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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 28, 2025

2024/SMA-117(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
New Single-Family Dwelling
275 Kaʻelepulu Drive – Lanikai
Tax Map Key 4-3-007: 077

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 to construct (retain) a two-story, single-family detached dwelling with an attached garage, pool, and pool pavilion on a non-shoreline lot (Project) in Lanikai.

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, and the prohibition of short-term rentals.

Pursuant to the 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.

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

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Draft Resolution
Exhibits A, B, C-1 through C-5, and D through J

APPROVED BY:

Michael D. Formby, Managing Director
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 KIMBERLY M. AND TIMOTHY D. SMYTHE FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	FILE NO. 2024/SMA-117(CK)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	Smythe One-Family Dwelling
LANDOWNER/ APPLICANT:	Kimberly M. and Timothy D. Smythe
AGENTS:	Concept 2 Completion, LLC (Karl Mench) and Masa Fujioka and Associates (Ryan Ishikawa)
LOCATION:	275 Ka'elepulu Drive – Lanikai (Exhibit A)
TAX MAP KEY:	4-3-007: 077
ZONING:	R-10 Residential District (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	Ko'olau Poko Sustainable Communities Plan (KPSCP)

B. Proposal: The Applicant requests approval of an after-the-fact SMA Major Permit to allow the construction (retention) of a new two-story, one-family detached dwelling that exceeds 7,500 square (sq.) feet (ft.) in floor area (as defined in

Revised Ordinances of Honolulu [ROH] Chapter 25, the SMA Ordinance), with an attached garage, swimming pool, and pool cabana on a 39,857-sq.-ft. non-shoreline lot (Project) located in the R-10 Residential District and SMA in Lanikai (see Exhibits A, B, and C-1 through C-5). The Project consists of the following components:

- Construction (retention) of a new two-story, 10,732-sq.-ft. (7,294-sq.-ft. as defined in ROH Chapter 21) one-family detached dwelling with four bedrooms, six bathrooms, a kitchen, a living room, a basement recreation room, a two-car garage, and lānai areas on a concrete slab-on-grade foundation;

- Construction of a new 333-sq.-ft. pool cabana;

- Construction of a new in-ground swimming pool;

- Construction of a pond with a waterfall, landscaped areas, and planters;

- Construction of a parking area that is large enough to accommodate five off-street parking spaces (seven total spaces required);

- Connection to existing water, wastewater, and electrical lines;

- Clearing and grubbing on the hillside slope to remove invasive koa haole vegetation;

- Dedication of a ten-to-20-ft.-wide easement along the southern portion of the slope to allow for the proposed State of Hawai'i (State) improvements to the Ka'iwa Ridge Trail (Station Podmore / Lanikai Pillbox Trail); and

- Replanting of the remaining slope with native plants appropriate to the location.

For SMA Permit determination purposes, the floor area of the Project was determined based on the definition in ROH Chapter 25 (i.e. including garages, eaves, and other covered areas with an SMA Permit threshold of 7,500 sq. ft. or greater). For determination of consistency with ROH Chapter 21, the Land Use Ordinance (LUO) during the review of building plans, the definition of floor area in ROH Chapter 21 applies. Based on the definitions in ROH Chapter 21, the Project will result in a total building area of 5,814 sq. ft. (15 percent), a floor area ratio of 0.18 (floor area of 7,294 sq. ft. divided by lot area of 39,857 sq. ft.), and impervious surface coverage of 15,626 sq. ft. (39 percent).

The majority of the earthwork associated with the Project was completed as part of development under the original building permit issued in 2018. This is discussed further under Background Information, below. The Project required

excavation of a roughly 1,078-sq.-ft. area to a depth of approximately five ft. for the installation of the pool. In total, Project construction required on-site excavation and on-site backfill of up to 450 cubic yards of soils. Importation of 350 cubic yards of structural fill was required for installation of the slab-on-grade foundation. No importation of non-structural fill soil was or 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.

The Project is anticipated to cost approximately $4,264,000, and construction will take approximately 18 months from issuance of all required permits.

Background: According to the application, the Project site was first developed as a one-family dwelling in the 1970s. In 2018, Building Permit No. 821117 (2018 Building Permit) was issued for the alteration of the dwelling. In 2021, Notice of Violation (NOV) No. 2021/NOV-11-032 was issued because construction was not in accordance with the 2018 Building Permit plans, and because it was determined that a previous dwelling on the site had been demolished to make way for the new dwelling without a demolition permit. In 2022, Notice of Order (NOO) No. 2022/NOO-488 was issued because ongoing construction was not following the 2018 Building Permit plans, some of the work did not have a building permit, and the Stop Work Order issued under the NOV was not being heeded. In July of 2022, Building Permit Application No. A2022-02-0064 was submitted to reflect the actual development at the site. This application is currently under review pending approval of this required SMA Major Permit. It should be noted that in 2023, the definition of floor area in ROH Chapter 25 was revised under Ordinance 23-4 to include garages, areas under the roof overhangs or eaves, and the roof or floor above which are supported by posts, columns, partial walls, or similar structural members. As a result of this change in definition, the Project's floor area under ROH Chapter 25 now exceeds 7,500 sq. ft., thereby triggering the need for an SMA Major permit.

In 2024, after-the-fact Building Permit No. 909920 was issued for the demolition of the original dwelling. The demolition permit was required as a step toward correcting the NOV and NOO, as a "clean start" to move forward with permitting the actual development present at the site. This SMA Major Permit application is another step toward correcting the NOV and NOO. The actual demolition of the dwelling did not occur, but as a result of this demolition permit, the Project is being evaluated herein as if it were a new development at the Project site. The Applicant has yet to pay over $215,000 of fines associated with the NOV and NOO.

An access easement for the Ka'iwa Ridge Trail runs through the southern portion of the site, and has been in use for over 50 years. According to the application and correspondence from the State Department of Land and Natural Resources (DLNR), the Applicant is currently working with the DLNR to allow for an additional 20-ft.-wide easement through the southern portion of the site to better accommodate State-proposed trail improvements. An SMA Major Permit application for the Ka'iwa Ridge Trail Improvements Project is also currently under review by the DPP.

II. FINDINGS OF FACT

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

Lot Area	39,857 sq. ft. (see Exhibit C-1)
Lot Shape	Quasi-Rectangular
Topography	Sloping lot with an average site elevation of approximately 100 ft. above mean sea level (MSL).
Current Development	This SMA Major Permit application is for after-the-fact approval of development. The Project Site is currently developed with an unfinished one-family dwelling with an attached garage, pond, a swimming pool, a paved driveway, and a stone wall along the eastern, western, and southern perimeters of the site. Remaining work is primarily interior, to match the 2022 building permit plans.
Surrounding Uses	To the west - Country Club and Golf Course To the southwest - Multi-family residential To the southeast - Open space and low-density residential To the north and east - Low-density residential (see Exhibits A and B).
Flood Zone	*Flood Zone X* – An area determined to be outside of the 0.2 percent annual chance floodplain (Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 15003C0290H, revised November 5, 2014, see Exhibit D).
Shoreline Survey	Not applicable. The Project site is not a shoreline lot.
Nearest Body of Water	*Pacific Ocean / Kailua Bay* - Estuarine and Marine Wetland (see Exhibit E).

Soil Classifications	*Kokokahi with Zero to 35 percent slopes* - Moderately well-drained very stony clay from zero to 44 inches, with rapid permeability and a high runoff potential. This soil series occupies the western portion of the Project site; and *Stony Steep Land with 40 to 70 percent slopes* - Well drained, with a medium runoff potential. This soil series occupies the eastern portion of the Project site (see Exhibit F; United States Department of Agriculture - Natural Resources Conservation Service).
Vegetation	Native and non-native trees, shrubs, and vegetation.
Sea Level Rise (SLR) – Exposure Area	The Project site is not projected to be impacted by SLR or coastal erosion as a result of SLR (see Exhibit G; Hawai'i SLR Viewer).
Shoreline Erosion Rate	Not applicable. The Project site is not a shoreline lot.
Hurricane Storm Surge	The Project site is located outside of the area projected to be subject to flooding during hurricane events up to Category 4 (see Exhibit H; National Hurricane Center, *Storm Surge Risk Maps*).
Tsunami	The Project site is located within the Green Zone - Safe areas that are anticipated to be outside of the Extreme Tsunami Evacuation Zone (see Exhibit I; Hawai'i Emergency Management Agency, *Tsunami Aware Mapper*).
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 building permits.
Agency Comments	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.
Neighborhood Board/ Community Association Presentation	The Project was presented to the Kailua Neighborhood Board (KNB) No. 31 Planning, Zoning and Environment Committee on August 20, 2024, and to the full KNB on September 5, 2024. On September 11, 2024, the KNB sent recommended conditions for Project approval to the DPP (see Section G, below).

Public Hearing	The DPP conducted a Public Hearing at 10:30 a.m. on January 15, 2025, at the Fasi Municipal Building, 6th Floor Conference Room. No testimony was received. 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 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 facility to the Project site is the Ka'iwa Ridge Trail, which originates at the north end of Ka'elepulu Drive near the Project site. The initial segment of the trail traverses an easement through the southern portion of the Project site. Other notable recreational facilities in the area include Kailua Beach Park, Kailua District Park, and the Kawainui Regional Park. The Project implementation will not result in adverse impacts to coastal recreational opportunities for the public, because the Project site is not a shoreline lot, and no change to existing beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices will occur. As noted above, the Applicant is currently working with the State DLNR to allow for an additional easement through the southern portion of the site to better accommodate the proposed Ka'iwa Ridge Trail improvements. Therefore, no conditions of approval relating to recreational resources are recommended.

B. Historic and Cultural Resources

Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources.

A Literature Review and Field Investigation (LRFI) of the Project site was conducted by Keala Pono Archaeological Consulting. According to the LRFI, previous archaeological surveys indicate that several historic sites are present in Lanikai, and several iwi kūpuna (Native Hawaiian burials) have been encountered in Lanikai. However, the LRFI determined that because the Project site lies on a cliff line with little to no soil development, and previous construction disturbed most of the ground surface, it is very unlikely that anything of

archaeological importance remains on the site today. The LRFI was submitted to the State Historic Preservation Division (SHPD) for review, with a recommendation of no further documentation required. Upon review of an Archaeological Inventory Survey (AIS) prepared for the adjacent Ka'iwa Ridge Trail Improvement Project, the SHPD issued an acceptance letter concurring with the findings of no historic properties affected, and concurring that no further historic preservation documentation is needed for the Project. This was based primarily on the results of a surface survey that identified no new cultural or archaeological properties, and found that surface survey established that soil throughout the Project site has generally eroded down to bedrock. According to the Contractor, part of the reason the Project plans had to be revised from what was approved on the original 2018 building permit was the discovery of large boulders underlying the site during construction. These boulders were incorporated into a pond feature in the revised plans, and indicate that the soil conditions at the site are similar to those at the neighboring trail project. Therefore, no impacts to known historic properties are anticipated, and no related conditions of approval are recommended.

However, like any activity that requires ground-disturbing activity, there is a possibility that unknown archaeological resources or historic properties could be discovered. Therefore, should any cultural or archaeological resources be encountered, the Project should be subject to the standard "stop work" condition of approval. This will 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. This is also recommended as a condition of approval. Provided the Applicant complies with the SHPD's requirements regarding on-site resources, no adverse impacts to historic or archaeological resources are anticipated.

The LRFI also 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. According to the LRFI, minimal to no impacts to Hawaiian cultural practices or resources are anticipated. The Project proposes granting an easement in favor of the State for access and erosion-control improvements to the Ka'iwa Ridge Trail, which would improve access for Native Hawaiians to practice cultural activities on the ridge. Since the Project site is not a shoreline lot, it would not impede or otherwise preclude the practice of Native Hawaiian cultural activities, such as fishing, that have historically occurred along the Lanikai shoreline. During the Project scoping process no party has indicated that they are aware of any archaeological sites, historic properties, or cultural resources or practices within, or in the immediate vicinity of, the proposed Project. In site visits undertaken during preliminary planning for the Project, no customarily and traditionally exercised Native Hawaiian practices were observed on or near the Project site. Further, no related critical resources are known to be present on the

site, and during a site visit by DPP staff, no customarily and traditionally exercised Native Hawaiian practices were observed on the Project 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 one-family dwelling in an area zoned for residential use. According to the application, the Project will be consistent with the ROH Chapter 21 development standards for the R-10 Residential District, which will be confirmed during the building permit review process. The KPSCP Open Space Map identifies the Keolu Hills to the southeast of the site as prominent land features in the area. The City's 1987 Coastal View Study identifies the Ka'iwa Ridge area and Mid-Pac Golf Course as significant coastal landforms and important open-space/landscape areas, respectively. However, the Project will not intrude into the sightline of the hills, or impede access to open space or scenic areas. As noted above, the Project includes the dedication of an additional access easement to the State DLNR for safety and access improvements to the Ka'iwa Ridge Trail leading to Station Podmore (commonly referred to as the Lanikai Pillboxes) where panoramic views of the hills and shoreline are visible. Given all of this, no adverse impacts to scenic and open space resources are anticipated, and therefore, 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 to avoid impacts to coastal ecosystems. Nonetheless, there is potential for temporary impacts to avian 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/Kailua Bay, located downhill to the east of the Project site, is identified as Estuarine and Marine Wetland (see Exhibit E). The Project is not anticipated to result in adverse impacts to Kailua Bay, as it is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance with the City's Rules will be confirmed during the building permit review process. Therefore, no conditions related to the protection of wetlands and streams are recommended.

   b. Flora: Existing vegetation at the site consists of native and non-native trees and plants. No rare, threatened, or endangered flora species are known to be present on the site, and according to the U.S. Fish and Wildlife Service (USFWS) *Information for Planning and Consultation* (IPaC), no critical habitat for flora species overlaps the Project site. Therefore, no impacts to threatened or endangered flora species are anticipated, and no related conditions of approval are recommended.

   c. Fauna: A review of the USFWS IPaC database revealed there are a number of threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Sensitive avian species which may occur include Hawaiian seabirds and water birds (Band-rumped Storm-petrel, Hawaiian Common Gallinule, Hawaiian Coot, Hawaiian Duck, Hawaiian Petrel, Hawaiian Stilt, and Newell's Shearwater). These species may be impacted by Project implementation, particularly during construction activities.

      Artificial lighting can be disruptive to many avifauna species 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 measures should be conditions of approval.

      Hawaiian Hoary Bats may roost in trees or tall vegetation in the Project area. Therefore, to avoid impacting these 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 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, coquí frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. Most of the Project construction, including site preparation work, is already complete, and the Agent has stated that no additional importation of structural fill or fill soil is required. Further, the Applicant cleared a large hillside area above the dwelling that primarily consisted of invasive plant species such as koa haole, and replanted the area with native species. Therefore, no impacts related to the spread of invasive species are anticipated, and no related conditions of approval are recommended.

2. Reefs, Beaches, and Coastal Dunes: The Project is unlikely to have impacts to reefs, beaches, and coastal dunes, as 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, fire suppression water, and wastewater service for the Project will come from the existing municipal systems which already serve the Project site. Therefore, no impacts related to solid and liquid waste treatment and disposition are anticipated, and no related conditions of approval 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 proposed new one-family dwelling is anticipated to result in minimal changes to the State's economy. Therefore, the Project is not anticipated to result in an adverse impact to the State's economy, and no related conditions of approval are recommended.

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: The Project site is located within Flood Zone X, which is outside of the flood hazard area (see Exhibit D). Development within Flood Zone X is not subject to compliance with ROH Chapter 21A, the Special Flood Hazard Areas Ordinance. Therefore, no flood-related impacts are anticipated, and no conditions of approval specific to flood zone compliance are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, the Project site is not within an area projected to be impacted by 3.2 ft. of SLR by 2100 or sooner. The site is elevated approximately 100 ft. above MSL. Therefore, no SLR-related impacts are anticipated, and no conditions of approval specific to SLR are recommended.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project site is located outside of the area projected to be impacted by storm surge during hurricane events up to Category 4 (see Exhibit H). As such, implementation of the Project is not anticipated to increase the potential for adverse impacts related to hurricane storm surge over the existing condition. Therefore, no conditions of approval specific to storm surge are recommended.

4. Tsunami: The entirety of the Project site is located outside of the extreme tsunami evacuation zone (see Exhibit I). 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.

Prior to submittal of the SMA application to the DPP, on November 6, 2024, the Agents sent written notification to all adjoining and nearby property owners that the Project would be presented before the KNB No. 31 on September 5, 2024. The Agents presented the Project at this KNB meeting. The Agents also presented before the KNB Planning, Zoning, and Environment Committee on August 20, 2024. According to the application, the presentation addressed the identity of the Applicant, the appearance of the dwelling, neighbor outreach efforts, and BMPs to be employed to minimize impacts during construction. On September 11, 2024, the KNB provided written testimony to the DPP describing a unanimous resolution passed by the KNB in which six conditions were recommended. The conditions relate to avoiding impacts to archaeological resources, landscaping with native species, protecting sensitive fauna species, and avoiding the spread of invasive species. This testimony has been added to the Project file and is considered and discussed in the applicable sections of this report.

Upon acceptance of the application, the application materials were posted on the DPP website for public review. 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.

The DPP conducted a Public Hearing on the SMA Major Permit application at 10:30 a.m. on Wednesday, January 15, 2025, at the Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the December 25, 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. The hearing was attended in person by a Project Agent, the Applicant, and DPP staff. Another Agent and a few members of the public attended the hearing virtually. The Agent presented the Project, and described the proposed Project's consistency with ROH Chapter 25. No public testimony was received in person or virtually. A recording of the public hearing is available upon request. Additional opportunities for public input will be

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

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.

The Project site is not a shoreline lot nor underlain by soils characterized as beaches or coastal dunes. Therefore, no impacts to beaches or coastal dunes are anticipated, and no related conditions of approval are recommended.

