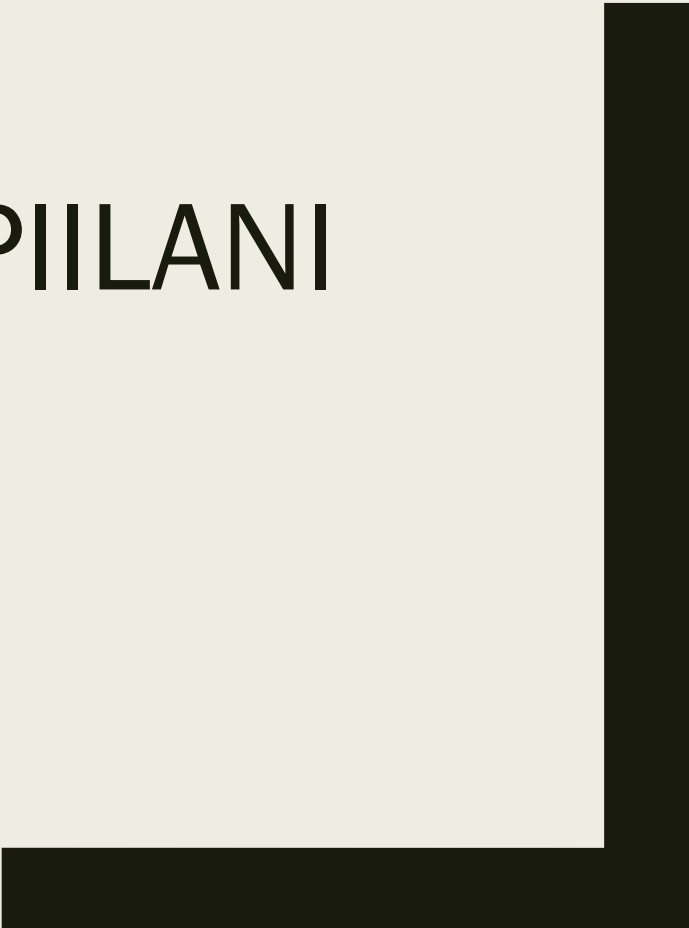


5385 LOWER HONOAPIILANI
ROAD

GREAT-36

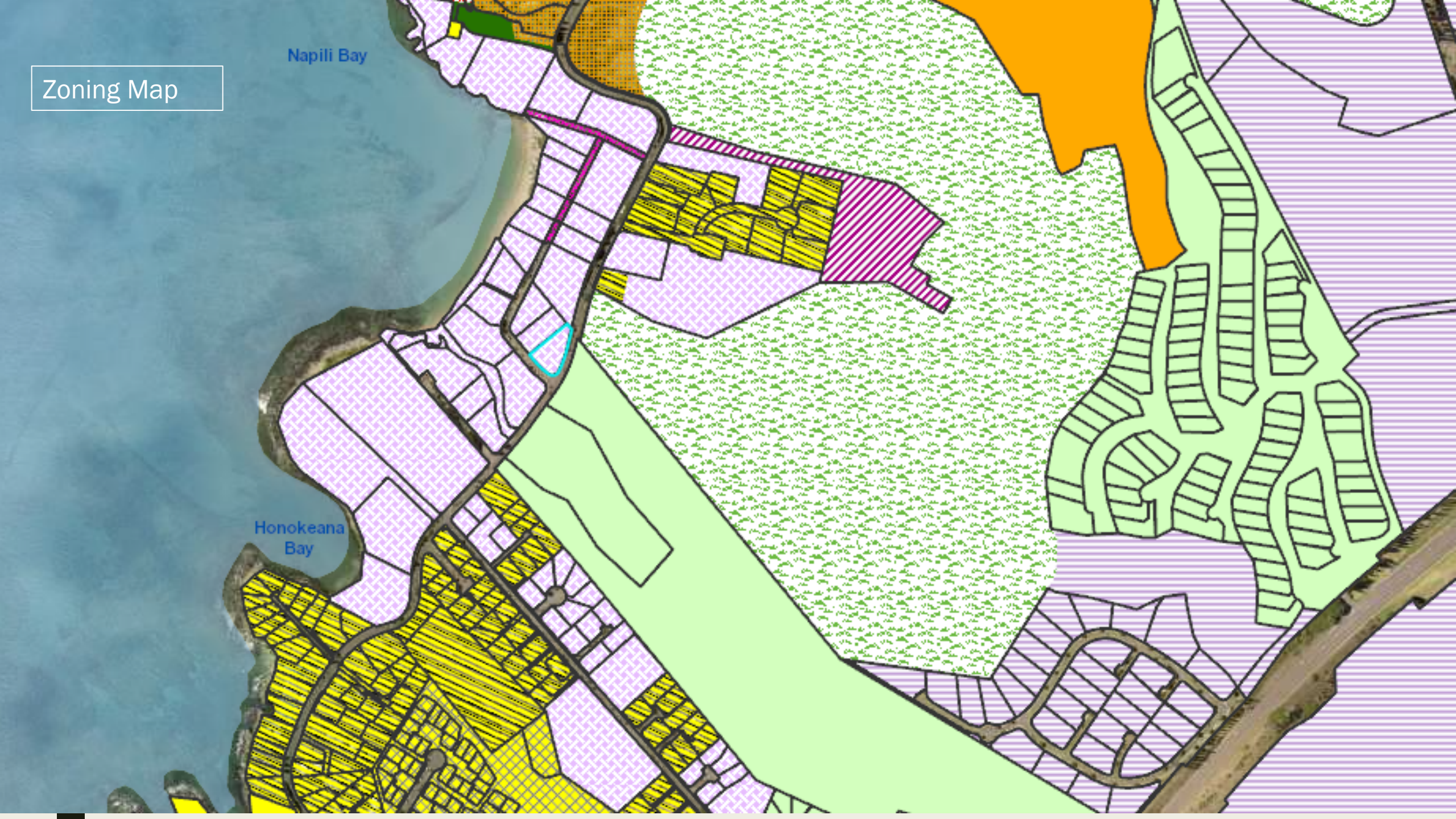
June 29, 2021



Location Map



Zoning Map

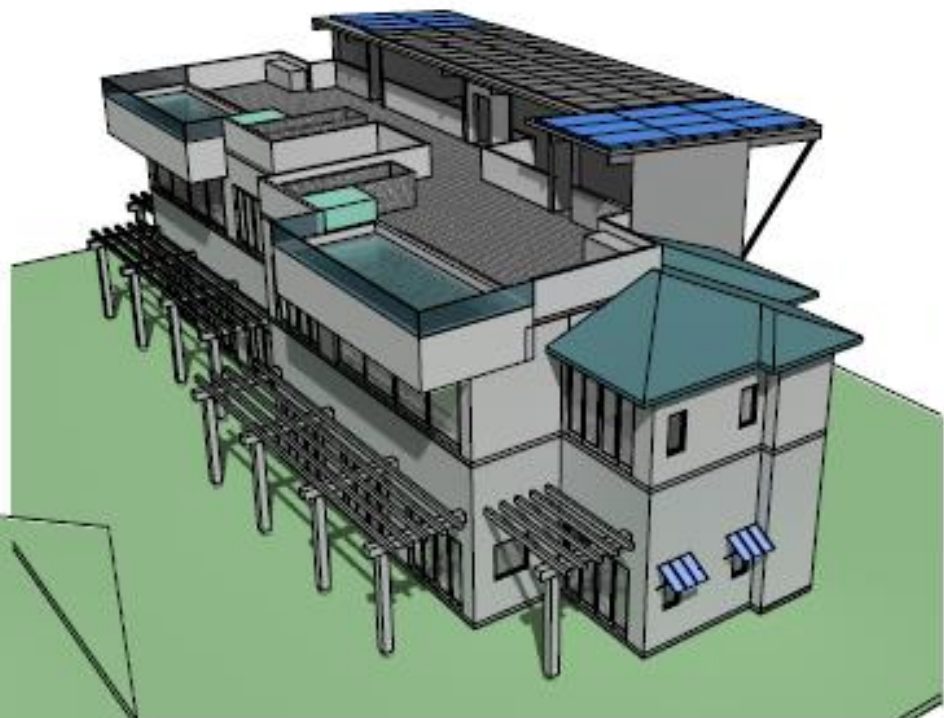


WMCP Map

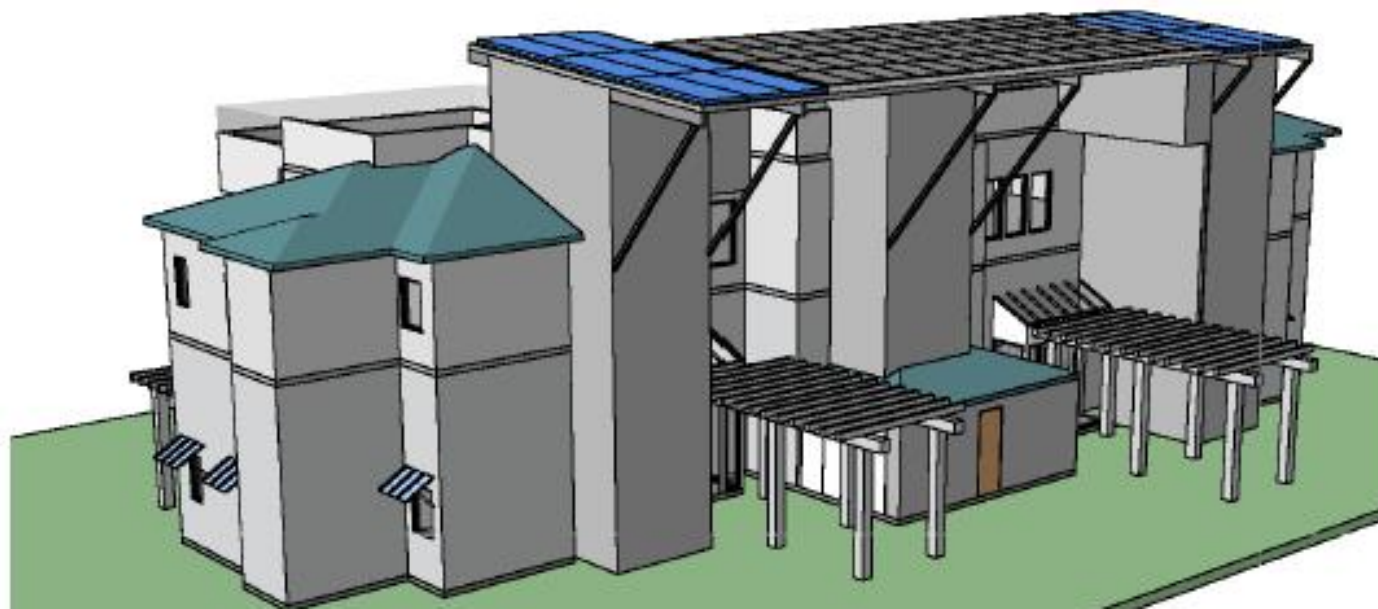


Timeline

- April 24, 2018 – Applicant submitted SMA Assessment Application (SMX 2018/0141)
- April 9, 2019 – County issues SMA Exemption (SM5 2019/0082)
- April 11, 2019 – Applicant submitted Grading Permit Application (GT 2019/0043) to fill 260 cy, Excavate 735 cy, Grub 0.48 acres, maximum height 4.5 feet
- April 23, 2019 – SMA Exemption listed on the Maui Planning Commission report
- May 14, 2019 – County issues Grading Permit (G 2019/0075)
- May 14, 2019 – Applicant submitted Building Permit Applications for swimming pool and spa (BT 2019/0634) and for Main Dwelling (BT 2019/0636)
- May 19, 2020 – County issued Building Permits for pool and spa (B 2020/0447) and Main Dwelling (B 2020/0448)
- March 12, 2021 – County informed Applicant that the SMA Exemption and Building Permit did not contemplate Transient Vacation Rental Use



Original Plans



SUMMERS
ARCHITECTS

PO Box 1619
Honolulu, Hawaii
96827
(808) 937-0904



This seal is required by law
on every architectural drawing
and is the basis of the project.

