



**PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION**

FOR OFFICIAL USE ONLY:	
SSD	2018-41
Acceptance Date:	3.14.18
Website Posting Date:	3.14.18
Determination Date:	3.14.18
Planning Commission Date:	3.27.18
Expiration Date:	3.27.21
Planner Assigned:	JC

**Instructions:** File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant:	PALMER HAFDAIL agent for Lucas Le
Mailing Address:	2970 KELE ST, STE 115 Phone: 246.4796
	Email: PALMER@PALMS-HAWAII.COM
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input checked="" type="checkbox"/> Authorized Agent	Attach Letter of Authorization <input checked="" type="checkbox"/>
Transmittal Date:	3/13/18

Project Information (attach additional sheets, if necessary)	
County Zoning District:	RESIDENTIAL Tax Map Key(s): (4) 2-B-2B:12
	Land Area: 7,716 SF
Nature of Development: (Description of proposed structure or subdivision)	NEW SINGLE FAMILY DWELLING

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,  
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

**Part A**

**Shoreline Setback Determination of Applicability (§8-27.1)**

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline
  - Proposed project's approximate distance from shoreline (based on aerial map): \_\_\_\_\_ ft.
- Property is Not Abutting the Shoreline
  - Proposed project's approximate distance from shoreline (based on aerial map): 500 ft.
- Additional Information:
  - Shoreline Change (Erosion/Accretion) Rate: NIS ft./year "Not in Study"  
(Information available here: [www.soest.hawaii.edu/coasts/kauaicontry/KCounty.html](http://www.soest.hawaii.edu/coasts/kauaicontry/KCounty.html))
  - Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:





**PLANNING DEPARTMENT  
SHORELINE SETBACK DETERMINATION**

**Exemption Determination**

**Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

- (A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;
- (B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;
- (C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and
- (D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

**Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

**Exemption 3**

Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repairs and renovations to a lawfully existing structure, including nonconforming structures, provided that:

- (A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;
- (B) The repairs DO NOT constitute a substantial improvement of the structure; and
- (C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.

Letter from the Department of Public Works stating that the proposed project does **NOT** constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

**Exemption Determination (to be completed by Planning Department)**

Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

\_\_\_\_\_  
Planning Director or designee

\_\_\_\_\_  
Date

3-14-18

**Additional comments/conditions:**



**PALMS HAWAII**

**ARCHITECTURE**

2970 Kele Street #115 Lihue HI 96766  
(808) 246-4796 www.palms-hawaii.com

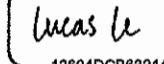
March 12, 2018

County of Kauai  
Planning Department  
4444 Rice Street  
Lihue, HI 96766  
(808) 241-4050

With this note, I request your recognition of agency vested in Palms Hawaii Architecture LLC to represent our interest in the process of Building and Zoning Permit applications for our property located at Lot 12 of Lani Villas Makai Subdivision, Kelaukia St, Koloa, HI 96756 and further identified by TAX map key # (4) 2-8-28:12

As owner of 100% interest in this property I respectfully request your consideration of Palms Hawaii Architecture as our agent for the period ending December 31, 2018.

