HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-24, CD1

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF TWO NEW SINGLE-UNIT DWELLINGS WITH ATTACHED GARAGES IN LĀʻIE, OʻAHU.

WHEREAS, on July 26, 2024, the Department of Planning and Permitting ("DPP") accepted the application (DPP File Number 2024/SMA-81) from Western Community Crossroads, LC ("Applicant") for a Special Management Area ("SMA") Major Permit to allow for the demolition of three existing single-unit dwellings, and the construction of two new two-story single-unit dwellings with attached two-car garages, replacement of the existing sewer connection with two new sewer line connections, repair of the existing fence along the north and south property lines, and installation of new grass block pavers on the existing driveway on an approximately 26,462 square-foot shoreline lot zoned R-5 Residential District, located at 55-337 Kamehameha Highway in Lāʻie, Oʻahu, and identified as Tax Map Key 5-5-002:032 (the "Project"); and

WHEREAS, on September 6, 2024, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant, the Applicant's agent, DPP staff, and eight members of the public; and

WHEREAS, on December 24, 2024, within 109 calendar days after the close of the public hearing (the Applicant having agreed to an extension of the 45-calendar-day administrative deadline to process the application), the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on January 3, 2025, by Departmental Communication 3 (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. To minimize and address the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise ("SLR"), coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP for review:

1. The relocation of all Project structures, including the two proposed single-unit dwellings, as follows:

   a. If the Project's building permit is issued by June 30, 2025, all structures must be relocated entirely mauka of the 3.2-foot SLR coastal erosion line as mapped on the Hawai'i SLR Viewer (see Exhibit H); or

   b. Notwithstanding whether the Project's building permit is issued by June 30, 2025, or after July 1, 2025, all structures must be relocated mauka of the 130-foot shoreline setback required under ROH Chapter 26 effective as of July 1, 2024, or mauka of the shoreline setback area based on an alternative annual coastal erosion rate for the Project site (instead of an annual coastal erosion rate of 1.01 feet) approved by the DPP Director pursuant to the City's Rules Relating to Shoreline Setbacks and the Special Management Area.

2. All Project structures that comply with Condition A.1, but are located within the 3.2-foot SLR exposure area ("SLR-XA") as mapped on the Hawai'i SLR Viewer (see Exhibit H) must incorporate a foundation or other adaptation or design measures, and the plans must be stamped by a civil engineer licensed by the State of Hawai'i.

B. To accurately portray the Project site boundaries and accurately determine whether the Project complies with the Land Use Ordinance ("LUO") development standards, the Project plans, including the attached Exhibits and the calculations required by the LUO, must be updated to remove 5,712 square feet of the Project zoning lot that has been lost to erosion since 1933 and is now within the State Land Use Conservation District, as shown on the Certified Shoreline Survey dated September 13, 2024. All calculations relating to building area, floor area, and impervious surface area must be based on the Project zoning lot square footage that remains in the State Land Use Urban District.

C. Except as modified herein, including but not limited to under Conditions A, B, and F.1, 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-13, and D through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution upon review and approval by the DPP Director.

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

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

2. Prior to commencing any ground disturbing or construction activity for the Project, the Applicant shall submit to the DPP a copy of SHPD's acceptance letter for the Project's archaeological inventory survey ("AIS"). The AIS must identify and document any archaeological historic and cultural resources on the Project site, assess their significance, and determine the potential impacts of the Project on the historic and cultural resources. The Applicant shall implement all mitigation protocols identified in the AIS that are approved or otherwise required by SHPD for all historic and cultural resources (including iwi kūpuna) discovered on the Project site.

3. If required by SHPD upon review of the AIS, the Applicant, in consultation SHPD, shall prepare an archaeological monitoring plan ("AMP") that meets the standards of Hawaii Administrative Rules Chapter 13-279, and implement the AMP during ground-disturbing activity and Project construction to ensure that archaeological historic and cultural resources are properly identified and treated. The AMP must include the onsite presence of a SHPD-approved archaeologist during excavation work to

ensure that any discoveries of iwi kūpuna or other historic or cultural resources are appropriately handled.

4. The Applicant shall consult with SHPD to implement all mitigation protocols approved or otherwise required by SHPD, and under the AIS and any AMP for all historic and cultural resources (including iwi kūpuna) discovered on the Project site. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by SHPD, and under the AIS and any AMP.

5. 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, and all mitigation protocols approved or otherwise required by SHPD, and under the AIS and any AMP, must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

E. To minimize impacts to threatened, endangered, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

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

2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b).

3. Exterior lighting fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture.

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

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

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.

7. All Project-related activities must cease if a Hawaiian monk seal, green sea turtle, or Hawksbill turtle is present on land within 150 ft. of the work area, or as recommended by State of Hawai'i ("State") or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-ft. buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or sea turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

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

F. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. As initially proposed, the Applicant estimated the importation of 56 cubic yards of structural fill material for the Project's slab-on-grade foundation and grass paver driveway. The Applicant shall minimize the importation of fill material to the extent possible by redesigning the Project's slab-on-grade foundation to a post and pier foundation or a micropile foundation. This redesign requirement must be shown on the Project's building permit plans.

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

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the site, or the Protocols must be posted at the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

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

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

G. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated on all Project building permit plans:

"*The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in the Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use Ordinance, are not allowed on TMK 5-5-002:032.*"

H. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"*In choosing to implement construction activities at Tax Map Key 5-5-002:032, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion.*"

I. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party, may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"*In choosing to undertake the development at TMK 5-5-002:032, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order*

to obtain approval for a Shoreline Setback Variance for a shoreline protection structure."

J. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 5-5-002:032 is susceptible to coastal hazards, which may result in harm or loss of life and property."*

2. "*The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that portions of Tax Map Key 5-5-002:032 are projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that portions of the two proposed dwellings are located within the 3.2-foot sea level rise exposure area ("SLR-XA"). The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the SLR-XA. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site.*"

K. Permits.

1. The Project's building permit application was accepted as complete on June 26, 2024, and the Applicant must obtain a building permit for the Project no later than June 30, 2025. If the Project's building permit is not obtained by June 30, 2025, the Project may not rely on the 40-foot shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback required under ROH Chapter 26 effective as of July 1, 2024.

2. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period

will render this SMA Major Permit null and void; provided that this period may be extended as follows:

a. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

b. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, or approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

c. If the Council fails to take final action on the proposed extension within the first to occur of:

   i. Sixty days after receipt of the DPP Director's report; or

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

   the extension will be deemed to be denied.

L. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is be 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. **25-24, CD1**

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Steve Turley, Western Community Crossroads, LC, 55-337 Kamehameha Highway, Lāiʻe, Hawaiʻi 96762; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaiʻi 96813; and Mary Alice Evans, Director of the State Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawaiʻi 96804-2359.

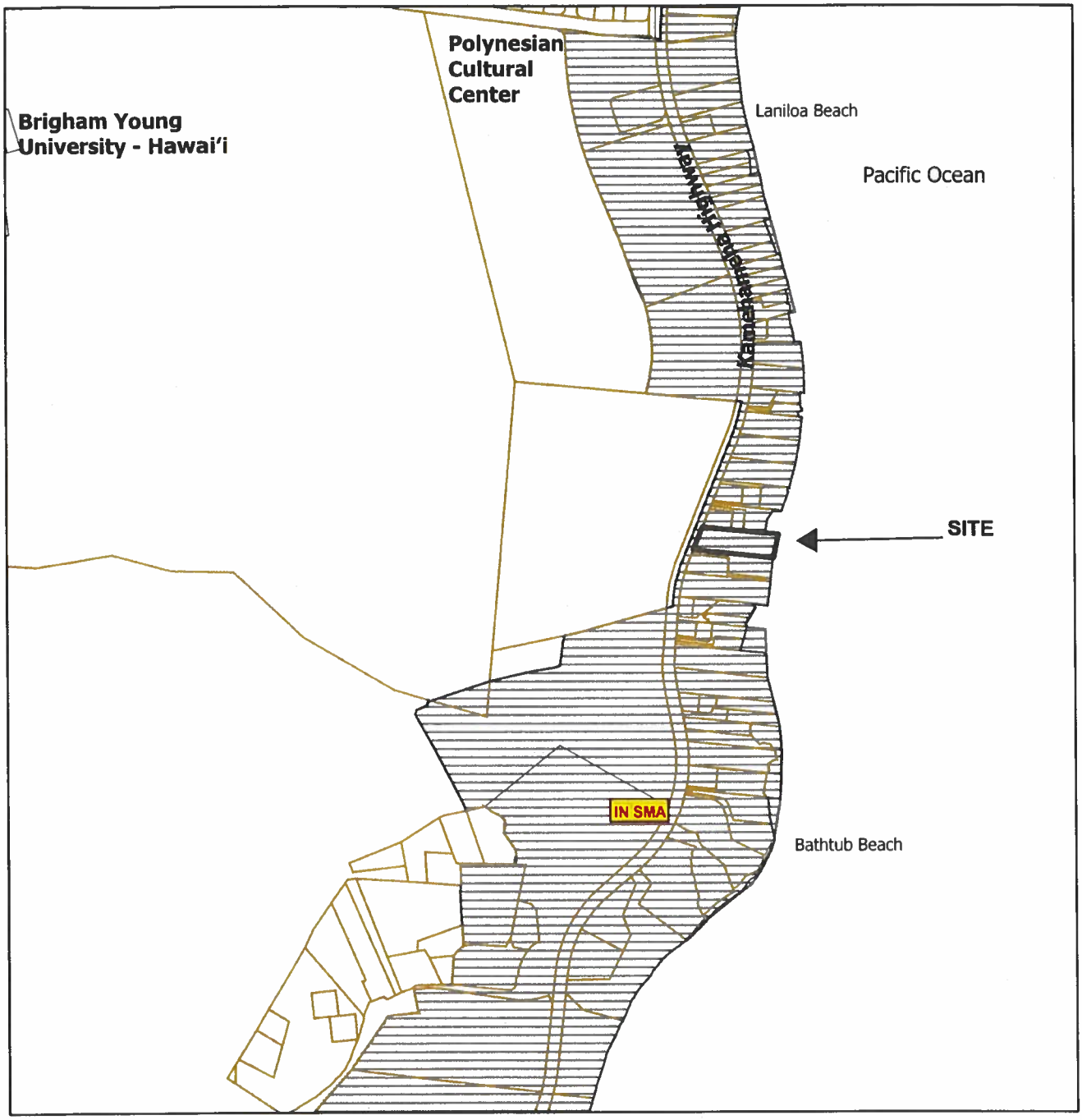
INTRODUCED BY:

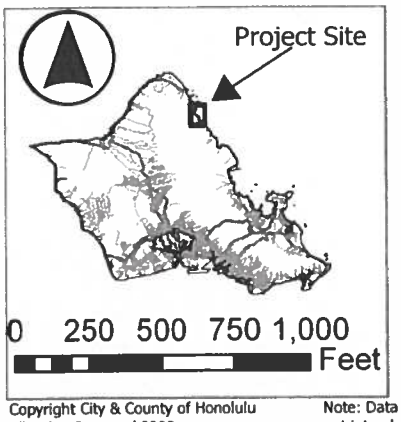
Tommy Waters (br)

DATE OF INTRODUCTION:

January 7, 2025
Honolulu, Hawaiʻi

Councilmembers





Location Map Exhibit A
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

Within SMA Outside SMA

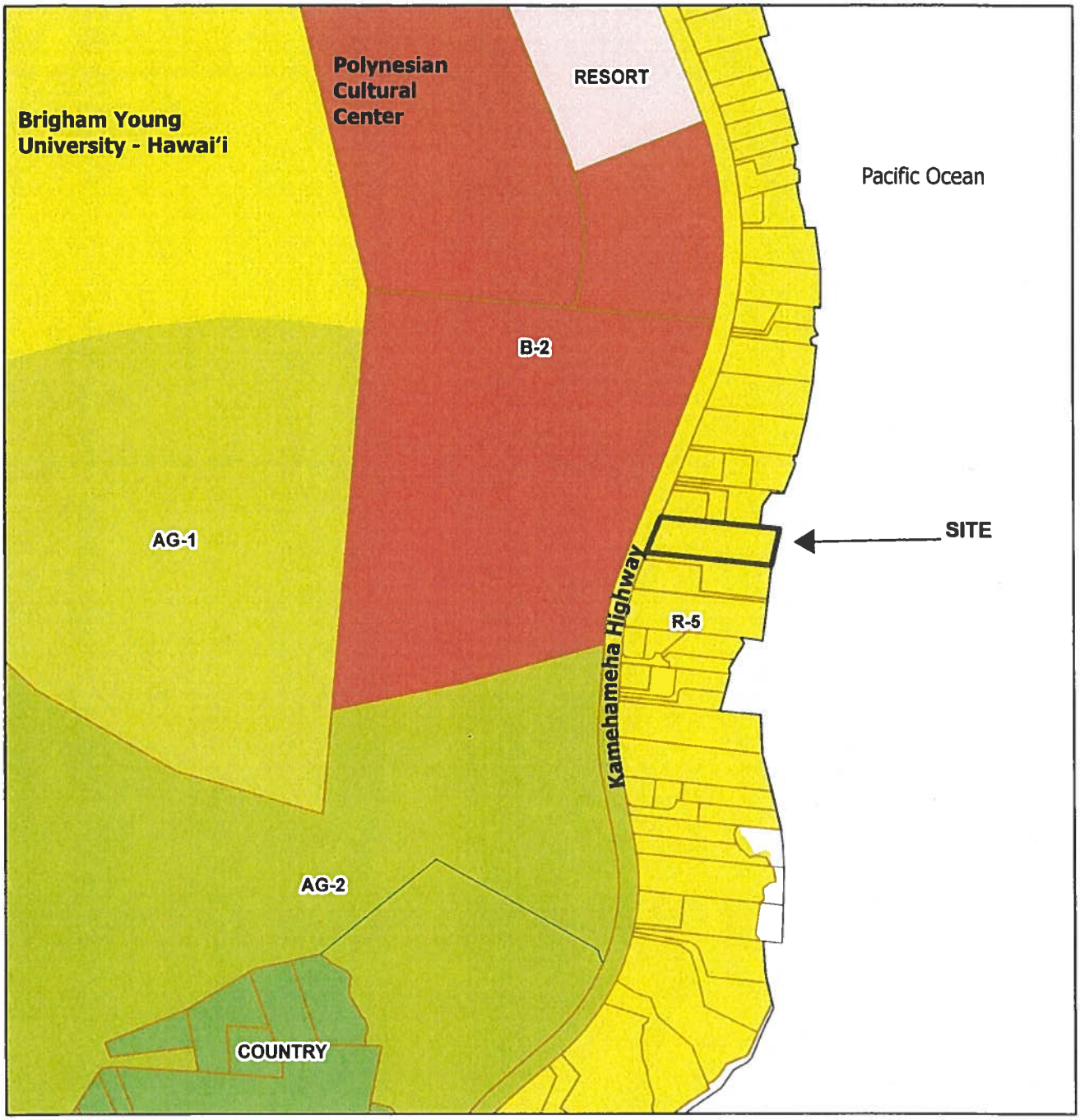
City and County of Honolulu

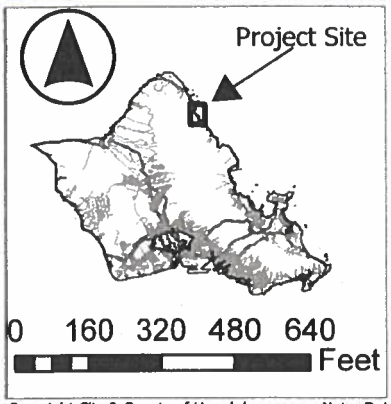
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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024





