



This is a presentation to the Honolulu City Council Zoning Committee for the construction of the Proposed Action which consists of the Relocation of the existing Tiny Home mauka and Construction of a new single-family residence on a partially occupied shoreline lot in the R-5 Residential District and is therefore subject to compliance with the development standards in Chapter 21, Revised Ordinances of Honolulu (ROH), the Land Use Ordinance (LUO).

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

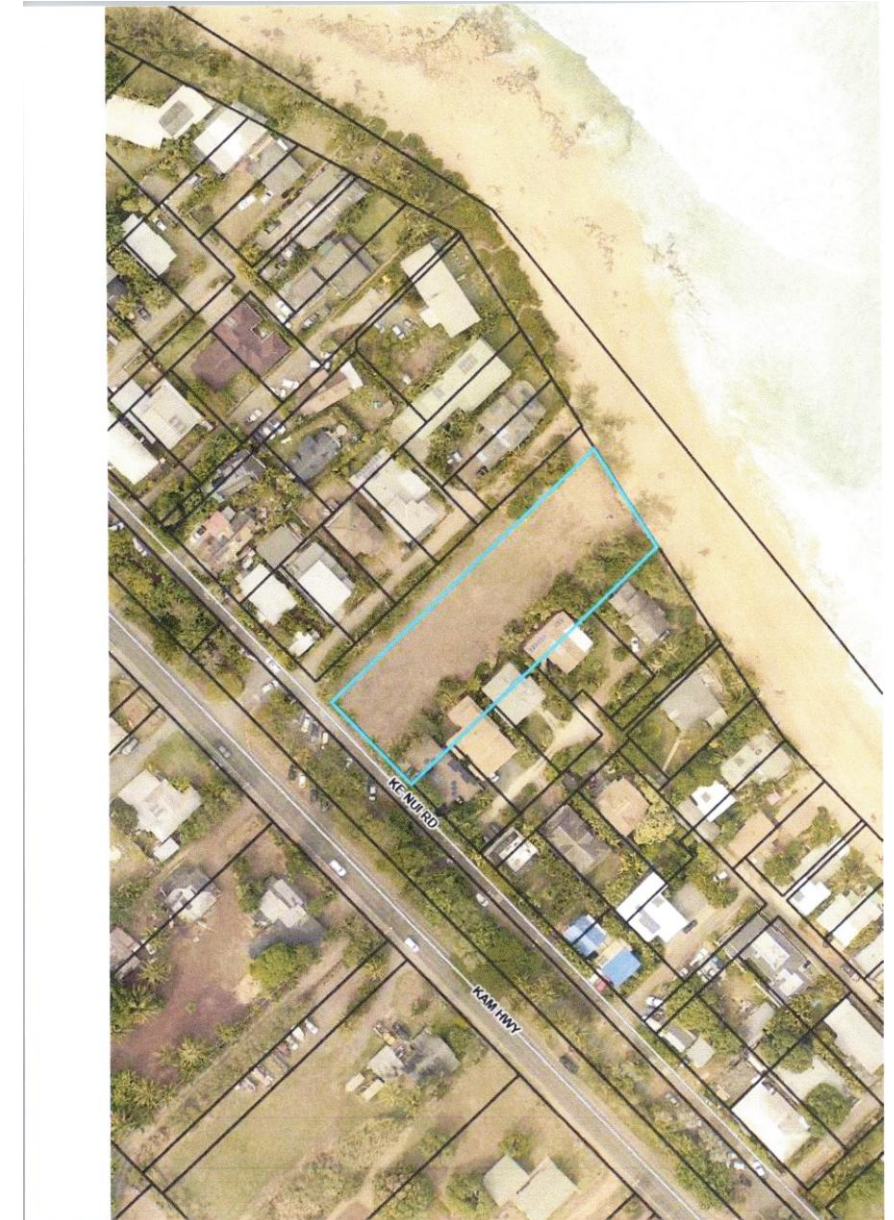


Baker Property

Presentation
in support of
the Written Statement
For the SMA Major Permit
Application
TMK: (1) 5-9-002:059
59-205 Ke Nui Road,
Haleiwa, HI

*Speak to the 'aina...
Work with Lokahi*

HARMONY AND BALANCE



Note – State GIS System has incorrect property line shift to east and north

COMPLIANCE WITH RULES, REGULATIONS & STATUTES

The SMA Application was prepared to comply with:

- Chapter 25, and 205A of the (ROH); and
- Title 11, Chapter 200.1 of the revised Hawaii Administrative Rules (HAR) (August 2019).

Proposed Action and Location. Relocation of Tiny Home and Construction of a new single-family residence at 59-205 Ke Nui Road, Haleiwa, HI, 96712. TMK 1-5-9-002:059.

Project Summary. The Proposed Action consists of the Relocation of Tiny Home and Construction of a new single-family residence on a partially occupied shoreline lot in the R-5 Residential District and is therefore subject to compliance with the development standards in Chapter 21, Revised Ordinances of Honolulu (ROH), the Land Use Ordinance (LUO). The property is also located within the Special Management Area (SMA) and is therefore subject to compliance with Chapter 25, ROH, the SMA Ordinance. All project components will be outside the shoreline setback area. Therefore, Chapter 26, ROH, the Shoreline Setback Ordinance does not apply. Regulatory authority in the R-5 Residential District and SMA lies with the City and County of Honolulu (City) Department of Planning and Permitting (DPP) and the City Council.