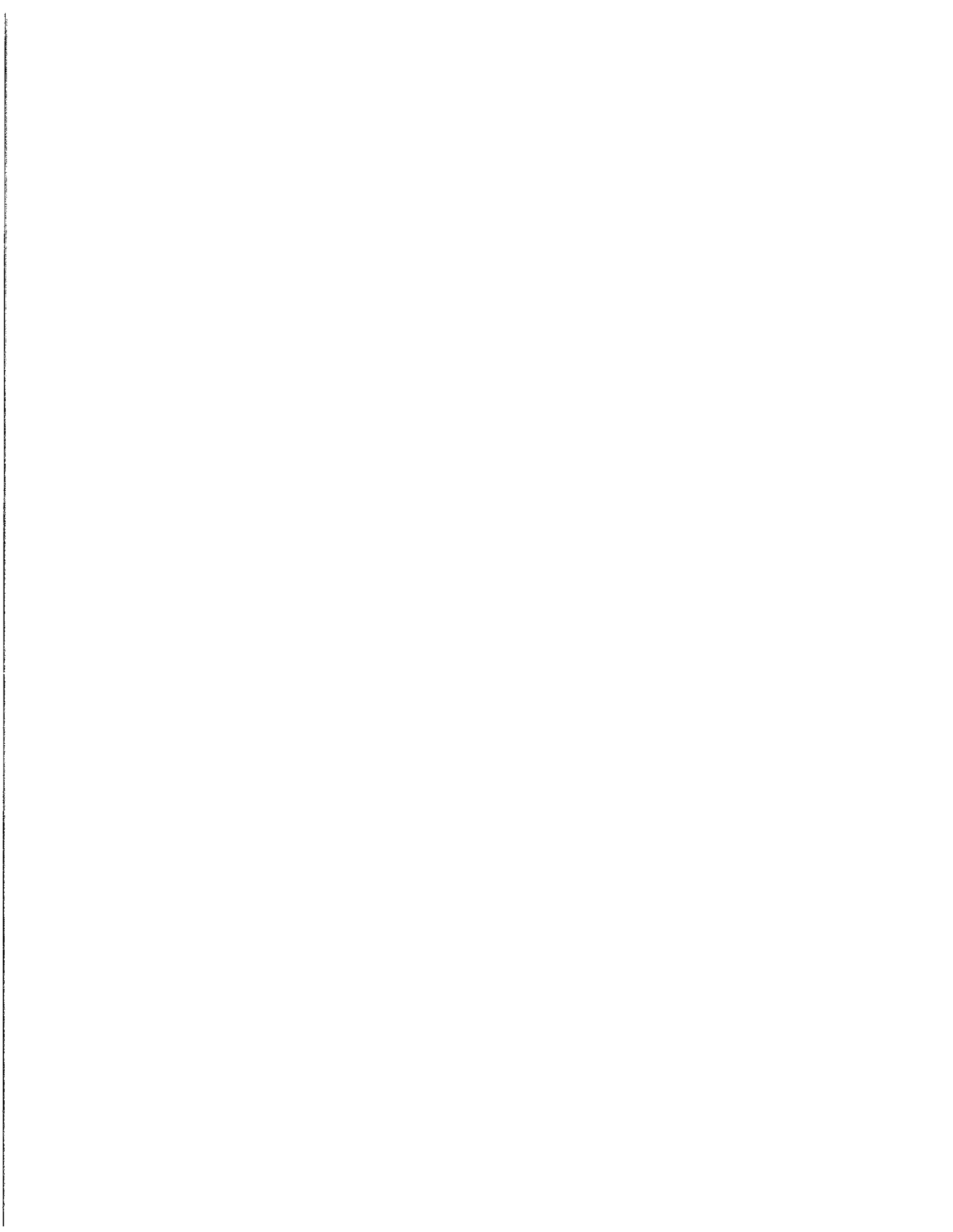
