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**City and County of Honolulu – Zoning and Planning Committee**
**November 20th Committee Meeting**

# RESOLUTION – 25- 299

## 430D North Kalaheo Avenue, Kailua

## TMK 1-4-3-017:019

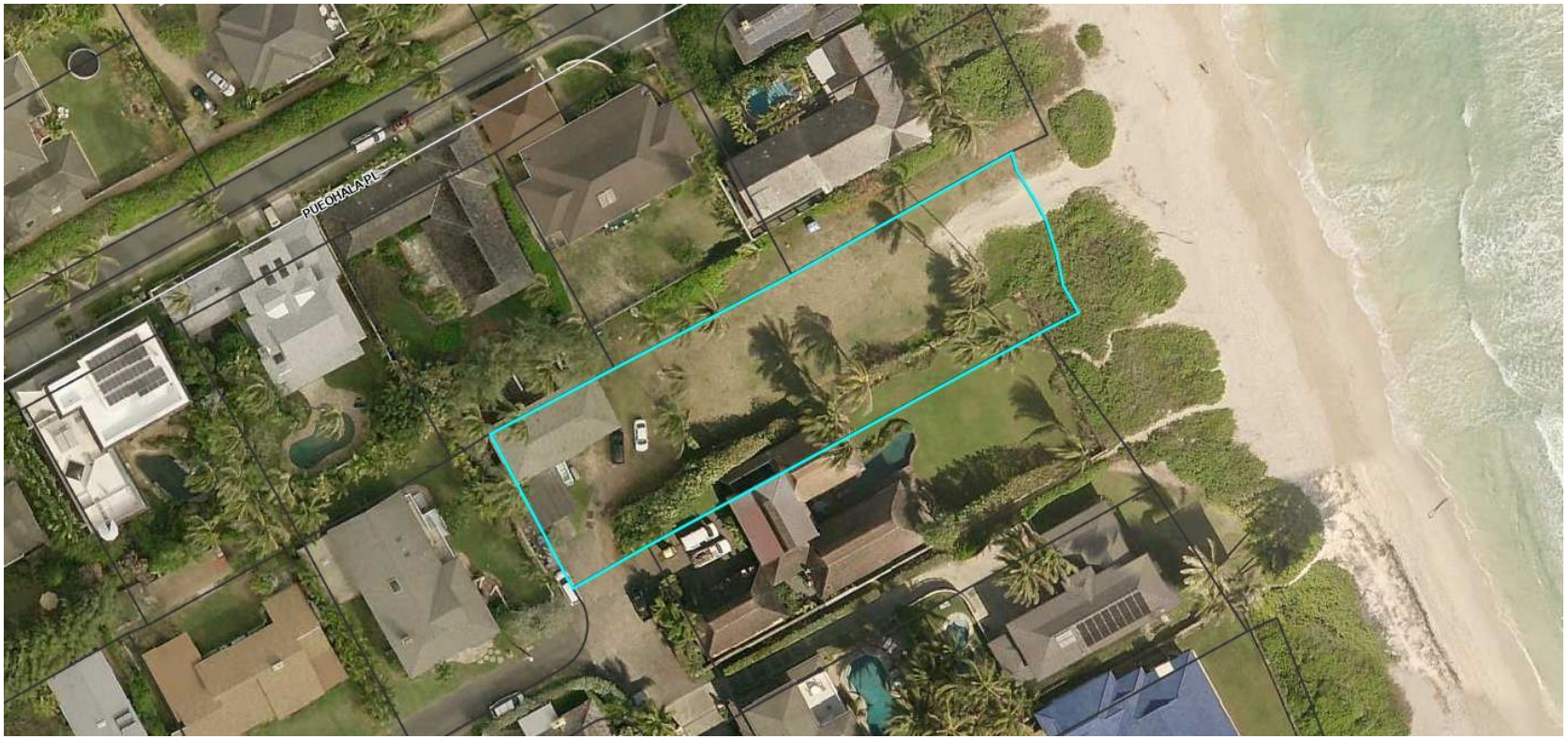
Submitted by Whales Environmental Services, LLC for Resolution 25-299
Committee on Zoning & Planning | November 20, 2025