Zoning Map Exhibit B
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- AG-1
- AG-2
- B-2
- COUNTRY
- R-5
- RESORT

City and County of Honolulu

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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024

Exhibit C-1

NORTH ONE-FAMILY DWELLING	
1st Floor	2286 SF
2nd Floor	1211 SF
Total Livable	3497 SF
Garage	467 SF
Deck&Balcony	406 SF
Total Non-livable	873 SF

1st Floor	2286 SF
2nd Floor	1211 SF
Total Livable	3497 SF
Garage	467 SF
Deck&Balcony	406 SF
Total Non-livable	873 SF

N. One Family	3497 SF
S. One Family	3497 SF
Total Livable	6994 SF

OWNER: WESTERN COMMUNITY CROSSROADS, LLC

PROJECT: HALE KAHAKAI MA LA'IE SOUTH

ADDRESS: 55-337 KAMEHAMEHA HWY
LAIE, HI 96762

TMK: 5-5-002: 032

(2) ONE FAMILY DWELLINGS

THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFIC ITEMS ONLY BY KINLEY C. PUZEY LICENSED ARCHITECT

ONYX PROJECT 24 024
DATE 6/26/2024

KINLEY PUZEY
No. AR 20571
HAWAII U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Signed 7/22/2024
License Expires 4/30/2026

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET INDEX

000	TITLE SHEET		
A001	PROPOSED SITE PLAN	M001	SOUTH MECHANICAL PLAN
A002	PLOT PLAN	M002	NORTH MECHANICAL PLAN
A003	GENERAL NOTES	S005	CROSS SECTIONS
A004	SOUTH ELEVATIONS	D001	DETAILS
A005	NORTH ELEVATIONS	L001	LANDSCAPING PLAN
A006	SOUTH 1ST FLOOR PLAN	C001	CIVIL NOTES
A007	SOUTH 2ND FLOOR PLAN	C002	ESCP NOTES
A008	NORTH 1ST FLOOR PLAN	C101	EROSION SEDIMENT CONTROL PLAN
A009	NORTH 2ND FLOOR PLAN		
S001	FOUNDATION PLAN	C102	RESIDENTIAL SWMP
S002	FLOOR FRAMING PLAN	C103	GRADING PLAN
S003	1ST FLOOR ROOF FRAMING PLAN	C104	UTILITY PLAN
S004	2ND FLOOR ROOF FRAMING PLAN	C201	GRADING SECTIONS
E001	SOUTH ELECTRICAL PLAN	C301	DETAILS
E002	NORTH ELECTRICAL PLAN	C401	SURVEY



Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-337 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
CBC
design and building services llc

DATE:
7/22/2024

TITLE SHEET

SHEET:
000

Exhibit C-2

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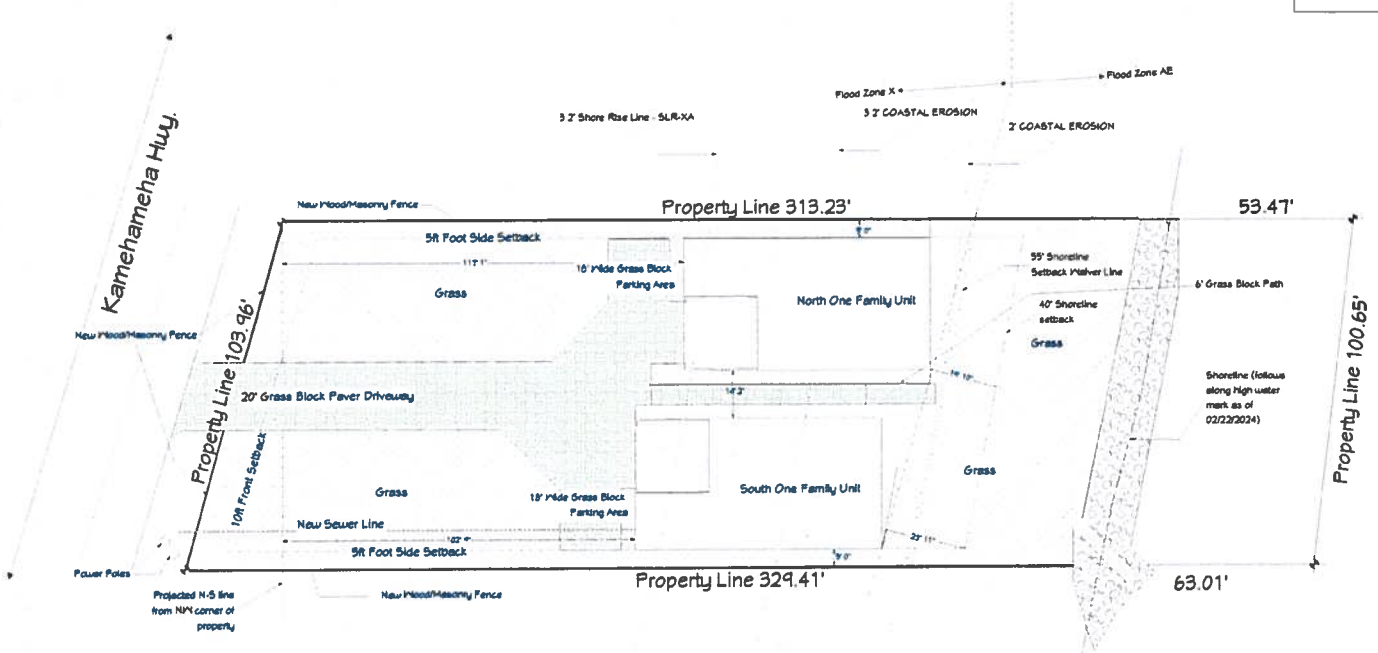
ONYX PROJECT 24.024
DATE: 12/17/2024

KINLEY PUZEY 12/17/2024 LICENSED PROFESSIONAL ARCHITECT No. AR-21241 HAWAII U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

K.L. P-17
Signed 12/17/2024
License Expires: 4/30/2026

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



SITE PLAN 1 IN = 10 FT



VICINITY MAP NTS

55-337 Kamehameha Hwy, Laie, Hawaii, 96762

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
C&C Design
1671 E. Indigo St.
Mesa, AZ 85204
cbcarling@gmail.com

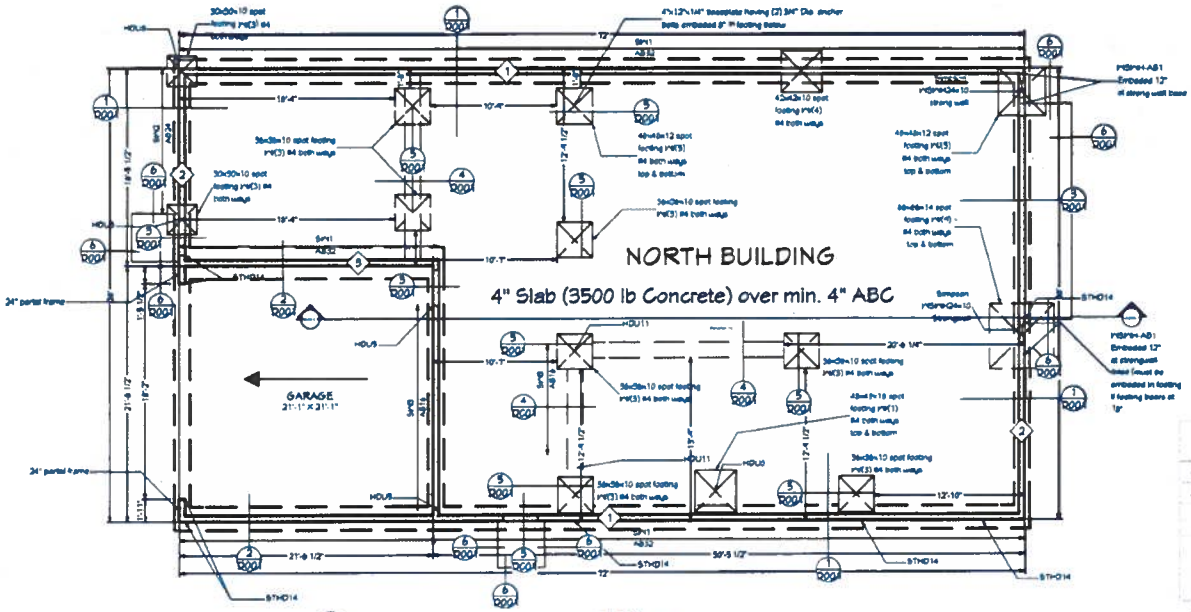
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12/17/2024

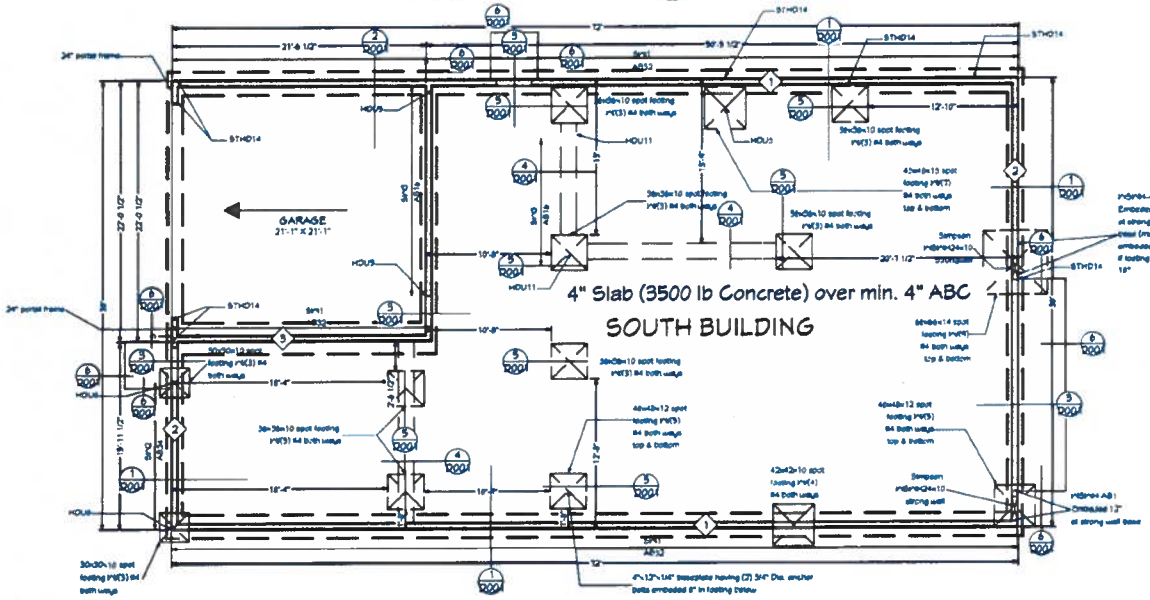
SITE PLAN

SHEET:
A001

Exhibit C-3

Min. 4x4 Concrete Landing outside of each ext. door Typ.





THIS SHEET WAS SEALED FOR STRUCTURAL ENGINEERING SPECIFIC ITEMS ONLY BY COLE C JAMPSCH STRUCTURAL ENGINEERING

COJSE PROJECT 2411a
DATE 6/29/2024

LICENSED PROFESSIONAL ENGINEER No. 26434-S

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Signed 6/29/2024
License Expires 4/30/2026

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

HOLDOWN SCHEDULE

CALLOUT	HOLDOWN	END POST SIZE	POST FASTENERS	THRU ROD	ANCHOR BOLT	EMBED

SHEAR WALL SCHEDULE

TYP.	SHEATHING	EDGE NAILING	FIELD NAILING	BOTTOM PLATE NAILING	STUD/BLOCKING AT JOISTS	SILL OR BOTTOM PLATE	5/8" ø ANCHOR BOLT SPACING	1/2" ø ANCHOR BOLT SPACING

FOOTING SCHEDULE

1. 2FT WIDE X 2FT DEEP STRIP FOOTING W/ (2) #4 LONG BARS, TOP AND BOTTOM
2. 1'4" WIDE X 12' DEEP STRIP FOOTING W/ (2) #4 LONG BARS, BOTTOM
3. 2'6" WIDE X 2FT DEEP STRIP FOOTING W/ (2) #4 LONG BARS, TOP AND BOTTOM

FOUNDATION PLAN 1/4" = 1'0"

1 0 1 2
1/4" = 1' 0"

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-331 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