The project is located as shown

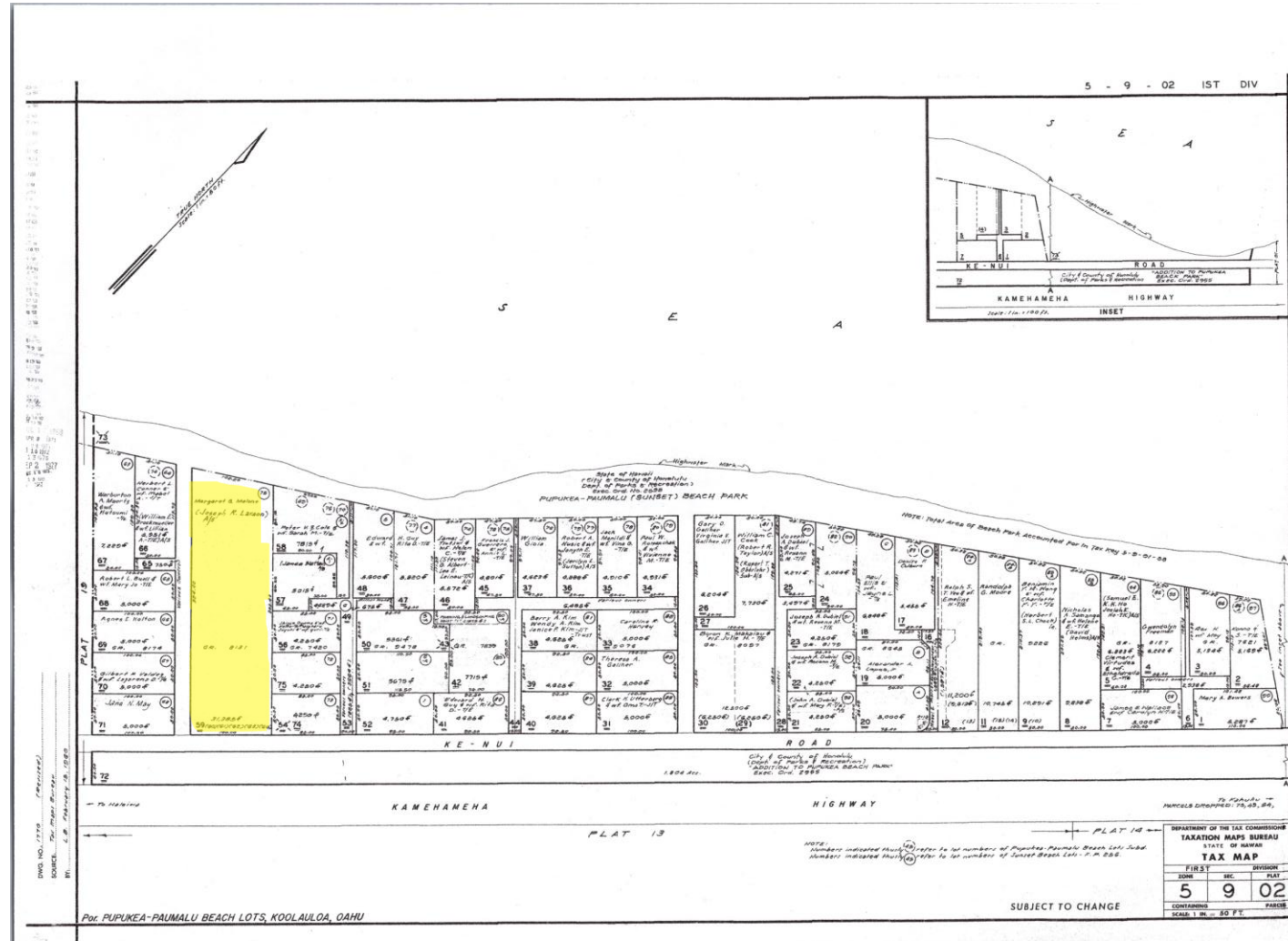
Action Location Map

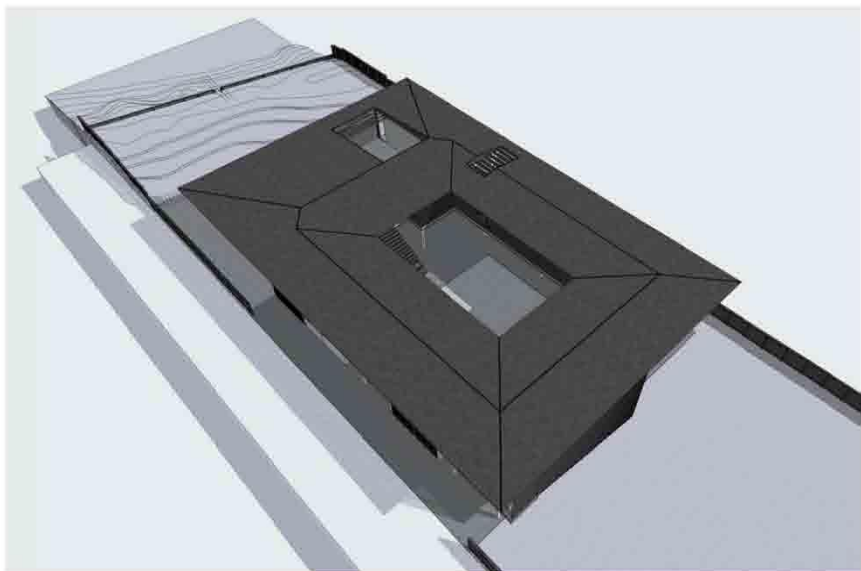


Baker Property
59-205 Ke Nui Road, Haleiwa, HI 96712
NOTE- STATE GIS MAPS HAS AN INCORRECT DISTINCT PROPERTY LINE SHIFT REPRESENTED BY THE BLUE DEPICTION.

Project:	Baker Family Property Development of new Single-Family Residential Construction with relocation of Tiny Home trailer-mounted.
Applicant:	Name and Contact: Donna and Jude Baker
Approving Agency:	Department of Planning and Permitting City and County of Honolulu 650 South King Street, 7 th Floor Honolulu, HI 96813
Location:	59-205 Ke Nui Road, Haleiwa, HI 96712
Proposed Action:	Development of Single-Family Residential Structure with new construction and relocation of Tiny Home trailer-mounted on the property
Associated Actions Requiring Environmental Assessment	Construction within Special Management Area (SMA)
Tax Map Key:	1-5-9-002:059
Parcel Area:	(0.7205 acres) 31384.98 SF
Project Area:	Allowable: 15,562SF (50%) Work Area 6551SF
Judicial District:	Waialua
Community/Development Plan Designation:	North Shore Sustainability Communities Plan and Oahu General Plan
State Land Use District:	Urban
County Zoning:	R-5 Residential District
Required Permits and Approvals:	SMA Application and Permit issuance City Council SMA Approval DPP - Building Permits
Anticipated Determination:	SMA Major Land Use Permit
Parties Consulted:	See Chapter 7 - Consultation
Consultant:	WHALE Environmental Services LLC PO Box 455, Kahuku, HI 96731 Email:markahowland@hawaii.rr.com Contact: Mark Howland (808-294-9254)

PLAT MAP





Aerial View



View from Ocean Side



Entrance View

Perspectives

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

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 OF THE PROJECT WILL BE
 UNDER MY OBSERVATION

PROJECT DESIGNER

STUDIO Q
 Helemano 4,
 Taalua 10191 Eleele

PROJECT SITE INFORMATION

Address: 80-206 Ka Hui Road,
 Haleahua, HI
 TBMG(1)S-S-002-003
 Area (sq.ft) 31, 386 sq.ft
 Area (acres) 0.7288 ac
 Lot Number Lot 78
 FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 80-206
 Ka Hui Road, Haleahua HI

CONTACT

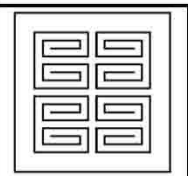
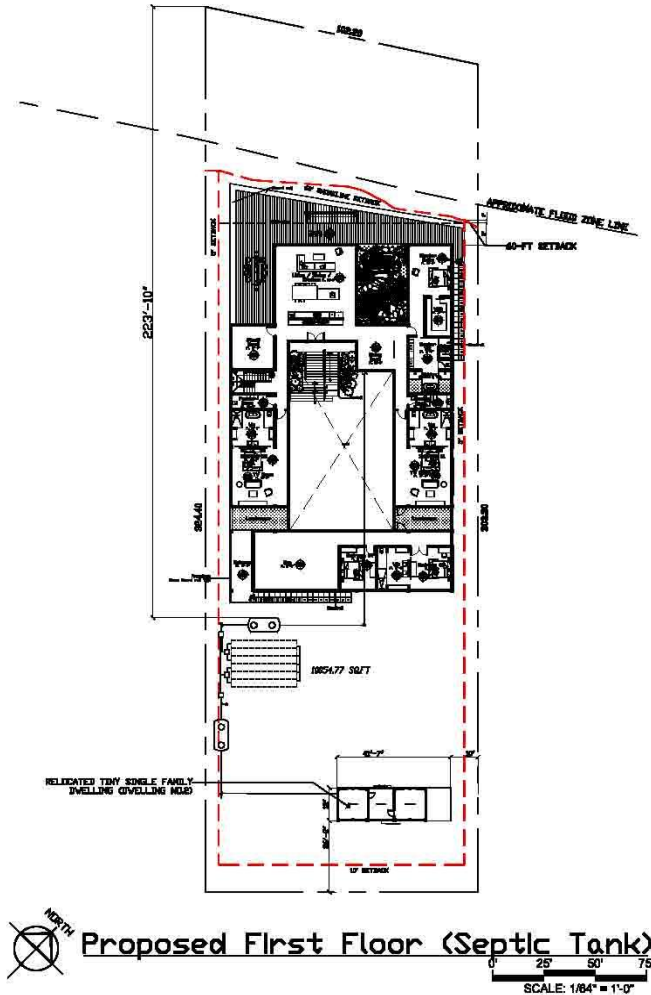
Client: South Sea Holdings LLC
 Client's Email:
 Client's phone no.:

A-013

Proposed Conceptual Design

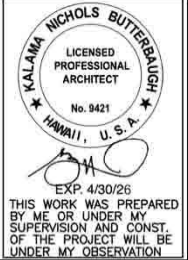
Perspectives

DATE: 03/11/2025



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Tel: (808)262-1928

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PROJECT DESIGNER



STUDIO Q
Hoboken 4,
Taiwan 10101 Eutopia

PROJECT SITE INFORMATION

Address: 80-208 Kae Hui Road,
Haleahua, HI
TERR(1)S-8-002-088
Area (sq.ft) 31, 386 sq.ft
Area (acres) 0.7288 ac
Lot Number Lot 78
FEMA Flood Designation:

PROJECT DESCRIPTION

New Single Dwelling 80-208
Kae Hui Road, Haleahua HI

CONTACT

Client: South Sea Holdings LLC

Client's Email:

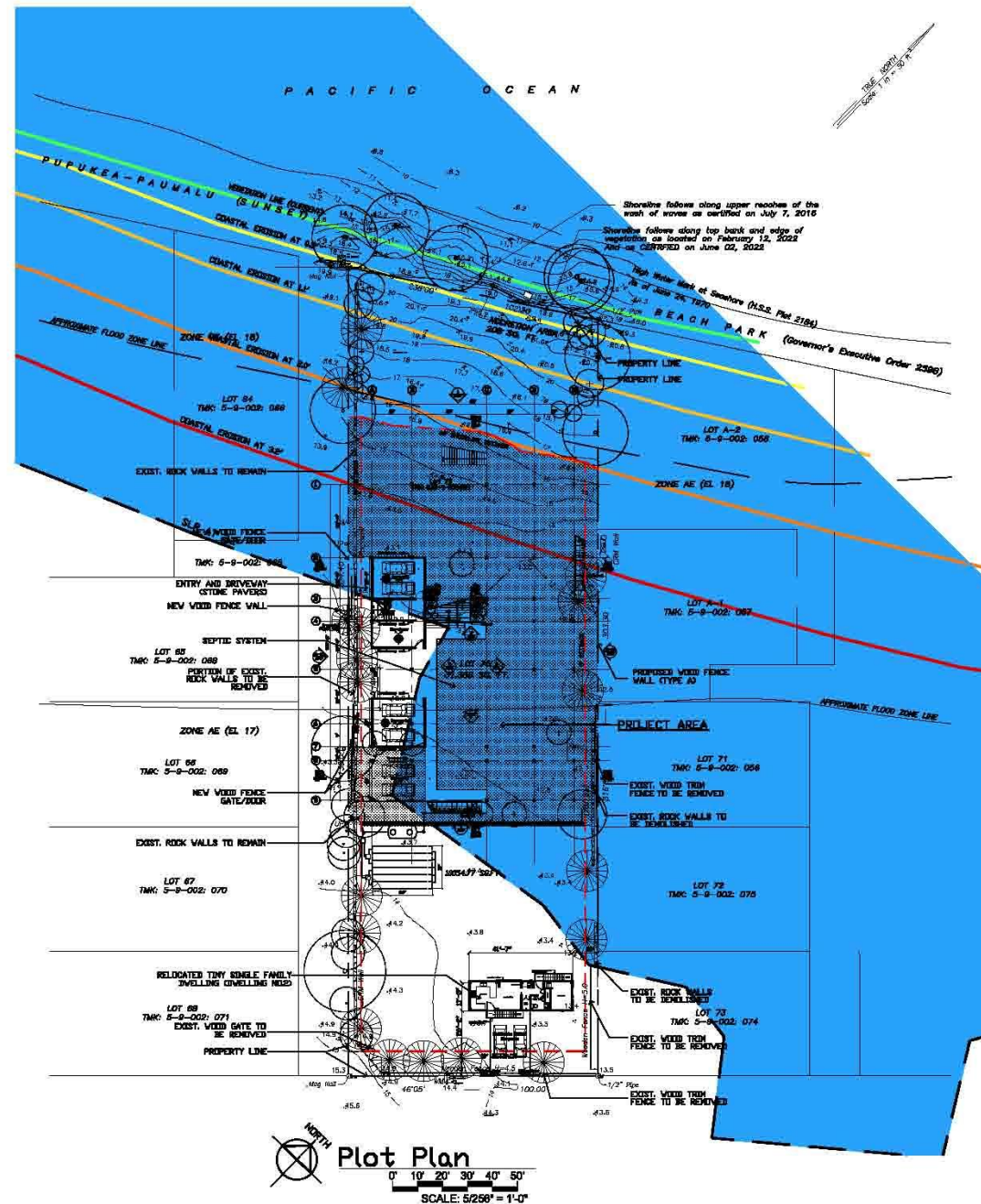
Client's phone no.:

A-015

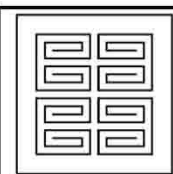
Proposed Conceptual Design

Proposed First Floor
(Septic Tank)

DATE: 03/11/2025



EROSION AND SEA LEVEL RISE CITATION:
Hawaii Climate Change Mitigation and
Adaptation Commission, 2021. State of
Hawaii Sea Level Rise Viewer, Version
1.13. Prepared by the Pacific Islands
Ocean Observing System (PacIOOS) for
the University of Hawaii Sea Grant
College Program and the State of
Hawaii Department of Land and Natural
Resources, Office of Conservation and
Coastal Lands, with funding from
National Oceanic and Atmospheric
Administration Office for Coastal
Management Award No. NA16NDS4730016
and under the State of Hawaii
Department of Land and Natural
Resources Contract No.
64054. <http://hawaii.sealevelviewer.org>.
Accessed 6/14/2024



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PROJECT DESIGNER



STUDIO Q
Hoboken, NJ
Tel: 201-991-1000

**PROJECT SITE
INFORMATION**

Address: 80-008 Ka Hui Road,
Haleahua, HI

TWRG(1)8-0-002-008
Area (sq. ft.) 31, 386 sq. ft.
Area (acres) 0.7288 ac
Lot Number Lot 70

FEMA Flood Designation:

**PROJECT
DESCRIPTION**

New Single Dwelling 80-008
Ka Hui Road, Haleahua HI

CONTACT

Client: South Sea Holdings LLC

Client's Email:

Client's phone no.:

A-003

Proposed Conceptual Design

Proposed Site Development Plan
(With Coastal Erosion Indication)

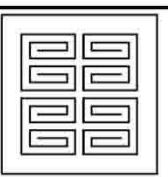
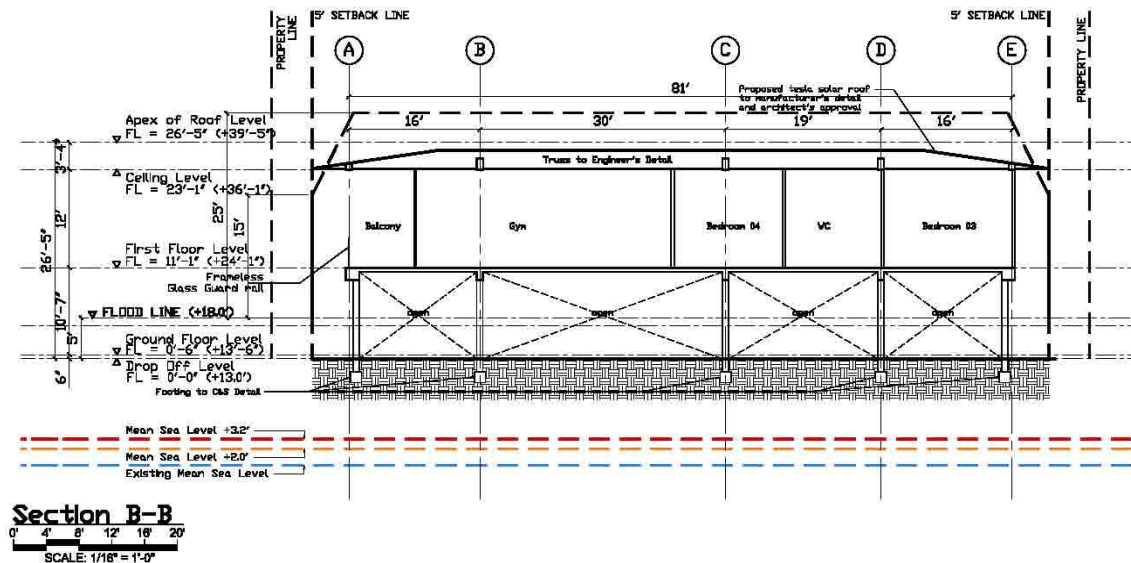
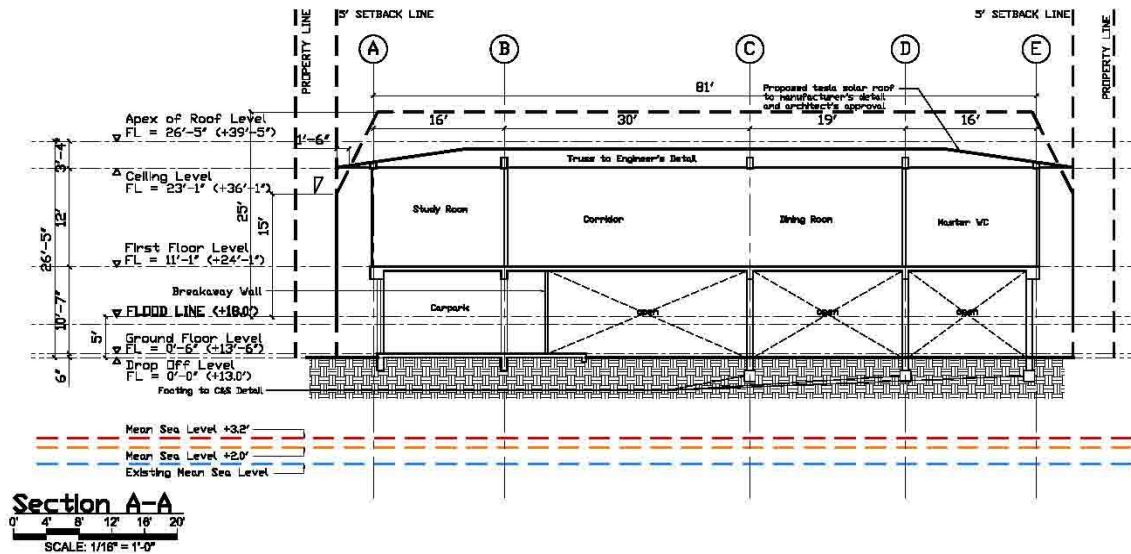
DATE: 03/11/2025

Architectural site plan showing building layout, setbacks, and landscaping. Key features include:

- Setbacks:** 60' SHORELINE SETBACK, 10' SETBACK.
- Area:** 10054.77 SQ.FT.
- Orientation:** North arrow pointing towards the top right.
- Dimensions:** 41'-7" (width), 10' (setback width).
- Labels:** 10' SETBACK, 60' SHORELINE SETBACK, 10054.77 SQ.FT.

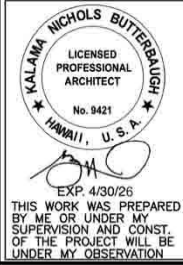
Architectural site plan of a proposed building. The plan shows a large rectangular building footprint with a central courtyard area. The building is surrounded by a 10' setback, indicated by a red dashed line. The site is divided into sections by a grid labeled A through E and 1 through 9. A north arrow is located in the upper right corner. A detailed inset shows a close-up of a building section with dimensions 41'-7" and 10'.

