



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD	2020 - 2
Acceptance Date:	8/1/19
Website Posting Date:	8/2/19
Determination Date:	8/1/19
Planning Commission Date:	8/13/19
Expiration Date:	8/13/22
Planner Assigned:	8/6

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:	Hanalei Colony Resort, ADAO Laura Richards, GM
Mailing Address:	PO Box 206 Hanalei, HI 96714
Phone:	808-652-1728
Email:	generalmanager@hcr.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 unexpired and recorded 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
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District:	O/RR
Tax Map Key(s):	4-5-8-11-27
Land Area:	3,689 Ac
Nature of Development: (Description of proposed structure or subdivision)	Replacement of damaged concrete & One for one replacement of septic repair @ five damaged area more prepare forward tank Maintenance, 1552, guest quarters

**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): 461 ft. approx
- Property is Not Abutting the Shoreline
☐ Proposed project's approximate distance from shoreline (based on aerial map): _____ ft.
- Additional Information:
☒ Shoreline Change (Erosion/Accretion) Rate: -0.2 ft./year
(Information available here: www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html)
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

4 Buildings between shoreline & project

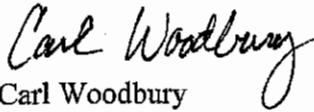
HANALEI COLONY RESORT AOA

February 28, 2019

To Whom It May Concern,

Laura Richards, General Manager of Hanalei Colony Resort AOA, is serving as our Authorized Agent to oversee all planning, permitting, and rebuilding of the resort's fire damaged area.

Regards,



Carl Woodbury

President – Hanalei Colony Resort AOA



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

Flat - 6' AMSL, 20' AMSL

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

Sandy with some rocks

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): _____

☐ Is the armoring permitted/authorized? _____

☐ Date of authorization (attach copy of authorization letter): _____

- ☒ Is property in coastal floodplain (if checked, what zone)? VE

- ☐ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?

past tsunami 1957 - not developed flooding 2018 April

PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature

Laura Richards
Signature

2-28-19
Date

Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

- ☐ Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.

[Signature]
Planning Director or designee

8.1.19
Date

If Part A has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

- ☒ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))

- ☒ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.

- ☒ A detailed Plot Plan to scale with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc. Bring

- ☐ Building Permit Number (If building plans submitted)



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)

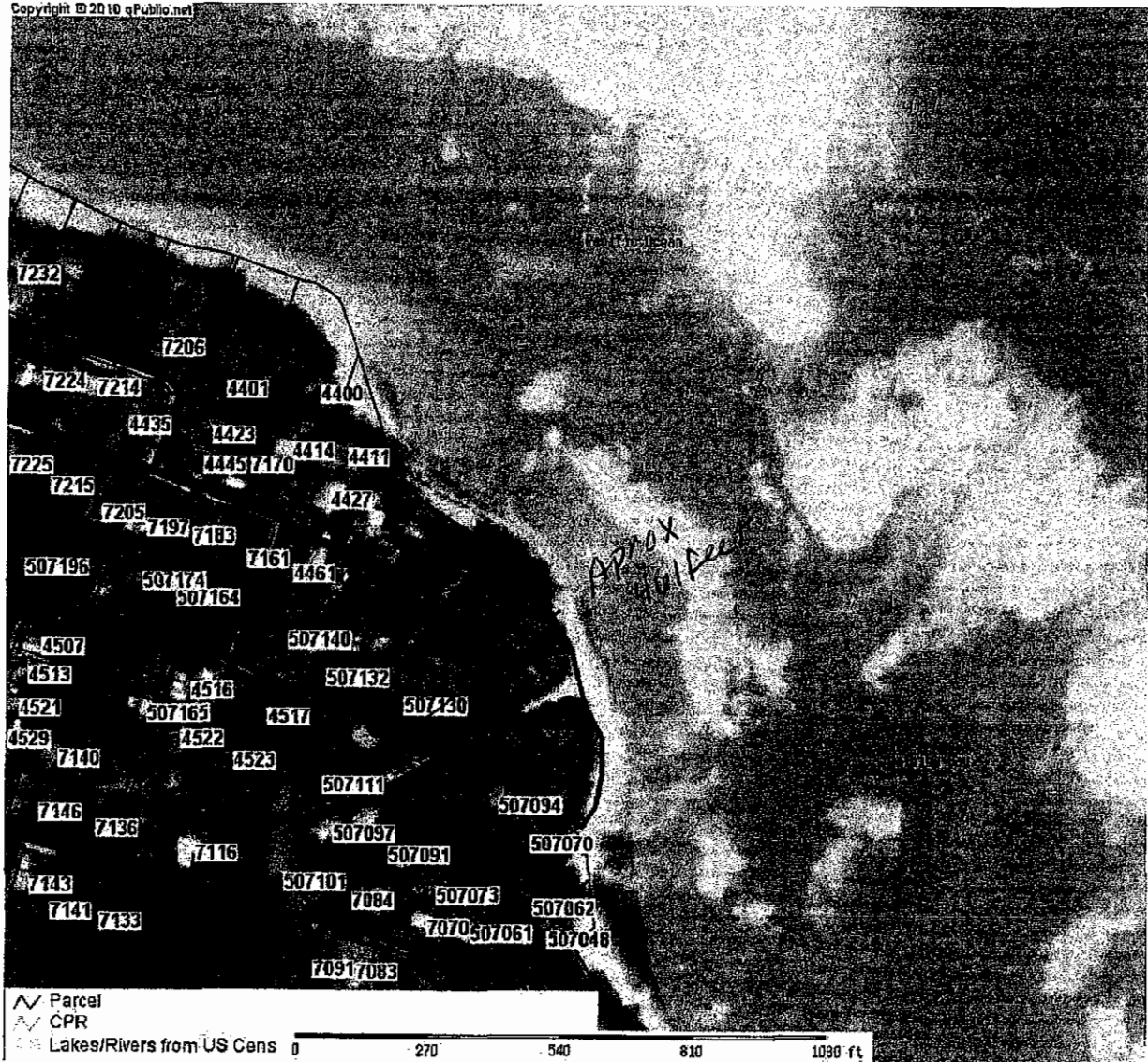
Planning Director or designee

Date



Additional comments/conditions:

SMA Permit necessary.



Kauai County Assessor	
Parcel: 580110270000 Acres:	
Name:	Land Value
Site:	Building Value
Sal:	Misc Value
Mail:	Just Value
	Assessed Value
	Exempt Value
	Taxable Value

The Kauai County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER KAUAI COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—