HALE KAHAKAI
MA LA'IE

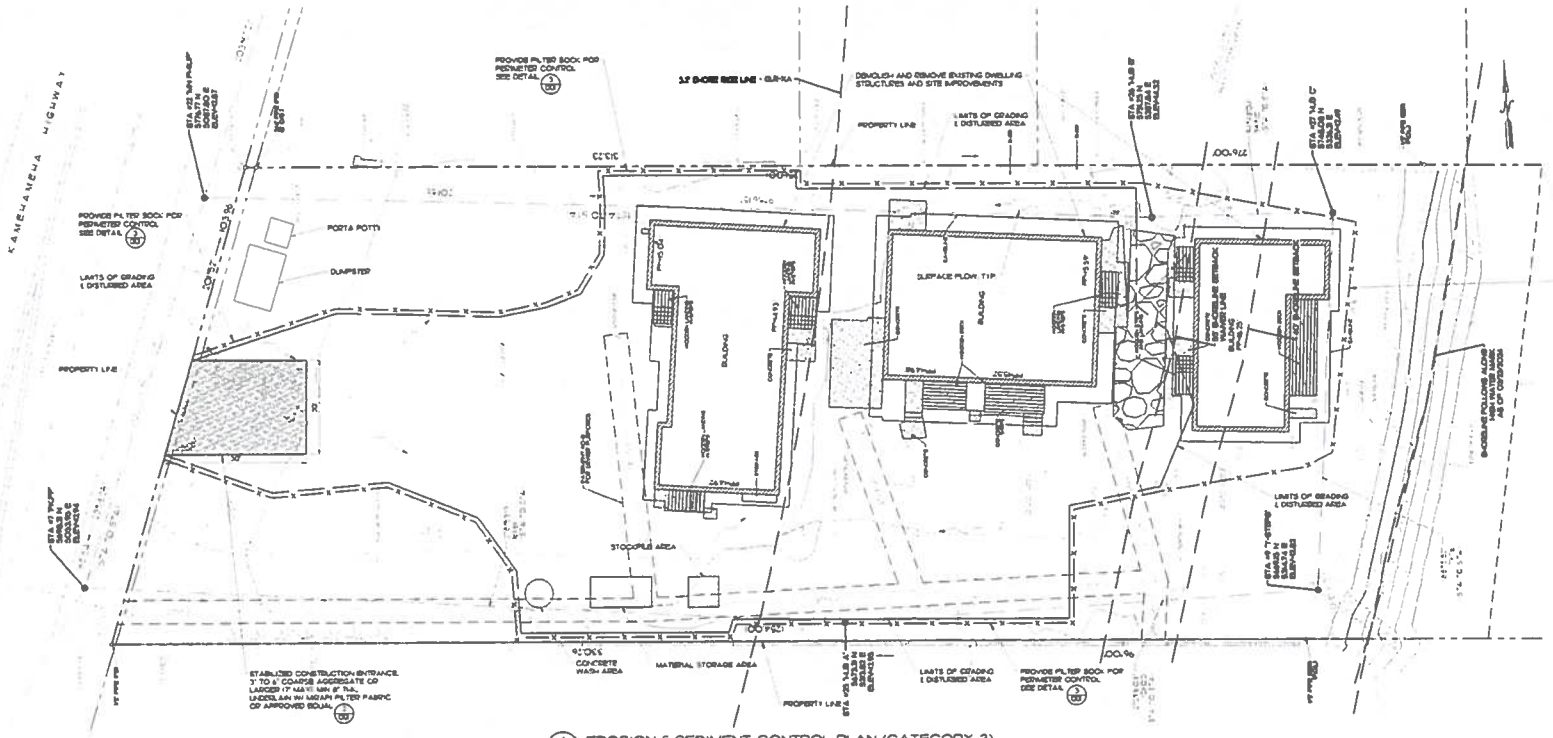
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design and building services, llc

DATE:
7/22/2024

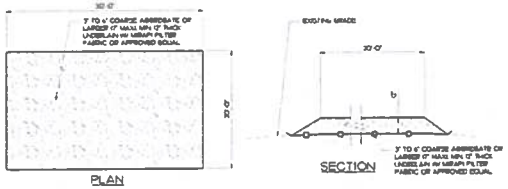
FOUNDATION PLAN

SHEET:
S001

Exhibit C-4

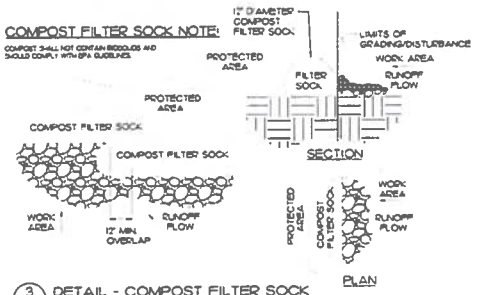


1/C101 EROSION & SEDIMENT CONTROL PLAN (CATEGORY 3)
SCALE: 1" = 10'



2/C101 STABILIZED CONSTRUCTION ENTRANCE - DETAIL
NOT TO SCALE

COMPOST FILTER SOCK NOTE:
COMPOST SHALL NOT CONTAIN BIOSOLIDS AND SHOULD COMPLY WITH EPA GUIDELINES



3/C101 DETAIL - COMPOST FILTER SOCK
NOT TO SCALE

LEGEND:
PROPERTY LINE
FILTER SOCK
DUST SCREEN
EXIST CONTOUR MAJOR
EXIST CONTOUR MINOR
LIMITS OF GRADING & DISTURBED AREA
EXIST. SURFACE FLOW

PRE-CONSTRUCTION BMPS:
1. STABILIZED CONSTRUCTION ENTRANCE.
2. FILTER SOCKS.

DURING CONSTRUCTION BMPS:
1. TEMPORARY STABILIZATION
2. WIND EROSION CONTROL
3. MATERIAL DELIVERY AND STORAGE
4. MATERIAL USE
5. STOCKPILE MANAGEMENT
6. SPILL PREVENTION AND CONTROL
7. SOLID WASTE MANAGEMENT
8. HAZARDOUS WASTE MANAGEMENT
9. CONCRETE WASTE MANAGEMENT
10. SANITARY/SEPTIC WASTE MANAGEMENT

POST-CONSTRUCTION BMPS:
1. PERMANENT STABILIZATION (GRASSING)
2. PERMANENT STABILIZATION (PAVEMENT)
3. PERMANENT STABILIZATION (BUILDING)

ESCP NOTES:
SEE SHEET C001 FOR EROSION & SEDIMENT CONTROL PLAN NOTES.

GRAPHICAL SCALE:
10 0 10 20 30
SCALE: 1"=10'

DEMO 3 EX TFD AND PROPOSED 2 NEW SFD
WESTERN COMMUNITY CROSSROADS LC
55-337 KAMEHAMEHA HWY
LAIE HAWAII 95762
TMK 5-5-002:032

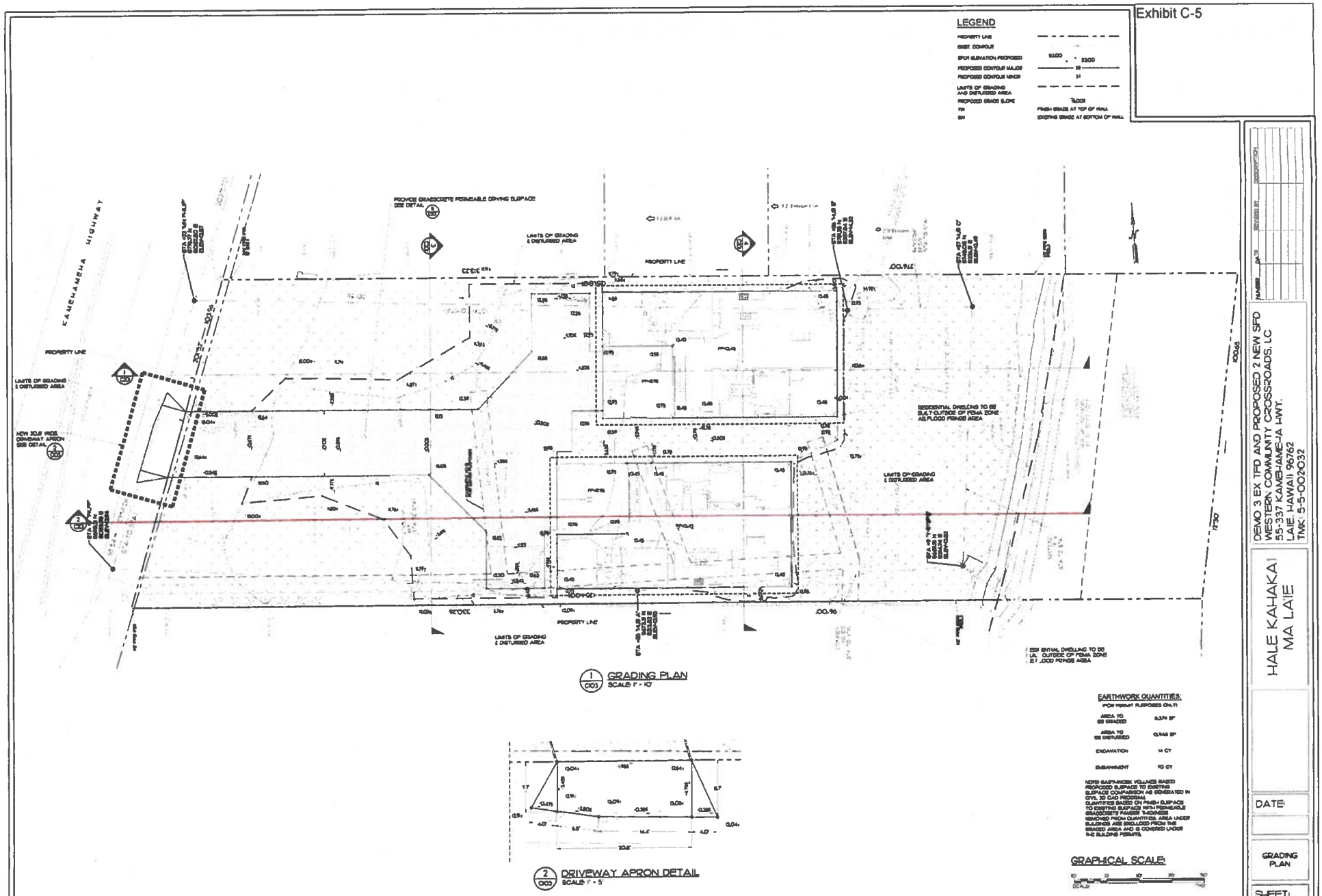
HALE KAHAKAI
MA LAIE

DATE:
7/15/2024

EROSION & SEDIMENT CONTROL PLAN

SHEET:
C101

Exhibit C-5



DEMO 3 EX TFD AND PROPOSED 2 NEW SFD
WESTERN COMMUNITY CROSSROADS, LC
55-337 KAMEHAMEHA HWY.
LAIE, HAWAII 96762
TMK: 5-5-002032

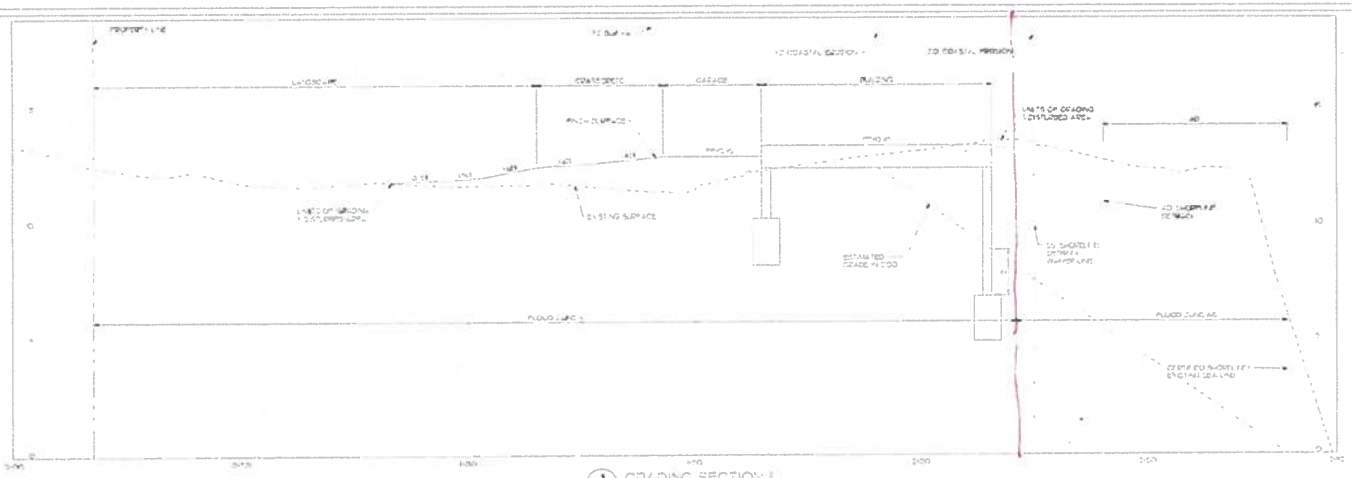
HALE KAHAKAI
MA LAIE

DATE

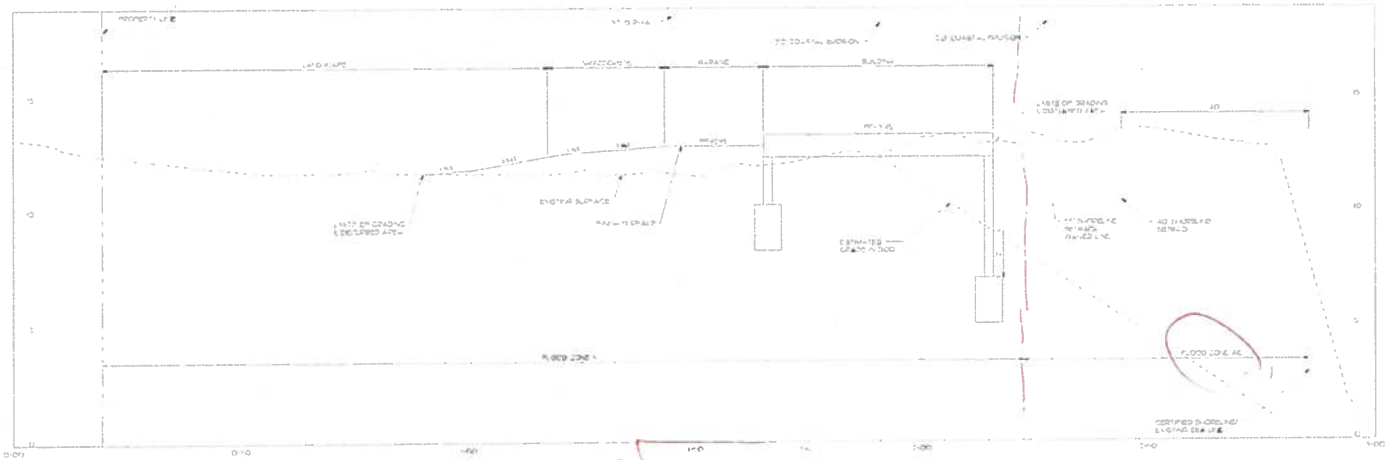
GRADING PLAN

SHEET:
C103

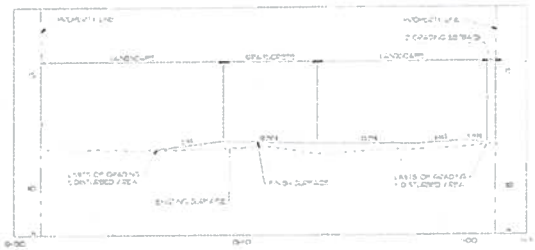
Exhibit C-6



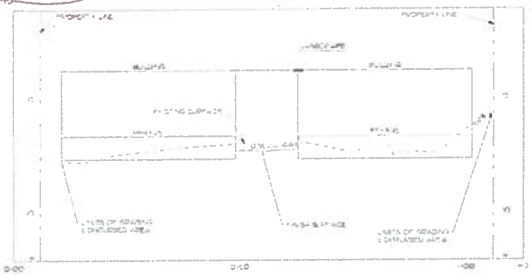
1 C201 GRADING SECTION 1
SCALE: 1/8" = 1'-0"