 K. NICHOLS BUTTERBAUGH ◇ ARCHITECT ◇ 137A Kapaa St. Kailua, Hawaii 96734 Tel: (808)262-1928
STAMP KALAMA NICHOLS BUTTERBAUGH LICENSED PROFESSIONAL ARCHITECT No. 9421 HAWAII, U.S.A. EXP. 4/30/26 THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONST. OF THE PROJECT WILL BE UNDER MY OBSERVATION
PROJECT DESIGNER STU DIO Q STUDIO Q Halekuanua 4, Tuluaia 10101, Kapolei
PROJECT SITE INFORMATION Address: 88-308 Ka Hui Road, Halehewa, HI Time: (1)8-8-002:088 Area (sq. ft) 31, 386 sq. ft Area (acres) 0.7285 ac Lot Number: Lot 78 FEMA Flood Designation:
PROJECT DESCRIPTION New Single Dwelling 88-308 KCE Ka Hui Road, Halehewa HI
CONTACT Client: South Sea Holdings LLC Client's Email: Client's phone no.:
A-004 Prepared Conceptual Design
Prepared Ground Floor Plan, First Floor Plan & Roof Plan
DATE: 03/11/2025



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PROJECT DESIGNER



STUDIO Q
Hoboken, NJ
Tel: 201-991-1000

PROJECT SITE
INFORMATION

Address: 80-208 Ke Kai Road,
Haleahua, HI

TWG(1)S-0-002-003
Area (sq.ft) 31, 386 sq.ft
Area (acres) 0.7288 ac
Lot Number Lot 78

FEMA Flood Designation:

PROJECT
DESCRIPTION

New Single Dwelling 80-208
KE Kai Road, Haleahua HI

CONTACT

Client: South Sea Holdings LLC

Client's Email:

Client's phone no.:

A-005

Proposed Conceptual Design

Section A-A & Section B-B

DATE: 03/11/2025



Nearby Uses within ½ mile include 'Ekukai Beach park, the 'Ekukai Bunker, Sunset Beach Park, the Sunset Elementary School, various food trucks and restaurants stands and to the north the Pacific ocean. Abutting is the Pupukea-Paumalu Beach Park

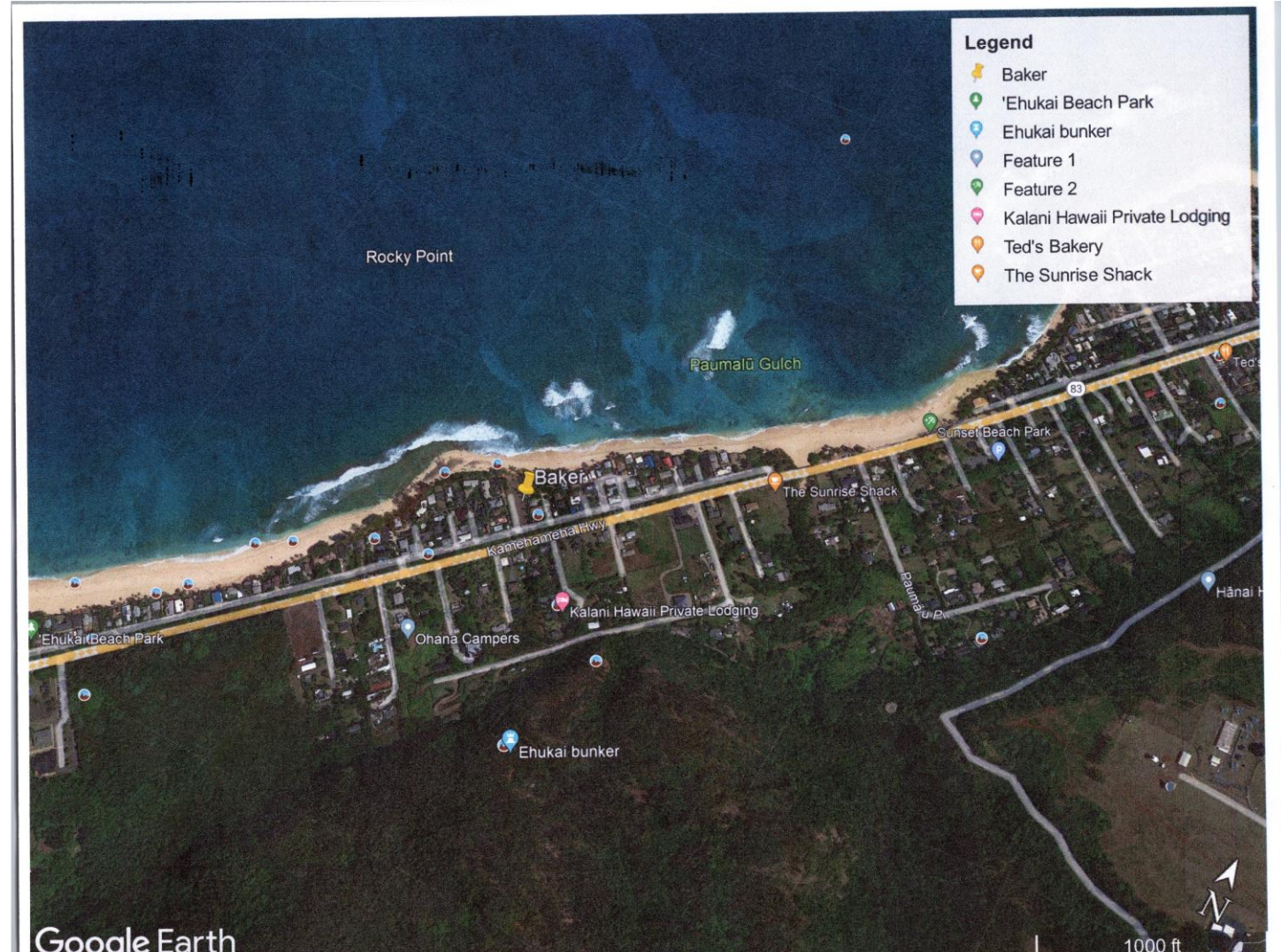
1.3 Land Ownership

The project site is within the boundaries of TMK 1-5-9-002:059 and is owned by the following fee owners:

South Sea Holdings LLC

1.4 Project Costs

The proposed project is expected to cost approximately \$750,000 to construct. The Total Square footage of the project is 6551 SF – the Main House is 5875 SF and the Tiny Home is 676 SF.



Environmental Factors

The Waiale'e/Haleiwa microclimate is usually classified as follows:

(BWh) WARM DESERT

Subcategory of Arid and Semi-Arid Climates (B)

Almost all of the lengthy stretches of white sand beaches between Waiale'e and Haleiwa are found in this warm Hawai'i climate zone. On Oahu, the zone extends along the coast and a scant few miles inland. The area is the one of the driest in the Hawaiian Islands, recording 10-30 inches of rainfall annually and hot days averaging 81°F annually. As opposed to other hot spots around the world, this coastline is among the easiest to tolerate thanks to cool ocean breezes quickly visiting on the land and, especially, the beaches. The actual site lies higher on the scale of this subcategory, getting a bit more rain averaging about 30-35" a year, likely due to the proximity of the downdrafts of the nearby mountains and more trade showers in this region near Rocky Point.

Its microclimate can be characterized as semi-arid with good moisture impact and stronger winds from both directions due to bounce-back of ocean off-shore winds encountering the nearby Koolau range and returning as moisture retaining lower velocity winds. As such, the makai side of the site gets the strongest trade winds and ocean winds; while the mauka side is sheltered from those winds and mostly gets wind-bounce dew-laden weaker winds from the Koolau Range.

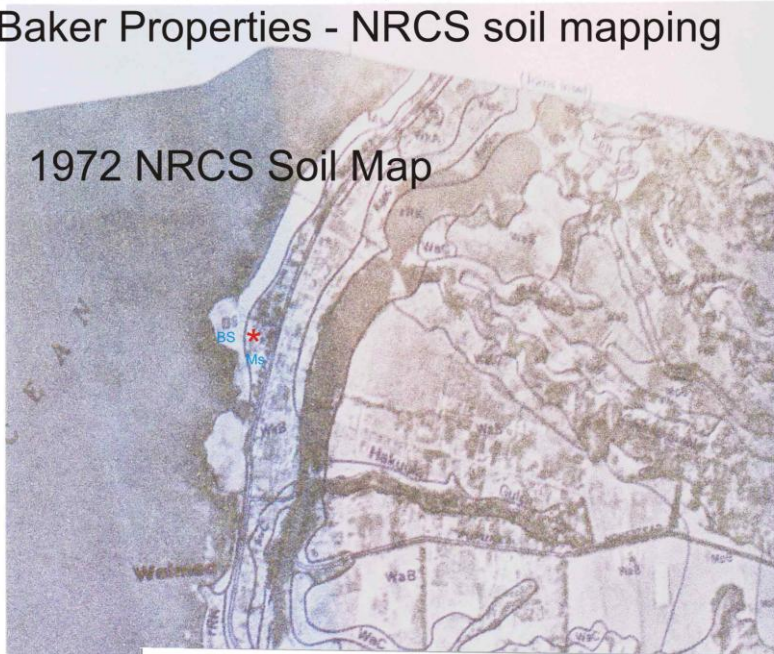
Climate

Environmental Factors

59-205 Ke Nui Road, Haleiwa

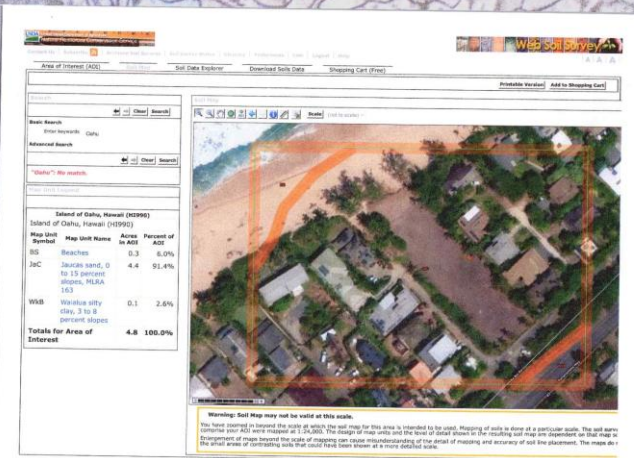
Baker Properties - NRCS soil mapping

1972 NRCS Soil Map



The project area is located along the North Shore Coastal Plain of East Honolulu, Oahu, Hawaii in Haleiwa (Rocky Point section). According to the detailed soil mapping by the SCS (now NRCS) in the 1970s, the site mostly consists of classified Mokuleia clay loams (Ms) with occasional pockets of Jaucas sands (JaC) and beach sands (BS) in the shoreline setback. The Mokuleia soils are clay loams and the Ms series usually has a surface layer of pure loams which was noted. Runoff is slow, permeability is moderate. The shoreline is composed of Beach Sands (BS). The site is generally flat and level. The new digital NRCS soils mapping shows most of the site as Jaucas sands, with some Waialua Clay Loams and the same Beach Sands. The digital map comes with a warning that at that scale the soil type boundary lines are often inaccurate and not presentative of true soil types. This EDD author as a registered soil scientist in 11 states (Hawaii does not register soil scientists), can confirm that the Hard Copy NRCS mapping is more accurate than the digital one. It is agreed that Beach Sands composed the area in the shoreline setback. The majority of the site is mostly a clay loam (could be either Mokuleia or Waialua) with an overtopping of loams of a depth of 6-8". We did observe pockets of Jaucas sands in the clay loam soils which is consistent with the 1970s Hard Copy Soil Mapping of Oahu, which was done painstakingly over a dozen years with actual soil corings in close positions. Thus we feel the Ms classification for the majority of the site is accurate – clay loams with a surface layer of loam and pockets of Jaucas sand.