MISC. COM. 590 ZON

**City and County of Honolulu – Zoning Committee – Taylor Property Public Hearing**

# Summary of Environmental Documentation for SMA Major Application - City Council – Zoning Committee Public Hearing

LOCUS



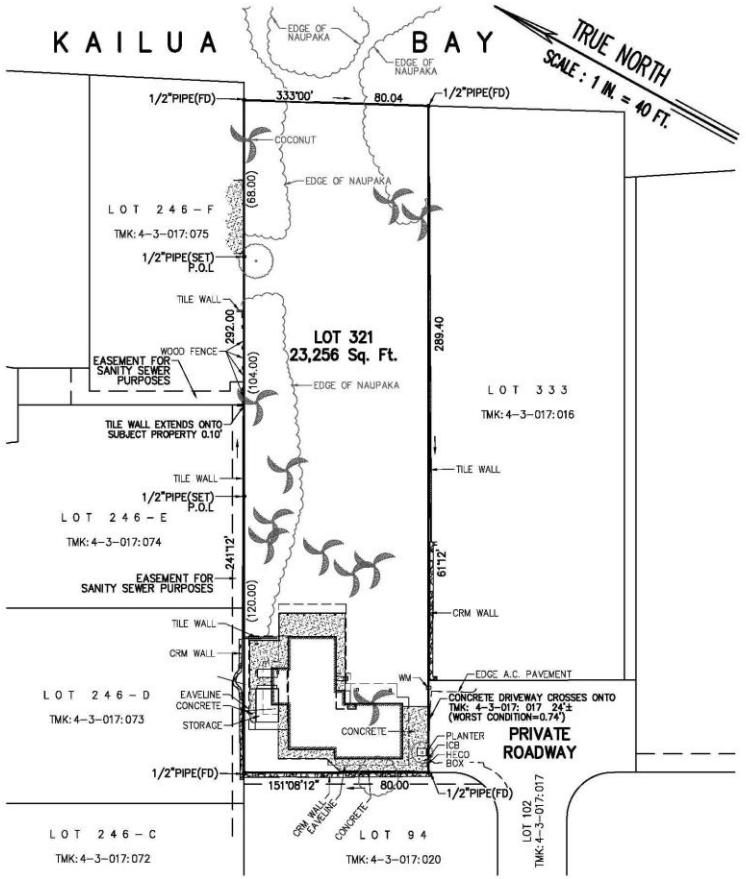
- .5339Acres – 23,256 SF – Erosion Area:0 SF (shoreline not on this subject lot) = Total Area for ISA Calculation – 23,256 SF

**Proposed Action and Location.** The Proposed Action would be construction of a new SFD with a an above-grade swimming pool, Kailua, HI. It's TMK is 1-4-3-017:019 , in the R-10 Residential District. The parcel contains an existing SFD, and this proposed construction is a new SFD intended for private residential personal family use and not used for short-term rental purposes.

**Purpose and Need.** The Proposed Action would be the construction of a residence outside the shoreline setback and in the SMA District. As construction costs are over $500,000, it was agreed that a SMA Major will be needed.

Coordination with interested and affected parties is required; the Draft Consulting Documents was distributed to the agencies listed in the consultation section of that document. This environmental documentation was prepared by WHALE Environmental Services, LLC and was based on the architectural drawings prepared by the architect for the project.