John S. Summers
Principal

Exp. Date: 04/30/2020

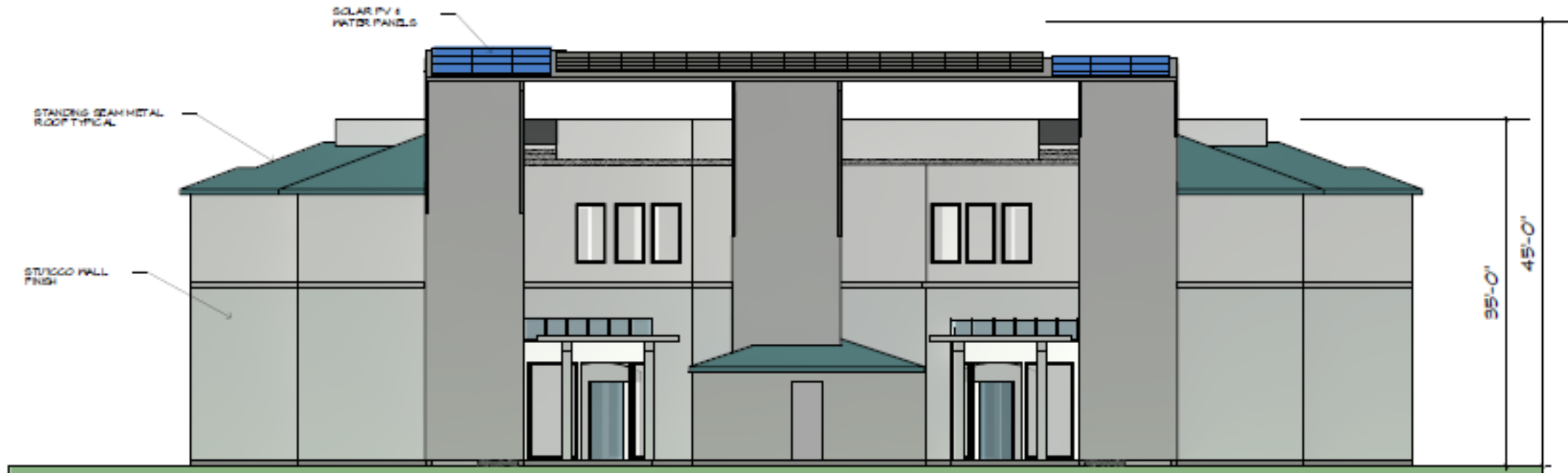
BROWN RESIDENCE

NAPILI

Original Plans



ELEVATION OF RIGHT SIDE



SUMMERS
ARCHITECTS

PO Box 3619
Honolulu, Hawaii
96827
(808) 937-0984

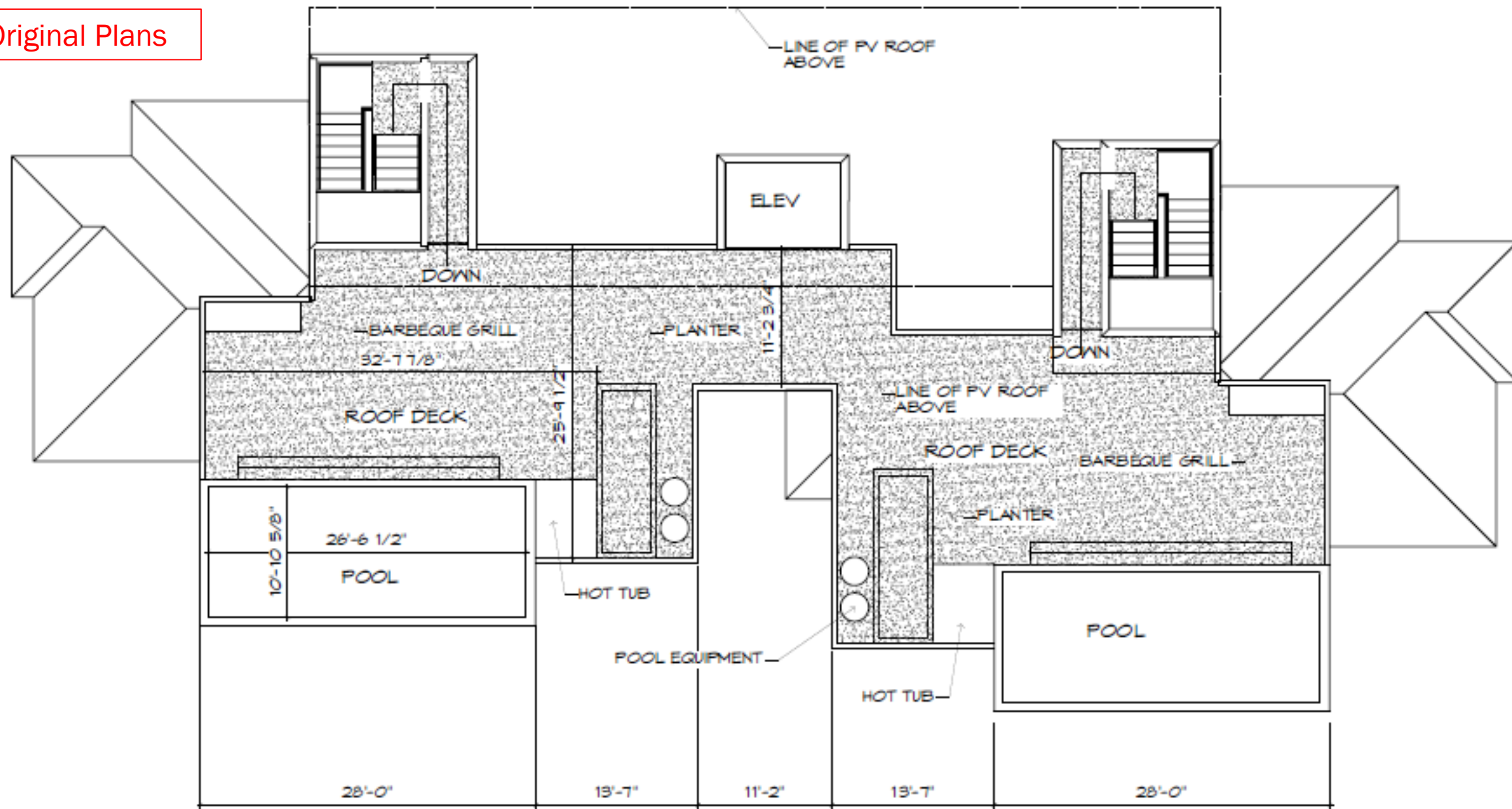


The work depicted by this
drawing is prepared under
and subject to the project
No. 12708
Exp. Date: 04/01/2020