2 C201 GRADING SECTION 2
SCALE: 1/8" = 1'-0"



3 C201 GRADING SECTION 3
SCALE: 1/8" = 1'-0"



4 C201 GRADING SECTION 4
SCALE: 1/8" = 1'-0"

GRAPHICAL SCALE

DESIGNED AND PROCESSED BY:
WESTERN COASTLINE CONSULTANTS
2530 SAN PASQUAL STREET
CHICO, CA 95973
(530) 343-7827

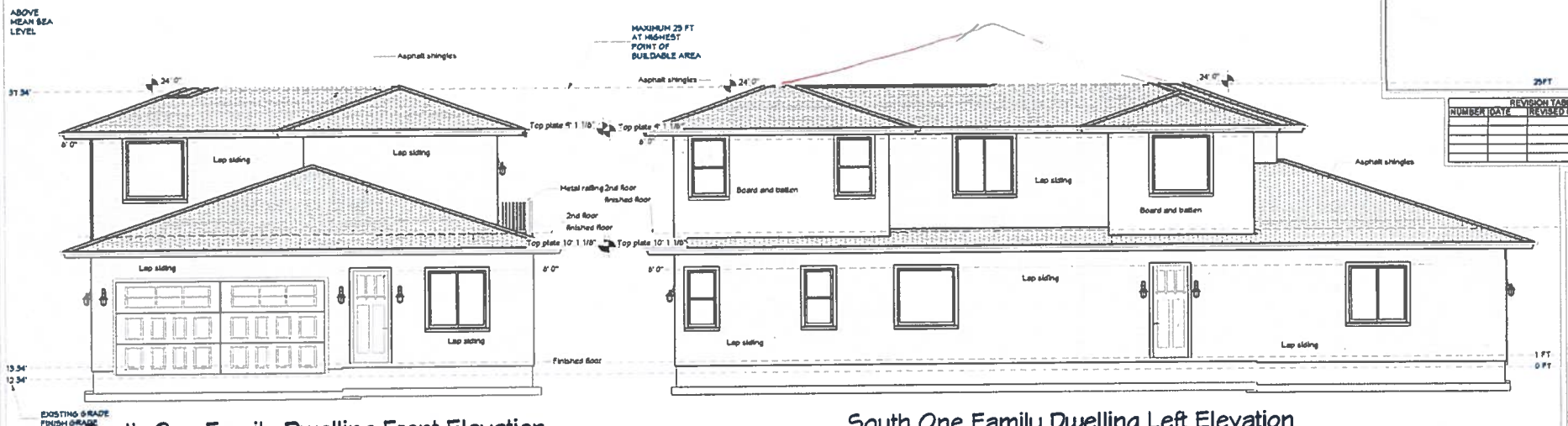
VILLA
1747-1749 E 17TH

DATE:
12/18/2024

GRADING SECTIONS

SHEET:
C201

Exhibit C-7

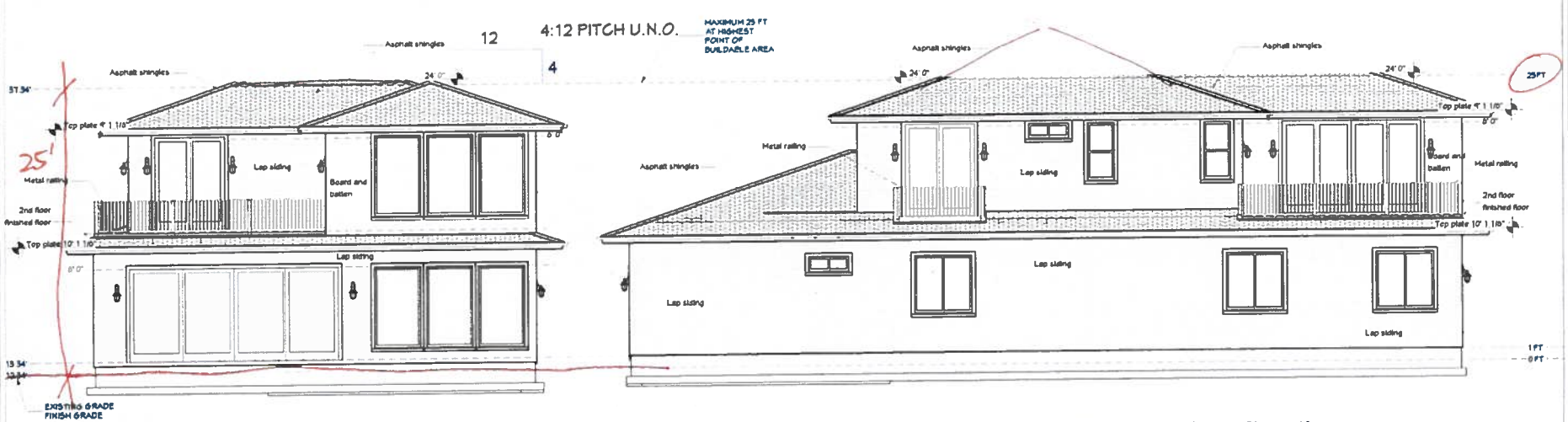


South One Family Dwelling Front Elevation

1/4" = 1' 0"

South One Family Dwelling Left Elevation

1/4" = 1' 0"



South One Family Dwelling Rear Elevation

1/4" = 1' 0"

South One Family Dwelling Right Elevation

1/4" = 1' 0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

55-337 Kamehameha Hwy,
Laie, Hawaii, 96762

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
C&C Design
1671 E Indigo St
Mesa, AZ 85204

DATE:
12/18/2024

SOUTH ELEVATIONS

SHEET:
A004

Exhibit C-8

King Stud Quantities 10' Max. Height	
Exterior Openings	1 King stud (Min)
Exterior Openings <= 3' 6"	1 King stud (Min)
Exterior Openings > 3' 6" and <9' 0"	2 King studs (Min)
Exterior Openings > 9' 0" and < 14' 0"	3 King studs (Min)
Exterior Openings > 14' 0" and < 20' 0"	4 King studs (Min)

King Stud Quantities 12' Max Height	
Interior Openings	1 king stud (Min)
Exterior Openings <= 5' 0"	2 King studs (Min)
Exterior Openings > 5' 0" and < 9' 0"	3 King studs (Min)
Exterior Openings > 9' 0" and < 13' 0"	4 king studs (Min)

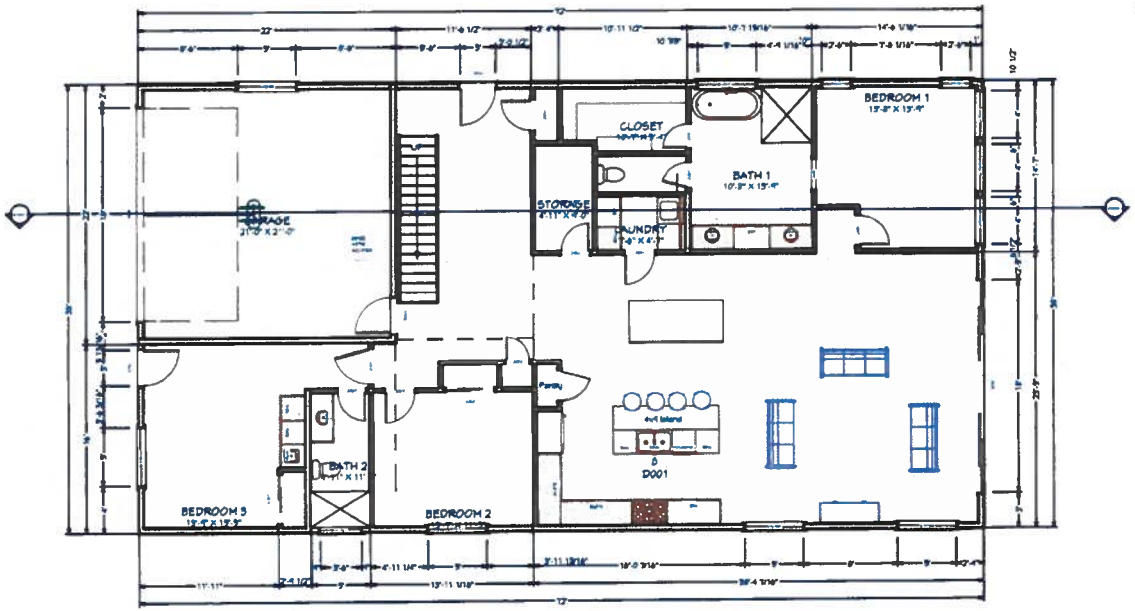
King Stud Quantities 16' Max Height	
Interior Openings	1 King stud (Min)
Exterior Openings <= 2' 0"	2 King stud (Min)
Exterior Openings >2' 0" and < 4' 0"	3 King studs (Min)
Exterior Openings > 4' 0" and < 6' 0"	3 King studs (Min)

BUILDING CODES

2018 International Residential Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Fuel Gas Code
2018 International Energy Conservation Code
2018 International Fire Code
2017 National Electrical Code
2018 International Green Construction Code as a Voluntary Code

REVISION TABLE
NUMBER | DATE | REVISED BY | DESCRIPTION

THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFIC ITEMS ONLY BY KIMLEY C. PULEY LICENSED ARCHITECT
ONYX PROJECT 24 624
DATE 6/29/2024
KIMLEY PULEY
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION
K. Puley
Signed 6/29/2024
License Expires 4/30/2026



South One Family 1st Floor Plan
1/4" = 1' 0"

1 0 1 2
1/4" = 1' 0"

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-391 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
CBC
design and building services llc

DATE:
7/22/2024

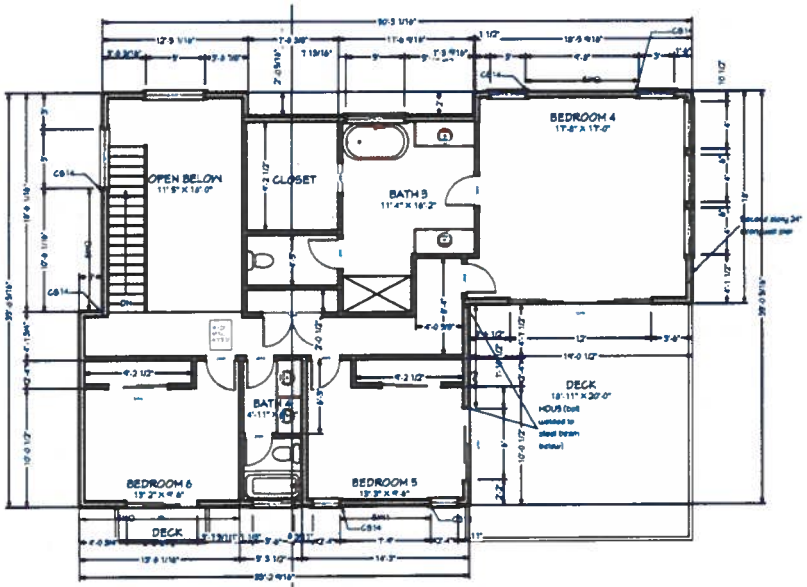
SOUTH 1ST FLOOR PLAN

SHEET:
A006

King Stud Quantities 10' Max. Height	
Exterior Openings	1 King stud (Min)
Exterior Openings <= 3' 6"	1 King stud (Min)
Exterior Openings > 3' 6" and <9' 0"	2 King studs (Min)
Exterior Openings > 9' 0" and < 14' 0"	3 King studs (Min)
Exterior Openings > 14' 0" and < 20' 0"	4 King studs (Min)

King Stud Quantities 12' Max Height	
Interior Openings	1 king stud (Min)
Exterior Openings <= 5' 0"	2 King studs (Min)
Exterior Openings > 5' 0" and < 9' 0"	3 King studs (Min)
Exterior Openings > 9' 0" and < 13' 0"	4 king studs (Min)

King Stud Quantities 16' Max Height	
Interior Openings	1 King stud (Min)
Exterior Openings <= 2' 0"	2 King stud (Min)
Exterior Openings >2' 0" and < 4' 0"	3 King studs (Min)
Exterior Openings > 4' 0" and < 6' 0"	3 King studs (Min)



South One Family 2nd Floor Plan

1/4" = 1' 0"

1 0 1 2

1/4" = 1' 0"

THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFIC ITEMS ONLY BY KINLEY C PUZCY LICENSED ARCHITECT

ONYX PROJECT 24 024
DATE 6/26/2024

KINLEY PUZCY
LICENSED PROFESSIONAL ARCHITECT
No. AB 20763
Hawaii, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Signed 7/22/2024
License Expires 4/30/2026

Exhibit C-9

REVISION TABLE		
NUMBER	DATE	REVISED BY DESCRIPTION

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LLC
55-391 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
CBC
Design and building services, llc

DATE:
7/22/2024

SOUTH 2ND FLOOR PLAN

SHEET:
A007

Exhibit C-10

THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFIC ITEMS ONLY BY KINLEY C PUTRY LICENSED ARCHITECT

ONYX PROJECT 24 024
DATE 6/26/2024

KINLEY PUTRY
NO. 16
REGISTERED ARCHITECT
STATE OF HAWAII
U.S.A.