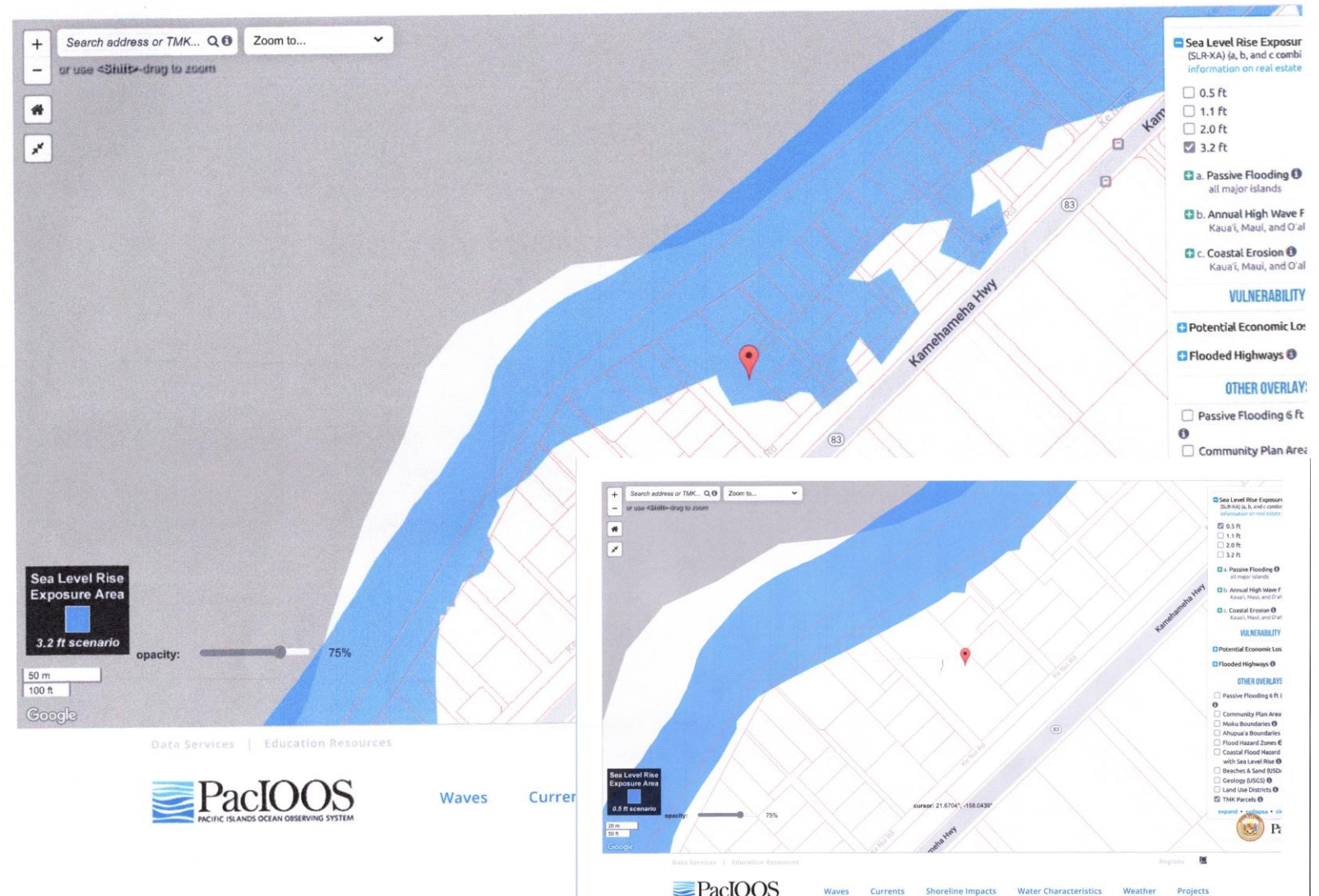
In cultural considerations, any excavation work that encounters cultural artifacts or signs of such, will immediately halt, SHPD called, and asked for advice on how to proceed, which likely would involve the inclusion of an archaeologist for an AIS survey. Construction will not resume until SHPD releases the site.



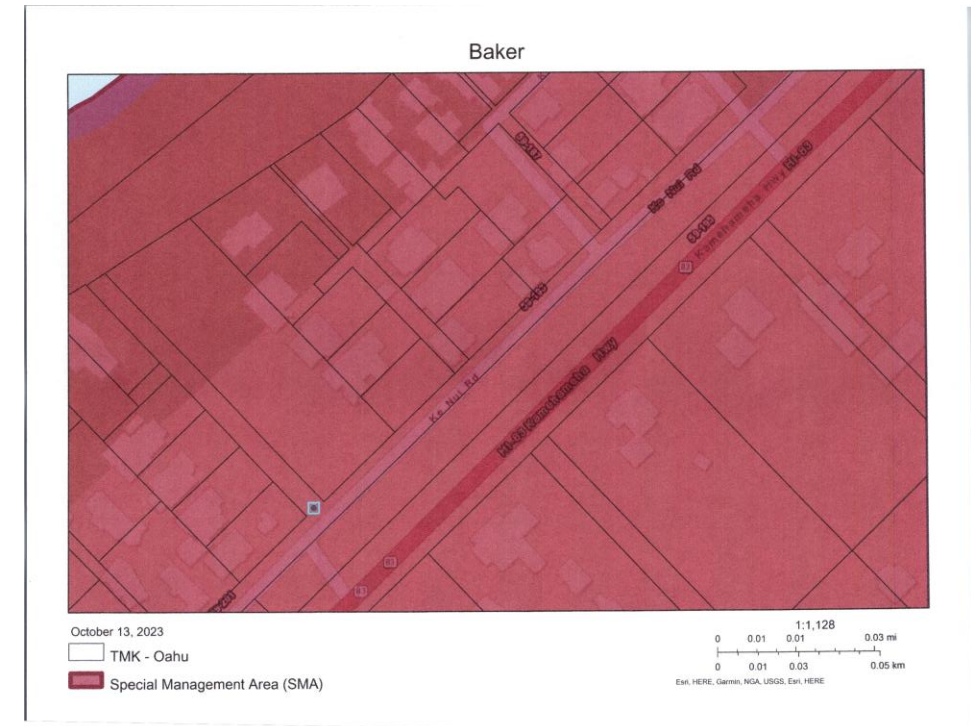
2023 NRCS Digital Soil Map

The Proposed Project Area (construction) is about half located within the 3.2 ft. SLR exposure areas, as shown here; on the makai portion of the property site.