BROWN RESIDENCE

NAPILI

Original Plans

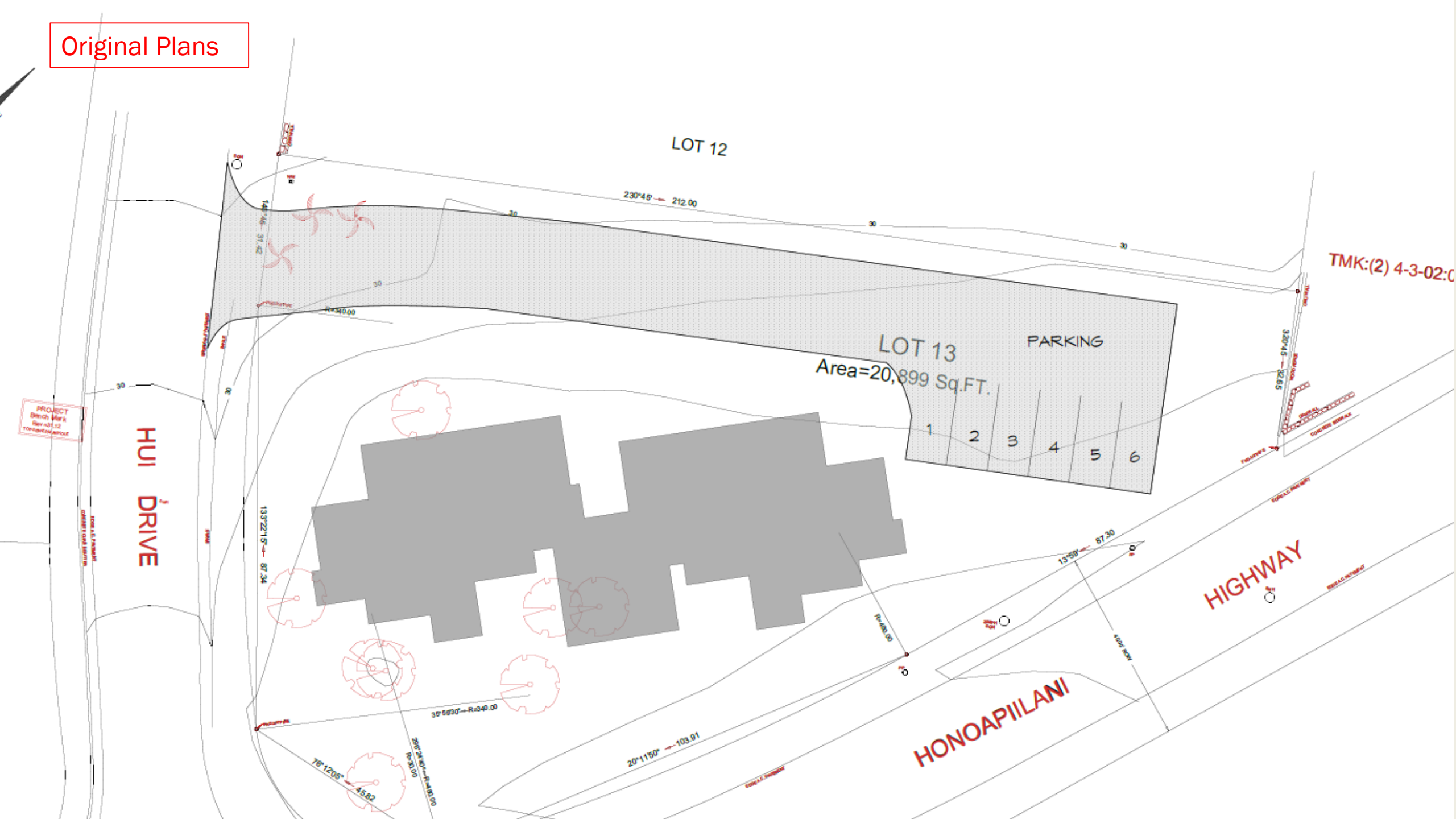