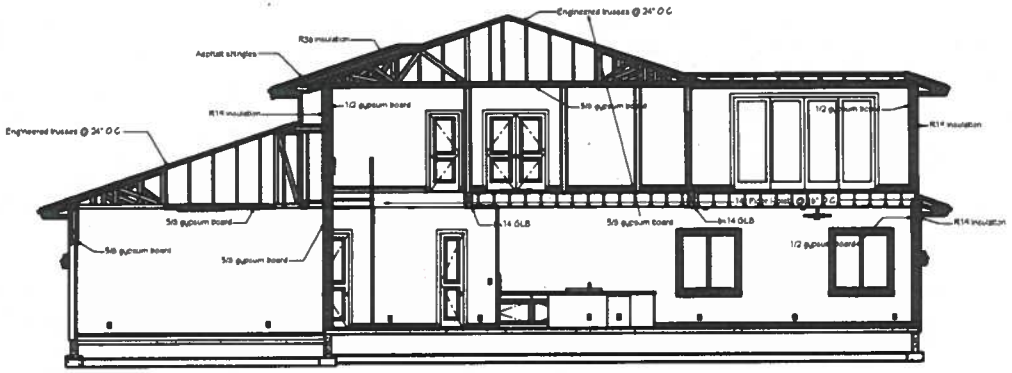
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

K. L. Putry

Signed 7/19/2024
License Expires 4/30/2026

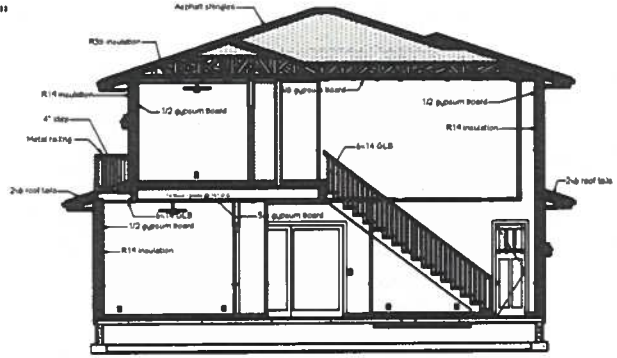
REVISION TABLE

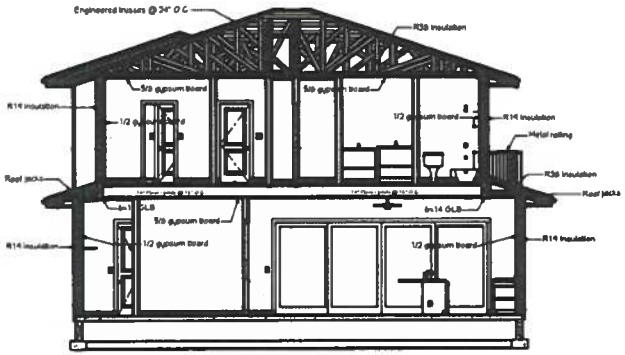
NUMBER	DATE	REVISION BY	DESCRIPTION



Cross Section A

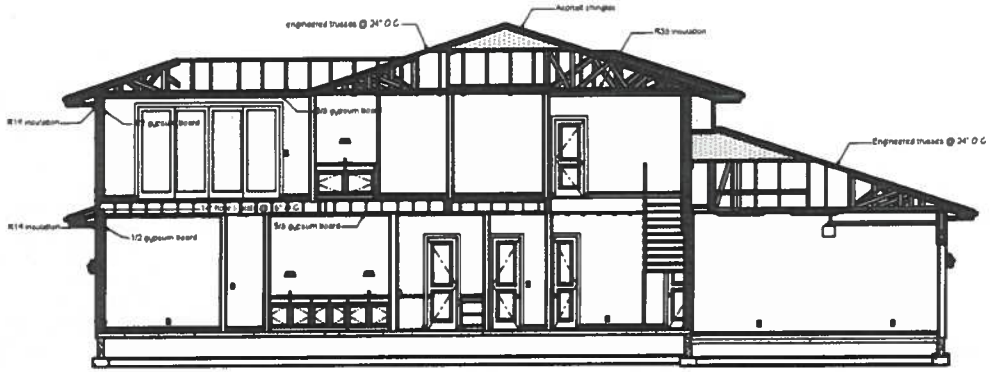
1/4" = 1' 0"





Cross Section B

1/4" = 1' 0"



Cross Section C

1/4" = 1' 0"

1 0 1 2

1/4" = 1' 0"

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-331 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:

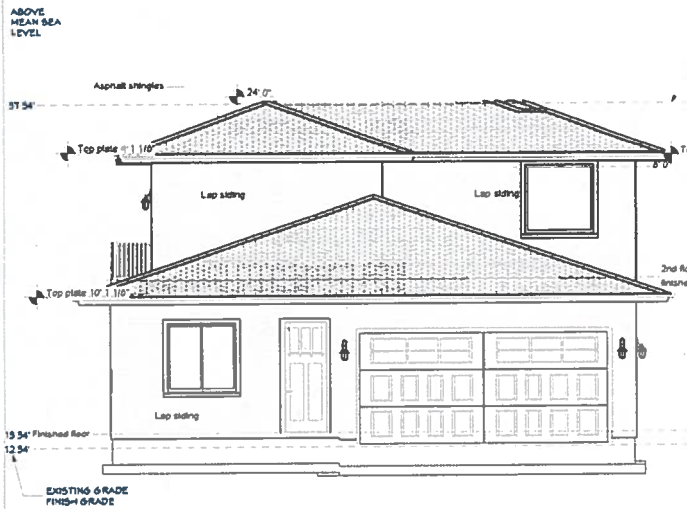
CBC

DATE:
7/22/2024

CROSS SECTIONS

SHEET:
S005

Exhibit C-11



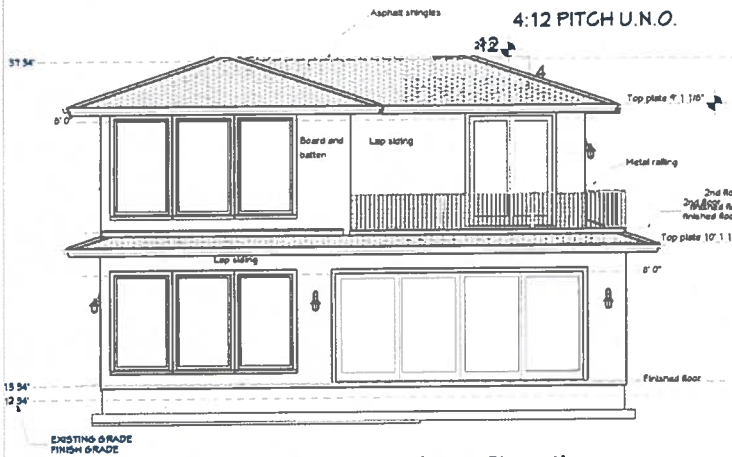
North One Family Dwelling Front Elevation

1/4" = 1' 0"



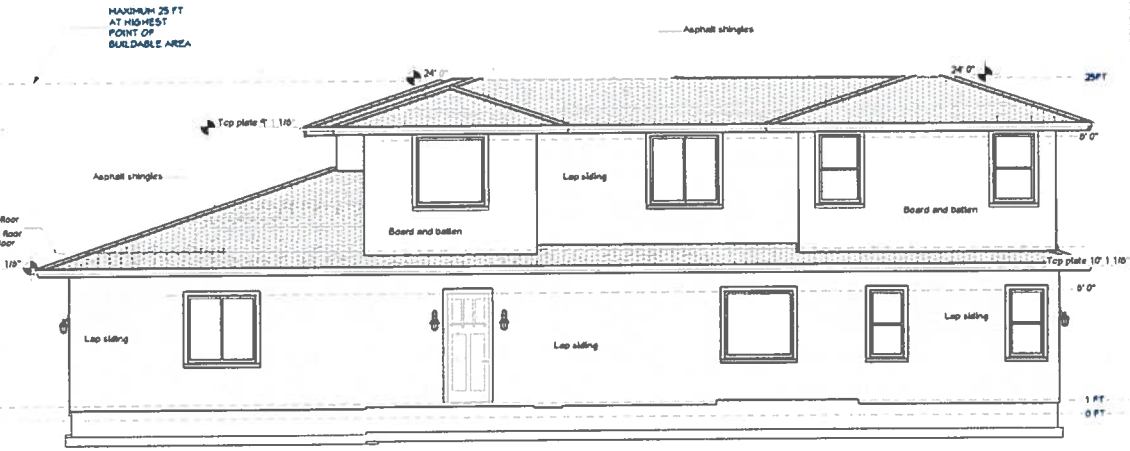
North One Family Dwelling Left Elevation

1/4" = 1' 0"



North One Family Dwelling Rear Elevation

1/4" = 1' 0"



North One Family Dwelling Right Elevation

1/4" = 1' 0"

THIS SHEET WAS SEALED FOR STRUCTURAL ENGINEERING SPECIFIC ITEMS ONLY BY COLE D JAWSON STRUCTURAL ENGINEERING

CDJSE PROJECT 24118
DATE 8/23/2024

COLE JAWSON
LICENSED PROFESSIONAL ENGINEER
No. 28431
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Signed 8/23/2024
License Expires 4/30/2026

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

55-337 Kamehameha Hwy.
Laie, Hawaii, 96762

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
C&C Design
1421 E Vogel St.
Mesa, AZ 85204
cbarrett@gmail.com

DATE:
12/18/2024

NORTH ELEVATIONS

SHEET:
A005

Exhibit C-12

King Stud Quantities 10' Max. Height	
Exterior Openings	1 King stud (Min)
Exterior Openings <= 3' 6"	1 King stud (Min)
Exterior Openings > 3' 6" and <9' 0"	2 King studs (Min)
Exterior Openings > 9' 0" and < 14' 0"	3 King studs (Min)
Exterior Openings > 14' 0" and < 20' 0"	4 King studs (Min)

King Stud Quantities 12' Max Height	
Interior Openings	1 king stud (Min)
Exterior Openings <= 5' 0"	2 King studs (Min)
Exterior Openings > 5' 0" and < 9' 0"	3 King studs (Min)
Exterior Openings > 9' 0" and < 13' 0"	4 king studs (Min)

King Stud Quantities 16' Max Height	
Interior Openings	1 King stud (Min)
Exterior Openings <= 2' 0"	2 King stud (Min)
Exterior Openings >2' 0" and < 4' 0"	3 King studs (Min)
Exterior Openings > 4' 0" and < 6' 0"	3 King studs (Min)

THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFIC ITEMS ONLY BY KINLEY C PUZEY LICENSED ARCHITECT

ONYX PROJECT 24 624
DATE 6/26/2024

KINLEY PUZEY

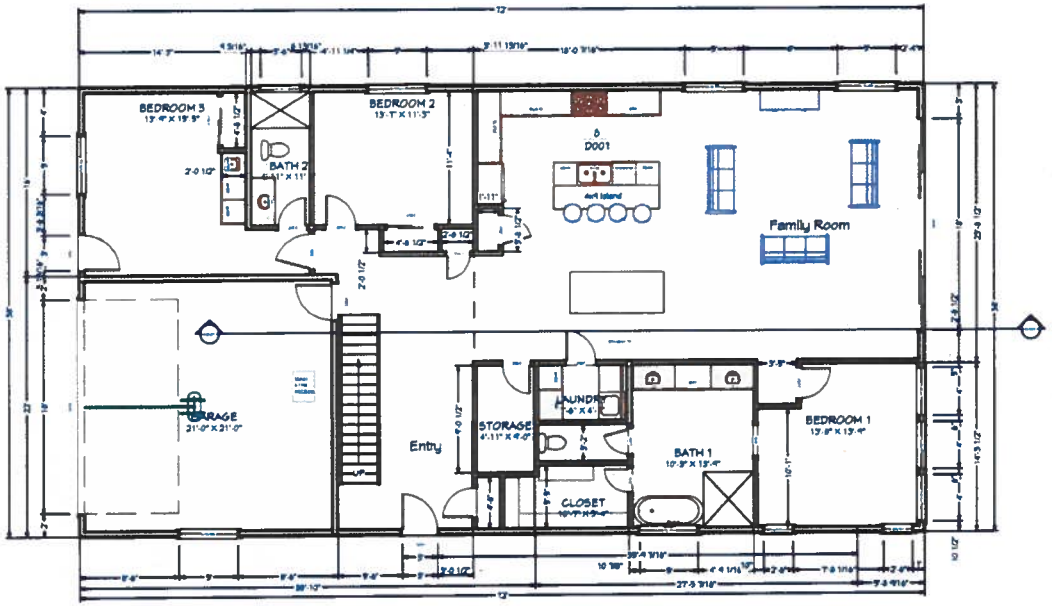
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

K-4 P11

Expired 7/31/2024
License Expires 4/30/2026

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION



North One Family 1st Floor Plan
1/4" = 1' 0"

1 0 1 2
1/4" = 1' 0"

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-331 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002 032

HALE KAHAKAI
MA LA'IE

DRAWINGS PROVIDED BY:
CBC
Design and Building Services, Inc.