Date printed: 02/28/19 : 16:10:08

Kepuhi - Smoothed Rates

Positive Rate = Accretion
Negative Rate = Erosion

Transect	Smoothed Rate (ft/yr)	Transect	Smoothed Rate (ft/yr)	Transect	Smoothed Rate (ft/yr)
157	-0.9	203	-1.2	249	0.0
158	-1.0	204	-1.2	250	0.0
159	-1.1	205	-1.1	251	0.1
160	-1.2	206	-1.0	252	0.2
161	-1.3	207	-0.9	253	0.2
162	-1.4	208	-0.8	254	0.2
163	-1.2	209	-0.8	255	0.1
164	-1.0	210	-0.8	256	0.0
165	-0.8	211	-0.8	257	-0.1
166	-0.6	212	-0.8	258	-0.2
167	-0.4	213	-0.8	259	-0.3
168	-0.5	214	-0.8	260	-0.4
169	-0.6	215	-0.8	261	-0.5
170	-0.6	216	-0.7	262	-0.5
171	-0.4	217	-0.6	263	-0.4
172	-0.3	218	-0.5	264	-0.4
173	-0.3	219	-0.4	265	-0.3
174	-0.2	220	-0.3	266	-0.2
175	-0.2	221	-0.3	267	-0.1
176	-0.1	222	-0.2	268	-1.2
177	-0.1	223	-0.1	269	-1.1
178	-0.2	224	-0.3	270	-1.0
179	-0.4	225	-0.8	271	-0.8
180	-0.6	226	-1.0	272	-0.7
181	-0.6	227	-0.8	273	-0.6
182	-0.5	228	-0.6	274	-0.6
183	-0.5	229	-0.5	275	-0.6
184	-0.3	230	-0.4	276	-0.7
185	-0.1	231	-0.4	277	-0.8
186	0.0	232	-0.4	278	-0.9
187	0.1	233	-0.4	279	-0.9
188	0.1	234	-0.3	280	-1.0
189	0.1	235	-0.4	281	-1.0
190	0.1	236	-0.4	282	-1.1
191	0.1	237	-0.4	283	-1.1
192	0.1	238	-0.3	284	-1.2
193	0.1	239	-0.3	285	-1.2
194	0.0	240	-0.2	286	-1.3
195	-0.3	241	-0.2	287	-1.4
196	-0.6	242	-0.2	288	-1.6
197	-0.8	243	-0.2		
198	-0.9	244	-0.1		
199	-0.9	245	0.0		
200	-0.9	246	0.1		
201	-0.9	247	0.1		
202	-1.0	248	0.0		

*Imagery indicates beachwidth of zero during period of analysis. Rate calculation reflects data with beach existence.

Kepuhi, Kauai, Hawaii

Kauai

HISTORICAL SHORELINES

- T-1000 1927
- H-1000 1933
- Nov 1950
- Oct 1963
- Apr 1973
- Jul 1987
- Mar 1988
- Nov 1988
- Sept 1989
- Feb 2002
- Jan 2003

Erosion rate measurement locations (shore-normal transects)

Historical beach positions, color coded by year, are determined using differentiated and georeferenced aerial photographs and National Ocean Survey (NOS) topographic survey charts. The low water mark is used as the historical shoreline, or shoreline change reference feature (SCR).

Movement of the SCR along shore-normal transects (measured every 50 ft) is used to calculate erosion rates.

SHORELINE CHANGE RATES

- Accretion Rate
- Erosion Rate

Historical shoreline positions are measured every 50 ft along the shoreline. These sites are denoted by yellow shore-perpendicular transects. Changes in the position of the shoreline through time are used to calculate shoreline change rates (SCR) at each transect location.

Annual shoreline change rates are shown on the shore-parallel graph. Red bars on the graph indicate a trend of beach erosion, while blue bars indicate a trend of accretion. Approximately every fifth transect and bar of the graph is numbered. Where necessary, transects have been purposely deleted to maintain consistent shoreline spacing. As a result, transect numbering is not consecutive everywhere. The rates are smoothed alongshore using a 1-3-3-1 technique to normalize into differences on adjacent transects.

AREA DESCRIPTION

The Kepuhi study area (transects 157-200) is located on the north shore of Kauai. The area is bounded by Kokoala Point to the east and Heahe Point to the west. Waihehe Bay is located in the eastern portion of the study and is separated from the rest of the study area by a break headland. The shoreline is composed of carbonate reef and beach rock. The area is subject to large seasonal swell during the winter months.

Overall, the Kepuhi study area is experiencing erosion at an average rate of -0.5 ft/yr. The Kepuhi shoreline (transects 157-200) is experiencing erosion at an average rate of -0.4 ft/yr. Waihehe Beach (transects 201-250) is analyzed separately from the rest of the shoreline. The beach is located by Waihehe River which periodically breaches the beach. The shoreline of Waihehe is experiencing erosion at an average of -1.0 ft/yr. Previous studies did not analyze the Kepuhi study area shoreline.

¹ Moku Ocean Engineering and Sea Engineering, 1991 Aerial Photograph Analysis of Coastal Erosion on the Islands of Kauai, Molokai, Lanai, Maui, and Hawaii. State of Hawaii Office of Coastal Zone Management Program.

USGS Coastal and Estuarine Science Center
U.S. Geological Survey
1225 L Street, NW
Ft. Belknap, Alaska 99501-5080
Phone: (907) 271-5000
Fax: (907) 271-5001
Internet: <http://www.fortbelknap.usgs.gov>

Glenn W. Guntenspergen, Director, Fort Belknap
Paul J. Turner, Deputy Director, Fort Belknap
John A. Guntenspergen, Deputy Director, Fort Belknap
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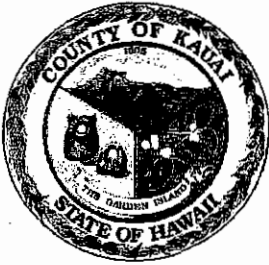
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PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD 2020 - 3	
Acceptance Date:	7/31/19
Website Posting Date:	8/2/19
Determination Date:	8/1/19
Planning Commission Date:	8/13/19
Expiration Date:	NA
Planner Assigned:	SL

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, due to proximity of the shoreline, that your parcel will require a Certified Shoreline Survey. 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: <u>Vicki Lettley</u>	
Mailing Address: <u>59-677 KAILUA PL.</u>	Phone: <u>808 987-0277</u>
<u>KAMAHA, HI 96743</u>	Email: <u>vlettley@9aigle.com</u>
Applicant's Status: (Check one)	
<input checked="" 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 unexpired and recorded 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 type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District: <u>Open</u>	Tax Map Key(s): <u>(4) 5-8-006:022</u>
	Land Area: <u>7,938</u>
Nature of Development: (Description of proposed structure or subdivision)	DENIED

NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE, EXCEPT AS PROVIDED IN §8-27(c)(8)

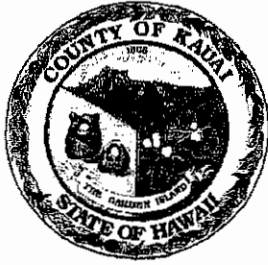
Part A

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.

- ☐ Properties Abutting the Shoreline
 - ☐ Project's approximate distance from shoreline: _____
- ☒ Properties Not Abutting the Shoreline
 - ☒ Project's approximate distance from shoreline: 195 feet
- ☒ Additional Information:
 - ☒ Closest distance of improvement(s) from Shoreline is approximately 195 ft.
 - ☒ Number of parcels and type of improvements (roads, buildings, structures) between Shoreline and this parcel:

County of Kauai parcel identified as TMC
(4) 5-8-006:030 is between the subject property and the shoreline



PLANNING DEPARTMENT
SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD 201	-
Acceptance Date:	
Website Posting Date:	
Determination Date:	
Planning Commission Date:	
Expiration Date:	
Planner Assigned:	

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

Final Level. The lowest portion of the set back area is approximately 6 feet above sea level

- ☐ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead):

☐ Is the armoring permitted/authorized?

