'26FEB05 AM 7:44 CITY CLERK

City and County of Honolulu – Zoning and Planning Committee
February 3rd Committee Meeting

RESOLUTION – 25- 333

68-309 Crozier Drive, Waialua, HI.

Submitted by Whale Environmental Services, LLC for Resolution 25-333
Committee on Zoning & Planning | February 5, 2026

MISC. COM. 61(26)
ZON



Summary of Environmental Documentation for

LOCUS

SMA Major Application - City Council – Zoning Committee Public Hearing

The Proposed Action and Location - consists of the construction on a parcel of demolition an existing SFH, and garage with a new SFD, pool and garage in Waialua, HI. SMA Major Land Use Permit Application Trigger(s) Construction within Special Management Area (SMA) and X Flood Hazard Zone with a cost >$500,000 SMA Major.

13,230 SF (0.3037 acres) – Erosion Area:0 SF (certified shoreline is off-site) = Total Area for ISA Calculation – 13,230 SF

- Coordination with interested and affected parties is required; the Draft Environmental Documents were 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.

Vavul Property

DWELLING FLOOR AREA:

1ST FLOOR INTERIOR AREA: 2,483 SF
1ST FLOOR INTERIOR AREA- GARAGE: 474 SF
1ST FLOOR COVERED LANAI AREA: 583 SF
2ND FLOOR INTERIOR AREA: 2,092 SF
2ND FLOOR COVERED LANAI AREA: 275 SF
RECREATION ROOM: 740 SF
TOTAL FLOOR AREA: 6,647 SF

GARAGE AREA: 794 SF

MAX ALLOWABLE FAR: 0.7
ACTUAL FAR: 6647/13230= 0.50

OWNER: ROBERT VAVUL
STREET ADDRESS: 68-309 CROZIER DR. WAIALUA, HI
T.M.K. NUMBER: 6-8-005:015
LOT AREA: 13,230 SF
MAX. BUILDING AREA: 50% (6,615 SQ. FT.)
ACTUAL LOT COVERAGE: 33% (4,334 SQ. FT.)
ZONING: R-7.5
FLOOD ZONE: AE +14.0' & XS
SETBACKS: FRONT: 10' SIDE & REAR: 5'

BUILDING AREA:
DWELLING BUILDING AREA: 3,540 SF
GARAGE AREA: 794 SF

TOTAL BUILDING AREA: 4,334 SF

1 & 2-FAMILY DWELLING PROJECTS:
1. USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70 (G)
2. TOTAL IMPERVIOUS AREA (SHADED): 8,353 SF/13,230 SF= 63.1%

PARKING CALCULATION:
1 PER UNIT PER 1,000 SF
TOTAL REQUIRED PARKING: 7
TOTAL PROVIDED PARKING: 7

LD. CT. APP. 609. Por. MOKULEIA BEACH TRACT, WAIALUA, OAHU, HAWAII.