ROOF DECK PLAN

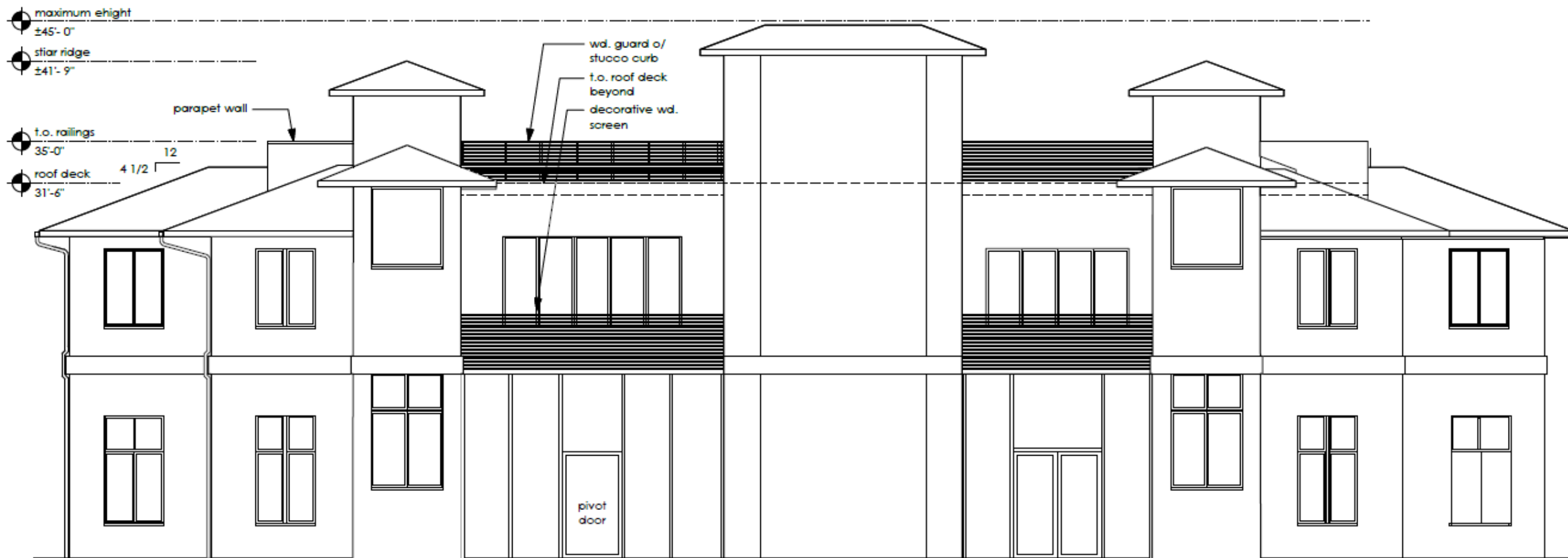
SCALE: 1/4" = 1'-0"



