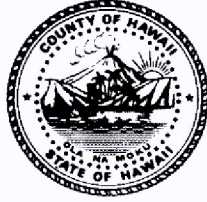


Mitchell D. Roth  
Mayor

Lee E. Lord  
Managing Director

West Hawai'i Office  
74-5044 Ane Keohokālole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
Fax (808) 327-3563



## County of Hawai'i PLANNING DEPARTMENT

Zendo Kern  
Director

Jeffrey W. Darrow  
Deputy Director

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

February 13, 2023

Ben Lee  
c/o Clifford Planning and Architecture  
55 Merchant Street Suite 3020  
Honolulu, HI 96813  
VIA EMAIL

Dear Mr. Lee:

**SUBJECT: Special Management Area (SMA) Use Permit Assessment Application  
(PL-SAA-2022-000088)**

**Applicant(s): Clifford Planning and Architecture**  
**Landowner(s): 68-1004 Ke Kalani Drive, LLC**  
**Project: Construction of a Single Family Dwelling**  
**Tax Map Key: (3) 6-8-036:002**  
**Location: 68-1004 Ke Kailani Drive, 'Anaeho'omalu, South Kohala,  
Hawai'i**

---

We have reviewed the subject Special Management Area (SMA) Use Permit Assessment Application (PL-SAA-2022-000088), submitted to this office on July 13, 2022, and additional information received on September 14, 2022, October 7, 2022, and December 10, 2022. The 1.32-acre subject parcel is zoned Multiple-Family Residential 4,000 square feet (RM-4), Multiple-Family Residential 3,000 square feet (RM-3) and Open (ope) by the County and is designated Urban by the State Land Use Commission (LUC). The entire subject parcel is designated as "Open" (ope) by the Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) map.

The subject parcel is within the County Special Management Area (SMA), as well as within the "shoreline area" as defined by Section 205A-41, Hawai'i Revised Statutes (HRS). The Chairperson of the Board of Land and Natural Resources approved a certified shoreline survey map dated May 16, 2022. Staff notes that all work will be sited outside the minimum 40-foot shoreline setback area.

Ben Lee  
c/o Clifford Planning and Architecture  
February 13, 2023  
Page 2

**Special Management Area Determination:**

Pursuant to Chapter 205A-22, Hawai‘i Revised Statutes (HRS) relating to Special Management Area, “development” does not include “*Construction or reconstruction of a single-family residence that is less than seven thousand five hundred square feet of floor area, is not situated on a shoreline parcel or a parcel that is impacted by waves, storm surges, high tide, or shoreline erosion, and is not part of a larger development*”. Further, SMA No. 2 allowed for the development of residences. After review of the subject request, the proposed new single-family dwelling and related improvements are covered under SMA Permit No. 2.

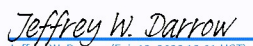
Please note that any increase in the proposed floor area may require another SMA Assessment Application be submitted. In addition, any construction, enlargement, or reconstruction of the single-family dwelling that increases the floor area to greater than 7,500 square feet will require an SMA (Major) Use permit. It is further noted that any future developments of the parcel will require a review against SMA rules and regulations.

Parcel 2 is subject to Pedestrian Access Easement “2” which consists of an approximately 10-foot-wide easement and Archeological Easement “1” located along the western property line as shown on Exhibit 1.

Please note that it is the landowner’s responsibility to adhere to all conditions set forth by SMA Permit No. 2, particularly ensuring that no fencing, wall, structure, or landscaping shall be installed that impedes usage of Pedestrian Access Easement “2” by the public, and that construction activities shall not block, disturb, or impede the public access trail currently in use.

If you have questions regarding this document, please contact Tracie-Lee Camero of this office at (808) 961-8166 or via email at [Tracie-Lee.Camero@hawaiicounty.gov](mailto:Tracie-Lee.Camero@hawaiicounty.gov).