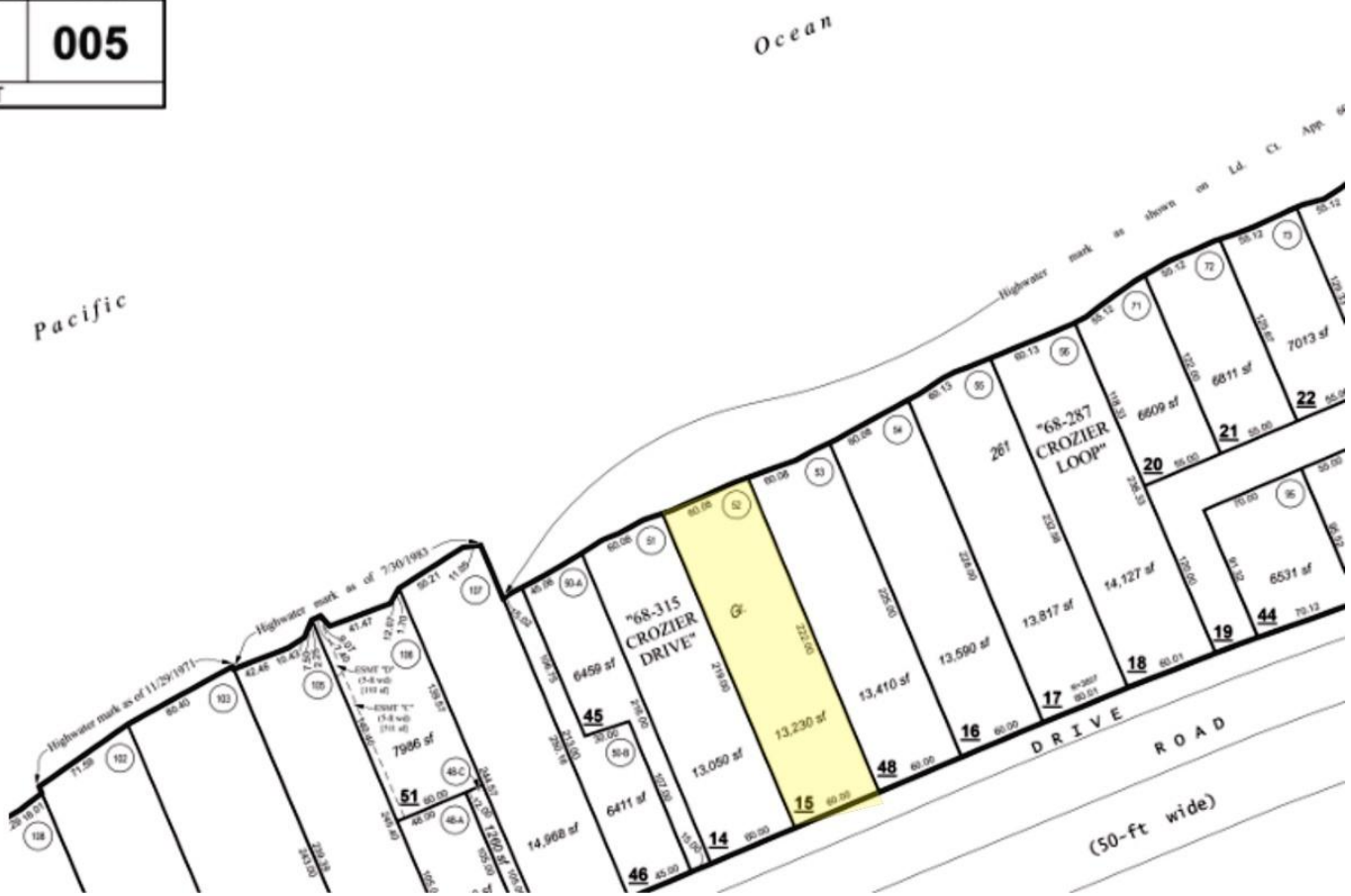
DROPPED PARCELS: 2, 3, 13, 33, 54

DEPARTMENT OF BUDGET & FISCAL SERVICES
REAL PROPERTY ASSESSMENT DIVISION
TAX MAPS BRANCH
CITY & COUNTY OF HONOLULU
TAX MAP

