

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

No. 25-68, CD1

RESOLUTION

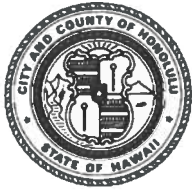
GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-UNIT DWELLING, AFTER-THE-FACT POSTING OF AN EXISTING MOBILE SINGLE-UNIT DWELLING, INSTALLATION OF AN INDIVIDUAL WASTEWATER SYSTEM, AND CONSTRUCTION OF PERIMETER FENCING AND GATES IN PŪPŪKEA-PAUMALŪ, O'AHU.

WHEREAS, on October 7, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-108) of Donna and Jude Baker (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new two-story single-unit detached dwelling with an elevated jacuzzi, rooftop photovoltaic solar system, and courtyard area with a circular driveway and six vehicle parking spaces; posting (attaching to the ground) an existing mobile single-unit dwelling with an attic and two uncovered parking spaces; installation of an individual wastewater system; construction of perimeter fencing and gates; and landscaping improvements on an approximately 31,385 square-foot shoreline lot zoned R-5 Residential District, located at 59-205 Ke Nui Road in Pūpūkea-Paumalū, and identified as Tax Map Key 5-9-002:059 (the "Project"); and

WHEREAS, on December 4, 2024, the DPP held a public hearing on the application at the Fasi Municipal Building Sixth Floor Conference Room, which was attended by the Applicant's Agent, the Applicant's Architect, DPP staff, and a several members of the public; and

WHEREAS, on February 19, 2025, within 75 calendar days after the close of the public hearing (the Applicant 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 February 24, 2025, by Departmental Communication 128 (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,



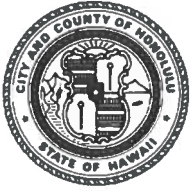
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BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:

- A. Except as modified herein, including but not limited to under Condition B, 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-11, 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.
- B. 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 its review:
 - 1. All Project structures must be relocated mauka of the 2.0 feet of SLR (by the year 2075) coastal erosion line, as mapped on the Hawai'i SLR Viewer (see Exhibits C-1, C-3, C-4, and H).
 - 2. All Project structures must incorporate a sufficient structural foundation design so that the proposed structures will remain sound throughout their operational lifespan, and be accompanied by a statement to this effect and stamped by a structural engineer licensed by the State of Hawai'i.
 - 3. Pervious surface materials, such as but not limited to grasscrete or grass block pavers must be used for the Project's driveway, parking areas, and areas under the elevated structures. This requirement must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

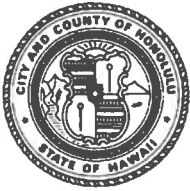


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4. Should any portion of the existing concrete rubble masonry wall located on the west side of the Project site (a portion of which encroaches into the 60-foot shoreline setback area) extend makai of the regulatory shoreline due to anticipated coastal erosion, the portion that falls within the State Land Use Conservation District must be removed at the Applicant or current landowner's expense.
- C. 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 5-9-002:059 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*
 2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that portions of Tax Map Key 5-9-002:059 are projected to be impacted by 3.2 feet of sea level rise by the year 2100, and a portion of the new makai dwelling is 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."*
- D. 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 5-9-002:059, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land*



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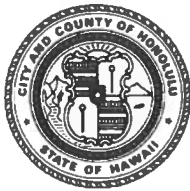
makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board 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."

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

"In choosing to undertake the development at Tax Map Key 5-9-002:059, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

- F. 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 under "Landowner Acknowledgements" on all Project building permit plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 5-9-002:059."



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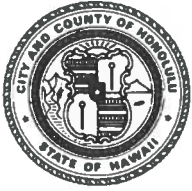
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- G. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.
1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes.
 2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the zoning lot, seaward of the shoreline as defined in HRS Chapter 205A.
 3. Landscaping may not extend into any adjoining beach access right-of-way, public or private.
 4. Landscaping in the dune or shoreline area between the dwellings and the shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area.
 5. The Project's irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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

- H. To minimize impacts to archaeological, historic, or 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



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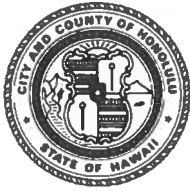
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any mitigative actions and protocols are required. The Applicant shall implement all mitigative actions and protocols required or recommended by SHPD in its written determination.

2. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

- I. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:
 1. All new and replacement outdoor light fixtures and lamps must not exceed a color temperature of 3,000 degrees kelvin.
 2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b).
 3. Exterior light fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture.
 4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset).
 5. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.



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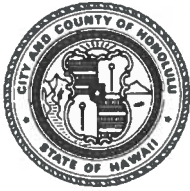
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6. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15).
7. All Project-related activities must cease if a Hawaiian monk seal, green sea turtle, or hawksbill sea turtle is present on land within 150 feet of the work area, or as recommended by State of Hawai'i 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-foot 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.

- J. 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. The Applicant shall minimize the importation of fill material to the extent possible. No importation of soil or structural fill material is currently proposed.
 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 Council ("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 Project site, or the Protocols must be posted on 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 is required. All onsite Project



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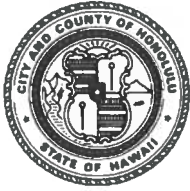
workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

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 of Hawai'i 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 permit plans and building permit plans.

- K. 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:

1. 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.
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 that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

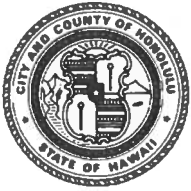


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3. If the Council fails to take final action on the proposed extension within the first to occur of:
 - a. Sixty days after receipt of the DPP Director's report; or
 - b. The Applicant's then-existing deadline for obtaining a construction permit or 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 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



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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Donna and Jude Baker, 1227 Pale San Vitores Road, Tumon Bay, Guam 96913; Jim Hayes, Planning Solutions, Inc., Pacific Park Plaza, 711 Kapi'olani Boulevard, Suite 950, Honolulu, Hawai'i 96813; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

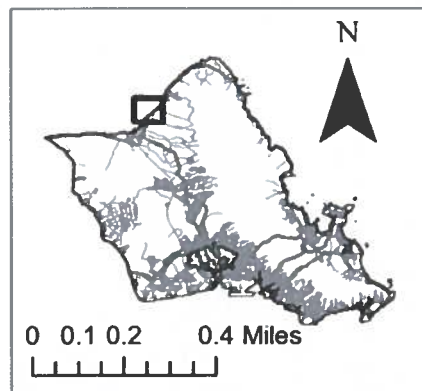
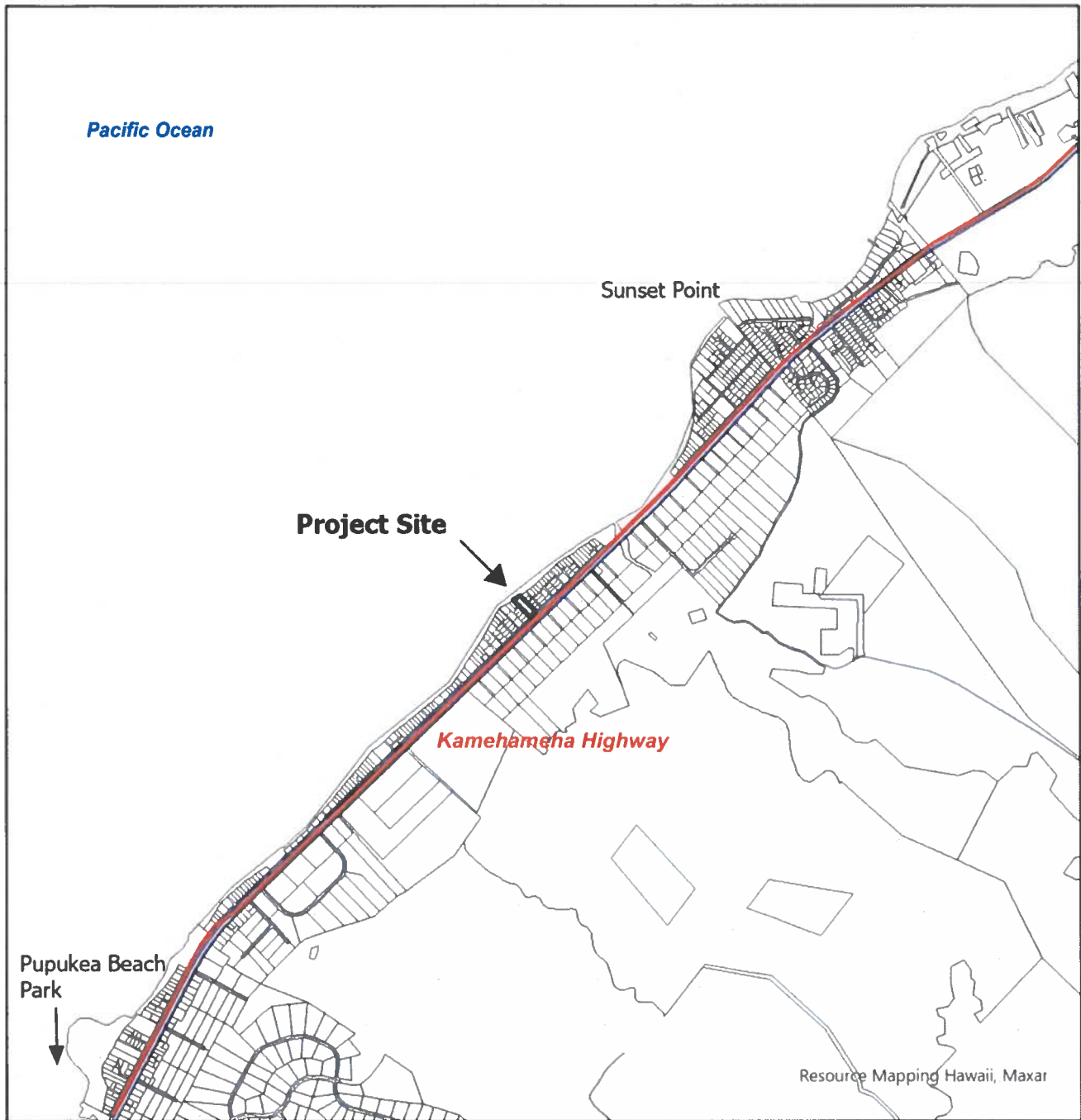
Tommy Waters (br)

DATE OF INTRODUCTION:

February 24, 2025

Honolulu, Hawai'i

Councilmembers

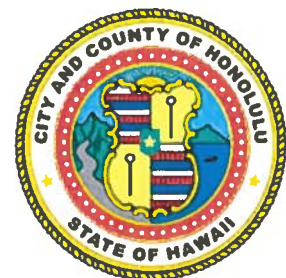


2024/SMA-108

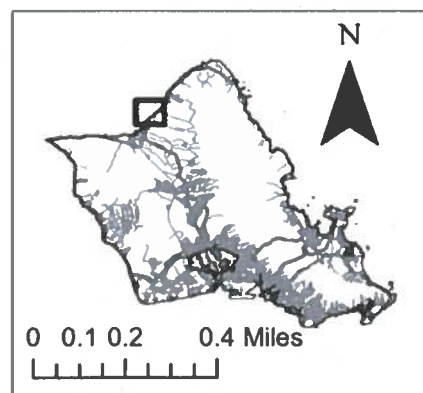
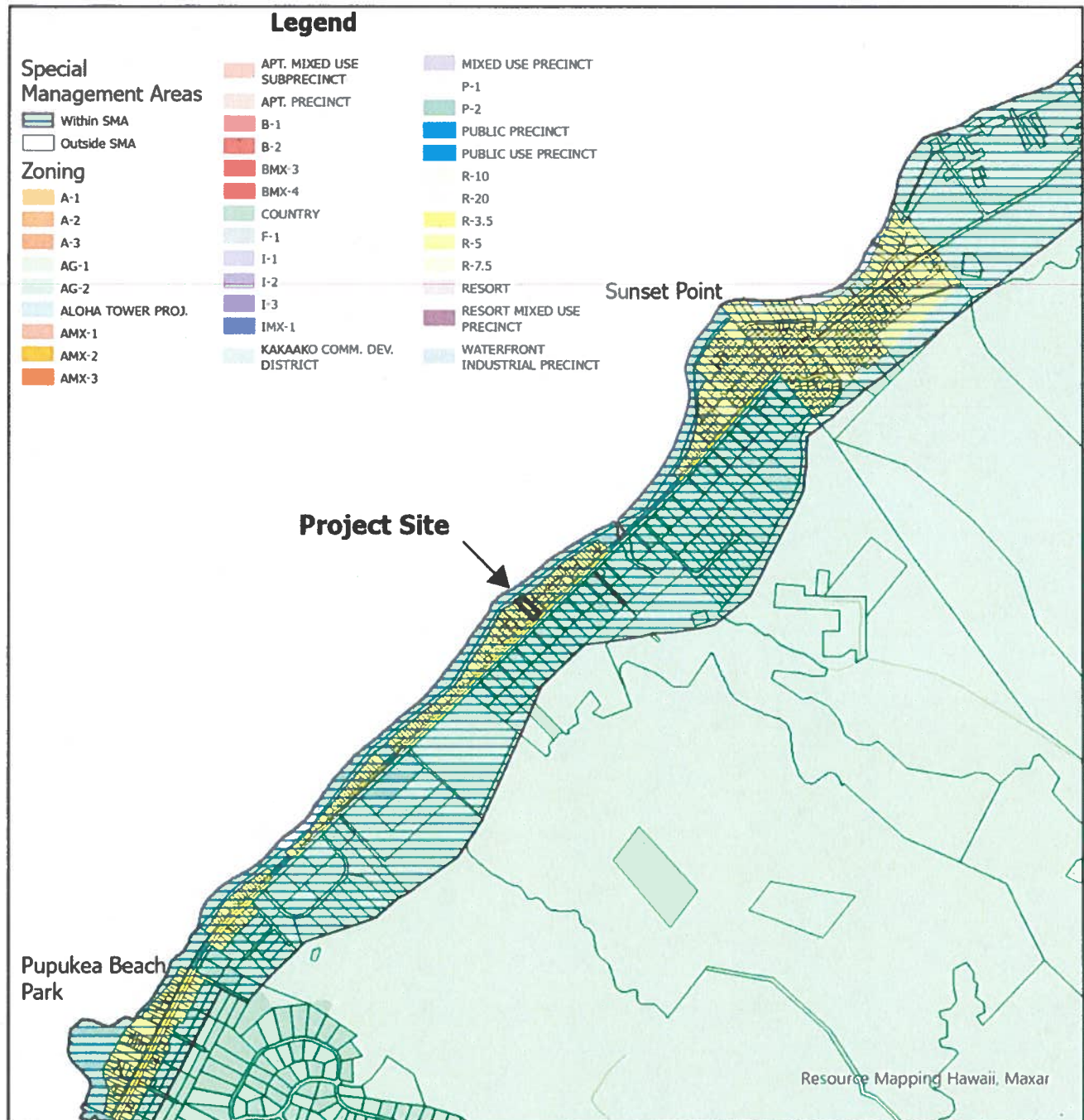
TMK: 5-9-002:059

**EXHIBIT A -
PROJECT LOCATION MAP**

October 2024



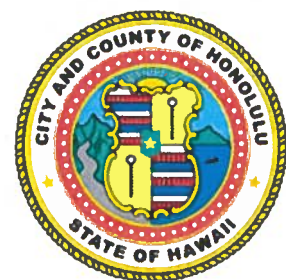
City and County of Honolulu



2024/SMA-108
TMK: 5-9-002:059

EXHIBIT B -
ZONING AND SMA MAP

October 2024



City and County of Honolulu

PACIFIC OCEAN

PUPUNEA-PAUVALU (SUNSET)

Shoreline follows along upper portion of the map of waves as certified on July 7, 2016. Overline follows along top rock and edge of vegetation as located on February 12, 2022. And as CERTIFIED on June 02, 2022.

High Water Mark at Sunset (H.W.M. May 21st)
As of June 24, 1910
BEACH PARK (Governor's Executive Order 259g)

APPROXIMATE FLOOD ZONE LINE
ZONE VE (EL 18)
ZONE VE (EL 18)

LOT 64
T.M.K. 5-9-002: 066

CONCRETE EXISTING AT 2'-2"

EXIST. ROCK WALLS TO REMAIN

NEW VOOD FENCE
GATE/DOOR

T.M.K. 5-9-002: 065

ENTRY AND DRIVEWAY
(STONE PAVED)

NEW VOOD FENCE WALL

SEPTIC SYSTEM

LOT 65
T.M.K. 5-9-002: 068

EXIST. ROCK WALLS TO BE REMOVED

LOT 66
T.M.K. 5-9-002: 069

NEW VOOD FENCE
GATE/DOOR

EXIST. ROCK WALLS TO REMAIN

LOT 67
T.M.K. 5-9-002: 070

RELOCATED TINY SINGLE FAMILY
DWELLING (OVERLAPPING NEED)

LOT 68
T.M.K. 5-9-002: 071

EXIST. VOOD GATE TO
BE REMOVED

PROPERTY LINE

EXIST. VOOD TERM
FENCE TO BE REMOVED

60' Shoreline Setback Line
ZONE AE (EL 14)

LOT A-2
T.M.K. 5-9-002: 035

Dwelling 1 - New
LOT A-1
T.M.K. 5-9-002: 037

PROPOSED VOOD FENCE
WALL (TYPE A)

PROJECT AREA

LOT 71
T.M.K. 5-9-002: 036

EXIST. VOOD TERM
FENCE TO BE REMOVED

EXIST. ROCK WALLS TO
BE DEMOLISHED

LOT 72
T.M.K. 5-9-002: 075

Dwelling 2 - Relocation / Posting
LOT 73
T.M.K. 5-9-002: 074

EXIST. ROCK WALLS
TO BE DEMOLISHED

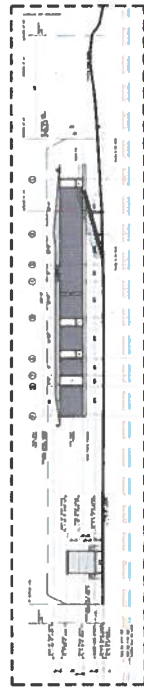
EXIST. VOOD TERM
FENCE TO BE REMOVED



0' 10' 20' 30' 40' 50'
SCALE: 5/256" = 1'-0"

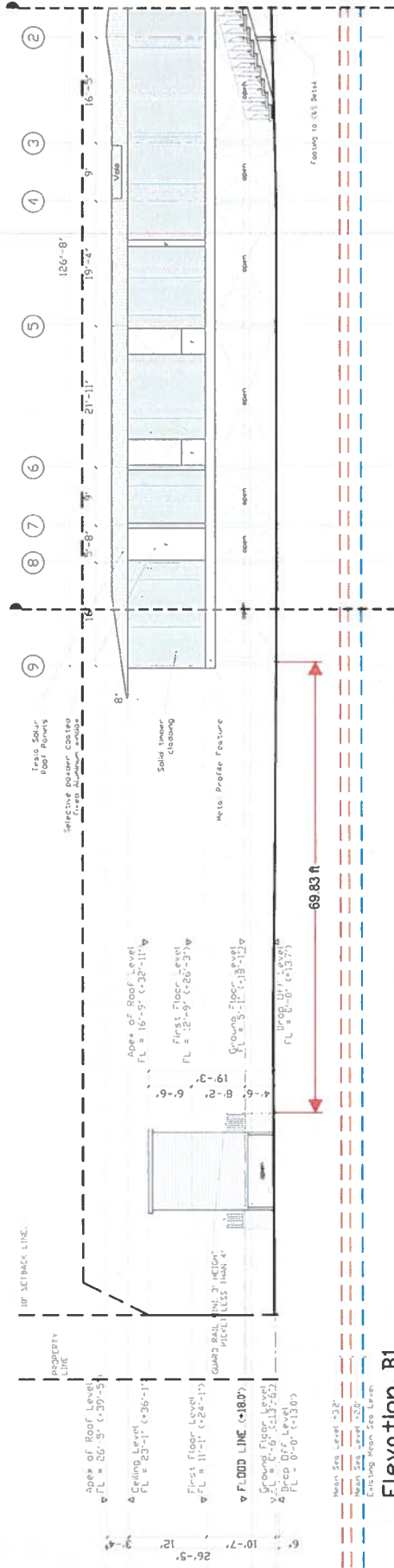
EXHIBIT C-2 - PROPOSED SITE PLAN 2024/SMA-108

	K. NICHOLS BUTTERBAUGH ARCHITECT 137A Kapaa St. Kailua, Hawaii 96734 Tel: (808)262-1928	STAMP NICHOLS BUTTERBAUGH LICENCED PROFESSIONAL ARCHITECT No. 9421 HAWAII, U.S.A. THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THE PROJECT WILL BE UNDER MY OBSERVATION. EXP. 4/30/28	PROJECT DESIGNER	STUDIO Q Honolulu, HI Tailian 10151 Eoside	PROJECT SITE INFORMATION Address: 58-303 Ke Nui Road, Haleiwa, HI T.M.K. (15-8-002)039 Area (14-01): 31,385 sq. ft. Area (acres): 0.7205 ac Lot Number: Lot 75 PERA Flood Designations	PROJECT DESCRIPTION New Single Dwelling 68-303 Ke Nui Road, Haleiwa HI	CONTACT Client: South Sea Holdings LLC Client's Email: Client's phone no.:	A-002	Proposed Site Development Plan DATE: 03/01/2023
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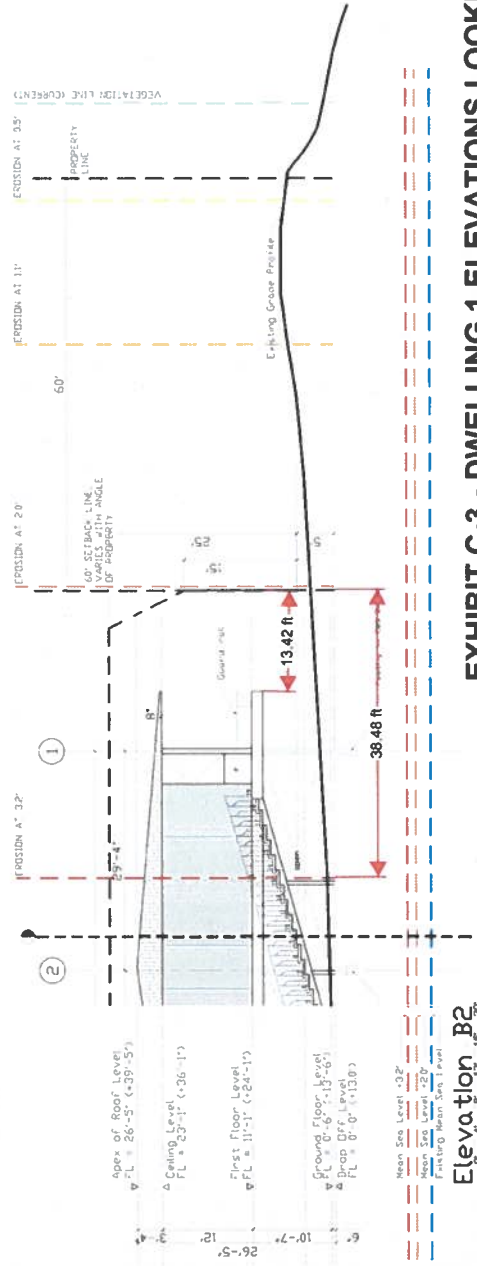
Key Elevation

SCALE 1/8" = 1'-0"



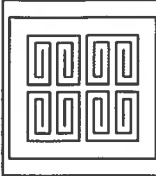
Elevation B1

SCALE 1/8" = 1'-0"



Elevation B2

SCALE 1/8" = 1'-0"



K. NICHOLAS BUTTERBAUGH

ARCHITECT
137A Kapoo St.
Kailua, Hawaii 96734
Tel: (808)262-1928

STAMP



THIS WORK WAS PREPARED
UNDER MY SUPERVISION AND
CONTROL AND I AM A REGISTERED
ARCHITECT IN THE STATE OF HAWAII.

