

COUNTY OF HAWAI'I PLANNING DEPARTMENT
BACKGROUND REPORT

PONO CANN AND MICHELE SASAKI-CANN
SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
(PL-SMA-2025-000078)

PONO CANN AND MICHELE SASAKI-CANN have submitted an application for a Special Management Area Use Permit to demolish an existing 72-year old, split-level, three-bedroom, two-bath dwelling and construct a new single-story, approximately 1,280 square-foot (sf) single-family residence with two bedrooms, two bathrooms, an approximately 2,156 sf lānai, 644 sf garage area, and related improvements on a 19,733-square foot shoreline parcel within the Special Management Area (SMA). The subject property is located at 55 Honoli'i Place, approximately 237 feet southeast of the Pauka'a Drive and Honoli'i Place intersection on the makai side of Hawai'i Belt Road, Por. Honoli'i Tract, Pauka'a, South Hilo, Hawai'i, TMK: (3) 2-7-015:007.

PROPOSED DEVELOPMENT

1. **Request:** Pono Cann and Michele Sasaki-Cann propose to demolish an existing split level dwelling and construct a new single-story single-family dwelling on a 19,733-square foot property located within the Special Management Area (SMA) in Hilo, Hawai'i (TMK:(3)2-7-015:007). The property is zoned Single Family Residential 20,000-square feet (RS-20) and is located approximately 237 feet southeast of Pauka'a Drive and Honoli'i Place intersection, makai (ocean side) of Hawai'i Belt Road. The project will involve building an approximately 1,280-square-foot residence with two bedrooms and two bathrooms. Associated with the residence will be roughly 644 square feet of accessory areas, including approximately 2,156 square feet of lānai (patio space) which incorporates an existing concrete pool and an attached 644-square-foot garage separated by a breezeway. The proposed construction will be sited a minimum of 40 feet from the certified shoreline which is located at the base of an approximately 90-foot-high pali (sea cliff). The construction site is currently improved with a dwelling which was permitted in 1951 along with various landscaping vegetation. The property has been extensively

improved as a residential home site for over 70 years, with much of the area above the pali covered by grass lawn, ornamental gardenia hedge along the north boundary, and a small puakeniken tree along the south boundary. Vegetation on and immediately makai of the pali includes vetiver grass, yellow daisy vine (Wedelia), passion fruit, and ironwood trees, with no endangered plant species observed. Supporting improvements include a driveway, County water has been available to the site for over 70 years and has supported the existing dwelling. The applicants intend to continue using the existing service and will implement any on-site system upgrades required by the Department of Water Supply. The County's municipal sewer system currently services the existing dwelling which the applicants intend to continue utilizing. Electricity, telephone, and internet utilities are already available to the site. The overall estimated construction cost of the project is approximately \$470,000, excluding demolition, which is expected to cost an additional \$80,000 to \$120,000. Construction will commence as soon as demolition and building permits are issued, with the demolition anticipated to take about 12 months and the new construction to be complete within 5 years from the date of the SMA approval. Construction impacts are expected to be limited in scope and duration, managed by adhering to best management practices (BMPs) for air pollution, sedimentation, erosion control, stormwater management, and wastewater management. The property is classified as outside the 500-year floodplain (Zone X). Additionally, the project area is not anticipated to adversely affect archaeological, historic, or cultural resources due to the site's previously disturbed nature. The proposed dwelling will be consistent with the character of the surrounding area which consists of parcels containing single-family dwellings, and no significant adverse environmental or ecological effects are expected. **(Planning Department Exhibit 1 – SMA Use Permit Application Packet dated April 2, 2025).**

2. **Project Objectives:** The purpose of the project is to demolish an existing single-family dwelling and develop a new single-family dwelling.
3. **Cost/Time of Project:** The current estimated cost of the improvements is \$590,000. The project will begin as soon as all permits and approvals are granted.
4. **Landowner:** Pono Graham Cann and Michelle Lee Naomi Sasaki-Cann

BACKGROUND INFORMATION

5. **Chapter 343, HRS:** The proposed improvements are not subject to the requirements of Chapter 343, Hawai‘i Revised Statutes regarding Environmental Impact Statements as there is no trigger identified within either the Conservation District or the Shoreline Setback Area.

STATE AND COUNTY PLANS

6. **State Land Use Designation:** Urban.
7. **General Plan LUPAG MAP:** Low Density Urban (ldu) and Open (ope).
8. **County Zoning:** RS-20 (Single-Family Residential, 20,000-square feet).
9. **Hāmākua Community Development Plan (HCDP):** The Hāmākua Community Development Plan was developed under the framework of the February 2005 County of Hawaii General Plan and was adopted in 2018 via Ordinance 2018-78 by the Hawaii County Planning Commission.
10. **Special Management Area (SMA):** The project is located within the Special Management Area and therefore, the proposed development is subject to the SMA review.

DESCRIPTION OF PROJECT AREAS AND SURROUNDING AREA

11. **Land Area:** The original land area was approximately 19,733-square feet when it was originally created, but now it is about 13,400-square feet – a reduction of approximately 32% of the original land area due to coastal erosion.
12. **Subject Project Area:** The subject parcel is entered on the mauka/western property boundary from Honoli‘i Place, which is a County owned and maintained road. The project area encompasses a 19,733-square foot parcel located in South Hilo, Hawai‘i, and is situated approximately 1,200 feet north of Honoli‘i Beach. The property lies on the makai (ocean side) of Honoli‘i Place, and the property slopes downward in a mauka-to-makai direction from an elevation of about 100 feet above sea level to approximately 90 feet, terminating at a prominent coastal sea pali (cliff) approximately 90 feet high.
13. **Surrounding Land Zoning/Uses:** The subject parcel and surrounding properties are zoned Single-Family Residential 20,000-square feet (RS-20). Neighboring parcels

primarily reflect similar urban character, with land uses predominantly consisting of single-family residences. Adjacent parcels are all similarly developed land.

14. **Flood Insurance Rate Map (FIRM):** The entire property above the pali is classified in Flood Zone X.
15. **Flora/Fauna Resources:** No professional flora or faunal surveys were conducted for the project site; however, the project site has been in continuous residential use for more than 70 years and is largely landscaped with introduced ornamental and groundcover species. The upper, buildable portion of the parcel is primarily a grass lawn interspersed with plantings, including an ornamental gardenia hedge (*Gardenia taitensis* double) along the northern boundary and a puakenikeni tree (*Fagraea berteriana*) near the southern boundary. The pali and makai portions of the property support a mix of naturalized and cultivated vegetation, such as vetiver grass (*Chrysopogon zizanioides*), yellow daisy vine (*Sphenoclea trilobata*, also known as *Wedelia*), passion fruit (*liliko'i*), and several ironwood trees (*Casuarina equisetifolia*). No threatened or endangered plant species have been observed. Similarly, no native or protected faunal species were identified on the property. The landscaped and developed condition of the lot limits wildlife presence primarily to common avian and insect species associated with residential gardens, and no sensitive faunal habitats were observed. The site has no observed habitats specifically noted for rare or endangered species. While no endangered species of fauna were observed on the subject property, its location and shoreline proximity could see threatened or endangered species such as the Hawaiian Hoary Bat, Hawaiian Duck (*Koloa*), Hawaiian Goose (*Nene*), Hawaiian Petrel, Hawaiian Coot, Band-rumped Storm-petrel, Hawaiian Stilt, Newell's Shearwater, and the Short-tailed Albatross. The Blackburn's Sphinx Moth is the only endangered species of insect that could inhabit the affected area.
16. **Archaeological Resources:** The project was submitted to the State Historic Preservation Division (SHPD) review in accordance with Hawaii Revised Statutes Ch. 6E-42; to date no response has been received. The applicant states the property above the pali has been extensively improved as a residential homesite. The applicant has committed to ceasing work immediately and contacting the State Division of Land and Natural Resources

(DLNR) and County Planning Department if any archaeological or historical resources are inadvertently discovered during construction activities.

17. **Cultural/Historic Resources:** No formal cultural or historic resource assessments have been conducted for the project site. According to the applicants, no cultural or historic resources are known to exist on the property. Whether the area was ever used for traditional or customary practices is unclear, as any surface evidence has likely been removed. The lot ends at a sea pali roughly 90 feet high, which limits direct shoreline access. Public shoreline access is available approximately 1,200 feet to the south at Honoli'i Park which is County maintained.
18. **Recreational/Scenic and Open Space Resources:** The subject property is privately owned and has been occupied as a single-family residential homesite since 1952, with no recreational or open space resources located directly on-site. However, the surrounding Pauka'a and Honoli'i area is well known for its scenic coastal vistas and recreational opportunities. The parcel itself is situated atop a 90-foot-high pali that provides expansive views of Hilo Bay and the Pacific Ocean, contributing to the area's scenic character. While the property fronts the shoreline, its steep pali and lack of a safe path to the coast mean it does not provide direct public access to the shoreline. The nearest designated shoreline access is located at Honoli'i Beach Park, approximately 1,200 feet to the south, which offers public access to a black sand beach, surfing, bodyboarding, fishing, and picnicking. The area is recognized in the County's General Plan as part of the open space and scenic resources of Hilo's northern coastline, valued for both its natural beauty and recreational uses. No formal studies identify recreational or cultural trails on the subject parcel, and no portion of the lot has been used historically or currently as a public access corridor. As such, the proposed project is not expected to diminish public recreational or scenic resources, given the continued availability of shoreline access through nearby public facilities
19. **Coastal Hazards:** The subject property is situated on a coastal pali approximately 90 feet above mean sea level, which reduces direct exposure to wave action, storm surge, and tsunami inundation. According to the Flood Insurance Rate Map (FIRM), the property is designated Zone X, an area determined to be outside the 500-year floodplain and

considered to have minimal flood risk. Coastal hazards affecting the parcel are therefore more closely tied to erosion and runoff than to flooding. The lot has already experienced significant land loss, with approximately 32 percent of its original area eroded away since subdivision approval in 1950. Surface water runoff from the property is currently directed makai toward the pali slopes and ultimately into the ocean; however, the landscaped condition of the parcel, coupled with the use of grass cover and other ground vegetation, helps to reduce sediment transport. The proposed redevelopment will occur entirely within the previously developed upland portion of the site, outside the 40-foot shoreline setback, minimizing the risk of direct coastal hazard impacts. Implementation of best management practices (BMPs) during demolition and construction will further mitigate runoff and erosion potential, ensuring that nearshore waters are not adversely affected by sedimentation or pollutants. Overall, while the property is subject to long-term erosion hazards typical of shoreline-fronting parcels, the project design and compliance with shoreline setback regulations are intended to minimize exposure to coastal hazards and avoid adverse impacts to the nearshore environment.

PUBLIC UTILITIES AND SERVICES

20. **Access:** The site is accessed from County maintained Honoli'i Place, southeast of the Pauka'a Drive and Honoli'i Place intersection on the makai side of Hawai'i Belt Road.
21. **Water:** Potable water is available by the Hawai'i County Department of Water Supply which has serviced this area for about 70 years.
22. **Wastewater:** County sewer services the property.
23. **Other Essential Utilities and Services:** Electricity, telephone, and internet services are available to the site.

AGENCIES' COMMENTS

24. **Hawaii County Police Dept.: (Planning Department Exhibit 2 – July 21, 2025, Memo).**
25. **Department of Health: (Planning Department Exhibit 3 – July 21, 2025, Memo).**
26. **Department of Water Supply (DWS): (Planning Department Exhibit 4 – August 12, 2025, Letter)**

27. **Office of Planning and Sustainable Development (OPSD): (Planning Department Exhibit 5 – August 13, 2025, Letter).**

AGENCIES - NO RESPONSE

28. **County Dept. of Public Works – Engineering & Building; SHPD, DEM, County Fire Dept., DLNR-LAND/ENG, NRCS, USFWS.**

PUBLIC COMMENTS

29. The Department has not received any comments or objections from the general public or adjacent landowners on the subject application.

Daryn Arai
Land Use Planning Consultant

April 2, 2025

Mr. Jeffrey Darrow, Director
County of Hawai'i Planning Department
101 Pauahi Street, Suite 3
Hilo, HI 96720

Dear Director Darrow:

Subject: SMA Use Permit Application
Applicant: Pono Cann and Michele Sasaki-Cann
Request: To allow for the demolition of an existing single-family dwelling and the construction of a new single-family dwelling and related improvements
TMK: 2-7-015: 007; Pauka'a, South Hilo

Accompanying this letter, we present for your consideration and processing before the Windward Planning Commission the request by Pono Cann and Michele Sasaki-Cann for a Special Management Area Use Permit to allow for the demolition of an existing 72-year old single family dwelling and the construction of a new single family dwelling and related improvements on approximately 10,874 square feet of land in the Honoli'i Pali Tract subdivision in Pauka'a, South Hilo.

Pursuant to your application requirements to be filed via the EPIC system, please find accompanying this letter the following:

- a. Original of the completed SMA Use Permit application form and accompanying environmental report that includes a location map and site plan;
- b. Completed application form with landowners' authorizations
- c. List of the surrounding property owners within 300 feet of the subject property.

Should you have questions on this matter, please feel free to contact me. Thank you very much.

Sincerely,



Daryn Arai

copy via email: Pono and Michele Sasaki-Cann



SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION

Applicants: Pono Cann and Michele Sasaki-Cann

Proposed Activity
**Demolition of existing single family dwelling and
construction of a new single family dwelling and related
improvements**

Tax Map Key: (3) 2-7-015:007
Honoliʻi Pali Tract subdivision, Paukaʻa, South District
Hawaiʻi Island

Prepared by: Daryn Arai, Planning Consultant
April 2025

SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION

COUNTY OF HAWAII PLANNING COMMISSION

(Type or legibly print the requested information)

APPLICANT(S): Pono Cann and Michele Sasaki-Cann

APPLICANT'S SIGNATURE: (see below) DATE: April 2, 2025

ADDRESS: 55 Honolii Place
Hilo, HI 96720-2207

LIST APPLICANT'S INTEREST (if not owner): _____

PHONE: (Bus.) _____ (Res.) (808) 937-5185 cell (Email) m.cann@yahoo.com

REQUEST: Demolition of an existing 72-year old, 3-bedroom, 2-bath single family dwelling and the construction of a new 2-bedroom, 2-bath single family dwelling with a living area of approximately 1,280 square feet and accessory floor area of approximately 2,800 square feet and related improvements

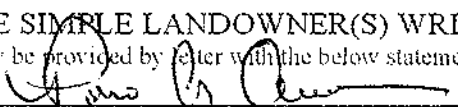
TAXMAPKEY: 2-7-015:007 ZONING: RS-20

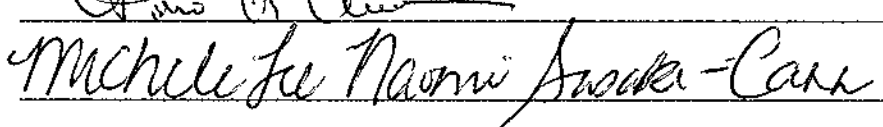
SIZE OF PROPERTY / AREA OF REQUESTED USE: 19,733 square feet / 10,874 square feet

LANDOWNER(S): Pono Graham Cann and Michele Lee Naomi Sasaki-Cann

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION

(may be provided by letter with the below statement included):

 DATE: April 2, 2025

 DATE: April 2, 2025

AGENT: Daryn Arai

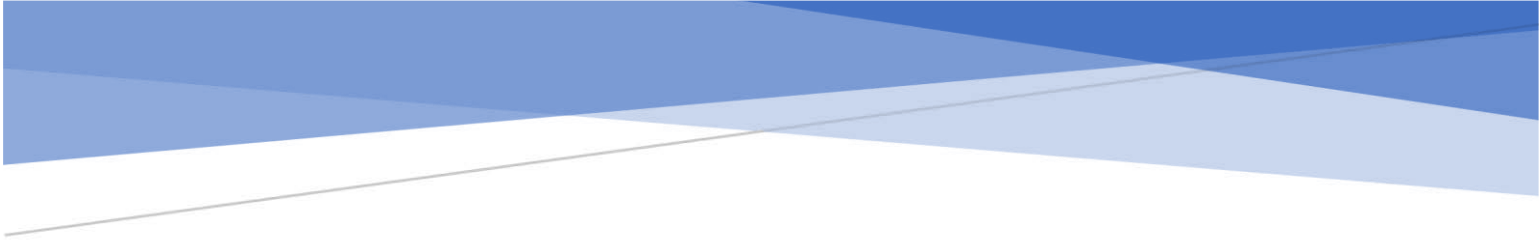
AGENT ADDRESS: PO Box 4501
Hilo, HI 96720

PHONE: (Bus.) (808) 895-3218 (Res.) _____ (Email) Daryn.Arai@outlook.com

Please indicate to whom original correspondence and copies should be sent.

