

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

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MUFI HANNEMANN  
MAYOR



HENRY ENG, FAICP  
DIRECTOR

DAVID K. TANOUÉ  
DEPUTY DIRECTOR

2006/SMA-49 (JP)

December 15, 2006

The Honorable Donovan M. Dela Cruz, Chair  
and Members of the City Council  
Honolulu City Council  
530 South King Street  
Honolulu, Hawaii 96813

RECEIVED

Dec 15 2 02 PM '06

CITY CLERK  
HONOLULU, HAWAII

Dear Chair Dela Cruz and Councilmembers:

Subject: Application for Special Management Area Permit No. 2006/SMA-48  
Applicant: State of Hawaii Department of Transportation, Highways  
Division  
Landowner: Department of Hawaiian Home Lands (Parcel 2), and  
State of Hawaii (Parcel 13)  
Agent: Wilson Okamoto Corporation  
Location: Kalanianaʻole Highway mauka of Makapuu Beach Park –  
Makapuu  
Tax Map Key: 4-1-14: 2 and 13  
Acceptance Date: October 19, 2006

We recommend approval of this application for a Special Management Area Permit (SMP) for Kalanianaʻole Highway Improvements at Makapuu Point, subject to conditions typical for public works projects.

Attached for your consideration are our report and draft resolution, and the transcript of the public hearing held on December 11, 2006. The hearing was attended by the applicant's representatives. One person from the community attended, but did not testify.

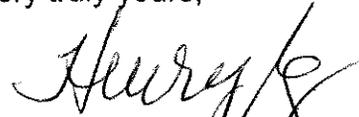
Dept. Com. No. 1017

The Honorable Donovan M. Dela Cruz, Chair  
and Members of the City Council  
December 15, 2006  
Page 2

Pursuant to Chapter 25, Revised Ordinances of Honolulu, the City Council must act within 60 calendar days after receipt of our findings and recommendation; however, the City Council may extend this period of time upon receipt of a request from the applicant for an extension. The extension is not automatic and thus, if an extension of time is not requested in a timely manner, the application may be filed due to the Council deadline.

Should you have any questions, please contact Jamie Peirson of our staff at 527-5754.

Very truly yours,



Henry Eng, FAICP, Director  
Department of Planning and Permitting

HE:nt

Attachments

cc: Wilson Okamoto Corporation (Attn. Tricia Dang)  
SDOT, Highways Division  
Managing Director  
Mayor's Office  
Corporation Counsel  
Hearings Reporter

DEPARTMENT OF PLANNING AND PERMITTING  
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION ) FILE NO. 2006/SMA-49  
 ) (JP)  
 BY )  
 )  
 STATE OF HAWAII )  
 DEPARTMENT OF TRANSPORTATION )  
 )  
 FOR A )  
 )  
 SPECIAL MANAGEMENT AREA )  
 USE PERMIT )  
 )

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FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND RECOMMENDATION

I. GENERAL INFORMATION

A. Basic Information

APPLICANT: State of Hawaii Department of Transportation,  
Highways Division

LANDOWNER: Department of Hawaiian Home Lands (Parcel 2)  
State of Hawaii (Parcel 13)

LOCATION: Kalaniana'ole Highway mauka of Makapuu Beach  
Park – Makapuu (See Exhibit A)

TAX MAP KEY: 4-1-14: 2 and 13

LAND AREA: 6.4 Acres (Project area)

SURROUNDING LAND USES: *Makapuu Beach Park, Makapuu Head and  
Lookout, Sea Life Park*

STATE LAND USE DISTRICT: Conservation

EXISTING ZONING: P-1 Restricted Preservation District

B. Proposal: The applicant proposes additional interim rockfall protection measures to address identified hazards along Kalaniana'ole Highway in the vicinity of *Makapuu Point*. Rockfall netting to cover rocky cliff faces was installed above the highway in 2002

pursuant to an emergency proclamation by the Governor. The current project will extend protection along the adjoining hillside above the highway between the upper *Makapuu Lookout* and *Sea Life Park*, address road subsidence problems along the makai side of the right-of-way (ROW), and provide other highway improvements. See Exhibit B.

1. Rockfall Protection: Mauka of the highway, the project will involve the excavation and removal of rock talus material and installation of rockfall protection systems. See Exhibits C and D. To reduce rockfall, a total of about 1.7 acres of talus material mauka of the highway will be cut to a gentler slope, including a 400-foot long (approximate) terrace to be excavated above the cut slope at an elevation of about 140 feet above mean sea level (msl), and which may be up to 70 feet wide. A 12-foot high rockfall impact barrier, about 380 feet long, consisting of linked steel rings supported by anchored posts and cables, will be installed about six (6) feet from the makai edge of the terrace. A shallow asphalt concrete swale extending a minimum of 15 feet beyond the mauka edge of the highway pavement, with a maximum depth of 30 inches, will be included as a catchment feature. And, 48-inch tall flexible reflective plastic delineators will be installed between the road and the catchment swale for traffic control purposes.
2. Roadway Stabilization: Makai of the highway, the project will involve construction of a new one-foot thick, 950-foot long (approximate) concrete barrier wall along the makai face of the existing rock wall that extends from the *Upper Makapuu Lookout*, and slope reconstruction. See Exhibits E and F. The new barrier wall will reinforce an existing retaining wall; however, a portion of the existing wall that stands above the surface of the highway (24 to 30 inches high) will be removed. The new wall will be secured to the existing retaining wall and subsurface beneath the highway by a series of 30-foot long anchors which will be set ten (10) feet apart. And, the new wall will stand 32 inches above the finished grade of the highway, with a smoother finish for the inner surface designed to improve traffic safety. The outer (makai) face of the new wall will be given a "rock wall" finish to reflect the character of the surrounding area. [Note: An additional 10-inch railing may be placed on top of the new wall, increasing the height of the wall to 42 inches above the grade of the highway, to help protect bicyclists.]

Three (3) sections makai of the highway, totaling about 0.24 acre of soil, will undergo slope reconstruction to stabilize the subgrade, in order to prevent future cracking and subsidence. In these areas, the slopes makai of the highway will be excavated to a depth of about five (5) feet in order to remove unsuitable subgrade materials; then, the area will be back-filled and compacted with appropriate subgrade material. Erosion-control netting will be installed over the edge of the makai slope.

3. Other Highway Improvements: New steel W-beam guardrails will replace existing guardrails along the makai edge of the highway. Underground utility lines (electrical, telephone and cable) will replace existing overhead lines. The highway between *Upper* and *Lower Makapuu Lookout* will be resurfaced and striped, and traffic signs will be installed. The new paved surface of the highway will be extended on its makai side above the remnant of the existing retaining wall, essentially widening the highway by about two (2) feet.

The proposed work is estimated to cost between \$8 to \$10 million, involving both state and federal funds. The applicant would like to begin work in January 2007; however, the start date is dependent on obtaining the required permits and budgeting. Construction is anticipated to take a total of 14 months to complete and will be phased, as follows:

**Phase 1 – Underground utilities:** Duration five (5) months; periodic nighttime road closures and daytime lane closures are anticipated.

**Phase 2 – New barrier wall:** Duration five (5) months; periodic nighttime road closures and daytime lane closures are anticipated.

**Phase 3 – Rockfall protection measures:** Duration three (3) months; no road or lane closures anticipated.

**Phase 4 – Roadway improvements:** Duration two (2) months; no road or lane closures anticipated.

Nighttime road closures will be limited to weekdays between the hours of 9:30 p.m. and 4:30 a.m. Daytime lane closures will be limited to weekdays between the hours of 8:30 a.m. and 3:30 p.m. Public notification and schedules for road and lane closures will be provided by the applicant through the media and traffic advisories. And, the applicant will provide passage for emergency vehicles at all times during lane and road closures.

[Note: The service life of the planned interim rockfall protection measures is approximately 15 to 25 years. The applicant is currently working to develop a preliminary engineering/planning phase for the "permanent" rockfall protection project for the Makapuu site, which the SDOT anticipates will be completed in August 2008. A variety of alternatives will be considered, including cutting back the slope, shielding the roadway or possibly realigning the roadway. The anticipated construction costs for these alternatives range from \$30 to \$100 million. After the initial phase of the project is completed, the selected alternative must be designed and constructed.]

## II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

- A. Location: The site includes a portion of Kalaniana'ole Highway mauka of *Makapuu Beach Park*, with steeply sloping land on both sides. It is essentially undeveloped except for the ROW. The project area is about 6.4 acres, including an estimated 3.4-acre area of disturbance. See Exhibit A. Most of the soils within the project area are classified by the U.S. Department of Agriculture's Natural Resources Conservation Service as "Rock Outcrop" (rRO). A small northern portion of the project area is classified as "Rock Land" (rRK), which is similar in characteristics to the majority rRO soils within the site. Portions of the site, primarily the highway itself, are located in the Shoreline Management Area (SMA); whereas, most of the project area mauka of the highway are outside the SMA. The coastal waters in the vicinity of the project area are classified by the State of Hawaii Department of Health (SDOH) as Class AA (high quality coastal waters). *Makapuu Beach Park* is situated makai of the project area to the northeast, with the *Upper Makapuu Lookout* to the east, and *Sea Life Park* to the north.

- B. Existing Land Use: The site involves a coastal highway with adjacent steep, rocky cliffs and sloping undeveloped land. The entire project area is in the P-1 Restricted Preservation District, which corresponds to the State Land Use Conservation District.
- C. Environmental Compliance: The project involves state-owned land, and state and federal funds. It is, therefore, subject to the provisions of Chapter 343, Hawaii Revised Statutes (HRS). A final Environmental Assessment (EA) was completed, and a Finding of No Significant Impact (FONSI) was issued by the SDOT on August 4, 2006; a notice was published in *The Environmental Notice* on August 23, 2006.
- D. Consistency with County Plans: The applicant has cited the following provisions of the General Plan (GP) and Koolaupoko Sustainable Communities Plan (KSCP) to demonstrate the project's consistency with applicable long-range planning goals, objectives and policies of the City and County of Honolulu.

**General Plan:** Transportation and Utilities Objective A, Policies 1 (develop and maintain an integrated ground-transportation system) and 5 (improve roads in existing communities to eliminate unsafe conditions); and Public Safety Objective B, Policy 6 (reduce hazardous traffic conditions).

**Koolaupoko Sustainable Communities Plan (KSCP):** The project area is located within the area covered by the KSCP, which identifies Kalaniana'ole Highway as a major roadway linking Koolaupoko and East Honolulu communities; and, serving as a scenic, secondary route of travel between the Windward coast and urban Honolulu. The KSCP Section 3.1.3.2 recommends maintenance of makai view channels along Kalaniana'ole Highway between *Makapuu Point* and *Waimanalo Beach Park*. The KSCP Open Space Map, and Figure 2.4 ("Significant Scenic Features and Viewplanes in Koolaupoko") identify the area including the project site as one which offers significant viewplanes from stationary and continuous makai views. The applicant reports: "*Protection of the important scenic resources associated with the project area was a major consideration in the selection and design of the proposed measures.*"

- E. Agency Comments: The following agencies were contacted regarding the applicant's request.