Sincerely,

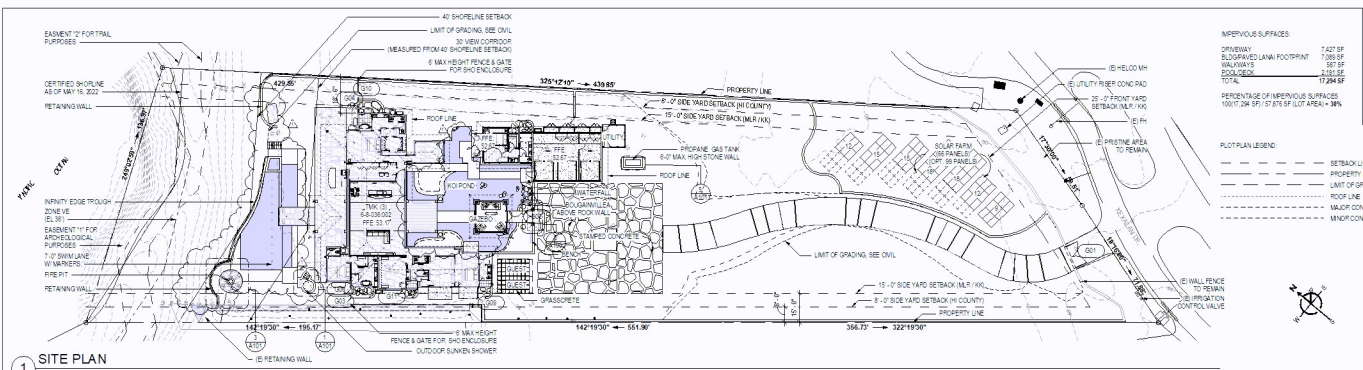
  
Jeffrey W. Darrow (Feb 13, 2023 1:30:11 HST)

ZENDO KERN  
Planning Director

TC:mads  
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Enclosures: Exhibit 1 – Site Plan

cc w/enclosures via email: GIS Section



**IMPERVIOUS SURFACES**

DRIVEWAY	7,427 SF
BLDG/PAVEMENT FOOTPRINT	17,085 SF
WALKWAYS	527 SF
POOL/DECK	3,132 SF
<b>TOTAL</b>	<b>17,974 SF</b>

PERCENTAGE OF IMPERVIOUS SURFACES  
100% (20% OF LOT AREA) = 36%



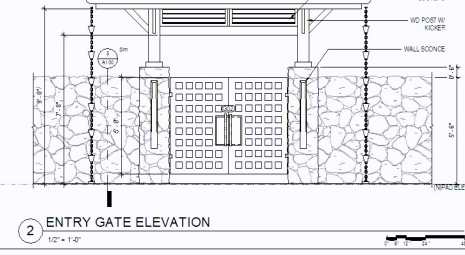
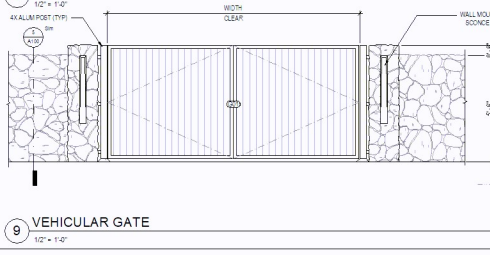
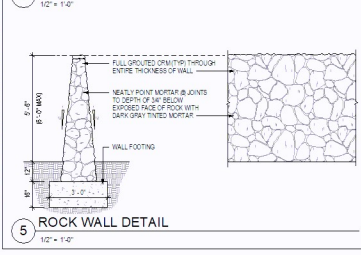
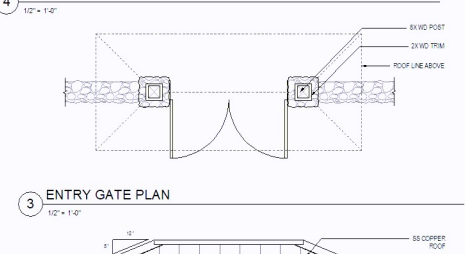
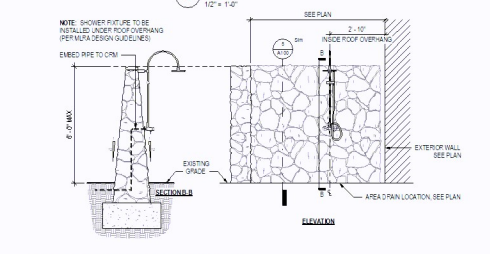
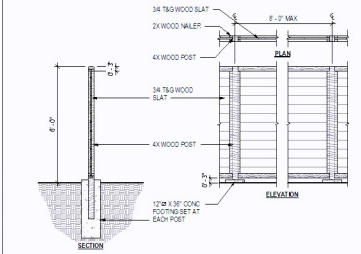
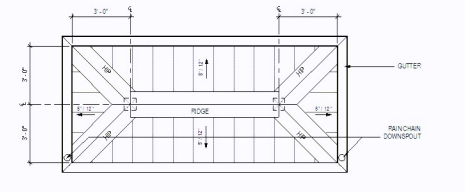
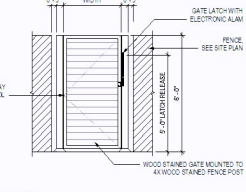
**Clifford Planning & Architecture**