☐ Date of authorization (attach copy of authorization letter):

- ☒ Is property in coastal floodplain (if checked, what zone)? VE 27

- ☒ Has this property been subject to coastal hazards in the past? (If checked, please describe)

Tsunami

If the proposed structure or subdivision is within the shoreline setback area then, please be aware that if the determination of a structure is approved, the Applicant shall agree in writing that the Applicant, its successors, and permitted assigns shall defend, indemnify, and hold the County of Kauai harmless from and against any and all loss, liability, claim or demand arising out of damages to said structures from any coastal natural hazards and coastal erosion, pursuant to §8-27.7(b)(2).

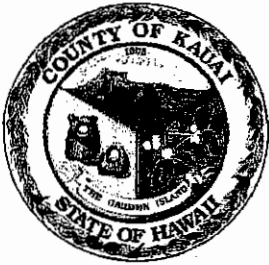
The requirements of the Subsection (b) shall run with the land and shall be set forth in a unilateral agreement recorded by the applicant with the Bureau of Conveyances or the Land Court, whichever is applicable, no later than thirty (30) days after the date of final shoreline approval of the structure under §8-27.8. A copy of the recorded unilateral agreement shall be filed with the Director and the County Engineer no later than forty-five (45) days after the date of the final shoreline determination and approval of the structure and the filing of such with the Director shall be a prerequisite to the issuance of any related building permit. §8-27.7(b)(6).

Applicant's Signature

Nils Yeg
Signature

6/19/17
Date

Applicability (to be completed by Planning Department)	
<input checked="" type="checkbox"/>	Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.
<u>[Signature]</u> Planning Director or designee	<u>7.31.19</u> Date



PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

Exemption Determination

☐ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))

☐ **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**

Those structures and uses found exempt in Table 3 (§8-27.7) (see pg. 5-6)

☒ Letter from the Department of Public Works stating that the proposed project does not constitute "Substantial Improvement," pursuant to §8-27.2

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.

Planning Director or designee

Date

DENIED

PLANNING DEPARTMENT - COUNTY OF KAUAI
You have a right to appeal this denial pursuant to the Rules of Practice and Procedure of the Kauai Planning Commission. Please refer to these rules for more information.

DATE 7/31/19 BY [Signature]

Project is within
DLUR jurisdiction
per shoreline
certification 7/31/19.

3/05/15

[illegible]

Trade credit policy was implemented in 1997–2000 in accordance with the new market conditions. The study period was from September 1991 to 2000 in the case of the former Soviet Union. Ukraine is the fourth largest production of the arm and its expanded from the part of the army areas by subcontracting. The Armory is composed of enterprises and small branch units. This is reflected in large seasonal sales during the winter months.

Overall, the Russian supply chain is experiencing a period of its strongest sales at 0.5 MYR. The Russian production increases from 1997–2000 in comparison with other countries at a rate of 0.4 MYR. Ukraine supply chain grows from 1997–2000 is expected to increase the rate of the production of 0.4 MYR. The Russian supply chain is expected to increase the rate of the production of 0.4 MYR. The growth of Ukraine is experiencing a period of its strongest sales at 0.5 MYR. Production and sales of the Russian supply chain is expected.


[REDACTED] February 1987
 [REDACTED] February 1993
 [REDACTED] May 1950
 [REDACTED] Oct 1949
 [REDACTED] Apr 1975
 [REDACTED] Jul 1987
 [REDACTED] Dec 1990
 [REDACTED] Nov 1996
 [REDACTED] Aug 1999
 [REDACTED] Feb 2002
 [REDACTED] Jan 2000

■ **Aspen Grove**
■ **Stinson Park**

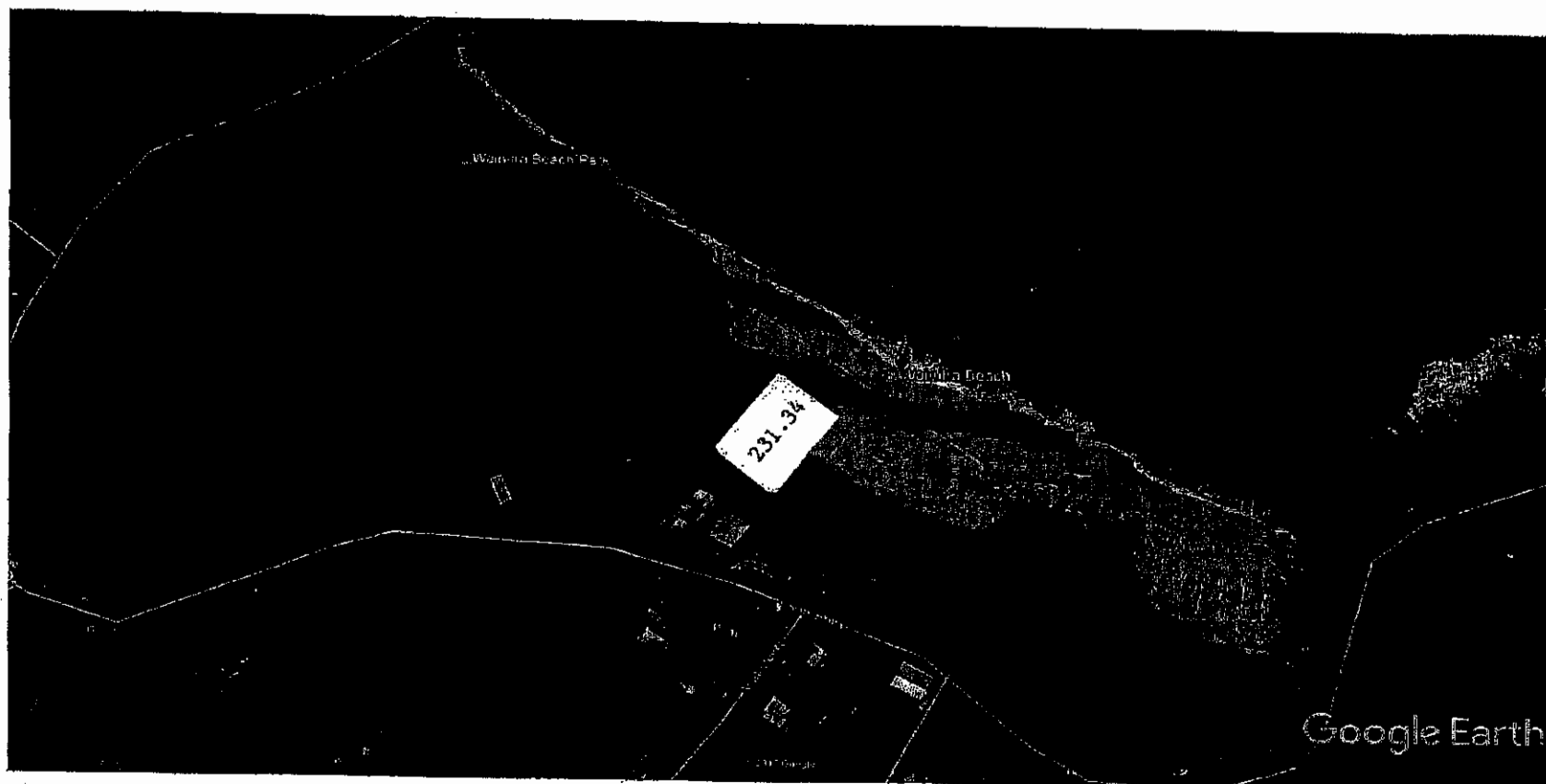
Aspen Grove's parking lot was increased by 200 spaces this year. The new spaces are depicted by yellow arrows on the map below. Changes in the number of the spaces through 2003 are shown in the number of spaces shown in yellow at each turn-off in color.