DATE:
7/22/2024

NORTH 1ST FLOOR PLAN

SHEET:
A008

Exhibit C-13

THIS SHEET WAS SEALED FOR ARCHITECTURE SPECIFIC ITEMS ONLY BY KINLEY C PUFEY LICENSED ARCHITECT

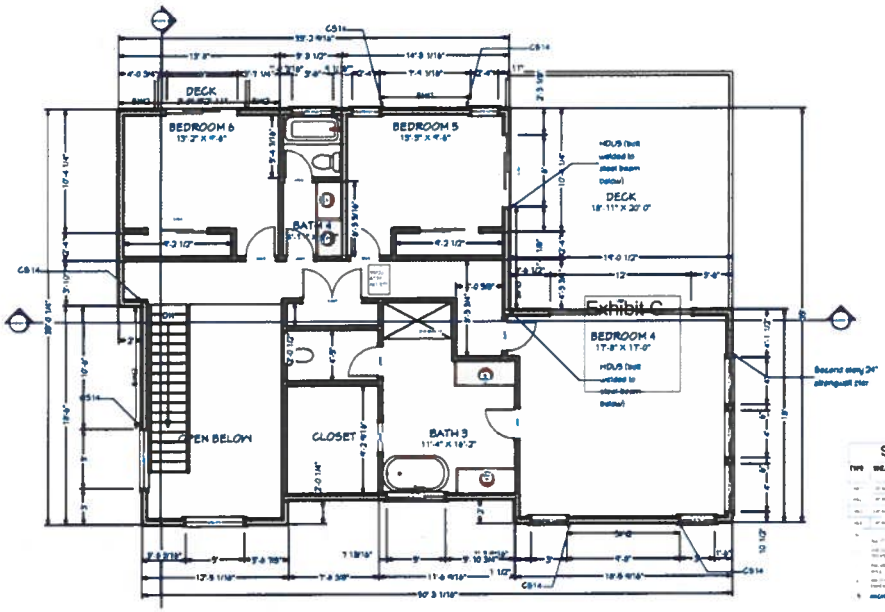
ONYX PROJECT 24 024
DATE 6/26/2024

KINLEY PUFEY
LICENSED PROFESSIONAL ARCHITECT
No. AB-20174
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Signed 7/23/2024
Licensee Expires 4/30/2024

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



North One Family 2nd Floor Plan
1/4" = 1' 0"

SHEAR WALL SCHEDULE

TYPE	SHEATHING	EDGE NAILING	FIELD NAILING	BOTTOM PLATE NAILING	STRADDLING SCHEME AT JOINTS	SILL OR BOTTOM PLATE	MAX 48" ANCHOR BOLT SPACING	MAX 32" ANCHOR BOLT SPACING

1 0 1 2
1/4" = 1' 0"

Demo 3 Ex TFD and Proposed 2 New SFD
Western Community Crossroads, LC
55-393 Kamehameha Hwy, Laie, Hawaii 96762
TMK: 5-5-002: 032

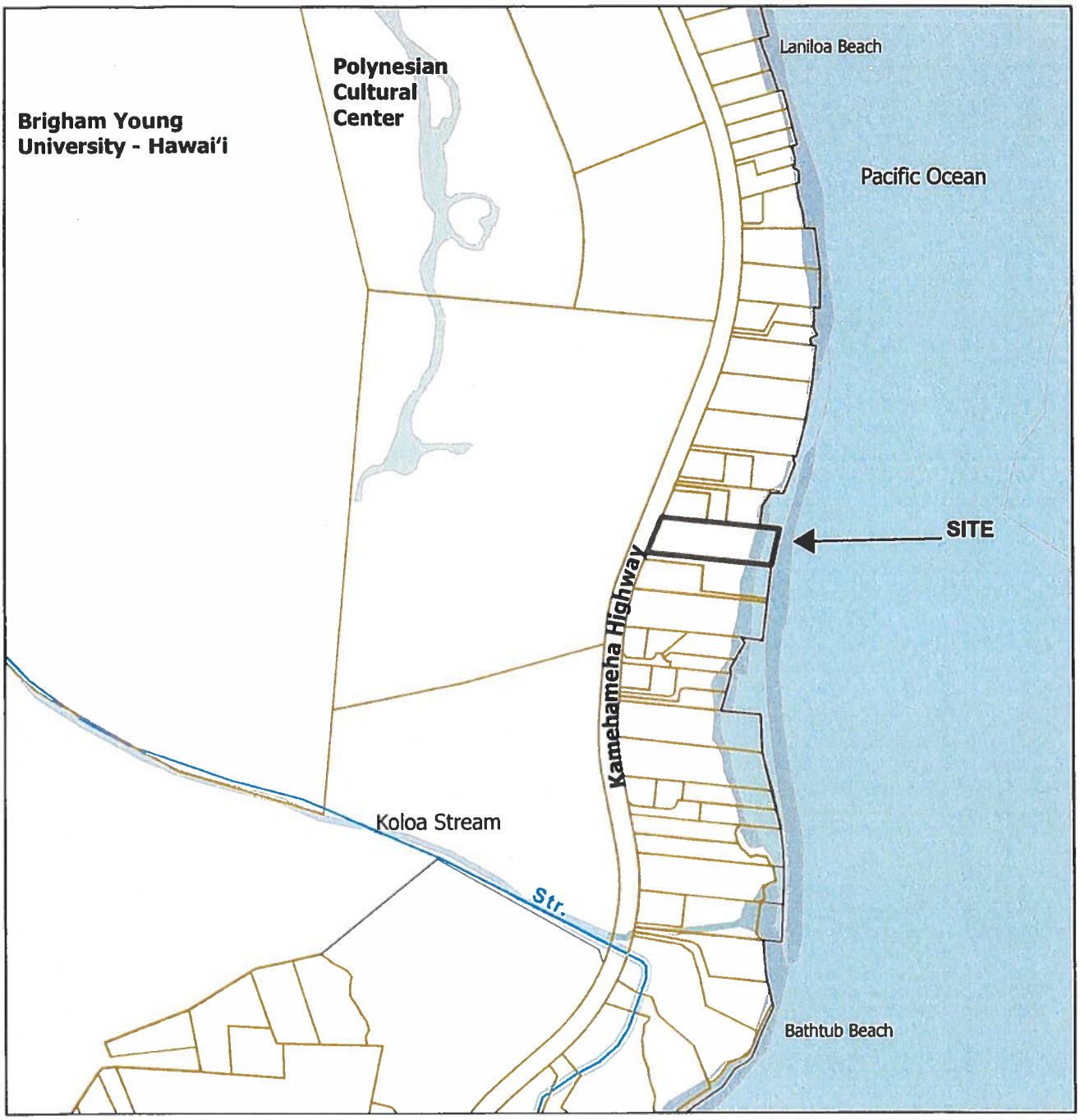
HALE KAHAKAI
MA LA'IE

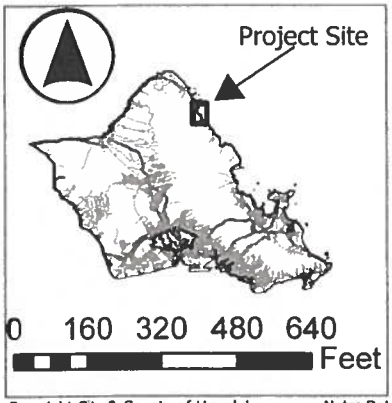
DRAWINGS PROVIDED BY:
CBC
Design and Building Services, Inc.

DATE:
7/22/2024

NORTH 2ND FLOOR PLAN

SHEET:
A009





Wetlands Map Exhibit D
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Forested/ Shrub Wetland
- Freshwater Pond
- Riverine

City and County of Honolulu

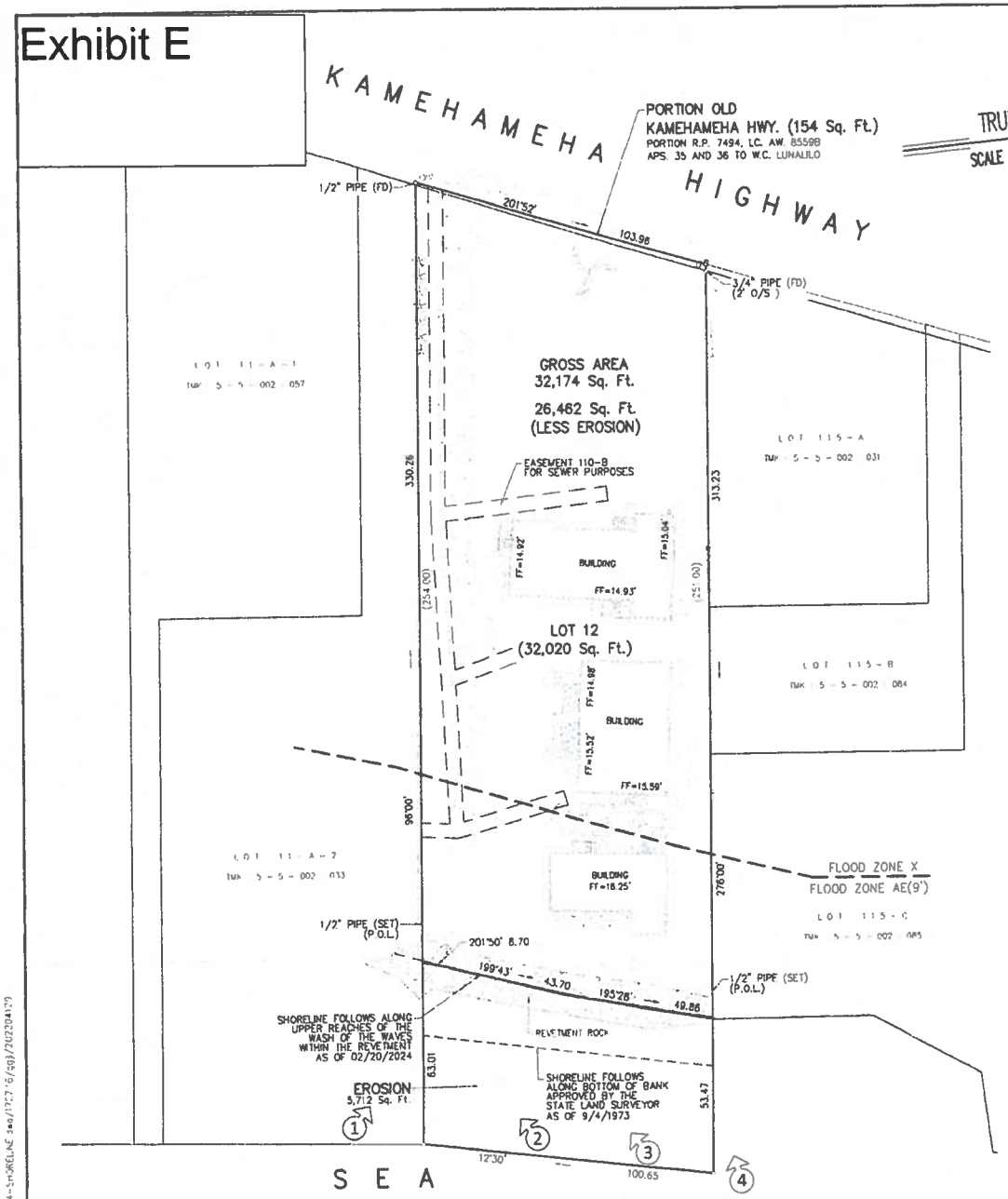
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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024

Exhibit E



The shoreline as delineated in red is hereby certified as the shoreline as of

SEP 13 2024

Chairperson, Board of Land and Natural Resources

PROPERTY ADDRESS: 55-337 KAMEHAMEHA HIGHWAY
LAIE, HI 96762

PROPERTY OWNER: WESTERN COMMUNITY CROSSROADS LC
1480 S. STATE STREET
PROVO, UT 84606

MAP SHOWING SHORELINE AFFECTING LOT 12 LAND COURT APPLICATION 772 (MAP 1) AND PORTION OLD KAMEHAMEHA HIGHWAY BEING PORTION R.P. 7494, LC. AW. 8559B APS. 35 AND 36 TO W.C. LUNALILO

AT LAIE, KOOLAULOA, OAHU, HAWAII

SCALE: 1 IN. = 30 FT.

FEBRUARY 22, 2024 WALTER P. THOMPSON, INC.

JOHN R. K. AKINA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 16252
HAWAII, U.S.A.

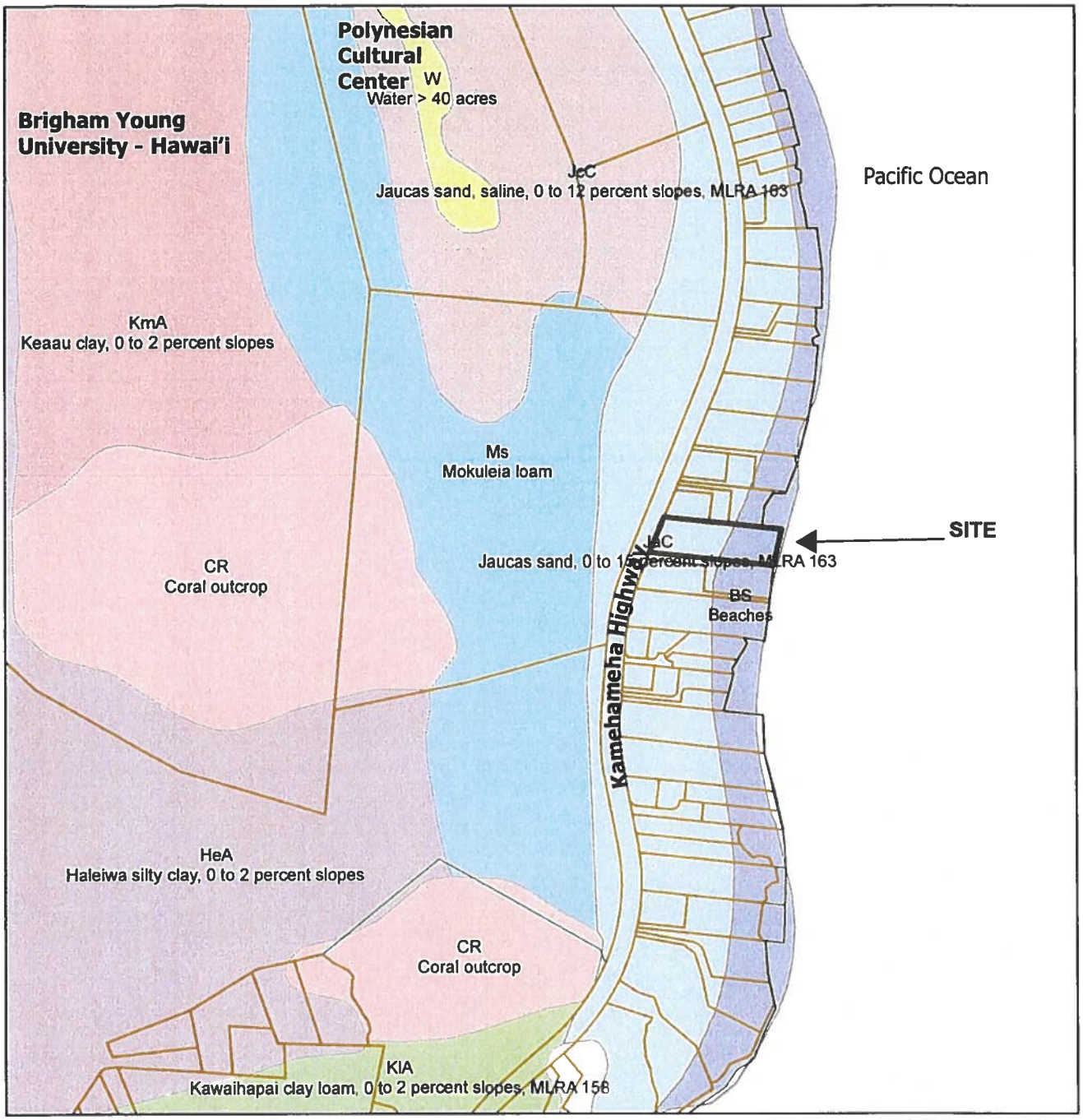
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

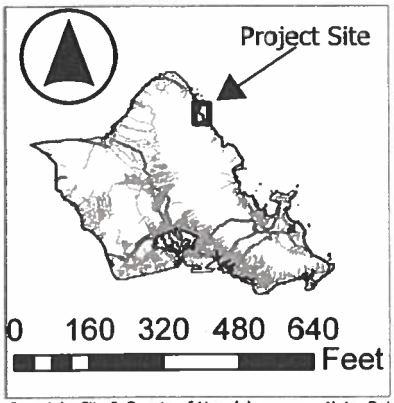
John R. K. Akina

Exp. 04/30/26

TAX MAP KEY : 5 - 5 - 002 : 032

15"x 21" = 2.17 Sq. Ft





Soil Type Map Exhibit F
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- BS
- CR
- HeA
- JaC
- JcC
- KlA
- KmA
- Ms
- W