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 site is not a shoreline lot, and the Project 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 approximately a quarter mile to the east of the site. The Pacific Ocean in the Project vicinity is identified as Estuarine and Marine Wetlands (see Exhibit E). The Project is not anticipated to result in adverse impacts to these marine waters or wetlands, as the Project is subject to the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations, compliance with which will be confirmed during the building permit review process. Therefore, no conditions of approval are recommended in relation to protection of marine and coastal resources.

According to the application, the Project will result in approximately 39 percent impervious surface area, which is well below the maximum allowable impervious surface coverage of 75 percent, pursuant to ROH Chapter 21. The Project design proposes permeable planter areas, vegetated yards, and the dedication of an additional 20-ft.-wide easement for the DLNR's Ka'iwa Ridge Trail Improvements Project. These features will help allow for the percolation of

waters into the ground. Therefore, no conditions of approval regarding impervious surface area 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 and preservation uses and are limited based on the associated development standards of ROH Chapter 21. The subject property along with the surrounding properties in all directions 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 electricity, water, wastewater, and municipal fire suppression water are already available.

No past development projects were identified over a five-year span and within a 500-ft. radius of the Project site. One reasonably foreseeable project, the State DLNR's Ka'iwa Ridge Trail Improvements Project, was identified within a 500-ft. radius of the Project site (see Exhibit J). SMA Major Permit Application No. 2024/SMA-128 is being concurrently processed with this SMA Major Permit application, and consists of physical improvements to the Ka'iwa Ridge Trail to address concerns related to erosions management, the volume and behavior of hikers, as well as access, liability, and easement concerns.

Potential cumulative effects to SMA resources as a result of implementation of both the Project and the Ka'iwa Ridge Trail Project could occur if the projects collectively resulted in damage to the quality of water in the nearby ocean or Lanikai Beach, excessive erosion or alteration of landforms, and/or the loss of unknown historic or cultural resources that may be present in the area. The potential for impacts to SMA resources associated with the proposed Ka'iwa Ridge Trail Improvements were previously evaluated in an Environmental Assessment prepared for the project, and are being evaluated during review of SMA Major Permit Application No. 2024/SMA-128. The potential for site-specific or cumulatively considerable impacts associated with the Project have been evaluated herein. Where necessary, conditions of approval for each project are recommended. 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. Therefore, 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.

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. ROH Chapter 21, LUO: According to the application, the Project has been designed to comply with the development standards of the LUO. The 39,857-sq.-ft. site is located within the R-10 Residential District, which allows development of a one-family detached dwelling. The Project plans show that the structures comply with all required yard and height setbacks, as well as height, density, and lot coverage requirements to meet the development standards for the R-10 Residential District (see Exhibits C-1 through C-5). Plans submitted for land use permits, such as an SMA permit, are generally conceptual in nature. Slight design changes to site plans, interior floor plans, or parking plans are not uncommon prior to the submittal of final building permit plans. A thorough review of the plans for compliance with the Residential District development standards and other LUO regulations will be conducted during the building permit 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 any Residential District. 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. Based on a review of the plans, the Project will be consistent with the LUO, and no additional conditions of approval will be required.

2. KPSCP: The Project is generally consistent with the KPSCP. The KPSCP Land Use Map identifies the Project site as "low-density residential" within the Community Growth Boundary. The most applicable KPSCP policies for open space preservation and historic and cultural resources (i.e. SMA resources) are as follows:

   Open Space Preservation:

   - Protect endangered species and their habitats;

- Balance the need for public safety, the protection of property, and the desire for architectural embellishments with the need to conserve energy and the protection of wildlife and human health from adverse effects of outdoor night lighting;

- Protect scenic beauty and scenic views and provide recreation;

- Promote access to shoreline and mountain areas; and

- Prevent development in areas susceptible to landslides and similar hazards.

Historic and Cultural Resources:

- Preserve significant historic features from earlier periods;

- Retain significant vistas associated with archaeological features;

- Implement in situ preservation and appropriate protection measures for sites that have high preservation value because of their good condition or unique features; and

- Determine the appropriate treatment for a historic site by the particular qualities of the site and its relationship to its physical surroundings.

The Project site is not within any identified sensitive scenic viewshed, open-space, recreational area, wetland, or historic site on KPSCP resource maps, as also discussed above. Project implementation would not result in any change to shoreline or recreational access. Standard mitigation measures for the protection of sensitive species are recommended as conditions of approval. Further, as discussed above, both an LRFI and an AIS for the adjacent trail project determined no impact of historic properties are anticipated, but standard stop-work conditions are recommended in case any unknown historic or archaeological resources are encountered. Given this, provided the conditions of approval recommended herein are implemented, the proposed construction of a new one-family dwelling is generally consistent with the KPSCP. Therefore, no additional conditions of approval related to KPSCP compliance are recommended.

3. O‘ahu General Plan (GP): The Project is 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. Given this, the proposed construction of a new two-story one-family dwelling on a lot previously developed with a one-family dwelling is generally consistent with the O'ahu GP. Therefore, no conditions of approval related to O'ahu GP compliance are recommended.

5. Shoreline Setback Ordinance, ROH Chapter 26: The Project site is not a shoreline lot or otherwise regulated as a shoreline lot. Therefore, no impact regarding compliance with ROH Chapter 26 will occur, and no conditions of approval are recommended.

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. 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-5, and D through J, 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 addressed in ROH Chapter 25, 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 will be considered a minor modification and may be permitted under the adopted resolution, upon review and approval by the Director of the DPP.

B. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

> *"The landowner hereby acknowledges 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 4-3-007: 077."*

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

C. In order to minimize impacts to unknown archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:

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 is able to assess the impact and make 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.

D. In order to minimize impacts to endangered, protected, or threatened fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;

2. 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;

3. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);

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

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

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

E. 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, but the period cannot be extended by the DPP Director 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, which must include the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension or 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 development permit,

    the extension will be deemed to be denied.

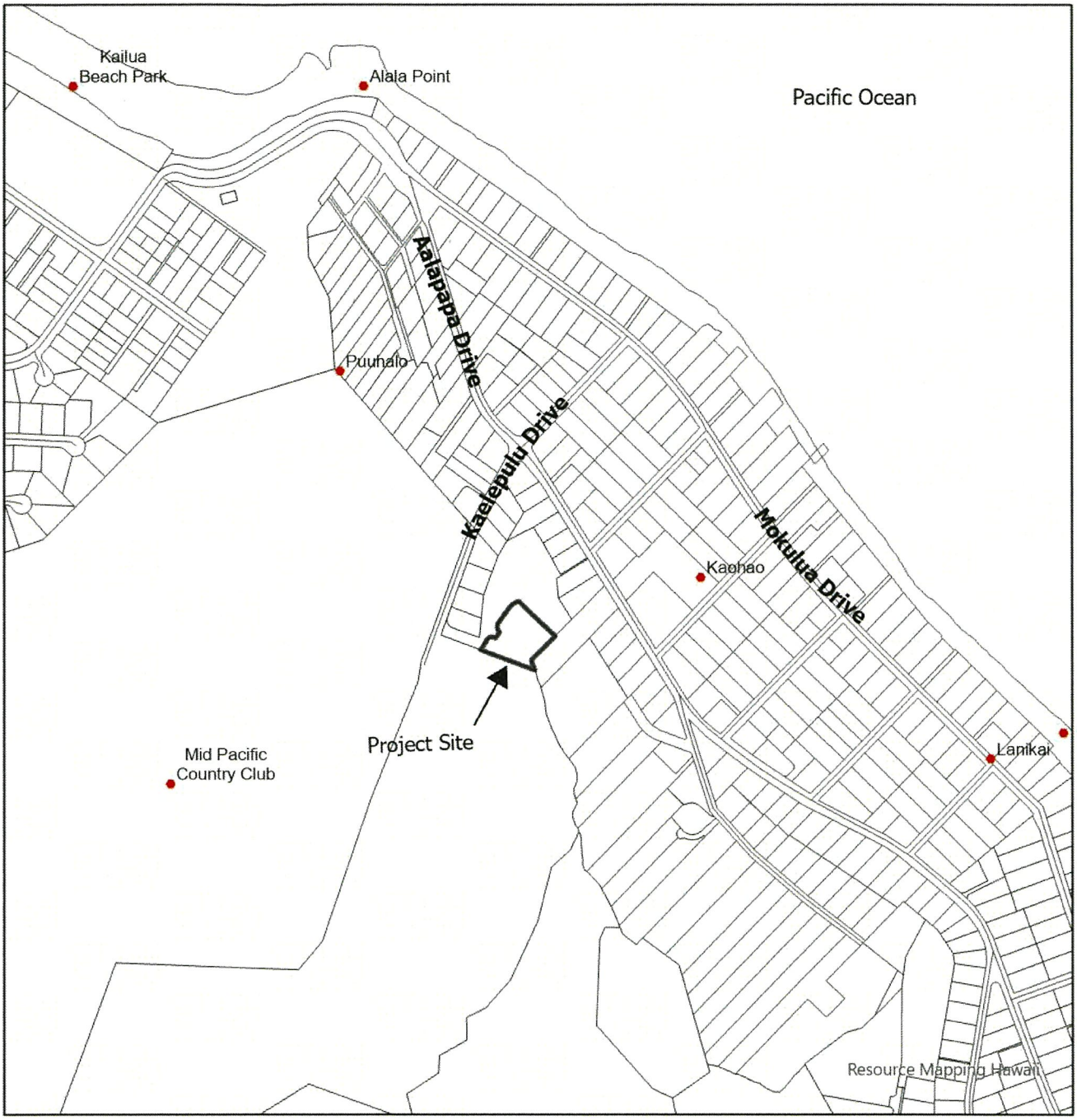
F. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit 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.

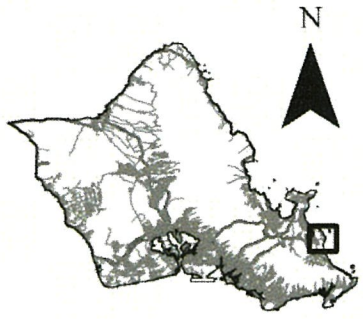
Dated at Honolulu, Hawai'i, this 28th day of February, 2025.

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

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-5, and D through J





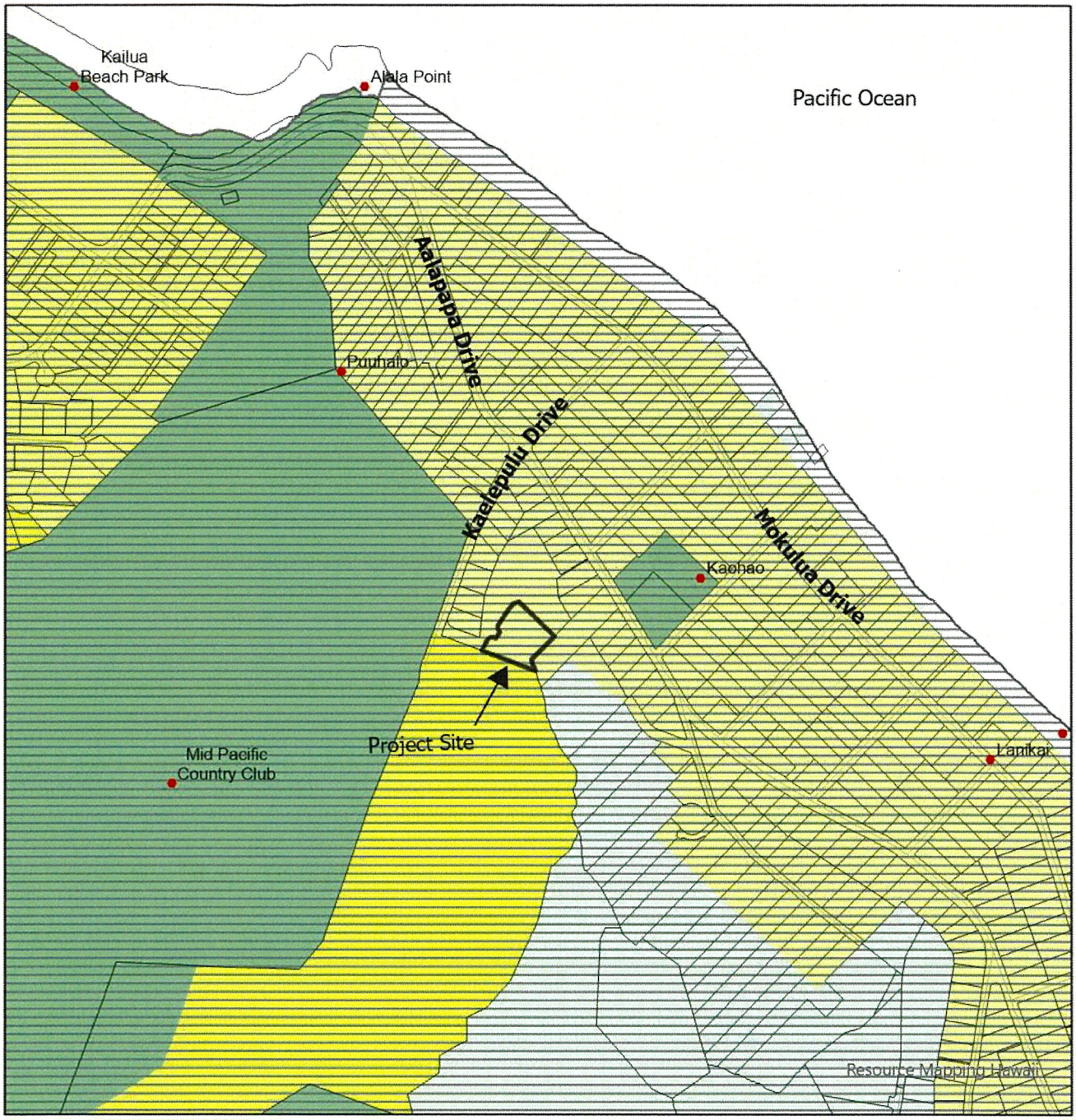
2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT A - PROJECT LOCATION MAP

275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024



Legend

- Within SMA
- Outside SMA
- P-1
- P-2
- R-10
- R-5
- R-7.5

2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT B -
SMA AND ZONING MAP

275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024

SMYTHE RESIDENCE

275 KAELEPULU DRIVE
KAILUA, HAWAII 96734
TMK:4-3-007:077

PLOT MAP



GENERAL NOTES:

1. All construction shall be done in accordance with all the latest codes and ordinances applicable to this construciton project.
2. All dimensions taken from/to finish face of stud unless otherwise noted or shown.
3. The contractor shall furnish all labor, materials, equiptment, etc. required to complete all work indicated on the drawings or specified herein.
4. The contractor shall examine the site together with the drawings and other contract documents, and shall verify all conditions and dimensions prior to the start of work. Should the contractor or subcontractor find any discrepancies, interferances or omissions from the drawings and/or specifications, he shall notify the engineer for clarification.
5. All information shown on the drawings relative to existing conditions is given at the best present knowledge but without any guarantee of accuracy. Where actual conditions conflict with the drawings, they shall be reported to the engineer so that the proper revisions can be made. Modifications to details of construction shall not be made without written approval of the engineer.
6. The contractor and subcontractor shall guarantee his material and workmanship for a period of one year from final payment date and upon written notice, he shall remedy and repair any defects in materials or workmanship, and shall pay all expenses for such work, including damage to other work resulting therefrom.
7. It will be the contractor's responsibility to maintain the site in a safe condition and to maintain security during construction.
8. All trades, at all times, keep the premisses free from accumulation of waste material or rubbish caused by their work. At the completion of the work, remove all rubbish, tools, and surplus material and shall leave the job in a broom clean condition.