PROJECT DESIGNER



STU DOO

10151 Kailua Rd.
Kailua, HI 96734

PROJECT SITE INFORMATION

Location: 10151 Kailua Rd.
Kailua, HI 96734
Area: 10151 Kailua Rd.
Kailua, HI 96734
Lot: 10151 Kailua Rd.
Kailua, HI 96734

PERMITS

DESCRIPTION

CONTACT

Client: Smith Bros Holdings LLC

Client's Email: [redacted]

Client's phone no.: [redacted]

A-008

Revision 11.0 Revision 12

DATE: 03/01/2025

EXHIBIT C-3 - DWELLING 1 ELEVATIONS LOOKING WEST 2024/SMA-108



 K. NICHOLS BUTTERBAUGH ARCHITECTS 137A Kapaa St. Kailua, Hawaii 96734 Tel: (808)262-1928	STAMP  EXP. 4/30/28 THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSENT I AM ISSUING THIS SEAL UNDER MY OBSERVATION.	PROJECT DESIGNER  STUDIO G Honolulu, HI 96814 Tel: (808) 661-0046	PROJECT SITE INFORMATION Address: 58-205 Ka Ika Road, Hialeah, HI TRAC(1)18-0-00289 58-205 Ka Ika Road Area (Leeward) 41,200 sq Lot 18 Lot 18 Lot 18 FEEM Flood Designations	PROJECT DESCRIPTION New Single Dwelling 58-205 Ka Ika Road, Hialeah HI	CONTACT Client: South Sea Holdings LLC Client's Email: Client's phone no.:	A-009 Revision: 1.0 Section: 02 DATE: 03/07/2025
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NO.	DATE	BY	REVISION
1	01/15/24	STU	ISSUED FOR PERMIT
2	01/15/24	STU	REVISED PER COMMENTS
3	01/15/24	STU	REVISED PER COMMENTS
4	01/15/24	STU	REVISED PER COMMENTS
5	01/15/24	STU	REVISED PER COMMENTS
6	01/15/24	STU	REVISED PER COMMENTS
7	01/15/24	STU	REVISED PER COMMENTS
8	01/15/24	STU	REVISED PER COMMENTS
9	01/15/24	STU	REVISED PER COMMENTS
10	01/15/24	STU	REVISED PER COMMENTS
11	01/15/24	STU	REVISED PER COMMENTS
12	01/15/24	STU	REVISED PER COMMENTS
13	01/15/24	STU	REVISED PER COMMENTS
14	01/15/24	STU	REVISED PER COMMENTS
15	01/15/24	STU	REVISED PER COMMENTS
16	01/15/24	STU	REVISED PER COMMENTS
17	01/15/24	STU	REVISED PER COMMENTS
18	01/15/24	STU	REVISED PER COMMENTS
19	01/15/24	STU	REVISED PER COMMENTS
20	01/15/24	STU	REVISED PER COMMENTS

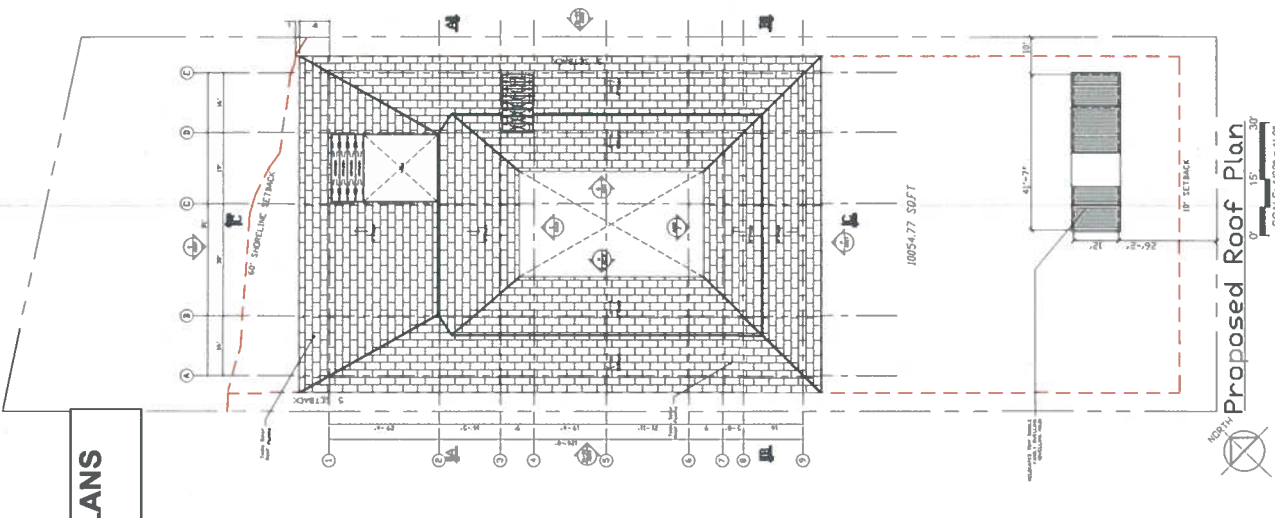
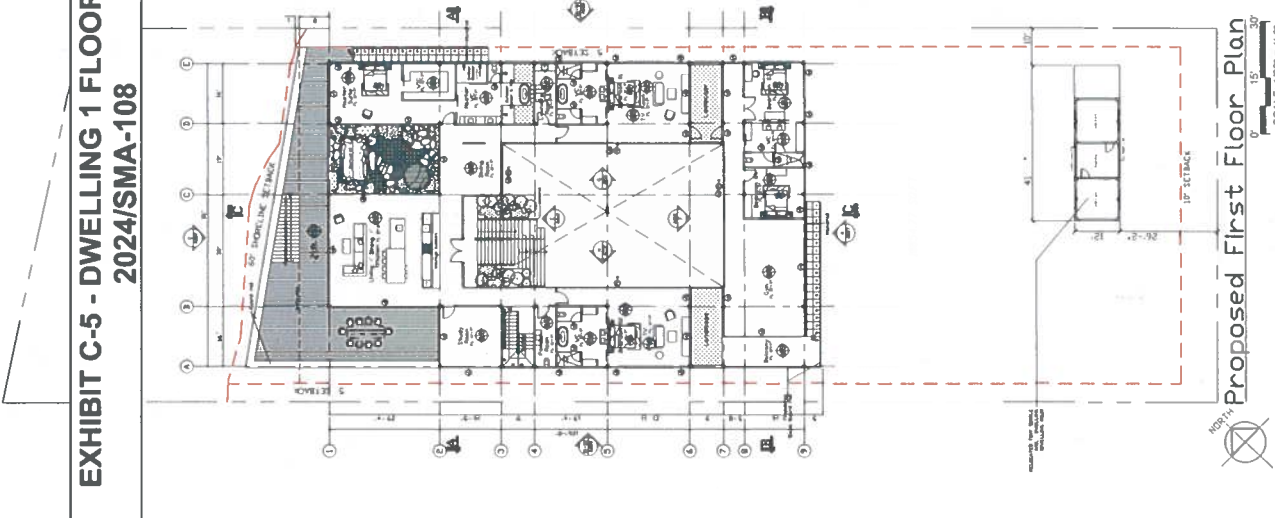
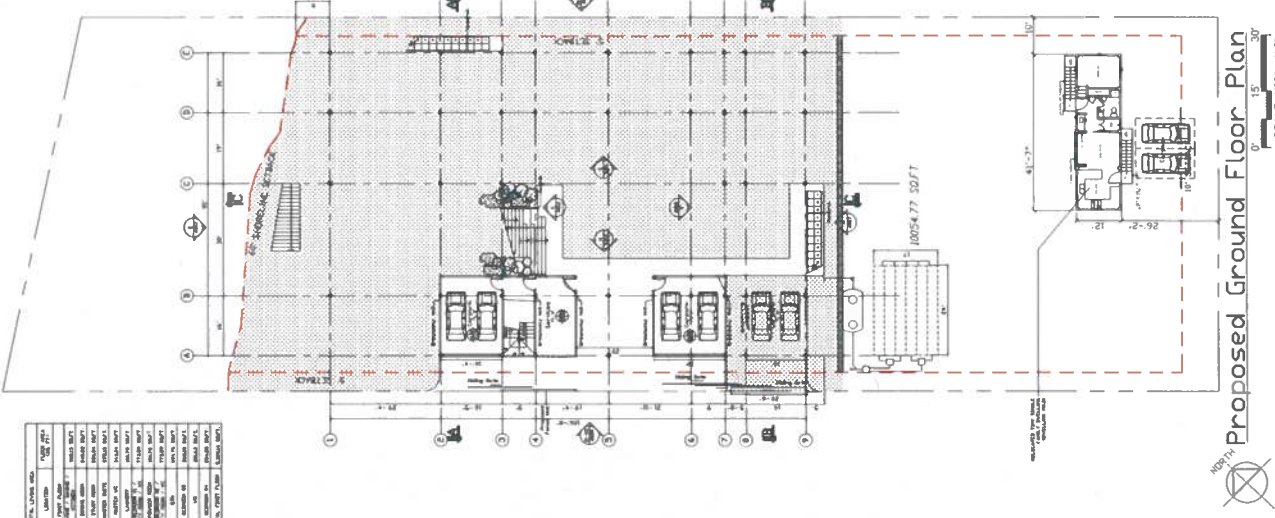


EXHIBIT C-5 - DWELLING 1 FLOOR PLANS
2024/SMA-108

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

STAMP

KALAMA NICHOLS BUTTERBAUGH
 LICENSED PROFESSIONAL ARCHITECT
 No. 9421
 HAWAII, U.S.A.

THIS PROJECT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM AWARE OF THE REQUIREMENTS UNDER MY REGISTRATION.