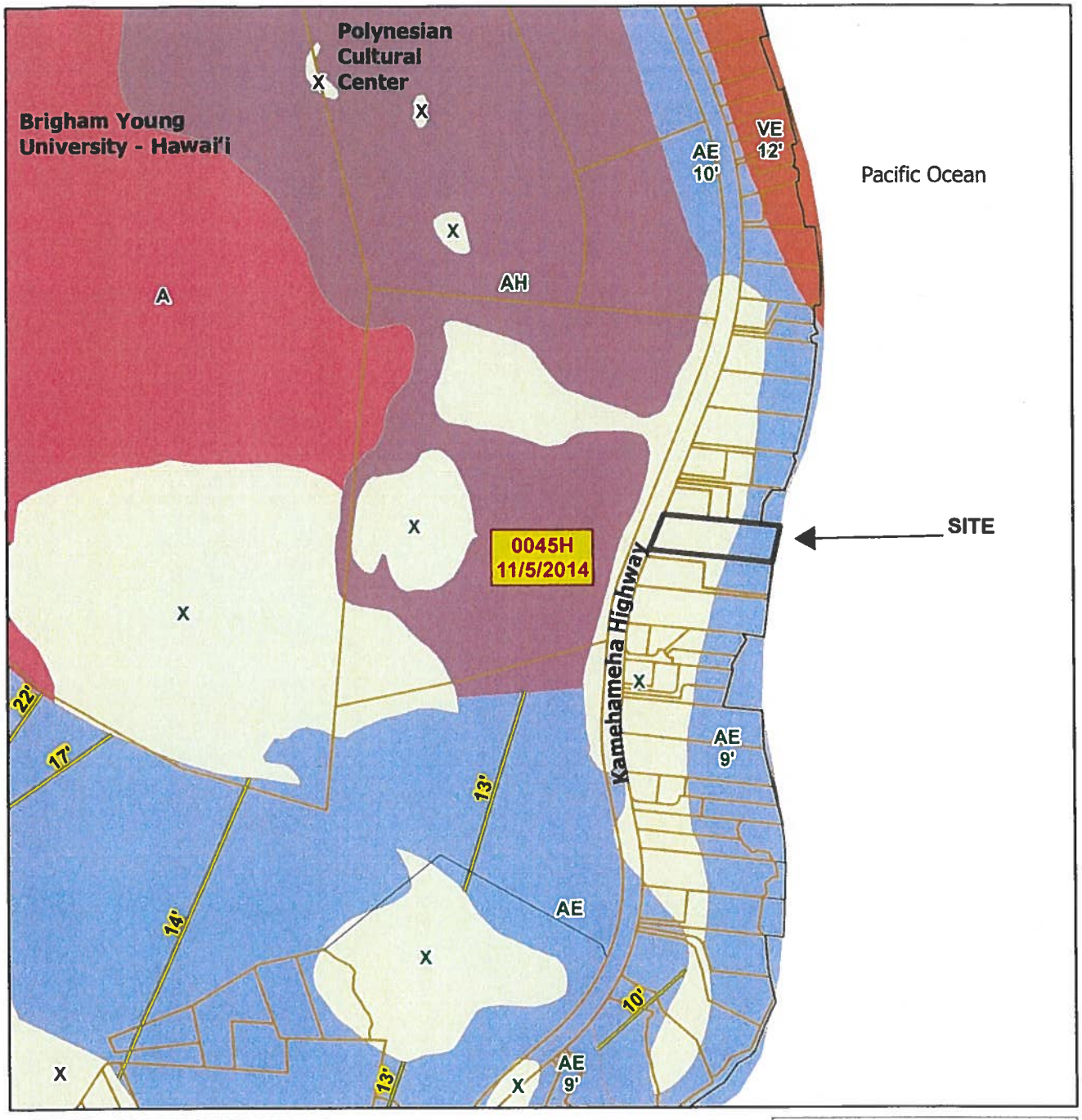
City and County of Honolulu

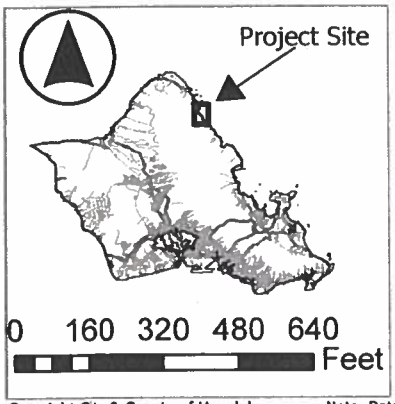
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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024





Flood Zone Map Exhibit G
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- A
- AE
- AH
- VE
- X

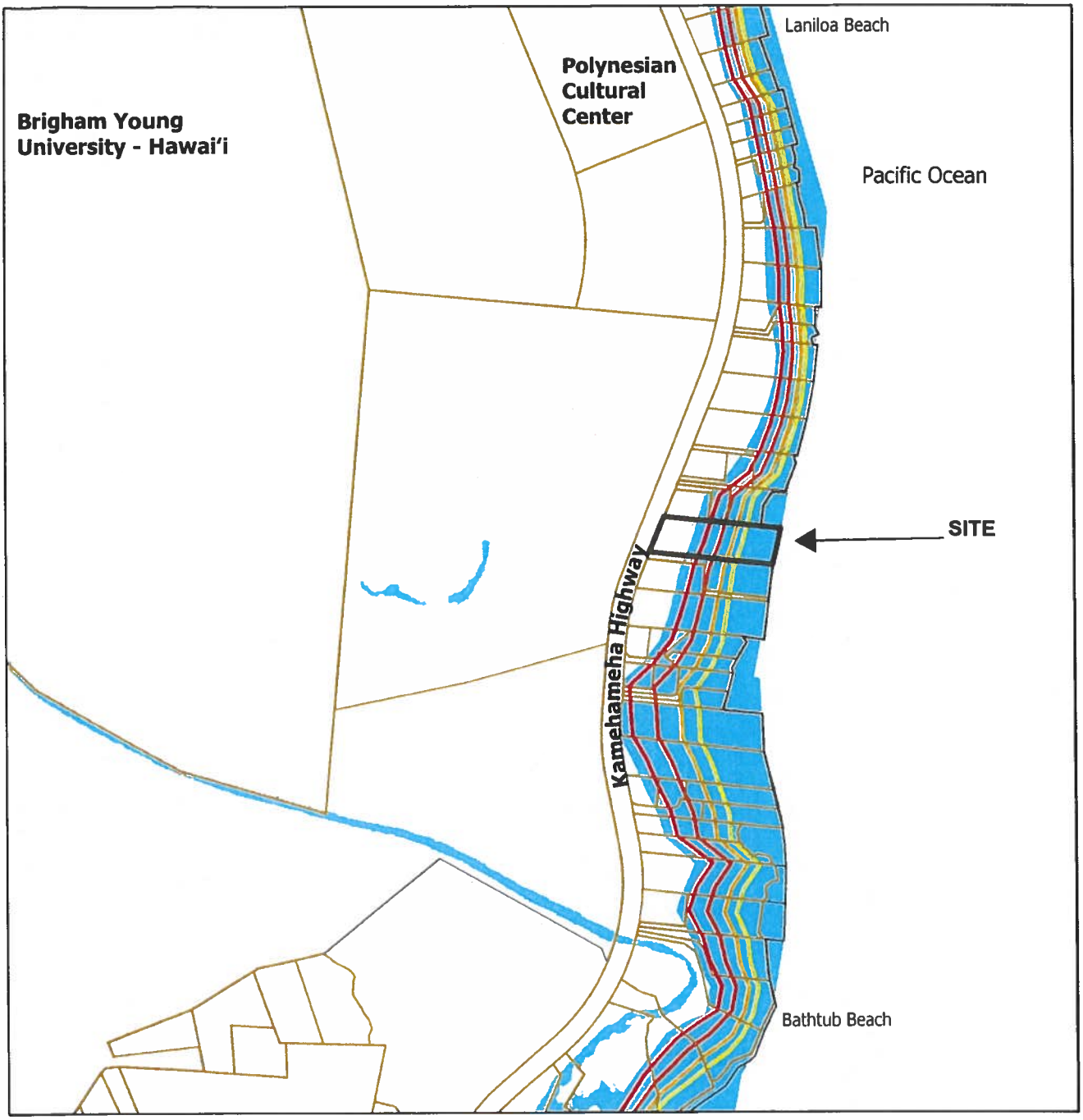
City and County of Honolulu

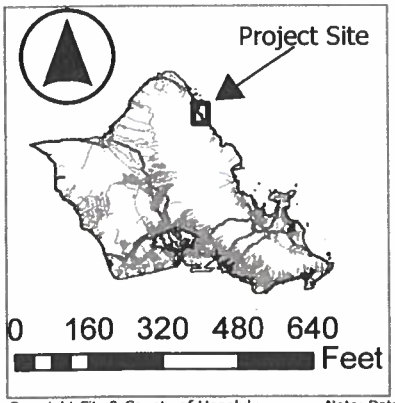
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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024





Sea Level Rise Map Exhibit H
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- SLR Exposure Area - 3.2 Ft. Scenario
- SLR Coastal Erosion (Line) - 0.5 Ft. Scenario
- SLR Coastal Erosion (Line) - 1.1 Ft. Scenario
- SLR Coastal Erosion (Line) - 2.0 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

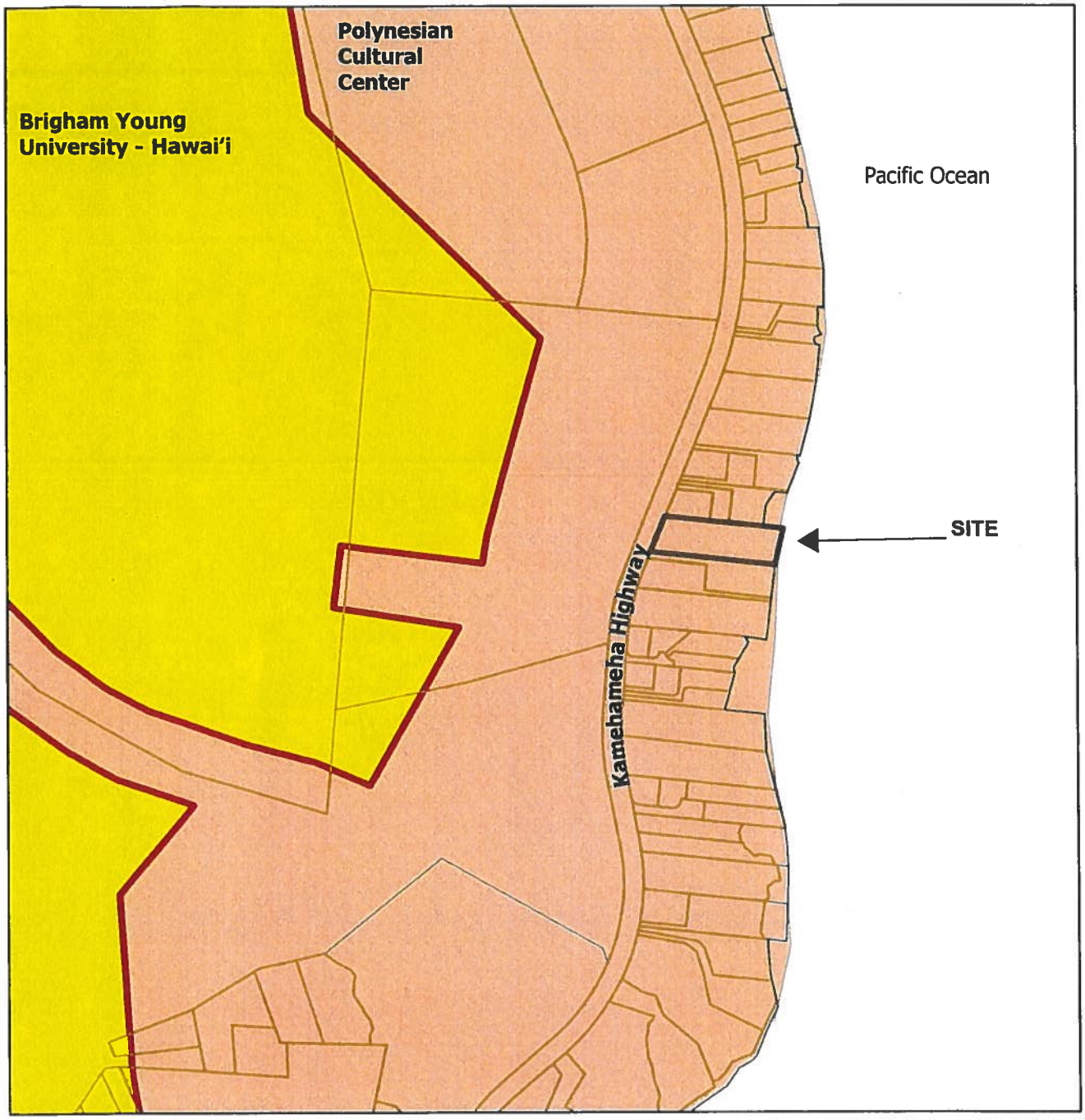
City and County of Honolulu

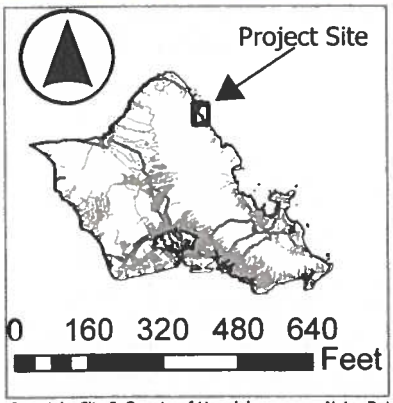
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Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2024





Tsunami Map Exhibit I
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- Tsunami Evacuation Zone
- Extreme Tsunami Evacuation Zone
- Safe Zone