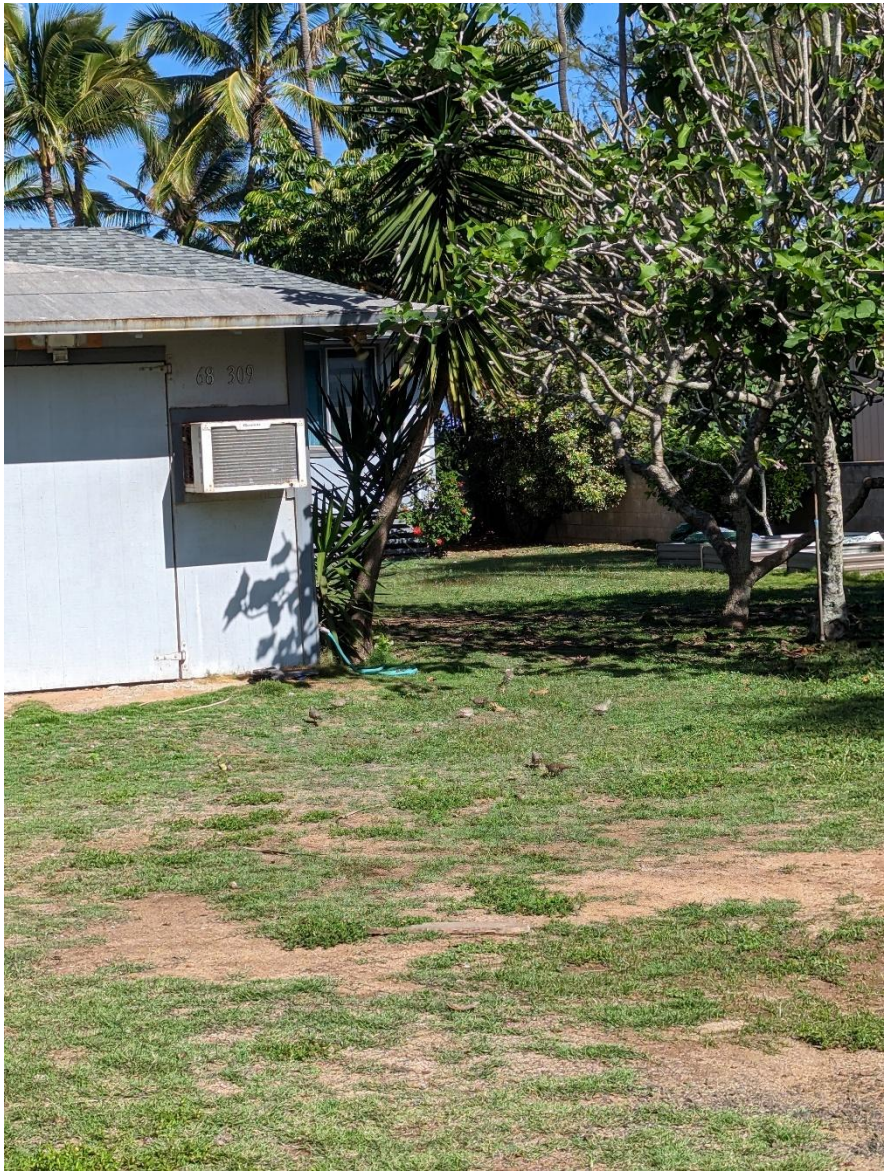
FIRST TAXATION DIVISION

ZONE	SECTION	PLAT
6	8	005

SCALE: 1 INCH = 60 FEET

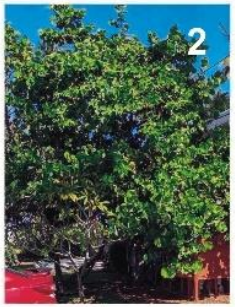


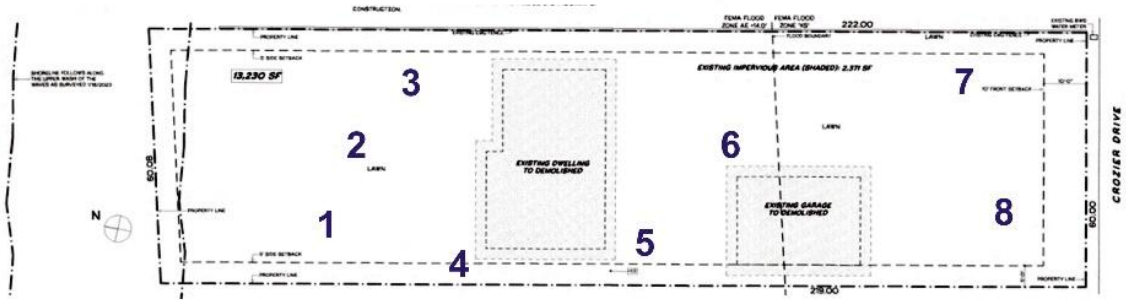
Vavul Property – Existing SFD

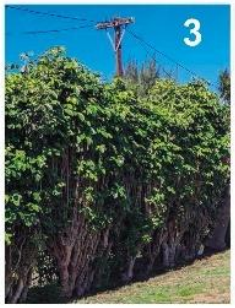


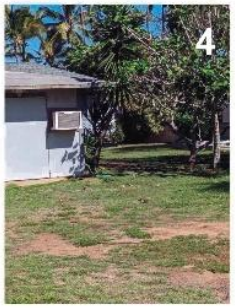
Vavul Site Photos







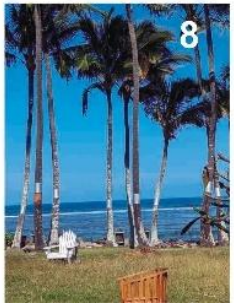






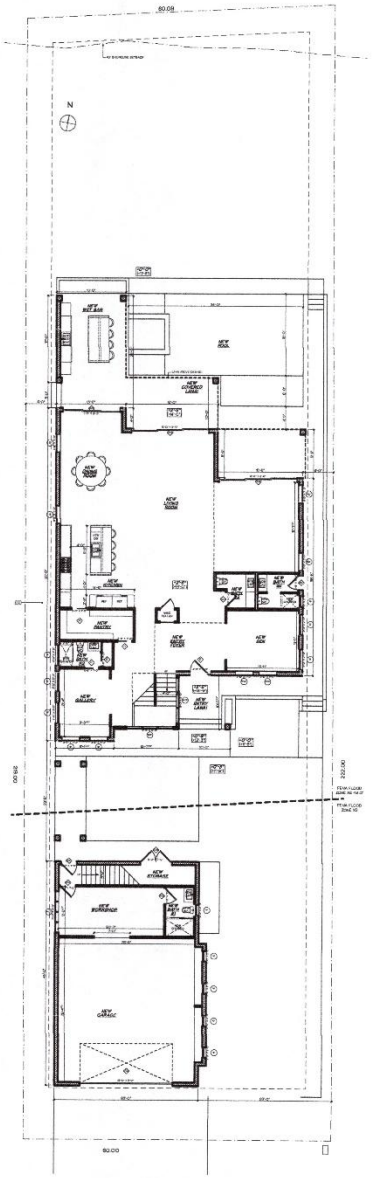






1. facing east to sideline
2. facing north toward garage
3. facing west to that sideline
4. facing north along side of garage
5. facing south toward garage
6. facing west mid yard
7. facing northwest in setback
8. facing north - shoreline view