HARBOR COURT  
55 NE ROYAL STREET, SUITE 300  
HONOLULU, HAWAII 96813

PHONE: 808.537.1200 FAX: 808.537.2271

**1 SITE PLAN**  
1" = 20'-0"

GATE SCHEDULE						
MARK	TYPE	DESCRIPTION	WIDTH	HEIGHT	COUPE	FRAME
001	A	3/4" SWING VEHICULAR GATE	12'-0"	8'-0"		
002	B	3/4" SWING GATE	8'-0"	8'-0"		
003	C	SWING GATE	3'-0"	8'-0"		
004	C	SWING GATE	3'-0"	8'-0"		
005	C	SWING GATE	3'-0"	8'-0"		
006	C	SWING GATE	3'-0"	8'-0"		
007	C	SWING GATE	3'-0"	8'-0"		
008	C	SWING GATE	3'-0"	8'-0"		



**CONSULTANT:**

**REVISIONS**

NO.	DATE	DESCRIPTION	BY

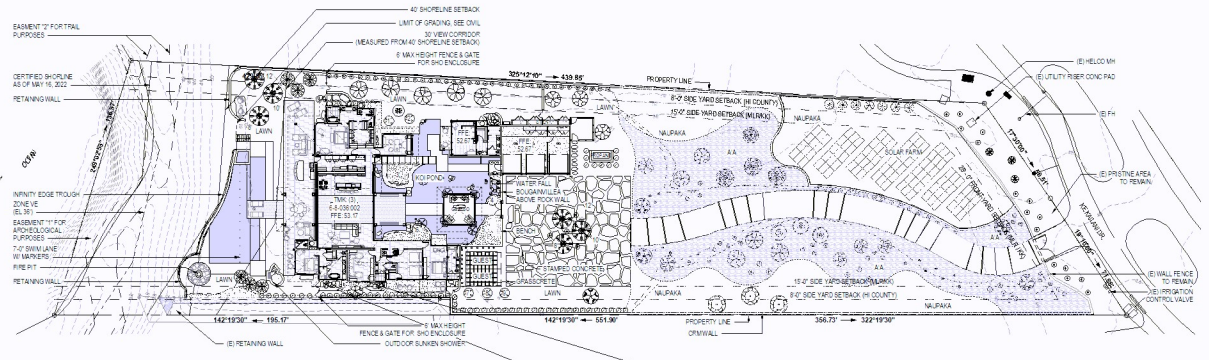
**PROJECT INFORMATION**

PROJECT NAME: ONE OCEAN - LOT 2  
PROJECT NUMBER: 554-002  
TITLE: SITE PLAN AND DETAILS

DATE: 09/10/2022  
SCALE: As Indicated  
DRAWN BY: CORY  
DRAWING NO.: Planning Dept. Exhibit 1