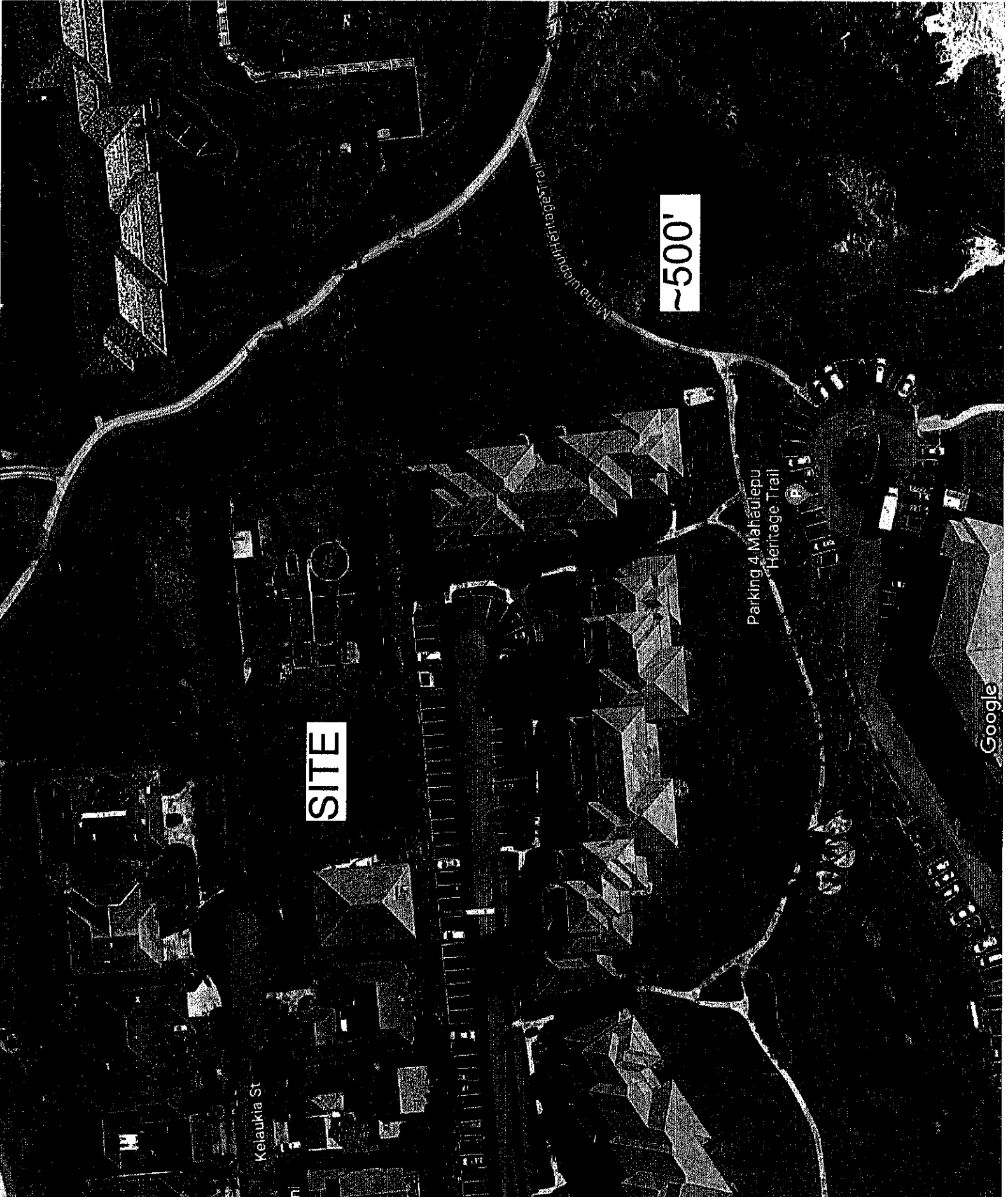
Sincerely,