# Current Boundary Survey




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. 04/30/22

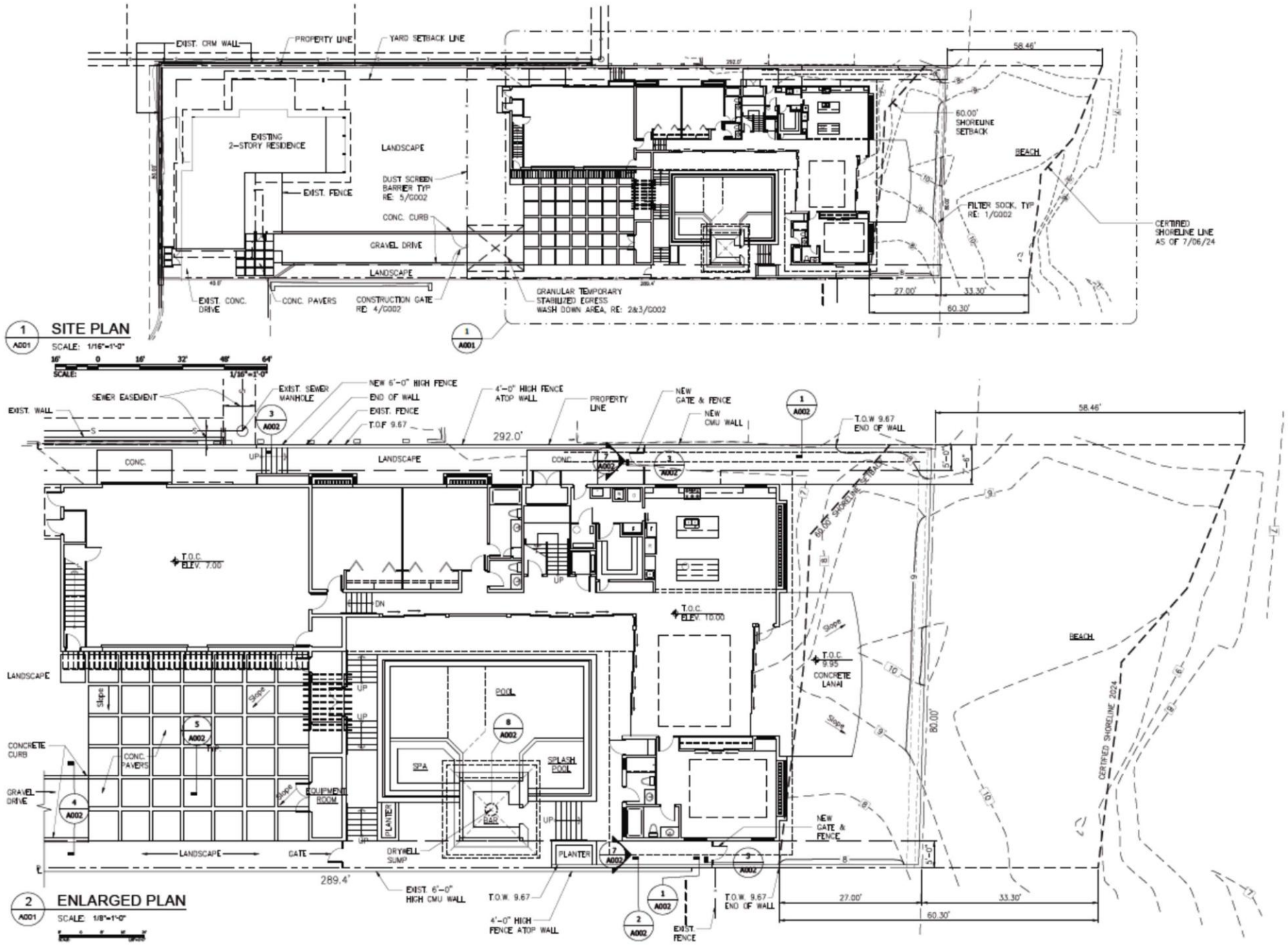
TAX MAP KEY : 4 – 3 – 017 : 019

20175c02-K2.dwg/1701.51/ggj/20200925

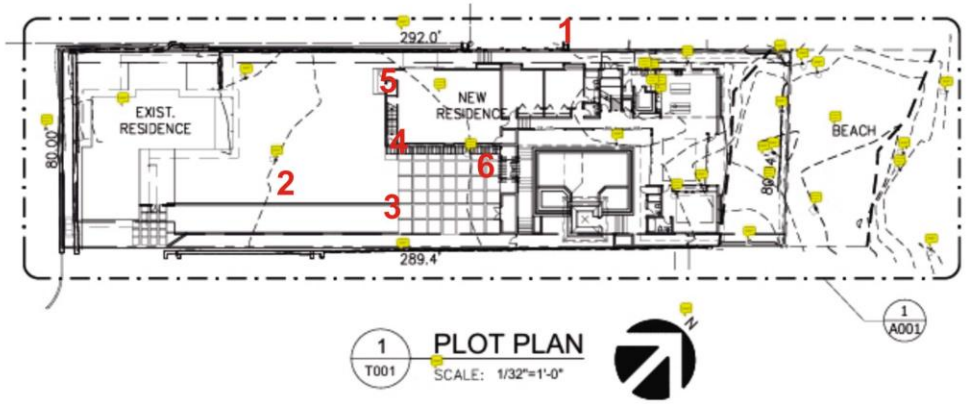
**MAP SHOWING**
**PERIMETER IMPROVEMENTS**
**AFFECTING**
**LOT 321**
**LAND COURT APPLICATION 323**
**AT PUEOHALA, KAILUA KOOLAUPOKO, OAHU, HAWAII**

SCALE: 1 IN. = 40 FT.

OCTOBER 16, 2020 WALTER P. THOMPSON, INC.