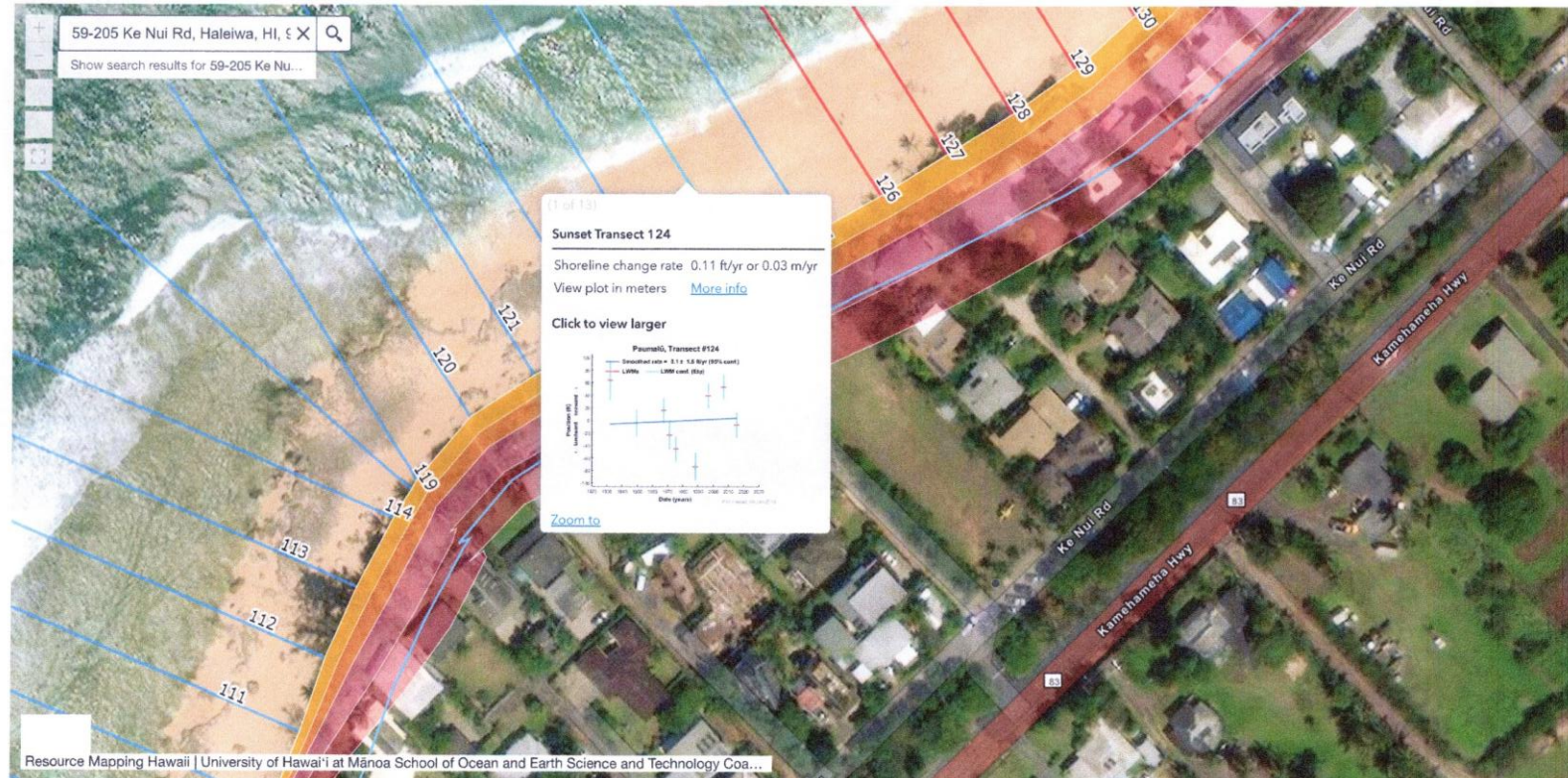
Conversely, the 0.5 ft SLR Exposure Area appears to be confined to the shoreline setback.



More graphics, the SMA regional map showing the site in common with neighboring properties



As can be seen by the erosion map, the 3.2' erosion line (red) is about 1/3 of the way into the property and the shoreline vegetation line (green) do not reach the subject property and is just outside the property line.



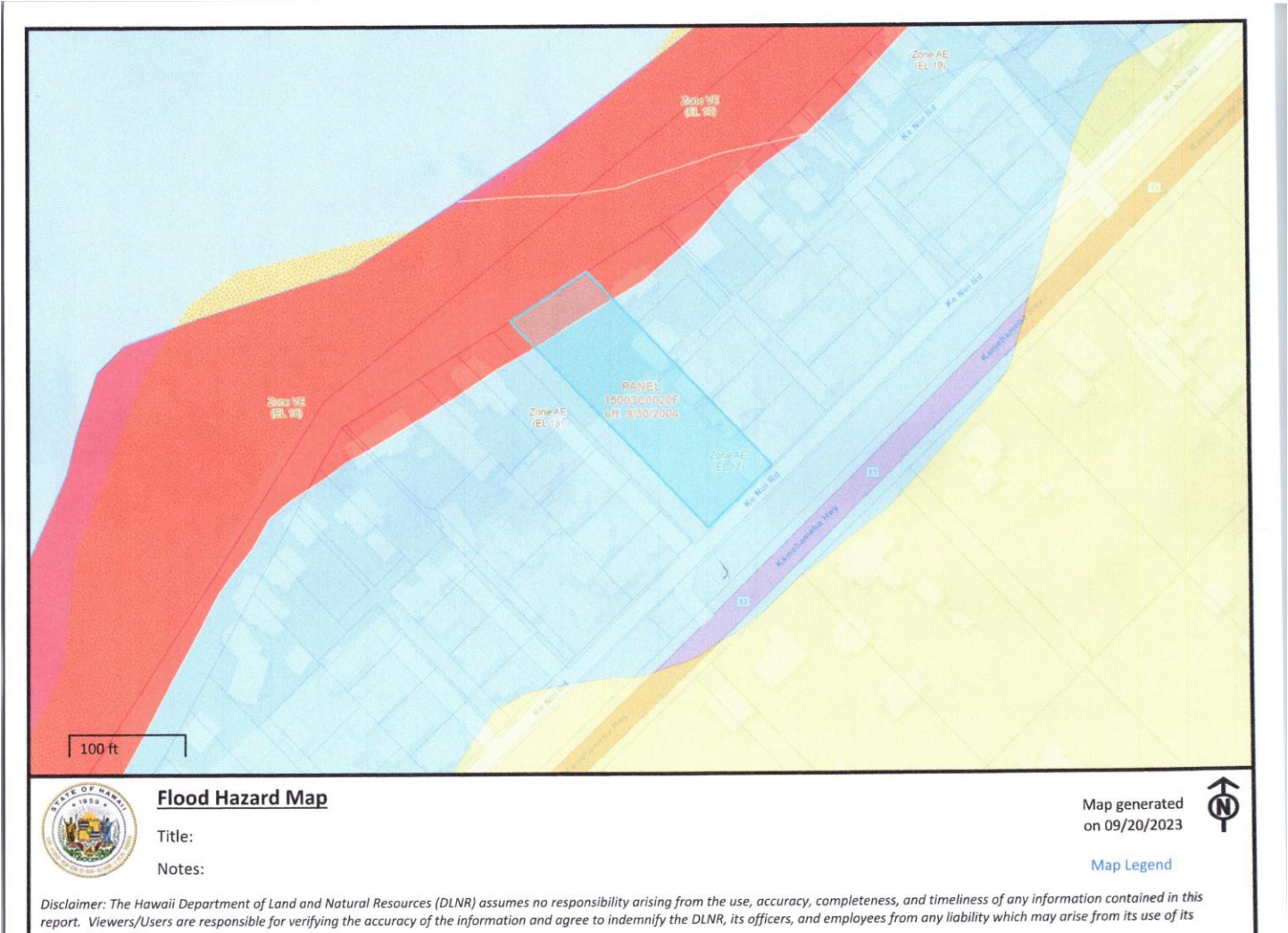
Overview

Aloha and welcome to the Hawai'i Shoreline Study web map! While sandy beaches are a recreational destination for both residents and visitors, they also serve many important cultural and ecological functions. As a buffer between the land and sea, they are highly variable environments, and thus vulnerable to sea-level rise, erosion, and other hazards. Because much of the shoreline is developed, communities around the state are faced with the challenge of how to deal with these hazards, both now and in the future. To assist in decision-making, the Coastal Geology Group, through government-partnerships, provides shoreline change data to the public. We currently have data for Kaua'i, O'ahu, and Maui; however, we hope to include the other main Hawaiian islands soon. The products on this web map are frequently updated.

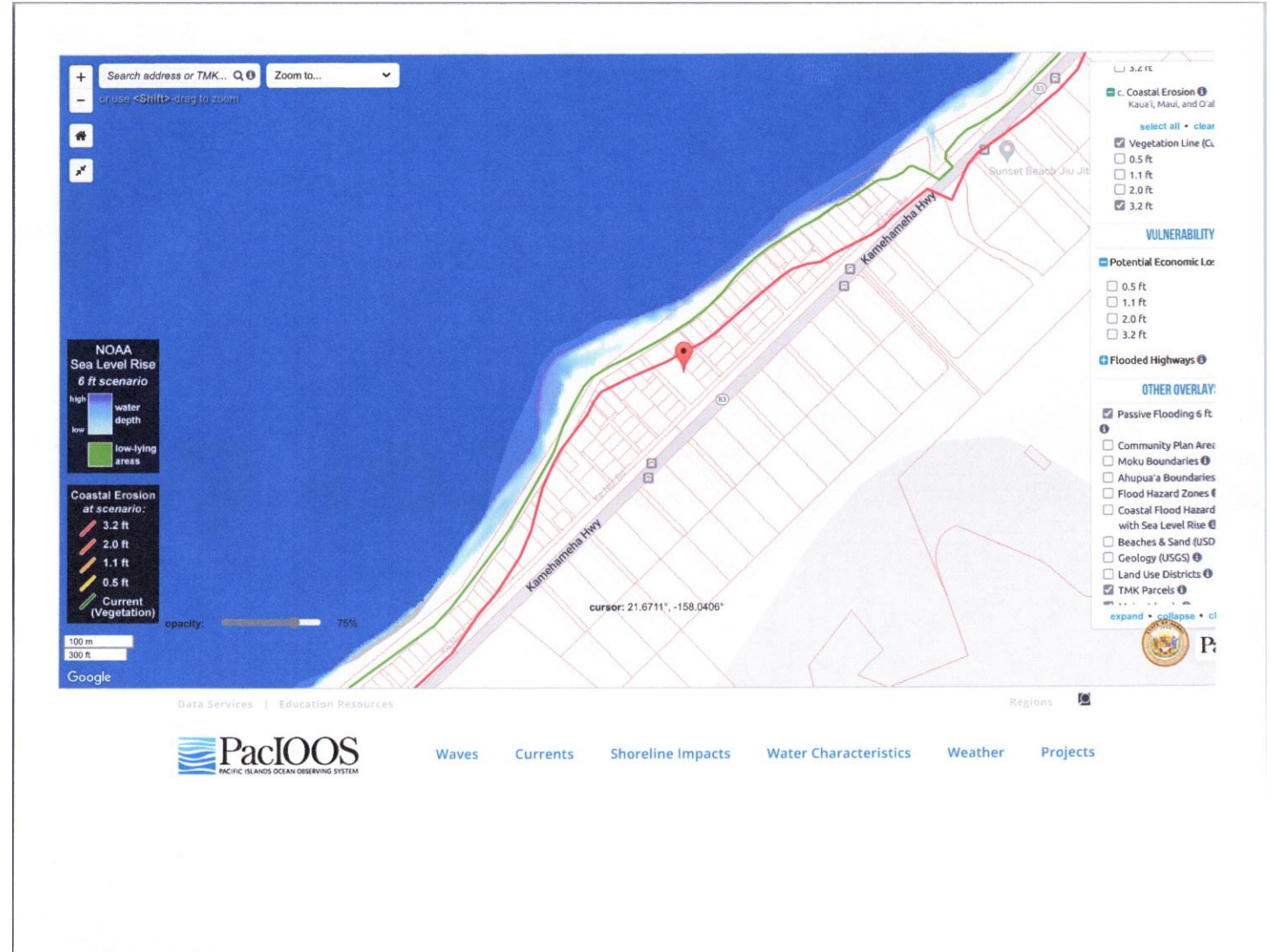
In the erosion rate loss/gain projections, the shoreline change rate is a small accretion of 0.11'/year or about 7.7' by 2100 – beach gain during the decades