ORIGINAL: Applicants COPIES: Agent

LIST OF SURROUNDING PROPERTY OWNERS			
TAX MAP KEY	LANDOWNER(S)	STREET ADDRESS	CITY, STATE, ZIPCODE
270150210000	SNUGGERUD,KIMBERLY A c/o MATTHEWS,MICHAEL R	49 PAUKAA DR	HILO HI 96720 2232
270150020000	MISITA,MICHAEL & MCWHIRK, ROBERT TRUST	60 PAUKAA DR	HILO HI 96720 2253
270150030000	TICO,TERESA S ATTORNEY	PO BOX 220	HANALEI HI 96714 0220
270150060000	BUCKINGHAM,ROBERT L TRUST	907 EL TORO RD	OJAI CA 93023 1712
270150090000	DUERR,ROBERT G & ADRIANA E	99 HONOLII PL	HILO HI 96720 2201
270150240000	COUNTY OF HAWAII, ENVIRONMENTAL MGMT	345 KEKUANAOA ST, STE 41	HILO HI 96720
270150120000	WILSEY-MAGERS,WENDY TRUST	16491 SW VAQUEROS WAY	POWELL BUTTE OR 97753 0401
	WILSEY-MAGERS,WENDY TRUST	131 HONOLII PL	HILO HI 96720 2203
270150150000	SEVERANCE,CRAIG J TRUST	154 HONOLII PL	HILO HI 96720 2204
270150160000	MAEDA,GARRY T & VIRGINIA PATTERSON	100 HONOLII PL	HILO HI 96720 2204
270150170000	PATTERSON,VIRGINIA, JAMES, LYNETTE	100 HONOLII PL	HILO HI 96720 2204
270150180000	BISHAW,SAMUEL K/MARGUERITE A TRST	72 HONOLII PL	HILO HI 96720 2202
270150190000	TR'S PROPERTY SHOP LLC	PO BOX 8	HILO HI 96720 0008
270150200000	WARREN,DOUGLAS ARMSTRONG & MUTTU,KAREN XAVIER	10 PAUKAA DR	HILO HI 96720 2233
270150040000	ANDERS,WAYNE WILLIAM & LYNETTE MARYANN	15 HONOLII PL	HILO HI 96720 2201
270150050000	FRANKEL,AMYLYNNE J	499 LUCAS CT	SPARTANBURG SC 29302 1951
270150110000	WILSEY-MAGERS,WENDY TRUST	16491 SW VAQUEROS WAY	POWELL BUTTE OR 97753 0401
270150110000	WILSEY-MAGERS,WENDY TRUST	131 HONOLII PL	HILO HI 96720 2203
270150110000	HARDING,DAVID MATTHEW ALEC c/o MCMAHON,AMANDA	121 HONOLII PL	HILO HI 96720 2203
270150110000	MCMAHON,AMANDA ANN	59 PANAWEA ST	HILO HI 96720 3832
270150080000	CHRISTIE,WILLIAM L & MILLS, MARION E TRUST	PO BOX 552	MOUNTAIN VIEW HI 96771 0552
270150100000	MALLICK,MONIKA TRUST	PO BOX 47	PAPAIKOU HI 96781 0047



BACKGROUND AND ENVIRONMENTAL REPORT

SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION

Applicants: Pono Cann and Michele Sasaki-Cann

Tax Map Key: (3) 2-7-015:007
Honoliʻi Pali Tract subdivision, Paukaʻa, South District
Hawaiʻi Island

Prepared by: Daryn Arai, Planning Consultant
April 2025

Table of Contents

A. DETAILS OF PROPOSED USE / DEVELOPMENT	1
1. Applicant's Request	1
2. Location of Property	1
3. Statement of Objectives and reasons for the request	3
4. Proposed Project Details	3
5. Timeframe and cost	6
B. HISTORICAL PROPERTY INFORMATION	6
6. Approval of Honoli'i Pali Tract subdivision	6
7. Issuance of Building Permit for existing dwelling	6
8. Issuance of Building Permit for various repairs to existing dwelling	6
C. LAND USE AND OTHER REGULATORY CONSIDERATIONS	6
9. State Land Use Designation	6
10. Current County Zoning.....	6
11. General Plan Land Use Pattern Allocation Guide (LUPAG) Map	8
12. Hāmākua Community Development Plan.....	9
13. Coastal Zone Management, HRS, Chapter 205A	10
14. Special Management Area (SMA)	10
15. Certified Shoreline Survey	10
D. DESCRIPTION OF PROPERTY AND SURROUNDING AREA	11
16. Subject Property	11
17. Surrounding Zoning/Land Uses.....	11
18. US Soil Survey	11
19. FIRM.....	12
20. Sea Level Rise Vulnerability and Adaptation Report (2017)	12
21. Flora/Fauna Resources	13
22. Archaeological Resources	13
23. Cultural or Native Gathering Rights.....	13
24. Public Access.....	13
E. PUBLIC UTILITIES AND SERVICES.....	14
25. Access:	14
26. Water	14
27. Wastewater	14
29. Essential Utilities and Services.....	14
F. STATEMENT IN SUPPORT OF SMA USE PERMIT REQUEST	15
G. ANTICIPATED EFFECTS UPON THE SPECIAL MANAGEMENT AREA	17
H. OBJECTIVES AND POLICIES OF CHAPTER 205A AND SMA GUIDELINES	19
I. CONCLUSION	21

**COUNTY ENVIRONMENTAL REPORT
IN SUPPORT OF SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION FOR
PONO CANN AND MICHELE SASAKI-CANN**

Affecting Tax Map Key: (3) 2-7-015: 007; Honoli‘i Pali Tract, Pauka‘a, South Hilo

A. DETAILS OF PROPOSED USE / DEVELOPMENT

1. Applicant’s Request

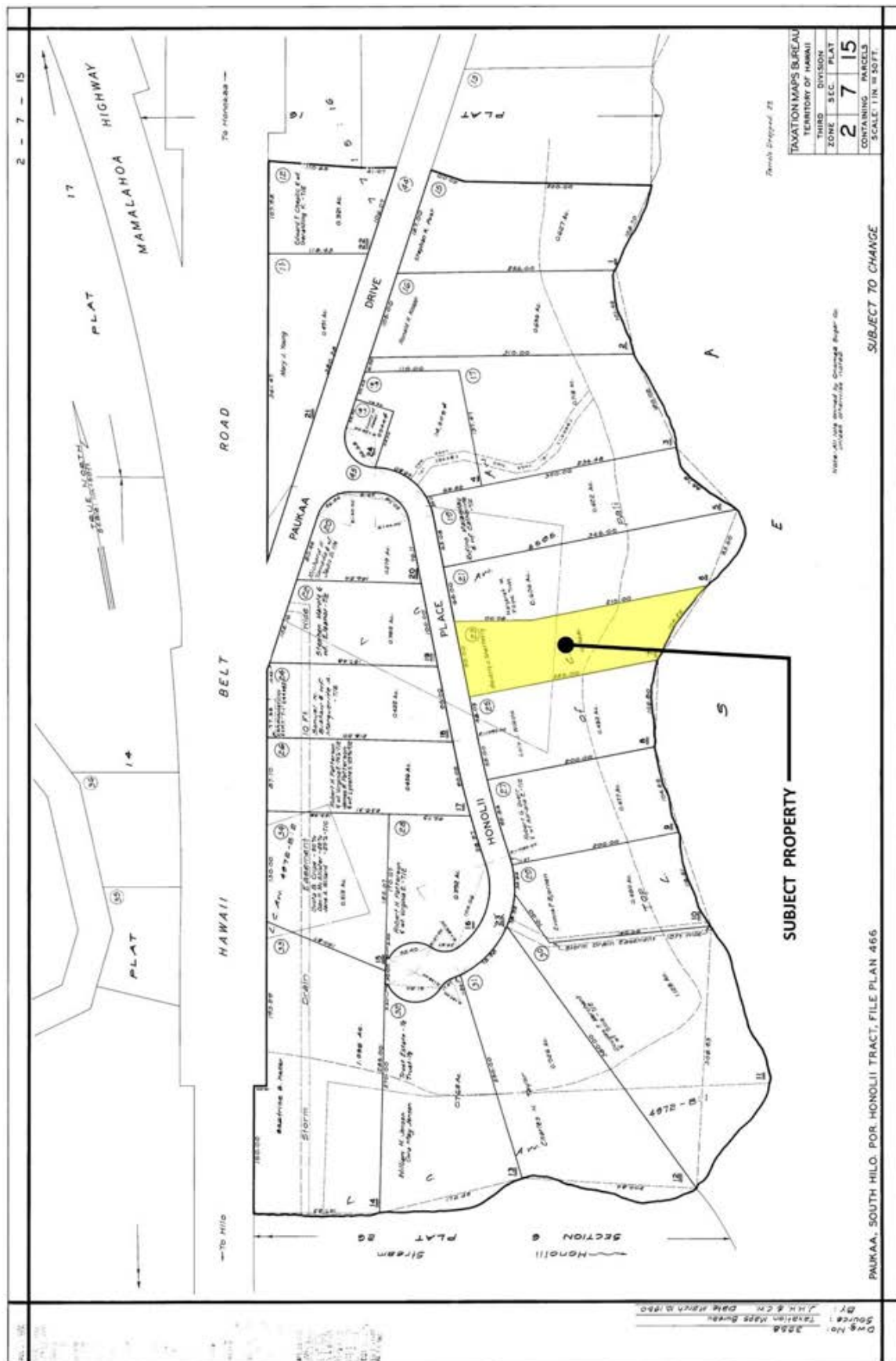
Pono Cann and Michele Sasaki-Cann, husband and wife who are hereinafter referred to as “Applicants”, are requesting a Special Management Area (SMA) Use Permit to allow for the demolition of an existing 72-year old single family dwelling located on the subject property, to be replaced with the construction of a new 2-bedroom single family dwelling and related improvements.

2. Location of Property

The subject property is located in the South Hilo District, a little over 2 miles north of the Downtown Hilo in Pauka‘a. The subject property is a shoreline-fronting parcel located along the makai side of Honolii Place and identified as TMK: 2-7-015: 007 (refer to Figure 1 - Location Map and Figure 2 - Tax Map below).



Figure 1 - Location Map



3. Statement of Objectives and reasons for the request

The Applicant wishes to demolish an existing split-level, 3-bedroom and 2-bath single-family dwelling that was originally constructed in 1952, and replace it with a new 2-bedroom, 2-bath single-family dwelling with an uncovered, elevated lanai that will incorporate an existing concrete pool that is located adjacent to the north of the 1952 dwelling. All existing improvements relative to the certified shoreline are shown on Figure 3 – Shoreline Certification Survey Map.

4. Proposed Project Details (see Figure 4 – Proposed Plot Plan)

- a. Demolition of Existing Dwelling: Existing 72-year old single-family dwelling will be demolished by a licensed professional contractor. The existing concrete pool will be retained and incorporated as part of the new single-family dwelling. All material from the demolition process will be removed from the subject property and either disposed at approved disposal or recycling facilities in South Hilo or North Kona.
- b. Proposed New Dwelling: The proposed new single-family dwelling will consist of the following details:
 - One story single-family dwelling consisting of 2 bedrooms and 2 full baths, separate living and enclosed lanai areas encompassing approximately 1,280 square feet.
 - An attached 2-car garage will be separated from the main living area by a breezeway, with a combined floor area of approximately 644 square feet.
 - An elevated, open lanai incorporating the existing concrete pool and maintaining a floor area of approximately 2,156 square feet.
 - New concrete driveway and additional parking area along the Honoli‘i Place frontage of the new dwelling.
- c. Utilities: County water currently services the existing dwelling via a single water meter, which will be used to support the new dwelling. Wastewater will be accommodate by an existing County sewer main that fronts the subject property along Honoli‘i Place for treatment and disposal at the County’s Papaikou Wastewater Treatment facility. Electrical and communication services are currently available to the subject property.

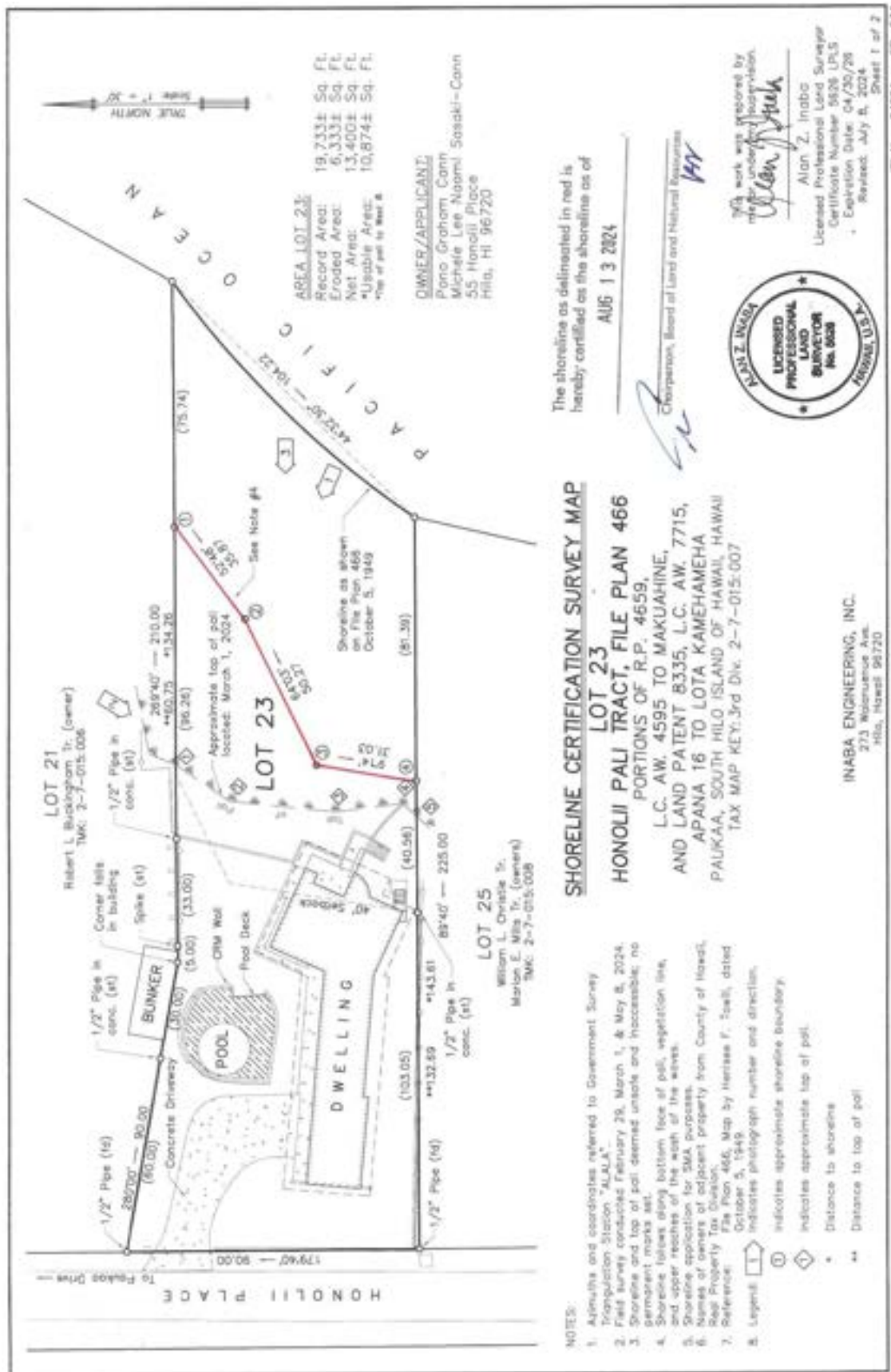


Figure 3 – Shoreline Certification Survey Map

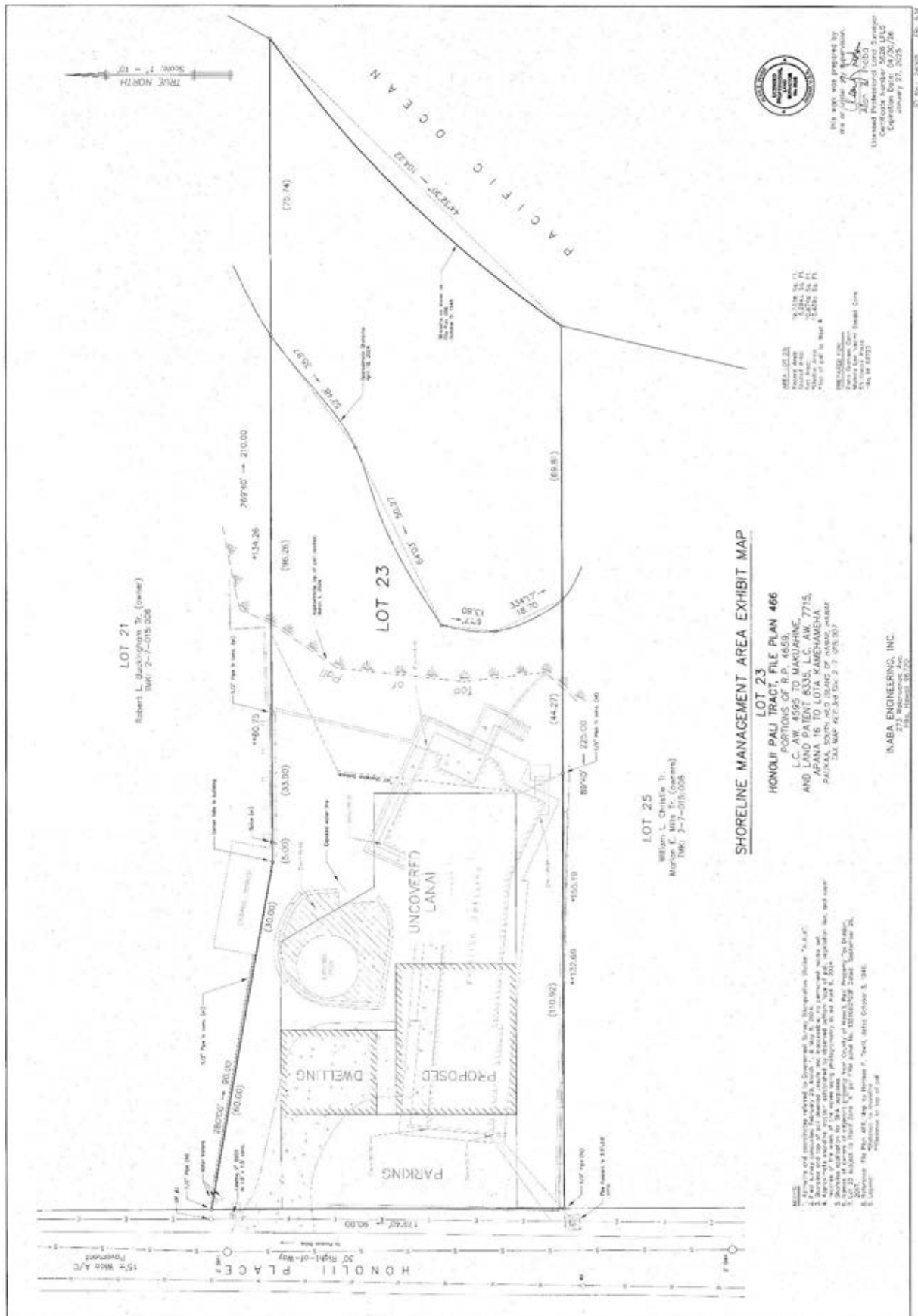


Figure 4 - Proposed Plot Plan

5. Timeframe and cost

Upon issuance of an SMA Use Permit, the Applicant will promptly file for a demolition permit to remove the existing 72-year old single-family dwelling. Demolition activities are anticipated to take up to a year. During demolition activities, the Applicants will complete their building plans for the new single-family dwelling with the hopes to begin construction once the subject property is cleared. The hope is to complete construction of the new single-family dwelling no later than 5 years from the date of SMA approval. Anticipated cost for the construction of the new single-family dwelling is approximately \$470,000.