**City agencies:** Department of Planning and Permitting Traffic Review (TRB) and Civil Engineering (CEB) Branches, Board of Water Supply (BWS), Department of Emergency Services (DES), Honolulu Fire Department (HFD), Honolulu Police Department (HPD), and Department of Transportation Services (DTS)

**State agencies:** Department of Land and Natural Resources (DLNR) Office of Conservation and Coastal Lands (OCCL) and Division of State Parks, Department of Hawaiian Home Lands (DHHL), and Office of Hawaiian Affairs (OHA)

Agency comments are discussed in the ANALYSIS section of this report, and are attached as Attachment 1. [Note: Not all of the contacted agencies responded with written comments.]

- F. Other Permits and Approvals: Because the project area is in the Conservation District, a Conservation District Use Approval (CDUA) is required. The OCCL is currently processing a CDUA application (No. OA-3390) for the project. Grading permits will also

be required; as well as a National Pollutant Discharge Elimination System (NPDES) permit, since the project involves an area of disturbance exceeding one (1) acre.

- G. Public Hearing and Community Comments: On December 11, 2006, the DPP held a public hearing at Waimanalo District Park to consider the SMP application. The agent and other representatives of the applicant were present. Only one person from the community attended. Although the applicant and all other interested persons present were given an opportunity to be heard, no testimony was provided. A transcript of the public hearing is attached as Attachment 2.

Upon acceptance of the application for processing, informational notices were sent to various community organizations, including the Waimanalo Neighborhood Board No. 32. To date, the DPP has not received any written comments from the community concerning the project.

### III. ANALYSIS

- A. Coastal Hazards: The federal Flood Insurance Rate Map, Panels Nos. 0385 and 0395, revised November 20, 2000, indicates that the project site is within Zone D, which includes areas in which flood hazards are undetermined. The project is not anticipated to have an impact on or be effected by coastal hazards.
- B. Shoreline Management Area (SMA) and Shoreline Setback: The portion of the project area in the Kalaniana'ole Highway ROW and the adjacent strip makai of the highway are in the SMA. Most of the project area is located mauka of the highway, however, and is not within the SMA. No part of the project area is within the shoreline setback. Since portions of the project area are within the SMA and costs will exceed \$125,000, the project requires an approved Major Special Management Area Permit (SMP).
- C. Alteration to Landforms: Certain project elements merely involve the replacement and/or enhancement of existing development, including roadway improvements, undergrounding of utility lines, and slope stabilization measures. These improvements will not alter existing landforms. While the rockfall protection measures (talus removal, excavation and terracing) will alter the face of the mauka cliffs, these alterations are not within the SMA, are not anticipated to have a direct impact on shoreline resources, and are intended to facilitate public safety (i.e., mitigation of rockfall hazards).
- D. Solid and Liquid Waste Disposal: No adverse impacts associated with solid and/or liquid waste disposal are anticipated.
1. Solid Waste: Talus material to be excavated and removed essentially constitutes the only solid waste of any significance that will be generated as a result of the project. This will consist primarily of granular material that will be taken to a suitable disposal site by the applicant's contractor.
  2. Liquid Waste: There are no wastewater collection or transmission lines in the vicinity of the project area, nor is the project anticipated to generate wastewater.

- E. Water Quality: Pursuant to SDOH Water Quality Standards, Title 11, Chapter 54, Hawaii Administrative Rules (HAR), Class AA coastal waters are to “*remain in their natural pristine state as nearly as possible with an absolute minimum of pollution or alteration of water quality from any human-caused source or action.*” No long-term adverse impacts on water quality are anticipated as a result of the project. By minimizing rockfall and erosion hazards, the planned improvements should help preserve coastal water quality in the vicinity of the project area.

During construction, the applicant will be required to obtain and comply with grading and NPDES permits, and will have to prepare a Best Management Practices (BMP) plan. These will require that the applicant minimize potential runoff of material into the nearby coastal waters, and may include such measures as silt fencing, protecting inlets and catch basins, and appropriately stockpiling materials on-site to prevent runoff. Also, natural revegetation and paving over the slope reconstruction sites, and placement of grouted rubble pavement over leveled slopes makai of the concrete barrier wall will be done as soon as feasible in order to minimize time of exposure.

- F. Drainage: The development associated with the project will not alter existing drainage patterns or significantly increase impervious surfaces within the project area; therefore, no significant increase in potential stormwater runoff is anticipated.
- G. Coastal Ecosystems: The applicant had both a botanical study (dated December 2001) and an avian and terrestrial mammalian survey (dated March 2002) prepared for the site as part of its EA for the project.
1. Flora: The project area consists of four (4) vegetative habitats, containing a number of varied common species of which none is either listed or proposed as threatened or endangered species. Only two (2) native Hawaiian plant species (“beach morning glory” and *Pauohiaka*) were found within the project area, but neither is considered rare or endangered. Any natural vegetation disturbed during construction within the project area is expected to grow back following project completion.
  2. Fauna: Three (3) mammalian species were identified within the project area: Indian mongoose, domestic dog and cats. It is also likely that rats inhabit the site; albeit, none were detected during the survey. Eight avian species were observed within the project area; three (3) of which are indigenous seabird species (Red-footed Booby, Great Frigatebird, Sooty Tern), and five (5) alien species. The cliff faces within the project area were not found to provide suitable nesting habitat for any of the avian species identified within the project area. None of the mammalian or avian species observed within the project area is either listed or proposed as threatened or endangered species. Marine life in the vicinity of the project area should not be affected by the proposed work, since no discharges of any kind into coastal waters are expected and there are no water or onshore activities associated with the work.

It is not anticipated that the project will have any adverse effects on coastal ecosystems.

- H. Recreational Resources and Shoreline Access: The project will support and/or enhance existing recreational amenities within the surrounding area. The portion of Kalaniana'ole Highway within the project area includes a bike lane on the makai side of the highway.

An addition of two (2) to four (4) feet of paved travelway, and the ten (10) inches of safety railing being considered for placement on top of the makai-side barrier wall, will enhance the recreational cycling experience in the bike lane that is part of the roadway alignment. And, the highway safety improvements directly benefit long-term continued access to the various shoreline recreational resources within the area, including *Makapuu Lookout*, *Makapuu Beach Park* and *Sea Life Park*. While construction activities may temporarily impede direct access to these recreational resources, the applicant will be taking measures to limit lane closures to off-peak weekdays hours, and road closure to nighttime hours on weekdays, in order to minimize impact.

- I. Historic and Cultural Resources: An archaeological inventory survey (dated October 2002) and cultural impact assessment (dated April 2000), which included the project area, were prepared for the applicant. Kalaniana'ole Highway was established in the early 1900s. The remainder of the project area consists of steep rocky cliffs which severely limit prehistoric and historic land use. Although cavities in cliff faces are often found to contain prehistoric to early historic burials, none was observed within the project area. No significant impacts on archaeological or historic resources, or cultural practices are anticipated from project-related work.
- J. Scenic and Open Space Resources: The project maintains identified stationary and continuous makai view channels along Kalaniana'ole Highway between *Makapuu Point* and *Waimanalo Beach Park*. No open space resources will be impacted by the work associated with the project.
- K. Traffic Impacts: Although not an SMA issue, temporary traffic impacts are inherently associated with the project. A traffic impact assessment (dated February 2002) was prepared for the applicant to address these impacts and identify appropriate mitigation measures. The applicant intends to limit road and lane closures to off-peak hours in order to minimize nuisance. During weekday daytime hours (8:30 a.m. to 3:30 p.m.), at least one (1) lane will be open at all times to traffic in both directions. During nighttime road closures (9:30 p.m. to 4:30 a.m., weekdays only), traffic will be redirected to the Pali Highway. The SDOT will provide notice (newspaper, radio and television announcements, and roadway signage at key locations) prior to and during periods of road and lane closures. And, access for emergency vehicles will be provided at all times, even during periods of road and lane closures. These are reasonable mitigation measures under the circumstances. The DTS further requests that the applicant coordinate early with its Public Transit Division so that it can adjust *TheBus* schedule accordingly during the periods of road closure.

#### IV. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of Chapter 25, ROH and has been found to be consistent with the objectives, policies and guidelines established in the Ordinance. Based on the analysis, the proposed interim rockfall protection and slope stabilization measures, and other related highway improvements, will not adversely impact Shoreline Management Area resources.

## V. RECOMMENDATION

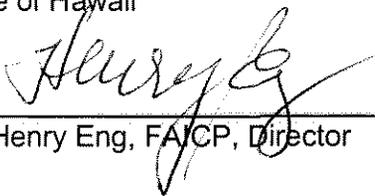
It is recommended that the application for a Special Management Area Permit (SMP) be APPROVED, subject to the following conditions:

- A. 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 and contact the State of Hawaii Department of Land and Natural Resources, Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.
- B. Approval of this Special Management Area Permit does not constitute compliance with other Land Use Ordinance (LUO) or governmental requirements, including building and/or construction permit approval. They are subject to separate review and approval. The applicant shall be responsible for insuring that the final plans for the project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.
- C. Construction shall be in general conformity with the plans on file with the DPP, as indicated on Exhibits "A" through "F" attached hereto, and in accordance with the LUO. Any changes in the size or nature of the project which have a significant effect on coastal resources addressed in Chapter 25, ROH, and Chapter 205-A, Hawaii Revised Statutes, shall require a new application. Any changes which do not have a significant effect on coastal resources shall be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of the DPP.

Dated at Honolulu, Hawaii, this 15th day of December, 2006.