PROJECT INFORMATION:

OWNER: TIM SMYTHE

PROJECT ADRESS: 275 KAELEPULU DRIVE, KAILUA, HAWAII 96734

TAX MAP KEY: 4-3-007:077

ZONING: R-10

LOT AREA: 0.915 AC

LOT SETBACKS: 10'-0" FRONT YARD, 5'-0" SIDE & REAR YARD

HEIGHT LIMIT: 25'-0"

PARKING: 6 SPACES (1 FOR EVERY 1000 SF OF FLOOR AREA)

FLOOD ZONE: ZONE "X"

PROPOSED WORK: NEW RESIDENCE

VICINITY MAP



SHEET INDEX	
ID	NAME
A001	TITLE SHEET
A001	BASEMENT PLAN
A002	1ST FLOOR PLAN
A003	2ND FLOOR PLAN
A004	ROOF PLAN
A005	ELEVATIONS
A006	INTERIOR ELEVATIONS
A007	DOOR AND WDW SCHED
A008	POOL NOTES AND SITE PLAN
A009	POOL DETAILS
C001	ESCP AND DETAILS
S001	GENERAL NOTES
S002	TYPICAL DETAILS
S003	FOUNDATION PLAN
S004	2ND FLR FRAMING PLAN
S005	ROOF FRAMING PLAN
S006	FOUNDATION DETAILS
S007	FRAMING DETAILS
S008	SECTIONS
S009	SECTIONS
S010	SECTIONS

CHAPTER 32:

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32,
HONOLULU COUNTY CODE 1990, AS AMENDED

To the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code for:

___X___ Building Component Systems
_____ Electrical Component Systems
_____ Mechanical Component Systems

Signature:
Date: 10-17-2023 Name: BAHMAN KHERADPEY
Title: ENGINEER
License No.: 7384-S

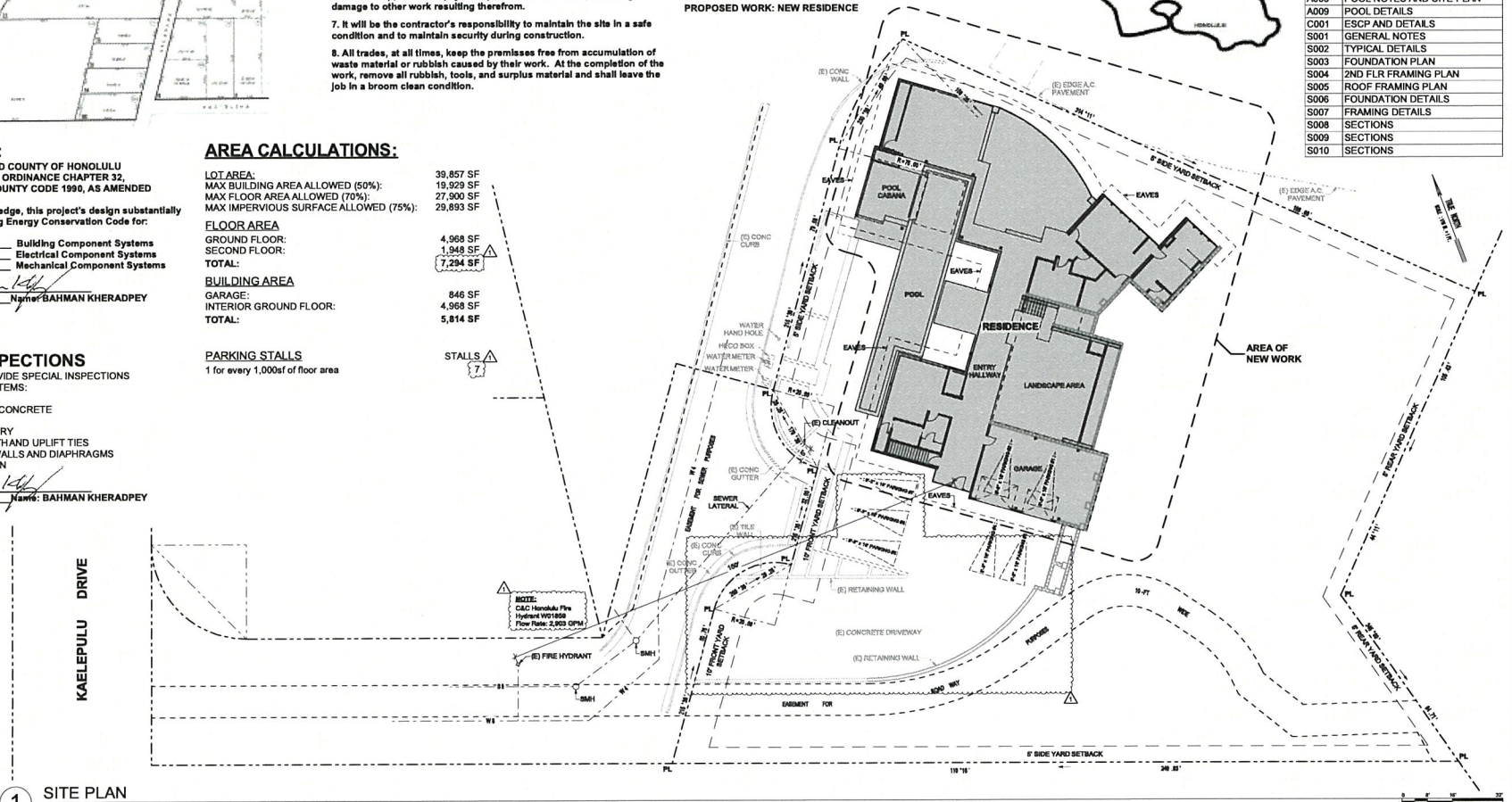
SPECIAL INSPECTIONS

CONTRACTOR TO PROVIDE SPECIAL INSPECTIONS FOR THE FOLLOWING ITEMS:
1- CONCRETE
2-BOLTS INSTALLED IN CONCRETE
3-REINFORCING STEEL
4-STRUCTURAL MASONRY
5-COMPLETE LOAD PATH AND UPLIFT TIES
6-SHEATHING SHEAR WALLS AND DIAPHRAGMS
7-TERMITE PROTECTION

Signature:
Date: 10-17-2023 Name: BAHMAN KHERADPEY
Title: ENGINEER
License No.: 7384-S

AREA CALCULATIONS:

LOT AREA:	39,857 SF
MAX BUILDING AREA ALLOWED (50%):	19,929 SF
MAX FLOOR AREA ALLOWED (70%):	27,900 SF
MAX IMPERVIOUS SURFACE ALLOWED (75%):	29,893 SF
FLOOR AREA	
GROUND FLOOR:	4,968 SF
SECOND FLOOR:	1,948 SF
TOTAL:	7,294 SF
BUILDING AREA	
GARAGE:	846 SF
INTERIOR GROUND FLOOR:	4,968 SF
TOTAL:	5,814 SF
PARKING STALLS	STALLS
1 for every 1,000sf of floor area	7



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

REV #	DESCR.	DATE
1	DPP Comments	09.11.24

Concept 2 Completion
324-C Kaniehi Street
Kailua HI 96734
808.782.5968
karl@c2c-builders.com
www.c2c-builders.com

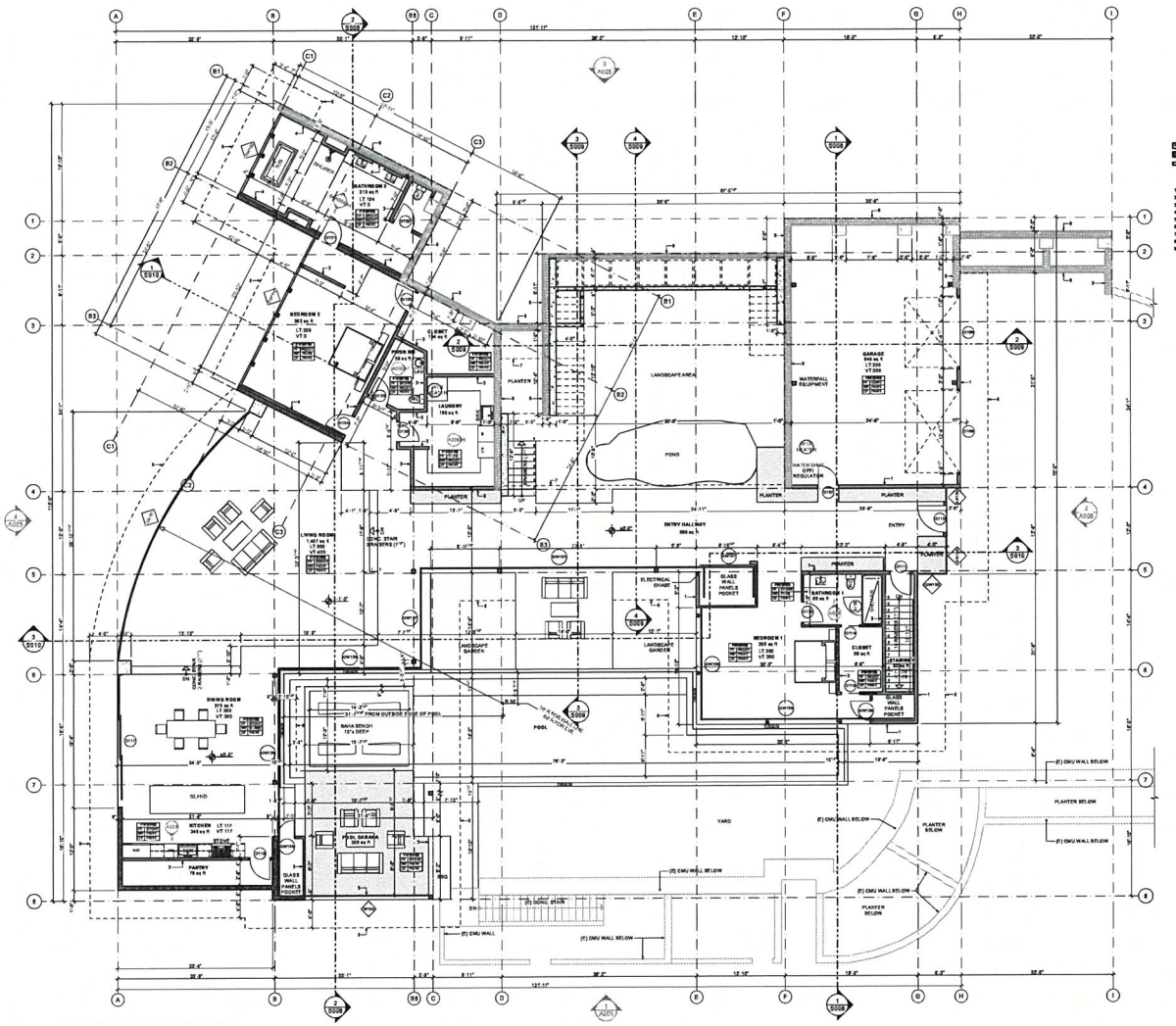
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION FOR THE CONSTRUCTION OF THIS PROJECT AND THE DOCUMENTS WERE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE Department of Commerce & Consumer Affairs Board of Professional Engineers, Architects, Surveyors and Landscape Architects

SMYTHE RESIDENCE
275 Kaelepulu Dr. Lanikai HI, 96734
TMK: 4-3-007:077

TITLE SHEET

Date: 16 JAN 2024
Checked by:
Drawn: YY
Job:
Sheet Number: 001

EXHIBIT C-1 - TITLE PAGE AND SITE PLAN
2024/SMA-117



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

REV #	DESCR.	DATE

Concept 2 Completion
328-C Kaniela Street
Kailua HI 96734
808.782.5968
karl@c2c-builders.com
www.c2c-builders.com

EXPIRATION: 4.30.2025

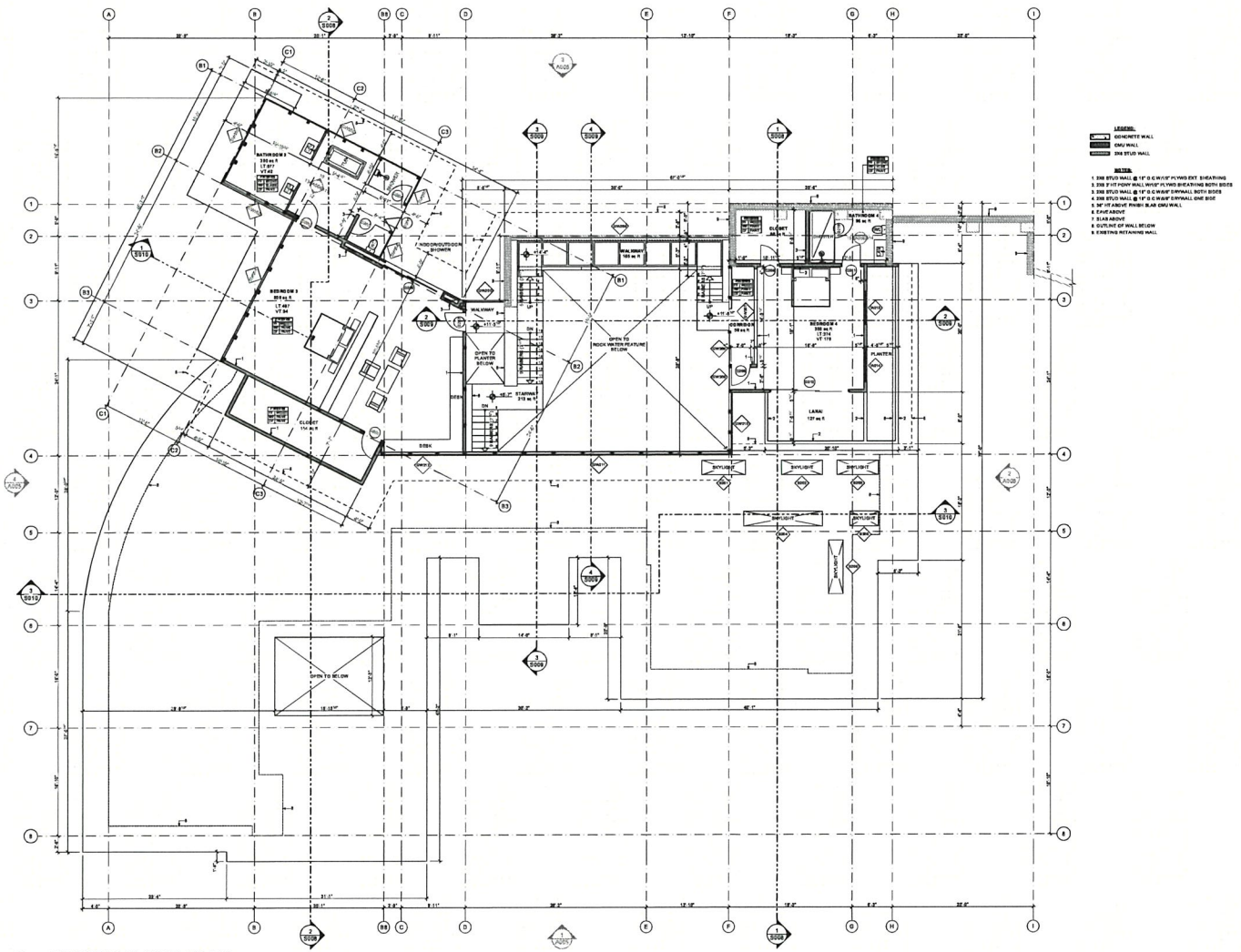
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISORY DIRECTION OF THIS PROJECT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF HAWAII

SMYTHE RESIDENCE
275 Kaelepulu Dr, Lanikai HI, 96734
TMK: 4-3-007:077

1ST FLOOR PLAN

Date: 16 JAN 2024
Checked by:
Drawn: YY
Job:
Sheet Number: A002

EXHIBIT C-2 - FIRST FLOOR PLAN
2024/SMA-117



1 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

REV #	DESCR.	DATE

Concept 2 Completion
328-C Kaanlani Street
Kailua HI 96734
808.782.5988
karl@c2c-builders.com
www.c2c-builders.com

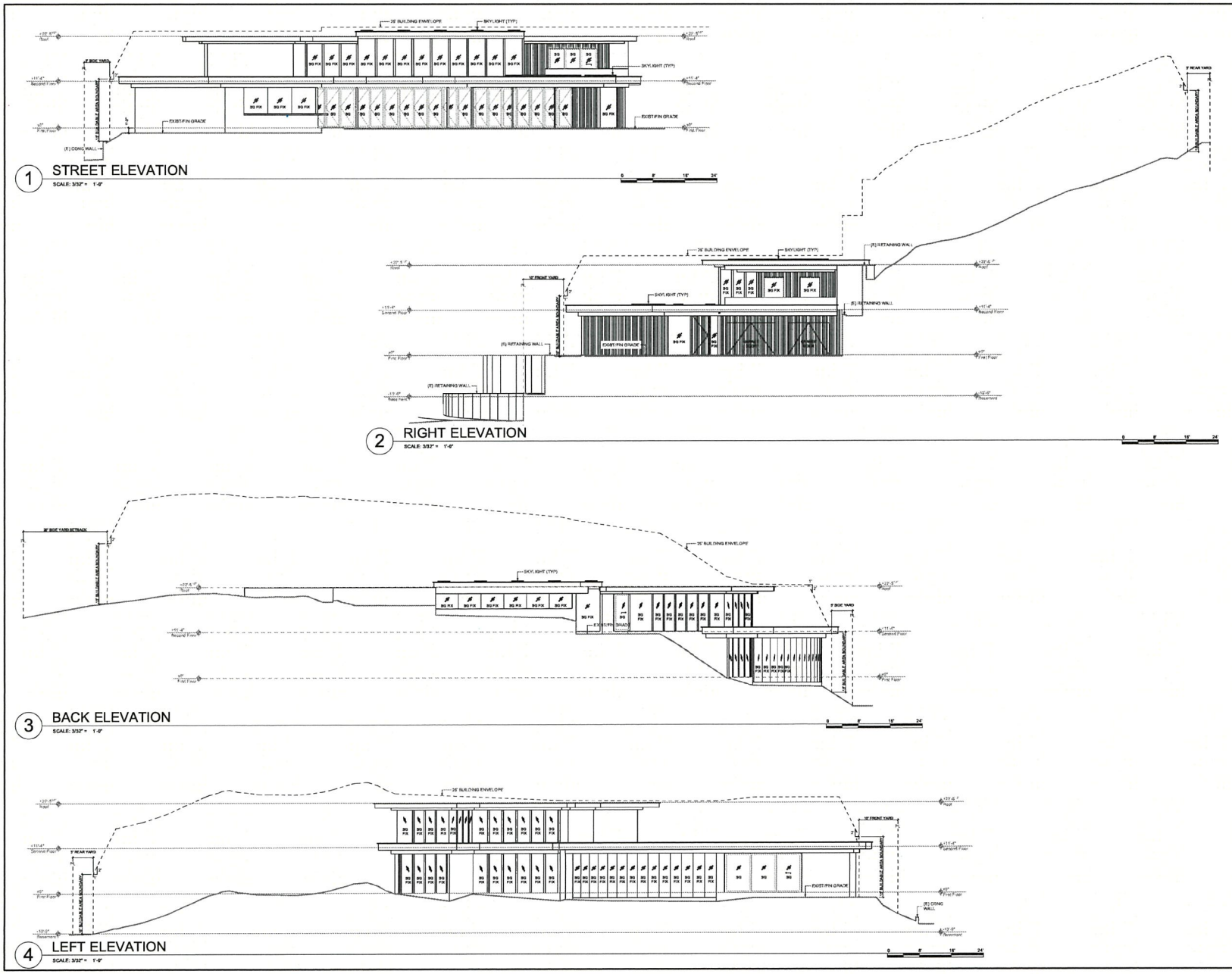
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SMYTHE RESIDENCE
275 Kaelepulu Dr. Lanikai HI, 96734
TMK: 4-3-007:077

2ND FLOOR PLAN

Date: 16 JAN 2024
Checked by:
Drawn: YY
Job:
Sheet Number: A003

EXHIBIT C-3 - SECOND FLOOR PLAN
2024/SMA-117



REV #	DESCR.	DATE

Concept 2 Completion
328-C Kaelani Street
Kailua HI 98734
808.782.5968
kari@c2c-builders.com
www.c2c-builders.com