B. HISTORICAL PROPERTY INFORMATION

6. May 8, 1950: Approval of Honoliʻi Pali Tract subdivision

Honoliʻi Pali Tract subdivision consists of 43 lots straddling the Hawaiʻi Belt Road (State Highway 19) and consisting of lots as small as 11,000 square feet to as large as over one acre. The subject property is identified as Lot 23 on the approved subdivision plat, with a total land area of about 19,733 square feet.

7. February 1, 1951: Issuance of Building Permit for existing dwelling

Building Permit No. 10198 issued to allow for the construction of the existing split-level, 3-bedroom, 2-bath single-family dwelling and its related improvements

8. April 9, 1997: Issuance of Building Permit for various repairs to existing dwelling

Building Permit No. 970432 issued to allow for various interior repairs to the existing dwelling. Work completed on August 21, 1997.

C. LAND USE AND OTHER REGULATORY CONSIDERATIONS

9. State Land Use Designation: Urban.

The subject property is situated within an area designated for Urban uses by the State Land Use Commission, as shown on Figure 5 – State Land Use.

10. Current County Zoning: Single Family Residential-20,000sf minimum lot size (RS-20)

The subject property, at 19,733 square feet, falls below the minimum lot size, but is considered a non-conforming but legal lot as it existed prior to the adoption of the Zoning Code in 1967. (see Figure 6 - Current Area Zoning)



Figure 5 – State Land Use



Figure 6 – Current Area Zoning

11. General Plan Land Use Pattern Allocation Guide (LUPAG) Map: Low Density Urban

The County of Hawai'i General Plan is the policy document for the long-range comprehensive development of the island of Hawai'i. The General Plan Land Use Pattern Allocation Guide (LUPAG) map suggests the subject property be retained for OPEN uses (see Figure 7-General Plan LUPAG Map). However, the LUPAG map was not designed to be specifically measurable and instead be a broad-brush description of desired land use patterns. With the advent of technology such as Geographic Information System (GIS), the LUPAG map has been digitized into measurable patterns, even if it was not intended to do so. As Honoli'i Pali Tract subdivision was in existence about 20 years prior to the adoption of the first General Plan in 1971, the use of the property for the past 72 years as a single-family residential homesite, and with the presence of an extensive area of Low Density Urban uses immediately adjacent to the subject property, the Applicant requests that the Planning Director interpret the subject property as being situated within an area destined for Low Density Urban uses.

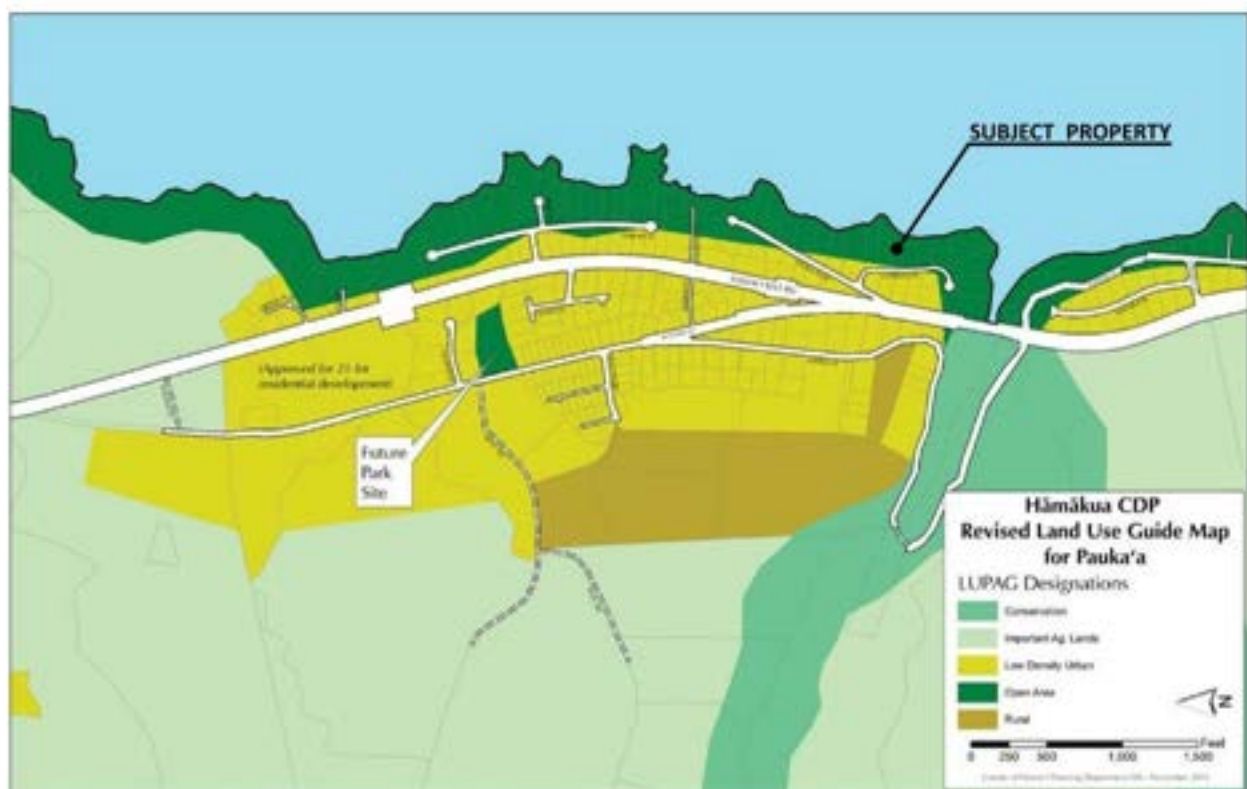


Figure 7 – General Plan LUPAG Map

12. Hāmākua Community Development Plan:

Adopted in 2018, the Hāmākua Community Development Plan (HCDP) was developed with a 20-year time horizon with a planning area that included the subject property and the judicial districts of Hamakua and North Hilo, and a portion of the South Hilo district commonly referred to as Rural South Hilo. The HCDP Revised Land Use Guide Map, similar to the General Plan's LUPAG map, designates the subject property for Open uses as shown in [Figure 8 - Hāmākua CDP Land Use Guide Map](#) below.

Figure 3: Pauka'a Land Use Guide Map



Relative to the CDP, Section 15.1 of the County General Plan called for the development and eventual County Council adoption of Community Development Plans. The General Plan states that the CDP “will translate the broad General Plan statements to specific actions as they apply to specific geographical areas.” However, “If there is a direct conflict between the Community Development Plan and the General Plan, the General Plan shall be controlling.”

In summary, the use of the subject property as a single-family residential homesite for the past 72 years, along with similar uses throughout Honoliʻi Pali Tract subdivision, should recognize that the proposed demolition of the existing single-family dwelling and its replacement with a similar, but smaller single-family dwelling will maintain the low density residential character of this area within Paukaʻa while remaining consistent with the themes outlined by the HCDP.

13. Coastal Zone Management, HRS, Chapter 205A

The entire State of Hawaiʻi lies within the Coastal Zone Management area. The intent of the Coastal Zone Management Program is to guide and regulate public and private uses in the coastal zone management area with respect to recreational resources, historic resources, public access to the shoreline, scenic and open space resources, coastal ecosystems, marine resources, economic uses, coastal hazards, managing development, public participation, and beach protection.

14. Special Management Area (SMA)

The Special Management Area (SMA) is a part of the Coastal Zone Management Program that is regulated by the County, established to promote the State's policy to preserve, protect, and where possible, to restore the natural resources of the coastal zone of Hawaiʻi. Therefore, special controls on development within the area along the shoreline are necessary to avoid permanent loss of valuable resources and the foreclosure of management options, and to ensure that adequate public access is provided to public-owned or used beaches, recreation areas, and natural reserves, by dedication or other means. The subject property is situated within the SMA due to its immediate proximity to the shoreline. An SMA Use Permit is required from the Windward Planning Commission in order to support the demolition of an existing single-family dwelling and its replacement with a new dwelling.

15. Certified Shoreline Survey

As noted in Figure 3 – Shoreline Certification Survey Map, a certified shoreline survey of the subject property was secured on August 13, 2024 from the Board of Land and Natural Resources. The certified shoreline migrated inland from the original makai boundaries of the 19,733 square-foot property as defined by the 1952 subdivision map

for Honoli‘i Pali Tract subdivision, resulting in the loss of approximately 6,333 square feet of land area from the subject property for a net area of 13,400 square feet. A full-sized copy of the Certified Shoreline Survey is attached to this report as **Exhibit A**.

D. DESCRIPTION OF PROPERTY AND SURROUNDING AREA

16. Subject Property

The property is roughly rectangle in shape and situated between Honoli‘i Place along its western (mauka) boundary and the shoreline along its eastern boundary, which can be seen in Figure 3 – Shoreline Certification Survey Map. The subject property has been extensively improved as a single-family residential homesite since 1952. As previously mentioned, coastal erosion of the subject property has resulted in the reduction of the overall size of the subject property from 19,733 square feet in 1952 to 13,400 square feet today, a loss of 6,333 square feet. The propose building site will be situated on the top of an existing pali where the existing dwelling is located, at elevation of approximately 90 feet. The remainder of the property below the pali to the shoreline comprises approximately 2,500 square feet of land that is not considered buildable.

17. Surrounding Zoning/Land Uses

The subject property is located within a portion of the residential community of Pauka‘a, a little over 2 miles from Downtown Hilo, and within the Honoli‘i Pali Tract subdivision. This small community of single-family residential homes consists of lots ranging from about 11,000 square feet to over 1-acre, all of them zoned RS-20 or RS-15.

18. US Soil Survey: Hilo Hydrous silty claim loam (903)

The subject property is comprised entirely of Hilo series soil, which consists of deep, well drained soils that formed in material weathered from volcanic ash. Hilo soils are on ashfields that are on low-elevation windward slopes of Mauna Kea volcano at elevations of 15 to 335 meters (50 to 1100 feet). The soils formed in material weathered from volcanic ash underlain by 100 to 300 thousand year-old pahoehoe and ‘a‘a lava flows. This soil is well drained, with medium to high runoff and high saturated hydraulic conductivity (Ksat) in the surface and moderately high Ksat in the subsurface. These soils are used for forest, wildlife habitat, building site development, recreation, orchard crops, agroforestry, and livestock grazing. Common vegetation is hilograss (*Paspalum*

conjugatum), guinea grass (*Urochloa maxima*), California grass (*Urochloa mutica*) and strawberry guava (*Psidium cattleianum*).

19. **FIRM**

Zone "X" - determined to be outside the 500-year flood plain. There are no known existing drainageways that traverse through the subject property nor is it affected by coastal hazards.

20. **Sea Level Rise Vulnerability and Adaptation Report (2017)**

The Sea Level Rise Vulnerability and Adaptation Report ("report") provides a state-wide assessment of Hawaii's vulnerability to sea level rise and offered recommendations to reduce the exposure and sensitivity to sea level rise and increase the State's capacity to adapt. One such recommended practice is that the magnitude and rate of sea level rise warrants planning for 3.2 feet of sea level rise by 2100. Towards that end, the Sea Level Rise Exposure Area (SLR-XA) shows that only a portion of the subject property far below the pali will be vulnerable to 3.2 feet of sea level rise, as depicted in [Figure 10 - SLR Viewer](#). With the proposed dwelling to be situated on top of the pali, no habitable spaces will be impacted by sea level rise within the next 75 years. Note that the approximately boundaries of the subject property were superimposed on this viewer to provide a more accurate reference.

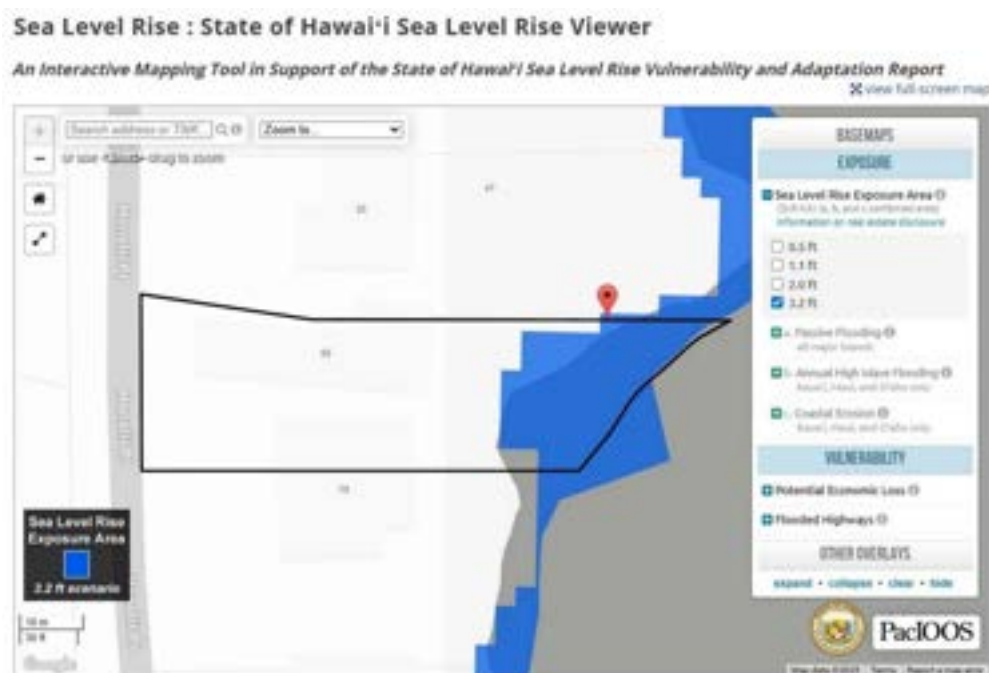


Figure 10 – SLR Viewer

21. Flora/Fauna Resources

No professional flora or faunal surveys were conducted of the subject property due to its extensively improved nature. The Applicant has not identified any endangered species of plants or animals within the subject property. Most of the property above the pali is either improved to support the existing dwelling, or maintained with a grass lawn with plantings of gardenia (*Gardenia brighamii*) as a hedge along the north property boundary and a small puakenikeni tree (*Fagraea berteriana*) along the south property boundary. The area along and immediately makai of the pali is inhabited by ventiver grass (*Chrysopogon zizanioides*) covered with yellow daisy vine or *Wedelia* (*sphagnetica trilobata*) along with passion fruit (*liliko'i*) and ironwood (*Sasuarina equisetifolia*). While no endangered species of fauna was observed on the subject property, its location and shoreline proximity could see threatened or endangered species such as the Hawaiian Hoary Bat, Hawaiian (koloa) Duck, Hawaiian (Nene) Goose, Hawaiian Petrel, Hawaiian Coot, Band-rumped Storm-petrel, Hawaiian Stilt, Newell's Townsend's Shearwater and the Short-tailed Albatross. The Blackburn's Sphinx Moth is the only endangered species of insect that could inhabit the affected area.

22. Archaeological Resources

The subject property above the pali has been extensively improved as a residential homesite. If any archeological features or burial is encountered during land disturbance activities, the Applicant will immediately cease all work and notify the Planning Department and the State Historic Preservation Division to await proper direction and clearance before any land alteration work can resume.

23. Cultural or Native Gathering Rights

According to the Applicants, there are no known customary or Native Hawaiian cultural rights exercised within the subject property as it has been used as their home for several generations spanning about 72 years.

24. Public Access

The subject property does not provide a means to directly access the shoreline, especially as much of the property straddles a 90-foot tall pali. The nearest formal

access to the shoreline is situated on the south side of Honoli'i Stream at the County-maintained Honoli'i Park, approximately 1,200 feet to the south of the subject property.

E. PUBLIC UTILITIES AND SERVICES

25. Access:

Access to the subject property is from Honoli'i Place, a County-maintained roadway with a roughly 16-foot wide pavement and unimproved shoulders within an approximately 50-foot wide right-of-way.

26. Water

County water has been available to the subject property for the last 72 years as it serviced the existing single-family dwelling. Should this SMA Use Permit be approved, the Applicant will utilize this same water meter to service the new home and providing whatever on-site system improvements that the Department of Water Supply may deem necessary.

27. Wastewater

The subject property is serviced by the County's municipal sewer system, with all wastewater pumped to the County's wastewater treatment system in nearby Papaikou.

28. Solid Waste

Solid waste will be handled through commercial haulers or disposal by the landowner into authorized landfill sites or transfer stations. All waste generated by demolition and construction-related activities will be transported to the West Hawaii Sanitary Landfill in Pu'uuanahulu, North Kona.

29. Essential Utilities and Services

Other utilities, such as electrical, cable and telephone services, will be made available to the subject property.

F. STATEMENT IN SUPPORT OF SMA USE PERMIT REQUEST

The approval of the Applicant's request to demolish an existing single-family dwelling and to replace it with a new single-family dwelling is not contrary to Chapter 205A, Hawai'i Revised Statutes, relating to Coastal Zone Management. The existing and proposed building site on top of an existing pali is not subject to any coastal hazard nor anticipated to have any adverse impact upon coastal resources. The subject property does not provide access to the shoreline. The proposed demolition activity and the construction of a new home will not have any adverse impact on cultural or historical resources in the area or upon any endangered species of plants or animals. This property has been a homesite for the past 72 years, and the Applicants simply wish to replace it with a smaller dwelling whose habitable floor area will be situated further mauka than the existing dwelling, recognizing that the shoreline and pali has encroached into the property over the years.

In view of the Hawai'i State Supreme Court's "PASH" and "Ka Pa'akai O Ka'Aina" decisions, the issue relative to native Hawaiian gathering and fishing rights must be addressed in terms of the cultural, historical, and natural resources and the associated traditional and customary practices of the site.

It is unlikely that there are any valued cultural, historic and natural resources to be found within the property, given its improved nature and use as a homesite over the past 72 years. The area makai of the existing pali will not be improved, with all proposed construct activities limited to areas that have already been altered and improved to support the existing dwelling.