Department of Planning and Permitting  
City and County of Honolulu  
State of Hawaii

By



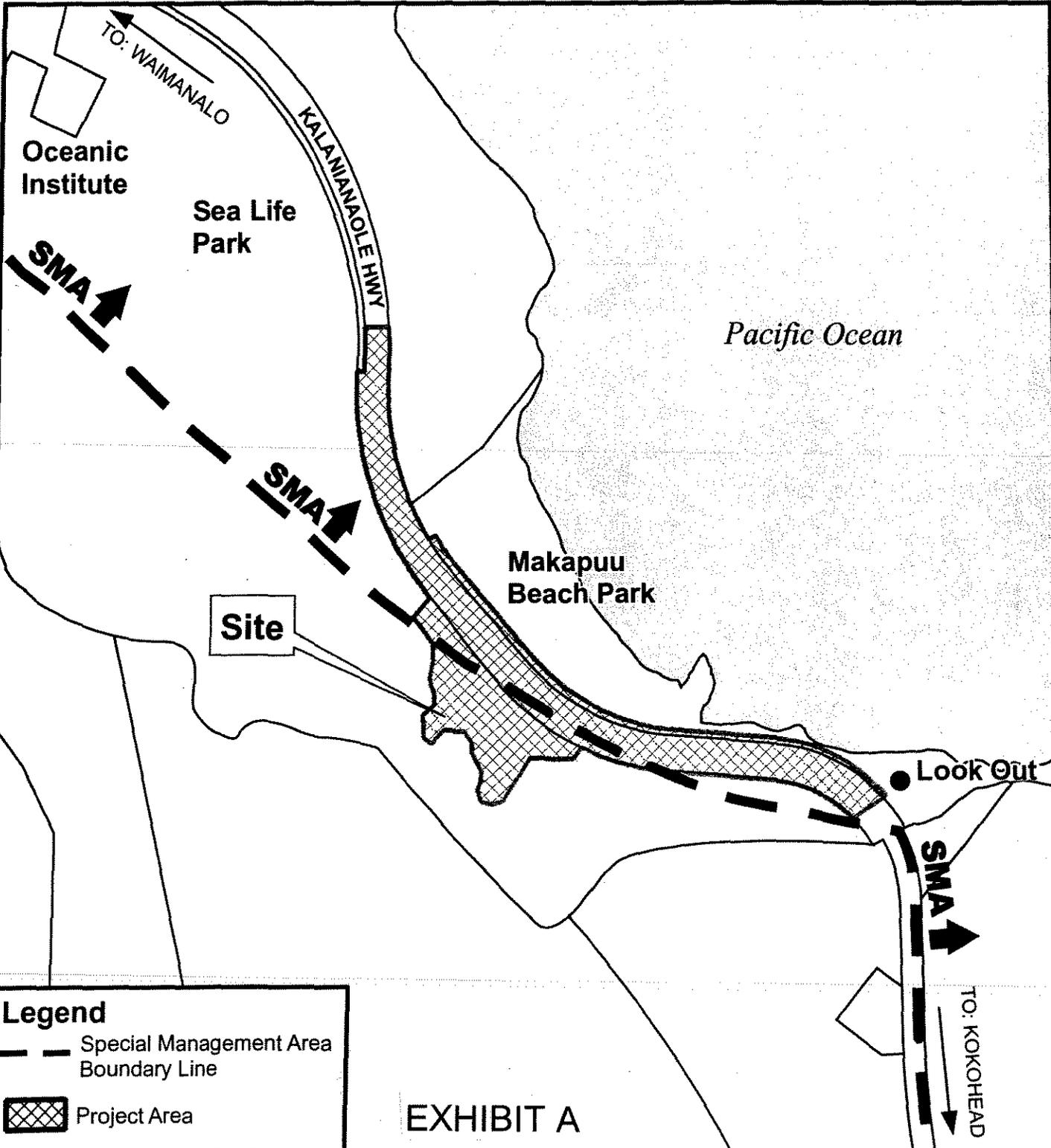
Henry Eng, FA/CP, Director

HE:nt

Attachments

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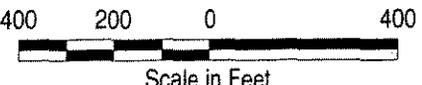
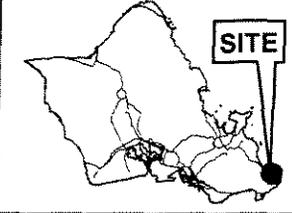
# EXHIBITS



**Legend**

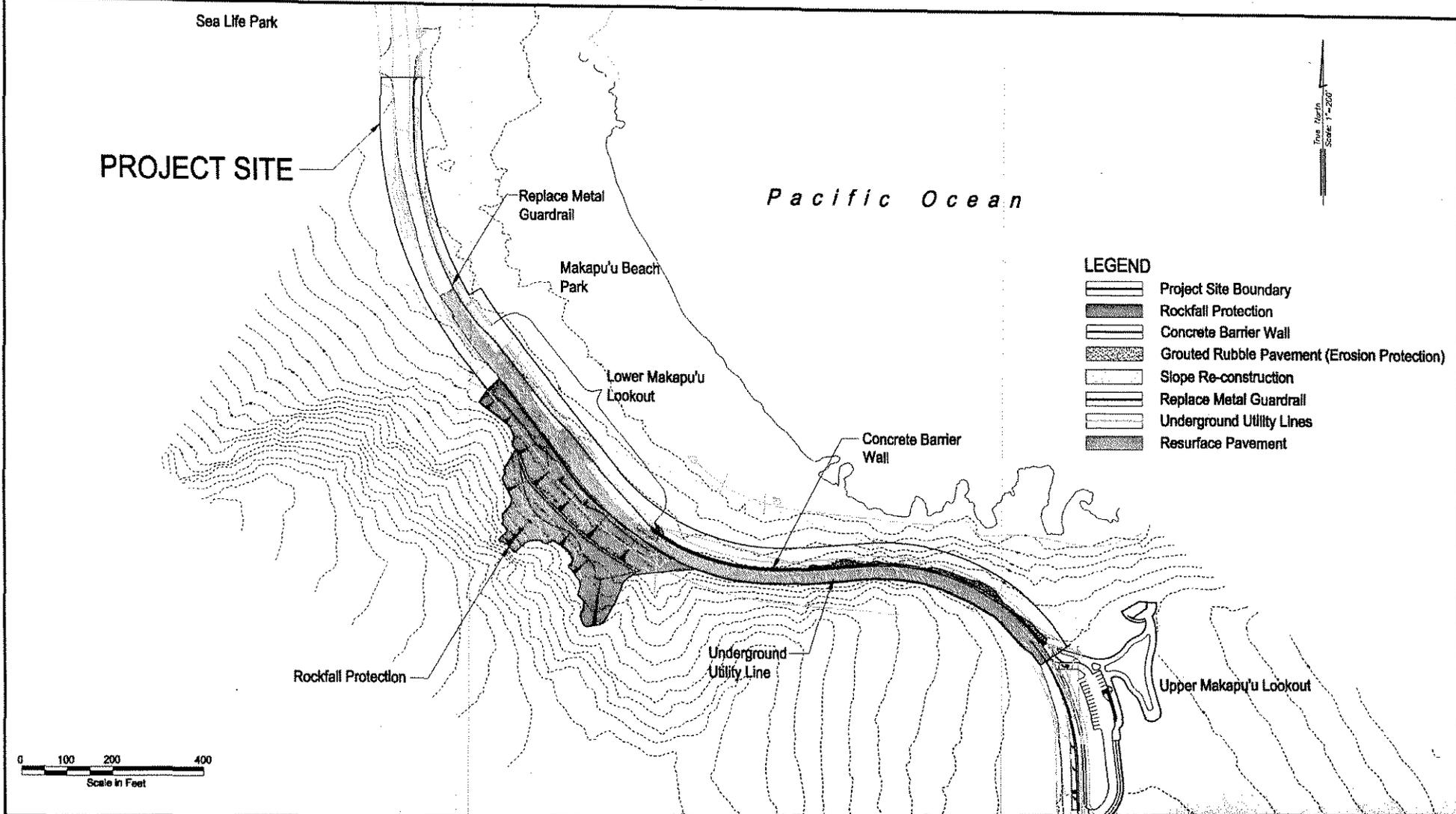
-  Special Management Area Boundary Line
-  Project Area

EXHIBIT A



**LOCATION MAP  
WAIMANALO, KOOLAUPOKO**

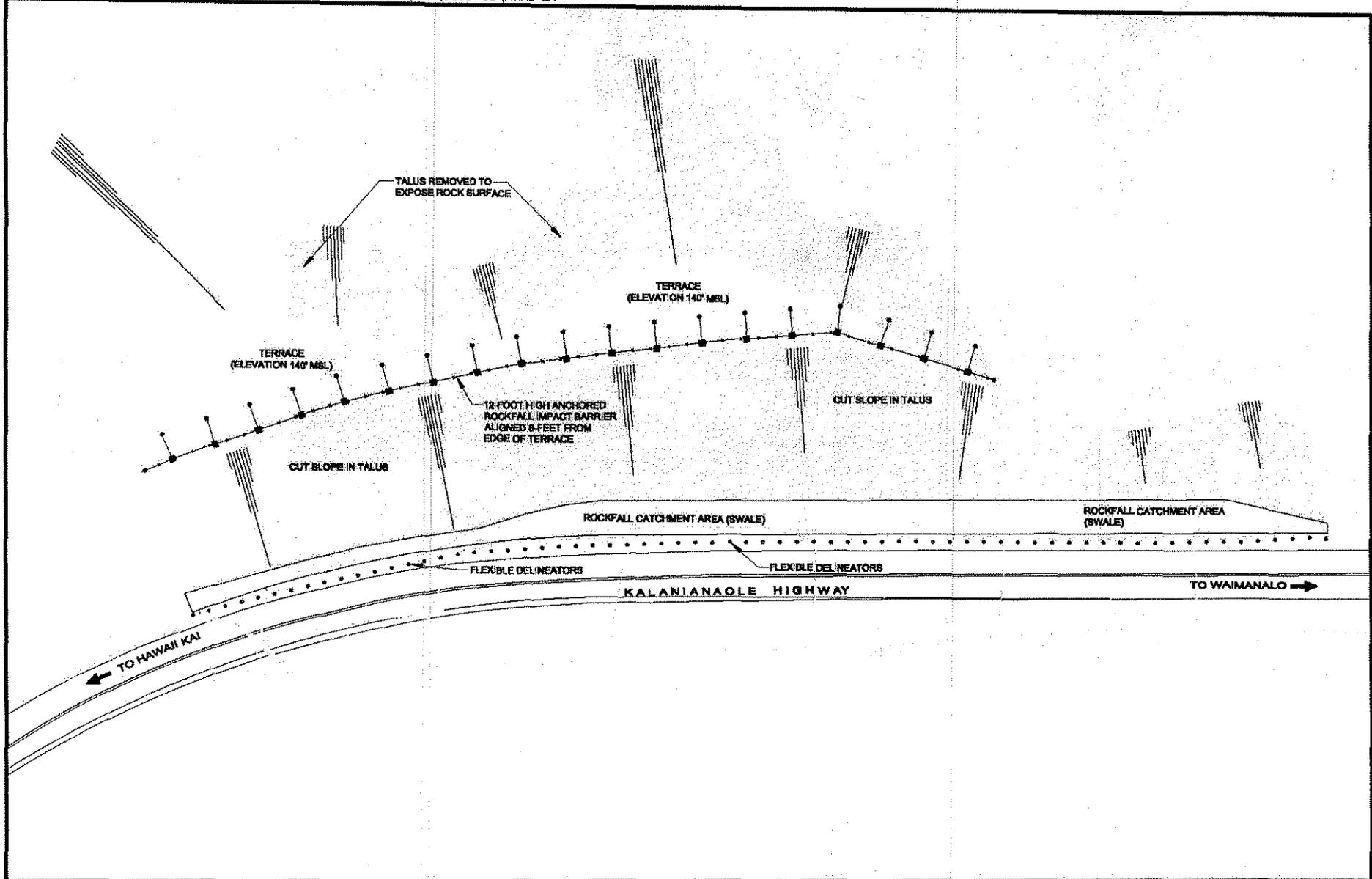
TAX MAP KEY(S): 4-1-014: Por. 002 & 013  
FOLDER NO.: 2006/SMA-49