According to the Flood Insurance Rate Map (FIRM), prepared by the Federal Emergency Management Agency (FEMA), the Baker Property is situated within two flood zone designation, Zone AE and Zone VE.

All of the Project Work Area of the Site itself is situated within only the AE 18 zone with the VE zone confined to the shoreline setback. This project applies stringent flood mitigation methods and will adhere to those MSL designations for AE zone.

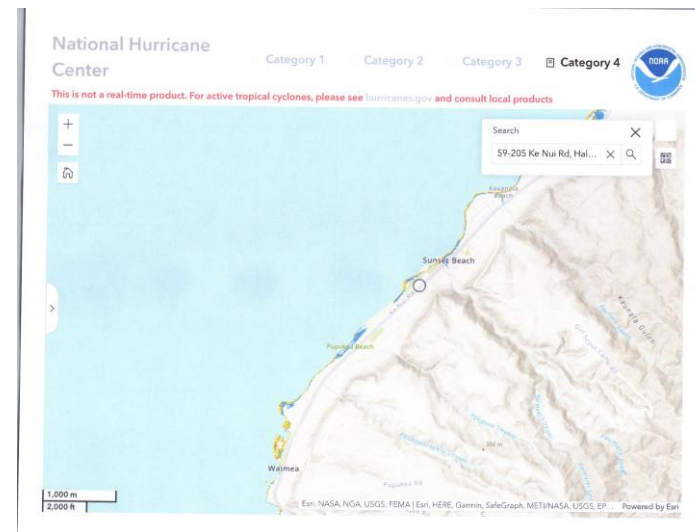
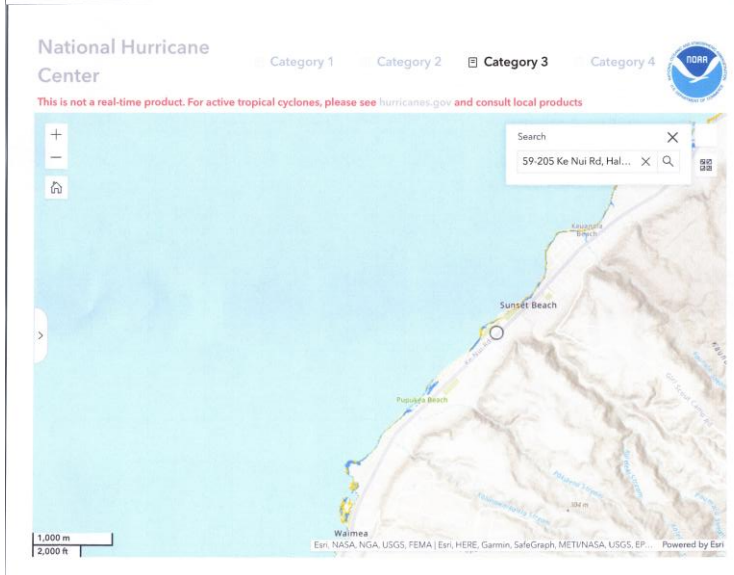
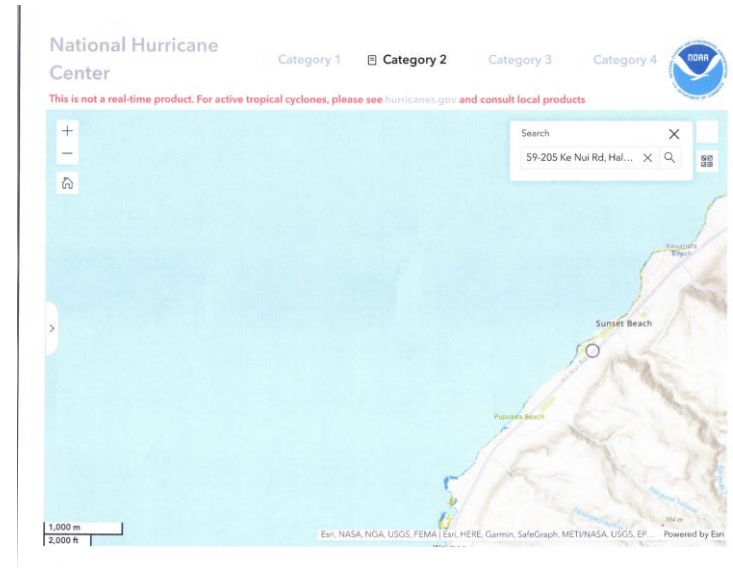
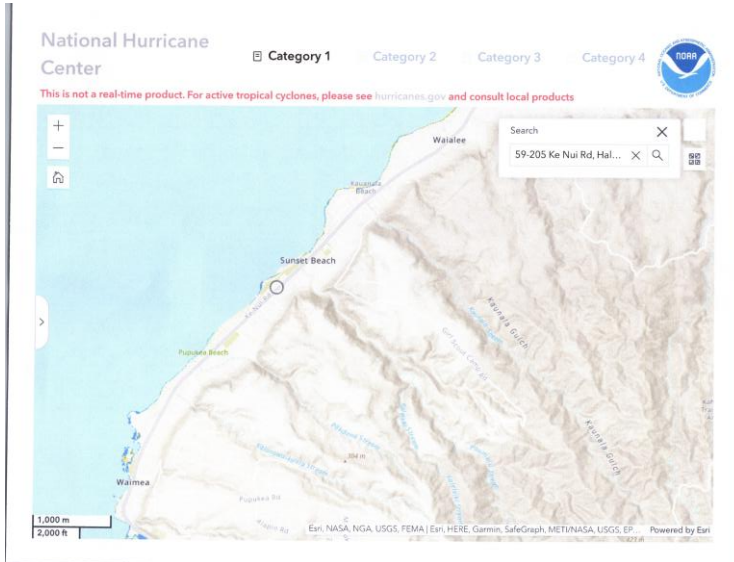


NOAA has predictions for Sea Levels Surges using a 6' scenario. As can be seen, this property not impacted under the NOAA 6 ft. scenario.



Under normal passive flooding, the site (red ballon) is not exposed to routine flooding.

As can be seen from the Category 4 (highest for Hawaii) Hurricane Surge Maps from the National Weather Service, the site is not exposed to any severe degree in all categories, but nearby areas are, where Cat 4 is an issue to the west closer to Waimea Beach.



To adhere with provisions of the Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.), as amended (ESA) and from information received from USFW with pertinent information in their files, as it pertains to federally listed species in accordance with section 7 of the ESA; the applicant is aware that the following federally listed species *may* occur or *transit* through the vicinity of the proposed project area:

The endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*); endangered Hawaiian petrel (*Pterodroma sandwichensis*), threatened Newell's shearwater (*Puffinus auricularis newelli*), and endangered Hawaii DPS band-rumped storm-petrel (*Oceanodroma castro*) (hereafter collectively referred to as Hawaiian seabirds); the endangered Hawaiian stilt (*Himantopus mexicanus knudseni*), Hawaiian coot, (*Fulica alai*) Hawaiian gallinule (*Gallinula galeata sandvicensis*), and Hawaiian duck (*Anas wyvilliana*) (hereafter collectively referred to as Hawaiian waterbirds).