For these reasons, the Applicant could find no evidence of any possible adverse effects or impairments that will occur to any valued resources should the proposed demolition activity and construction of a new single-family dwelling be allowed. Should the Applicants inadvertently encounter any remains of historic sites, such as rock walls, terraces, platforms, marine shell concentrations or human burials, the Applicants agree to cease any work in the immediate area and contact the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-HPD), resuming activities

only upon securing archaeological clearance from DLNR-HPD when it finds that sufficient mitigation measures have been taken.

Approval of the request to demolish the existing dwelling and construct a new dwelling in its place, if approved, will not be contrary to Chapter 205A, Hawai'i Revised Statutes, relating to Coastal Zone Management nor the guidelines for approval of an SMA Use Permit as prescribed by Planning Commission Rule No. 9 regarding the Special Management Area.

The subject property is situated within the Special Management Area with direct frontage along the shoreline. However, the proposed building site atop a pali is not subject to any **coastal hazard** nor the effects of sea-level rise. Therefore, the demolition of the existing dwelling and its replacement with a new dwelling is not anticipated to have any adverse impact upon coastal resources such as **coastal recreational and marine resources, coastal ecosystems** or the **public use and recreational use of any beach**. Based on an August 13, 2024 certified shoreline survey, a 40-foot wide shoreline setback is established that will prohibit and manage all structures and land use activities within proximity to this shoreline setback area to ensure that coastal processes and resources are protected.

As the proposed demolition activities and new construction will be focused only on that portion of the subject property located mauka of the pali and within the general footprint of the existing dwelling, it is not anticipated that the proposed request will have any adverse impact on **cultural or historical resources** in the area as this area has already been extensively altered and disturbed.

The subject property, zoned RS-20, is similarly designated as the rest of the area referred to as the Honoli'i Pali Tract. The subject property itself represents the makai extent of this residential area as it abuts the shoreline. While the General Plan LUPAG map suggests that the subject property be managed as Open space, the Applicants contend that the LUPAG map was not designed to be specifically measurable and instead be a broad-brush description of desired land use patterns. With the advent of technology such as Geographic Information System (GIS), the LUPAG map has been digitized into measurable patterns, even if it was not intended to do so. As Honoli'i Pali

Tract subdivision was in existence about 20 years prior to the adoption of the first General Plan in 1971, the use of the property for the past 72 years as a single-family residential homesite, and with the presence of an extensive area of Low Density Urban uses immediately adjacent to the subject property, the Applicant requests that the Planning Director interpret the subject property as being situated within an area destined for Low Density Urban uses.

Finally, in terms of the **public participation** objective, this is generally a public agency function. This is achieved through the Marine and Coastal Zone Management Advisory Group (MACZMAG) and the public hearing process required pursuant to the Planning Commission's Rules and County Council's meetings on this application. Notices of this application will become available through the posting of a sign on the property, as well as sending two (2) notices to surrounding property owners, one at the time the application is filed and again, prior to the public hearing.

G. ANTICIPATED EFFECTS UPON THE SPECIAL MANAGEMENT AREA

a. Relationship of proposed action to land use plans, policies and control

The subject property is situated within the State Land Use Urban District and zoned for single-family residential uses (RS-20). This property has been a part of Honoli'i Pali Tract subdivision for over 75 years and in residential use for about 72 years, pre-dating any plans that are currently in effect. The Applicants simply request the opportunity to demolish their old home and start anew, providing them and their ohana many decades of continuing homeownership.

b. Description of how project will affect area and surrounding lands

The subject property lies within a long-established residential area. The proposed demolition of the 72-year old single-family dwelling will be replaced with a smaller single-family dwelling that will be relocated further mauka and away from the pali. An open deck will surround an existing concrete pool to provide an open-air opportunity to enjoy the benefits of residing along the coastline. The use of the property will not change, simply the location and overall size of the dwelling.

Therefore, the Applicants' proposal should not have an adverse effect upon adjoining properties or the immediately surrounding area.

All necessary utilities and services to support the proposed new single-family dwelling, as it has the existing dwelling for the past 72 years.

c. Description of impacts that cannot be avoided and applied mitigation measures

The demolition of the existing dwelling will cause some related noise impacts upon adjoining properties. The Applicants and their contractors will apply best management practices and common sense when undertaking the demolition work, such as limiting demolition activities to daylight hours only with appropriate dust and runoff control measures implemented. All material from the demolition process will be promptly relocated to approved disposal or recycling facilities on a frequent basis, so as to not be subject to the whims of the elements.

No land alteration, improvements or construction activities will be permitted within the 40-foot shoreline setback area, which will be clearly delineated with flags or temporary construction fencing, as deemed appropriate by the Planning Department. Wastewater generated by the new dwelling will be accommodated within the County's sewer system.

d. Alternatives to the proposed project

There is no reasonable alternative to the proposed project. The purpose of the SMA is to ensure that development will not have a substantial adverse effect upon coastal resources, and the Applicants believes that they have accomplished this goal with the information provided within this application. Given the limited scope of this project to replace an older single-family dwelling with a new single-family dwelling, the only alternatives available to the Applicants are to continue maintaining the 72-year old dwelling and greater and greater expense and difficulties, or to simply demolish the old dwelling and leave the property vacant. Both of these alternatives are not reasonable or practical, given the age of the existing dwelling and the need for the Applicants to continue to call this property their home, as they have for generations.

e. Irreversible and irretrievable commitment of resources

Given the limited scope of the proposed project, the Applicants are not able to identify any irreversible or irretrievable commitment of cultural, historical, recreational or ecological resources as a result of the proposed demolition activities and the construction of a new dwelling.

H. OBJECTIVES AND POLICIES OF CHAPTER 205A AND SMA GUIDELINES

a. Recreational resources

While the subject property itself is not known to accommodate any coastal recreational or public access opportunities due to the hazardous conditions along the shoreline and its use as a residential homesite for over 70 years.

b. Historic resources

The subject property extensively developed and maintained as a homesite for over 70 years. The State Historic Preservation Division will be notified and all work shall immediately cease should inadvertent discovery of any archaeological feature be encountered during demolition activities and the construction of the new home. Very limited land alteration will be necessary, so the Applicants do not anticipate encountering any archaeological features, if they do exist.

c. Scenic and Open Space resources

The subject property is not identified as an area of natural beauty by the General Plan. The subject property, as well as adjoining properties along the coastline of Honoliʻi Pali Tract subdivision, have been improved as homesites over many decades. The Applicants are presenting the construction of a much smaller home than what exists now, to be situated further mauka away from the pali. The Applicants' believe that this action will improve scenic and open space resources laterally along the coastline, and will not have significant adverse impacts upon any scenic or open space resources within the project area.

d. Coastal ecosystems

The subject property has direct shoreline frontage, along with a 40-foot shoreline setback that will be imposed and enforced by the County, ameliorating the effects of any demolition or construction activities upon coastal resources. The small and

limited scale of this project will further manage the effects that activities and improvements upon these lands will have upon coastal ecosystems. The Applicants will comply with all applicable government regulations to mitigate the effects of the project upon coastal resources, such as prompt disposal of demolition- and construction-related material, property erosion and sedimentation control, air quality management and the effects of excessive noise. The Applicants understand that they are located within an established residential community surrounded by neighbors. The Applicants have been good neighbors and were one of the first families to move into Honoliʻi Pali Tract subdivision, and will be responsible in how they and their contractors proceed with the demolition and construction activities.

e. Economic uses

Economic benefits associated with the Applicants project are limited to the skilled contractors who will demolish the existing dwelling and build the new dwelling. As you can imagine, while the Applicants are happy that local craftsmen can put their skills to work and earn a living, the real goal is for the Applicants to find themselves in a new home that their entire ohana can continue to enjoy in the many years to come.

f. Coastal hazards

The subject property is not subject to coastal flooding nor the effects of sea level rise, as discussed in Sections D(19) and D(20).

In view of the Hawaiʻi State Supreme Court's "PASH" and "Ka Paʻakai O KaʻAina" decisions, the issue relative to native Hawaiian gathering and fishing rights must be addressed in terms of the cultural, historical, and natural resources and the associated traditional and customary practices of the site. The Applicant have not witnessed or encountered any activities that would recognize the subject property as being host to any valued cultural, historical, and natural resources. The subject property is a very small lot when taking into account the amount of land area that extends beyond the coastal pali. Furthermore, this property has been used as a single-family residential homesite for over 70 years by the Applicants family, and can attest to the absence of any native Hawaiian traditional and customary practices. The Applicants

understand that should they inadvertently encounter any remains of historic sites, such as rock walls, terraces, platforms, marine shell concentrations or human burials, all work in the immediate area will cease and the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-HPD) immediately contacted, resuming activities only upon securing archaeological clearance from DLNR-HPD when it finds that sufficient mitigation measures have been taken.

In the absence of any evidence of traditional or customary Native Hawaiian rights being practiced on the subject property and the existence of any known valued cultural, historical or native resources, the Applicants believe that the proposed project would have no adverse impact relative to the cultural and historical resources of the area. To the extent to which traditional and customary Native Hawaiian rights are exercised, the proposed action will not affect traditional Hawaiian rights.

Based on the above findings, the Applicant maintains that the proposed project as presented within this application will not have any substantial adverse impacts on the surrounding area, nor will its approval be contrary to the objectives and policies of Chapter 205A, HRS, relating to Coastal Zone Management and Rule No. 9 of the Planning Commission relating to the Special Management Area.

I. CONCLUSION

Based on the discussion above, the Applicant finds that approval of an SMA Use Permit to allow for the demolition of an existing single-family dwelling and the construction of a new single-family dwelling and related improvements on the subject property will conform to the goals, policies and standards of the General Plan; adheres to the general policies and objectives of the Hāmākua Community Development Plan; will not have a significant adverse impact upon coastal resources; and would result in an appropriate land use pattern that will further the public necessity and convenience and the general welfare.

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

August 15, 2024

Pono Graham Cann
55 Honolii Place
Hilo, HI 96720

File No.: HA-646

Dear Applicant:

Subject: Transmittal of Signed Shoreline Certification Maps
Owner(s): Pono Graham Cann & Michelle Lee Naomi Sasaki-Cann
Tax Map Key: (3) 2-7-015:007

Enclosed please find copies of the certified shoreline survey maps for the subject property.

If you have any questions, please feel free to call us at (808) 587-0447. Thank you.

Sincerely,

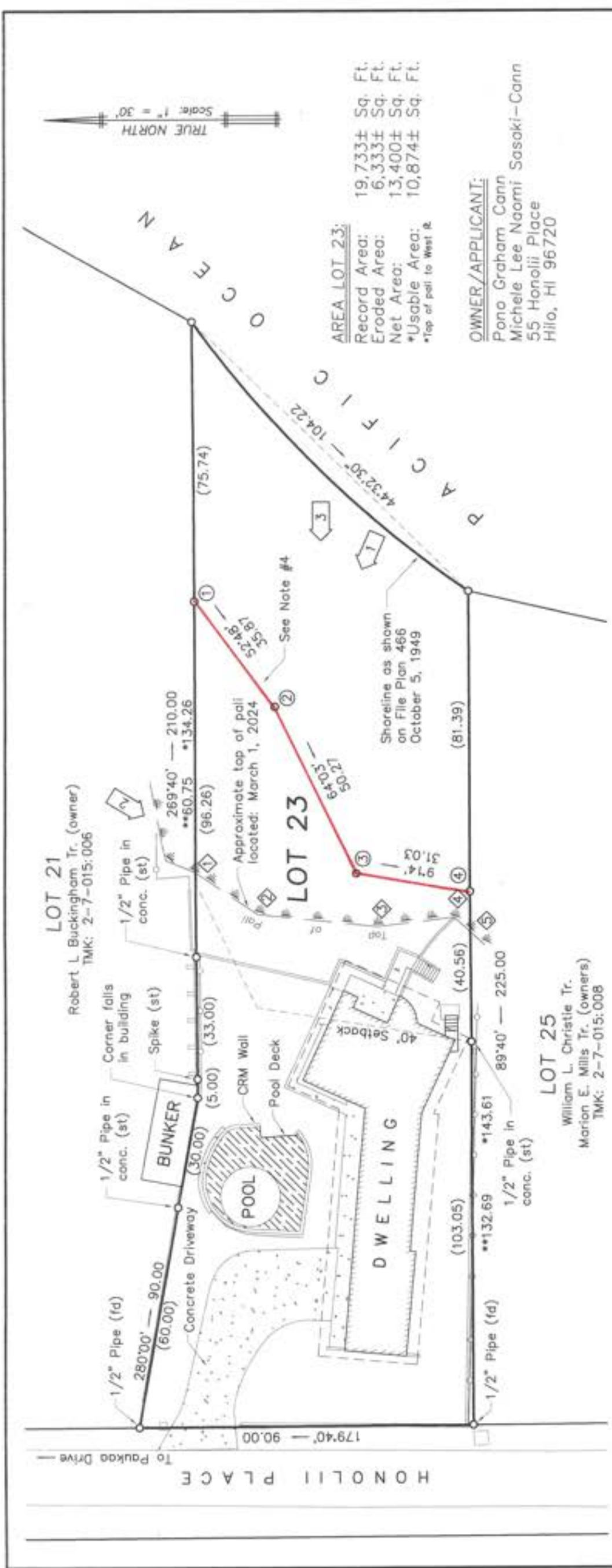
A handwritten signature in black ink, appearing to read "Rebecca L. Anderson".

Rebecca L. Anderson
Shoreline Specialist

Enclosures

c: DAGS
District Office, if applicable

EXHIBIT A



NOTES:

1. Azimuths and coordinates referred to Government Survey Triangulation Station "ALALA".
2. Field survey conducted February 29, March 1, & May 8, 2024.
3. Shoreline and top of pali deemed unsafe and inaccessible; no permanent marks set.
4. Shoreline follows along bottom face of pali, vegetation line, and upper reaches of the wash of the waves.
5. Shoreline application for SMA purposes.
6. Names of owners of adjacent property from County of Hawaii, Real Property Tax Division.
7. Reference: File Plan 466, Map by Henisee F. Towill, dated October 5, 1949.
8. Legend:
 - ① Indicates approximate shoreline boundary.
 - ② Indicates approximate top of pali.
 - * Distance to shoreline
 - ** Distance to top of pali

SHORELINE CERTIFICATION SURVEY MAP

LOT 23
HONOLULI PALI TRACT, FILE PLAN 466
PORTIONS OF R.P. 4659,
L.C. AW. 4595 TO MAKUAHINE,
AND LAND PATENT 8335, L.C. AW. 7715,
APANA 16 TO LOTA KAMEHAMEHA
PAUKAA, SOUTH HILO ISLAND OF HAWAII, HAWAII
TAX MAP KEY: 3rd Div. 2-7-015:007

The shoreline as delineated in red is hereby certified as the shoreline as of
AUG 13 2024

Chairperson, Board of Land and Natural Resources

This work was prepared by me for under my supervision,
Alan Z. Inaba
Licensed Professional Land Surveyor
Certificate Number 5626 LPLS
Expiration Date: 04/30/26
Revised: July 8, 2024
Sheet 1 of 2



INABA ENGINEERING, INC.
273 Waiānuenue Ave.
Hilo, Hawaii 96720

June 25, 2025

Mr. Jeffrey Darrow, Director
County of Hawai'i Planning Department
101 Pauahi Street, Suite 3
Hilo, HI 96720

Dear Director Darrow:

Application: SMA Use Permit Application PL-SMA-2025-000078
Applicants: Pono Cann and Michele Sasaki-Cann
Subject: Additional Supporting Information
TMK: 2-7-015: 007; Pauka'a, South Hilo

Thank you for your review of the above-described application and your request for additional information as detailed in the April 16, 2025 email from your department as well as subsequent conversations with your planners. This letter provides the requested information as outlined below.

1. Please submit a clean site plan that is legible. The plan submitted is very unclear and seems to be a copy. There is no need to show the previous structure underneath of the proposed structure. Your certified shoreline survey sufficiently shows the existing structures very clearly.
 - As requested and attached to this letter as Exhibit A, we provide a "clean version" of the site plan reflecting only the proposed new dwelling.
2. Please submit construction plans (even preliminary) along with elevations that show the design, view plane, and heights of the proposed structures.
 - As requested and attached to this letter, we include the complete construction drawings your review (see Exhibit C). Both the updated site plan and construction drawings will be separately uploaded into EPIC so that full-sized versions of these plans are available for your review.

3. Although you submitted an estimated valuation for your proposed home, it does not seem to include the cost of demolition, grading, grubbing, driveway improvements, or wastewater connections. Please add all of these into your valuation for the project.
 - The Applicants contacted their contractor and provide the following cost breakdown:
 - Demolition – \$80,000 to \$120,000
 - Grading – nil, as the new dwelling will utilize the existing housepad and post and beam construction to avoid the need for additional grading.
 - Grubbing – nil, and the entire building site is already improved as an existing homesite, there is no existing vegetation that requires grubbing.
 - Driveway improvements – approximately \$15,000
 - Wastewater connection – since this property is served by County sewer system, the cost of plumbing connection from the new home to the existing sewer main is built into the cost of constructing the home.
 4. Lastly, I did not find staging areas within your application. I do note that you mention frequent disposal as to not let debris pile up, I don't see where you intend to keep your debris or where the new materials will be kept. Please include staging areas on your site plan when you submit your corrected information.
 - During demolition, all debris will be placed in a rollaway situated within the existing driveway, to be removed and replaced with an empty rollaway as needed.
 - During construction, all new material will be placed within the existing driveway or the grass lawn area between the existing dwelling and Honoli'i Place, as shown on Exhibit B.
 5. Are the stairs in the shoreline setback being removed too? Are they concrete? On the certified shoreline survey, they look like they're concrete. If they are being demolished, the applicant will have to remove them with hand tools as there cannot be any heavy machinery in the shoreline setback area.
 - Within the 40-foot shoreline setback area (SSB area), the existing exterior concrete stairs and CMU walls will not be demolished to ensure the continued stability of the SSB area and the nearby cliff, and will be allowed to remain as part of the existing yardscape that existed for more than 70 years as part of the original dwelling.
 - The existing exterior concrete stairs and CMU walls within the SSB area will be maintained "as-is", with no modifications whatsoever. The only activities contemplated is the periodic removal, by hand, of excessive vegetative
-

overgrowth as it intrudes upon these existing concrete features and its periodic maintenance, such as regrouting if deemed necessary.

