

PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD 201 <u>9</u> - <u>37</u>	
Acceptance Date:	<u>2.9.19</u>
Website Posting Date:	<u>3.8.19</u>
Determination Date:	<u>3.5.19</u>
Planning Commission Date:	<u>NA</u>
Expiration Date:	<u>3.5.20</u>
Planner Assigned:	<u>JL</u>

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: <u>KARIM MANSOUR</u>	
Mailing Address: <u>4646 RANCHO REPOSO</u> <u>DEL MAR CA 92014</u>	Phone: <u>(858) 704-2152</u> Email: <u>mansourk@aol.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>KAWAIIHAU</u>	Tax Map Key(s): <u>(4) 4-9-004: 029</u> Land Area: <u>8581 SF</u>
Nature of Development: (Description of proposed structure or subdivision)	<u>INTERIOR REMODEL</u> <u>OF (E) 2 STORY HOME</u>

**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.

1. Property is Abutting the Shoreline
 - Proposed project's approximate distance from shoreline (based on aerial map): 21 ft.
2. Property is Not Abutting the Shoreline
 - Proposed project's approximate distance from shoreline (based on aerial map): _____ ft.
3. Additional Information:
 - Shoreline Change (Erosion/Accretion) Rate: _____ 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:



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

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

SEA LEVEL AT NORTH END OF PROPERTY
~ 9' ELEVATION AT SOUTH END OF PROPERTY

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

BEACH

- Artificially armored Shoreline

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

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?

NOT KNOWN

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

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

3.9.19
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

3-5-19

Additional comments/conditions:

ROUTING FORM
ENGINEERING DIVISION

Subject: SSP SUB IMP. DET. MANSOUR

THK 4-9-004:029

PW 10.18.060

Preparer: Staff Section Head Division Chief

Recommend: Approval Disapproval With Conditions

Comments: _____

(Use additional Sheet if Necessary)

GM (Init) 10/27/2018 (Date)

Sect. Head's Review Concur Do not Concur _____ (Init) _____ (Date)

Comments or reason for non-concurrence: _____

Division Chief's Review:

Recommended Approval

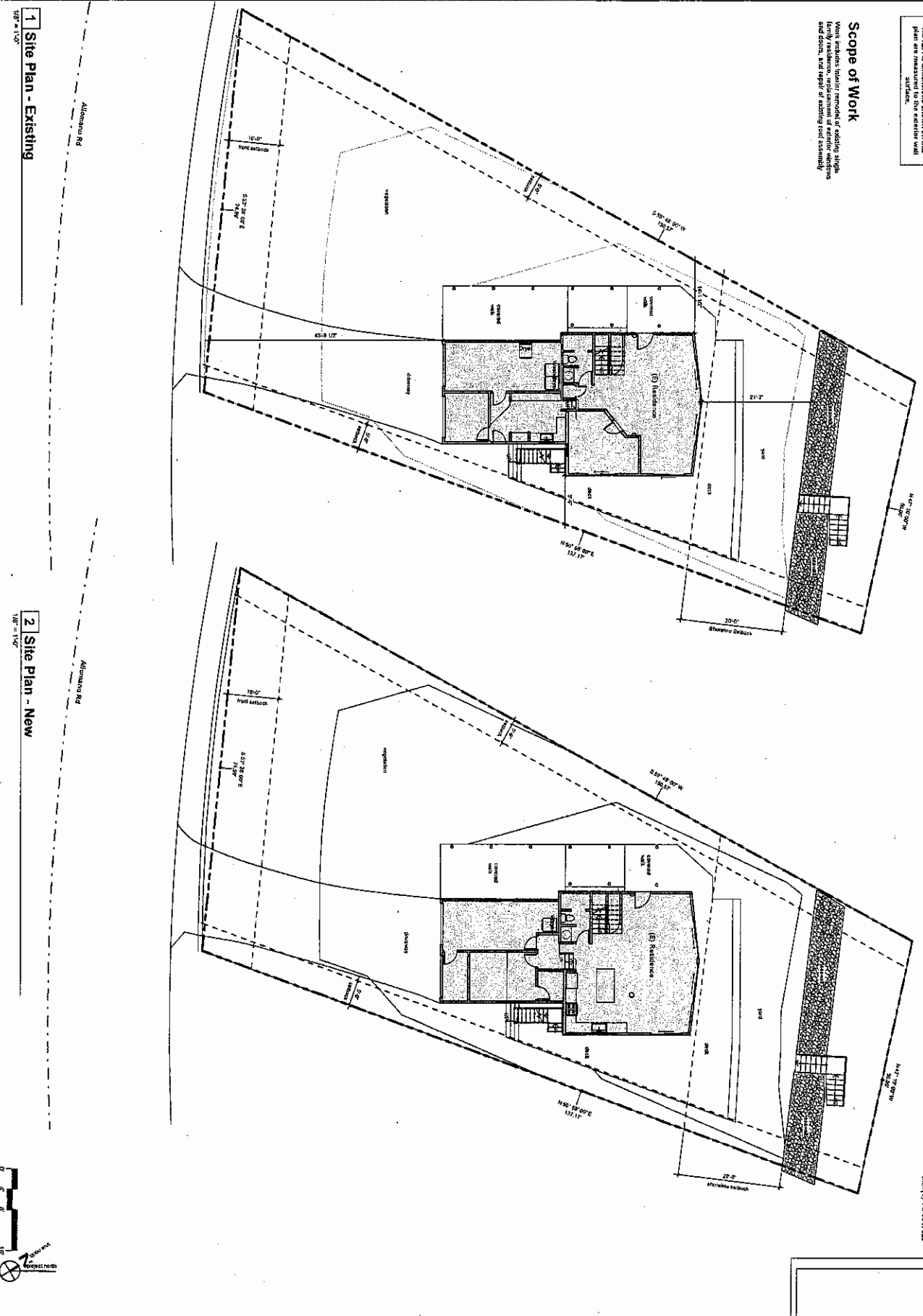
_____ (Init) _____ (Date)