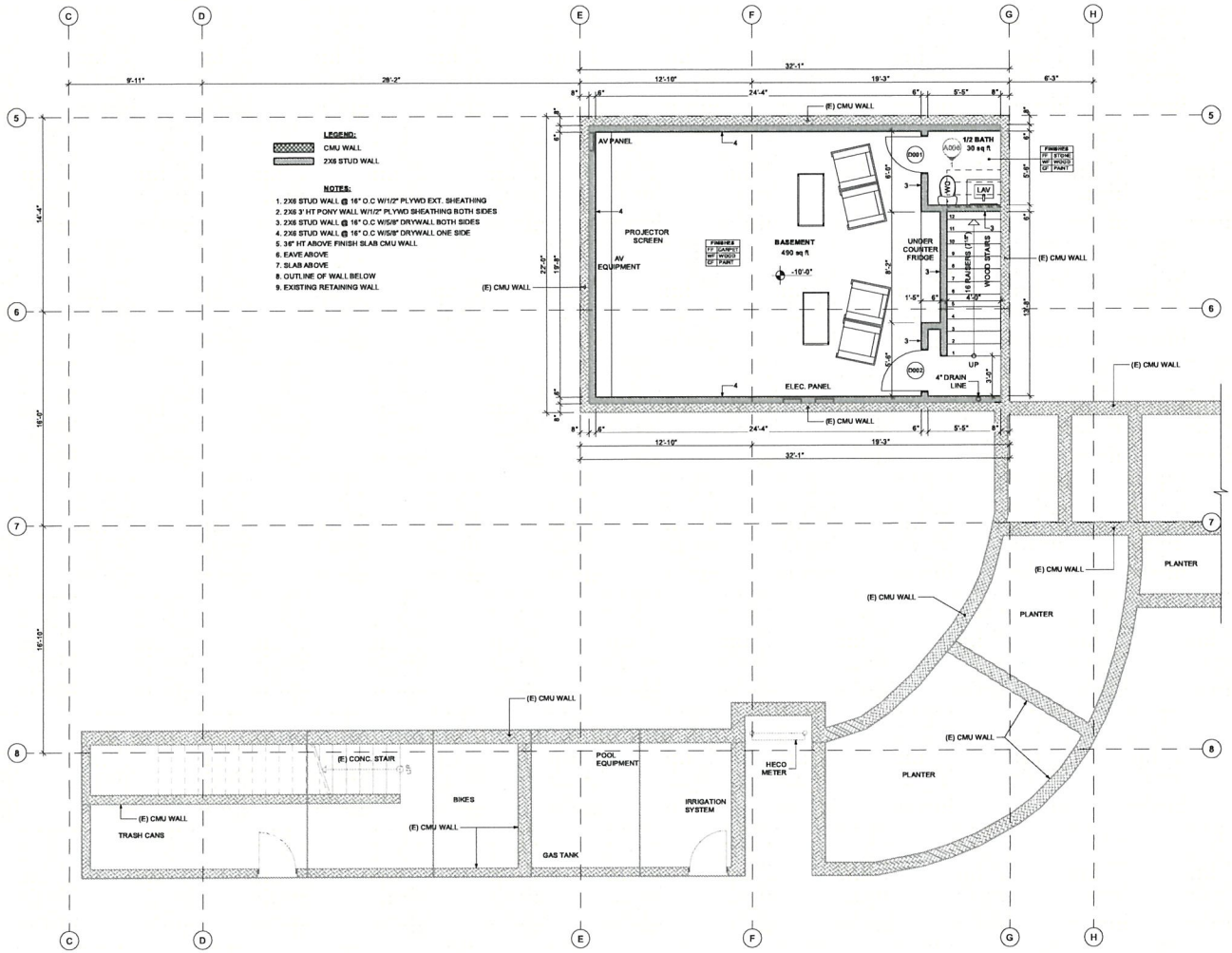
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION FOR THE CONSTRUCTION OF THIS PROJECT. THE DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PROJECT.
Registered Professional Engineer / Architect
Department of Commerce, & Consumer Affairs
State of Hawaii
My commission expires on

SMYTHE RESIDENCE
275 Kaelepulu Dr. Lanikai HI, 96734
TMK: 4-3-007:077

ELEVATIONS

Date: 16 JAN 2024
Checked by:
Drawn: YY
Job:
Sheet Number: **A005**

EXHIBIT C-4 - ELEVATION DRAWINGS
2024/SMA-117



1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

REV #	DESCR.	DATE

Concept 2 Completion
328-C Kaaniani Street
Kailua HI 96734
808.782.5968
kari@c2c-builders.com
www.c2c-builders.com

CONSTRUCTION 4-30-2024

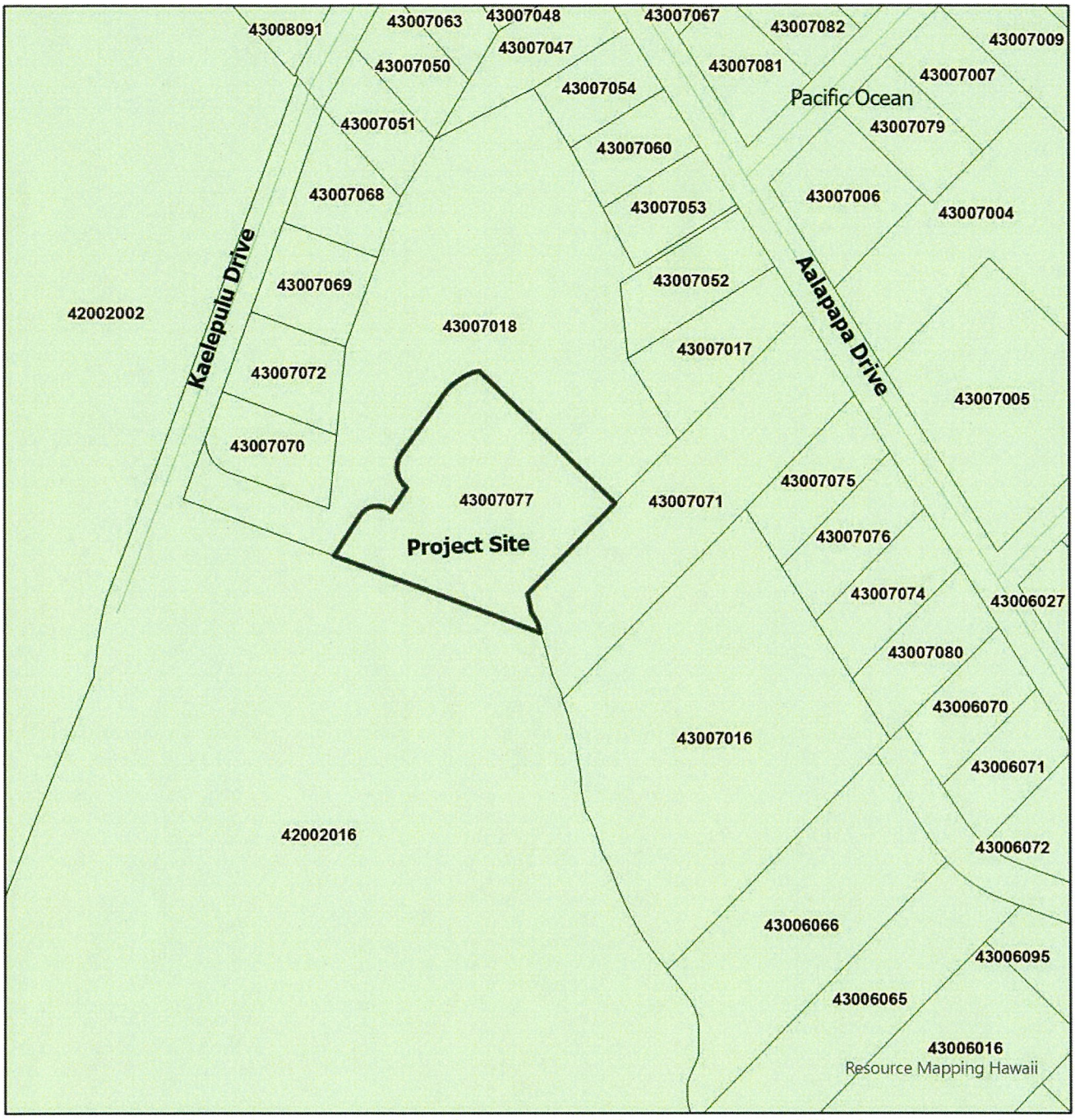
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION FOR CONSTRUCTION OF THE PROJECT SHOWN HEREON. Registered Professional Engineer, or Licensed Professional Architect, as applicable, in the State of Hawaii. Pages or plans bearing this statement must be signed and dated by the author of the plans.

SMYTHE RESIDENCE
275 Kaelepulu Dr. Lanikai HI, 96734
TMK: 4-3-007:077

BASEMENT PLAN

Date: 16 JAN 2024
Checked by:
Drawn: YY
Job:
Sheet Number: A001

EXHIBIT C-5 - BASEMENT / RECREATION ROOM PLAN
2024/SMA-117



Legend

X

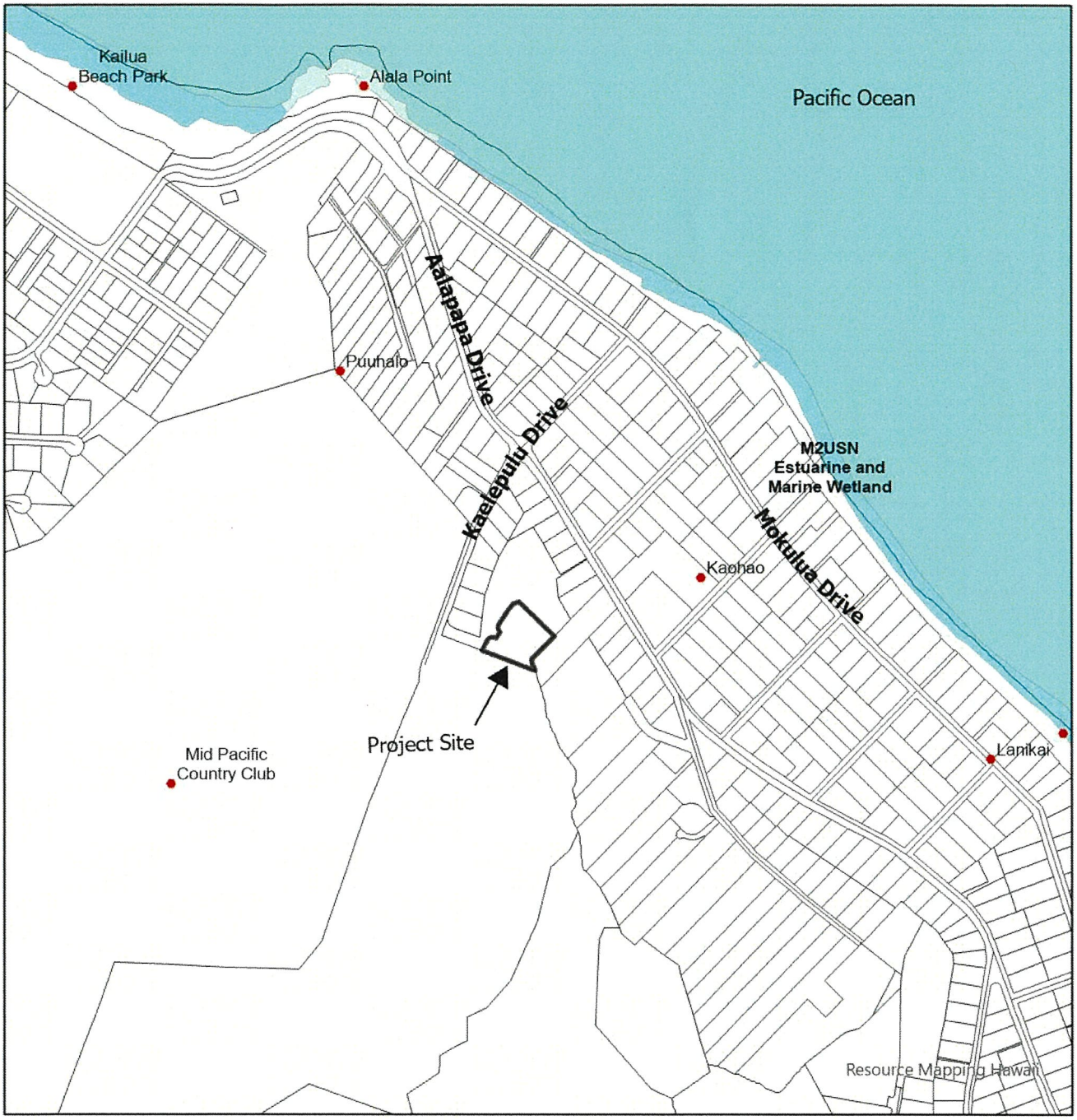
2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT D - FLOOD ZONE MAP

275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024



Legend

Wetland 2023

- M1RF1L
- M2RSN
- M2USN

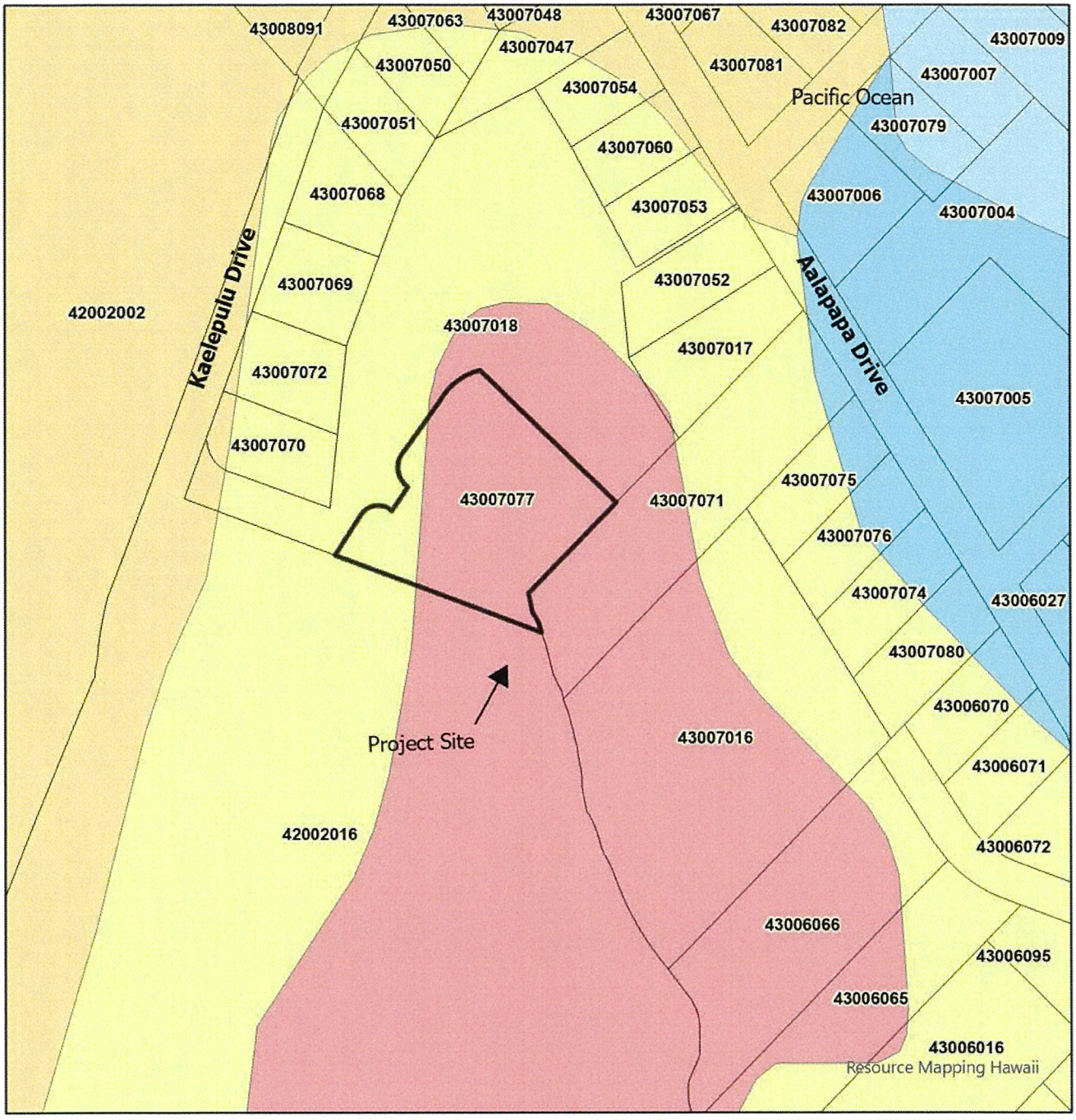
2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT E - WETLANDS MAP