KALANIANA'OLE HIGHWAY IMPROVEMENTS AT MAKAPU'U POINT

SITE PLAN

**EXHIBIT B**  
2006/SMA-49

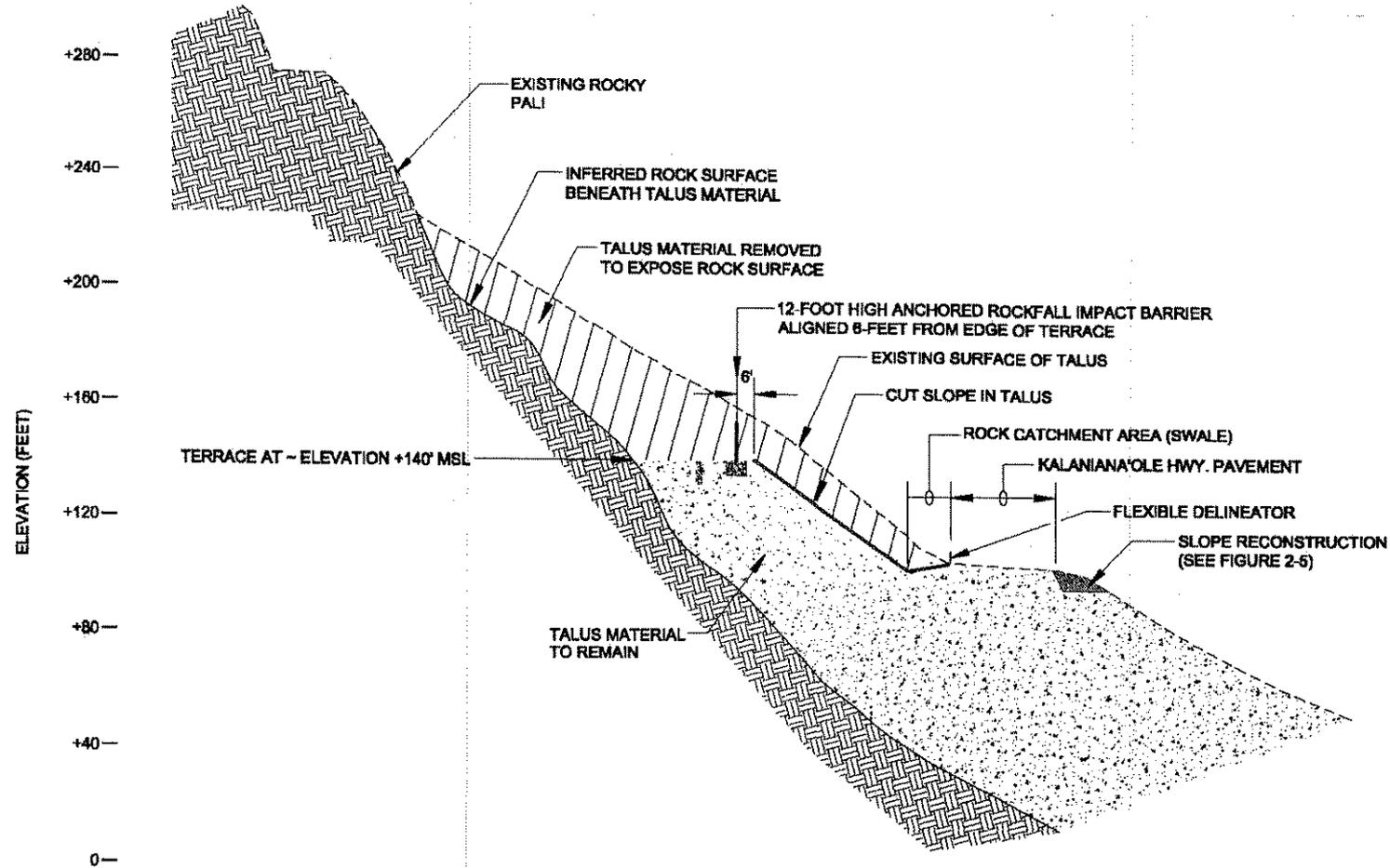


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CORPORATION  
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KALANIANA'OLE HIGHWAY IMPROVEMENTS AT MAKAPU'U POINT

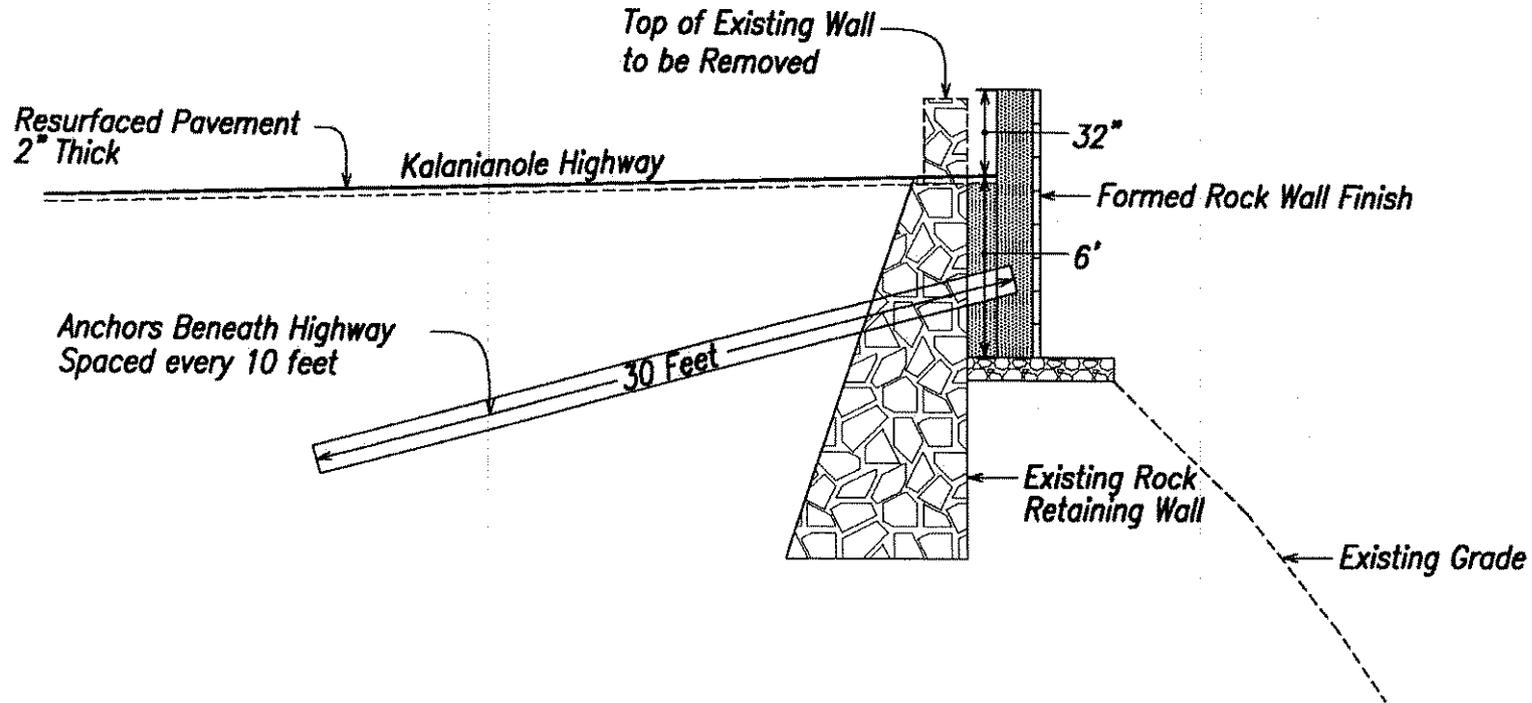
ROCKFALL PROTECTION SITE PLAN

EXHIBIT C  
2006/SMA-49



KALANIANA'OLE HIGHWAY IMPROVEMENTS AT MAKAPU'U POINT  
 ROCKFALL MITIGATION TYPICAL SECTION

EXHIBIT D  
 2006/SMA-49



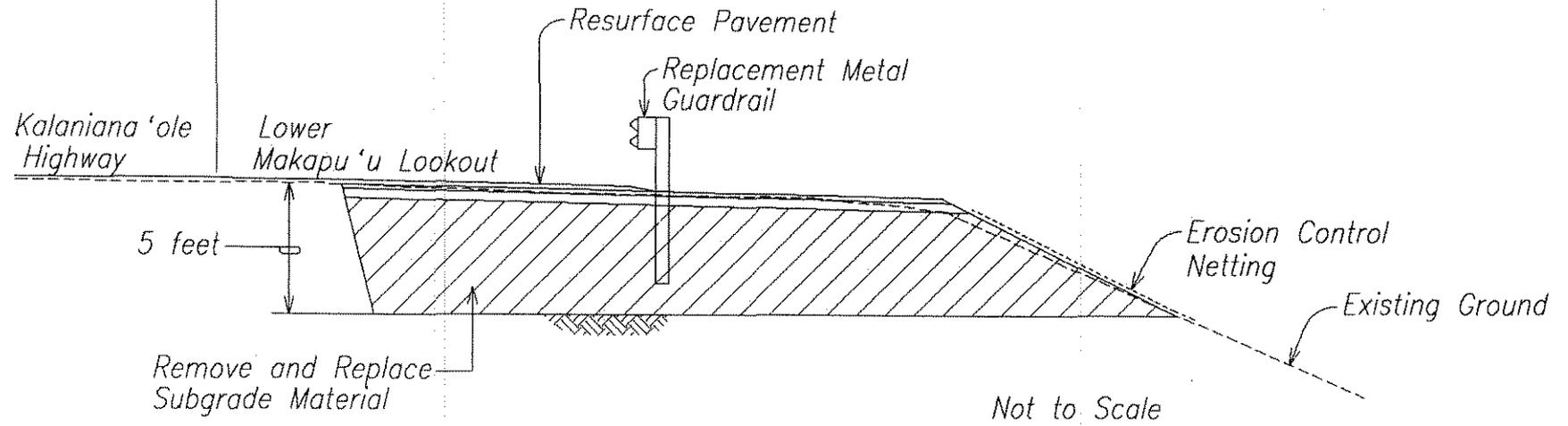
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KALANIANA'OLE HIGHWAY IMPROVEMENTS AT MAKAPU'U POINT

### CONCRETE BARRIER WALL

EXHIBIT E

2006/SMA-49



**WILSON OKAMOTO  
CORPORATION**  
ENGINEERS • PLANNERS

**KALANIANA'OLE HIGHWAY IMPROVEMENTS AT MAKAPU'U POINT**

**SLOPE RECONSTRUCTION**

**EXHIBIT F**

2006/SMA-49

# ATTACHMENT 1

(AGENCY COMMENTS)

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HONOLULU EMERGENCY SERVICES DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

3375 KOAPAKA STREET, SUITE H-450 • HONOLULU, HAWAII 96819-1869  
Phone: (808) 723-7800 • Fax: (808) 833-3934

MUFI HANNEMANN  
MAYOR



ELIZABETH A. CHAR, M.D.  
DIRECTOR

November 21, 2006

MIN 06-41  
DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

06 NOV 27 09:46

RECEIVED

TO: HENRY ENG, FAICP, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ELIZABETH A. CHAR, M.D., DIRECTOR  
HONOLULU EMERGENCY SERVICES DEPARTMENT *Elizabeth A. Char*

SUBJECT: SPECIAL MANAGEMENT AREA USE PERMIT  
APPLICATION NO. 2006-SMA-49  
STATE OF HAWAII DEPARTMENT OF TRANSPORTATION  
KALANIANA'OLE HIGHWAY IMPROVEMENTS AT MAKAPUU POINT  
TAX MAP KEY 4-1-14: 2 AND 13

We have reviewed the above named application and have no objections.