EXIST. CRM WALL
PROPERTY LINE
YARD SETBACK LINE
EXISTING 2-STORY RESIDENCE
LANDSCAPE
EXIST. FENCE
DUST SCREEN BARRIER TYP RE: 5/G002
CONC. CURB
GRAVEL DRIVE
LANDSCAPE
EXIST. CONC. DRIVE
CONC. PAVERS
CONSTRUCTION GATE RE: 4/G002
GRANULAR TEMPORARY STABILIZED EGRESS WASH DOWN AREA, RE: 2&3/G002
60.00' SHORELINE SETBACK
BEACH
FILTER SOCK, TYP RE: 1/G002
CERTIFIED SHORELINE LINE AS OF 7/06/24
58.46'
27.00'
33.30'
60.30'
1 SITE PLAN
A001
SCALE: 1/16"=1'-0"
16' 0 16' 32' 48' 64'
SCALE: 1/16"=1'-0"
SEWER EASEMENT
EXIST. SEWER MANHOLE
NEW 6'-0" HIGH FENCE
END OF WALL
EXIST. FENCE
T.O.F 9.67
4'-0" HIGH FENCE ATOP WALL
PROPERTY LINE
NEW GATE & FENCE
NEW CMU WALL
T.O.W 9.67
END OF WALL
EXIST. WALL
CONC.
LANDSCAPE
292.0'
T.O.C. ELEV. 7.00
T.O.C. ELEV. 10.00
T.O.C. 9.95
CONCRETE LANAI
60.00' SHORELINE SETBACK
BEACH
POOL
SPA
SPLASH POOL
BAR
PLANTER
EQUIPMENT ROOM
CONCRETE CURB
CONC. PAVERS
GRAVEL DRIVE
GATE
DRYWELL SUMP
289.4'
EXIST. 6'-0" HIGH CMU WALL
4'-0" HIGH FENCE ATOP WALL
EXIST. FENCE
80.00'
CERTIFIED SHORELINE 2024
2 ENLARGED PLAN
A001
SCALE: 1/8"=1'-0"