Aspen Grove's change in the number of spaces is shown on the map below. The number on the map indicates a total of 200 spaces, which is the number of spaces shown in yellow on the map. The number on the map indicates a total of 200 spaces, which is the number of spaces shown in yellow on the map.

Water level bench positions, color coded by year, are displayed using a simplified and more concise and general hydrographs and diagrams. One No. Survey GNDI, topographic survey charts. Two low water marks is used as the reference elevation, or otherwise change information to state (2022).

[illegible]

GS



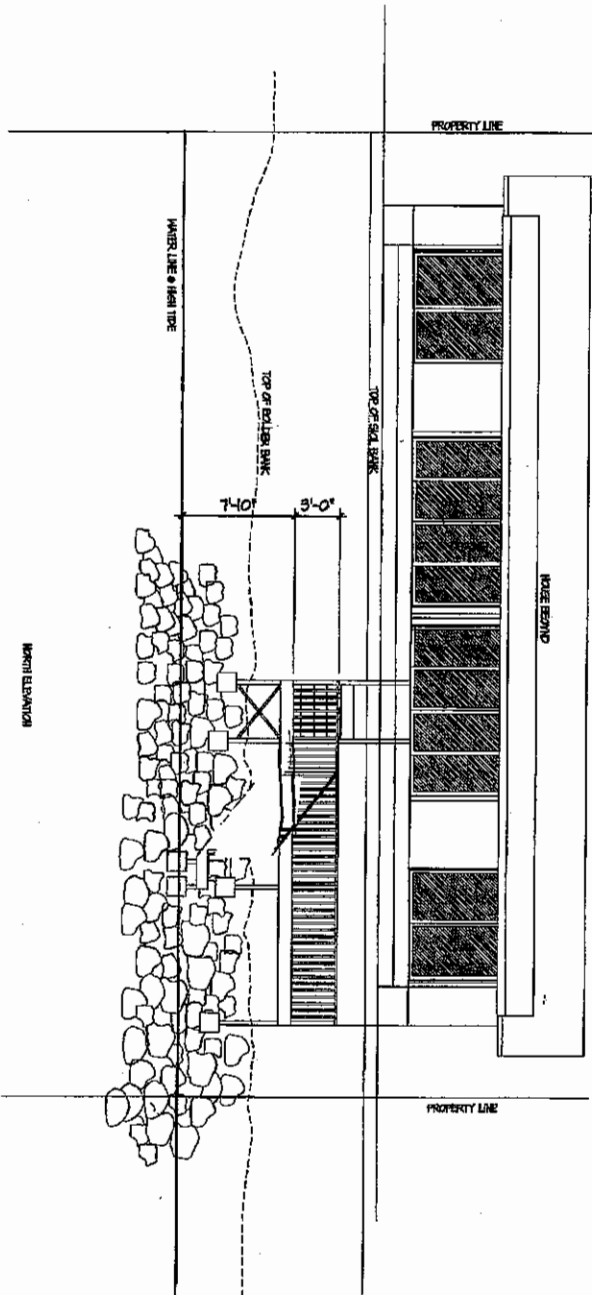
Google Earth

feet
meters

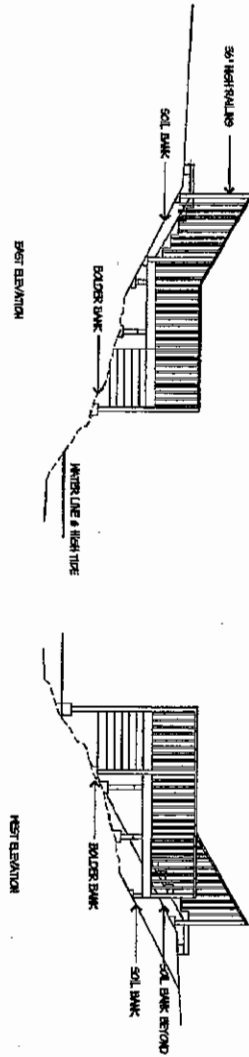
1000
300



1746 (4) 5-8-2022

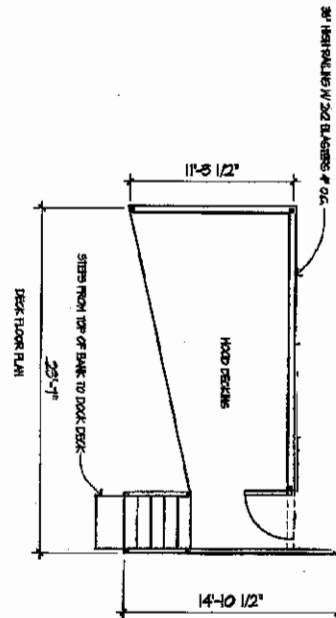


ROCK ELEVATION



WEST ELEVATION

EAST ELEVATION



DECK FLOOR PLAN

DECK
SCALE 1/8" = 1'-0"



ENGINEERING DIVISION
DEPARTMENT OF PUBLIC WORKS
THE COUNTY OF KAUAI

DEREK S. K. KAWAKAMI, MAYOR
MICHAEL A. DAHLIG, MANAGING DIRECTOR

LYLE M. TABATA
DEPUTY COUNTY ENGINEER

County of Kauai
PLANNING DEPT

19 JUL -3 P2:56

June 28, 2019

Victoria Leadley
59-667 Kailiawa Place
Kamuela, Hawaii 96743

RECEIVED

Subject: SHORELINE SETBACK APPLICATION,
SUBSTANTIAL IMPROVEMENT DETERMINATION
5-6608 Kūhiō Highway
TMK: (4) 5-8-006: 022

Dear Ms. Leadley,

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 579) Section 8-27.2 states:

"Substantial improvement' means any cumulative series of repairs, reconstruction, improvements or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure...."

Improvements are being proposed to an existing wooden deck located on TMK 5-8-006: 022 in Wainiha. To determine if the improvements are considered "substantial," we compare the total cost of all improvements within the past 10 years to the market value of the structure before the start of construction of the first improvement. If the resulting ratio is less than 50%, then the improvements are determined to be "unsubstantial." There were no permits issued for improvements to this deck during the past ten years.

Market Value

The Market Value of the structure was determined to be \$39,000. This was based on an Estimate of Value prepared by contractor S.G. Builders dated April 12, 2019.

Cost of Improvements

The total cost of improvements was estimated to be \$15,000. This was based on a cost estimate prepared by general contractor Keoni Kamalani which was dated May 29, 2019.

Summary

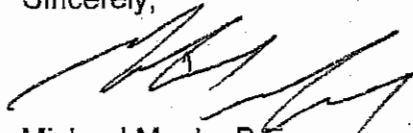
The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): } \$15,000}{\text{Market Value (Real Property): } \$39,000} = 0.3846 \text{ or } 38.5\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

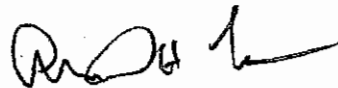
If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or email at siwamoto@kauai.gov.