If you have any questions, please call me at 723-7800.

DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 768-8305 • Fax: (808) 523-4730 • Internet: www.honolulu.gov

MUFI HANNEMANN  
MAYOR



MELVIN N. KAKU  
DIRECTOR

RICHARD F. TORRES  
DEPUTY DIRECTOR

TP10/06-178809R

November 20, 2006

MEMORANDUM

TO: HENRY ENG, FAICP, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: MELVIN N. KAKU, DIRECTOR

SUBJECT: SPECIAL MANAGEMENT AREA USE PERMIT  
APPLICATION NO. 2006/SMA-49  
STATE OF HAWAII DEPARTMENT OF TRANSPORTATION  
KALANIANAOLE HIGHWAY IMPROVEMENTS AT MAKAPUU POINT

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

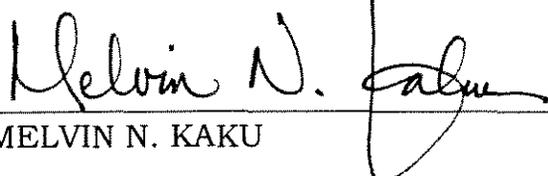
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RECEIVED

This is in response to your October 19, 2006 memorandum requesting our review and comments on the application for Special Management Area Permit on the Kalanianaole Highway Improvement project.

We request the earliest coordination with the Public Transit Division at 768-8370 for adjusting TheBus schedule during anticipated road closures.

Should you have any questions, please contact Bruce Nagao of the Transportation Planning Division at 738-8351.

  
MELVIN N. KAKU

# REQUEST for COMMENTS

Date: October 18, 2006

File No. 2006/SMA-49

Department of Planning and Permitting  
Land Use Permits Division

- To:
- |   |   |
|---|---|
| <input type="checkbox"/> Planning Division              | <input type="checkbox"/> Site Development Division    |
| <input type="checkbox"/> Community Action Plans         | <input checked="" type="checkbox"/> Civil Engineering |
| <input type="checkbox"/> Development Plans/Zone Changes | <input type="checkbox"/> Subdivision                  |
| <input type="checkbox"/> Planning Research              | <input type="checkbox"/> Traffic Review               |
| <input type="checkbox"/> Policy Planning                | <input type="checkbox"/> Wastewater                   |
| <input type="checkbox"/> Land Use Permits Division      | <input type="checkbox"/> Customer Service Office      |
| <input type="checkbox"/> Urban Design Branch            | <input type="checkbox"/> Code Compliance              |
| <input type="checkbox"/> Building Division              |   |
| <input type="checkbox"/> Zoning Plan Review Branch      |   |

*Recd 11/16*  
*MJK 10/20*

PLANNER: Jamie Peirson (X5754)

PROJECT NAME: Kalaniana'ole Highway Improvements at Makapuu Point

STREET ADDRESS: Kalaniana'ole Highway <sup>Wai'anae</sup> ~~makai~~ of Makapuu Beach Park - Makapuu

TAX MAP KEY: 4-1-14: 2 and 13

AGENT: Wilson Okamoto Corporation (Tricia Dang or Earl Matsukawa, phone 946-2277)

Attached for your review and comment is an application for:

<b>Cluster:</b> <input type="checkbox"/> Agricultural <input type="checkbox"/> Country <input type="checkbox"/> Housing	<input type="checkbox"/> Park Dedication <input type="checkbox"/> Plan Review Use	<b>Special Management Area Use Permit:</b> <input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major
<b>Conditional Use Permit:</b> <input type="checkbox"/> Minor <input type="checkbox"/> Major	<b>Planned Development:</b> <input type="checkbox"/> Housing <input type="checkbox"/> Commercial (WSD Only) <input type="checkbox"/> Resort (WSD Only)	<input type="checkbox"/> Variance from LUO Sec.(s): _____
<input type="checkbox"/> Existing Use: _____ (Indicate Type of Use)	<input type="checkbox"/> Shoreline Setback Variance	<input type="checkbox"/> Waiver from LUO Sec.(s): _____
<input type="checkbox"/> Minor Shoreline Structures Permit	<b>Special District Permit:</b> <input type="checkbox"/> Minor <input type="checkbox"/> Major	<input type="checkbox"/> Zoning Adjustment, LUO Sec.(s): _____
<input type="checkbox"/> Modify Approved Permit: _____ (Indicate Reference File No.)	_____ (Indicate District)	<input type="checkbox"/> 201G Project
	<input type="checkbox"/> Downtown Height >350 Feet	

Additional Notes: FONSI for the project FEA published in *The Environmental Notice* on August 23, 2006.

List of Attachment(s): Application report/FEA

Due to statutory time constraints, we require your reply by: November 17, 2006

If you have any questions, or require clarification, please contact the planner listed above. *Mahalo.*

### Return to Land Use Permits Division

Date: \_\_\_\_\_

To: UDB \_\_\_\_\_  
LUAB \_\_\_\_\_  
ZRPB Jamie

No comments  
 See attached response

Initial JA

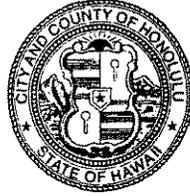
Date 11/16/06

Attachment

HONOLULU FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

636 SOUTH STREET • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 723-7139 • FAX: (808) 723-7111 • INTERNET: www.honolulufire.org

MUFU HANNEMANN  
MAYOR



KENNETH G. SILVA  
FIRE CHIEF

ALVIN K. TOMITA  
DEPUTY FIRE CHIEF

November 9, 2006

TO: HENRY ENG, FAICP, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: KENNETH G. SILVA, FIRE CHIEF

SUBJECT: SPECIAL MANAGEMENT AREA USE PERMIT  
APPLICATION NUMBER 2006/SMA-49  
STATE OF HAWAII, DEPARTMENT OF TRANSPORTATION  
KALANIANAOLE HIGHWAY IMPROVEMENTS AT MAKAPUU POINT  
TAX MAP KEY: 4-1-014: 002 AND 013

RECEIVED  
CITY & COUNTY OF HONOLULU  
DEPT. OF PLANNING AND PERMITTING

06 NOV 14 P12:58

RECEIVED

In response to your memorandum of October 19, 2006, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material you provided and requires that the following be complied with for the duration of the project:

1. Maintain fire apparatus access throughout the construction site.
2. Maintain access to fire hydrants. Please notify the HFD's Fire Communication Center at 523-4411 regarding any interruption of the existing fire hydrant system.

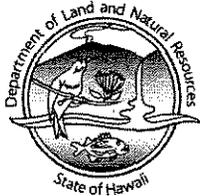
Should you have any questions, please call Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 723-7151.

Handwritten signature of Kenneth G. Silva in cursive.

KENNETH G. SILVA  
Fire Chief

KGS/SK:jl

LINDA LINGLE  
GOVERNOR OF HAWAII



RECEIVED



06 NOV -6 P4:17

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
OFFICE OF CONSERVATION AND COASTAL LANDS  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

PETER T. YOUNG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
DEPUTY DIRECTOR - LAND

DEAN NAKANO  
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

REF:OCCL:TM

Correspondence: OA 07-87

Henry Eng, FAICP, Director  
Department of Planning and Permitting  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

NOV - 2 2006

Dear Mr. Eng,

SUBJECT: Kalaniana'ole Highway Improvements at Makapu'u Point Special Management Area (SMA) Major Application Located at Makapu'u, Waimanalo, Oahu, TMK:(1) 4-1-014: 002 & 013

The Office of Conservation and Coastal lands (OCCL) is in receipt of your request for comments for the subject project's application. According to the information provided, the State of Hawaii Department of Transportation-Highways Division (DOT) is proposing additional interim rockfall protection measures and to address an existing road subsidence problem in addition to other highway improvements. Siting of construction equipment on parcel (1) 4-1-014:002 is also proposed.

As noted in the project's Final Environmental Assessment (FEA), the subject area lies within the Special and Limited subzone of the Conservation District and the DOT Right of Way (ROW). Regarding DOT land uses outside of the ROW, a Conservation District Use Permit shall be required for the proposed land use.

We note that the existing and proposed rockfall netting are considered interim measures until a permanent rockfall protection plan can be developed and implemented. What is the timeline for the development and implementation of a plan for permanent rockfall protection or an alternative route? At this time the OCCL is reviewing a Conservation District Use Application (CDUA) for processing. Other comments that our Office may have shall be forwarded to the consultant during the processing of the CDUA. Should you have any questions, please contact Tiger Mills of our Office at 587-0382.

Sincerely,

Samuel J. Lemmo, Administrator  
Office of Conservation and Coastal Lands

c: Chairperson  
ODLO/SP

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HI 96843



MUFI HANNEMANN, Mayor

RANDALL Y. S. CHUNG, Chairman  
HERBERT S. K. KAOPUA, SR.  
SAMUEL T. HATA  
ALLY J. PARK  
ROBERT K. CUNDIFF

RODNEY K. HARAGA, Ex-Officio  
LAVERNE T. HIGA, Ex-Officio

CLIFFORD P. LUM  
Manager and Chief Engineer

November 2, 2006

TO: HENRY ENG, FAICP, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: for  KEITH S. SHIDA, PRINCIPAL EXECUTIVE  
CUSTOMER CARE DIVISION

Subject: YOUR MEMO DATED OCTOBER 19, 2006 REGARDING THE SPECIAL  
MANAGEMENT AREA USE PERMIT APPLICATION NO. 2006/SMA-49  
STATE OF HAWAII DEPARTMENT OF TRANSPORTATION  
KALANIANAOLE HIGHWAY IMPROVEMENTS AT MAKAPUU POINT

Thank you for the opportunity to comment on the proposed project.

Our comments dated April 2, 2002 and May 31, 2006, which are included in the  
assessment, are still applicable.

If you have any questions, please contact Robert Chun at 748-5440.

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

06 NOV -3 P2:06

RECEIVED

# **ATTACHMENT 2**

**(PUBLIC HEARING TRANSCRIPT)**

---

DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU  
PUBLIC HEARING MINUTES

The Department of Planning and Permitting held a public hearing on Monday, December 11, 2006, at Waimanalo District Park, 41-415 Hihimanu Street, Waimanalo, Hawaii starting at 10:40 a.m. This hearing was held in compliance with the Special Management Area Ordinance, Chapter 25, R.O.H., as amended.