275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024



Legend

- JaC
- KTKE
- KtC
- Ms
- rSY

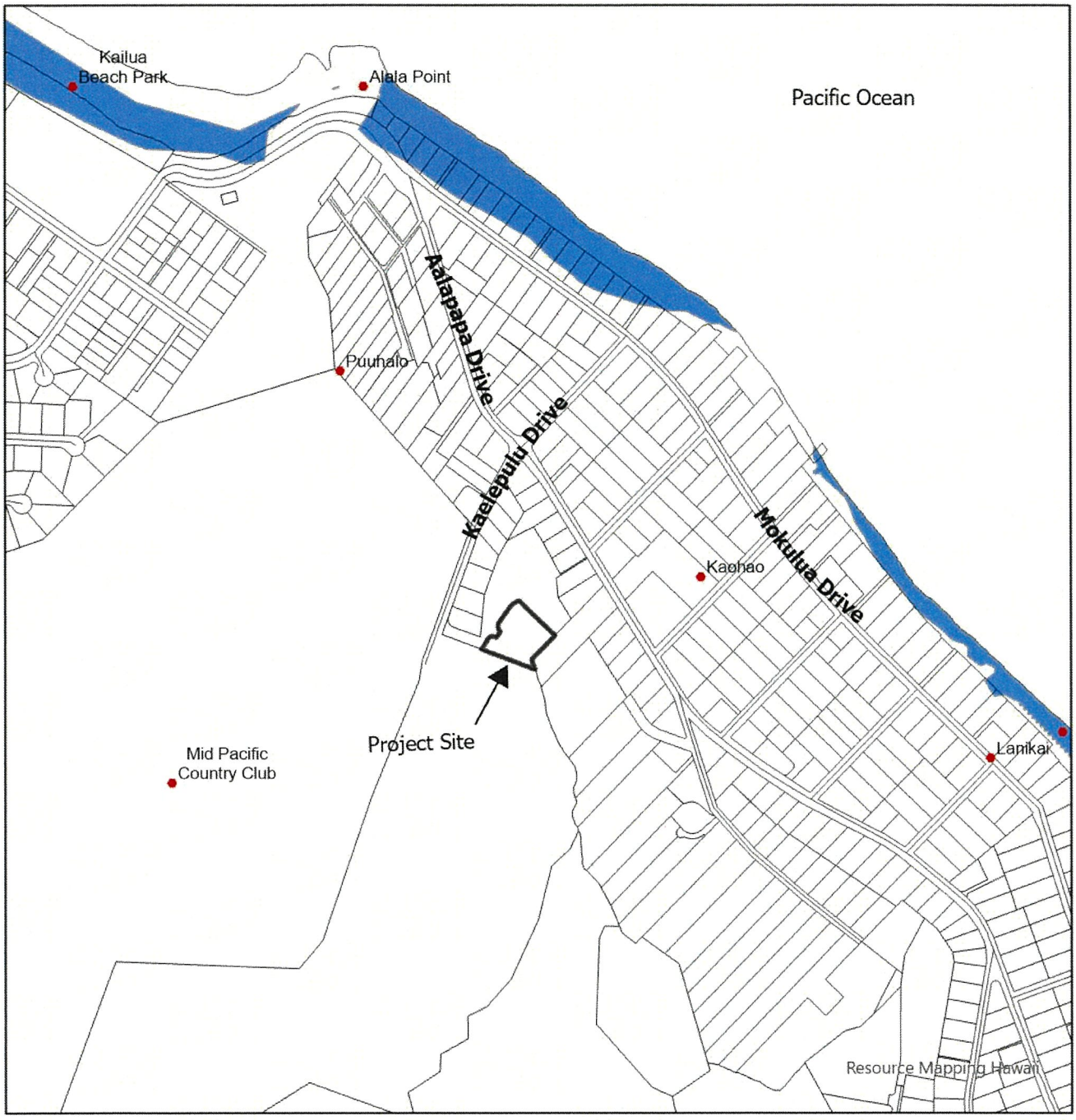
2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT F - NRCS SOILS MAP

275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024



Legend

Sea Level Rise Exposure Area 3.2 ft

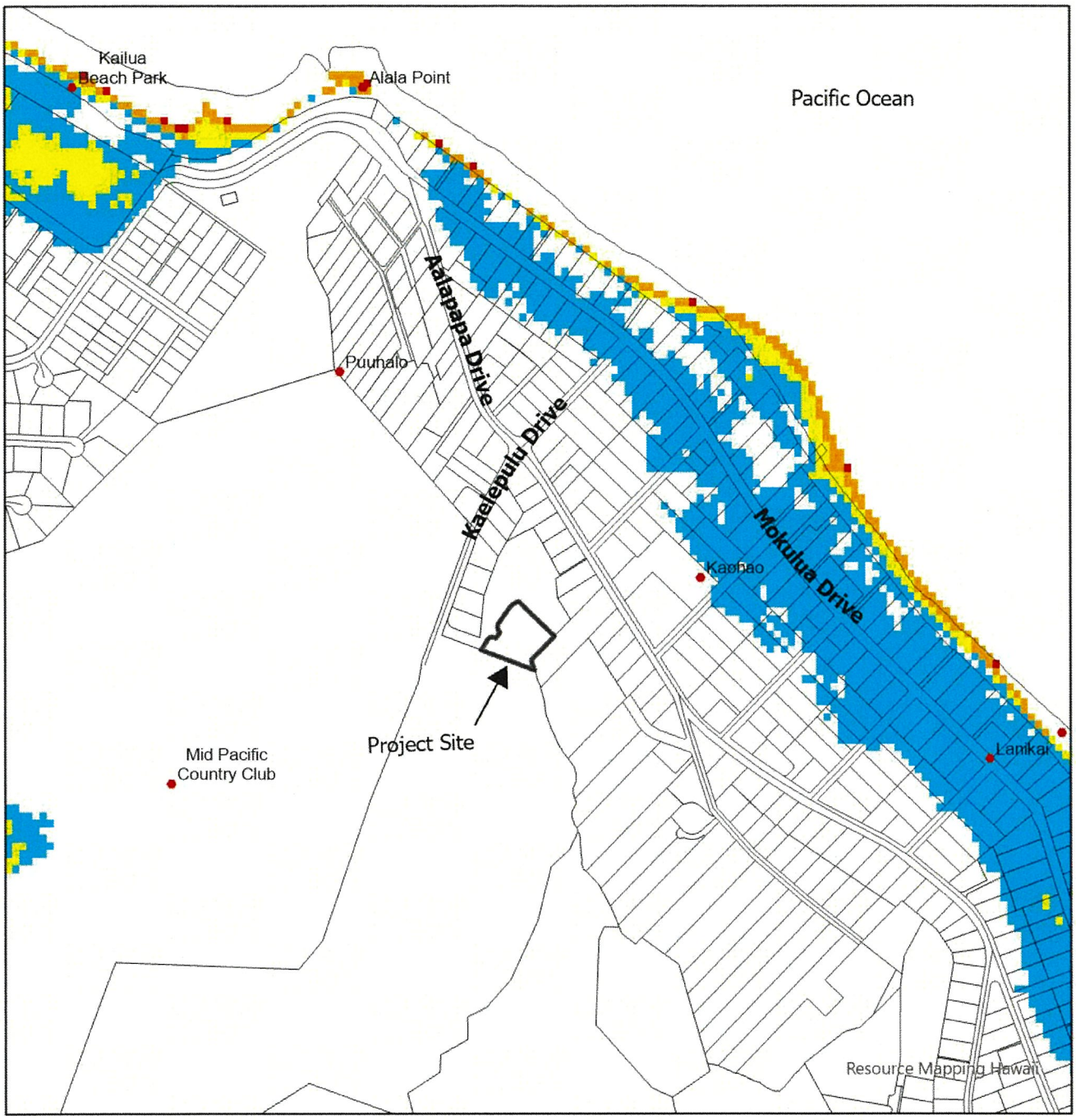
2024/SMA-117

TMK: 4-3-007: 077 EXHIBIT G - 3.2-FOOT SLR-XA MAP

275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024



Legend

Value

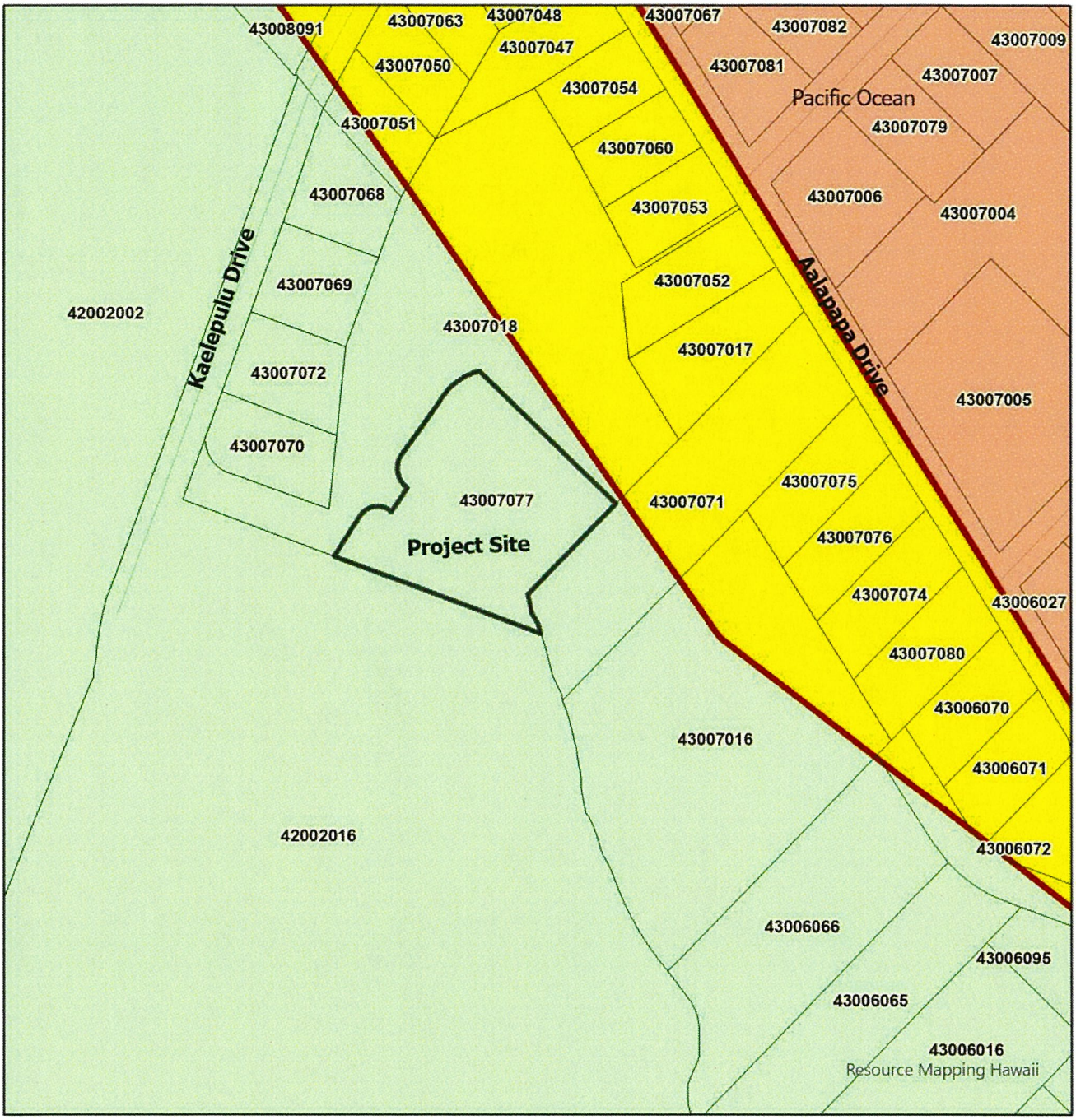
- Inudation under 3ft.
- 6ft of Inudation
- 9ft of Inudation
- up to 21 ft

2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT H - HURRICANE STORM SURGE MAP
275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024



Legend

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

2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT I - TSUNAMI EVACUATION MAP
275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024



Source: City and County of Honolulu and PBR Hawai'i

Legend

Kaiwa Ridge Trail Action Location Boundary

500' Cumulative Radius

Project Site

EXHIBIT J - CUMULATIVE PROJECTS MAP
2024/SMA-117

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

GRANTING AN AFTER-THE-FACT SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE, POOL, AND POOL HOUSE IN LANIKAI, O'AHU.

WHEREAS, on November 18, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-117) of Kimberly M. And Timothy D. Smythe (the "Applicants") for a Special Management Area ("SMA") Major Permit to allow for the construction (retention) of a new two-story, single-family detached dwelling with an attached garage, pool and pool house on approximately 39,857 square feet of land zoned R-10 Residential District, located at 275 Ka'elepulu Drive in Lanikai, and identified as Tax Map Key 4-3-007: 077 (the "Project"); and

WHEREAS, on January 15, 2025, the DPP held a public hearing at the Fasi Municipal Building 6th Floor Conference Room, at which there were two agenda items, and which was attended in person by the Applicant, the Applicant's Agent and DPP staff, and which was attended remotely by a few members of the public, and at which no testimony was received regarding the Project; and

WHEREAS, on February 28, 2025, within 45 calendar days after the close of the public hearing, 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, Hawai'i 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 _____, 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:

A. 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-5, and D through J, 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 addressed in ROH

Chapter 25, 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 will be considered a minor modification and may be permitted under the adopted resolution, upon review and approval by the Director of the DPP.

B. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

> *"The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in ROH Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 4-3-007: 077."*

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

C. In order to minimize impacts to unknown archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:

1. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.

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

D. In order to minimize impacts to endangered, protected, or threatened avian, fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;

2. 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;

3. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);

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

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

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

E. 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, but the period cannot be extended by the DPP Director 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, which must include the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension or 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 development permit,

   the extension will be deemed to be denied.

F. 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 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 the Kimberly M. and Timothy D. Smythe, c/o Karl Mench, Concept 2 Completion, 328C Keaniani Street, Kailua, Hawai'i 96734; Ryan Ishikawa, Masa Fujioka and Associates, 98-021 Kamehameha Highway, Suite 337, 'Aiea, Hawai'i 96701; Dawn Takeuchi Apuna, Director of the DPP, 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:

_____

_____

_____

_____

_____

_____

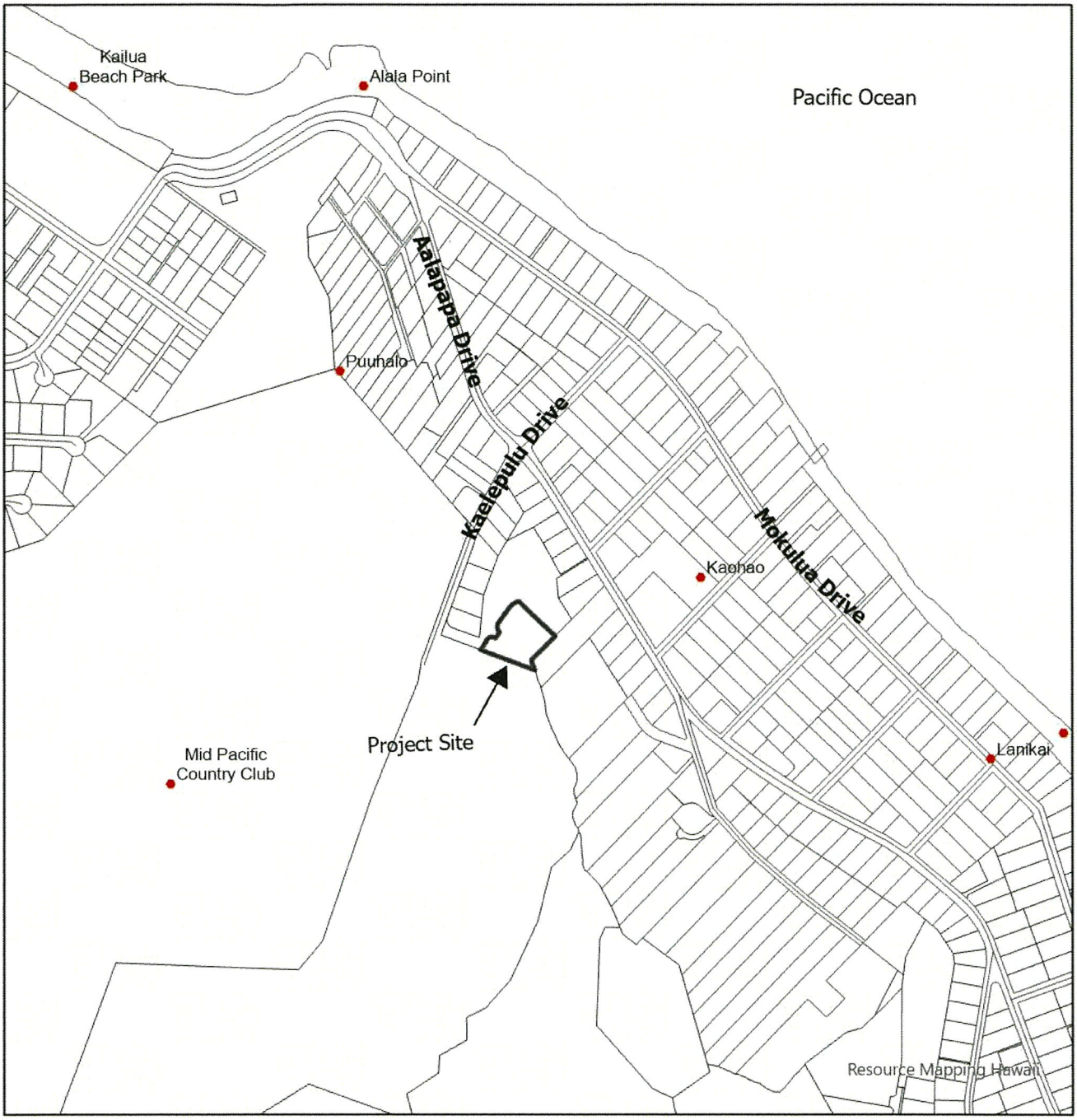
DATE OF INTRODUCTION: _____

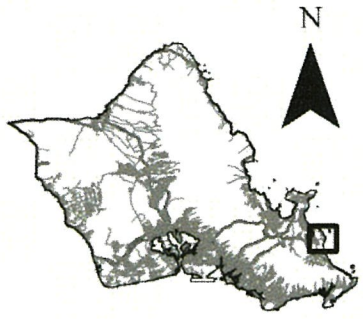
_____

_____ _____

Honolulu, Hawai'i Councilmembers

DPP24SMA117





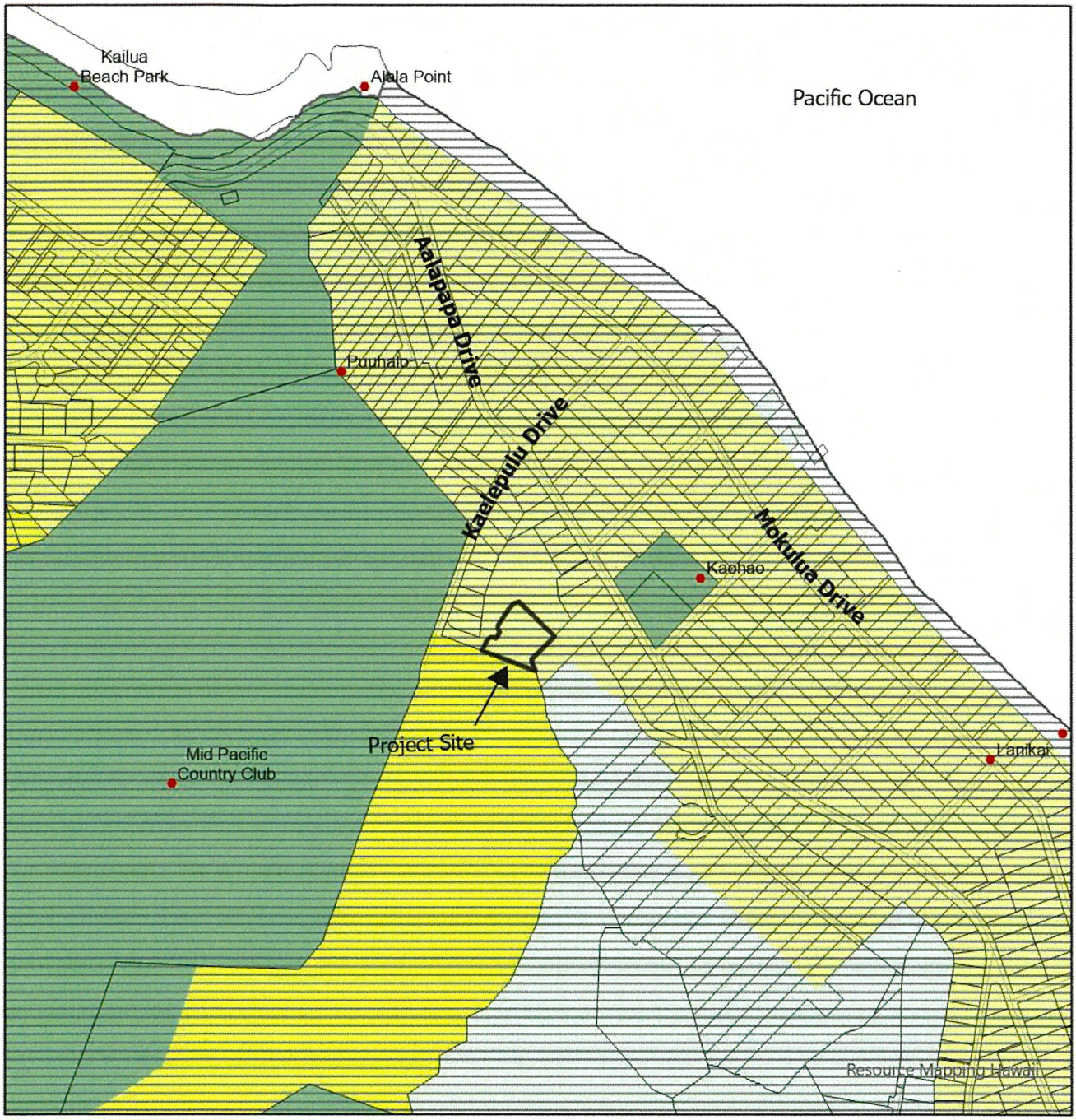
2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT A - PROJECT LOCATION MAP

275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024



Legend

- Within SMA
- Outside SMA
- P-1
- P-2
- R-10
- R-5
- R-7.5

2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT B -
SMA AND ZONING MAP

275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024

SMYTHE RESIDENCE

275 KAELEPULU DRIVE
KAILUA, HAWAII 96734
TMK:4-3-007:077

PLOT MAP



GENERAL NOTES:

1. All construction shall be done in accordance with all the latest codes and ordinances applicable to this construciton project.
2. All dimensions taken from/to finish face of stud unless otherwise noted or shown.
3. The contractor shall furnish all labor, materials, equiptment, etc. required to complete all work indicated on the drawings or specified herein.
4. The contractor shall examine the site together with the drawings and other contract documents, and shall verify all conditions and dimensions prior to the start of work. Should the contractor or subcontractor find any discrepancies, interferances or omissions from the drawings and/or specifications, he shall notify the engineer for clarification.
5. All information shown on the drawings relative to existing conditions is given at the best present knowledge but without any guarantee of accuracy. Where actual conditions conflict with the drawings, they shall be reported to the engineer so that the proper revisions can be made. Modifications to details of construction shall not be made without written approval of the engineer.
6. The contractor and subcontractor shall guarantee his material and workmanship for a period of one year from final payment date and upon written notice, he shall remedy and repair any defects in materials or workmanship, and shall pay all expenses for such work, including damage to other work resulting therefrom.
7. It will be the contractor's responsibility to maintain the site in a safe condition and to maintain security during construction.
8. All trades, at all times, keep the premisses free from accumulation of waste material or rubbish caused by their work. At the completion of the work, remove all rubbish, tools, and surplus material and shall leave the job in a broom clean condition.

PROJECT INFORMATION:

OWNER: TIM SMYTHE

PROJECT ADRESS: 275 KAELEPULU DRIVE, KAILUA, HAWAII 96734

TAX MAP KEY: 4-3-007:077

ZONING: R-10

LOT AREA: 0.915 AC

LOT SETBACKS: 10'-0" FRONT YARD, 5'-0" SIDE & REAR YARD

HEIGHT LIMIT: 25'-0"

PARKING: 6 SPACES (1 FOR EVERY 1000 SF OF FLOOR AREA)

FLOOD ZONE: ZONE "X"

PROPOSED WORK: NEW RESIDENCE

VICINITY MAP



SHEET INDEX	
ID	NAME
A001	TITLE SHEET
A001	BASEMENT PLAN
A002	1ST FLOOR PLAN
A003	2ND FLOOR PLAN
A004	ROOF PLAN
A005	ELEVATIONS
A006	INTERIOR ELEVATIONS
A007	DOOR AND WDW SCHED
A008	POOL NOTES AND SITE PLAN
A009	POOL DETAILS
C001	ESCP AND DETAILS
S001	GENERAL NOTES
S002	TYPICAL DETAILS
S003	FOUNDATION PLAN
S004	2ND FLR FRAMING PLAN
S005	ROOF FRAMING PLAN
S006	FOUNDATION DETAILS
S007	FRAMING DETAILS
S008	SECTIONS
S009	SECTIONS
S010	SECTIONS

CHAPTER 32:

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32,
HONOLULU COUNTY CODE 1990, AS AMENDED

To the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code for:

___X___ Building Component Systems
_____ Electrical Component Systems
_____ Mechanical Component Systems

Signature:
Date: 10-17-2023 Name: BAHMAN KHERADPEY
Title: ENGINEER
License No.: 7384-S

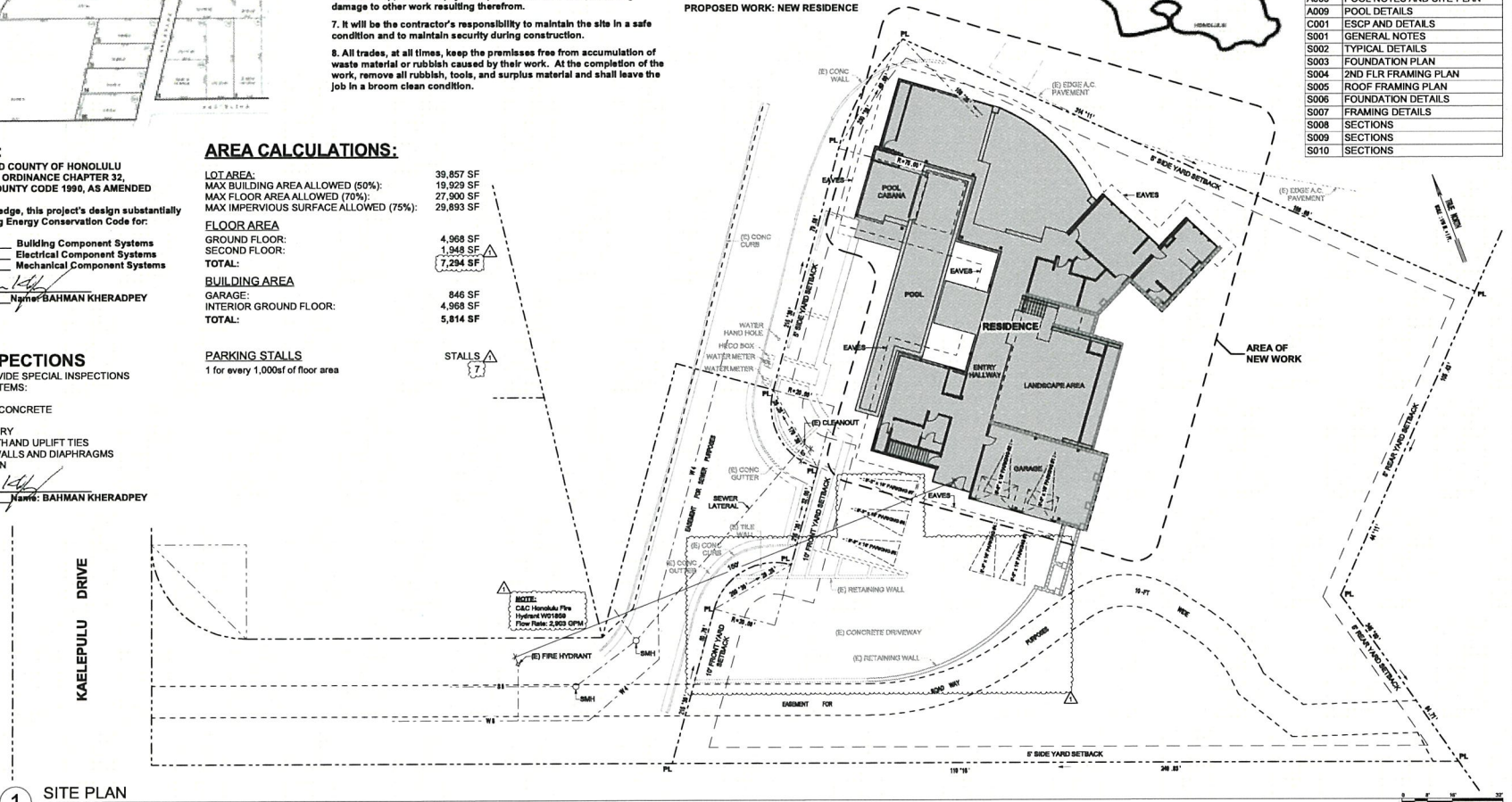
SPECIAL INSPECTIONS

CONTRACTOR TO PROVIDE SPECIAL INSPECTIONS FOR THE FOLLOWING ITEMS:
1- CONCRETE
2-BOLTS INSTALLED IN CONCRETE
3-REINFORCING STEEL
4-STRUCTURAL MASONRY
5-COMPLETE LOAD PATH AND UPLIFT TIES
6-SHEATHING SHEAR WALLS AND DIAPHRAGMS
7-TERMITE PROTECTION

Signature:
Date: 10-17-2023 Name: BAHMAN KHERADPEY
Title: ENGINEER
License No.: 7384-S

AREA CALCULATIONS:

LOT AREA:	39,857 SF
MAX BUILDING AREA ALLOWED (50%):	19,929 SF
MAX FLOOR AREA ALLOWED (70%):	27,900 SF
MAX IMPERVIOUS SURFACE ALLOWED (75%):	29,893 SF
FLOOR AREA	
GROUND FLOOR:	4,968 SF
SECOND FLOOR:	1,948 SF
TOTAL:	7,294 SF
BUILDING AREA	
GARAGE:	846 SF
INTERIOR GROUND FLOOR:	4,968 SF
TOTAL:	5,814 SF
PARKING STALLS	STALLS
1 for every 1,000sf of floor area	7



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

REV #	DESCR.	DATE
1	DPP Comments	09.11.24

Concept 2 Completion
324-C Kaniehi Street
Kailua HI 96734
808.782.5968
karl@c2c-builders.com
www.c2c-builders.com

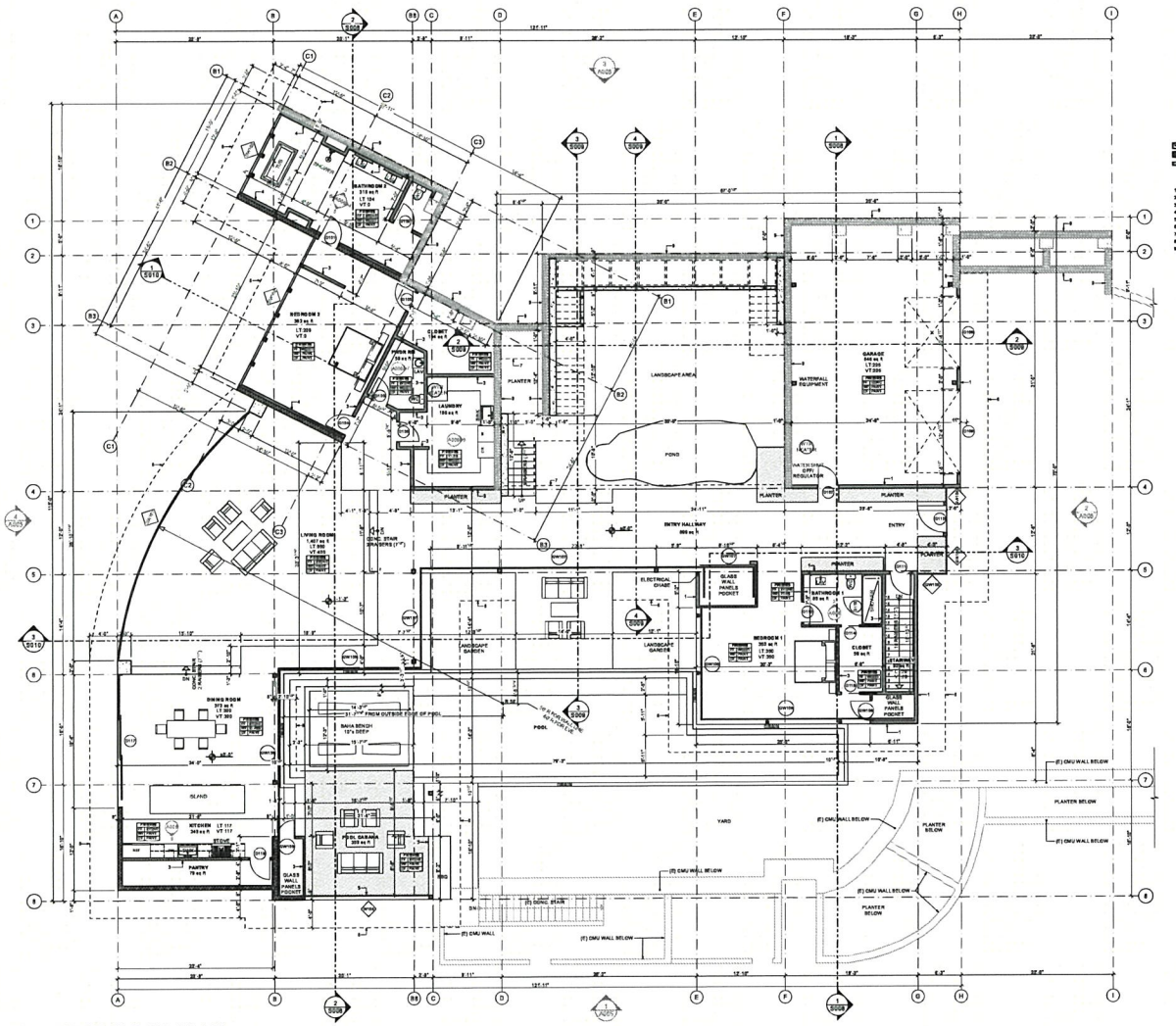
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION FOR THE CONSTRUCTION OF THIS PROJECT AND THE DOCUMENTS WERE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE Department of Commerce & Consumer Affairs Board of Professional Engineers, Architects, Surveyors and Landscape Architects

SMYTHE RESIDENCE
275 Kaelepulu Dr. Lanikai HI, 96734
TMK: 4-3-007:077

TITLE SHEET

Date: 16 JAN 2024
Checked by:
Drawn: YY
Job:
Sheet Number: 001

EXHIBIT C-1 - TITLE PAGE AND SITE PLAN
2024/SMA-117



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

REV #	DESCR.	DATE

Concept 2 Completion
328-C Kaniela Street
Kailua HI 96734
808.782.5968
karl@c2c-builders.com
www.c2c-builders.com