Sincerely,



Michael Moule, P.E.
Chief, Engineering Division

Concur,



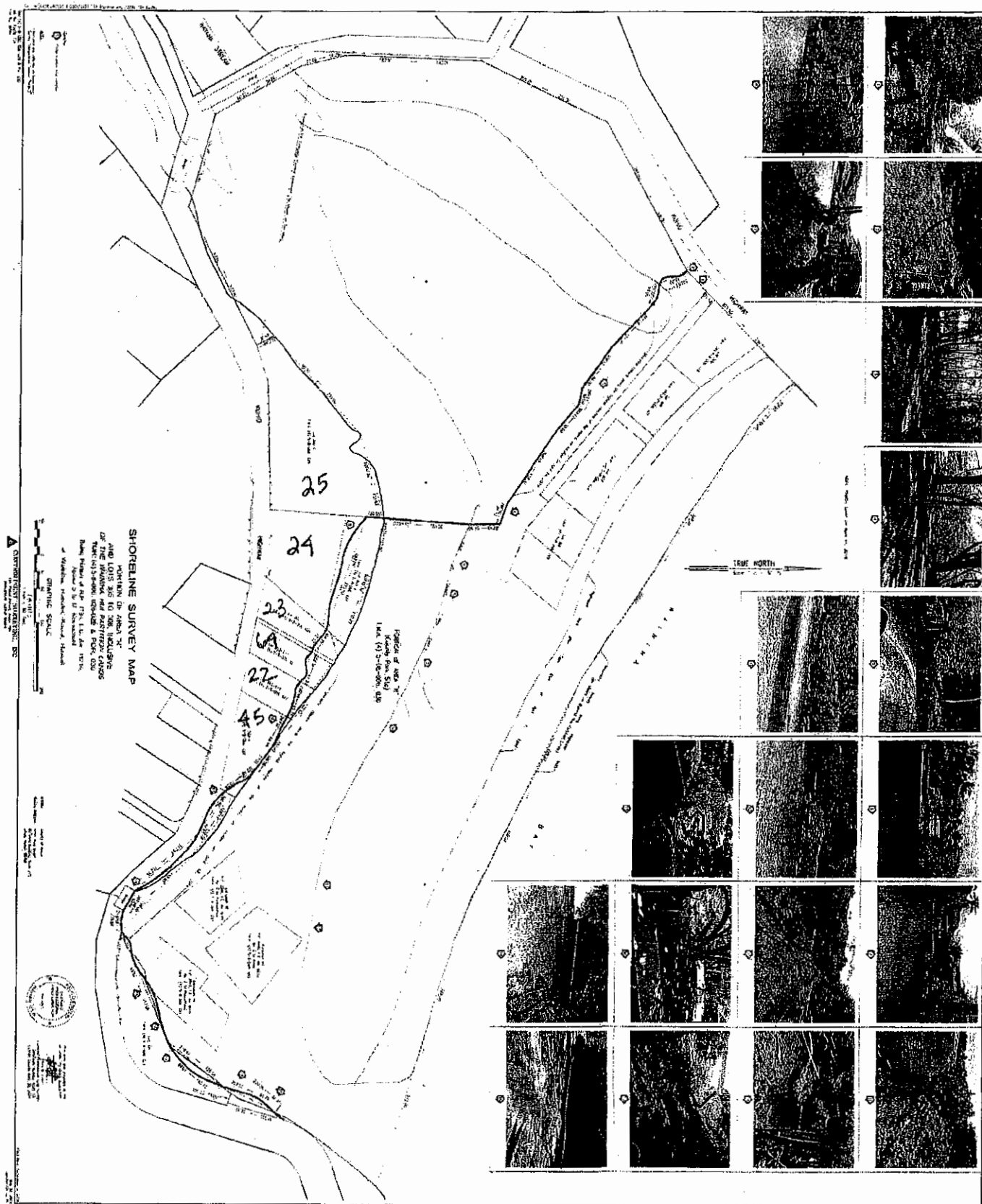
Lyle Tabata
Deputy County Engineer

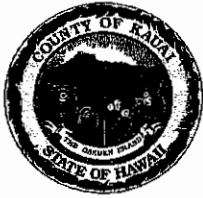
MM/SI/AC

Copy: Design and Permitting
Planning Department (Romio Idaca)



TMK 5-8-6:22
Victoria Leadley





PLANNING DEPARTMENT
SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD	2020-4
Acceptance Date:	8/11/19
Website Posting Date:	8/22/19
Determination Date:	8/11/19
Planning Commission Date:	NA
Expiration Date:	5/1/20
Planner Assigned:	SLC/EL

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: 4914 Weke, LLC	
Mailing Address: Holmes Graham LLP, c/o Ian K. Jung, Esq. 4334 Rice Street, Suite 202, Lihue, Kauai, Hawaii 96768	Phone: (808) 245-2163 Email: ijk@kauai-law.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 unexpired and recorded 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
Transmittal Date: July 9, 2019	

Project Information (attach additional sheets, if necessary)	
County Zoning District: Open District	Tax Map Key(s): (4) 5-5-001013 (CPR No. 0001)
	Land Area: 0.0578 acres
Nature of Development: (Description of proposed structure or subdivision)	Renovation of existing single-family dwelling unit.

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): 22' 150' approx. 36'
- Property is Not Abutting the Shoreline
☐ Proposed project's approximate distance from shoreline (based on aerial map): _____ ft.
- Additional Information:
☒ Shoreline Change (Erosion/Accretion) Rate: 0.0 (no Erosion Rate) ft./year
(Information available here: www.soest.hawaii.edu/coasts/kauaicontry/KCounty.html)
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

Lot 54 abuts the shoreline with Unit 2 of the Carriage House Condominium intersecting the Subject Property.



PLANNING DEPARTMENT
SHORELINE SETBACK APPLICATION

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

The Subject Property is relatively flat past the sand dune fronting Hanalei Bay beach.

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

The Subject Property fronts Hanalei Bay Beach (sandy).

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): _____

☐ Is the armoring permitted/authorized? _____

☐ Date of authorization (attach copy of authorization letter): _____

- ☒ Is property in coastal floodplain (if checked, what zone)? VE

- ☒ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?

The flooding of the Rain 2018 storm event damaged the Subject Property.

PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature

Ian K. Jung

Digitally signed by Ian K. Jung
Date: 2018.07.09 11:46:10 -10'00'

07/09/2018

Signature

Date

Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

- ☐ Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.

Planning Director or designee

8/1/19
Date

If Part A has been deemed that a determination will be necessary, the additional information will be required for submission of this application.