PUBLIC HEARINGS OFFICER: ELIZABETH CHINN  
STAFF PLANNER: JAMES PEIRSON

FILE NO.: 2006/SMA-49(JP)  
APPLICANT: State of Hawaii Department of Transportation (SDOT)  
LANDOWNER: Department of Hawaiian Home Lands (Parcel 2)  
State of Hawaii (Parcel 13)  
TAX MAP KEY: 4-1-14: 2 and 13  
LOCATION: Kalaniana'ole Highway mauka of Makapuu Beach Park -  
Makapuu  
REQUEST: To allow improvements to Kalaniana'ole Highway, including  
rockfall protection measures and slope stabilization work.

The Public Hearings Officer read the Notice of Public Hearing, which was published, pursuant to Section 25-5.3, R.O.H., in the Friday, November 10, 2006 Honolulu Star Bulletin.

CHINN: Good morning ladies and gentlemen. My name is Elizabeth Chinn with the Department of Planning and Permitting, and I am conducting the public hearing today in accordance with Chapter 25, Revised Ordinances of Honolulu, to hear testimony on the item that was advertised on Friday, November 10, 2006 in the Honolulu Star Bulletin.

The item for hearing is an application for a Special Management Permit for development within the Special Management Area created by the shoreline protection ordinance. This ordinance was enacted by the City Council as mandated by state law, Chapter 205-A.

We only have one member of the public hear today. Good morning. Thank you for coming. Do you know if you think you might want to testify or not?

ANDERSON (EVE): I don't know yet. You said you put it in the Star Bulletin, but I don't get the Star Bulletin. I get the Advertiser. I saw this in our windward paper yesterday. It's a tiny little thing on the calendar. So that's why I thought, "Whoa, what is this?" I don't know. Did the neighborhood board get wind of it? So they must think it's okay. I think it's okay. I just didn't know what the project is or where it is, so I'm just reviewing this paper.

CHINN: If you don't know whether you want to testify or not...

ANDERSON: No, I don't want to testify. I want to say I'm happy with what's been done. I just want to find out if someone is going to do a quick summary.

CHINN: I'll have the planner give a couple of sentences, and then I'll have the applicant's representative give maybe about three minutes, so you can get a feel. The planner for this project is Jamie Peirson.

PEIRSON: The applicant, which is the State Department of Transportation Highways Division, is proposing some additional interim rockfall protection measures to address and identify the hazards along Kalaniana'ole Highway makai of Makapuu Beach Park.

ANDERSON: I'm just looking at a picture just to see where it is. It's below where the screen is now?

PEIRSON: It's on the Waimanalo side.

ANDERSON: On our side.

PEIRSON: Yes. And because a portion of the project is in the shoreline management area, it does require a Special Management Area Permit.

ANDERSON: It's where those yellow barrier walls are now, the low barrier walls.

CHINN: Why don't we have the applicant explain more to you.

DANG (TRICIA): There are two components. You have the slope stabilization and roadway improvements. The slope stabilization includes the safety issues. A lot of the road is subsiding and the rocks are falling, so what they're doing is they're building a terrace right here with a metal fence that will catch the upper portion if rocks fall. They're going to tear away this talus material that's less stable and then create a cell to catch the rockfall. They're also extending the roadway by drawing this wall right here to widen the road two more feet and then creating another wall right here. It's kind of like a band-aid to hold the wall because right now the heavier cars come around Waimanalo bound. It kind of pushes the roadway out and is pushing it downward. So what they're going to do is create this anchor that holds the new wall, so you have the little more roadway, and it creates a more stable road. That pretty much is it. Since they're going to repave the road, they're going to put utilities under the road and also do the north shore.

ANDERSON: The project, if everything is okay, is to start when?

DANG: In January, but it all depends on a Department of Transportation project. Also, there are going to be only lane closures a few at a time like we did before. They'll have radio announcements.

CHINN: I will ask the applicant's representative to stay behind for a few minutes after I close the public hearing. If you think of any more questions, you can go ask any of them.

ANDERSON: I just want to ask a general question about the netting that's up there now that seems to have been doing a wonderful job. Before it went up, at the neighborhood board, everybody said it's not going to work, it's going to rust. What is your observation on how the net is weathering? It's looking good to me, but I haven't been up close to it. They said it was going to last maybe like twelve years, give us twelve years to decide what to do with it. Is the netting doing what it should be doing?

SDOT REPRESENTATIVE: It appears to be doing what it's supposed to be doing. The life expectancy of the netting is something like fifteen to twenty-five years. We were looking at 15 because we were concerned about corrosion as well. So far, I haven't heard anything.

DANG: The new netting they're going to put in is about five to ten feet in.

ANDERSON: We are pleased with it. Thank you.

CHINN: Thank you for coming. There being no testimony, I will close the public hearing now. Our department has ten working days from today to submit our report and recommendation to the City Council. Our deadline will be the day after Christmas, so the deadline will be December 26. Then it will be considered by the City Council zoning committee. The chair of that committee is Councilmember Djou, so it would be up to him regarding timing on placing it on a City Council agenda. I expect this to be on the agenda either January or February depending on how the councilmember schedules the agenda.

---

Three representatives of the applicant were present.

One representative from the community was present.

The Public Hearings Officer closed the public hearing at 10:45 a.m.

State of Hawaii Dept. of Transportation  
2006/SMA-49(JP)  
December 14, 2006  
PAGE 4

I, Patricia J. Kalapa, Secretary-Reporter, Department of Planning and Permitting, City and County of Honolulu, certify that the foregoing pages comprise true and accurate minutes of the entitled matter held on Monday, December 11, 2006.

Patricia J. Kalapa

December 14, 2006

---

# **ATTACHMENT 2**

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State of Hawaii Dept. of Transportation  
2006/SMA-49(JP)  
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Patricia J. Kalapa

December 14, 2006

---

# DRAFT RESOLUTION



## RESOLUTION

### GRANTING A SPECIAL MANAGEMENT AREA PERMIT FOR DEVELOPMENT OF KALANIANAOLE HIGHWAY IMPROVEMENTS AT MAKAPUU POINT

WHEREAS, on October 19, 2006 the Department of Planning and Permitting (DPP) accepted the application (File No. 2006/SMA-49) of the State of Hawaii Department of Transportation, Highways Division, herein referred to as the Applicant, for a Special Management Area Permit for construction of Kalanianaole Highway Improvements at Makapuu Point, Waimanalo, Koolaupoko, Oahu, and identified as Tax Map Key 4-1-14: (Portion of) 2 and (Portion of) 13; and

WHEREAS, on December 11, 2006 the DPP held a public hearing which was attended by the applicant, its agent, and one (1) member of the public; and

WHEREAS, on December 15, 2006, within 10 working days after the close of the public hearing, the DPP having duly considered all evidence and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu (ROH), completed its report and transmitted its findings and recommendation of approval to the Council; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on \_\_\_\_\_, and at its meeting of \_\_\_\_\_, having duly considered all of the findings and reports on the matter, approved the subject application for an SMP with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMP be issued to the Applicant under the following conditions:

1. 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 and contact the State of Hawaii Department of Land and Natural Resources, Historic Preservation Division ("SHPD") immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.
2. Approval of this Special Management Area Permit does not constitute compliance with other Land Use Ordinance (LUO) or governmental requirements, including building and/or construction permit approval. They are subject to separate review and approval. The applicant shall be responsible for insuring that the final plans for the project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.



RESOLUTION

- 3. Construction shall be in general conformity with the plans on file with the DPP, as indicated on Exhibits "A" through "F" attached hereto, and in accordance with the LUO. Any changes in the size or nature of the project which have a significant effect on coastal resources addressed in Chapter 25, ROH and Chapter 205-A, Hawaii Revised Statutes, shall require a new application. Any changes which do not have a significant effect on coastal resources shall be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of the DPP.

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be and is directed to transmit copies of this resolution to Henry Eng, FAICP, Director of the Department of Planning and Permitting; Rodney Haraga, Director of the State of Hawaii Department of Transportation, 869 Punchbowl Street, Honolulu, Hawaii 96813; and, Earl Matsukawa, Wilson Okamoto Corporation, 1907 South Beretania Street, Suite 400, Honolulu, Hawaii 96826.

INTRODUCED BY:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

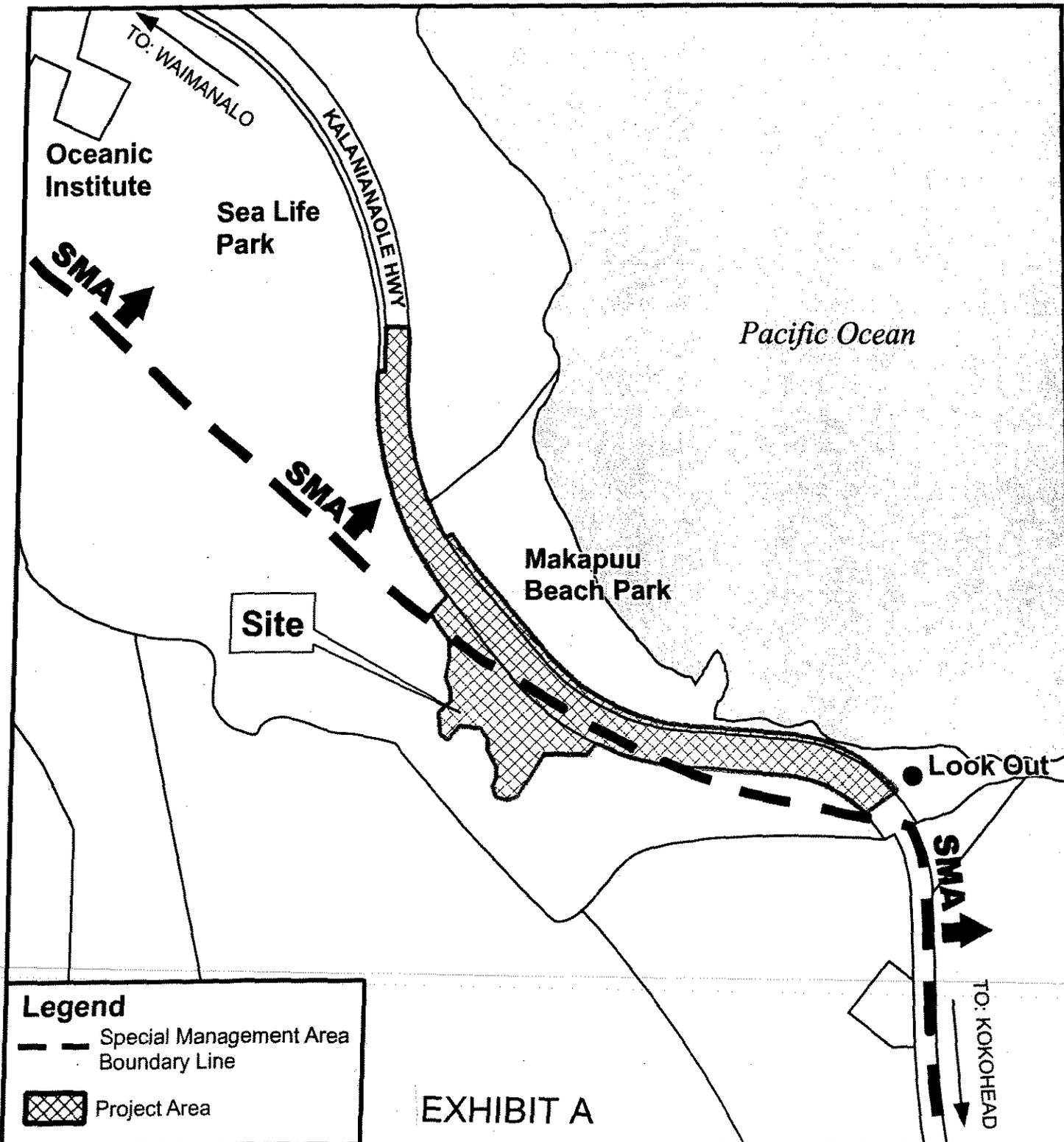
DATE OF INTRODUCTION:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Honolulu, Hawaii