Photos 1-8 photography locations



1 OVERALL SITE
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

kc@kaihaku.com 808.223.7691

VAVUL RESIDENCE

68-309 CROZIER DR. WAIALUA HI 96791

TMK: 6-8-005-015

DRAWING:

DATE: 10/11/2023

SHEET NO.
SKA
01

Search

Map Unit Legend

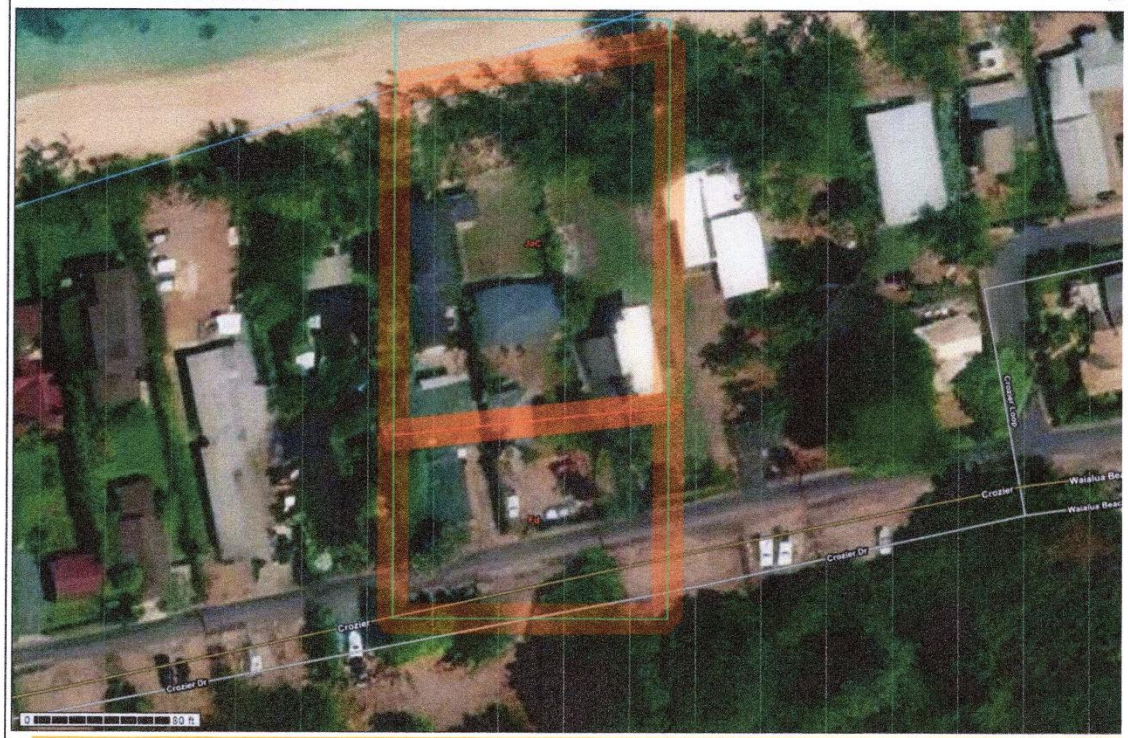
Island of Oahu, Hawaii (HI990)

Island of Oahu, Hawaii (HI990)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Fd	Fill land	0.4	33.0%
JaC	Jaucas sand, 0 to 15 percent slopes, MLRA 163	0.8	59.4%
Totals for Area of Interest		**1.3**	**100.0%**

Soil Map

Scale (not to scale)