Part B

- ☒ A non-refundable processing fee of one hundred dollars (\$100.00) shall accompany a request for determination. (§8-27.8(e))
- ☒ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☒ A detailed Plot Plan to scale with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☐ Building Permit Number (If building plans submitted)



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 Kauai 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 Kauai 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

☐ Additional comments/conditions:

BELLES GRAHAM LLP

ATTORNEYS AT LAW

MICHAEL J. BELLES
MAX W.J. GRAHAM, JR.
DONALD H. WILSON
JONATHAN J. CHUN
IAN K. JUNG

WATUMULL PLAZA
4334 RICE STREET, SUITE 202
LIHUE, KAUAI, HAWAII 96766-1998

TELEPHONE NO: (808) 245-4705
FACSIMILE NO: (808) 245-3277
E-MAIL: mail@kauai-law.com

OF COUNSEL
DAVID W. PROUDFOOT

JUL -9 P2:23
Federal ID No 99-0317663

RECEIVED

July 9, 2019

Ms. Jody Galinato
Shoreline Planner
Planning Department
County of Kauai
4444 Rice Street, Suite A473
Lihue, Kauai, Hawaii 96766

VIA HAND DELIVERY

Re: **Shoreline Setback Application**
Lot 54, Map 10, Land Court Application 1160
Hanalei, Kauai, Hawaii
Kauai Tax Map Key No. (4) 5-5-001:013 (CPR No. 0001)
Owner: 4914 Weke, LLC

Dear Ms. Galinato:

This office represents 4914 Weke, LLC, a Delaware limited liability company ("Applicant"). The Applicant proposes to apply for a Shoreline Setback Application (Exemption) pursuant to Kauai County Code, Chapter 8 ("CZO"), Article 27, Sections 27.3(a) and 8-27.7(a)(6), to repair a lawfully existing single-family residence noted as Unit 1 of the Carriage House Condominium located on Lot 54, Map 10 of Land Court Application 1160, and further described as Kauai Tax Map Key No. (4) 5-5-001:013 (CPR No. 0001) ("Subject Property"). The Subject Property is located in Hanalei, Kauai, Hawaii. As part of the Shoreline Setback Application, I have enclosed the following:

1. Original and two (2) copies of the Shoreline Setback Application with Exhibits "A" through "F", and our filing fee Check No. 468 in the amount of \$100.00 made payable to the Director of Finance.
2. A letter of authorization to submit the Application on behalf of the Applicant is attached as Exhibit "A" to the Shoreline Setback Application.
3. Exhibit "B", which contains the stamped plan set.

4. Exhibit "C", which contains location map showing the approximate distance of the existing residence to the approximate shoreline (172 feet).

5. Exhibit "D", which contains a cost estimate for the proposed renovation.

6. Exhibit "E", which contains the Kauai Tax Map Key No. (4) 5-8-008:027 and identifies the Subject Property.

7. Exhibit "F", which is a letter dated November 14, 2016, of compliance of non-substantial improvement from the Department of Public Works, Engineering Division.

As detailed in Exhibit "B" to the Shoreline Setback Application, the proposed renovation does not expand, add to or increase the intensity of the use of the lawfully existing structure. All proposed work will be within the existing footprint of the lawfully existing structure. Please note that the residence on Unit 2 of the Carriage House Condominium, located on the makai side of the Lot 54 has been demolished pursuant a demolition permit following the Rain 2018 storm events. As such, the proposed renovation is to the remaining residence on Lot 54 adjacent to Weke Road. The Applicant is the owner of both Units 1 and 2 of the Carriage House Condominium.

The Subject Property is located in the State Land Use Commission ("SLUC") Urban District and in the CZO Open District. The Subject Property is also located in the Special Management Area ("SMA") and the renovation is not considered development pursuant to Special Management Rules and Regulations Section 1.4.F., which provides that "Development" does not include "repair, maintenance or interior alterations to existing structures." As such, the proposed renovation project is exempt from having to obtain a SMA Permit.

The Subject Property abuts the shoreline and the lawfully existing single-family residence is located at a distance of approximately one hundred and seventy-two (172) feet from the approximate shoreline.

As indicated in Exhibits "D" and "F" to the Shoreline Setback Application, the appraisal for the proposed renovation is less than fifty percent (50%) of the value of improvements on the Subject Property thereby qualifying the proposed renovation for the non-substantial improvement exemption based on the following factors set forth in CZO Section 8-27.7(a)(6), as follows:

Ms. Jody Galinato
July 9, 2019
Page 3

Repairs 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 process;

As a result, the proposed renovation qualifies for the repair exemption pursuant to CZO Sections 8-27.3 and 8-27.7(a)(6), and the Applicant requests that the exemption provided in the Shoreline Setback Application be granted.

Thank you very much for your attention to this matter and please let me know if you require anything further in this regard.

Sincerely yours,

BELLES GRAHAM LLP



Ian K. Jung

IKJ:jgm

Enclosures

cc: Mr. Jeff Guest, w/encls. (via email only)

EXHIBIT "A"

APPLICANT'S AUTHORIZATION

I. APPLICANT.

Name: 4914 WEKE, LLC,
a Delaware limited liability company

Address: John Meyercord, Manager
c/o Amy Frazier
2711 Centerville Road, Suite 400
Wilmington, Delaware 19808

Telephone: (808) 639-9011
Email: amyfrazier@hawaiiilife.com

II. AUTHORIZED AGENTS.

Name: Max W. J. Graham, Jr., Esq.
Ian K. Jung, Esq.

Address: Belles Graham LLP
4334 Rice Street, Suite 202
Lihue, Kauai, Hawaii 96766

Telephone: (808) 245-2163
Facsimile: (808) 245-3277
Email: mwg@kauai-law.com
iki@kauai-law.com

III. PROPERTY.

Lot 54 as shown on Map 10 of Land Court Application 1160
Weke Road, Hanalei, Kauai, Hawaii
Kauai Tax Map Key No. (4) 5-5-001:013 (CPR Nos. 0001 and 0002)

IV. AUTHORIZATION.

The Applicant hereby authorizes the Authorized Agent to act on the Applicant's behalf and to file and process on the Applicant's behalf any and all applications necessary to obtain governmental permits relating to the Subject Property, including, but not limited to, the following:

1. Building permits, grading permits, use permits, variance permits, zoning permits, shoreline setback determinations, and Special Management Area permits issued by any department, agency, board or commission of the County of Kauai.
2. Permits issued by the Department of Health of the State of Hawaii.
3. Permits issued by the Board of Land and Natural Resources of the State of Hawaii and/or the Department of Land and Natural Resources of the State of Hawaii, including shoreline certifications.
4. Permits issued by the Land Use Commission of the State of Hawaii.
5. Approval before the United States Department of Agriculture, Natural Resources Conservation Service.

DATED: 6/29/18

APPLICANT:

4914 WEKE LLC,
a Delaware limited liability company

By


JOHN MEYER
Its Manager

EXHIBIT "B"

STING
• PROVIDE SPECIAL
SPECIAL
INVESTIGATION
BE CAUSED OUTNI
ARZ DELCAY.

STRUCTURAL OBSERVATIONS	
NOTE: IF YOU ENGINEERS HAVE PERFORMED STRUCTURAL OBSERVATIONS ADDRESSEES WITH THIS CHECK, CHAPTER 12, SECTION 106, CONTRACTOR SHALL NOTIFY THE RECORDING AGENCY. OBSERVATION (LONG TERM) AND NOTIFY OF THE ENGINEERS AT LEAST 48 HOURS PRIOR TO A REQUIRED STRUCTURAL OBSERVATION.	
OBSERVATION ITEM	REQUIRED (Y/N)
STRUCTURAL FOUNDATION	Y
STEEL FRAMING	Y
CONCRETE CONSTRUCTION	Y
MAJORITY CONSTRUCTION	Y
WOOD FRAMING	Y

[illegible]

SHEET LIST	
00.0	TITLE SHEET
00.1	GENERAL NOTES
02.0	FOUNDATION PLAN
02.1	FLOOR FRAMING PLAN
02.2	ROOF FRAMING PLAN
03.1	ELEVATIONS
04.1	SECTIONS
05.1	CLIMATE & DETAILS
07.1	MECH. DETAILS
08.1	WOOD DETAILS