EXPIRATION: 4.30.2025

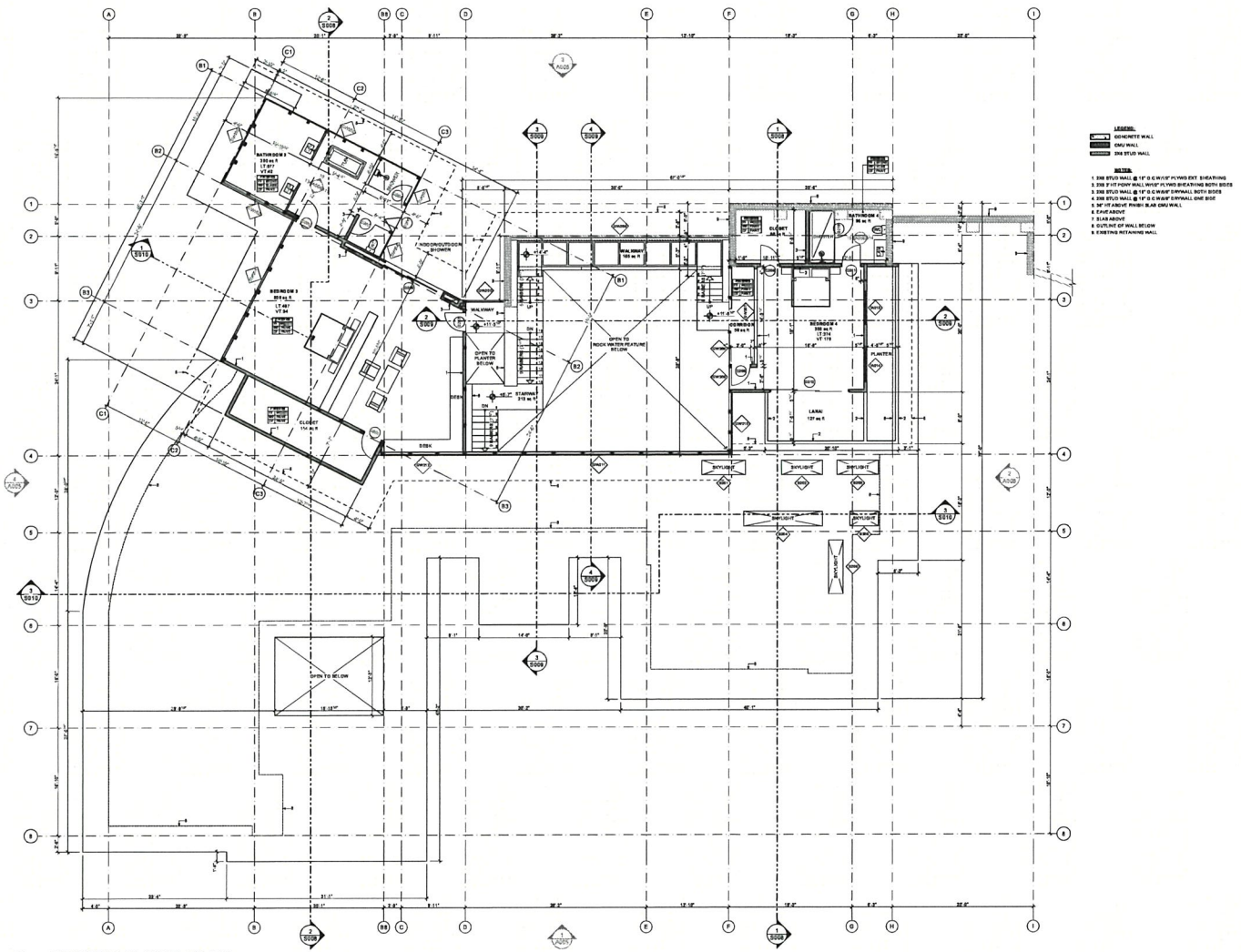
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISORY DIRECTION OF THIS PROJECT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF HAWAII

SMYTHE RESIDENCE
275 Kaelepulu Dr, Lanikai HI, 96734
TMK: 4-3-007:077

1ST FLOOR PLAN

Date: 16 JAN 2024
Checked by:
Drawn: YY
Job:
Sheet Number: A002

EXHIBIT C-2 - FIRST FLOOR PLAN
2024/SMA-117



1 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

REV #	DESCR.	DATE

Concept 2 Completion
328-C Kaanlani Street
Kailua HI 96734
808.782.5988
karl@c2c-builders.com
www.c2c-builders.com

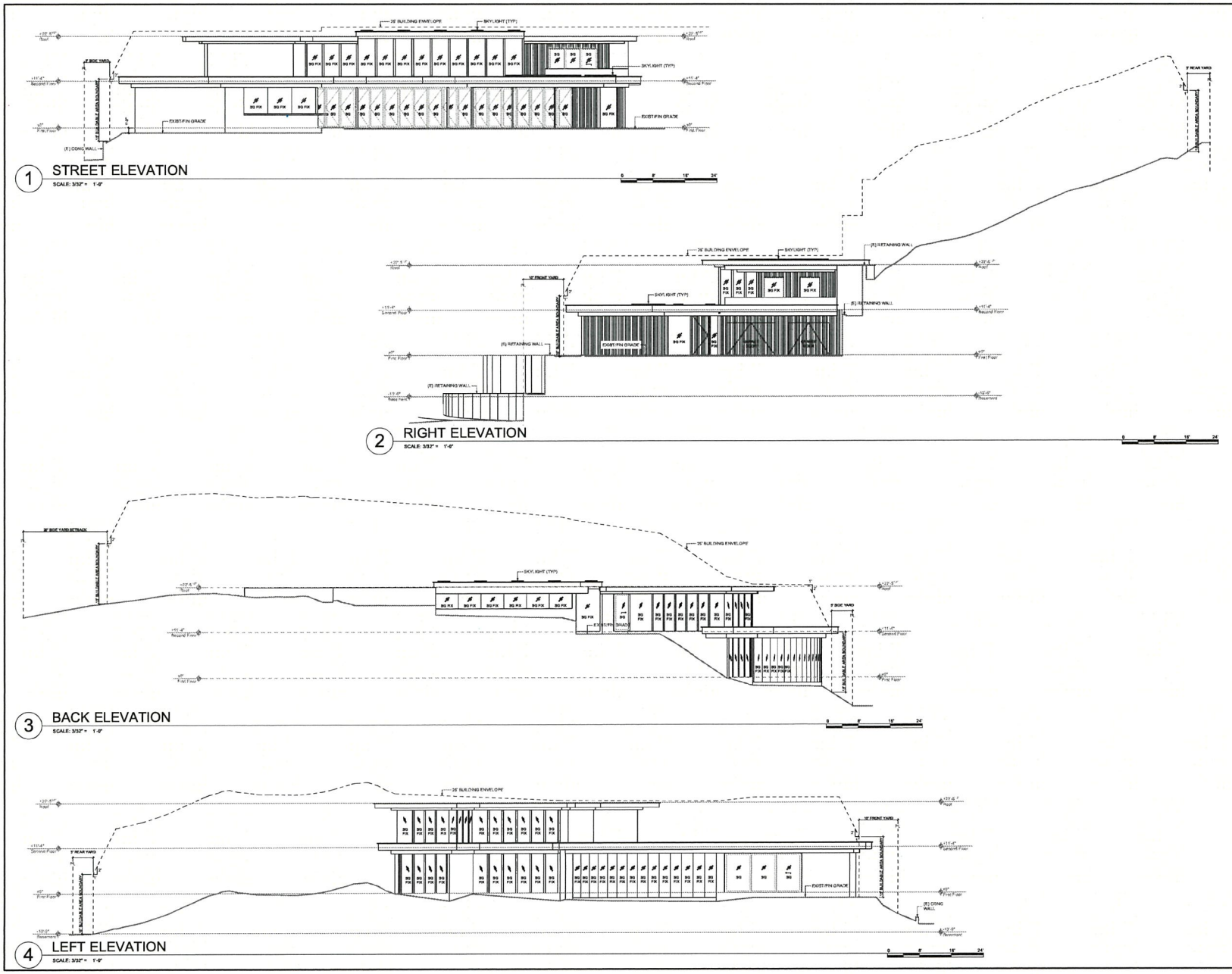
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SMYTHE RESIDENCE
275 Kaelepulu Dr. Lanikai HI, 96734
TMK: 4-3-007:077

2ND FLOOR PLAN

Date: 16 JAN 2024
Checked by:
Drawn: YY
Job:
Sheet Number: A003

EXHIBIT C-3 - SECOND FLOOR PLAN
2024/SMA-117



REV #	DESCR.	DATE

Concept 2 Completion
328-C Kaelani Street
Kailua HI 98734
808.782.5968
kari@c2c-builders.com
www.c2c-builders.com

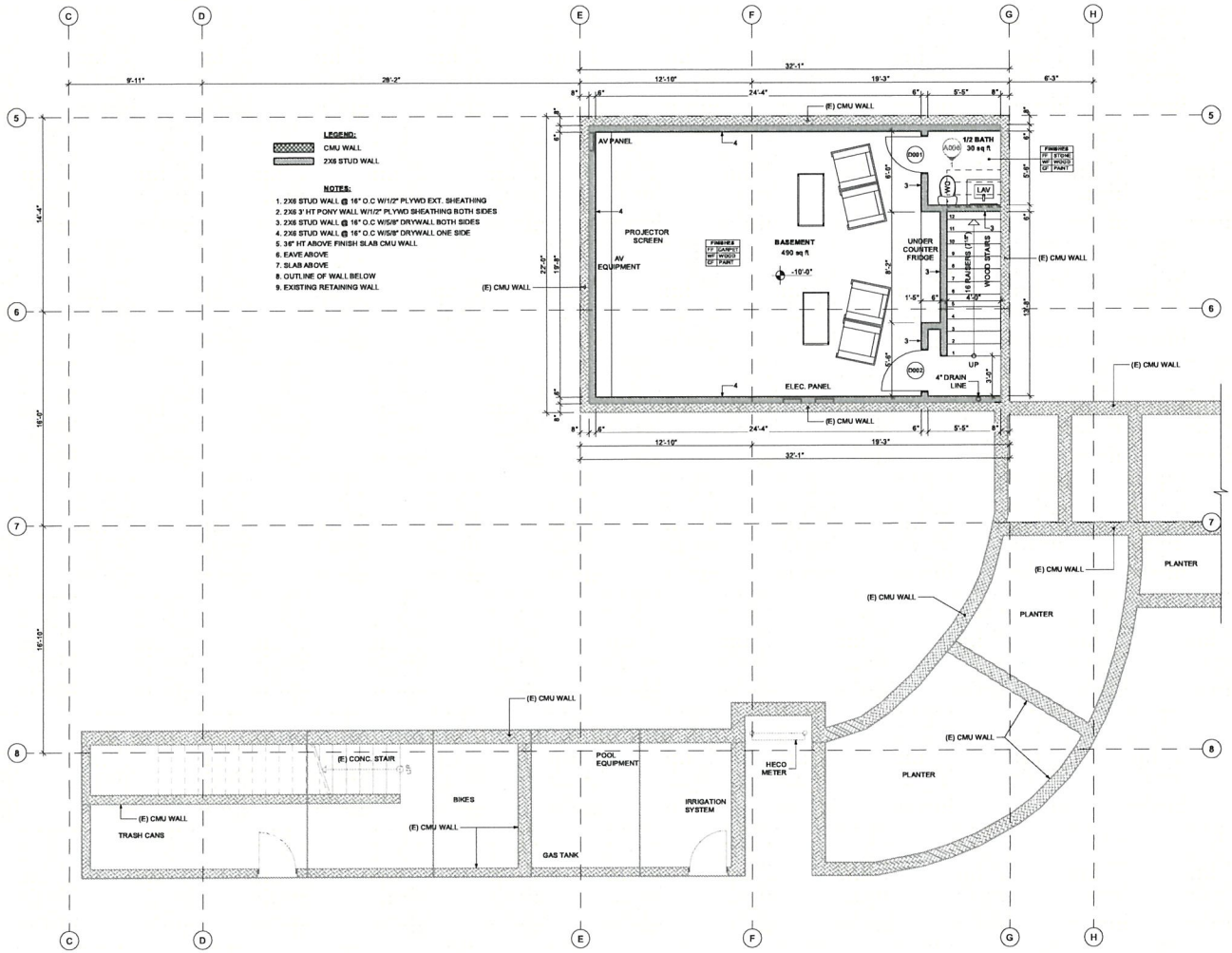
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION FOR THE CONSTRUCTION OF THIS PROJECT. THE DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PROJECT.
Registered Professional Engineer / Architect
Department of Commerce, & Consumer Affairs
State of Hawaii
My commission expires on

SMYTHE RESIDENCE
275 Kaelepulu Dr. Lanikai HI, 96734
TMK: 4-3-007:077

ELEVATIONS

Date: 16 JAN 2024
Checked by:
Drawn: YY
Job:
Sheet Number: **A005**

EXHIBIT C-4 - ELEVATION DRAWINGS
2024/SMA-117



1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

REV #	DESCR.	DATE

Concept 2 Completion
328-C Kaaniani Street
Kailua HI 96734
808.782.5968
kari@c2c-builders.com
www.c2c-builders.com

CONSTRUCTION 4-30-2024

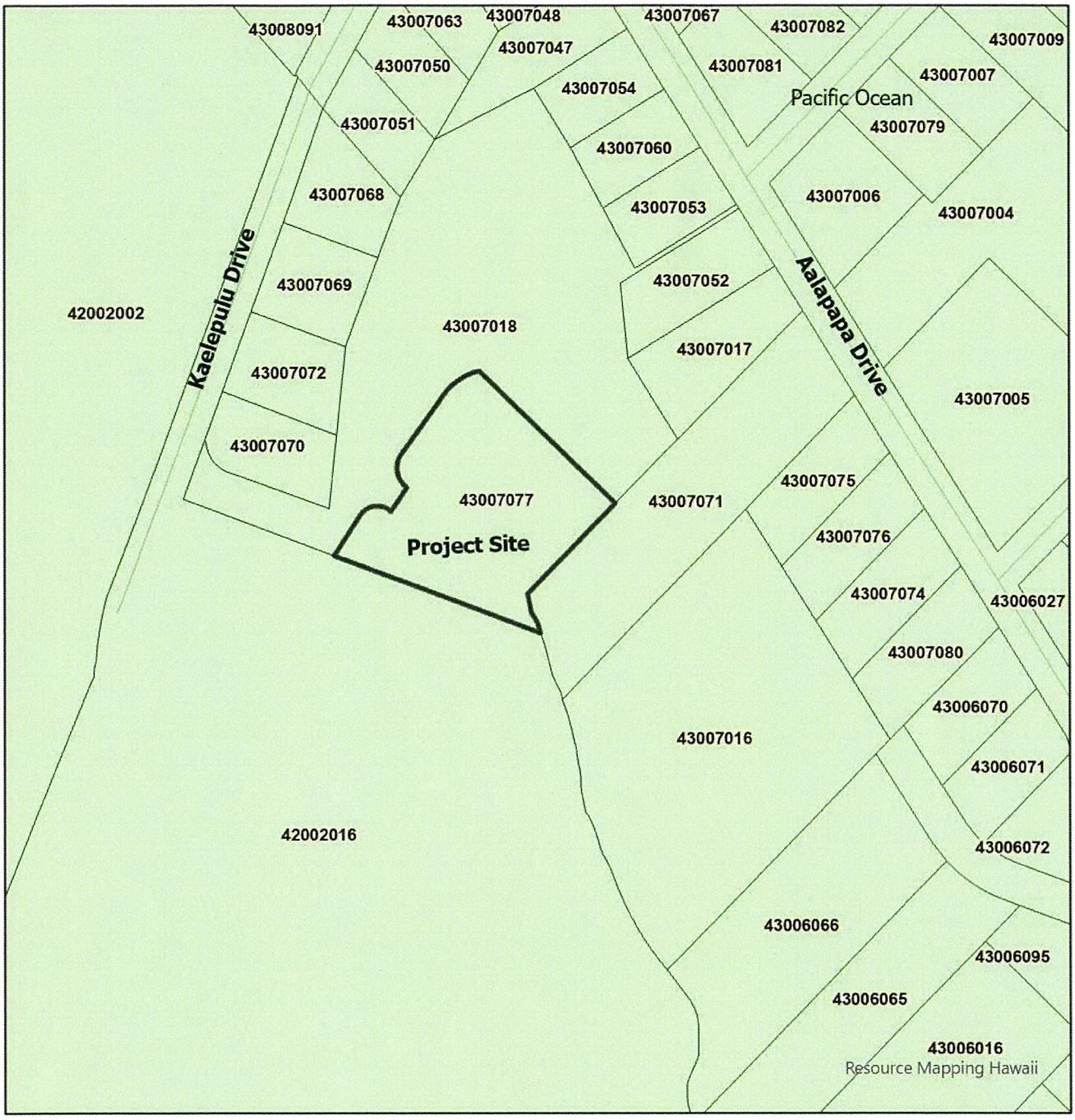
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION FOR CONSTRUCTION OF THE PROJECT SHOWN HEREON. Registered Professional Engineer, or Licensed Professional Architect, as applicable, in the State of Hawaii. Pages or plans bearing this statement must be signed and dated by the author of the plans.