Original Plans



Revised Plans

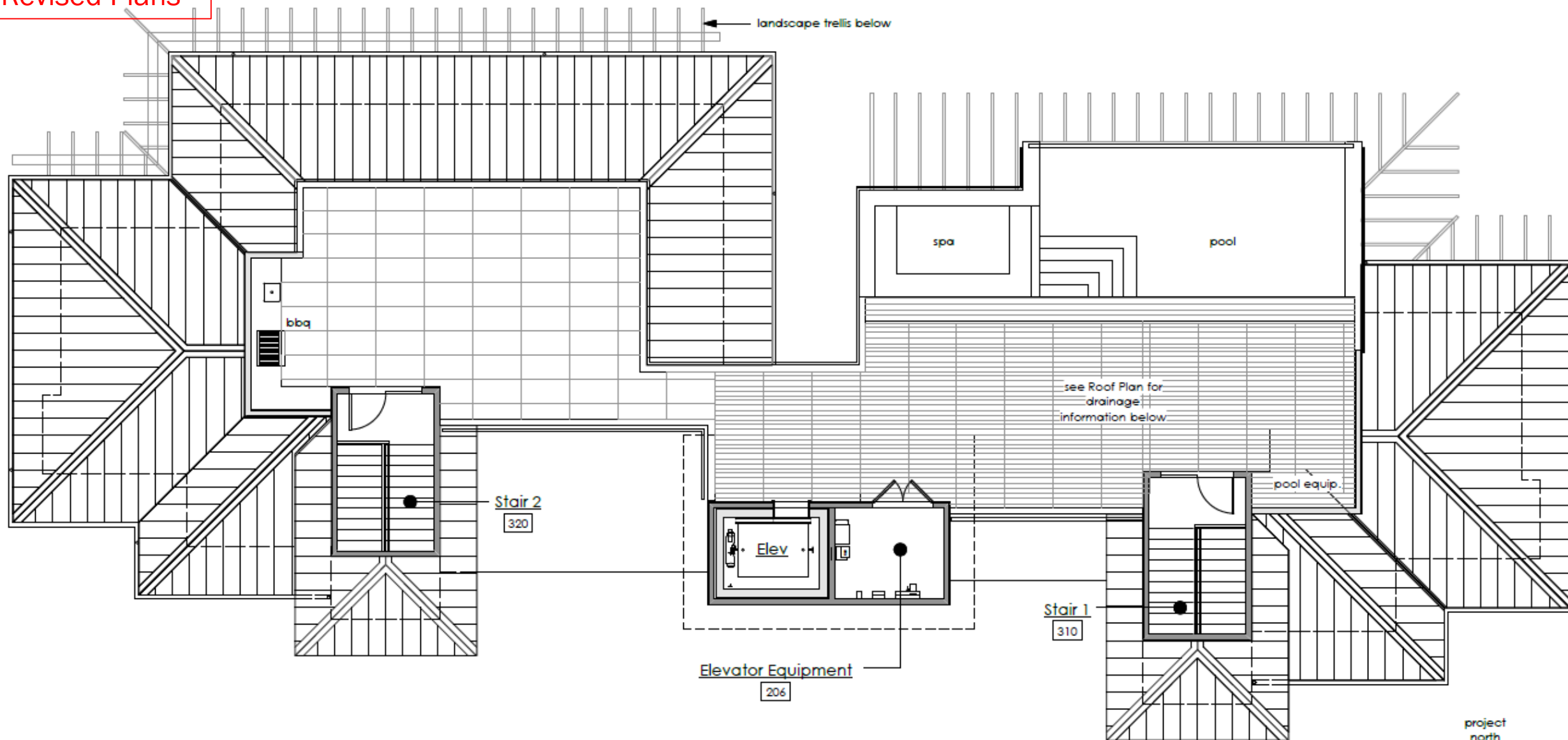


South Elevation

Napili Estate

5285 Lower Honeanilani Road

Revised Plans



Gross Interior Area: 3,567 SF

Roof Deck Plan

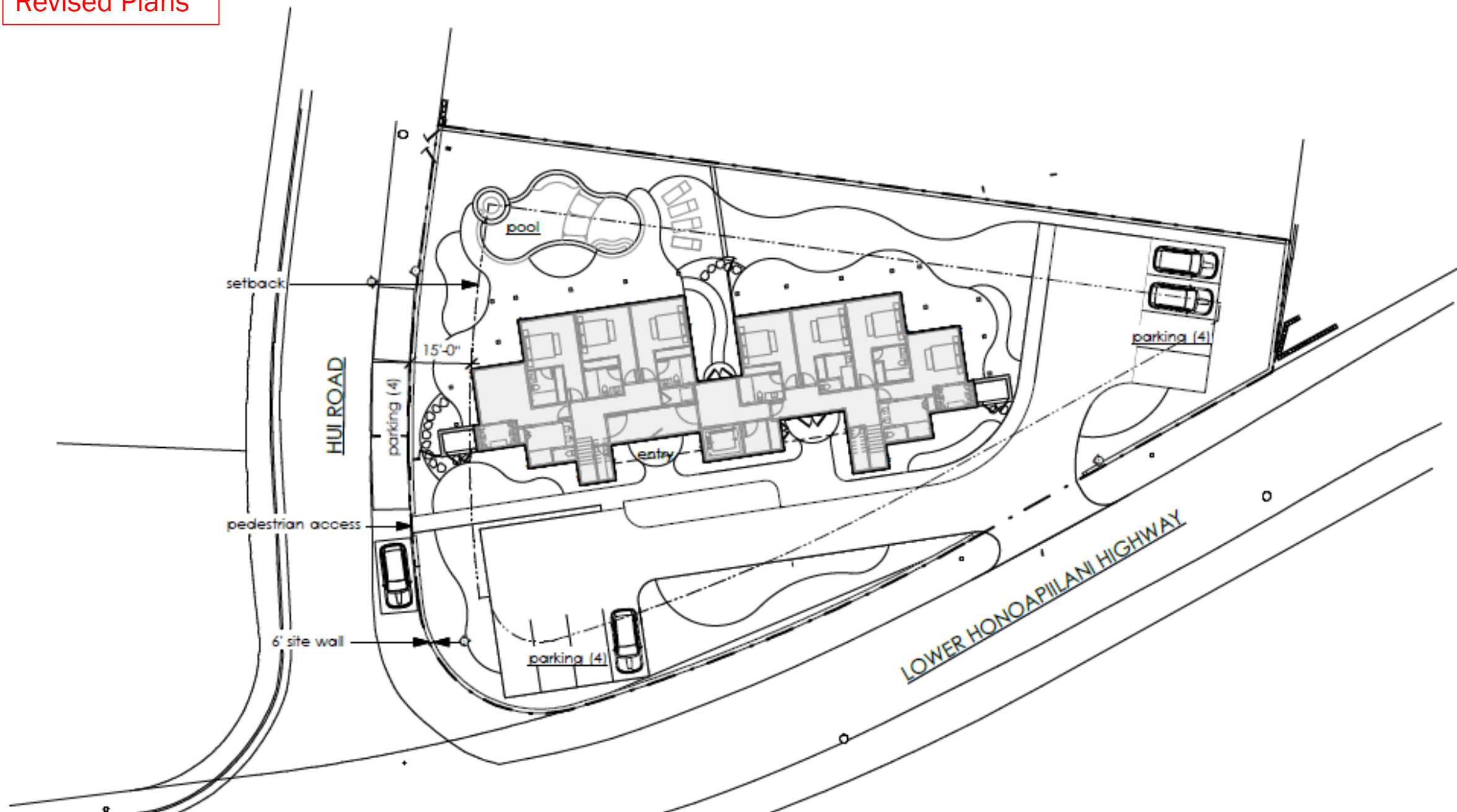
Napili Estate

5385 Lower Honoapiilani Road



UDG

Revised Plans



AR
Pre
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Examples of other NBCID structures

- Napili Gardens
- 5335 and 5355 Lower Honoapiilani Road
- Napili Point
- Napili Kai





Issues to Consider / Next Steps

- SMA Exemption criteria
 - *7500 sf limit; consideration of impacts*
- Building Permit review of NBCID zoning standards
 - *Napili Bay Civic Improvement District zoning has a height limit of “two stories”*
- Were plans accurate (sf) and is construction following plans (height)?
 - *Verify square footage, and check height/finished grade*
- Was makai “retaining” wall permitted?
- Amendments to NBCID scheduled with the Maui Planning Commission for July 13:
 - *change “two stories” to “30 feet”*
 - *address future transient vacation rental use: Department recommends prohibiting future TVR use except for B&Bs; other new TVR use would need a special use permit, existing lawful uses would be grandfathered*