, 45000703, 45000702, 45000701, 45000700, 45000699, 45000698, 45000697, 45000696, 45000695, 45000694, 45000693, 45000692, 45000691, 45000690, 45000689, 45000688, 45000687, 45000686, 45000685, 45000684, 45000683, 45000682, 45000681, 45000680, 45000679, 45000678, 45000677, 45000676, 45000675, 45000674, 45000673, 45000672, 45000671, 45000670, 45000669, 45000668, 45000667, 45000666, 45000665, 45000664, 45000663, 45000662, 45000661, 45000660, 45000659, 45000658, 45000657, 45000656, 45000655, 45000654, 45000653, 45000652, 45000651, 45000650, 45000649, 45000648, 45000647, 450006



January 2025



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 25-49, CD1

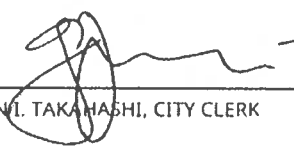
Introduced: 02/06/25 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

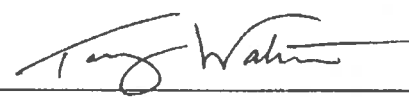
Title: GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF TWO NEW SINGLE-UNIT DWELLINGS WITH ATTACHED GARAGES AND A CARPORT, RETAINING WALLS, AND AN INDIVIDUAL WASTEWATER SYSTEM IN HE'EIA, O'AHU.

Voting Legend: * = Aye w/Reservations

02/06/25	INTRO	Introduced.
03/06/25	ZON	Reported out for adoption as amended in CD1 form.
		CR-88
		4 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO
		1 ABSENT: WEYER
03/19/25	CCL	Committee report and Resolution as amended were adopted.
		9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.


GLEN I. TAKAHASHI, CITY CLERK


TOMMY WATERS, CHAIR AND PRESIDING OFFICER