# Site Photos - Taylor Residence & proposed SFD Site.



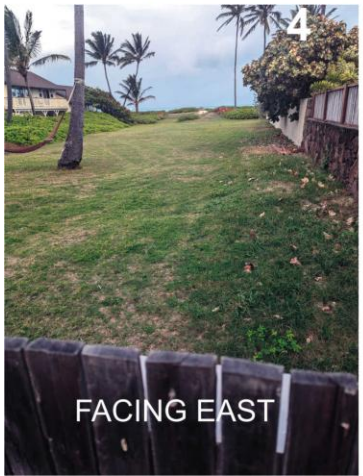

1 T001 PLOT PLAN
SCALE: 1/32"=1'-0"

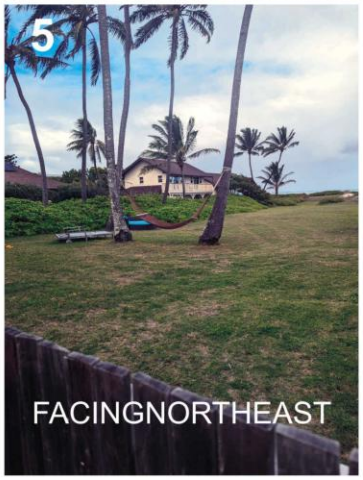


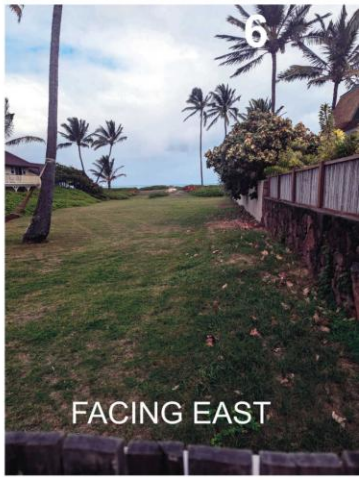




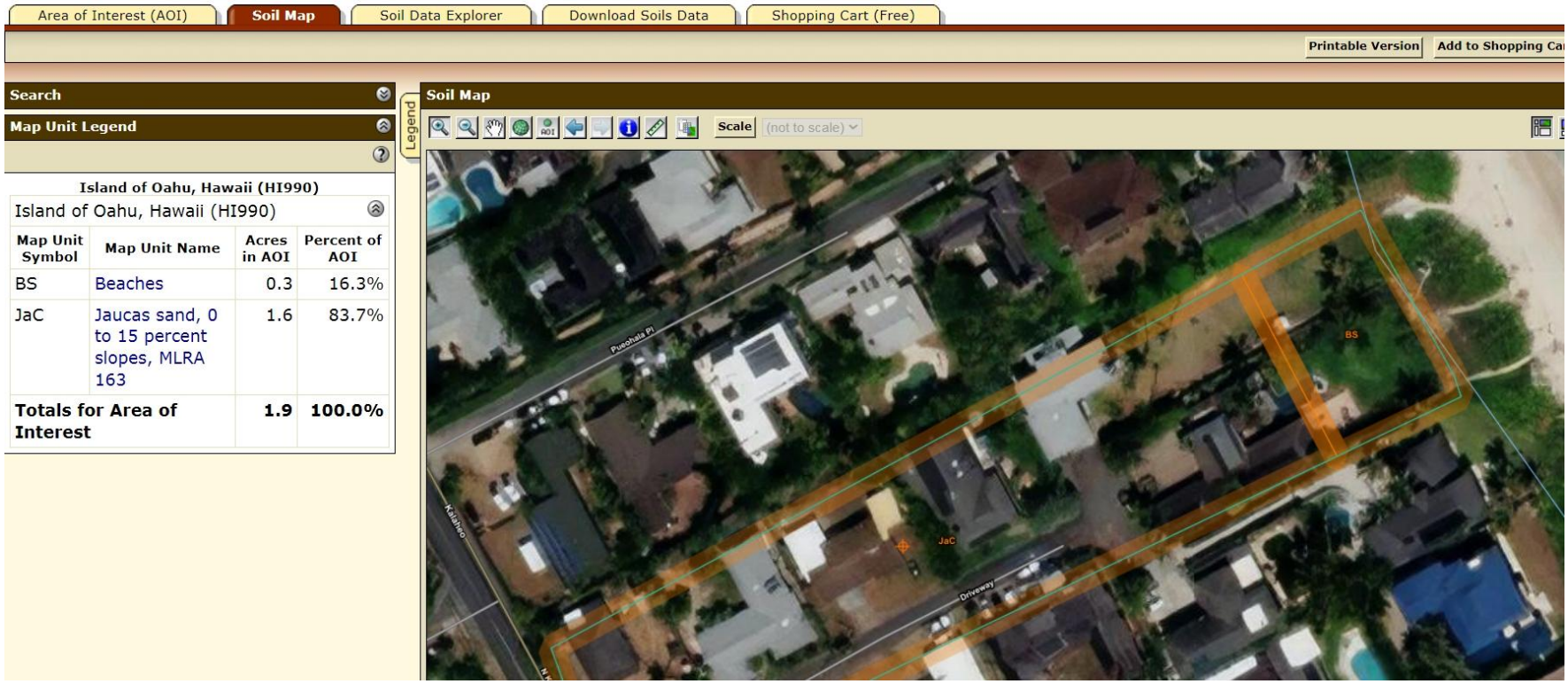


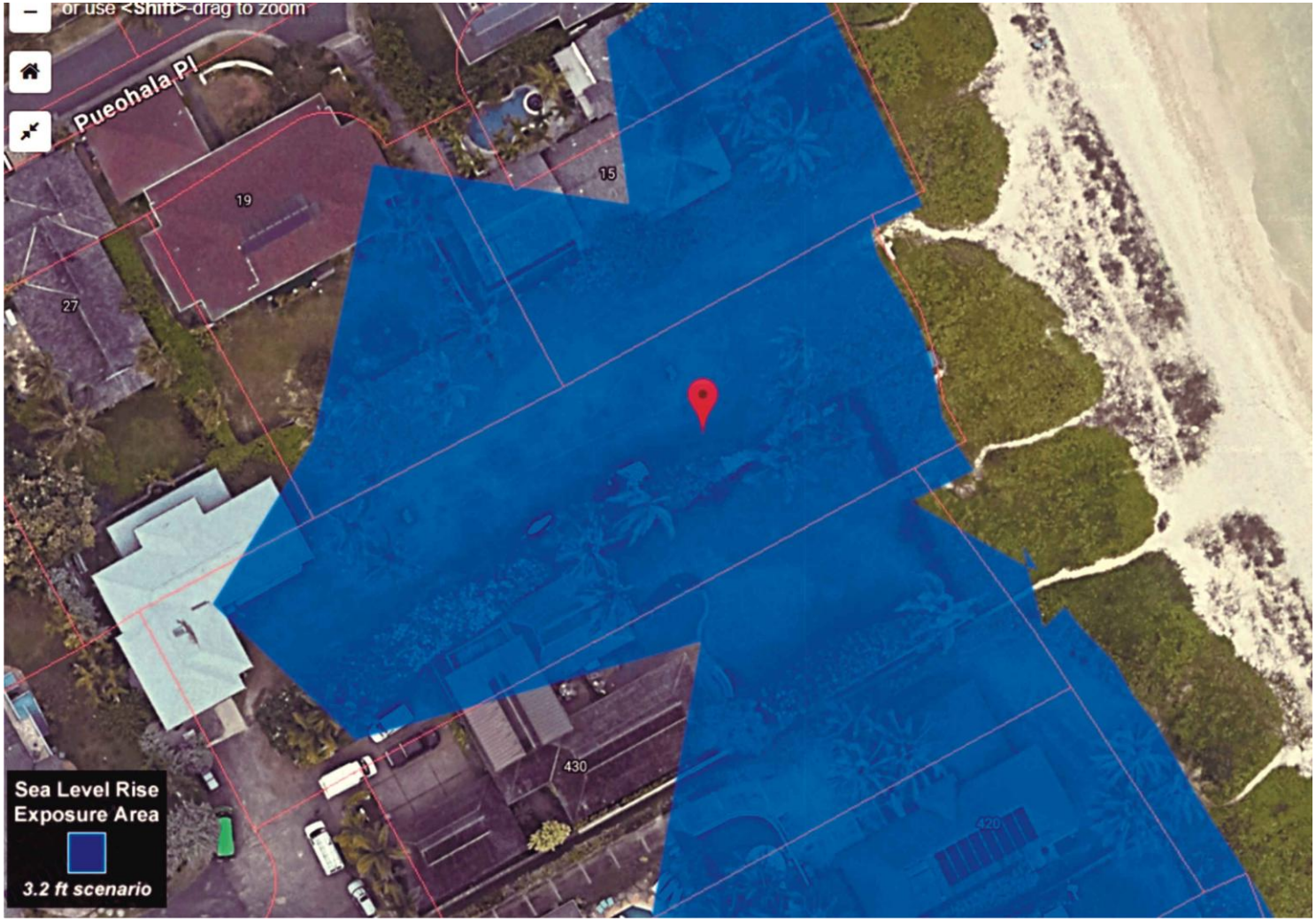



The Property is composed of Jaucas Sands with introduced artificial fill soils and landscape loams



As can be seen, the project area is impacted by the 3.2’ SLR and in response, enhanced foundations are planned.



**Coastal Erosion Indicators are present near the work area of this shoreline lot. This is a studied area. The site has a strong accretion rate.**