- The foundation that supports that portion of the existing dwelling within the SB area, basically the lower level of the existing two-story dwelling, appears stable, showing no signs of cracking. It is the Applicants' intention to keep the stable foundation in place to provide continuing structural support to the existing geology within the SSB area while removing a significant amount of weight with the demolition and removal of most of the vertical components of the existing dwelling and its replacement by an open lanai.
- Note that the open lanai will be of post and beam construction so that alteration of the existing grade and extensive removal of the existing dwelling foundation and CMU walls within the SSB area will not be required. As mentioned earlier, no portion of the open lanai or its footings will intrude into the 40-foot SSB area.

6. Is there a fence or wall in the shoreline setback area? Is that being demolished too?

- There are existing side boundary fences that were installed over a decade ago by the Applicants' parents, prior to the makai portion of the property falling into the ocean. The Applicants wish to maintain these existing fences. Only during the 2024 certified shoreline survey did the Applicants, the current owners of the subject property, become aware of the official and current location of the shoreline and its associated SSB area. That is precisely why the proposed new dwelling will be located further mauka and away from the certified shoreline, with only an open and elevated lanai to be situated in close proximity to the SSB area.
- Specific to the open lanai, no portion of this lanai, or its footings, will extend into the 40-foot SSB area. Once the existing dwelling is removed, the Applicant will install a temporary string or construction fence line along the 40-foot SSB to physically demarcate this setback.

7. Additional discussion of proposed demolition and construction activities.

- The proposed new dwelling will require the removal of a portion of the slab foundation that supports the existing dwelling to allow for the installation of a new slab foundation that meets current building code requirements, all of which will occur about 40 feet mauka of the SSB area, or about 80 feet from the certified shoreline. (see Exhibit D)
 - Within the SSB area, the existing dwelling will be demolished by hand and if deemed necessary, using appropriate equipment that will be situated outside of the SSB area, such as a front loader or high-lift to help with removing and safely
-

transporting heavy demolished material from within the setback area. No heavy equipment will traverse or park within the SSB area.

- CMU exterior and interior walls of the existing dwelling situated within the SSB area, basically the lower level of the existing two-story section, will be retained in their current location once the existing dwelling is removed and modified in height only to provide sufficient vertical clearance for the proposed new open lanai structure that will extend over these pre-existing vertical CMU wall structures.
- No aggregate or any other fill material will be placed within the SSB area nor any area immediately mauka. The only fill material placed on the property will be in the area of the new concrete slab used to support the proposed new dwelling, all of which will be situated about 80 feet mauka of the 40-foot SSB area. As mentioned earlier, the only land alteration is the removal of a portion of the existing dwelling foundation to be replaced by a new slab foundation for the new home, all of which will be situated about 80 feet from the certified shoreline.

We hope that we have adequately addressed all of the questions that were presented to us. Should you have questions on this matter or require additional information, please feel free to contact me. Thank you very much.

Sincerely,



Daryn Arai

Encls: Exhibit A - Revised Site Plan (clean)
Exhibit B - Revised Site Plan w/construction staging area
Exhibit C - Preliminary construction drawings
Exhibit D - Existing Slab removal

copy via email: Pono and Michele Sasaki-Cann





= temporary staging area for demolition & construction-related activities

Technical Details

1. General

2. Foundation

3. Structure

4. Roofing

5. Interior

6. Exterior

7. Other

Plot Plan

APPROVALS

Owner	
Architect	
Engineer	
Inspector	
Other	

Notes

1. General

2. Foundation

3. Structure

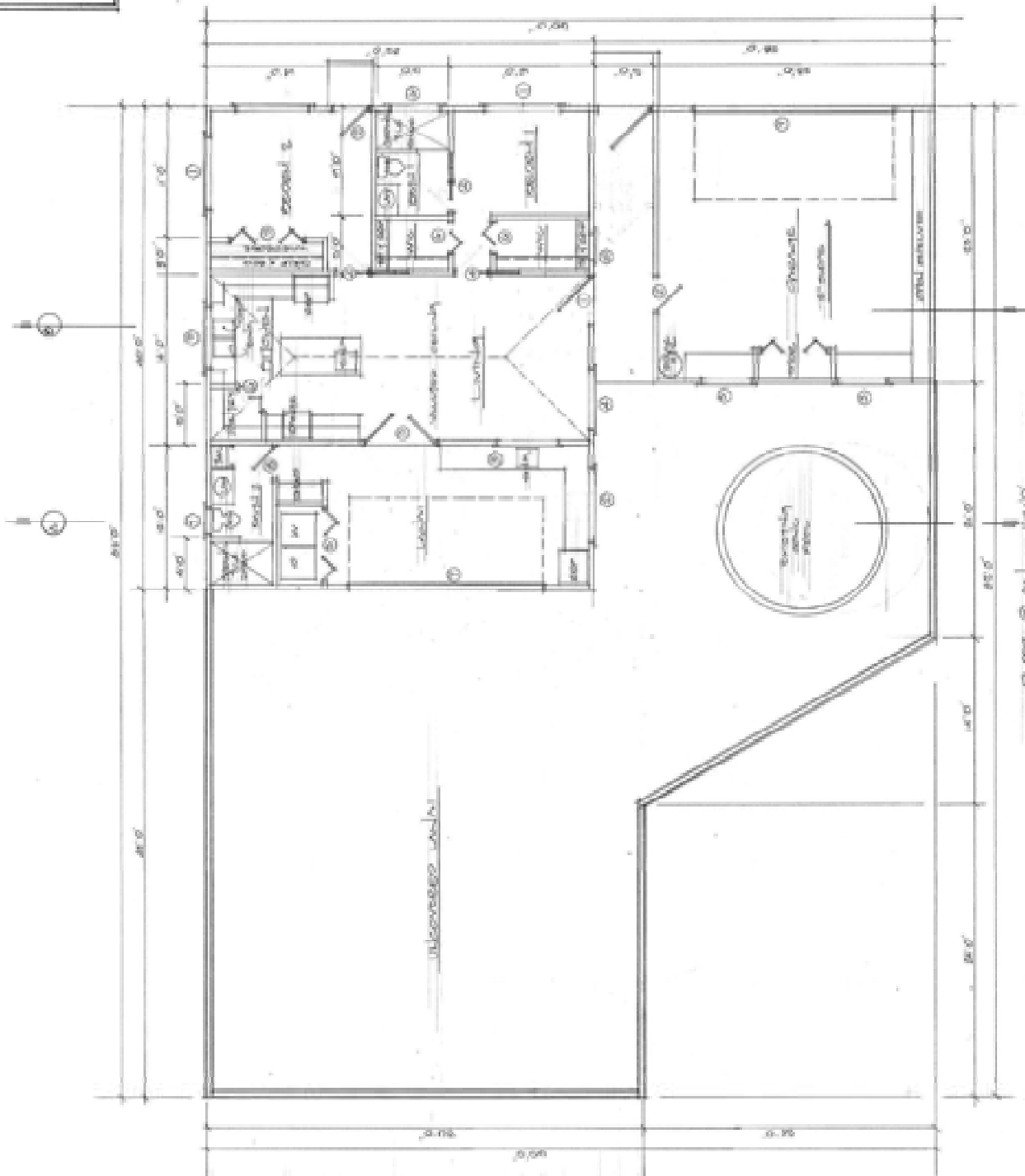
4. Roofing

5. Interior

6. Exterior

7. Other

EXHIBIT C

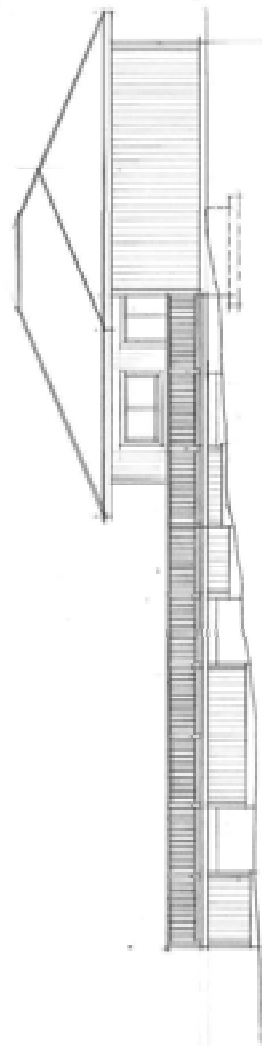


PLEASE FIND ENCLD

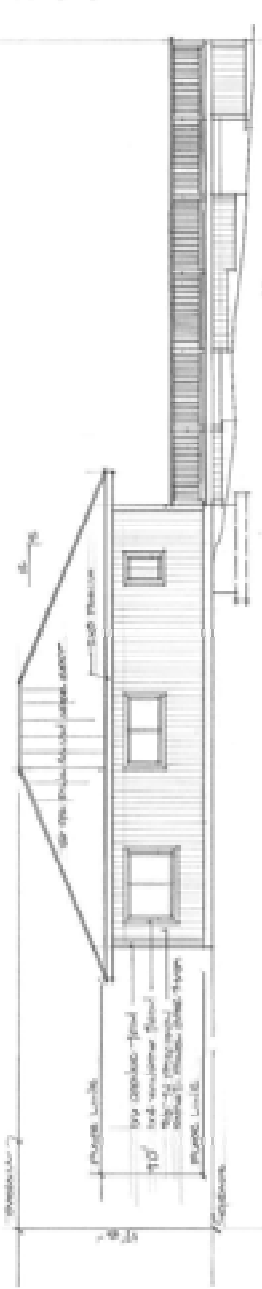
	yellow schoolbus	
1	yellow schoolbus	
2	yellow schoolbus	
3	yellow schoolbus	
4	yellow schoolbus	
5	yellow schoolbus	
6	yellow schoolbus	
7	yellow schoolbus	
8	yellow schoolbus	
9	yellow schoolbus	
10	yellow schoolbus	
11	yellow schoolbus	
12	yellow schoolbus	
13	yellow schoolbus	
14	yellow schoolbus	
15	yellow schoolbus	
16	yellow schoolbus	
17	yellow schoolbus	
18	yellow schoolbus	
19	yellow schoolbus	
20	yellow schoolbus	
21	yellow schoolbus	
22	yellow schoolbus	
23	yellow schoolbus	
24	yellow schoolbus	
25	yellow schoolbus	
26	yellow schoolbus	
27	yellow schoolbus	
28	yellow schoolbus	
29	yellow schoolbus	
30	yellow schoolbus	
31	yellow schoolbus	
32	yellow schoolbus	
33	yellow schoolbus	
34	yellow schoolbus	
35	yellow schoolbus	
36	yellow schoolbus	
37	yellow schoolbus	
38	yellow schoolbus	
39	yellow schoolbus	
40	yellow schoolbus	
41	yellow schoolbus	
42	yellow schoolbus	
43	yellow schoolbus	
44	yellow schoolbus	
45	yellow schoolbus	
46	yellow schoolbus	
47	yellow schoolbus	
48	yellow schoolbus	
49	yellow schoolbus	
50	yellow schoolbus	
51	yellow schoolbus	
52	yellow schoolbus	
53	yellow schoolbus	
54	yellow schoolbus	
55	yellow schoolbus	
56	yellow schoolbus	
57	yellow schoolbus	
58	yellow schoolbus	
59	yellow schoolbus	
60	yellow schoolbus	
61	yellow schoolbus	
62	yellow schoolbus	
63	yellow schoolbus	
64	yellow schoolbus	
65	yellow schoolbus	
66	yellow schoolbus	
67	yellow schoolbus	
68	yellow schoolbus	
69	yellow schoolbus	
70	yellow schoolbus	
71	yellow schoolbus	
72	yellow schoolbus	
73	yellow schoolbus	
74	yellow schoolbus	
75	yellow schoolbus	
76	yellow schoolbus	
77	yellow schoolbus	
78	yellow schoolbus	
79	yellow schoolbus	
80	yellow schoolbus	
81	yellow schoolbus	
82	yellow schoolbus	
83	yellow schoolbus	
84	yellow schoolbus	
85	yellow schoolbus	
86	yellow schoolbus	
87	yellow schoolbus	
88	yellow schoolbus	
89	yellow schoolbus	
90	yellow schoolbus	
91	yellow schoolbus	
92	yellow schoolbus	
93	yellow schoolbus	
94	yellow schoolbus	
95	yellow schoolbus	
96	yellow schoolbus	
97	yellow schoolbus	
98	yellow schoolbus	
99	yellow schoolbus	
100	yellow schoolbus	