DATE: 4/30/24
 PROJECT: DWELLING 1 FLOOR PLANS
 PROJECT NO.: 2024/SMA-108

PROJECT DESIGNER

STUDIO
 1005A 77 SOFT
 1005A 77 SOFT
 1005A 77 SOFT

PROJECT SITE INFORMATION

Address: 1005A 77 SOFT
 Honolulu, HI
 TMS: 1005A-000000
 Area: 1005A-000000
 Lot: 1005A-000000
 Lot Number: 1005A-000000

PROJECT DESCRIPTION

New Single Dwelling 1005A 77 SOFT
 1005A 77 SOFT
 1005A 77 SOFT

CONTACT

Client: Smith Sea Holdings LLC
 Client's Email:
 Client's phone no:
 A-004

Prepared Ground Floor Plan
 First Floor Plan & Roof Plan
 DATE: 03/01/2023

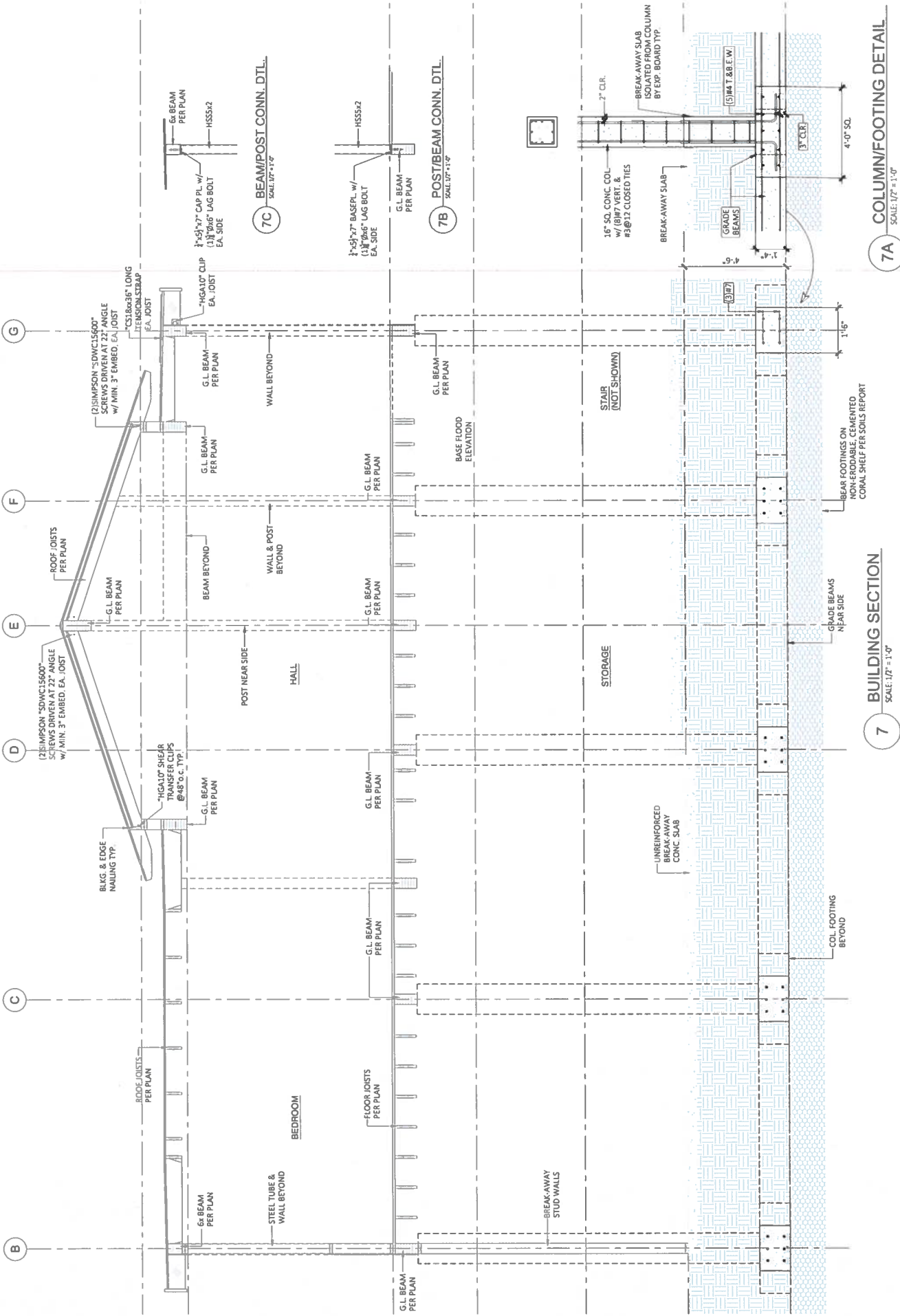


EXHIBIT C-6 - DWELLING 1 CONCEPTUAL COLUMN AND FOOTING PLAN
2024/SMA-108

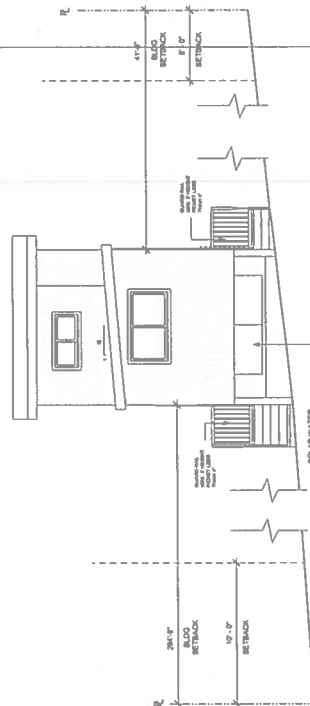
7A COLUMN/FOOTING DETAIL
 SCALE: 1/2" = 1'-0"



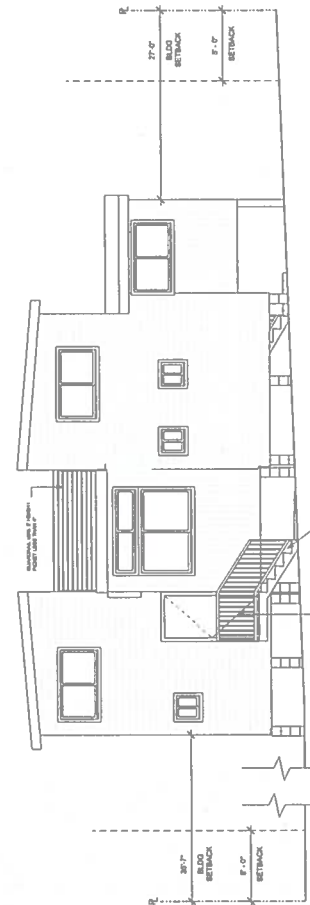
- THE COMPENSATOR SCHEDULE:**
1. BELLOWS SHALL BE 300 INCH CIRC AT ALL DIMENSIONS AND AFTER EACH DOWNHILL SLOPE FROM DWELLING TO SEPTIC TANK.
 2. INFLATOR H-2030 - 2 COMPARTMENT CONFIGURATION WITH 2 INFLATORS PER COMPARTMENT. INFLATORS TO BE FINISHED GRADE. SEE MANUFACTURER'S DIMENSIONS AND INSTALLATION INSTRUCTIONS.
 3. TOP-ITTE 3 HOLE DISTRIBUTION BOX WITH 2 DIA PVC RISER WITH 2 INCH DIA CAPS TO FINISH GRADE.
 4. INFLATOR H-2030 - 2 COMPARTMENT CONFIGURATION WITH 2 INFLATORS PER COMPARTMENT. INFLATORS TO BE FINISHED GRADE. SEE MANUFACTURER'S DIMENSIONS AND INSTALLATION INSTRUCTIONS.
 5. 17" X 54" X .488 GOLF ABSORPTION WITH "H20" INFLATOR. CLUSTER SEE INFLATOR SECTION AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 6. CORRECT ALL DIPS OF INFLATORS AT END OF CLUSTER TO BE FINISHED GRADE. SEE INFLATOR SECTION OF INFLATOR DIM AND INSTALLATION INSTRUCTIONS.

EXHIBIT C-8 - DWELLING 2 ELEVATIONS
2024/SMA-108

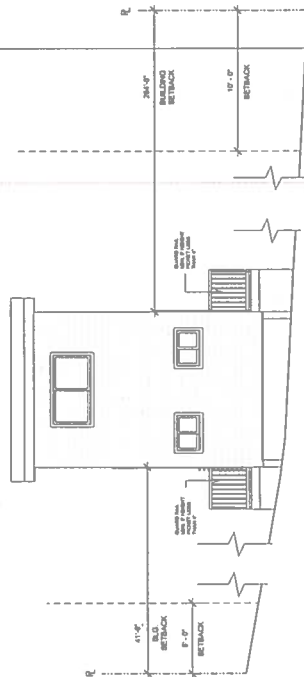
EAST ELEVATION
1/4" = 1'-0"
SCALE 1/4" = 1'-0"



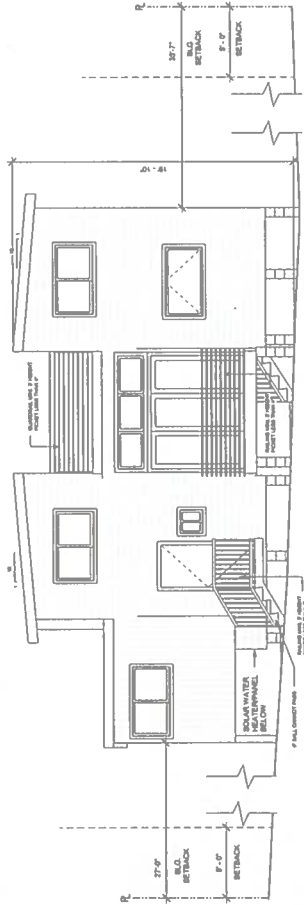
SOUTH ELEVATION
1/4" = 1'-0"
SCALE 1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"
SCALE 1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"
SCALE 1/4" = 1'-0"



SHEET NO.

A003

BUILDING ELEVATION

DATE: 10/03/2024 2:04 PM

REVISION	NO

SOUTH SEA HOLDINGS LLC
NEW DWELLING

59-205 Ke Nui Road, Haleiwa, HI, 96712
TMK: (1) 5-9-002:059

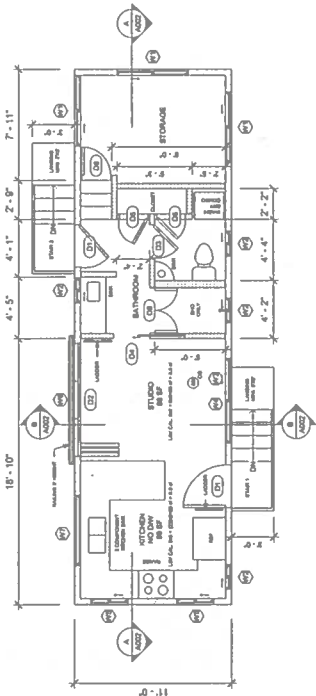
EXP. DATE 04-30-2024

PROJECT TITLE

THIS WORK WAS PREPARED BY ME OR
UNDER MY CLOSE PERSONAL SUPERVISION
AND I AM A LICENSED ARCHITECT
UNDER THE STATE OF HAWAII
DESIGN EIGHT ARCHITECT



EXHIBIT C-9 - DWELLING 2 FLOOR PLANS AND SECTIONS
2024/SMA-108

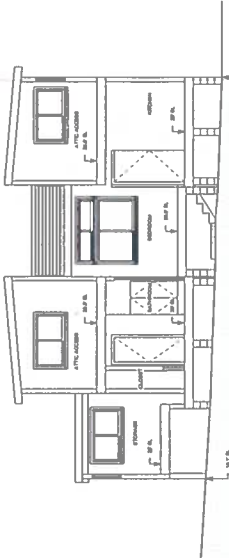


1ST FLOOR PLAN
1/4" = 1'-0"
0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

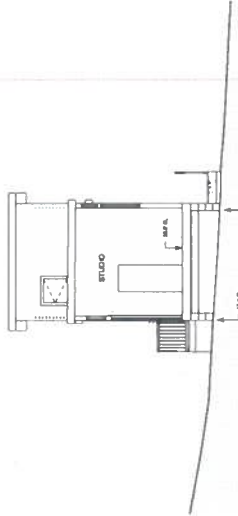
NOTE: INTERIOR WALLS AND PARTITION WALLS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ENTIRE FLOOR SHALL BE ONE CONTINUOUS UNIT. THE ALUMINUM WALLS IN THE HORIZONTAL UNIT, THE ALUMINUM WALLS IN THE VERTICAL UNIT, AND THE INTERCONNECTING DOORS CLOSED. INTERCONNECTING ALUMINUM WALLS SHALL BE LISTED IN ACCORDANCE WITH UL 2030. INTERCONNECTING ALUMINUM WALLS SHALL BE LISTED IN ACCORDANCE WITH UL 2030 AND UL 217.