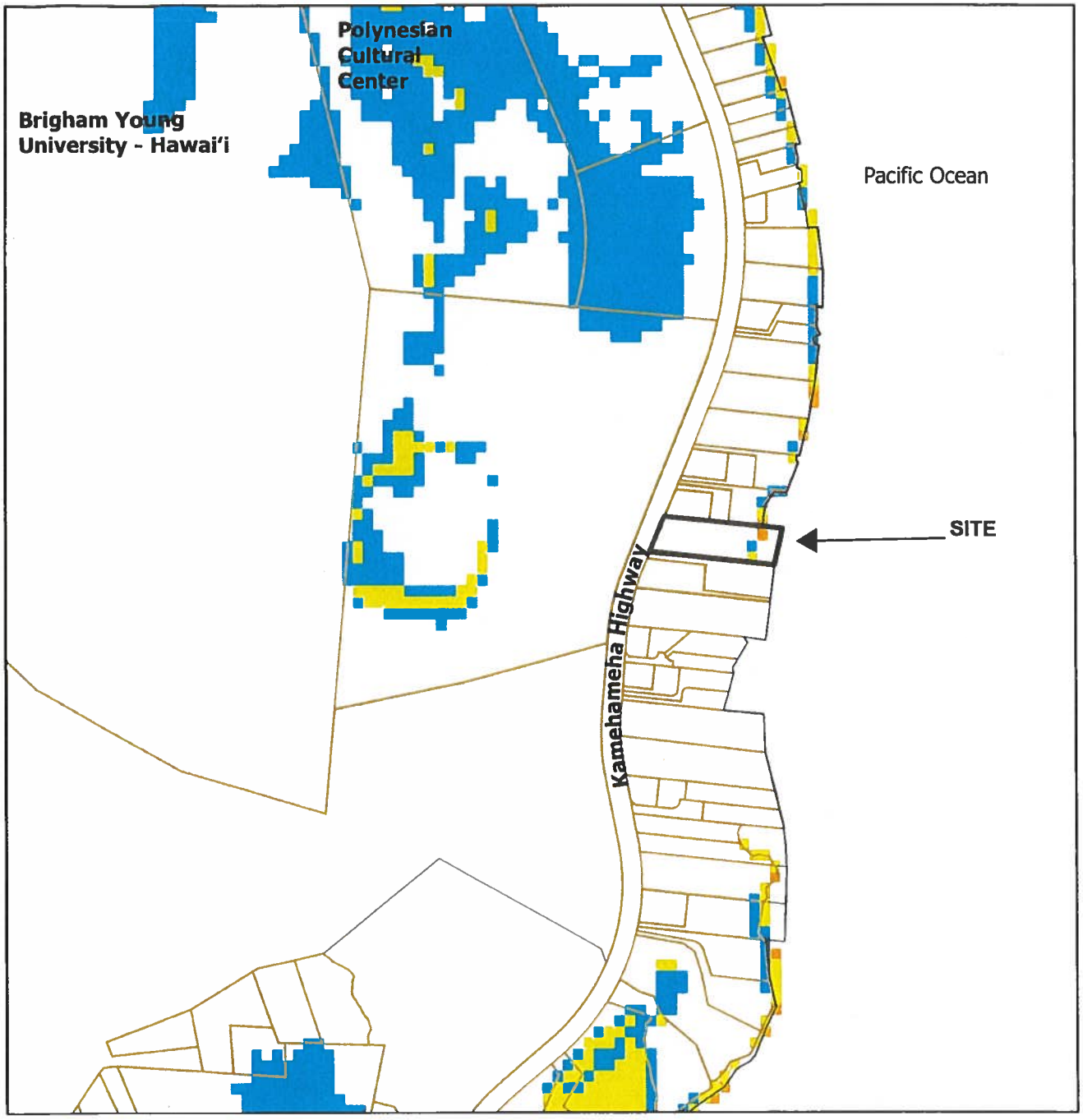
City and County of Honolulu

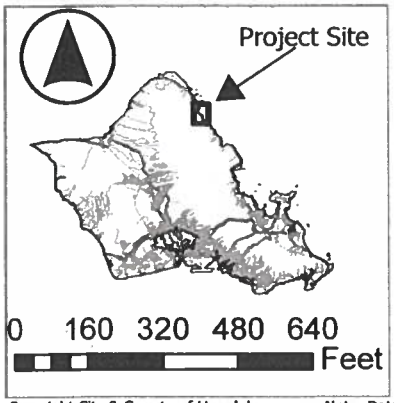
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Prepared by: Department of Planning and Permitting

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Storm Surge Map Exhibit J
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

Legend

- 3 ft. Inudation
- Under 9 ft.
- Under 6 ft.
- under 21 ft.

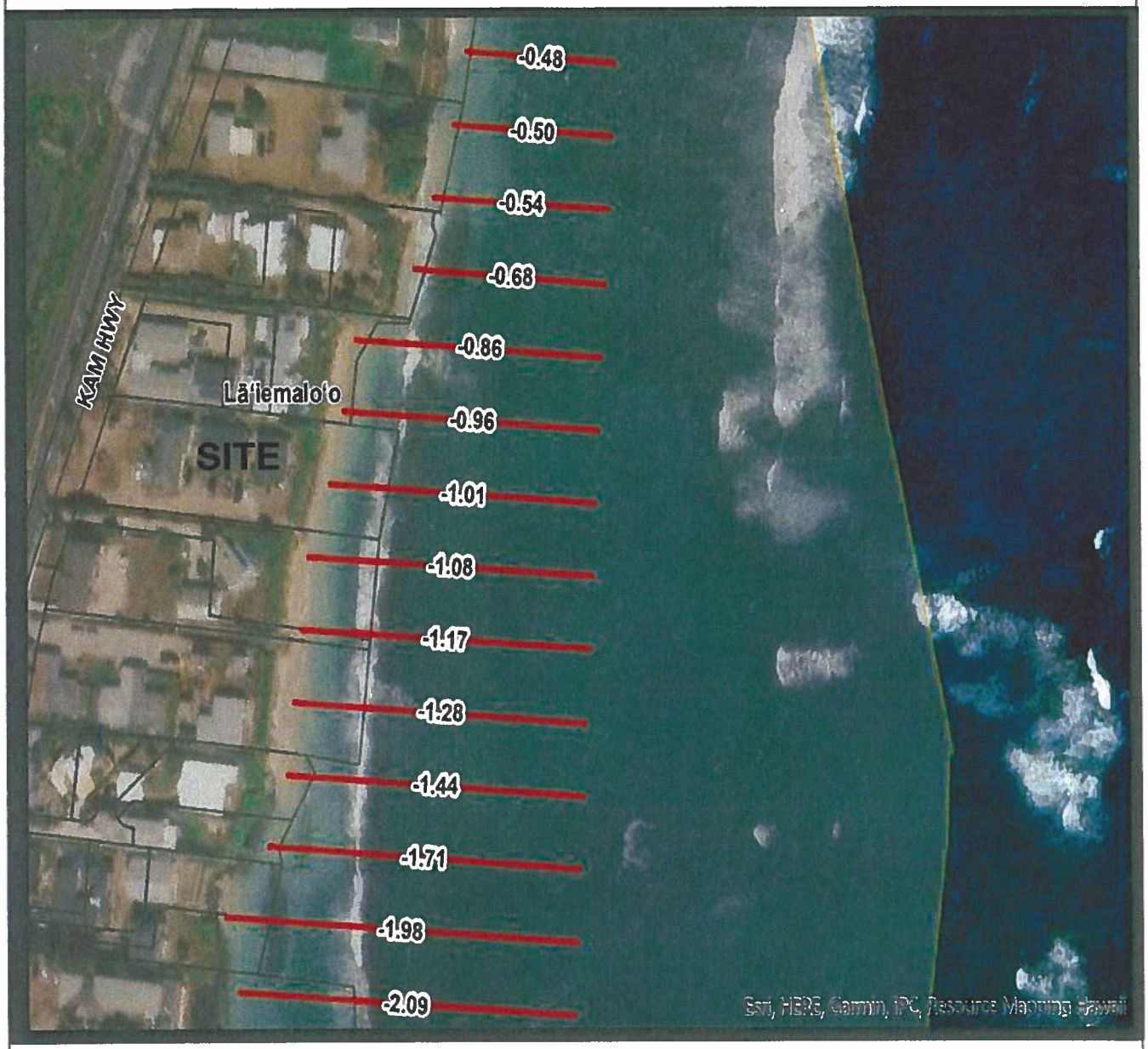
City and County of Honolulu

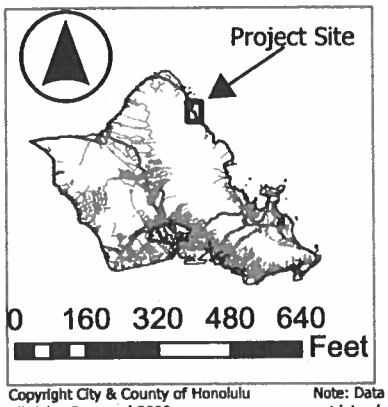
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Prepared by: Department of Planning and Permitting

October 2024





Erosion Rate Map Exhibit K
File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

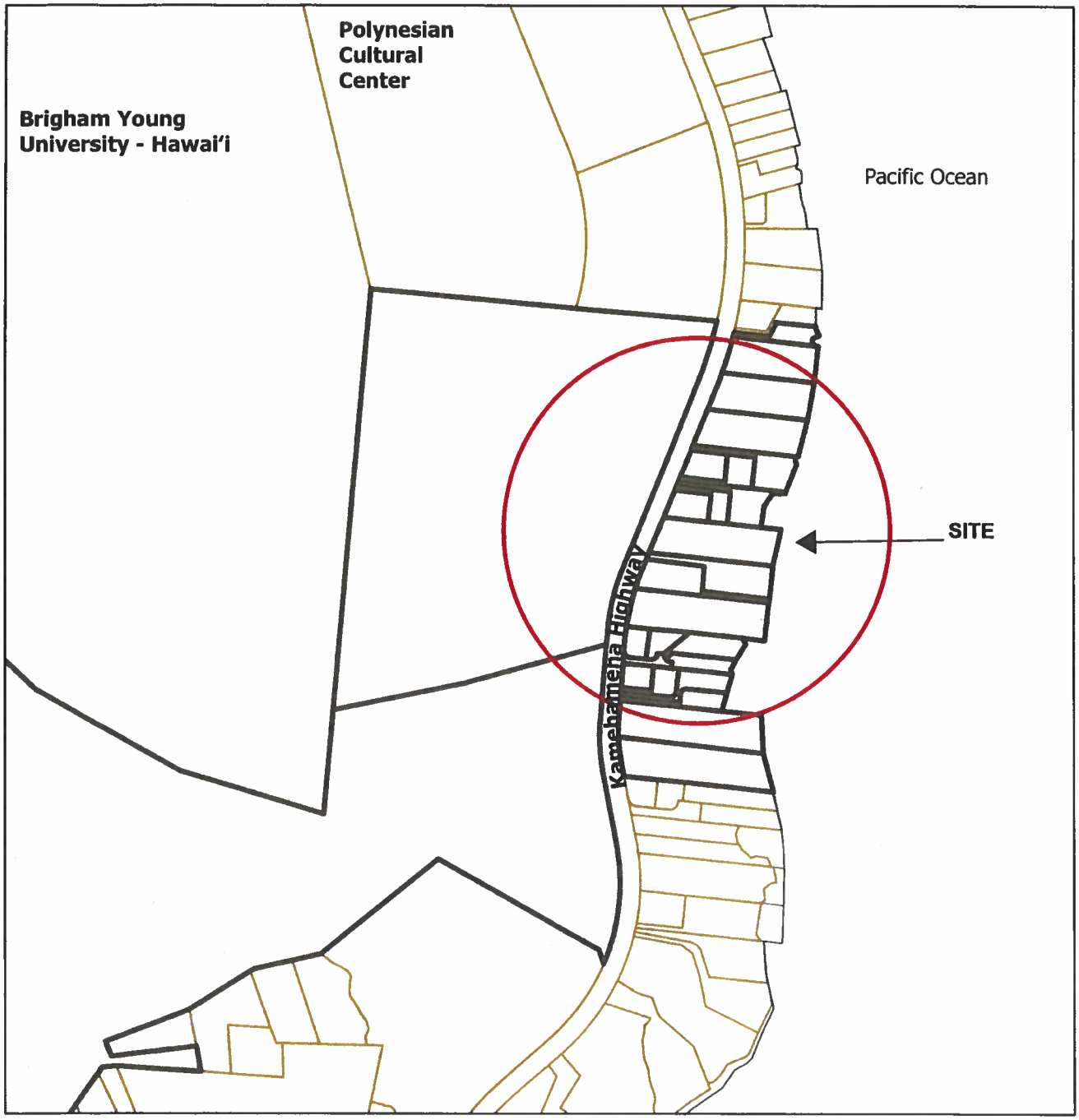
City and County of Honolulu

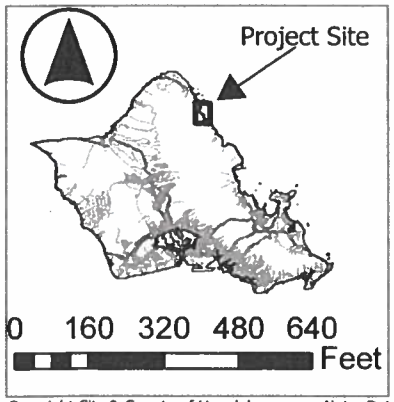
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Prepared by: Department of Planning and Permitting

October 2024





Cumulative Impact Map
Exhibit L File No.: 2024/SMA-81

Project: Hale Kahaki Ma Laie
Location: 55-337 Kamehameha Highway - Laie
TMK: 5-5-002:032

City and County of Honolulu

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Prepared by: Department of Planning and Permitting

October 2024

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

CERTIFICATE

RESOLUTION 25-24, CD1

Introduced: 01/07/25 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

Title: GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF TWO NEW SINGLE-UNIT DWELLINGS WITH ATTACHED GARAGES IN LĀ'IE, O'AHU.

Voting Legend: * = Aye w/Reservations

01/07/25	INTRO	Introduced.
02/13/25	ZON	Extension of time reported out for adoption. CR-53 4 AYES: DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, WEYER 1 ABSENT: CORDERO
02/26/25	CCL	Committee report adopted. 8 AYES: CORDERO, DOS SANTOS-TAM, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER 1 ABSENT: KIA'ĀINA
04/03/25	ZON	Reported out for adoption as amended in CD1 form. CR-126 5 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, WEYER
04/16/25	CCL	Committee report and Resolution as amended were adopted. 8 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, WATERS, WEYER 1 ABSENT: TUPOLA

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

GLEN I. TAKAHASHI, CITY CLERK

TOMMY WATERS, CHAIR AND PRESIDING OFFICER