

RES25-120
Testimony

MISC. COMM. 304

ZONING (ZON)

ZONING (ZON) Meeting

Meeting Date: May 29, 2025 @ 09:00 AM

Support: 1

Oppose: 0

I wish to comment: 0

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Representing: Kailua Neighborhood Board	Position: Support	Submitted: May 27, 2025 @ 01:14 PM



KAILUA NEIGHBORHOOD BOARD NO. 31

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May 27, 2025

Chair Esther Kia'aina
Honolulu City Council
Committee on Zoning
<https://hnlldoc.ehawaii.gov/hnlldoc/testimony>

Subject: Kailua Neighborhood Board Testimony on Resolution 25-120, SMA Major Permit Application for 111 Kailuana Loop

Aloha Chair Kia'aina,

The Committee on Zoning May 29, 2025 Regular Meeting agenda includes Resolution 25-120, SMA Major Permit Application for 111 Kailuana Loop.

At our regular meeting on December 5, 2024 the Kailua Neighborhood Board received a presentation from Desiree Malabed and Hugh Brady of Wilson Okamoto Corporation on behalf of a proposed construction project at 111 Kailuana Loop in Kailua.

During the same meeting the Kailua Neighborhood Board subsequently passed a resolution that "The Kailua Neighborhood Board recommends that the following conditions be added upon approval of an SMA application for 111 Kailuana Loop." The nine recommended conditions are:

1. If iwi kupuna are found the burial treatment plan must meet the standards of HRS 13-300-33.
2. Prohibit artificial light from exterior light fixtures from directly illuminating or projecting across property boundaries toward the shoreline and ocean waters, except as otherwise permitted by HRS 205A-7.1(b).
 - a. Require that all exterior light fixtures to be fully shielded.
 - b. Require exterior lighting to be turned off when human activity is not occurring in the illuminated area.
3. All Project site work and construction activities are limited to daylight hours (from sunrise to sunset) to avoid collisions and fatalities during seabird fledging season from September 15 through December 15.
4. A visual survey for seabirds and burrow nests must be conducted prior to any construction activities.
5. If a burrow nest is discovered, work will cease within a minimum radius of 200 feet of the nest for a minimum of 100 to 115 days.
6. If Wedge-tailed Shearwater or any sea bird nests or burrows are found, sometime between late October through the end of November, work must be discontinued for 100 to 115 days until all fledging's have left their nests.
7. Landscaping must not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS 205A.
8. Require the landowner to acknowledge that "bed and breakfast homes and transient vacation units", as defined in ROH Chapter 21, the LUO, are not allowed.
9. Require the landowner to acknowledge that "land makai of the regulatory shoreline is State public land within the State land Use Conservation District" and must remain available for public use and recreational activities.

The Kailua Neighborhood Board is pleased to note that the Department of Planning and Permitting has substantially incorporated the conditions recommended by the board and the board supports approval of this application.

Mahalo for your consideration of this testimony.

Aloha,

William M. Hicks

William M. Hicks

Chairman, Kailua Neighborhood Board

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