Recommended Approval w/ Conditions

11/30

NOTE: All dimensions shown on this plan are measured to finished surfaces.

Scope of Work
 Work includes, but is not limited to, existing single family residence, replacement of exterior windows and doors, and repair of existing roof assembly.



1 Site Plan - Existing
 1/8" = 1'-0"

2 Site Plan - New
 1/8" = 1'-0"



15th July 2019 09:50:00 AM

No.	Description	Date

Prepared by: **TSZ**
 Checked by: **CH/ML**
 Project: **Building Plans**

A01
 Detailed & New Site Plan

Kauai Residence

4926 Aliomanu Rd. Anahola, HI 92703

Stephen W. Linn, AIA & Associates, Inc.
 P.O. Box 223459
 Honolulu, Hawaii 96722
 808 526-4500 Fax 808 826-4559
 email: sllinn@stephenl.com

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Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

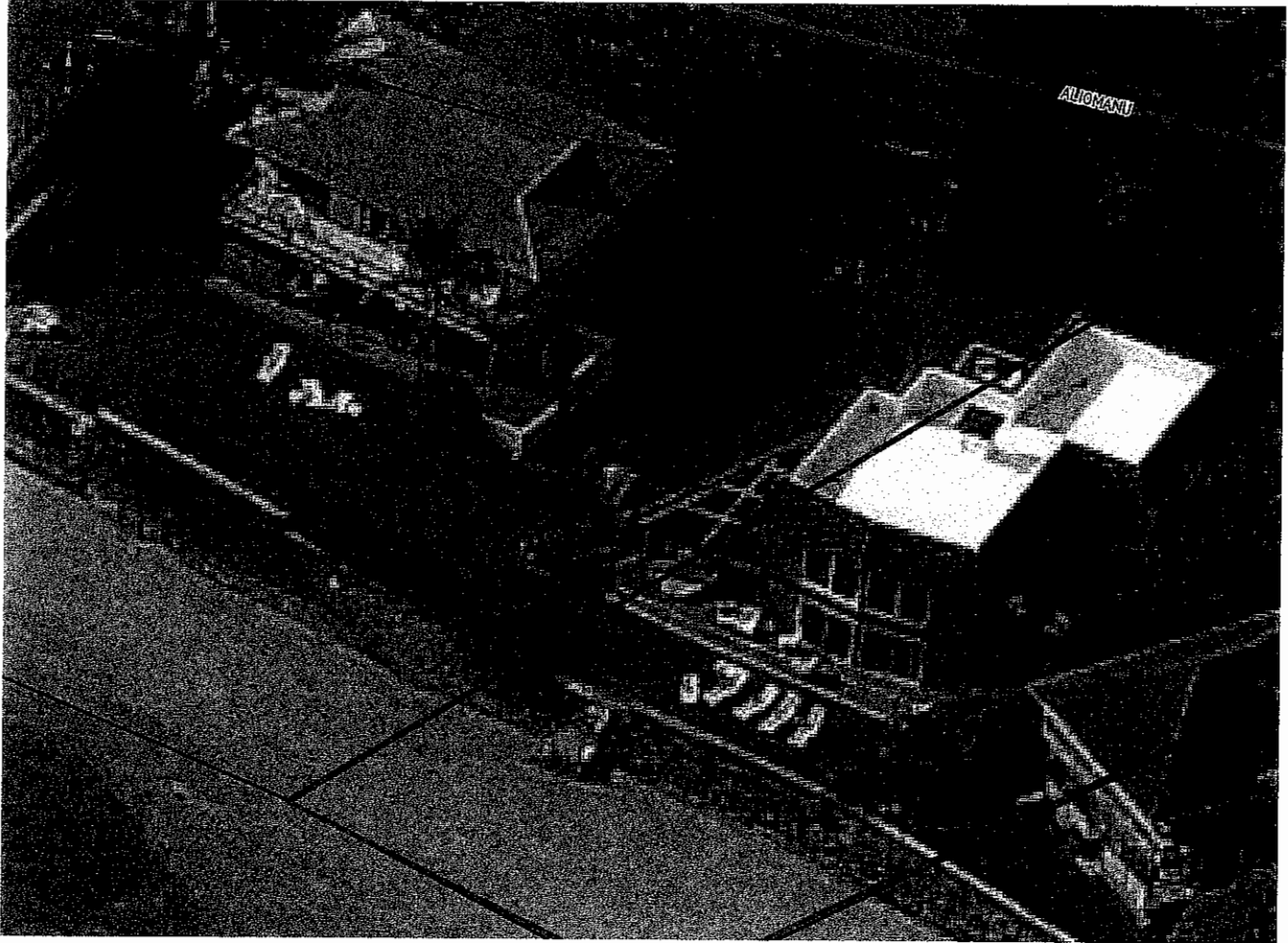
Map Length:	21.09	Feet
Ground Length:	21.72	
Headings:	31.46	degrees