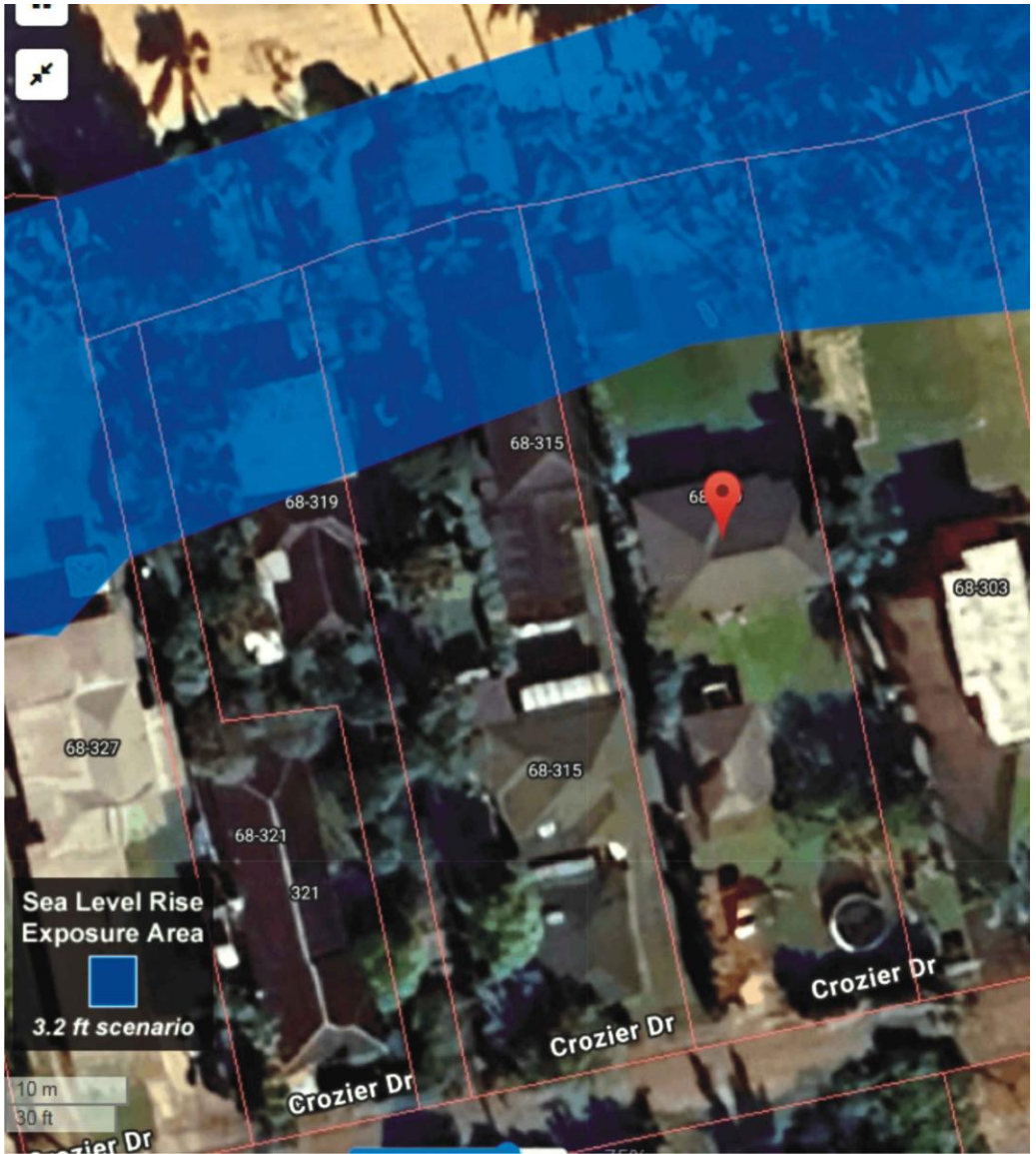


Warning: Soil Map may not be valid at this scale.

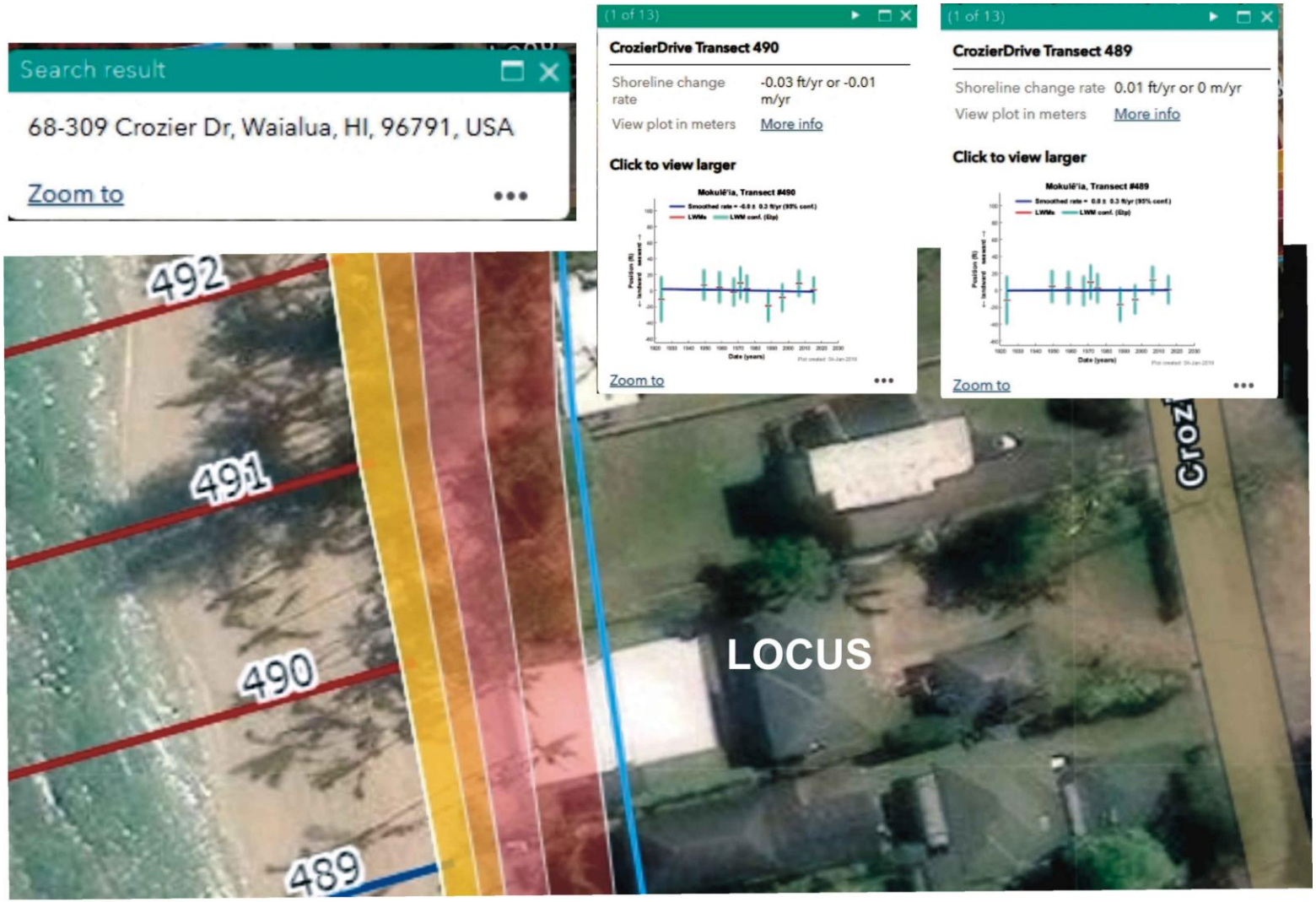
You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surve that comprise your AOI were mapped at 1:24,000. The design of map units and the level of detail shown in the resulting soil map are dependent on that ma scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do r show the small areas of contrasting soils that could have been shown at a more detailed scale.