WALLS: 2x4 WALL, WEATHERBOARD SIDING
2x4 WALL, WEATHERBOARD SIDING

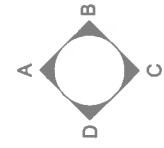
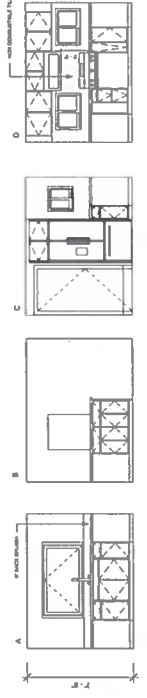
SECTION A-A
3/16" = 1'-0"
0 2'-0" 4'-0" 8'-0"
SCALE: 3/16" = 1'-0"



SECTION B-B
3/16" = 1'-0"
0 2'-0" 4'-0" 8'-0"
SCALE: 3/16" = 1'-0"



INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"
0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"



THIS DRAWING IS THE PROPERTY OF DESIGN EIGHT ARCHITECTURE. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DESIGN EIGHT ARCHITECTURE.

PROJECT TITLE

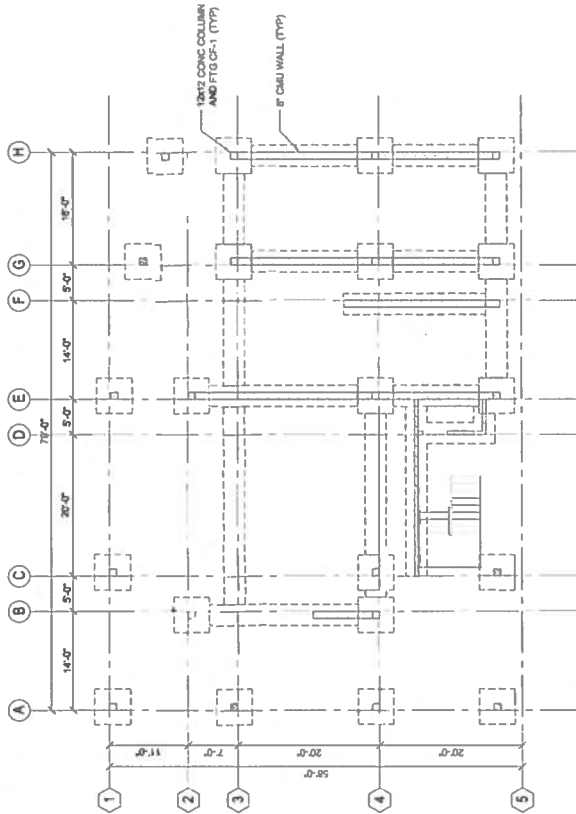
SOUTH SEA HOLDINGS LLC
NEW DWELLING
TMK: (1) 5-9-002:059
59-205 Ke Nui Road, Haleiwa, HI, 96712

REVISION	NO.

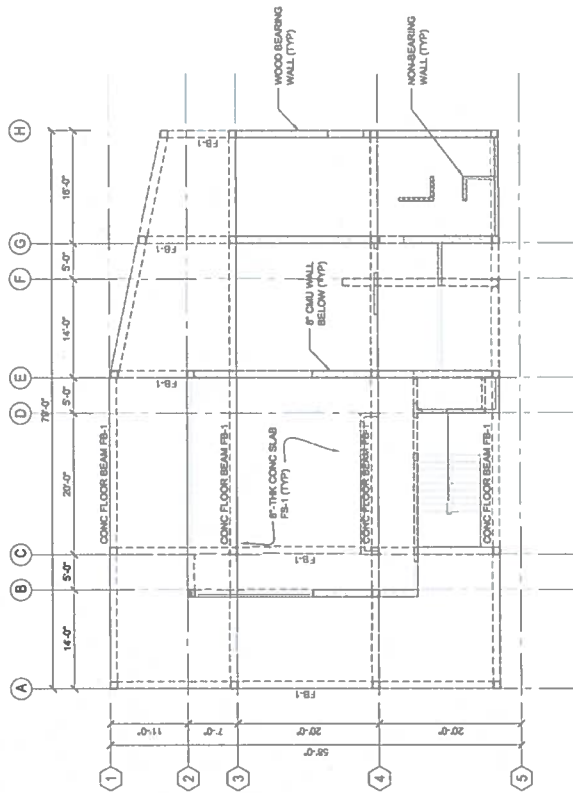
DATE: 10/02/2024 2:29:42 PM
SHEET NO.

A002

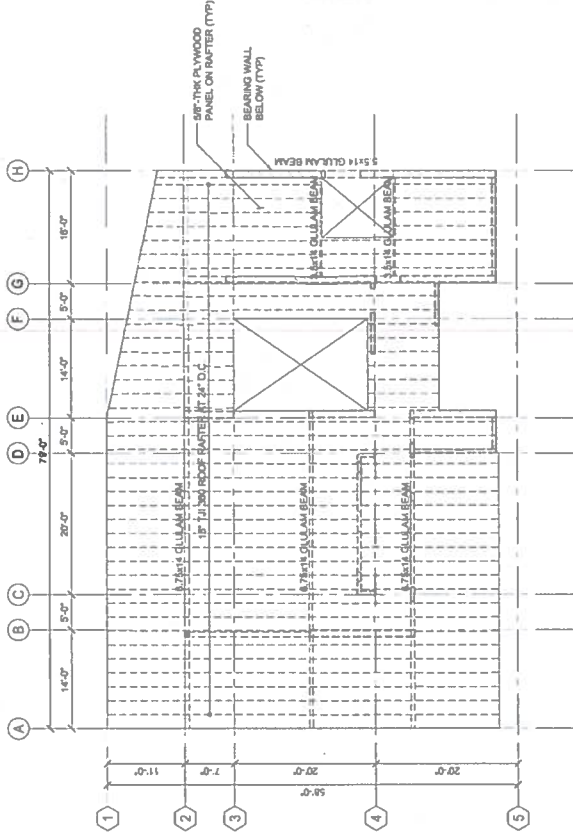
SHEET TITLE: FLOOR PLAN



1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



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



3 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

EXHIBIT C-10 - DWELLING 2 FOUNDATION, FLOOR FRAMING,
AND ROOF PLAN
2024/SMA-108

PROJECT TITLE:
PROPOSED WORK FOR
BAKER RESIDENCE
HALEWAI, HAWAII 96800
TRK: (1) 2-3-000-000 : 0000



STRUCTURAL PLANS

SHEET TITLE:
REVISIONS:
DATE: / /
DATE: / /
DATE: / /
DATE: / /
CHECKED: AND DRAWN:
SCALE: AS SHOWN
SHEET
S002
SHEET 2 OF 4

BUILDING AREA DWELLING 1	
TOTAL	9998.33 SQ.FT.

LAND DISTURBED BY PILINGS	
GROUND FLOOR	261312 SQ.FT.

LOT AREA	
31,385 SQ.FT.	

BUILDING AREA DWELLING 2	
TOTAL	588.84 SQ.FT.

LAND DISTURBED BY PILINGS	
GROUND FLOOR	562 SQ.FT.

LIVING AREA	
DWELLING 1	5,309.14 SQ.FT.
DWELLING 2	499 SQ.FT.

BUILDING AREA - COMBINED	
DWELLING 1	9998.33 SQ.FT.
DWELLING 2	588.84 SQ.FT.
TOTAL FLOOR	10,587.17 SQ.FT.

BUILDING AREA RATIO	
10,587.17 SQ.FT. / 31,385 SQ.FT. X 100%	33.73%

DWELLINGS AND ACCESSORY STRUCTURES	
GROUND FLOOR	3290.28 SQ.FT.

IMPERVIOUS SURFACE AREA	
DWELLING 1	11705.90 SQ.FT.
DWELLING 2	1006.83 SQ.FT.
TOTAL	12,712.73 SQ.FT.
IN PERCENTAGE	40.51%

EXCAVATION & FILL ESTIMATES	
EXCAVATION COVERING AN AREA	173.95 yd³
BACKFILL	40.143 yd³
IMPORTED STRUCTURAL FILL	NOT APPLICABLE
IMPORTED FILL SOIL	40.143 yd³

PER ORDINANCE 21-6.20
1 Per 1000 SF of PRIVATE DWELLING
OR LODGING AREA, NOT INCLUDING
AREAS IDENTIFIED IN (b)(2)(A)

PARKING REQUIRED	
DWELLING 1	SIX SPACE (SIX PROVIDED)
DWELLING 2	ONE SPACE (TWO PROVIDED)

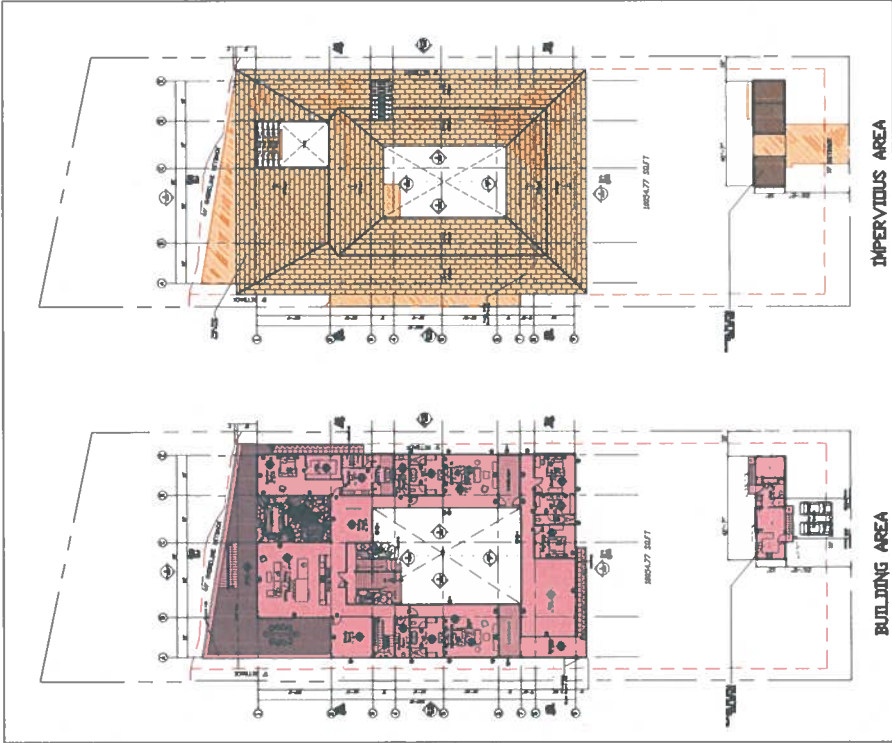


EXHIBIT C-11 - LUO COMPLIANCE CALCULATIONS 2024/SMA-108

NOTE: CALCULATIONS FOR EXCAVATION AND FILL ARE BASED UPON BEST
PROFESSIONAL ESTIMATES FOR PROPOSED CONCEPTUAL DESIGN. TO BE CONFIRMED
BY A CIVIL ENGINEER DURING THE PROJECT'S DETAILED DESIGN PHASE.