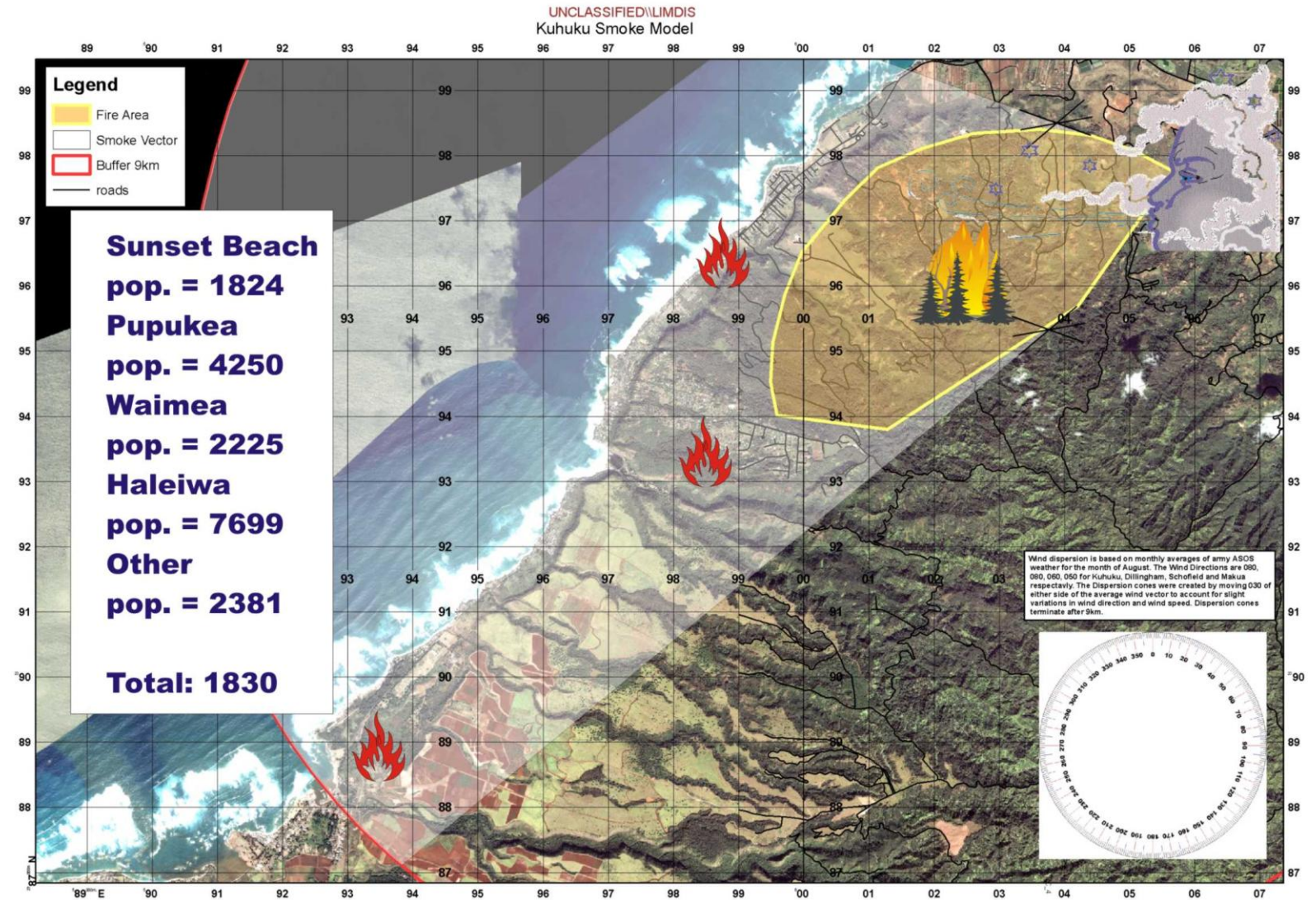
Have a biological monitor that is familiar with the species' biology conduct Hawaiian waterbird nest surveys where appropriate habitat occurs within the vicinity of the proposed project site prior to project initiation. Repeat surveys again within 3 days of project initiation and after any subsequent delay of work of 3 or more days (during which the birds may attempt to nest). If a nest or active brood is found:

1. Contact the USFW Service within 48 hours for further guidance.
2. Establish and maintain a 100-foot buffer around all active nests and/or broods until the chicks/ducklings have fledged. Do not conduct potentially disruptive activities or habitat alteration within this buffer.
3. Have a biological monitor that is familiar with the species' biology present on the project site during all construction or earth moving activities until the chicks/ducklings fledge to ensure that Hawaiian waterbirds and nests are not adversely impacted.

The same provisions of monitoring for site entry, halt to construction, notification of species presence to USFW and DLNR/DAR and request for guidance will apply to other species such as monk seals and green sea turtles that may enter the site from near shore waters and beaches.

All the Hawaiian Islands are susceptible to wildfires, especially during prolonged drought and high winds. In recent years, the average annual cost to suppress wildfires in Hawai'i is about \$1,100,000 - making it a Statewide risk (DEM, 2020). The greatest danger of fire is where the wildland borders urban areas. Through August 2018, wildfires in Hawai'i have burned 30,000 acres (about double the annual average). Historically, most of these fires have been directly caused by humans, either directly or by negligence. North Shore beachside is within a high-risk area for wildfires due to positioning prone to fire risks and fire events on the mauka side of the Kamehameha Highway of the lands in the region. Though the ocean is adjacent, and the project area is not surrounded by brush prone areas, though the Lahaina fire showed how fast house to house fires spreads can occur.

This author was the ITAM Coordinator for the Army and in charge environmentally of Kakuku and Kawaihoa Training areas, fire prone regions in this area were studied and displayed below. Consideration should be given to fire-resistant building materials.



In all the ancient legends, mythology, story sets, and cultural collections along this shoreline in ascending historical context; the following locales prevail:

Ko'olau Loa Moku District

Ko'olauloa is the northeastern district of O'ahu, from Waimea Bay on the North Shore to Ka'a'awa on the windward coast. ("Ko'olau" means "windward"; "loa" means "long"). The valleys from La'ie to Kahuku are well-watered and fertile. The most famous god of this land was Kamapua'a, "Pig-Child," whose home was in the valley of Kaliuwa'a (Sacred Falls) in Kaluanui. The gods Kane and Kanaloa wandered through this district, creating springs and fishing. Fish is abundant; the coastline is also noted for its shark gods and shark men (mano kanaka). According to legend, during the Makahiki festival several Akua (Gods) appeared. Akua Loa traveled in a right circle around the island and Akua Poko journeyed to the left. Eventually, they met at the ahupua'a division between Kualoa and Ka'a'awa. As a result, the names Koolauloa and Koolaupoko were given to the moku to represent the meeting of the Akua. The Koolauloa ahupua'a from west to east are Waimea, Keahuohapu'u, Pupukea, Paumalu, Kaunala (or Peapueo), 'Opana, Kawela, Hanakao'e, Kahuku (or Ahumanu), Keana, Malaekahana, Lā'iewai, Laniloa, Lā'iemalo'o, Kaipapa'u, Hau'ula (or Lanakila), Makoa, Kapaka, Kaluanui, Punalu'u (or Moa'e), Kahana (or 'Āhiu), Ka'a'awa (or Holopalo), and Ka'o'io. Hawaii is known for its many rains and winds of the islands in this moku.

It is believed that as a closer to shore lot, this site may have been a staging area for fishing, for which the area was known. It's soils are not partially fertile for farming. No surface historic properties were observed during a field examination within or in the immediate vicinity of the Proposed Action. No intact sinkholes, sand dune deposits, or cultural material were observed within the project area, and none are believed to be present. As a result, the Proposed Action is not anticipated to adversely affect any historic properties. Furthermore, the Proposed Action would have no significant impact on historic properties as none are listed or detected.

Continued consultation with the State Historical Preservation Division (SHPD) will be necessary to determine if archaeological monitoring or other specific measures will be required. **However, in that unlikely event that previously unidentified historical, archaeological, or cultural resources or human remains are encountered, work in the immediate area would cease and notification of the proper authorities, including the State Historic Preservation Division, would occur immediately according to applicable law.**



THERE HAS BEEN A SERIES OF CONDITIONS PROPOSED IN THE SMA APPLICATION



JAUCAS SANDS – SHALLOW FOUNDATIONS, IMMEDIATE HALT TO CONSTRUCTION SHOULD ARTIFACTS BE DISCOVERED AND SHPD NOTIFIED.



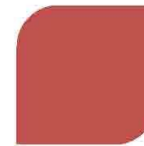
WILDLIFE CONCERNS – AGAIN IMMEDIATE HALT TO CONSTRUCTION IF ENDANGERED SPECIES SUCH AS SHEARWATER WHO MAY (THOUGH UNLIKELY) COME TO THE SITE TO NEST IN BURROWS. AT THE START OF CONSTRUCTION, THE BIOLOGIST WILL REVIEW THE SITE TO CHECK FOR ENDANGERED SPECIES PRESENCE. IF DETECTED, USFW AND DLNR WILL BE NOTIFIED.



DARK SKY PROVISIONS SHALL APPLY TO ALL LIGHTING TO REDUCE IMPACT TO MIGRATORY BIRDS.



CLEAN SOIL PROVISIONS ARE EMPLOYED FOR ALL FILL, LOAM, OR OTHER IMPORTED SOILS.



SMA ACKNOWLEDGEMENTS HAVE BEEN ADDED SUCH AS LIABILITY RELEASE TO THE C&C IN THE EVENT CLIMATE CHANGE CREATES LOSS OF PROPERTY.

Conditions Suggested

The Consulting Document was been distributed to many agencies and stakeholders for consultation. Mahalo nui loa for being part of this application consulting process. As you know council presentations are mainly a forum to riase public awareness. This PowerPoint just highlights some of the information, but we gladly will answer any questions that may have developed from your review of the project.

QUESTION and ANSWER PERIOD