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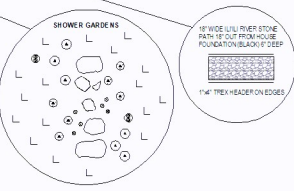
CONSULTANT:



**1 LANDSCAPE SITE PLAN**  
 1" = 20'-0"

PLANT SYMBOLS	PLANT SYMBOLS	PLANT SYMBOLS	
SYM	DESCRIPTION	DESCRIPTION	
(Symbol)	PORTUL PALM 12' (WAT 33)	(Symbol)	HONG KONG ORCHID TREE 25' GAL
(Symbol)	SINGAPORE PLUMERIA 25' GAL (WAT 20)	(Symbol)	FORMOSA KOA TREE 15' GAL
(Symbol)	DIWARP GATE 10' GAL (WAT 12)	(Symbol)	SILVER TRUMPET TREE FIELD STOCK 12H 6W (WAT 20)
(Symbol)	MANILA PALM 15' GAL (WAT 31)	(Symbol)	RAINBOW SHOWER TREE FIELD STOCK 12H 10W (WAT 25)
(Symbol)	PROTONORUA PROPIOSA 15' GAL (WAT 25)	(Symbol)	SHIMIZI TREE FIELD STOCK 18H 10W (WAT 25)
(Symbol)	DIWARP HALL TREE 15' GAL (WAT 20)	(Symbol)	ARECA PALM 10' GAL (WAT 10)
(Symbol)	BUKAKEN HEN TREE 25' GAL (WAT 20)	(Symbol)	DOODENU PALM TREE WOOD (WAT 30)
(Symbol)	BIRD OF PARADISE 5' GAL	(Symbol)	QUEEN WHITE SHOWER TREE 8' GAL 6H 6W (WAT 25)
(Symbol)	QUEEN BANANA LILY 5' GAL	(Symbol)	RED GINGER 5' GAL
(Symbol)	BEERY PINK HELECONIA 5' GAL	(Symbol)	PINK GINGER 5' GAL
(Symbol)	TAHITIAN GARDENIA 3' GAL	(Symbol)	DIWARP UROPE 4' POT 12" OC IN SHOWER GARDENS
(Symbol)	MALALA (HAISEN PINK) HELECONIA 3' GAL		
(Symbol)	LEUCOCYCLUS 3' GAL		
(Symbol)	LAUREL 20' 2H BY TREE		
(Symbol)	LAHA PAPERS RANDOM		
(Symbol)	MALUKA 3' GAL 5' O/D TR GRD		
(Symbol)	SOIL 12" IN ALL AREAS 1/2 M.M.		
(Symbol)	1" X 4" TREE HEADER		
(Symbol)	KOU TREE 25' GAL (WAT 25)		

- FEATURE TREES**
1. RED BOTTLE BRUSH TREE 15' GAL
  2. PINK PLUMERIA 15' GAL
  3. ALL SPICE TREE 10' GAL
  4. LAITOPHIA TREE 10' GAL
  5. WHITE TOONA TREE 15' GAL
  6. DIWARP SINGAPORE PLUMER 15' GAL
  7. TAHITIAN LIME TREE 15' GAL
  8. MARIAN LEMON TREE 15' GAL
  9. HAVEN MANGO TREE 15' GAL