DESIGN CRITERIA		
GENERAL REMARKS		
DESIGNED BASED ON THE INTERNATIONAL BUILDING CODE 2000 EDITION.		
CONSTRUCTION SHALL CONFORM WITH APPLICABLE SECTION OF THE CODE.		
REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF THE CODE, UNLESS OTHERWISE INDICATED.		
TYPE / LOAD		
DEAD LOADS (LDR) PER INC. TABLE 1001 IN ANGLES POLYCON. LIVE LOADS MAY BE REDUCED IN ACCORDANCE WITH THE CODE.		
ROOF LIVE		30 PSF
FLOOR LIVE		40 PSF
SATISFACTORY DESIGN DATA		
TENSILE FORCES - REINFORCING STEEL		
S1		1.0
S2		6.209
S3		0.08
STEEL CLASS		50
W1		0.019
W2		0.006
SEISMIC DESIGN CATEGORY		B
C		50%
D		10%
ANALYSIS PROCEDURE		SEA
REDUNDANCY FACTOR		50%
TYPE DESIGN DATA		
MAX. WIND SPEED		100 MPH
EXP. COEFF. WIND SLOPE		1.01 MPH
Kz		0.14 (EXP. COEFF. Z)
EXP. COEFF. WIND		0.2 (DOWN EXPOSURE)
EQUIVALENT STATIC WIND SYSTEM		
ANALYSIS PROCEDURE		WIND SPEED, 100 MPH LIVE LOADS, 8.0 CFS PER FT
COMPONENTS AND CLADDING		
ANALYSIS PROCEDURE		WINDYD & WIND LIVE LOAD 8.0 CFS PER FT
REMARKS		
SEISMIC FOOTINGS - MAXIMUM ALLOWABLE FOR SEISMIC RETENTION		
SEISMIC LIVE		1000 PSF

PROJECT DIRECTORY	
OWNER	LOUIS MEYERCOOD 4814 WEDGE ROAD HAWAII, HI 96714
CONTRACTOR	SPECIERT'S MAHONEY EMAIL: SPECIERTS@AOL.COM WWW.SPECIERTS.COM
STRUCTURAL ENGINEER	DEAN DORRINGER 15-1201 KANAWHA RD, STE 102H KAMUELA, HI 96743 PH: 828.567.4250

PLAN MATERIAL LEGEND

	STRUCTURAL RETAINING WALL
	CONCRETE FOOTING
	CONCRETE SLAB
	CONCRETE WALL
	CONCRETE WALL
	CONCRETE BEAM
	MASONRY WALL

[illegible]

GENERAL NOTES

1. GENERAL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2. MATERIALS

ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. CONSTRUCTION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. FINISHES

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5. UTILITIES

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6. SPECIAL INSPECTION AND TESTING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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CONCRETE AND REINFORCING

ALL CONCRETE SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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6. SPECIAL INSPECTION AND TESTING

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8. UTILITIES

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9. FINISHES

ALL FINISHES SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GS

DESIGNED BY

STRUCTURAL

DESIGN

MEYERCORD - FOOTING STABILIZATION

4914 WEKE ROAD, HANAIEI, KAUAI, HI

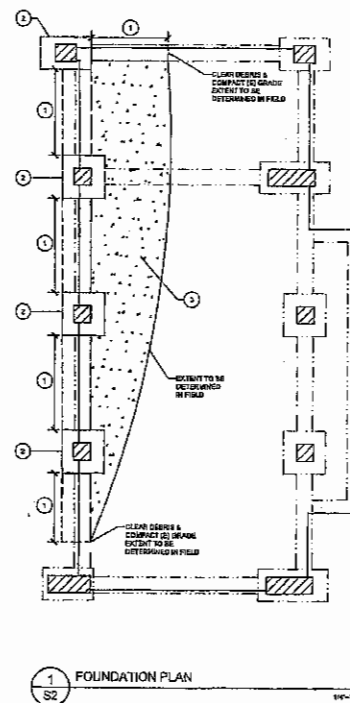
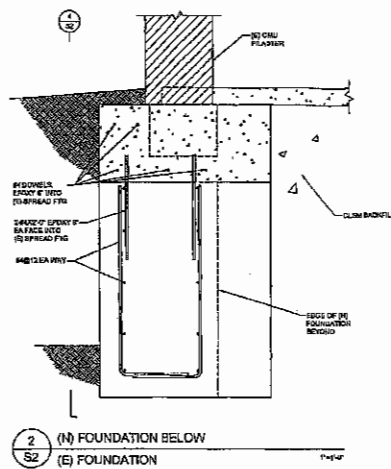
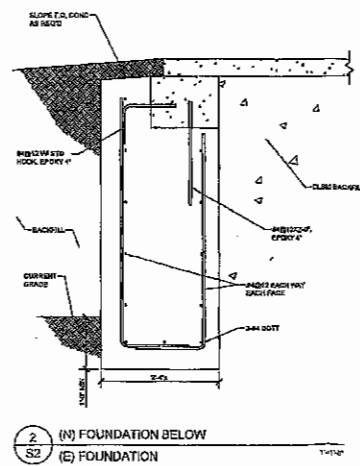
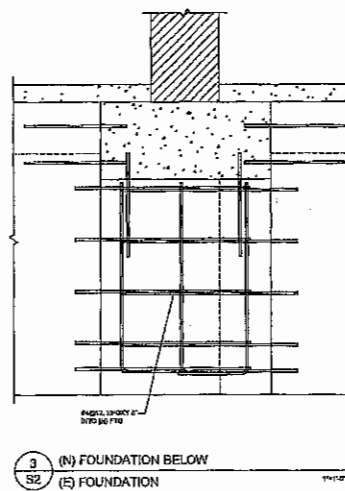
TMK: 5-5-01:13

MEYERCORD - FOOTING STABILIZATION
4914 WEKE ROAD, HANAIEI, KAUAI, HI
TMK: 5-5-01:13

GENERAL NOTES

S1

UJ1PQJUC7750318 FOL 000151518 MO Lemle Meyerwald - White Road Fueling Station/duhny132.dwg VARS PLOTTED ON 1/12/2018 11:57 AM BY CH20



SHEET NOTES		
1	STEP 1: IN GRADE BEAM BELOW (2) GRADE BEAM.	2 OF 2
2	STEP 2: IN GRADE FOOTING BELOW (2) GRADE FOOTING.	2 OF 2
3	STEP 3: DRILL (2) HOLES BELOW SLAB WITH CLIM. PROTECT IF ACCESS HOLES IN SLAB ARE REQUIRED.	2 OF 2

**G F
D S**
ENGINEERS

**Structural
design for fine
architecture™**

16-1980 Leicester Road, Box 120
Barnet, Herts. EN4 8JQ
0442 74411

THIS WORK WAS PROVIDED BY
ME OR UNDER MY SUPERVISION
AND CONTRIBUTION OF THIS
PROJECT WILL BE UNDER MY
CONTROL AND RISK.