K. NICHOLS BUTTERBAUGH

ARCHITECT
137A Kapoo St,
Kalihi, Hawaii 96734
Tel: (808)262-1928

STAMP

THIS WORK WAS PREPARED
BY ME OR UNDER MY
SUPERVISION AND I AM A
LICENSED PROFESSIONAL
ENGINEER IN THE STATE OF
HAWAII. MY LICENSE NO. IS
9421. I AM NOT PROVIDING
ANY OTHER SERVICES.

**PROJECT SITE
INFORMATION**

STUDIO Q
Halekulani A,
Tulipin 15181 Estate

**PROJECT
DESCRIPTION**

New Single Dwelling 10-205
1000 Kalia Road, Honolulu HI

CONTACT

Client: Scott Sea Holdings LLC

CLIENT'S EMAIL

Client's phone no.

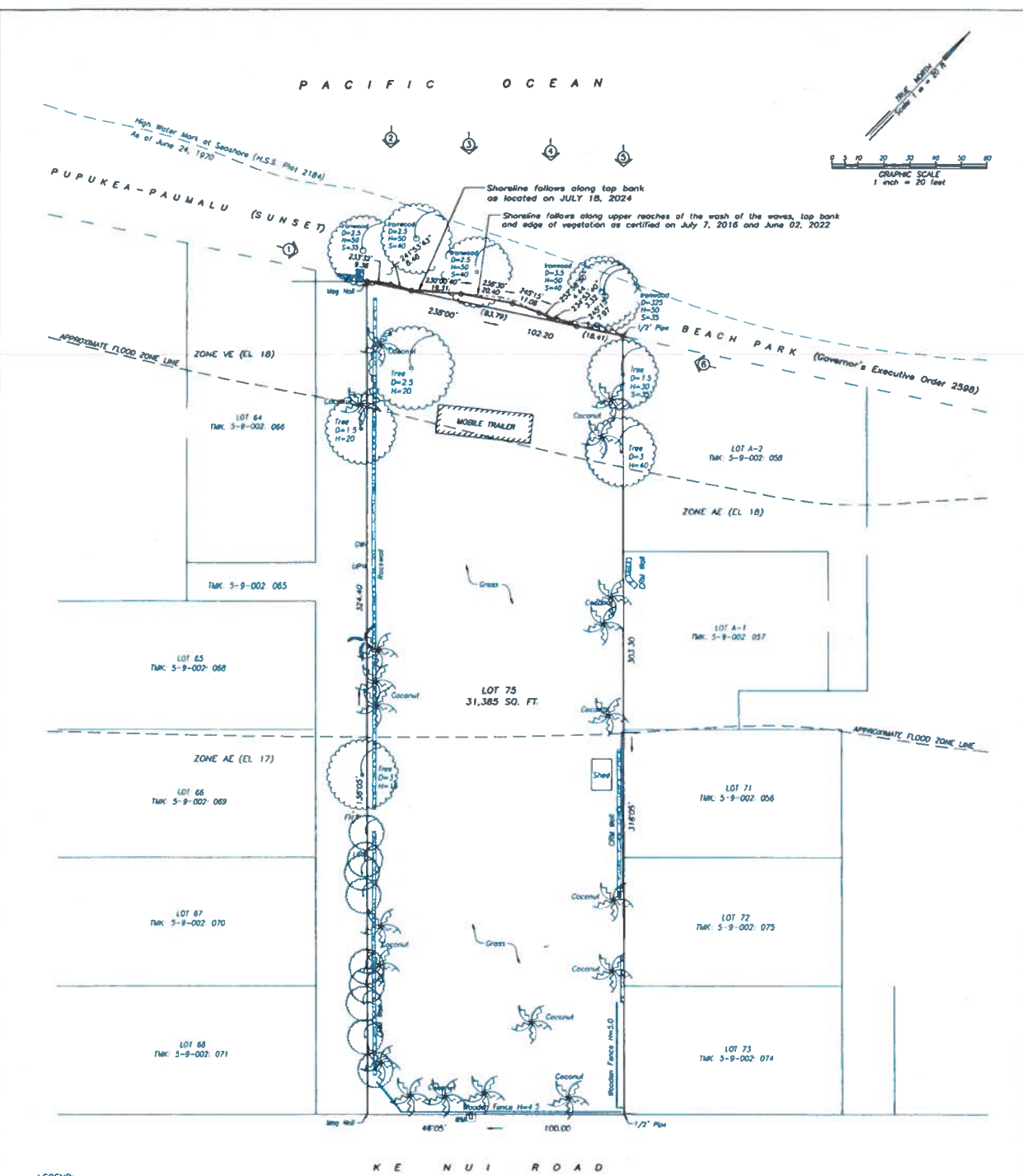
A-016

Proposed Conceptual Design

DATE

03/01/2023

SURVEY OFFICE COPY



- LEGEND:**
- CRM - Concrete Rock Masonry Wall
 - D - Diameter
 - FN - Fire Hydrant
 - GP - Guard Post
 - OW - Out Wave
 - H - Height
 - S - Spread
 - TWK - Tax Map Key
 - UP - Utility Pole
 - WM - Water Meter

- NOTES:**
1. Direction of photographs taken on JULY 18, 2024 at 10:00 AM.
 2. Elevations were referred to bench mark, "TUGS20" (R-15) with an elevation of 26.87 ft. (LWSL).
 3. Shoreline as shown is subject to Final Certification by the Department of Land and Natural Resources as recommended by the Hawaii State Land Surveyor.
 4. FIRM No. 15001SC0020 FIRM Index Date: November 03, 2014 Flood Zone: AE (Dev. 17/18) and VE (Dev. 18)
 5. G.C. PARCEL INFORMATION:
Zoning (LUO): R-3 Residential District
State Land Use: Urban District
Street Setback: None
Shoreline: Shoreline Setback
Lot Restriction: None
Street Setback: None
Height Limit: 25 feet
Shkl. in Sit

The shoreline as delineated in red is hereby certified as the shoreline as of
AUG 29 2024

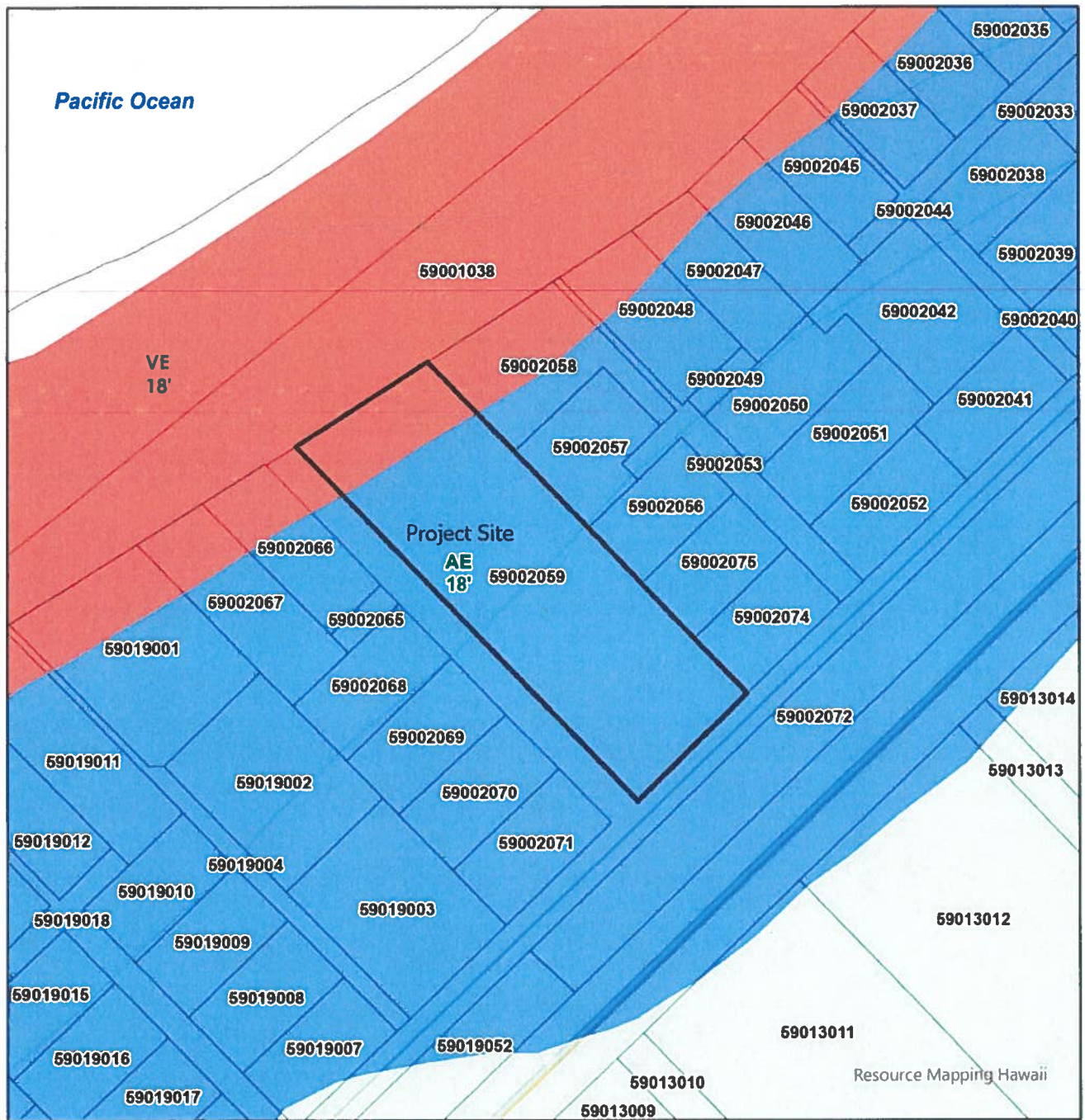
[Signature]
Surveyor General of Land and Natural Resources

This work was prepared by me or under my supervision

[Signature]
GIL P. BUMANGLO
Licensed Professional Land Surveyor
Certificate Number 8948
Exp. Date: April 30, 2026



SHORELINE SURVEY MAP
LOT 75
"PUPUKEA-PAUMALU BEACH LOTS"
BEING ALSO GRANT 8131 TO L.L. FISH
Tax Map Key: (1) 5-9-002: 059
AT PUPUKEA-PAUMALU, KOOLAULOA, OAHU, HAWAII
Site Address: 59-205 Ke Nui Road, Haleiwa, HI
OWNER: SOUTH SEA HOLDINGS, LLC
Address: 1227 Pole Son Vitoras Road
Tamuning, Guam 96913