NO.	DATE	DESCRIPTION	BY

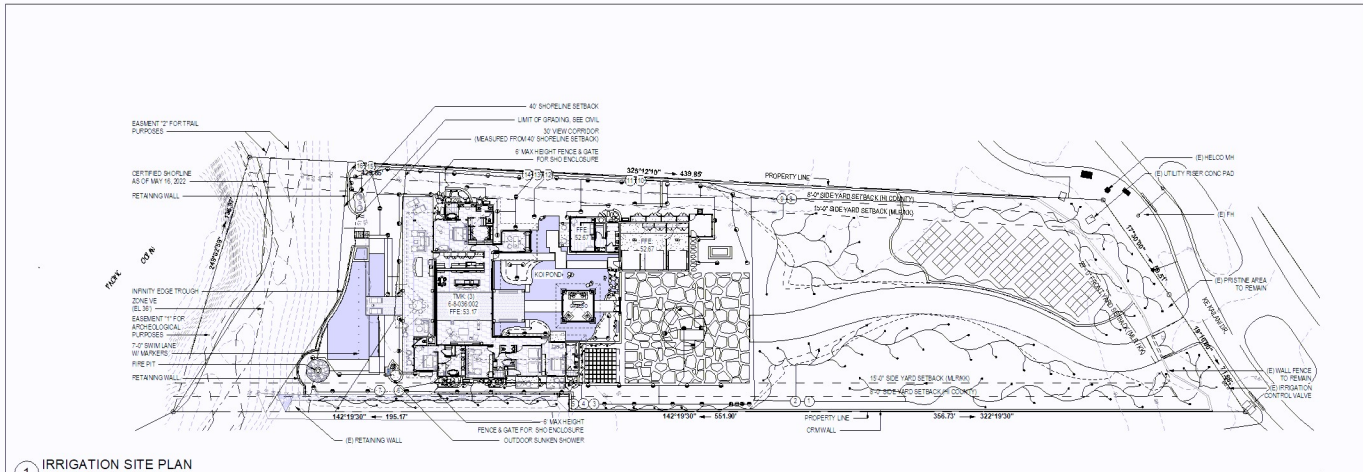
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 03/2021  
 This work was prepared by me or under my direct supervision and I am a duly licensed professional engineer in the State of Hawaii. I am not providing any professional services in any other state or country. I am not providing any professional services in any other state or country. I am not providing any professional services in any other state or country.

PREVIOUS RESIDENCE  
 LOT 2, ONE OCEAN  
 88-1004 KE KAILANI DRIVE  
 HAWAII, HI 96704  
 (808) 843-0000

PROJECT NAME: ONE OCEAN - LOT 2  
 PROJECT NUMBER: 554-002  
 TITLE: LANDSCAPE PLAN

DATE: 09/10/2022  
 SCALE: As Indicated  
 DRAWN BY: Author  
 CHECKED BY: Checker

DRAWING NO: L100  
 SHEET ... OF ...



**1 IRRIGATION SITE PLAN**

1" = 20'-0"

IRRIGATION SYMBOLS	DESCRIPTION
	TORO CUSTOM COMMAND CONTROLLER (8) STATION
	PERIOD 1/4" BRASS GATE VALVE
	PERIOD 1/4" BRASS PRESSURE REGULATOR
	PERIOD 1/4" BRASS DOUBLE CHECK VALVE
	TORO 25 PVC 1" CONTROL VALVE
	TORO 575 SPRAY HEAD 12" NOZZLE

IRRIGATION SYMBOLS	DESCRIPTION
	TORO 560 ROTOR 15" NOZZLE
	SIDE STRIP NOZZLE
	MAIN 1/2" PVC SCHEDULE 40 PIPE
	LATERAL 1" PVC SCHEDULE 40 PIPE
	POLY TUBE SPRINKLERS
NOTE: SLEEVE 2" PVC SCHEDULE 40 PIPE	

**Clifford Planning & Architecture**  
 HARBOR COURT  
 55 NE ROXBURY STREET, SUITE 3000  
 HONOLULU, HAWAII 96813  
 PHONE: 808.537.1200 FAX: 808.537.2271

CONSULTANT:

NO.	DATE	DESCRIPTION	BY

03/2022  
 This plan was prepared by the author under the supervision of the professional engineer or architect who is responsible for the design and construction of the project.

PREVOST RESIDENCE  
 LOT 2, ONE OCEAN  
 88-1004 KE KALANUI DRIVE  
 HAWAII, HI 96704  
 (808) 430-0002

PROJECT NAME: ONE OCEAN - LOT 2  
 PROJECT NUMBER: 554-002  
 TITLE: IRRIGATION PLAN

DATE: 09/10/2022  
 SCALE: As Indicated  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 DRAWING NO: L200  
 SHEET ... OF ...