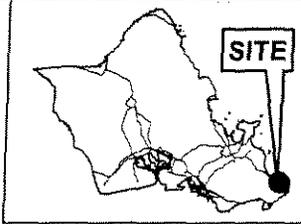
\_\_\_\_\_  
Councilmembers



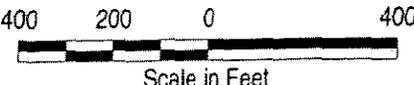
**Legend**

-  Special Management Area Boundary Line
-  Project Area

EXHIBIT A

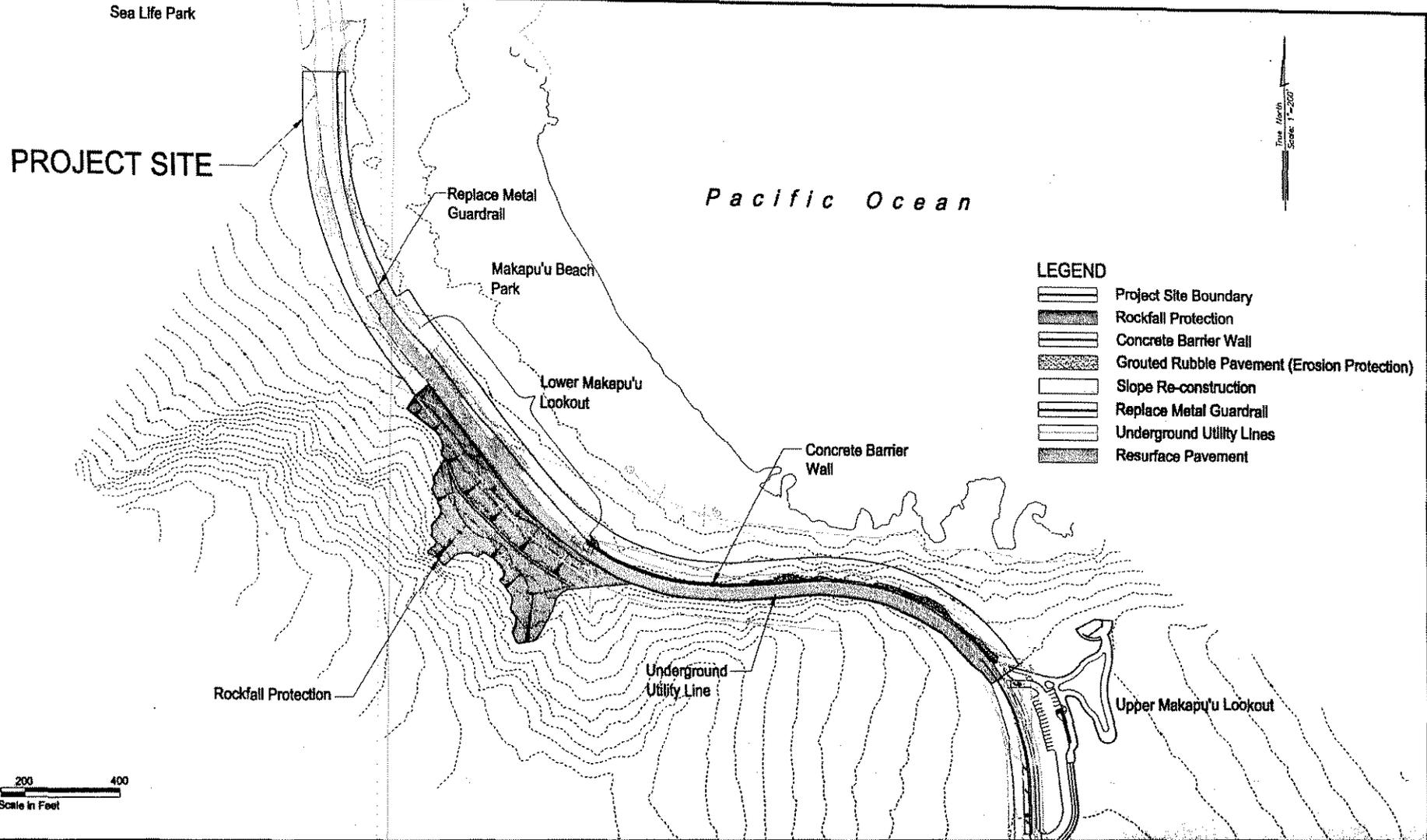


VICINITY MAP



**LOCATION MAP  
WAIMANALO, KOOLAUPOKO**

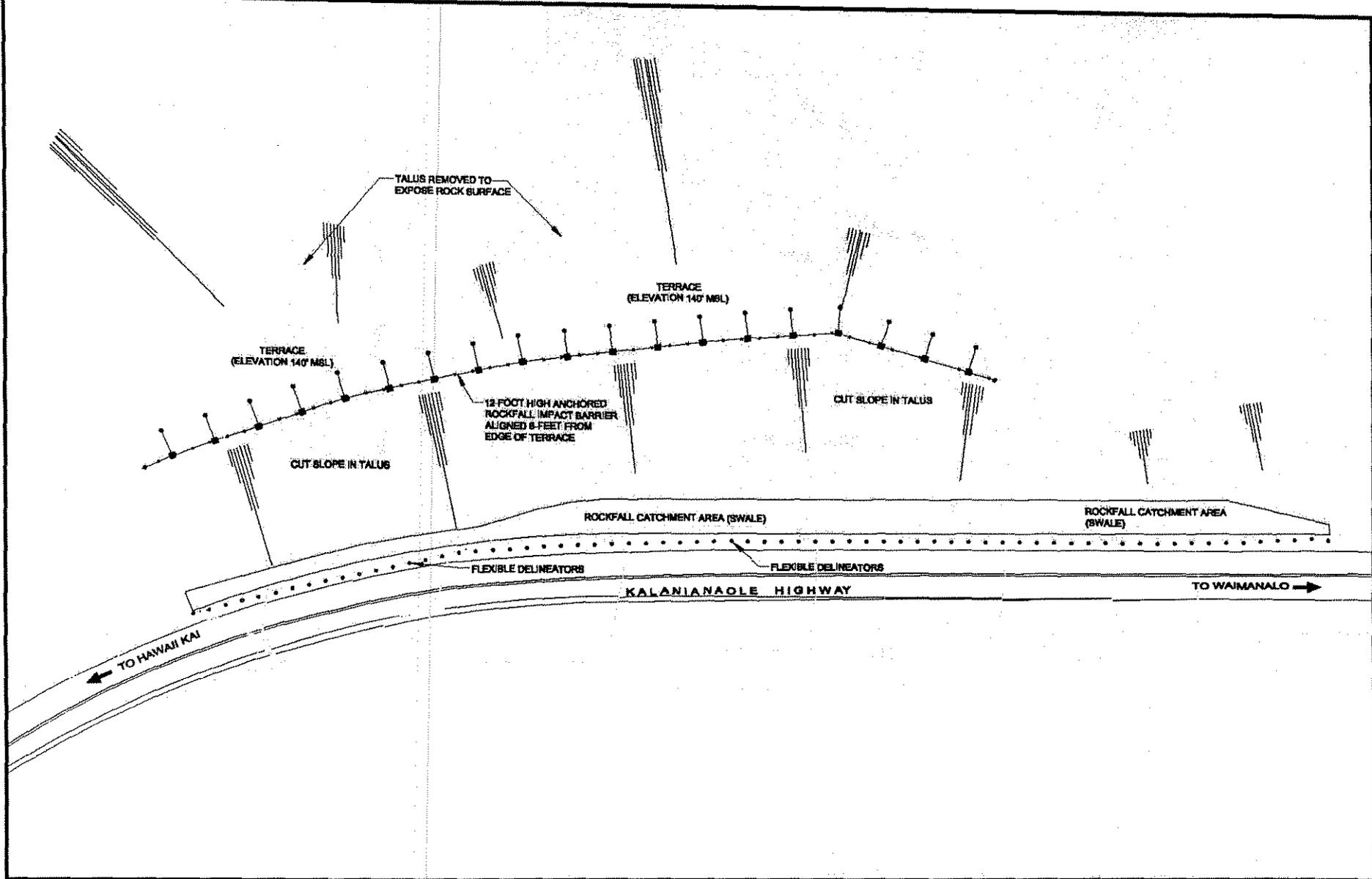
TAX MAP KEY(S): 4-1-014: Por. 002 & 013  
FOLDER NO.: 2006/SMA-49