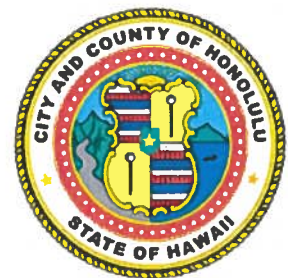
Legend



2024/SMA-108
TMK: 5-9-002: 059

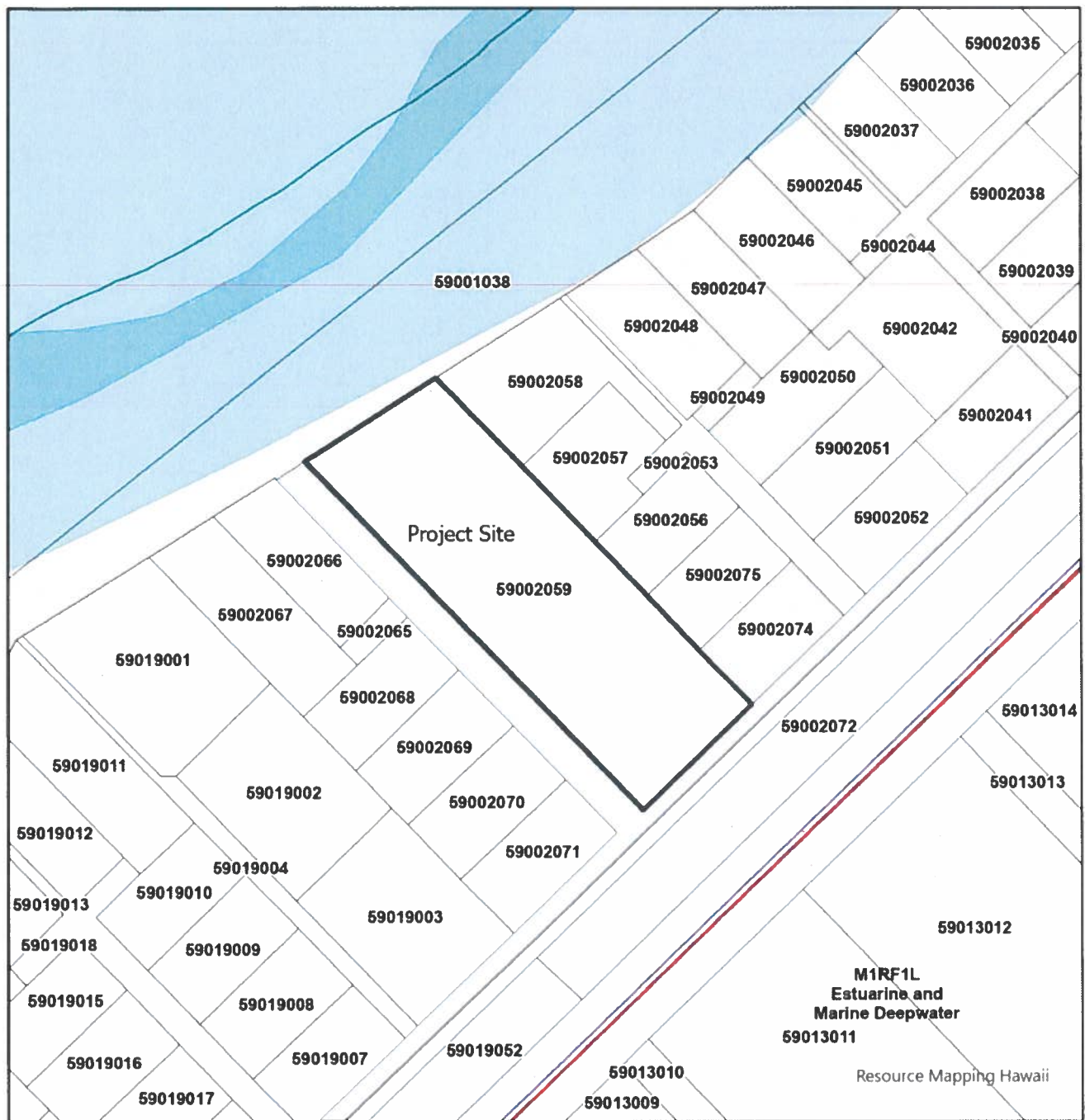
EXHIBIT E - FLOOD ZONES

PANEL 15003C0020F



City and County of Honolulu

November 2024

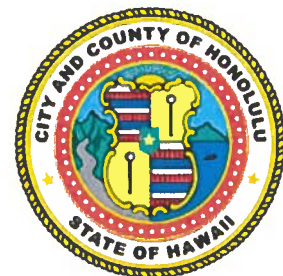


Legend

- Perennial
- Stream System Names
- M1RF1L
- M2RF1N
- M2USP

2024/SMA-108
TMK: 5-9-002: 059

EXHIBIT F - WETLANDS



City and County of Honolulu

November 2024

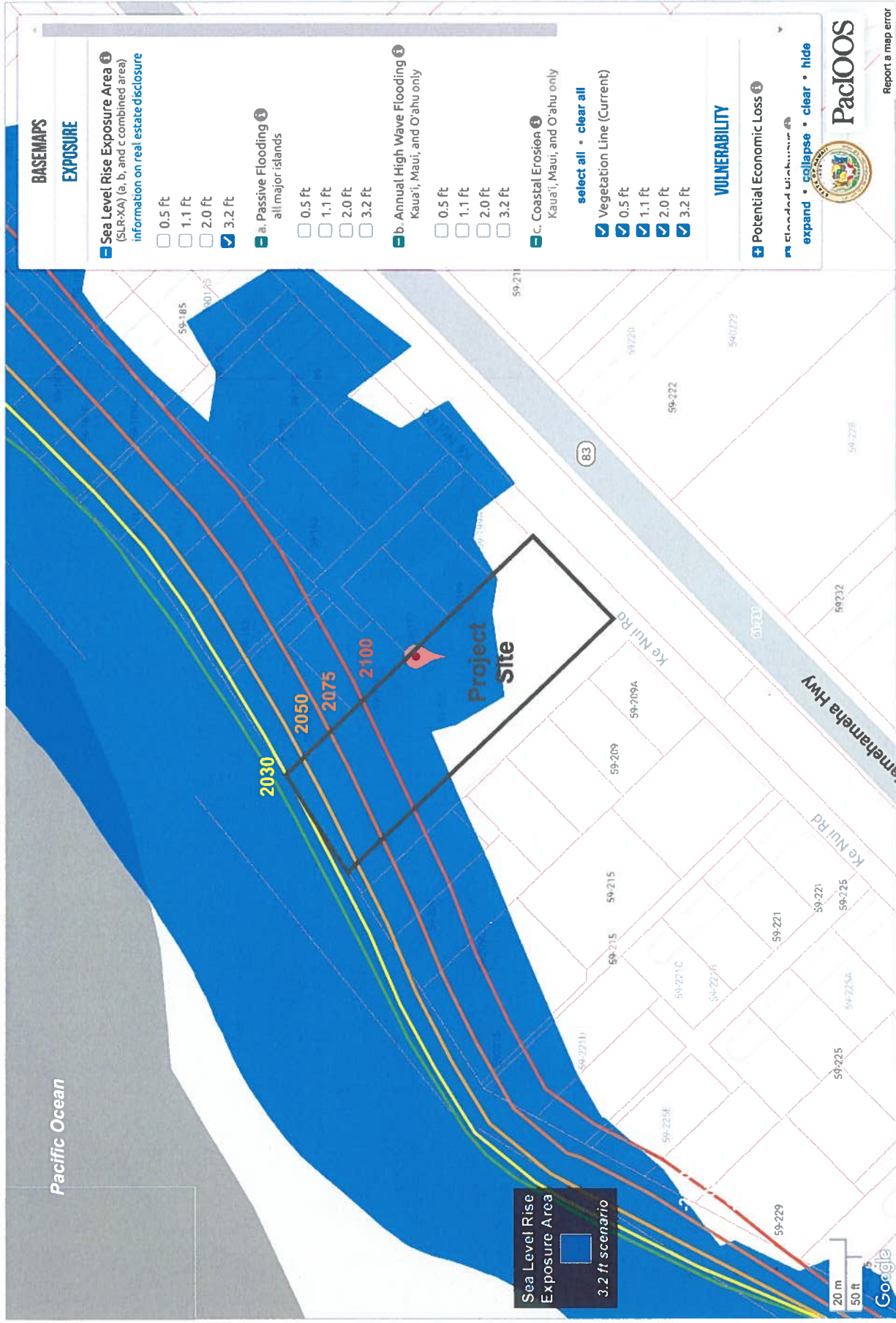


EXHIBIT H - 3.2-FOOT ANNUAL HIGH WAVE AND COASTAL EROSION (LAND LOSS)
SLR-XA BY 2100
2024/SMA-108

BASEMAPS
EXPOSURE

☒ **Sea Level Rise Exposure Area** (SLR-XA) (a, b, and c combined area) information on real estate disclosure