Ch. Wilson 4/30/20
Chris Wilson

MEYERCORD - FOOTING
STABILIZATION
4914 WEKE ROAD,
HANALEI, KAUAI, HI
TMK: 5-5-01:13

ISSUE _____ **DATE:** _____

_____ **JOB# 18115.HQ**

CONTENTS:
PLANS AND
DETAILS

S2

EXHIBIT "C"

4914 Weke LLC

Red Line Approx. 172 feet

Legend




-  4914 Weke LLC
-  Hanalei River Watersports
-  Hawaii Sand Castle Competition (annual)

EXHIBIT "C"

Google Earth

200 ft



EXHIBIT "D"

Proposal /Estimate

S.G. BUILDERS LLC
809.651.6686

P.O. BOX 535

KILAUEA HI 96754

11/25/18

Job: Meyercord

S.G. Builders LLC will supply all labor & materials for the stabilization & repairs
of the existing Guest House located at 4914 Weke Rd. Hanalei

Scope of Work

Add spot footings, concrete slab repair
Reconnect Electric
Reconnect Plumbing
Repair Exterior siding & stairs
Repair Drywall
Repair Interior Trim
Paint where needed
Construction clean up

Total estimate \$ 104,775.00

EXHIBIT "D"

EXHIBIT "E"

1/15/2019

qp 3.qpublic.net/hl_kaui_display.php?county=hl_kaui& 550010130001

County of Kauai State of Hawaii			
Recent Sales in Neighborhood	Previous Parcel	Next Parcel	Return to Main Search Page
Recent Sales in Area			Kaui Home
Owner and Parcel Information			
Owner Name/Type	4914 WEKE LLC / Fee Owner	Today's Date	January 15, 2019
Mailing Address	60 CARRILLO HWY N STE Q PMB 238 HALF MOON BAY, CA 94015	Parcel Number	550010130001
Location Address	4914 WEKE RD	Project Name	"CARRIAGE HOUSE" CONDOMINIUM
Tax Classification	RESIDENTIAL	Parcel Map	Show Parcel Map
Neighborhood Code	SS14-IV	Land Area (acres)	0.0578
Legal Information	UNIT A CARRIAGE HOUSE CH 2255	Land Area (approximate sq ft)	2,518
General Owner List By Radius			

Assessment Information Show Historical Assessments					
Year	Tax Classification	Total Market Value	Total Assessed Value	Total Exemption	Total Not Taxable Value
2019	RESIDENTIAL	\$ 1,490,200	\$ 1,490,200	\$ 0	\$ 1,490,200

Improvement Information					
Year Built	Effective Year Built	Living Area	Bedrooms/Full Bath/Half Bath	Sketch	% Complete
1998	1998	795	2/1/0	Sketch Building 1	

Other Building and Yard Improvements				
Description	Quantity	Year Built	Area	% Complete
No information associated with this parcel.				

Permit Information				
Date	Permit Number	Reason	Permit Amount	
03/06/2013	1300000300	PHOTOVOL	\$ 34,000	
01/17/2012	1100000364	ADD	\$ 3,500	
03/26/1999	9800002810	ADDITIONAL DWELLING UNIT	\$ 370,500	
04/27/1998	9700002525	OWG	\$ 130,000	

Sales Information										
Sale Date	Price	Instrument #	Instrument Type	Instrument Description	Date Recorded	Document #	Cert #	Book/Page	Conveyance Tax	Document Type
07/28/2015	\$ 3,999,999		FEE CONVEYANCE		07/31/2015	T-9342104	1101586		24000	
09/12/2014	\$ 1,000		FEE CONVEYANCE		09/22/2014	T-8030106	1084922		1.5	
09/12/2014	\$ 0		DECLARATION		09/17/2014	T-8025104	560789			

Current Tax Bill Information 2018 Tax Payments Show Historical Taxes										
Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due	
2018-2	Real Property Tax	02/20/2019	\$ 10,189.57	\$ 0.00	\$ 10,189.57	\$ 0.00	\$ 0.00	\$ 0.00	\$ 10,189.57	
Tax Bill with interest computed through 01/31/2019			\$ 10,189.57	\$ 0.00	\$ 10,189.57	\$ 0.00	\$ 0.00	\$ 0.00	\$ 10,189.57	

Recent Sales in Neighborhood	Previous Parcel	Next Parcel	Return to Main Search Page	Kaui Home
Recent Sales in Area				
The Kauai County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: January 15, 2019				
© 2016 by the Kauai County Tax Assessor's Office Website design by a333c.net				

EXHIBIT "E"

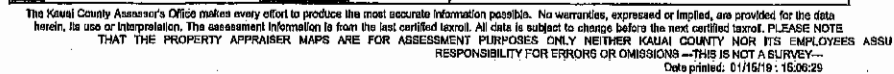


EXHIBIT "F"



ENGINEERING DIVISION
DEPARTMENT OF PUBLIC WORKS
THE COUNTY OF KAUAI

DEREK S. K. KAWAKAMI, MAYOR
MICHAEL A. DAHLIG, MANAGING DIRECTOR

LYLE M. TABATA
DEPUTY COUNTY ENGINEER

June 28, 2019

Ian K. Jung, Esq.
Belles Graham Proudfoot Wilson & Chun, LLP
Watumuli Plaza
4334 Rice Street, Suite 202
Lihue, HI 96766

RECEIVED
JUL - 8 2019

Belles Graham LLP

Subject: SHORELINE SETBACK APPLICATION
SUBSTANTIAL IMPROVEMENT DETERMINATION
4914 Weke Road, Hanalei
TMK: (4) 5-5-001:013

PW 01.19.087

Dear Mr. Jung,

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 579) Section 8-27.2 states:

"Substantial improvement" means any cumulative series of repairs, reconstruction, improvements or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure...."

Improvements are being proposed for the single family residence (SFR) at 4914 Weke Road on TMK 5-5-001:013 in Hanalei. To determine if the improvements are considered "substantial," we compare the total cost of all improvements within the past 10 years to the market value of the building before the start of construction of the first improvement. If the resulting ratio is less than 50%, then the improvements are determined to be "unsubstantial."

Market Value

The first building permit within the last 10 years was applied for in 2012. The market value used in this determination will be an estimate of the SFR's 2012 market value. The applicant has provided an appraisal performed by Katherine Lewi which estimates the 2018 replacement cost new (RCN) to be \$445,150. The owner has stated that the only improvements to the structure over the last ten years were for the installation of a photovoltaic system and the repainting of the structure. The cost of the photovoltaic system was estimated to be \$28,000 and the cost of repainting was estimated to be \$12,000. Since the 2018 RCN did not include the value of the photovoltaic system, the

4914 Weke Road
June 28, 2019
Page 2 of 2

cost of the repainting work was first subtracted from the 2018 RCN before a depreciation factor of 8.33% was applied. This provided a Replacement Cost New Less Depreciation (RCNLD) value of \$397,069 for the market value used in this determination.

Cost of Improvements

The cost of the proposed improvements was estimated to be \$104,775 by S.G. builders in a cost estimate dated November 25, 2018. The cost of other improvements performed within the past ten years (photovoltaic system, \$28,000, and painting, \$12,000) were then added to the cost of the proposed improvements to arrive at a total cost of improvements over the past 10 years of \$144,775.

Summary

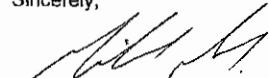
The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): } \$144,775}{\text{Market Value (Real Property): } \$397,069} = .3646 \text{ or } 36.5\%$$

Since the total cost **does not** exceed 50% of the market value, the improvement is considered to be **unsubstantial**. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

If you have any questions or need additional information, contact Stanford Iwamoto at (808) 241-4896 or email at siwamoto@kauai.gov.

Sincerely,


Michael Moule, P.E.
Chief, Engineering Division

Concur,


Lyle Tabata
Deputy County Engineer

MM/SI

Copy: Design and Permitting
Planning Department (Romio Idica)