As can be seen, the project area not impacted by the 3.2’ SLR, but the non-work area is; regardless, enhanced foundations are planned.

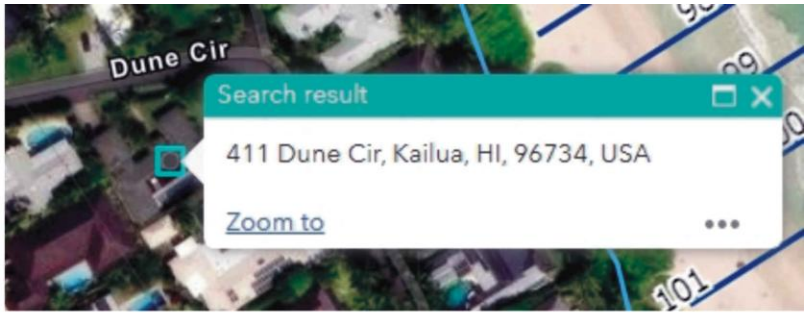


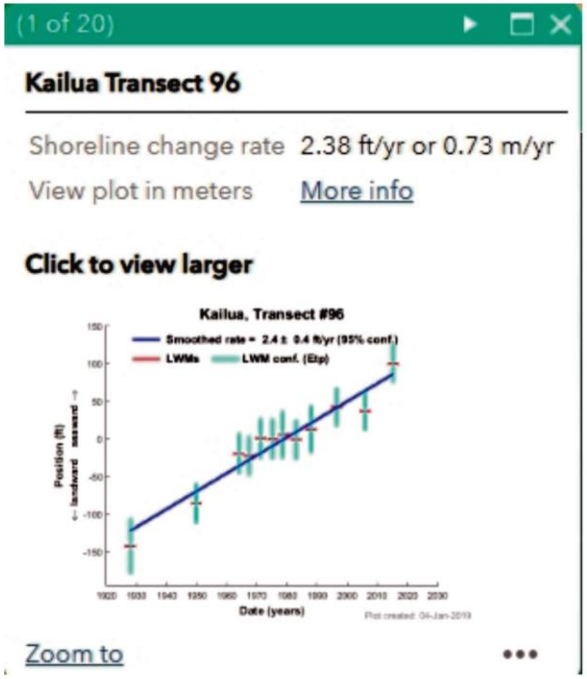
Small Coastal Erosion Loss Indicators are present near the work area of this shoreline lot. This is a shoreline lot.