KALANIANA'OLE HIGHWAY IMPROVEMENTS AT MAKAPU'U POINT

SITE PLAN

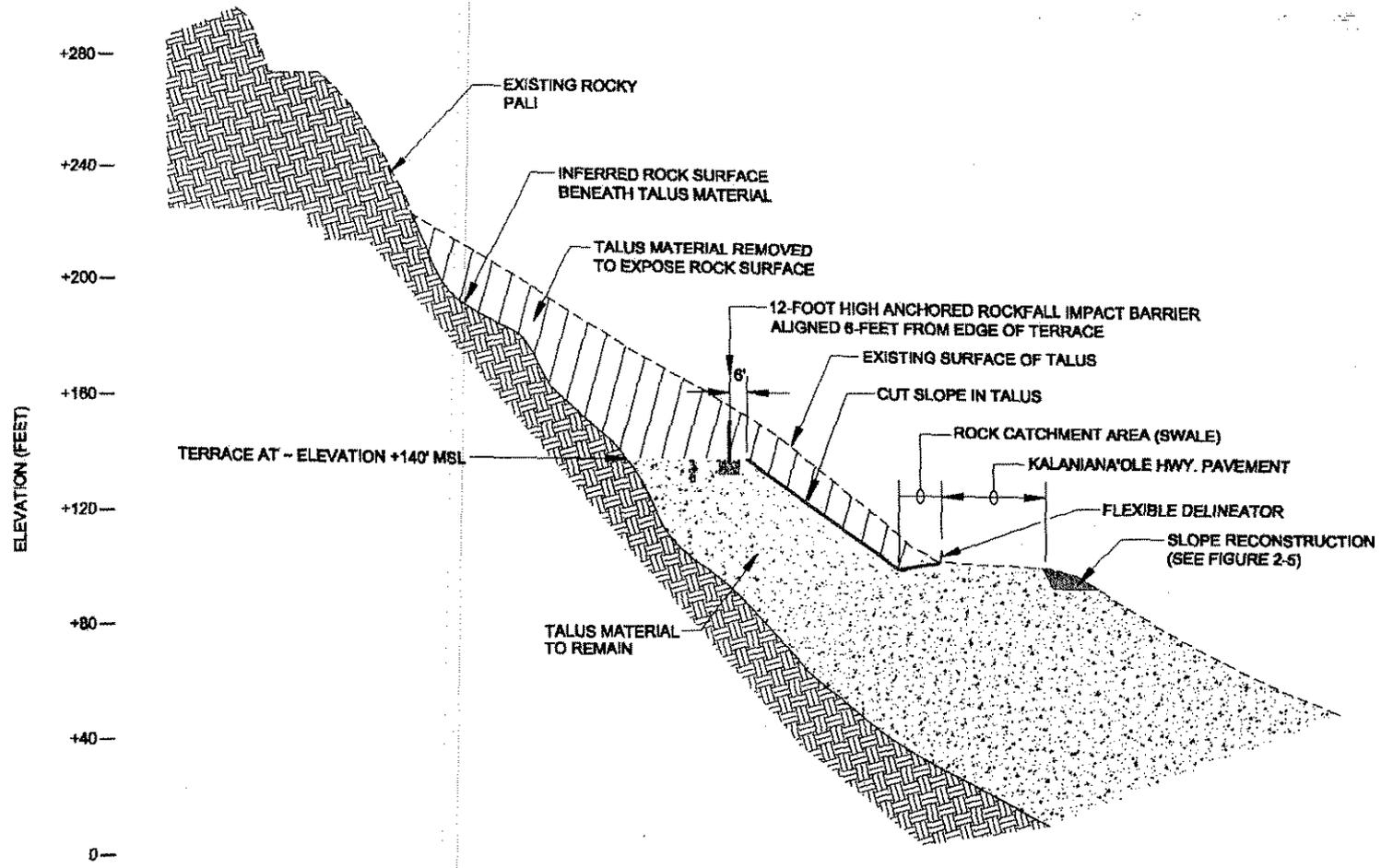
**EXHIBIT B**  
2006/SMA-49



KALANIANA'OLE HIGHWAY IMPROVEMENTS AT MAKAPU'U POINT

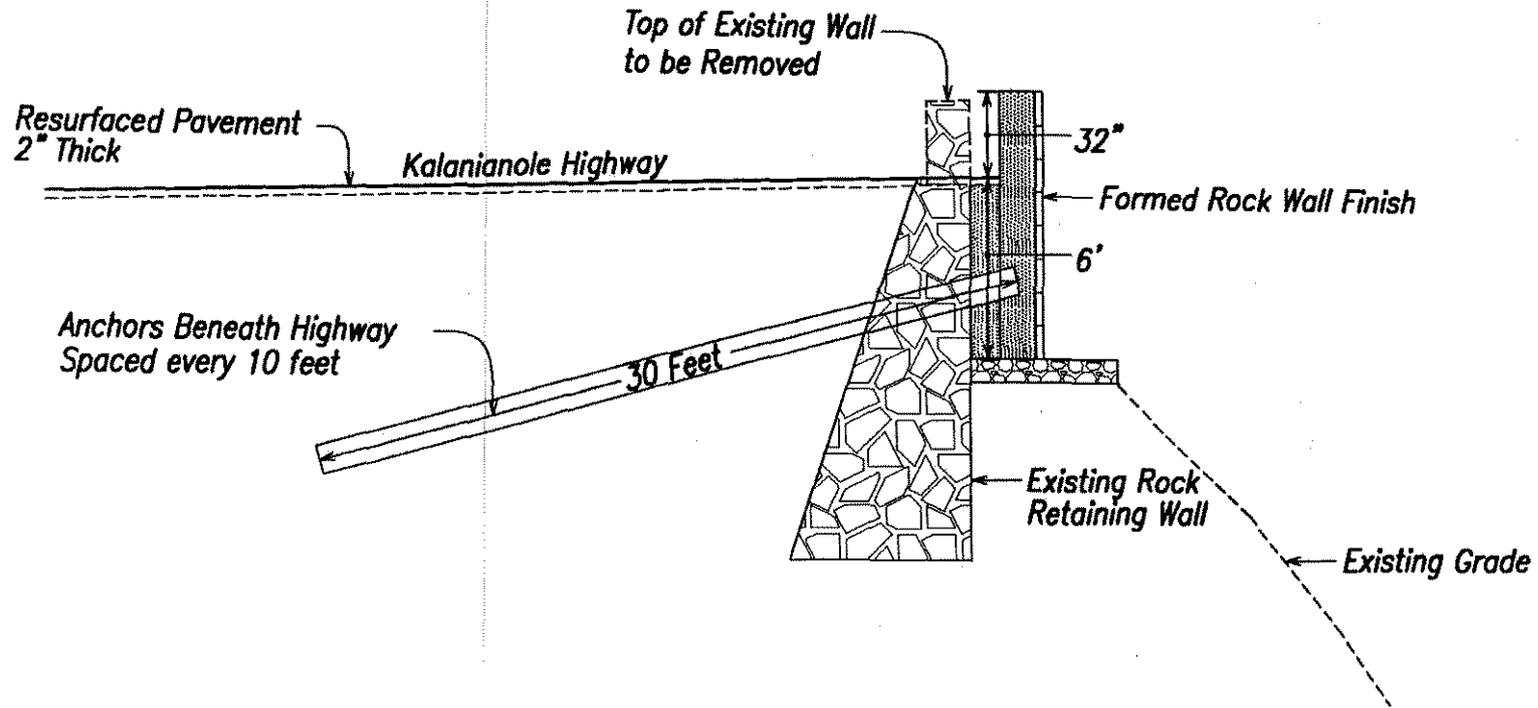
ROCKFALL PROTECTION SITE PLAN

EXHIBIT C  
2006/SMA-49



**KALANIANA'OLE HIGHWAY IMPROVEMENTS AT MAKAPU'U POINT**  
**ROCKFALL MITIGATION TYPICAL SECTION**

**EXHIBIT D**  
 2006/SMA-49



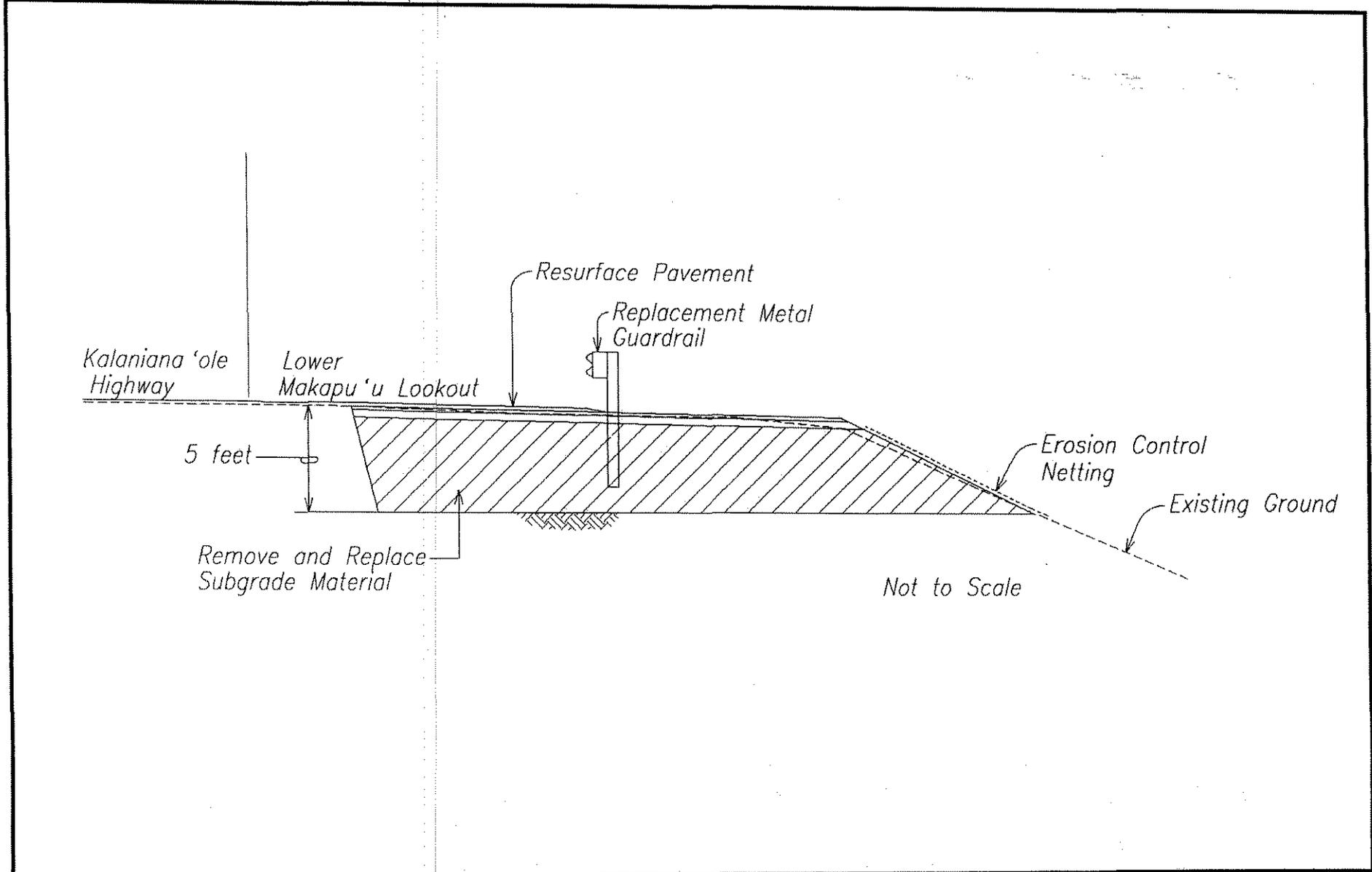
WILSON OKAMOTO  
CORPORATION  
ENGINEERS • PLANNERS

KALANIANA'OLE HIGHWAY IMPROVEMENTS AT MAKAPU'U POINT

### CONCRETE BARRIER WALL

EXHIBIT E

2006/SMA-49



KALANIANA'OLE HIGHWAY IMPROVEMENTS AT MAKAPU'U POINT

SLOPE RECONSTRUCTION

EXHIBIT F  
2006/SMA-49