GENERAL NOTES

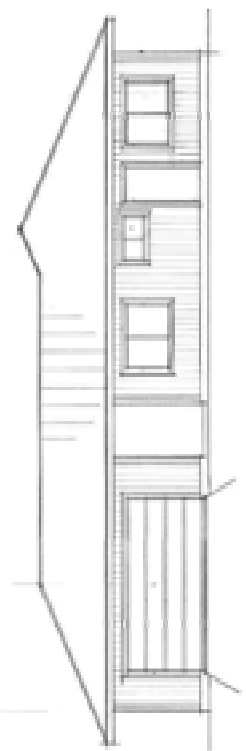
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISH GRADE IS TO BE DETERMINED BY THE SURVEYOR.
3. THE FOUNDATION SHALL BE CONCRETE ON GRAVEL FILL.
4. ALL EXTERIOR WALLS SHALL BE 8" THICK CONCRETE BLOCK WITH EXTERIOR FINISH.
5. ROOF SHALL BE 12/12 PITCH WITH 2" MINIMUM DRAINAGE SLOPE.
6. ROOFING SHALL BE 1/2" ASBESTOS FLAT OR EQUIVALENT.
7. GUTTERS SHALL BE 6" WIDE WITH 3" DRAINAGE SLOPE.
8. FLOORING SHALL BE 1/2" CONCRETE ON GRAVEL FILL.
9. WALLS SHALL BE 8" THICK CONCRETE BLOCK WITH EXTERIOR FINISH.
10. CEILING SHALL BE 1/2" GYPSUM BOARD WITH JOINTS AND SCREWS FINISHED.
11. DOORS SHALL BE 1 1/2" THICK SOLID WOOD WITH 6" MINIMUM CLEARANCE.
12. WINDOWS SHALL BE 1/2" GLASS WITH 6" MINIMUM CLEARANCE.
13. ROOF SHALL BE 12/12 PITCH WITH 2" MINIMUM DRAINAGE SLOPE.
14. ROOFING SHALL BE 1/2" ASBESTOS FLAT OR EQUIVALENT.
15. GUTTERS SHALL BE 6" WIDE WITH 3" DRAINAGE SLOPE.
16. FLOORING SHALL BE 1/2" CONCRETE ON GRAVEL FILL.
17. WALLS SHALL BE 8" THICK CONCRETE BLOCK WITH EXTERIOR FINISH.
18. CEILING SHALL BE 1/2" GYPSUM BOARD WITH JOINTS AND SCREWS FINISHED.
19. DOORS SHALL BE 1 1/2" THICK SOLID WOOD WITH 6" MINIMUM CLEARANCE.
20. WINDOWS SHALL BE 1/2" GLASS WITH 6" MINIMUM CLEARANCE.
21. ROOF SHALL BE 12/12 PITCH WITH 2" MINIMUM DRAINAGE SLOPE.
22. ROOFING SHALL BE 1/2" ASBESTOS FLAT OR EQUIVALENT.
23. GUTTERS SHALL BE 6" WIDE WITH 3" DRAINAGE SLOPE.
24. FLOORING SHALL BE 1/2" CONCRETE ON GRAVEL FILL.
25. WALLS SHALL BE 8" THICK CONCRETE BLOCK WITH EXTERIOR FINISH.
26. CEILING SHALL BE 1/2" GYPSUM BOARD WITH JOINTS AND SCREWS FINISHED.
27. DOORS SHALL BE 1 1/2" THICK SOLID WOOD WITH 6" MINIMUM CLEARANCE.
28. WINDOWS SHALL BE 1/2" GLASS WITH 6" MINIMUM CLEARANCE.
29. ROOF SHALL BE 12/12 PITCH WITH 2" MINIMUM DRAINAGE SLOPE.
30. ROOFING SHALL BE 1/2" ASBESTOS FLAT OR EQUIVALENT.
31. GUTTERS SHALL BE 6" WIDE WITH 3" DRAINAGE SLOPE.
32. FLOORING SHALL BE 1/2" CONCRETE ON GRAVEL FILL.
33. WALLS SHALL BE 8" THICK CONCRETE BLOCK WITH EXTERIOR FINISH.
34. CEILING SHALL BE 1/2" GYPSUM BOARD WITH JOINTS AND SCREWS FINISHED.
35. DOORS SHALL BE 1 1/2" THICK SOLID WOOD WITH 6" MINIMUM CLEARANCE.
36. WINDOWS SHALL BE 1/2" GLASS WITH 6" MINIMUM CLEARANCE.
37. ROOF SHALL BE 12/12 PITCH WITH 2" MINIMUM DRAINAGE SLOPE.
38. ROOFING SHALL BE 1/2" ASBESTOS FLAT OR EQUIVALENT.
39. GUTTERS SHALL BE 6" WIDE WITH 3" DRAINAGE SLOPE.
40. FLOORING SHALL BE 1/2" CONCRETE ON GRAVEL FILL.
41. WALLS SHALL BE 8" THICK CONCRETE BLOCK WITH EXTERIOR FINISH.
42. CEILING SHALL BE 1/2" GYPSUM BOARD WITH JOINTS AND SCREWS FINISHED.
43. DOORS SHALL BE 1 1/2" THICK SOLID WOOD WITH 6" MINIMUM CLEARANCE.
44. WINDOWS SHALL BE 1/2" GLASS WITH 6" MINIMUM CLEARANCE.
45. ROOF SHALL BE 12/12 PITCH WITH 2" MINIMUM DRAINAGE SLOPE.
46. ROOFING SHALL BE 1/2" ASBESTOS FLAT OR EQUIVALENT.
47. GUTTERS SHALL BE 6" WIDE WITH 3" DRAINAGE SLOPE.
48. FLOORING SHALL BE 1/2" CONCRETE ON GRAVEL FILL.
49. WALLS SHALL BE 8" THICK CONCRETE BLOCK WITH EXTERIOR FINISH.
50. CEILING SHALL BE 1/2" GYPSUM BOARD WITH JOINTS AND SCREWS FINISHED.
51. DOORS SHALL BE 1 1/2" THICK SOLID WOOD WITH 6" MINIMUM CLEARANCE.
52. WINDOWS SHALL BE 1/2" GLASS WITH 6" MINIMUM CLEARANCE.
53. ROOF SHALL BE 12/12 PITCH WITH 2" MINIMUM DRAINAGE SLOPE.
54. ROOFING SHALL BE 1/2" ASBESTOS FLAT OR EQUIVALENT.
55. GUTTERS SHALL BE 6" WIDE WITH 3" DRAINAGE SLOPE.
56. FLOORING SHALL BE 1/2" CONCRETE ON GRAVEL FILL.
57. WALLS SHALL BE 8" THICK CONCRETE BLOCK WITH EXTERIOR FINISH.
58. CEILING SHALL BE 1/2" GYPSUM BOARD WITH JOINTS AND SCREWS FINISHED.
59. DOORS SHALL BE 1 1/2" THICK SOLID WOOD WITH 6" MINIMUM CLEARANCE.
60. WINDOWS SHALL BE 1/2" GLASS WITH 6" MINIMUM CLEARANCE.
61. ROOF SHALL BE 12/12 PITCH WITH 2" MINIMUM DRAINAGE SLOPE.
62. ROOFING SHALL BE 1/2" ASBESTOS FLAT OR EQUIVALENT.
63. GUTTERS SHALL BE 6" WIDE WITH 3" DRAINAGE SLOPE.
64. FLOORING SHALL BE 1/2" CONCRETE ON GRAVEL FILL.
65. WALLS SHALL BE 8" THICK CONCRETE BLOCK WITH EXTERIOR FINISH.
66. CEILING SHALL BE 1/2" GYPSUM BOARD WITH JOINTS AND SCREWS FINISHED.
67. DOORS SHALL BE 1 1/2" THICK SOLID WOOD WITH 6" MINIMUM CLEARANCE.
68. WINDOWS SHALL BE 1/2" GLASS WITH 6" MINIMUM CLEARANCE.
69. ROOF SHALL BE 12/12 PITCH WITH 2" MINIMUM DRAINAGE SLOPE.
70. ROOFING SHALL BE 1/2" ASBESTOS FLAT OR EQUIVALENT.
71. GUTTERS SHALL BE 6" WIDE WITH 3" DRAINAGE SLOPE.
72. FLOORING SHALL BE 1/2" CONCRETE ON GRAVEL FILL.
73. WALLS SHALL BE 8" THICK CONCRETE BLOCK WITH EXTERIOR FINISH.
74. CEILING SHALL BE 1/2" GYPSUM BOARD WITH JOINTS AND SCREWS FINISHED.
75. DOORS SHALL BE 1 1/2" THICK SOLID WOOD WITH 6" MINIMUM CLEARANCE.
76. WINDOWS SHALL BE 1/2" GLASS WITH 6" MINIMUM CLEARANCE.
77. ROOF SHALL BE 12/12 PITCH WITH 2" MINIMUM DRAINAGE SLOPE.
78. ROOFING SHALL BE 1/2" ASBESTOS FLAT OR EQUIVALENT.
79. GUTTERS SHALL BE 6" WIDE WITH 3" DRAINAGE SLOPE.
80. FLOORING SHALL BE 1/2" CONCRETE ON GRAVEL FILL.
81. WALLS SHALL BE 8" THICK CONCRETE BLOCK WITH EXTERIOR FINISH.
82. CEILING SHALL BE 1/2" GYPSUM BOARD WITH JOINTS AND SCREWS FINISHED.
83. DOORS SHALL BE 1 1/2" THICK SOLID WOOD WITH 6" MINIMUM CLEARANCE.
84. WINDOWS SHALL BE 1/2" GLASS WITH 6" MINIMUM CLEARANCE.
85. ROOF SHALL BE 12/12 PITCH WITH 2" MINIMUM DRAINAGE SLOPE.
86. ROOFING SHALL BE 1/2" ASBESTOS FLAT OR EQUIVALENT.
87. GUTTERS SHALL BE 6" WIDE WITH 3" DRAINAGE SLOPE.
88. FLOORING SHALL BE 1/2" CONCRETE ON GRAVEL FILL.
89. WALLS SHALL BE 8" THICK CONCRETE BLOCK WITH EXTERIOR FINISH.
90. CEILING SHALL BE 1/2" GYPSUM BOARD WITH JOINTS AND SCREWS FINISHED.
91. DOORS SHALL BE 1 1/2" THICK SOLID WOOD WITH 6" MINIMUM CLEARANCE.
92. WINDOWS SHALL BE 1/2" GLASS WITH 6" MINIMUM CLEARANCE.
93. ROOF SHALL BE 12/12 PITCH WITH 2" MINIMUM DRAINAGE SLOPE.
94. ROOFING SHALL BE 1/2" ASBESTOS FLAT OR EQUIVALENT.
95. GUTTERS SHALL BE 6" WIDE WITH 3" DRAINAGE SLOPE.
96. FLOORING SHALL BE 1/2" CONCRETE ON GRAVEL FILL.
97. WALLS SHALL BE 8" THICK CONCRETE BLOCK WITH EXTERIOR FINISH.
98. CEILING SHALL BE 1/2" GYPSUM BOARD WITH JOINTS AND SCREWS FINISHED.
99. DOORS SHALL BE 1 1/2" THICK SOLID WOOD WITH 6" MINIMUM CLEARANCE.
100. WINDOWS SHALL BE 1/2" GLASS WITH 6" MINIMUM CLEARANCE.



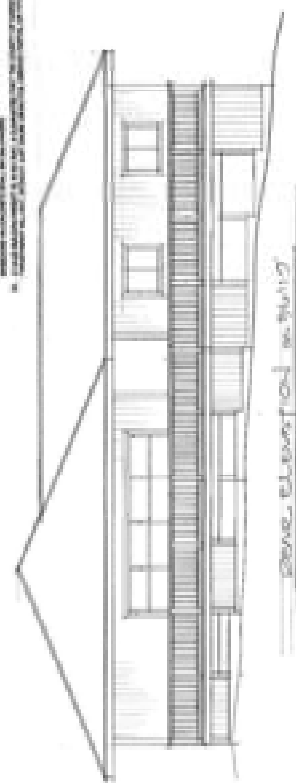
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

- 1. The design of the structure shall be in accordance with the provisions of the relevant codes and standards.
- 2. The design shall be based on the ultimate limit state (ULS) and the serviceability limit state (SLS).
- 3. The design shall take into account the effects of dead loads, live loads, wind loads, and seismic loads.
- 4. The design shall be based on the characteristic values of the loads and the material properties.
- 5. The design shall be based on the partial safety factors for the loads and the material properties.
- 6. The design shall be based on the design values of the loads and the material properties.
- 7. The design shall be based on the design values of the loads and the material properties.
- 8. The design shall be based on the design values of the loads and the material properties.
- 9. The design shall be based on the design values of the loads and the material properties.
- 10. The design shall be based on the design values of the loads and the material properties.

TABLE 1000.1(1)
PARTIAL SAFETY FACTORS FOR STRUCTURAL MEMBERS

TYPE OF MEMBER	DESIGN VALUE OF LOADS	DESIGN VALUE OF MATERIAL PROPERTIES	DESIGN VALUE OF RESISTANCE
1. Tension members	1.35	1.0	1.0
2. Compression members	1.35	1.0	1.0
3. Flexure members	1.35	1.0	1.0
4. Shear members	1.35	1.0	1.0
5. Torsion members	1.35	1.0	1.0
6. Axial compression members	1.35	1.0	1.0
7. Axial tension members	1.35	1.0	1.0
8. Flexure-torsion members	1.35	1.0	1.0
9. Shear-torsion members	1.35	1.0	1.0
10. Torsion members	1.35	1.0	1.0
11. Axial compression members	1.35	1.0	1.0
12. Axial tension members	1.35	1.0	1.0
13. Flexure-torsion members	1.35	1.0	1.0
14. Shear-torsion members	1.35	1.0	1.0
15. Torsion members	1.35	1.0	1.0
16. Axial compression members	1.35	1.0	1.0
17. Axial tension members	1.35	1.0	1.0
18. Flexure-torsion members	1.35	1.0	1.0
19. Shear-torsion members	1.35	1.0	1.0
20. Torsion members	1.35	1.0	1.0
21. Axial compression members	1.35	1.0	1.0
22. Axial tension members	1.35	1.0	1.0
23. Flexure-torsion members	1.35	1.0	1.0
24. Shear-torsion members	1.35	1.0	1.0
25. Torsion members	1.35	1.0	1.0
26. Axial compression members	1.35	1.0	1.0
27. Axial tension members	1.35	1.0	1.0
28. Flexure-torsion members	1.35	1.0	1.0
29. Shear-torsion members	1.35	1.0	1.0
30. Torsion members	1.35	1.0	1.0
31. Axial compression members	1.35	1.0	1.0
32. Axial tension members	1.35	1.0	1.0
33. Flexure-torsion members	1.35	1.0	1.0
34. Shear-torsion members	1.35	1.0	1.0
35. Torsion members	1.35	1.0	1.0
36. Axial compression members	1.35	1.0	1.0
37. Axial tension members	1.35	1.0	1.0
38. Flexure-torsion members	1.35	1.0	1.0
39. Shear-torsion members	1.35	1.0	1.0
40. Torsion members	1.35	1.0	1.0
41. Axial compression members	1.35	1.0	1.0
42. Axial tension members	1.35	1.0	1.0
43. Flexure-torsion members	1.35	1.0	1.0
44. Shear-torsion members	1.35	1.0	1.0
45. Torsion members	1.35	1.0	1.0
46. Axial compression members	1.35	1.0	1.0
47. Axial tension members	1.35	1.0	1.0
48. Flexure-torsion members	1.35	1.0	1.0
49. Shear-torsion members	1.35	1.0	1.0
50. Torsion members	1.35	1.0	1.0
51. Axial compression members	1.35	1.0	1.0
52. Axial tension members	1.35	1.0	1.0
53. Flexure-torsion members	1.35	1.0	1.0
54. Shear-torsion members	1.35	1.0	1.0
55. Torsion members	1.35	1.0	1.0
56. Axial compression members	1.35	1.0	1.0
57. Axial tension members	1.35	1.0	1.0
58. Flexure-torsion members	1.35	1.0	1.0
59. Shear-torsion members	1.35	1.0	1.0
60. Torsion members	1.35	1.0	1.0
61. Axial compression members	1.35	1.0	1.0
62. Axial tension members	1.35	1.0	1.0
63. Flexure-torsion members	1.35	1.0	1.0
64. Shear-torsion members	1.35	1.0	1.0
65. Torsion members	1.35	1.0	1.0
66. Axial compression members	1.35	1.0	1.0
67. Axial tension members	1.35	1.0	1.0
68. Flexure-torsion members	1.35	1.0	1.0
69. Shear-torsion members	1.35	1.0	1.0
70. Torsion members	1.35	1.0	1.0
71. Axial compression members	1.35	1.0	1.0
72. Axial tension members	1.35	1.0	1.0
73. Flexure-torsion members	1.35	1.0	1.0
74. Shear-torsion members	1.35	1.0	1.0
75. Torsion members	1.35	1.0	1.0
76. Axial compression members	1.35	1.0	1.0
77. Axial tension members	1.35	1.0	1.0
78. Flexure-torsion members	1.35	1.0	1.0
79. Shear-torsion members	1.35	1.0	1.0
80. Torsion members	1.35	1.0	1.0
81. Axial compression members	1.35	1.0	1.0
82. Axial tension members	1.35	1.0	1.0
83. Flexure-torsion members	1.35	1.0	1.0
84. Shear-torsion members	1.35	1.0	1.0
85. Torsion members	1.35	1.0	1.0
86. Axial compression members	1.35	1.0	1.0
87. Axial tension members	1.35	1.0	1.0
88. Flexure-torsion members	1.35	1.0	1.0
89. Shear-torsion members	1.35	1.0	1.0
90. Torsion members	1.35	1.0	1.0
91. Axial compression members	1.35	1.0	1.0
92. Axial tension members	1.35	1.0	1.0
93. Flexure-torsion members	1.35	1.0	1.0
94. Shear-torsion members	1.35	1.0	1.0
95. Torsion members	1.35	1.0	1.0
96. Axial compression members	1.35	1.0	1.0
97. Axial tension members	1.35	1.0	1.0
98. Flexure-torsion members	1.35	1.0	1.0
99. Shear-torsion members	1.35	1.0	1.0
100. Torsion members	1.35	1.0	1.0