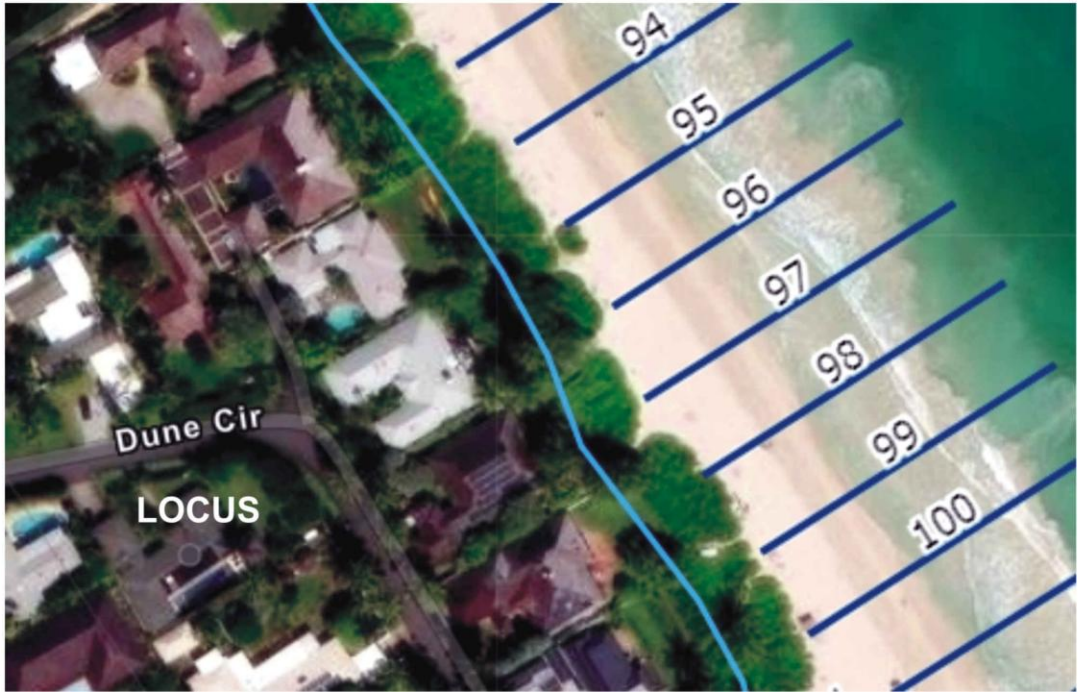


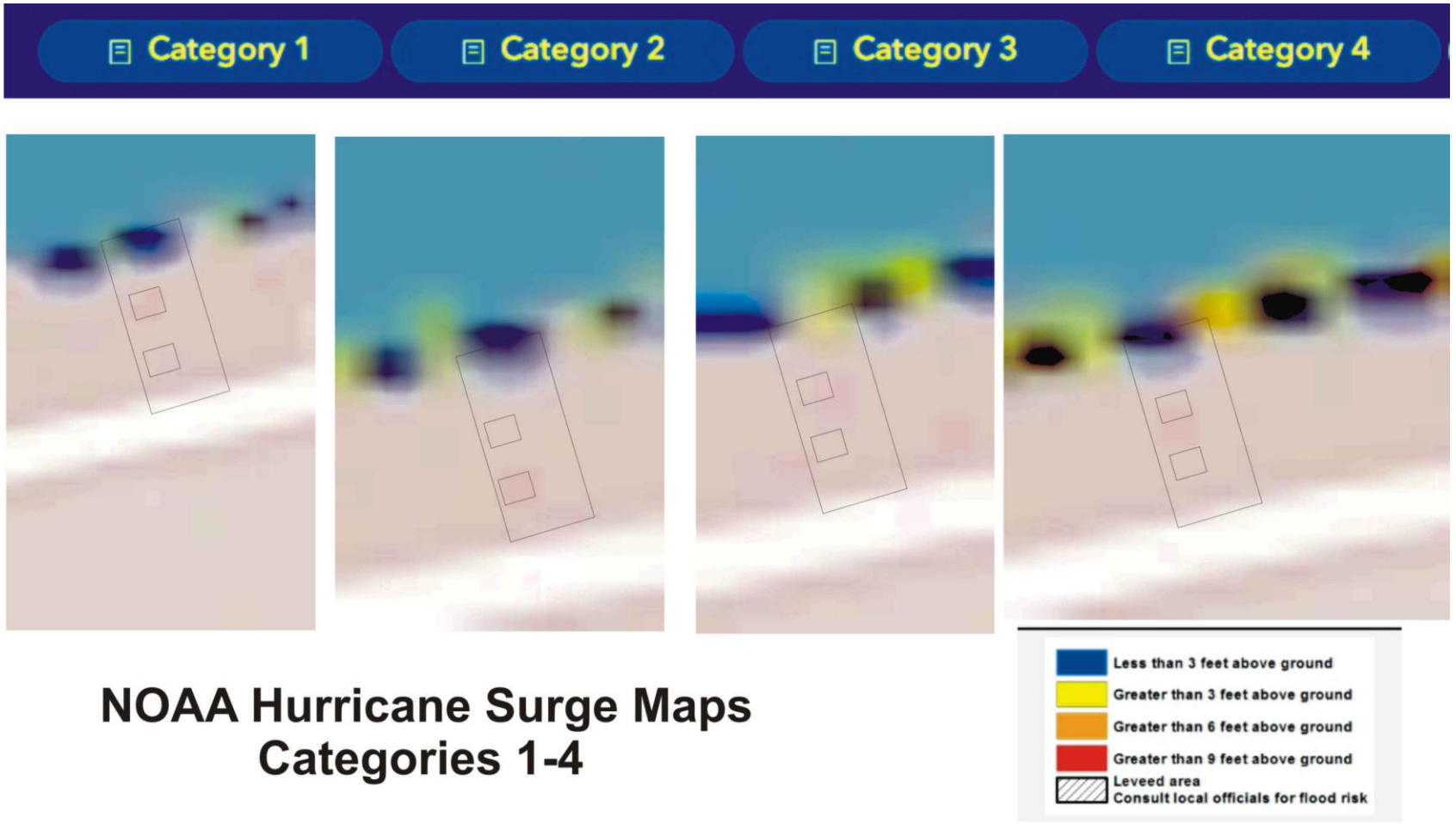
Hawai'i Shoreline Study web map

The erosion rate accretion is large and will not reach the site by 2100.



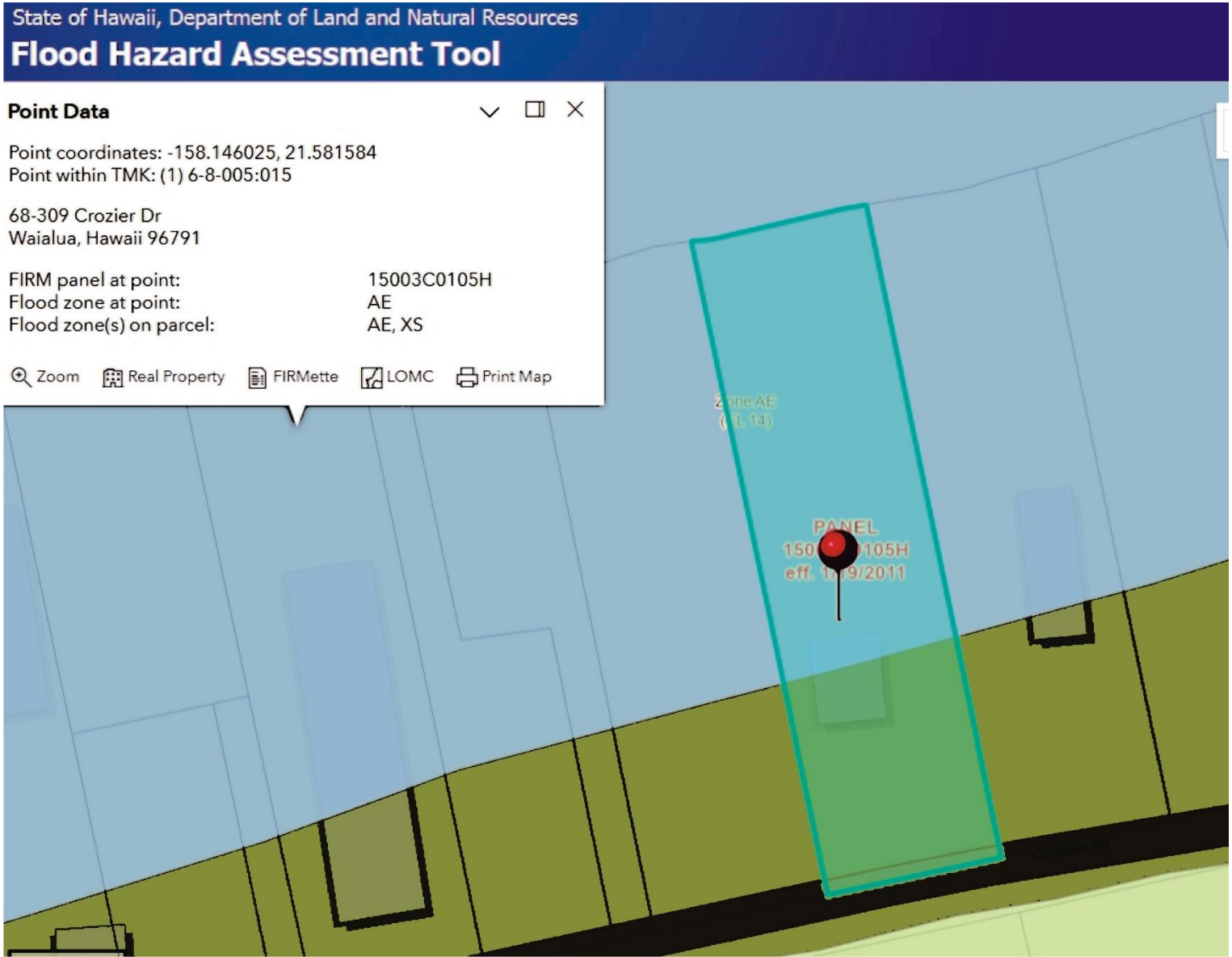






NOAA Hurricane Surge Maps
Categories 1-4

All of the Site is in either an AE or XS Flood zone



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. CLAY SOILS – RECOGNITION OF RAPID RUNOFF AND NEED FOR EROSION CONTROLS

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