- ☐ 0.5 ft
- ☐ 1.1 ft
- ☐ 2.0 ft
- ☒ 3.2 ft

☒ **a. Passive Flooding** all major islands

- ☐ 0.5 ft
- ☐ 1.1 ft
- ☐ 2.0 ft
- ☐ 3.2 ft

☒ **b. Annual High Wave Flooding** Kaua'i, Maui, and O'ahu only

- ☐ 0.5 ft
- ☐ 1.1 ft
- ☐ 2.0 ft
- ☐ 3.2 ft

☒ **c. Coastal Erosion** Kaua'i, Maui, and O'ahu only

select all • clear all
☒ **Vegetation Line (Current)**

- ☒ 0.5 ft
- ☒ 1.1 ft
- ☒ 2.0 ft
- ☒ 3.2 ft

VULNERABILITY

☒ **Potential Economic Loss**

☒ **Expanded Vulnerability**
expand • collapse • clear • hide



PacIOOS

59-205 Ke Nui Road

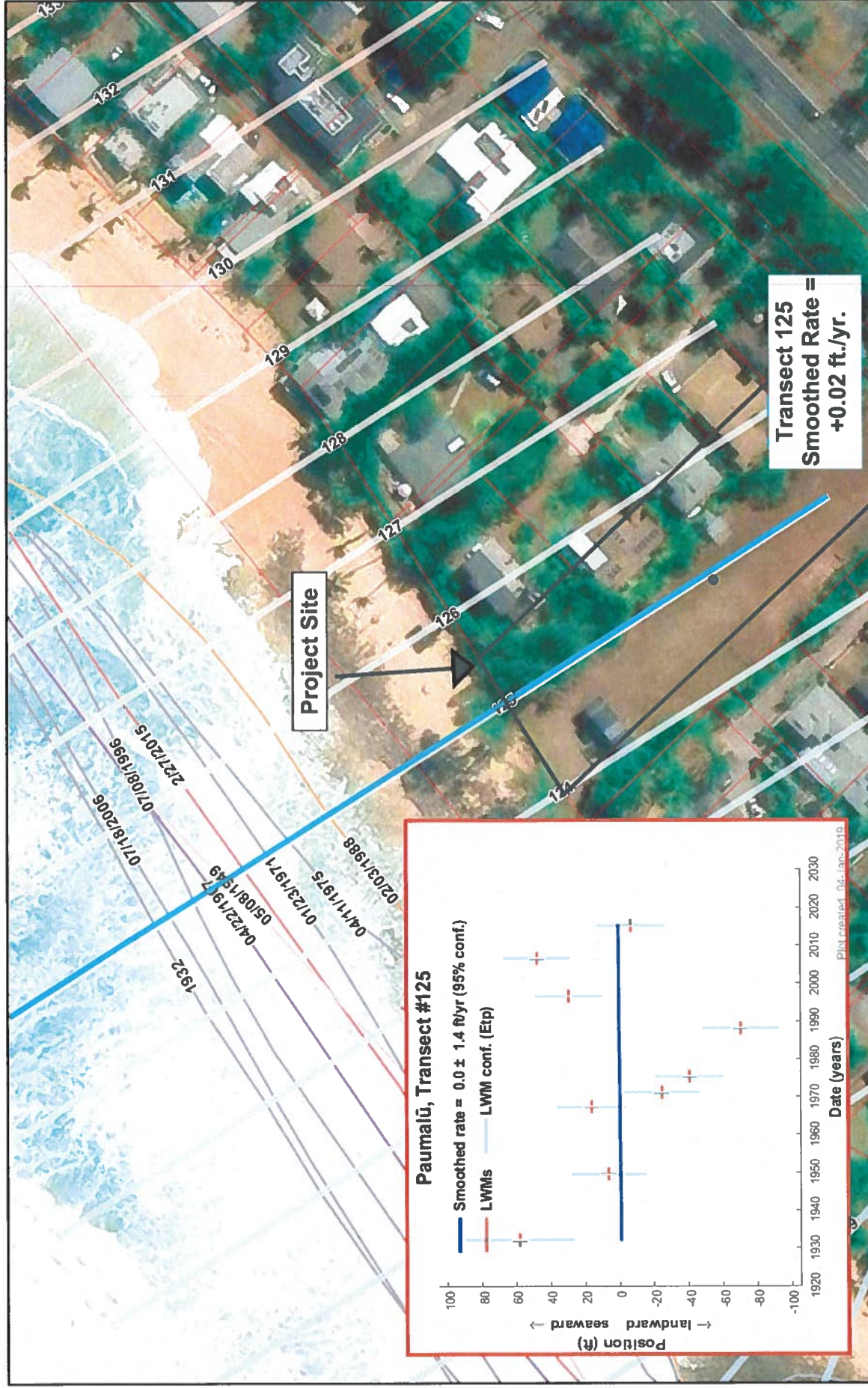
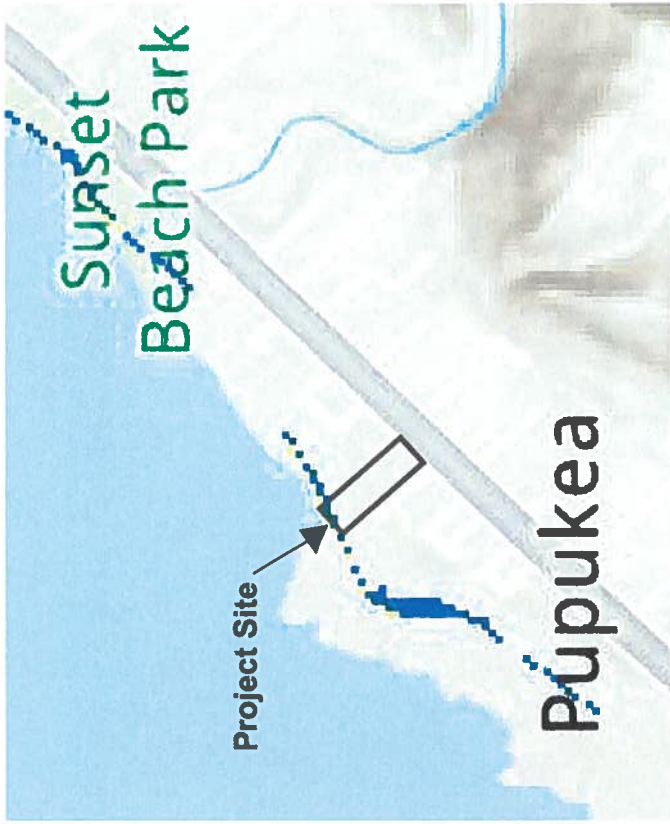
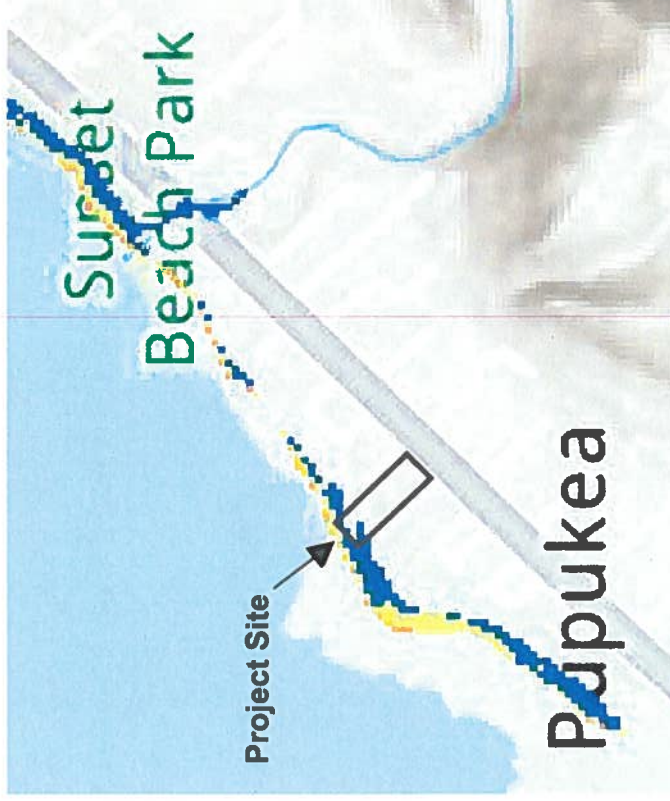


EXHIBIT I - ANNUAL HISTORIC SHORELINE CHANGE RATE

2024/SMA-108



Category 1 Hurricane



Category 4 Hurricane

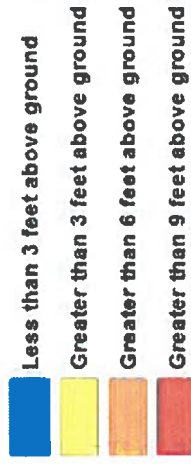


EXHIBIT J - HURRICANE STORM SURGE MAPS 2024/SMA-108



EXHIBIT K - TSUNAMI EVACUATION ZONE
2024/SMA-108

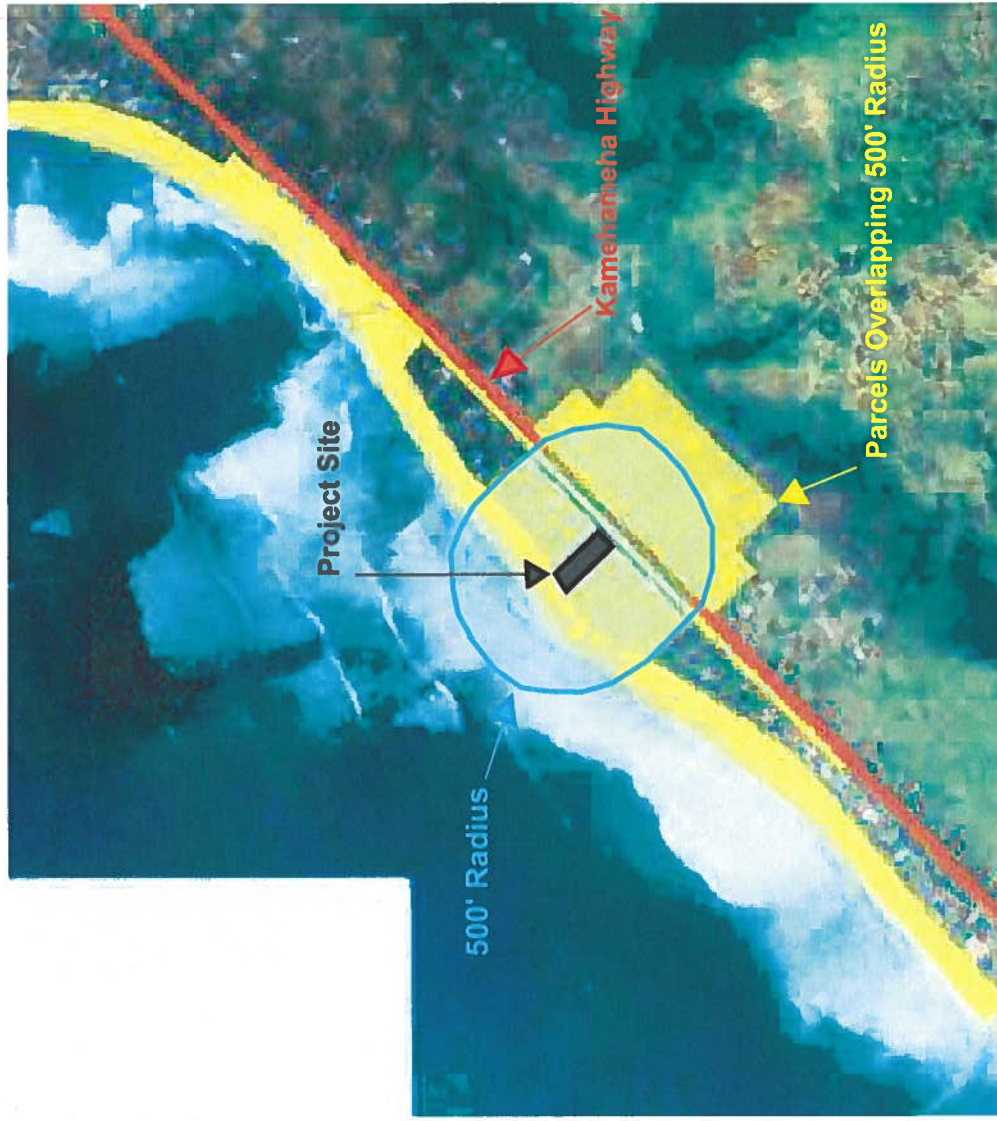


EXHIBIT L - 500-FOOT CUMULATIVE PROJECT RADIUS MAP
2024/SMA-108

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 25-68, CD1

Introduced: 02/24/25 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

Title: GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-UNIT DWELLING, AFTER-THE-FACT POSTING OF AN EXISTING MOBILE SINGLE-UNIT DWELLING, INSTALLATION OF AN INDIVIDUAL WASTEWATER SYSTEM, AND CONSTRUCTION OF PERIMETER FENCING AND GATES IN PŪPŪKEA-PAUMALŪ, O'AHU.

Voting Legend: * = Aye w/Reservations

02/24/25	INTRO	Introduced.
04/03/25	ZON	Postponed to a date and time to be determined by the Committee Chair.
		5 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, WEYER
04/03/25	ZON	Extension of time reported out for adoption.
		CR-127
		5 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, WEYER
04/16/25	CCL	Committee report adopted.
		7 AYES: CORDERO, DOS SANTOS-TAM, NISHIMOTO, OKIMOTO, TULBA, WATERS, WEYER
		2 ABSENT: KIA'ĀINA, TUPOLA
05/29/25	ZON	Reported out for adoption as amended in CD1 form.
		CR-223
		5 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, WEYER
06/04/25	CCL	Committee report and Resolution as amended were adopted.
		9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER

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



GLEN I. TAKAHASHI, CITY CLERK



TOMMY WATERS, CHAIR AND PRESIDING OFFICER