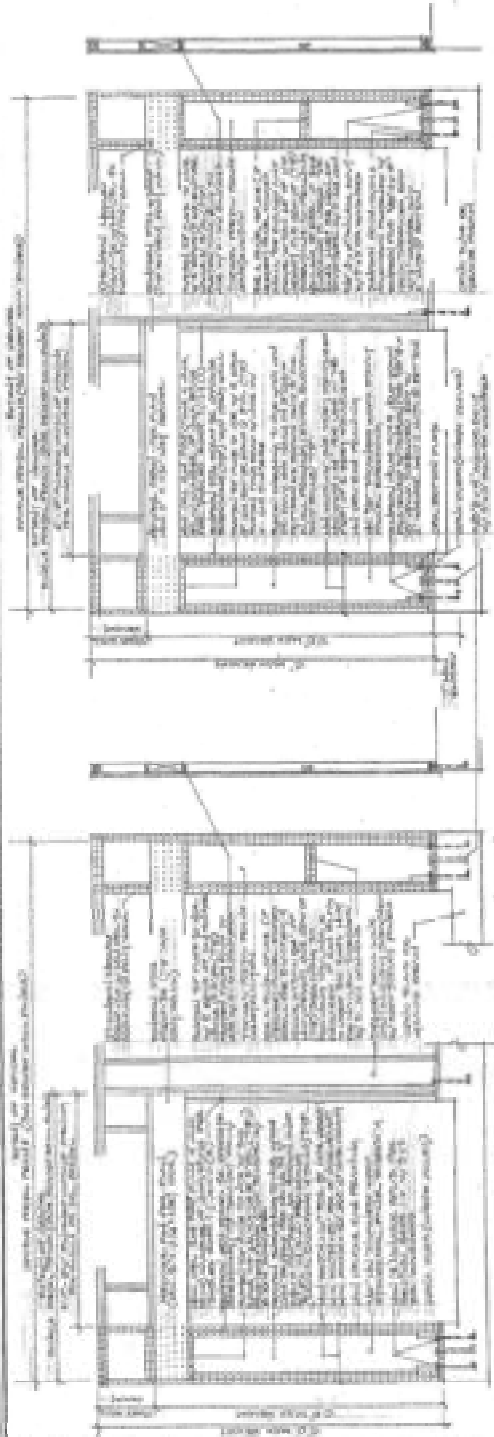
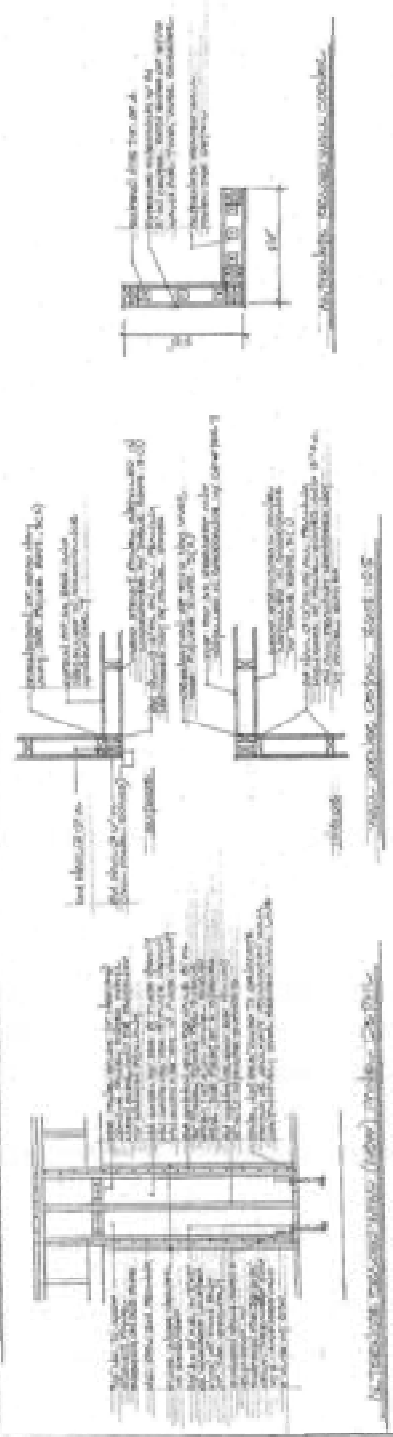
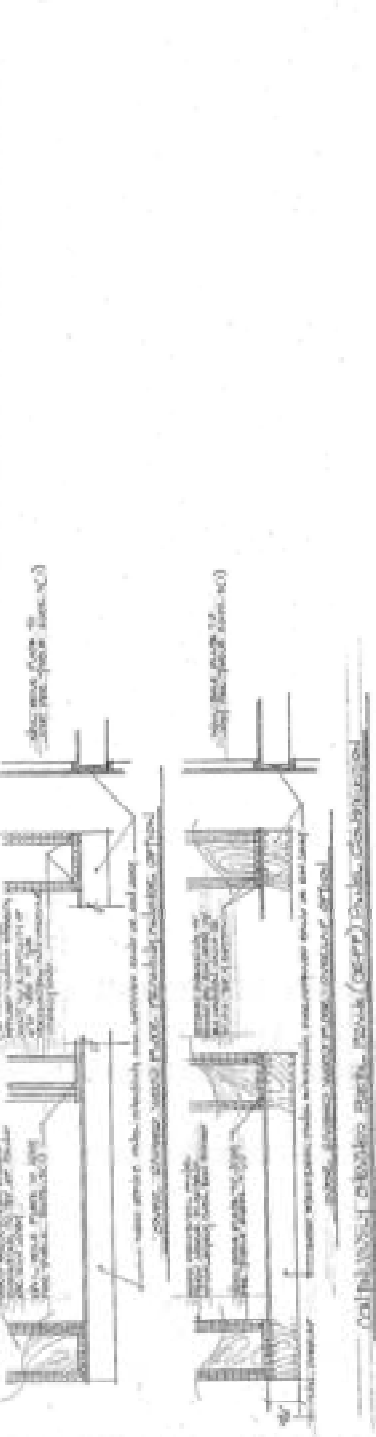
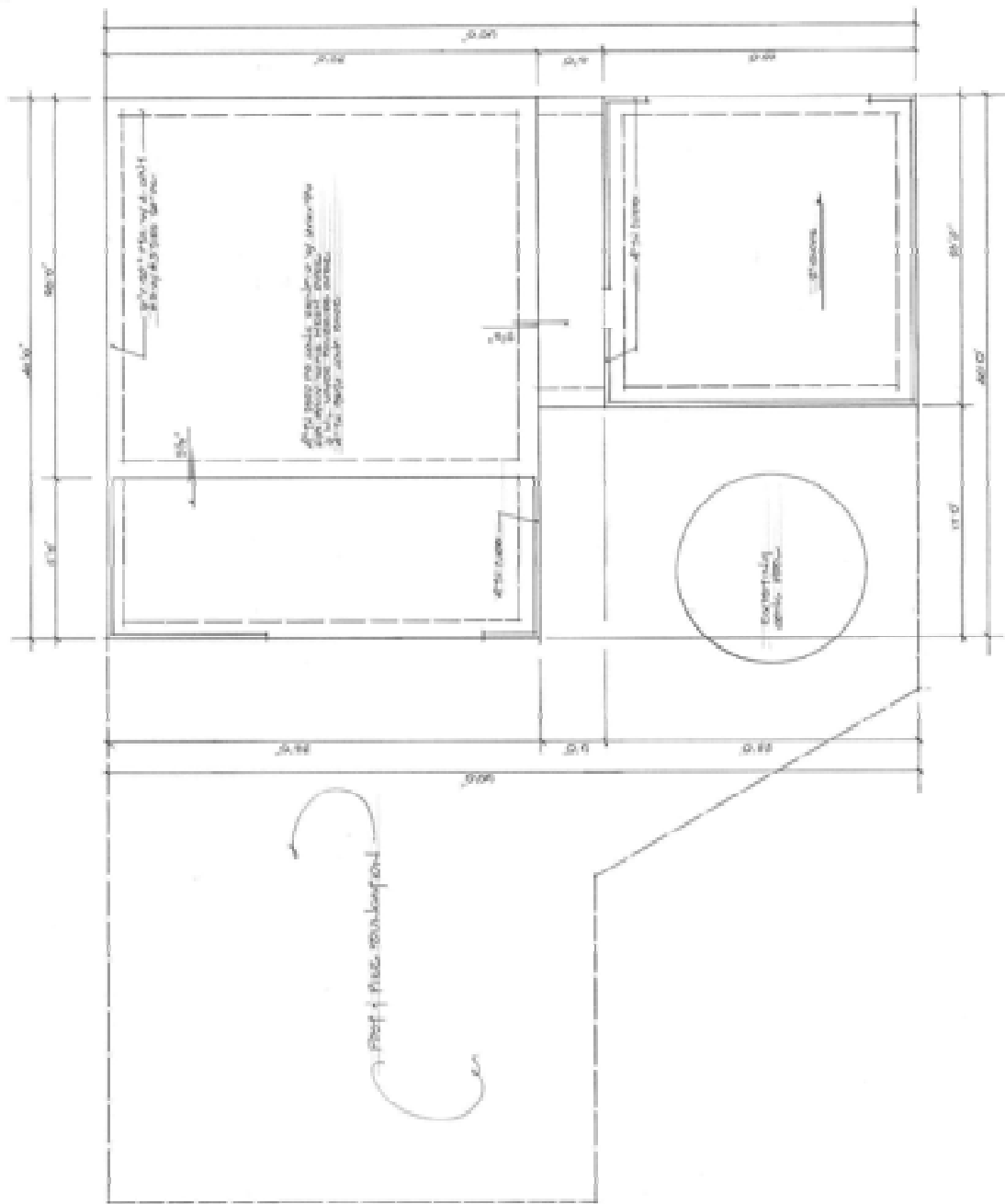
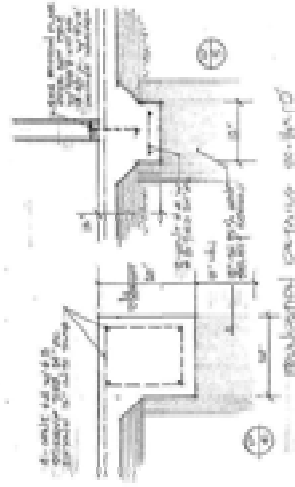
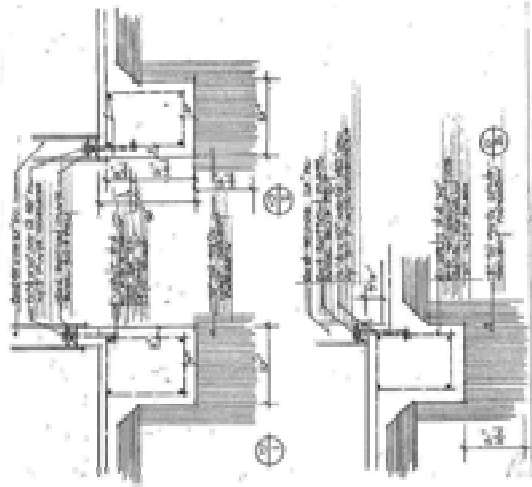


Figure 1000.1(1) (continued)





Scale: 1/8" = 1'-0"

Sheet 100

100

100

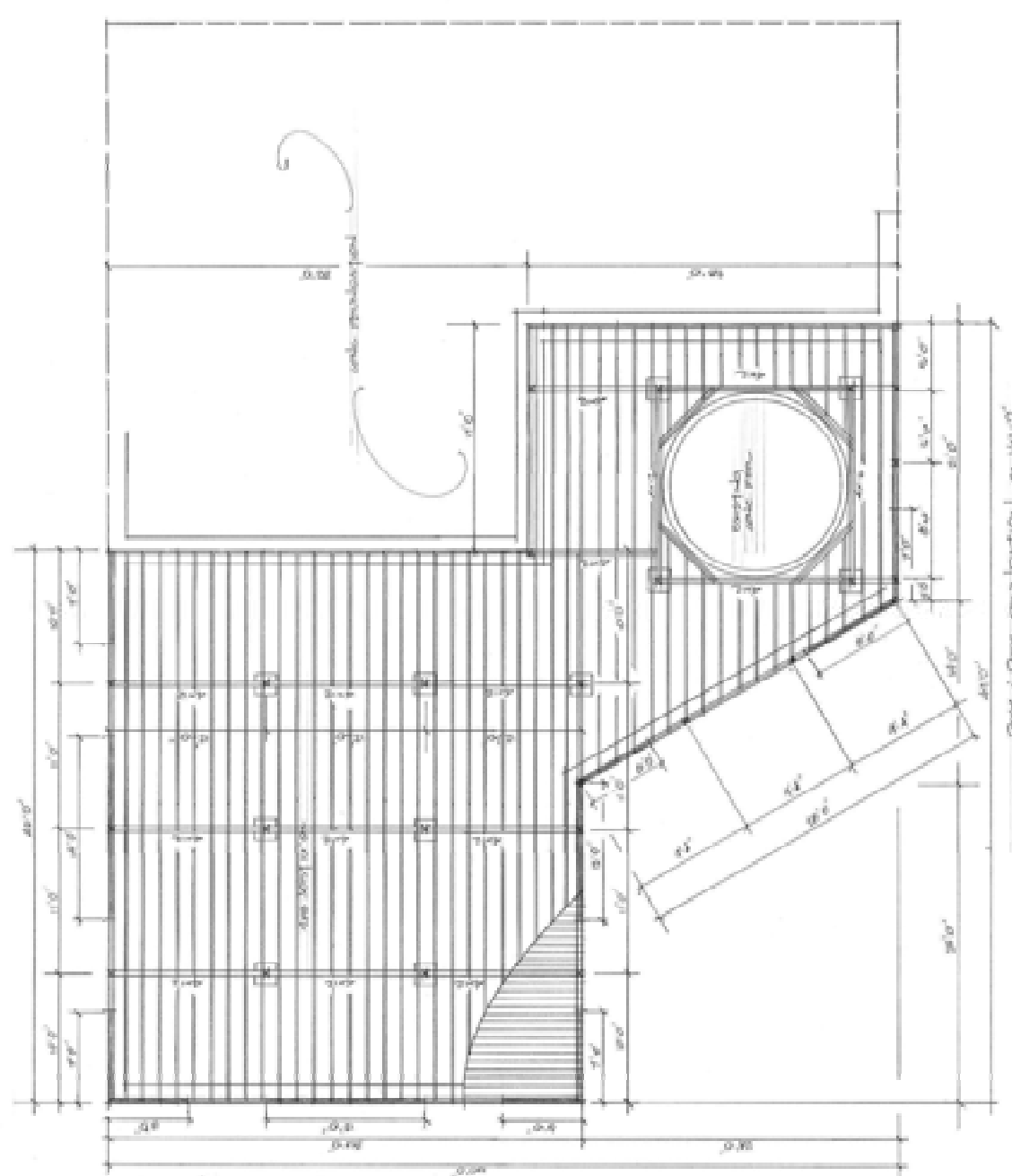
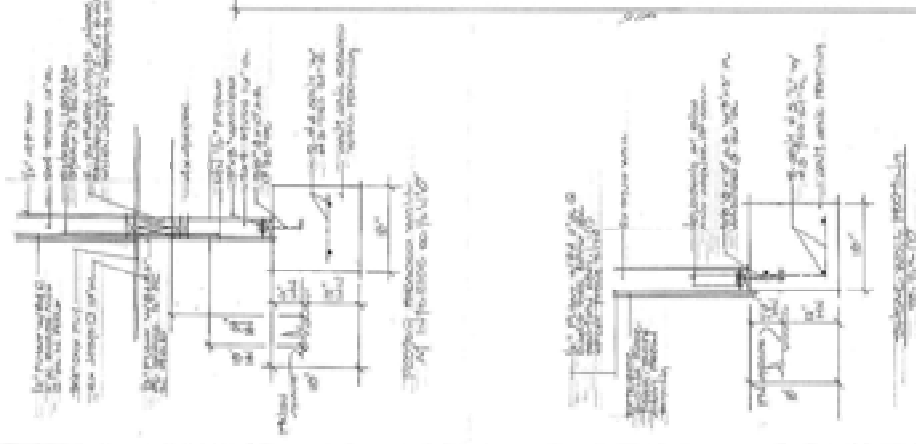
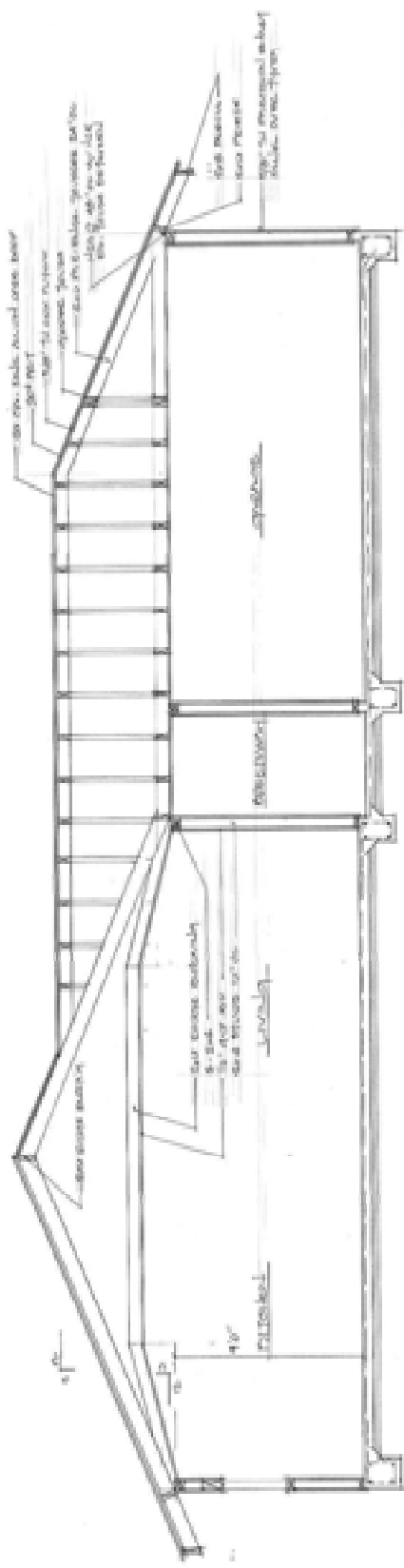
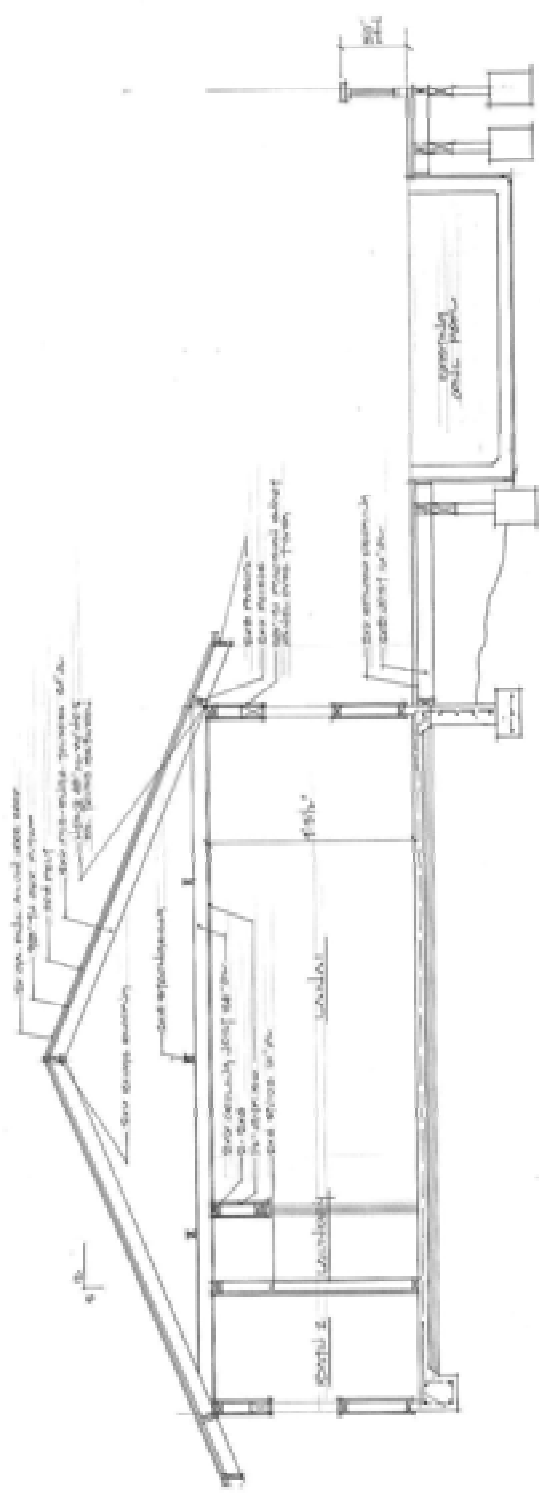


Fig. 4. Reinforcement in Wall

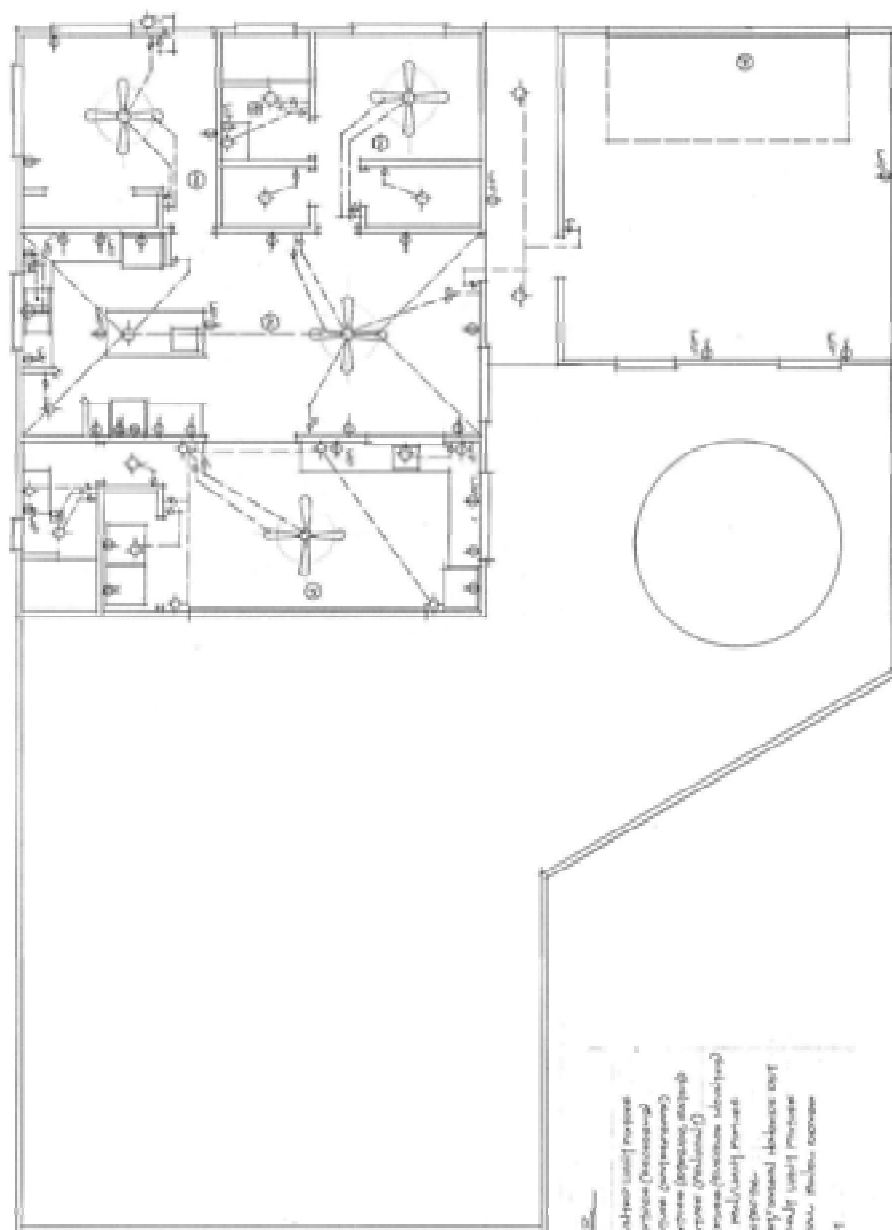




SECTION ON 30'-0"



SECTION ON 30'-0"



Journal of Management Education

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

August 15, 2024

Pono Graham Cann
55 Honolii Place
Hilo, HI 96720

File No.: HA-646

Dear Applicant:

Subject: Transmittal of Signed Shoreline Certification Maps
Owner(s): Pono Graham Cann & Michelle Lee Naomi Sasaki-Cann
Tax Map Key: (3) 2-7-015:007

Enclosed please find copies of the certified shoreline survey maps for the subject property.