Mouse Navigation Save Clear

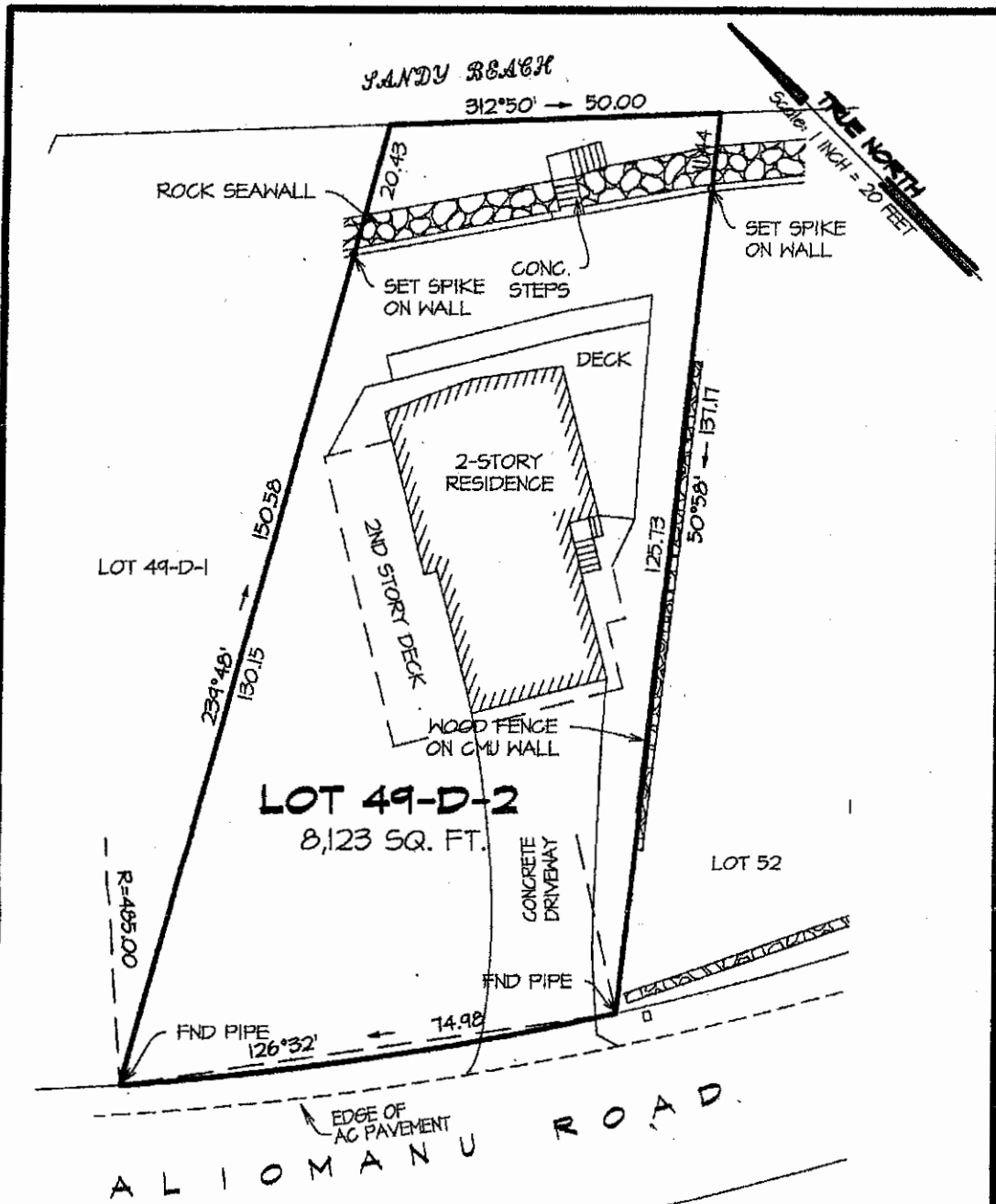
4926 Aliomanu Rd

Google

CONNECTEXPLORER



map: Auto (Oblique) Oct 2012 - Sep 2014 image 1 of 4 03/12/2013



PREPARED FOR:
BOND TRUST
2000 FOOTHILL RD.
RENO, NV 89511

NOVEMBER 4, 2014

Note:

1. Features shown hereon represent conditions existing on October 30, 2014.

Honua Engineering, Inc.
P.O. Box 851 Hanalei, HI 96714 (808) 826-7256

TMK (A) 4-4-04:29

SURVEY OF
LOT 49-D-2
MOLOAA HUI LANDS
at Allomanu, Kaula, Hawaii



THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION

B. Hennessy

BRIAN M. HENNESSY
Licensed Professional Land Surveyor
Certificate No. 14,484 EXP. 4/30/16

Project No. 5287



ENGINEERING DIVISION
 DEPARTMENT OF PUBLIC WORKS
 THE COUNTY OF KAUA'I
 DEREK S. K. KAWAKAMI, MAYOR
 MICHAEL A. DAHLIG, MANAGING DIRECTOR

LYLE M. TABATA
 DEPUTY COUNTY ENGINEER

March 11, 2019

Karim Mansour
 4646 Rancho Reposo
 El Mar, CA 92014.

Subject: SHORELINE SETBACK APPLICATION
 SUBSTANTIAL IMPROVEMENT DETERMINATION
 MANSOUR REMODEL 4926 ALIOMANU ROAD ANAHOLA
 TMK: (4) 4-9-004: 029 PW 10.18.060

Dear Mr. Mansour;

We would like to correct an error in the Department of Public Works letter to you dated October 30, 2018. In the paragraph on Cost of Improvements, the proposed improvements to the building located on TMK 4-9-004: 029 are incorrectly described as a "deck extension". The proposed improvements should have been described as "interior remodeling, window replacement, and reroofing".

There is no change in the calculations that were performed as part of the Substantial Improvement Determination. The calculation of the cost of improvements compared to the market value remains:

$$\frac{\text{Cost of Improvements (past 10 years): } \$157,300}{\text{Market Value (Real Property): } \$487,994} = 0.3223 \text{ or } 32.2\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial.

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

Sincerely,

Michael Moule, P.E.
 Chief, Engineering Division

Concur,

Lyle Tabata
 Deputy County Engineer

MM/SI

Copy: Design and Permitting
 Planning