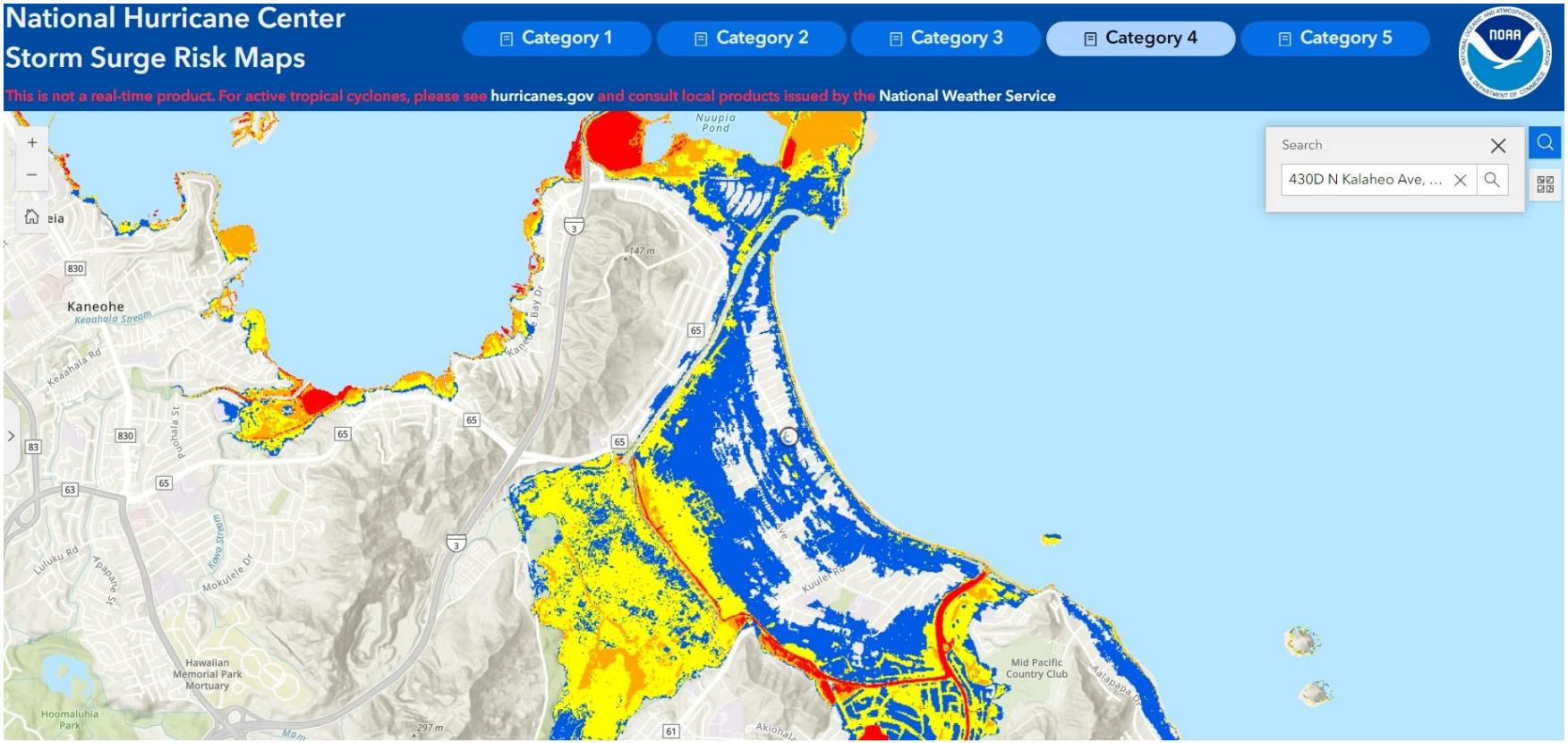
Climate Resilience Collaborative

ANNUAL REPORT ABOUT OUR WORK NEWS PUBLICATIONS RESOURCES

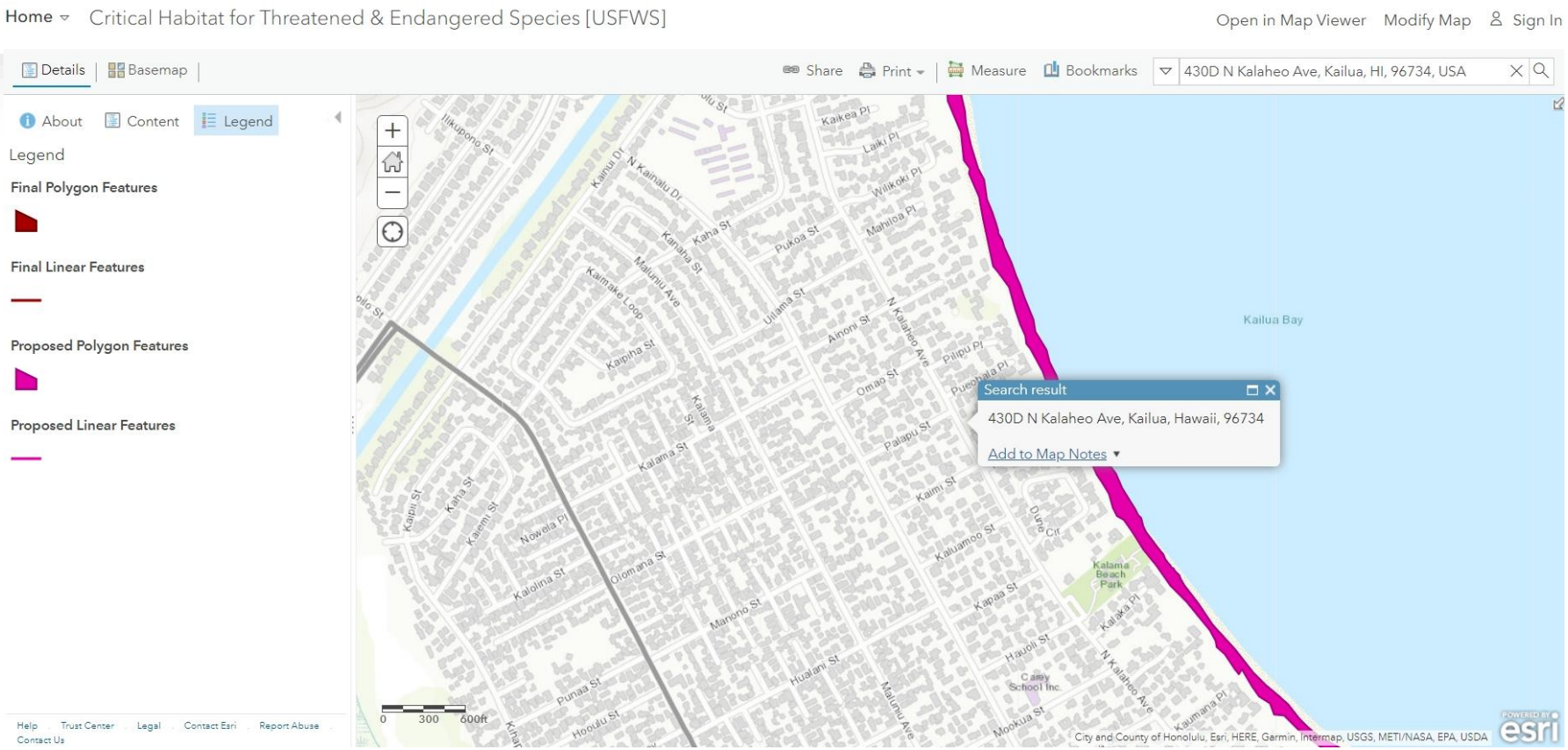
## Hawai'i Shoreline Study web map



**As most of Oahu's shorelines – a Cat 4 Hurricane affects most of the surrounding community, as well as this site. This property lies in a <3' surge impact zone. The dwelling will be structurally constructed to resist hurricane impact.**