SMYTHE RESIDENCE
275 Kaelepulu Dr. Lanikai HI, 96734
TMK: 4-3-007:077

BASEMENT PLAN

Date: 16 JAN 2024
Checked by:
Drawn: YY
Job:
Sheet Number: A001

EXHIBIT C-5 - BASEMENT / RECREATION ROOM PLAN
2024/SMA-117



Legend

X

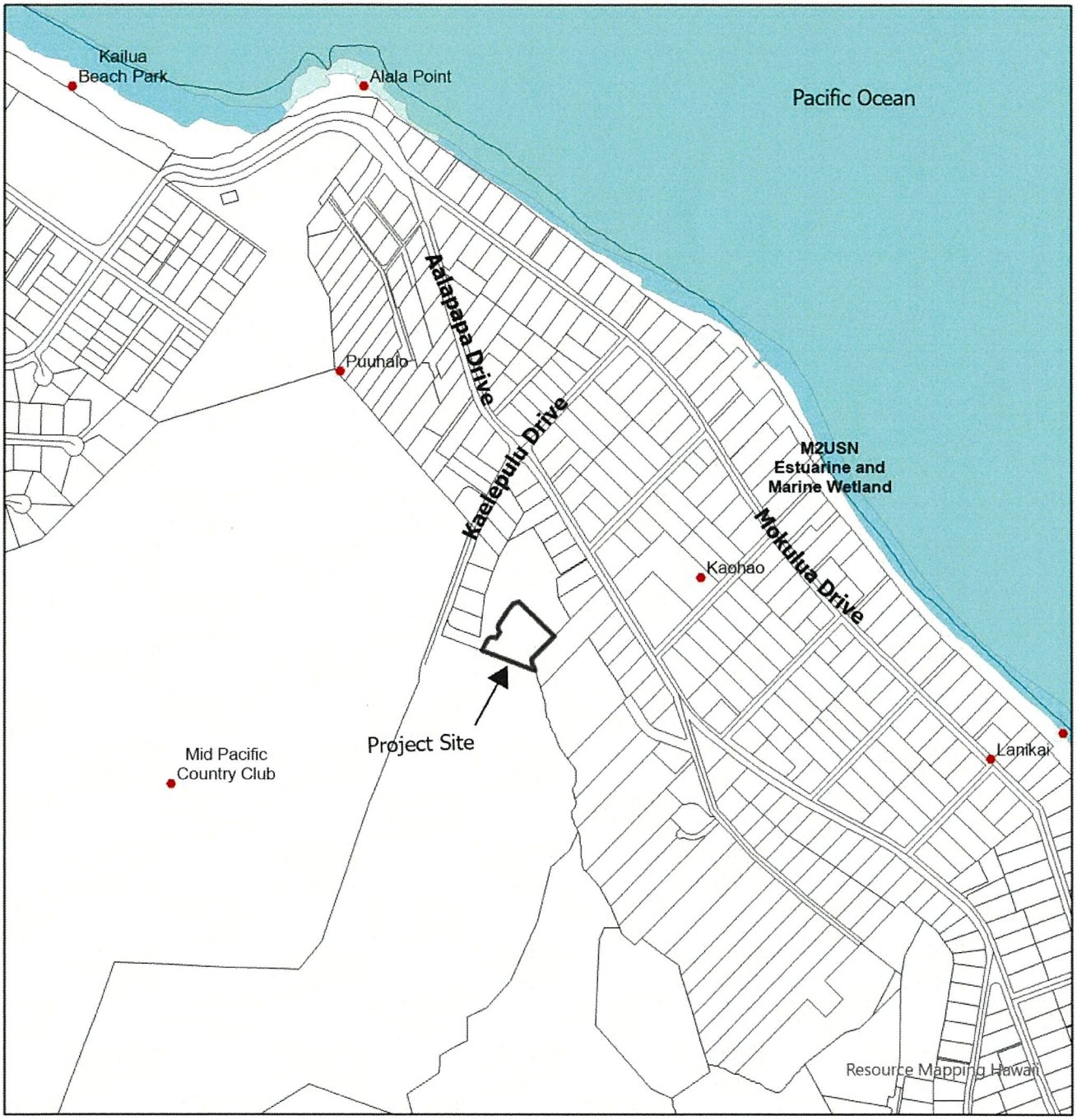
2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT D - FLOOD ZONE MAP

275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024



Legend

Wetland 2023

- M1RF1L
- M2RSN
- M2USN

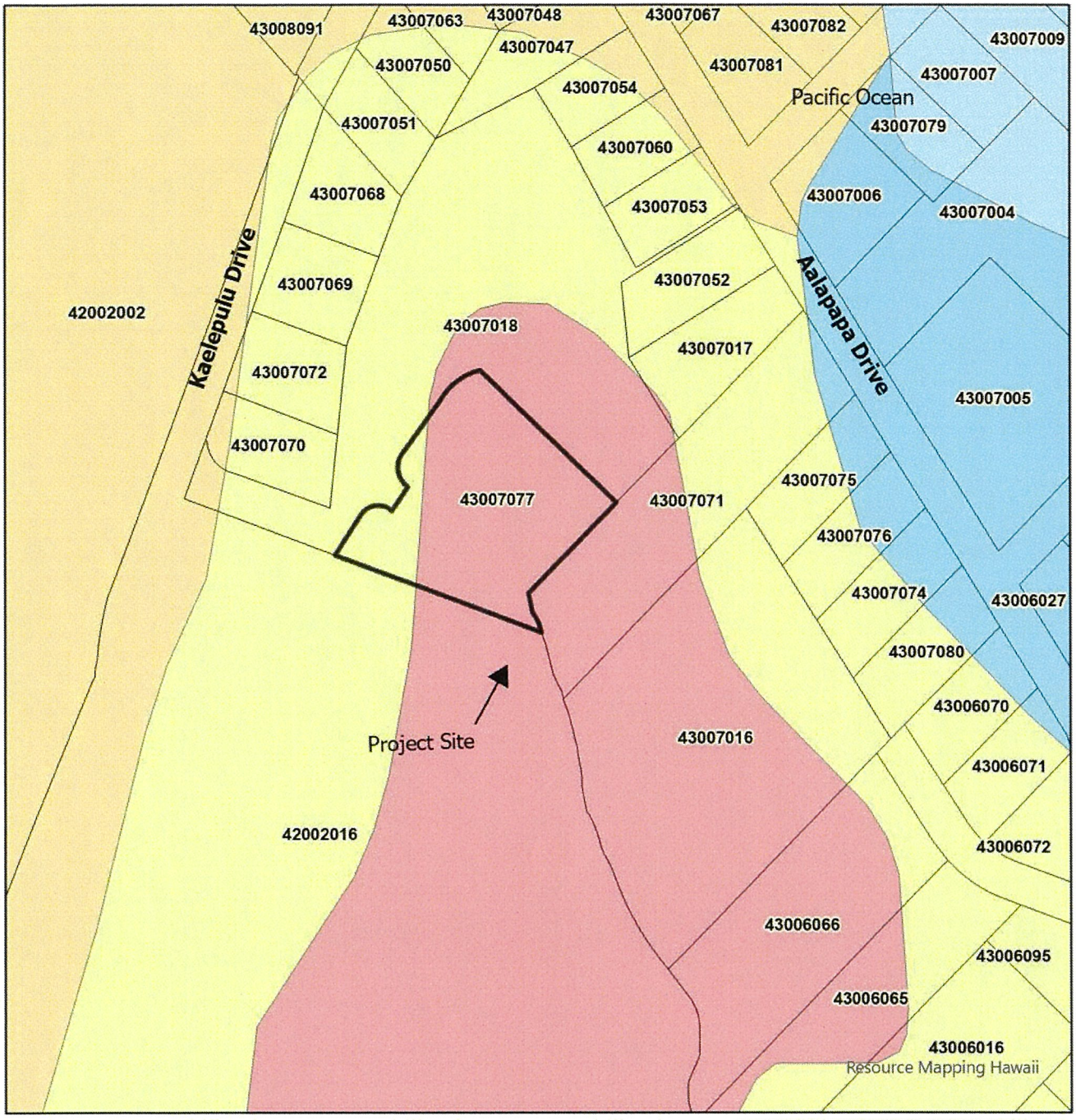
2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT E - WETLANDS MAP

275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024



Legend

- JaC
- KTKE
- KtC
- Ms
- rSY

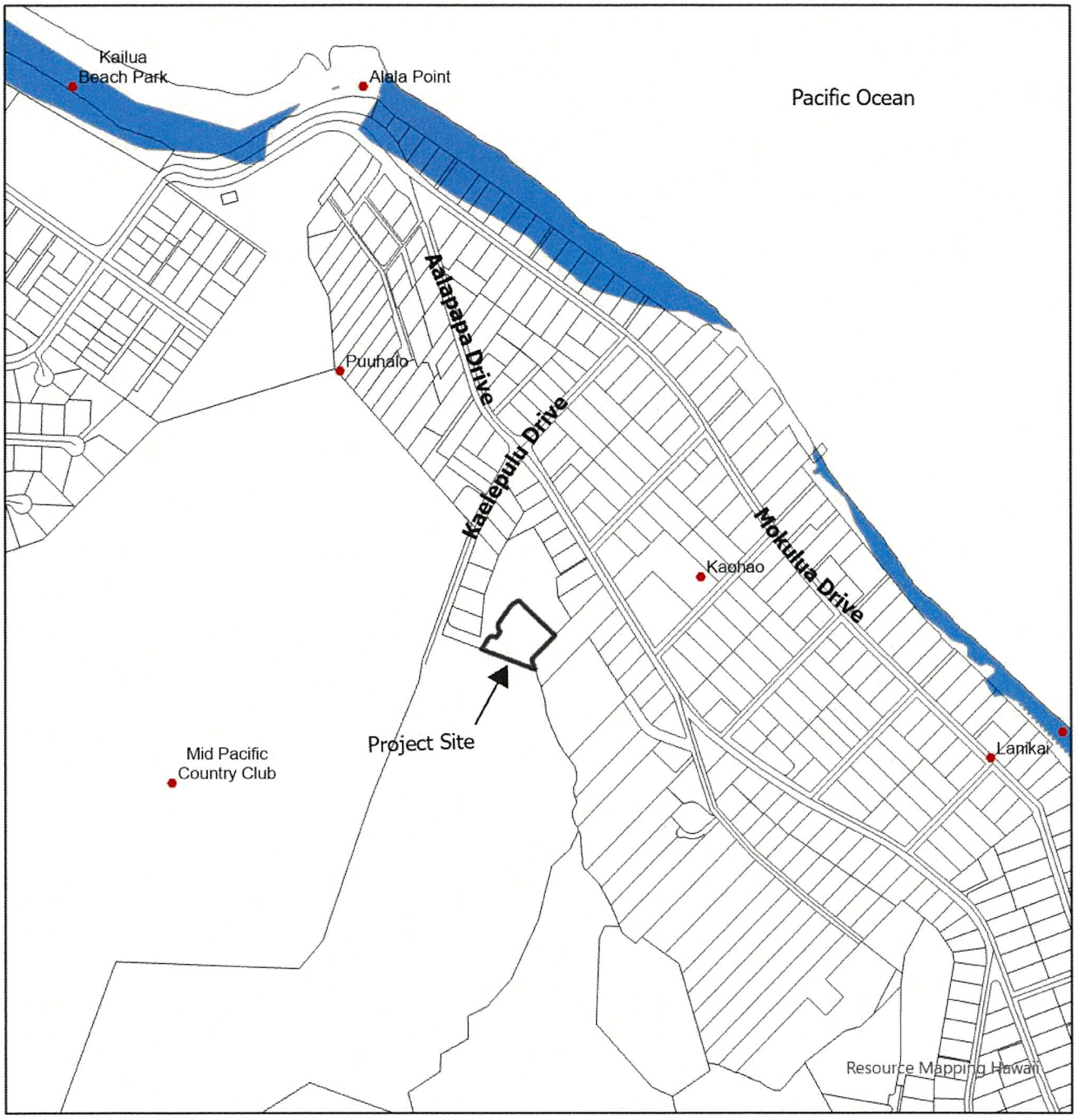
2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT F - NRCS SOILS MAP

275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024



Legend

Sea Level Rise Exposure Area 3.2 ft

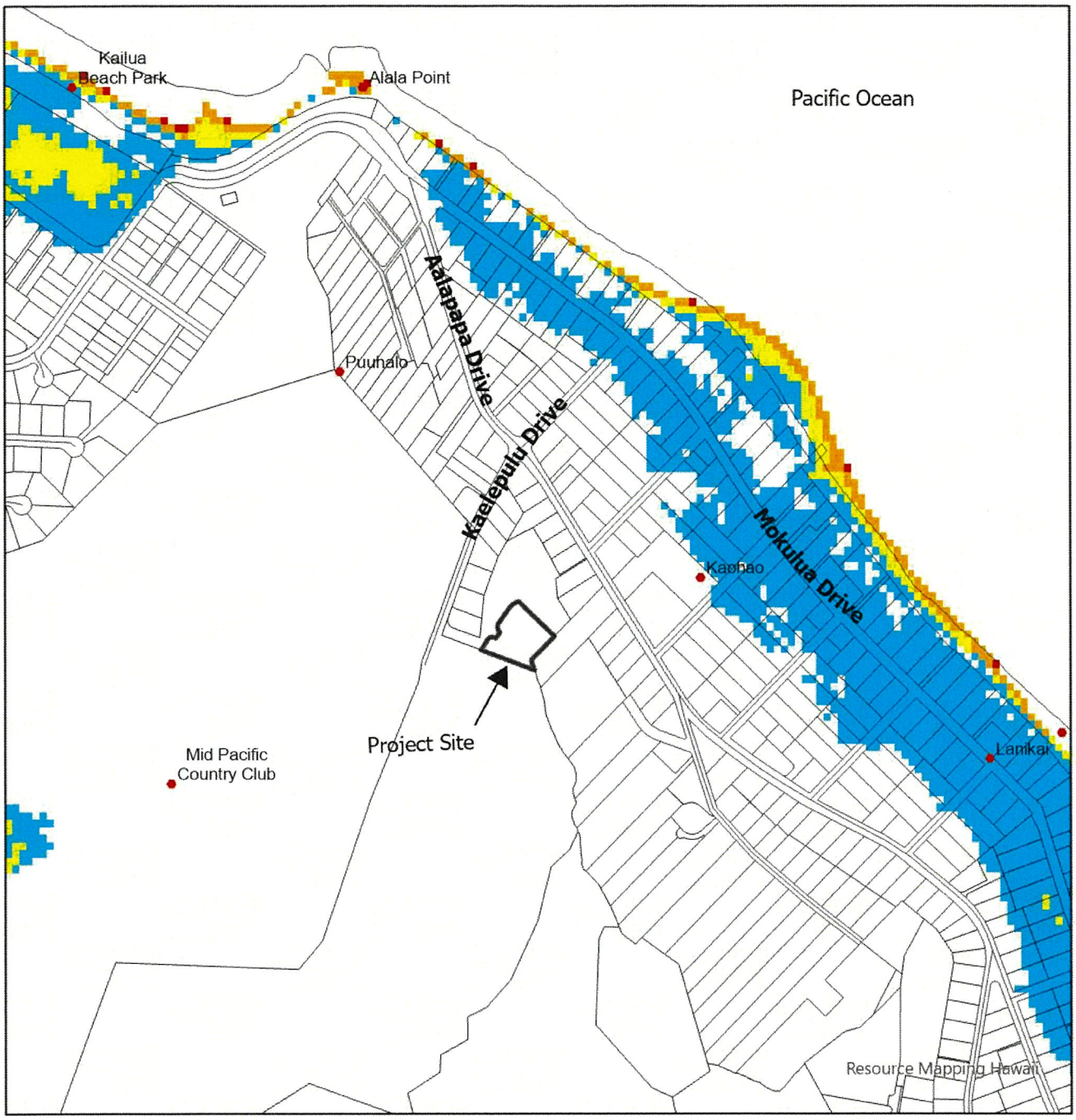
2024/SMA-117

TMK: 4-3-007: 077 EXHIBIT G - 3.2-FOOT SLR-XA MAP

275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024



Legend

Value

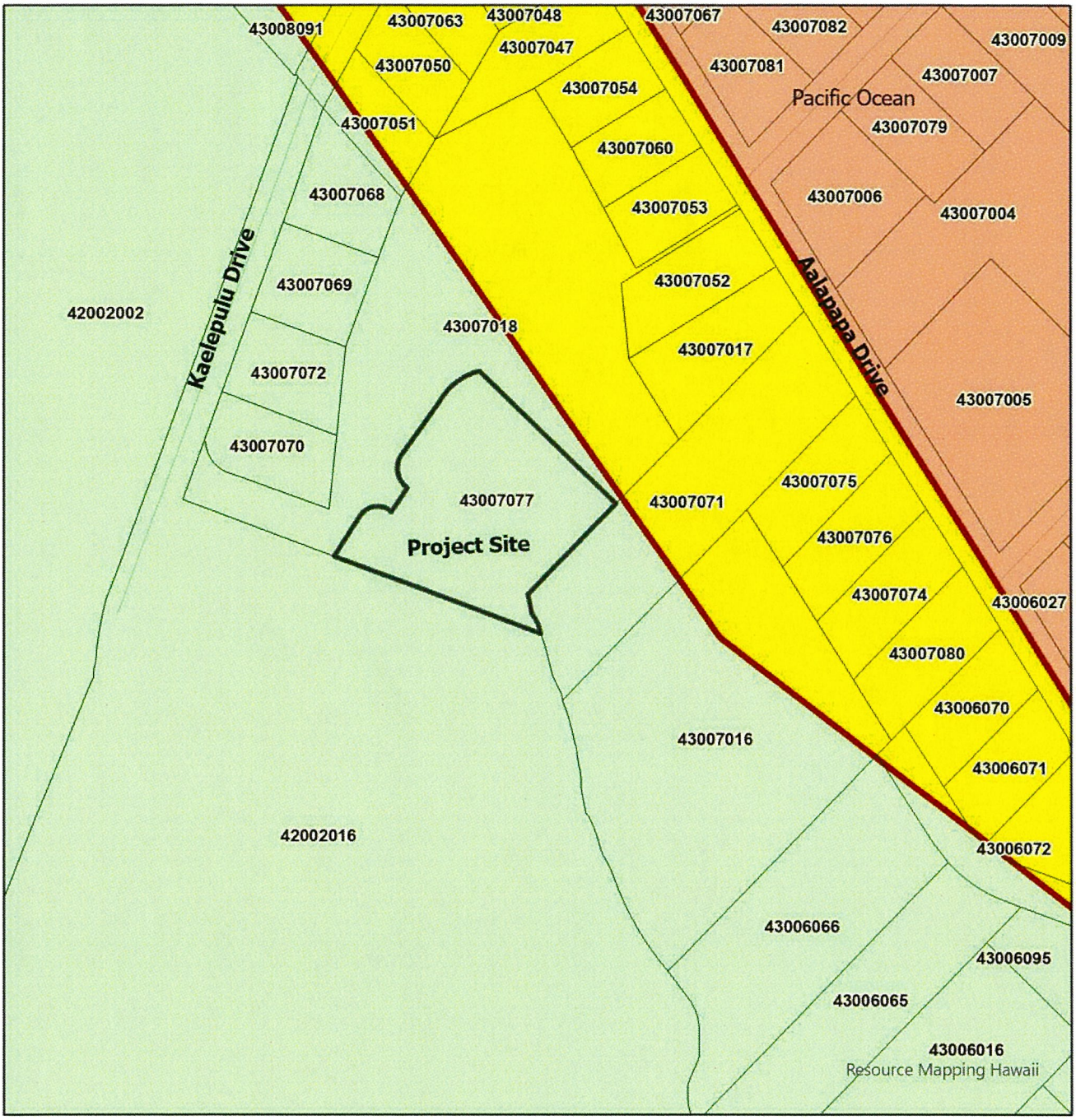
- Inudation under 3ft.
- 6ft of Inudation
- 9ft of Inudation
- up to 21 ft

2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT H - HURRICANE STORM SURGE MAP
275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024



Legend

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

2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT I - TSUNAMI EVACUATION MAP
275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024



Source: City and County of Honolulu and PBR Hawai'i

Legend

- Kaiwa Ridge Trail Action Location Boundary
- 500' Cumulative Radius
- Project Site

EXHIBIT J - CUMULATIVE PROJECTS MAP
2024/SMA-117