If you have any questions, please feel free to call us at (808) 587-0447. Thank you.

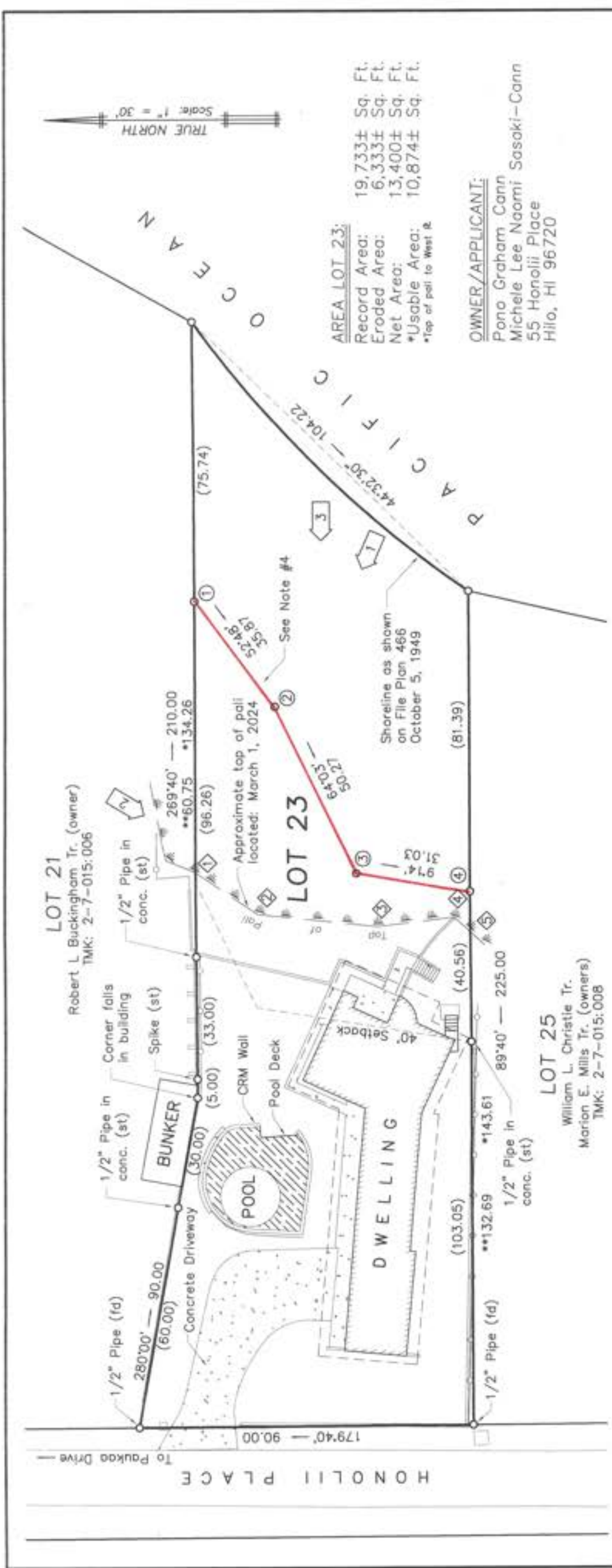
Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca L. Anderson".

Rebecca L. Anderson
Shoreline Specialist

Enclosures

c: DAGS
District Office, if applicable



NOTES:

1. Azimuths and coordinates referred to Government Survey Triangulation Station "ALALA".
2. Field survey conducted February 29, March 1, & May 8, 2024.
3. Shoreline and top of pali deemed unsafe and inaccessible; no permanent marks set.
4. Shoreline follows along bottom face of pali, vegetation line, and upper reaches of the wash of the waves.
5. Shoreline application for SMA purposes.
6. Names of owners of adjacent property from County of Hawaii, Real Property Tax Division.
7. Reference: File Plan 466, Map by Henisee F. Towill, dated October 5, 1949.
8. Legend:
 - ① Indicates approximate shoreline boundary.
 - ② Indicates approximate top of pali.
 - * Distance to shoreline
 - ** Distance to top of pali

SHORELINE CERTIFICATION SURVEY MAP

LOT 23

HONOLII PALI TRACT, FILE PLAN 466

PORTIONS OF R.P. 4659,

L.C. AW. 4595 TO MAKUAHINE,

AND LAND PATENT 8335, L.C. AW. 7715,

APANA 16 TO LOTA KAMEHAMEHA

PAUKAA, SOUTH HILO ISLAND OF HAWAII, HAWAII

TAX MAP KEY: 3rd Div. 2-7-015:007

The shoreline as delineated in red is hereby certified as the shoreline as of

AUG 13 2024

Chairperson, Board of Land and Natural Resources

This work was prepared by me for under my supervision.



Alan Z. Inaba
Licensed Professional Land Surveyor
Certificate Number 5626 LPLS
Expiration Date: 04/30/26
Revised: July 8, 2024

INABA ENGINEERING, INC.
273 Waiānuenue Ave.
Hilo, Hawaii 96720

C. Kimo Alameda, Ph.D.
Mayor



Benjamin T. Moszkowicz
Police Chief

William V. Brilhante, Jr.
Managing Director

Reed K. Mahuna
Deputy Police Chief

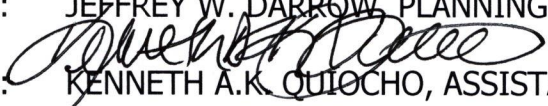
County of Hawai'i

POLICE DEPARTMENT

349 Kapi'olani Street • Hilo, Hawai'i 96720-3998
(808) 935-3311 • Fax (808) 961-2389

July 21, 2025

COH PLANNING DEPT
JUL 22 2025 AM 10:18

TO : JEFFREY W. DARROW, PLANNING DIRECTOR
FROM : 
KENNETH A.K. QUIJCHO, ASSISTANT POLICE CHIEF, AREA I
OPERATIONS BUREAU

REC'D HAND DELIVERED

SUBJECT: SPECIAL PERMIT APPLICATION (PL-SMA-2025-000078)
APPLICANT: PONO CANN AND MICHELE SASAKI-CANN
REQUEST: TO ALLOW THE DEMOLITION OF AN EXISTING
SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A NEW
SINGLE FAMILY DWELLING AND RELATED IMPROVEMENTS
TAX MAP KEY: (3) 2-7-015:007, PAUKAA, SOUTH HILO, HAWAII

Staff, upon reviewing the provided documents, does not anticipate any significant impact to traffic and/or public safety concerns.

Thank you for allowing us the opportunity to comment.

If you have any questions, please contact our South Hilo District Commander, Captain Aaron Carvalho, at (808) 961-2316 or via email at aaron.carvalho@hawaiiicounty.gov.

AC:ws/25HQ0649

From: [Honda, Eric T.](#)
To: [Planning Internet Mail](#)
Subject: PL-SMA-2025-000078
Date: Monday, July 21, 2025 9:23:35 AM
Attachments: [PL-SMA-2025-000078 TMK2-7-015--007.pdf](#)

Eric Honda
District Environmental Health Program Chief
Hawai'i State Department of Health | Ka 'Oihana Olakino
1582 Kamehameha Ave., Hilo HI 96720
Office: (808) 933-0917

CONFIDENTIALITY NOTICE: This mail message (and attachments) is for the sole use of the intended recipient(s). It may contain confidential and/or privileged information. It might also be protected from disclosure under the Hawai'i Uniform Information Practice Act (UIPA) or other laws and regulations. Review, use, disclosure, or distribution by unintended recipients is prohibited. If you are not the intended recipient, please contact the sender immediately in a separate e-mail and destroy the original message and any copies.



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 916
HILO, HAWAII 96721-0916

MEMORANDUM

DATE: July 21, 2025

TO: Mr. Jeffrey W. Darrow
Planning Director, County of Hawaii

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Special Management Area Use Permit Application (PL-SMA-2025-000078)
Applicant: Pono Cann and Michele Sasaki-Cann
Request: To Allow the Demolition of an Existing Single Family Dwelling
and the Construction of a New Single Family Dwelling and
Related Improvements
Tax Map Key: (3) 2-7-015:007, Pauka'a South Hilo, Hawai'i

In most cases, the District Health Office will no longer provide individual comments to agencies or project owners to expedite the land use review and process.

Agencies, project owners, and their agents should apply Department of Health "Standard Comments" regarding land use to their standard project comments in their submittal. Standard comments can be found on the Land Use Planning Review section of the Department of Health website: <https://health.hawaii.gov/epo/landuse/>. Contact information for each Branch/Office is available on that website.

Note: Agencies and project owners are responsible for adhering to all applicable standard comments and obtaining proper and necessary permits before the commencement of any work.

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

Clean Air Branch

1. All project activities shall comply with the Hawaii Administrative Rules (HAR),

Chapters 11-59 and 11-60.1.

2. Control of Fugitive Dust: You must reasonably control the generation of all airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.
3. Standard comments for the Clean Air Branch are at: <https://health.hawaii.gov/epo/landuse/>

Clean Water Branch

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55.
 1. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55: <https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb-standard-comments/>.

Hazard Evaluation & Emergency Response Office

1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
2. Standard comments for the Hazard Evaluation & Emergency Response Office are at: <https://health.hawaii.gov/epo/landuse/>.

Indoor and Radiological Health Branch

1. Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502, 11-503, and 11-504.
2. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
3. Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at <https://health.hawaii.gov/irhb/asbestos/>.

Safe Drinking Water Branch

1. Agencies and/or project owners are responsible for ensuring environmental compliance for their projects in the areas of 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related to the Safe Drinking Water program: <https://health.hawaii.gov/sdwb/>.
2. Standard comments for the Safe Drinking Water Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Solid & Hazardous Waste Branch

1. Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage, and disposal of regulated hazardous waste and used oil.
2. Solid Waste Programs - The laws and regulations are contained in HRS Chapters 339D, 342G, 342H, and 342I, and HAR Chapters 11-58.1 and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible, waste prevention, reuse, and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the electronic device recycling and recovery law, the glass advanced disposal fee program, and the deposit beverage container program.
3. Underground Storage Tank Program – The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
4. Standard comments for the Solid & Hazardous Waste Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Wastewater Branch

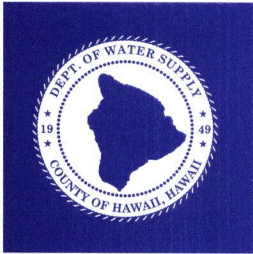
For comments, please email the Wastewater Branch at doh.wwb@doh.hawaii.gov.

Sanitation / Local DOH Comments:

1. According to HAR §11-26-35, No person, firm, or corporation shall demolish or clear any structure without first ascertaining the presence or absence of rodents that may endanger public health by dispersal from such premises. Should any such inspection reveal the presence of rodents, the rodents shall be eradicated before demolishing or clearing the structure. A demolition permit is required prior to demolition.

Other

1. [CDC - Healthy Places - Healthy Community Design Checklist Toolkit](#) recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.
2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Hawaii District Health Office, at (808) 933-0917.



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAII 96720

TELEPHONE (808) 961-8050 • FAX (808) 961-8657

August 12, 2025

COH PLANNING DEPT
AUG 14 2025 AM 11:35

TO: Mr. Jeffrey Darrow, Director
Planning Department

REC'D HAND DELIVERED

FROM: Keith K. Okamoto, Manager–Chief Engineer

SUBJECT: Special Management Area Use Permit Application (PL-SMA-2025-000078)
Applicant: Pono Cann and Michele Sasaki-Cann
Request: To Allow the Demolition of an Existing Single Family Dwelling and the Construction of a New Single Family Dwelling and Related Improvements
Tax Map Key 2-7-015:007

We have reviewed the subject application and have the following comment:

There is an existing 6-inch waterline within Honoli'i Place fronting the property. Please be informed that the subject parcel is currently served by a 5/8-inch meter, which is limited to an average daily usage of 400 gallons.

Should there be any questions, please contact Ms. Robyn Matsumoto of our Water Resources and Planning Branch at (808) 961-8070, extension 255.

Sincerely yours,

Keith K. Okamoto, P.E.
Manager-Chief Engineer

RM:makk

copy – Pono Cann and Michele Sasaki-Cann
Daryn Arai

From: [Li, Shichao](#)
To: [Kala, Alukahe](#)
Cc: [Planning Internet Mail](#)
Subject: PL-SMA-2025-000078
Date: Monday, August 18, 2025 7:45:56 AM
Attachments: [Outlook-lkri143u.png](#)
[OPSD-Hawaii-Pono-SMA.pdf](#)

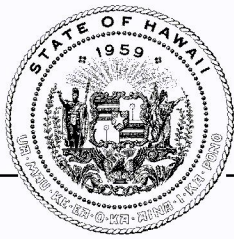
Hi, Alukahe:

Attached is the letter of comments from the Office of Planning and Sustainable Development on the subject SMA use permit (PL-SMA-2025-000078) application.

Thank you!



Shichao Li, Senior Planner
State of Hawai'i Office of Planning &
Sustainable Development (OPSD)
235 S. Beretania Street, 6th Floor
P. O. Box 2359, Honolulu, HI 96804
(808) 587-2841
planning.hawaii.gov



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

235 South Beretania Street, 6th Floor, Honolulu, Hawai'i 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <https://planning.hawaii.gov/>

DTS202507151545HE

Coastal Zone
Management
Program

August 13, 2025

Environmental Review
Program

Land Use Commission

Land Use Division

Special Plans Branch

State Transit-Oriented
Development

Statewide Geographic
Information System

Statewide
Sustainability Branch

Mr. Jeffrey W. Darrow, Director
Department of Planning
County of Hawai'i
East Hawaii Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720

Attn: Alukahe Kalā

Dear Mr. Darrow:

Subject: Special Management Area Use Permit Application (PL-SMA-2025-000078) to allow for the demolition of an Existing Single-Family Dwelling and the Construction of a New Single-Family Dwelling and Related Improvements, Pauka'a, South Hilo, Hawai'i; Tax Map Key: (3) 2-7-015: 007

Thank you for the opportunity to provide comments on the Special Management Area (SMA) Use Permit Application (PL-SMA-2025-000078), transmitted via memorandum dated July 15, 2025, to demolish the existing dwelling structure and construct a new single-family dwelling in Pauka'a, South Hilo, Hawai'i.

According to the subject SMA Use Permit application, the applicants propose to demolish an existing 3-bedroom, 2-bath single-family dwelling, and construct a new single-family dwelling with related improvements on a shoreline parcel as follows:

- One story single-family dwelling consisting of 2 bedrooms and 2 full baths, separate living and enclosed lanai areas encompassing approximately 1,280 square feet.
- An attached 2-car garage will be separated from the main living area by a breezeway, with a combined floor area of approximately 644 square feet.
- An elevated, open lanai incorporating the existing concrete pool and maintaining a floor area of approximately 2,156 square feet.

- New concrete driveway and additional parking area along the Honoli‘i Place frontage of the new dwelling.

Construction is anticipated to be complete no later than 5 years from the SMA use approval, and construction cost is anticipated to be approximately \$470,000.

The proposed structures are situated within the Flood Zone “X”, areas outside of the 500-year flood plain.

The Office of Planning and Sustainable Development (OPSD) has reviewed the subject SMA Use Permit Application, and has the following comments to offer:

1. The General Plan Land Use Pattern Allocation Guide (LUPAG) map suggests the subject property be retained for Open uses. The County of Hawai‘i Planning Department should respond to the applicant’s request that “the Planning Director interpret the subject property as being situated within an area destined for Low Density Urban uses.”
2. The application, page 6, states that the anticipated construction cost is approximately \$470,000. OPSD recommends that the County Planning Department assess and determine whether a SMA Use Permit will be required for construction of the proposed single-family residence, pursuant to Hawai‘i Revised Statutes (HRS) § 205A-22, as amended.
3. A certified shoreline survey of the subject property was issued on August 13, 2024, by the Board of Land and Natural Resources. The applicants should recognize that the shoreline setback line, which may be more than minimum 40 feet inland from the certified shoreline on the subject site, shall be determined by the County Planning Department.
4. The applicant shall ensure no proposed structures and construction activities, including staging areas, will occur within the shoreline area as determined by the County Planning Department. OPSD recommends that the applicant be required to place and maintain stakes and flags at the location of the shoreline setback line during the construction, and these stakes and flags shall be clearly visible for the purpose of inspection and monitoring.
5. All exterior lighting and lamp posts associated with the proposed residential development shall be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas, and lessen possible seabird strikes. No

Mr. Jeffrey W. Darrow
August 13, 2025
Page 3

artificial light, except as provided in HRS § 205A-30.5(b), shall be directed to travel across the property boundaries toward the shoreline and ocean.

If you respond to this comment letter, please include DTS202507151545HE in the subject line. For any questions regarding this letter, please contact Shichao Li of our office at (808) 587-2841 or by email at shichao.li@hawaii.gov.

Sincerely,


Mary Alice Evans
Director