DocuSigned by:  
  
12804DCB8321476...

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Lucas Le, Owner

Mr. Lucas Le  
2427 Kuhio Ave  
Honolulu, HI 96815  
(949) 307-3410



# LOT DESCRIPTION

Lot 12 Of "LANI VILLAS MAKAI SUBDIVISION" (Increment 1). Being a portion of the Subdivision of Lot D-23 of "POIPU KAI SUBDIVISION" Koloa, (Kona), Kaua'i, Hawaii  
Tax Map Key: (4) 2-8-28: 12

LOT AREA = 7,716 S.F.

FIRST FLOOR LIVING = 1454 S.F.

SECOND FLOOR LIVING = 1100S.F.

TOTAL LIVING AREA = 2554 S.F.

GARAGE AREA = 624 S.F.

DRIVEWAY/ WALKWAY / PATIO AREA = 1684 S.F.

### TOTAL GROUND COVER AREA

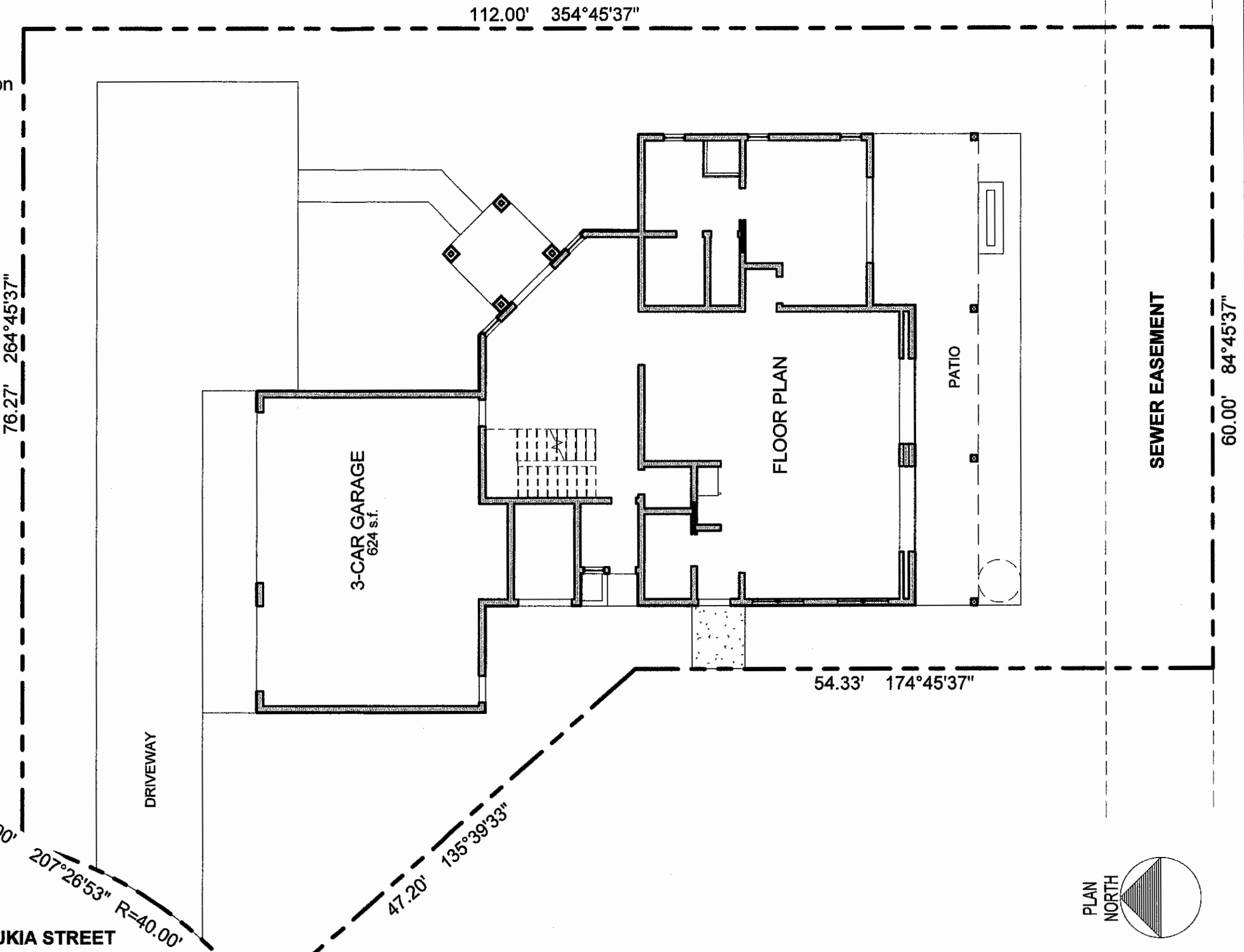
BUIDING STRUCTURE = 1454 S.F.

GARAGE = 624 S.F.

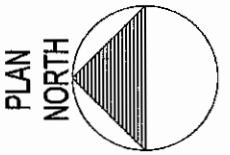
DRIVEWAY/PATIO = 1684 S.F.

TOTAL = 3762 S.F.

LOT COVERAGE = 3,762 S.F./ 7,716 S.F. = 48.76% COVERAGE



KELAUKIA STREET



**PALMS HAWAII ARCHITECTURE**

Palmer W. Hafidahl, AIA  
2970 Kele Street Ste. 115 Lihue, HI, 96766  
808-246-4796 palmer@palms-hawaii.com

LUCAS LE  
CUSTOM RESIDENCE

No.	Description	Date

PLOT PLAN		A-0.1
TMK	(4) 2-8-28: 12	
Date	03/13/18	
Drawn by	APL	
Project status	SITE ANALYSIS	Scale 1" = 10'-0"