# USFW Critical Habitat



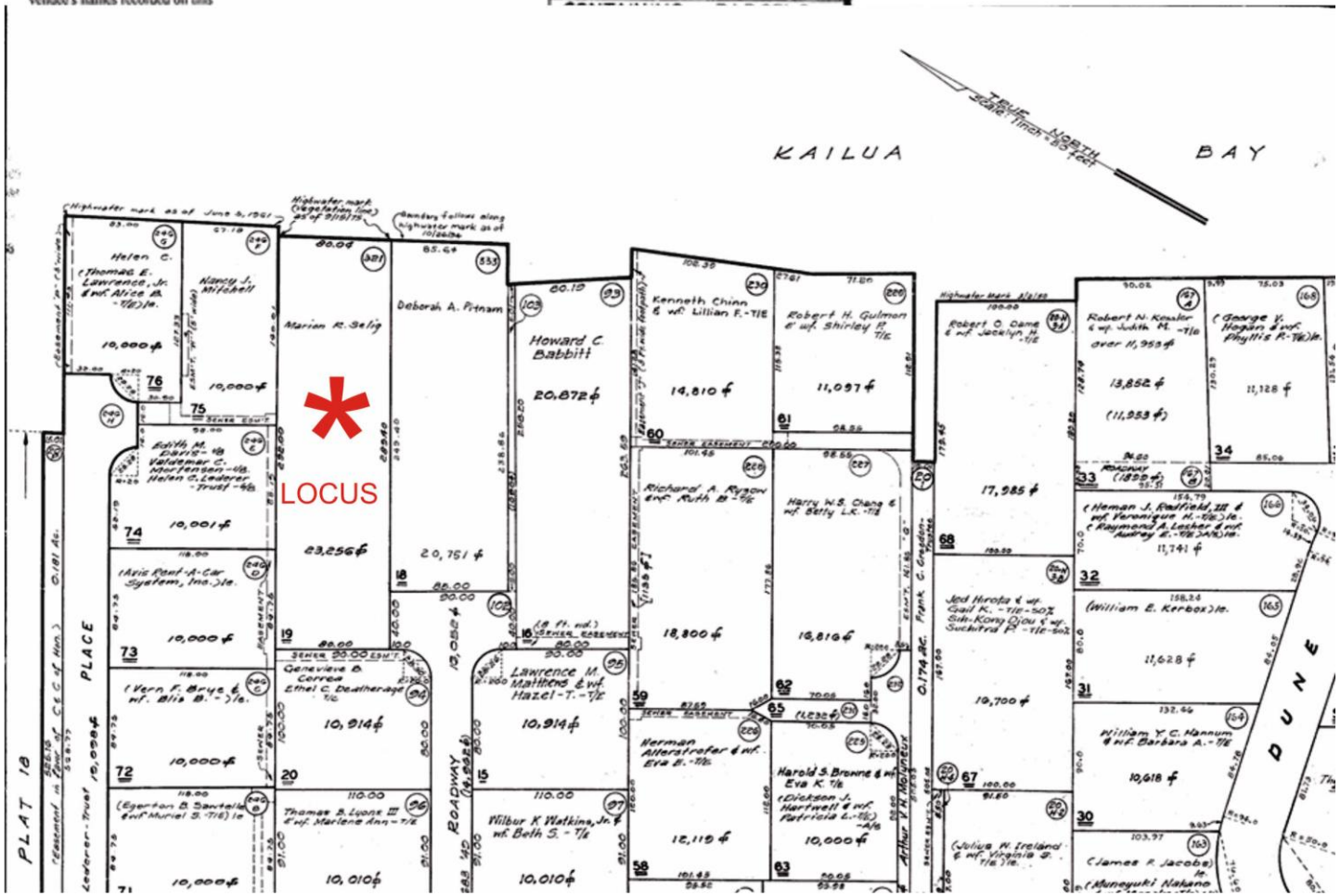
26

Parcels Dropped: 57,

| FIRST DIVISION | | |
|---|---|---|
| ZONE | SEC. | PLAT |
| 4 | 3 | 17 |

Note: All Lots owned by Kalama Land Co. Ltd. unless otherwise noted

NOTICE: Owner's, lessee's and vendee's names recorded on this



## Conditions Suggested

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

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

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

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

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

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

- Question and Answer Period – Mahalo Nui Loa