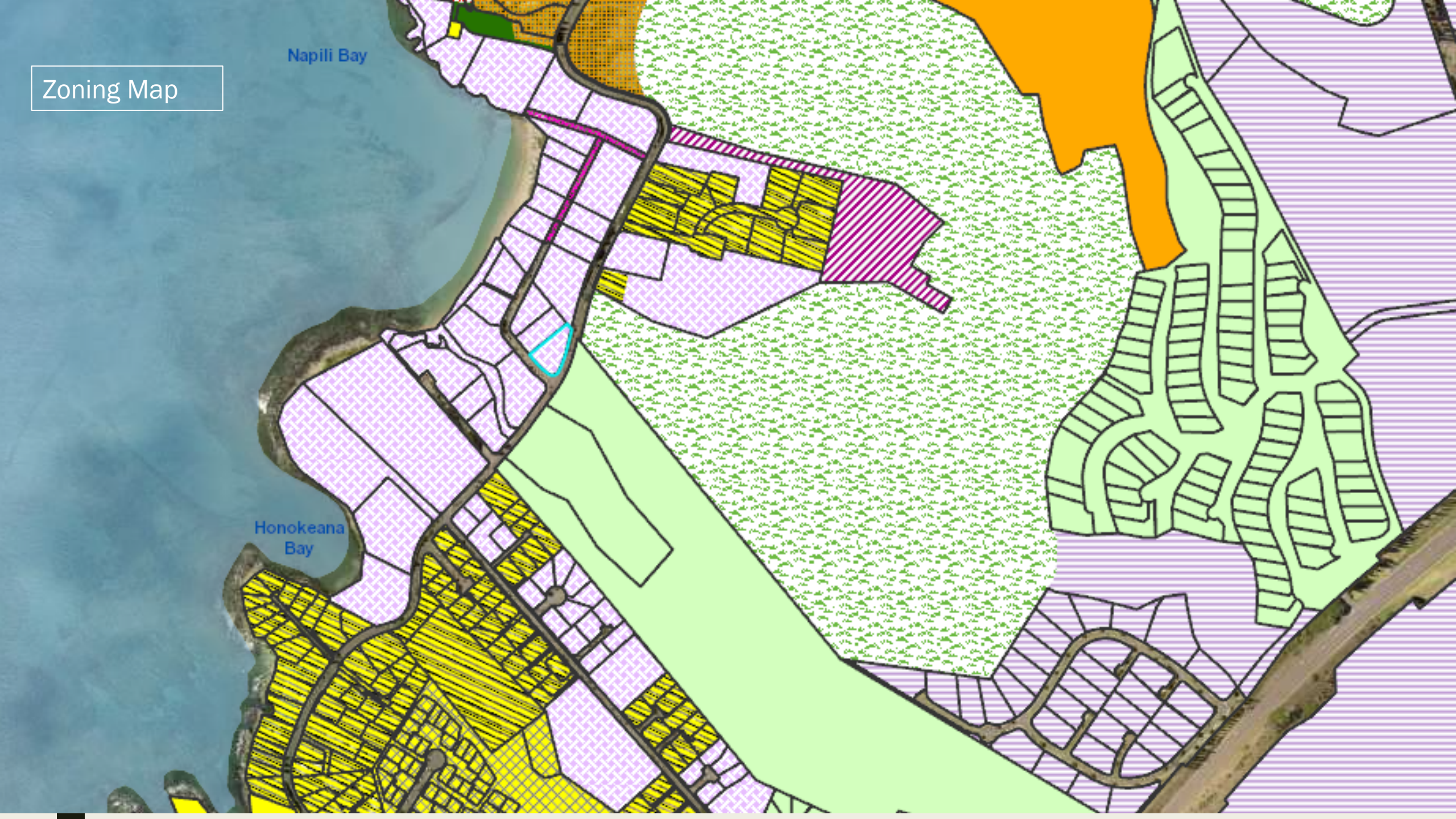
5385 LOWER HONOAPIILANI ROAD

GREAT-36

June 29, 2021

Location Map

Zoning Map



WMCP Map
BAY
GOLF
COURSE
PK
OS
SF
LI
PK
(GC)
PK
(GC)
MF
SF
PK
MF
OS
SF
MF
SF
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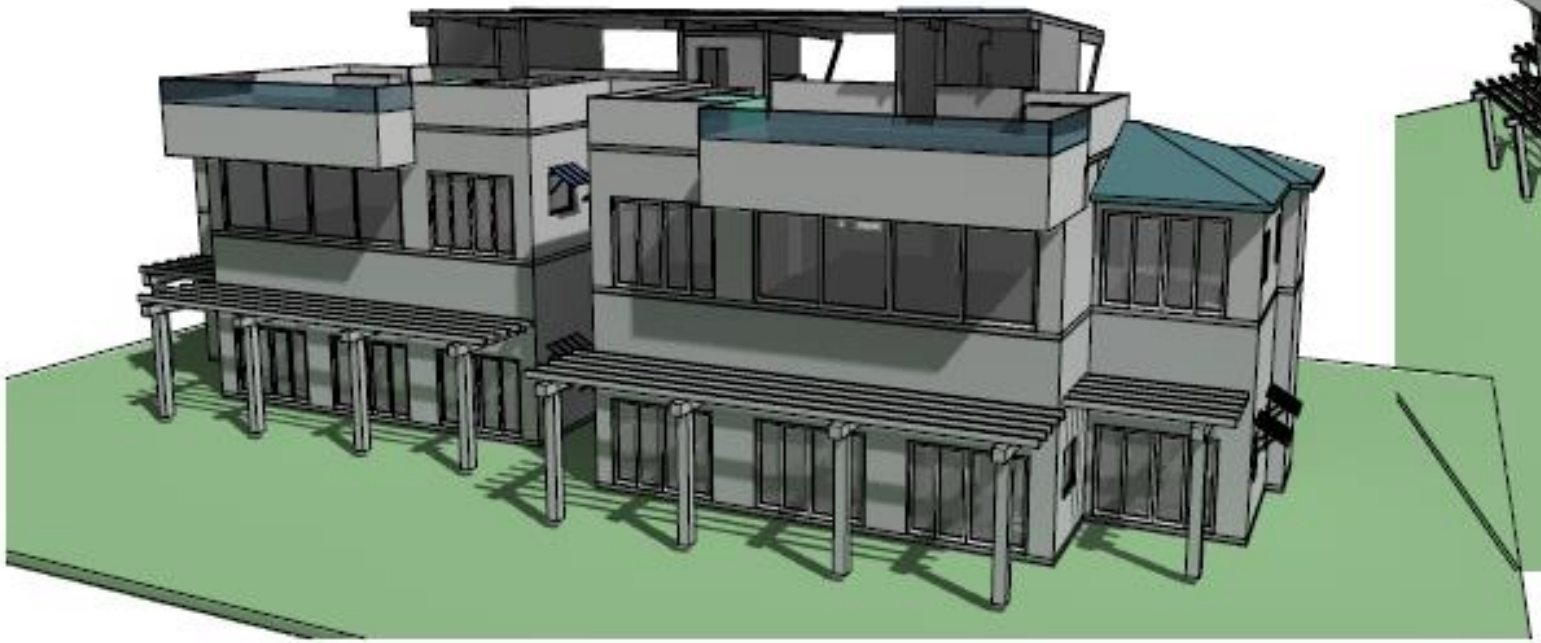
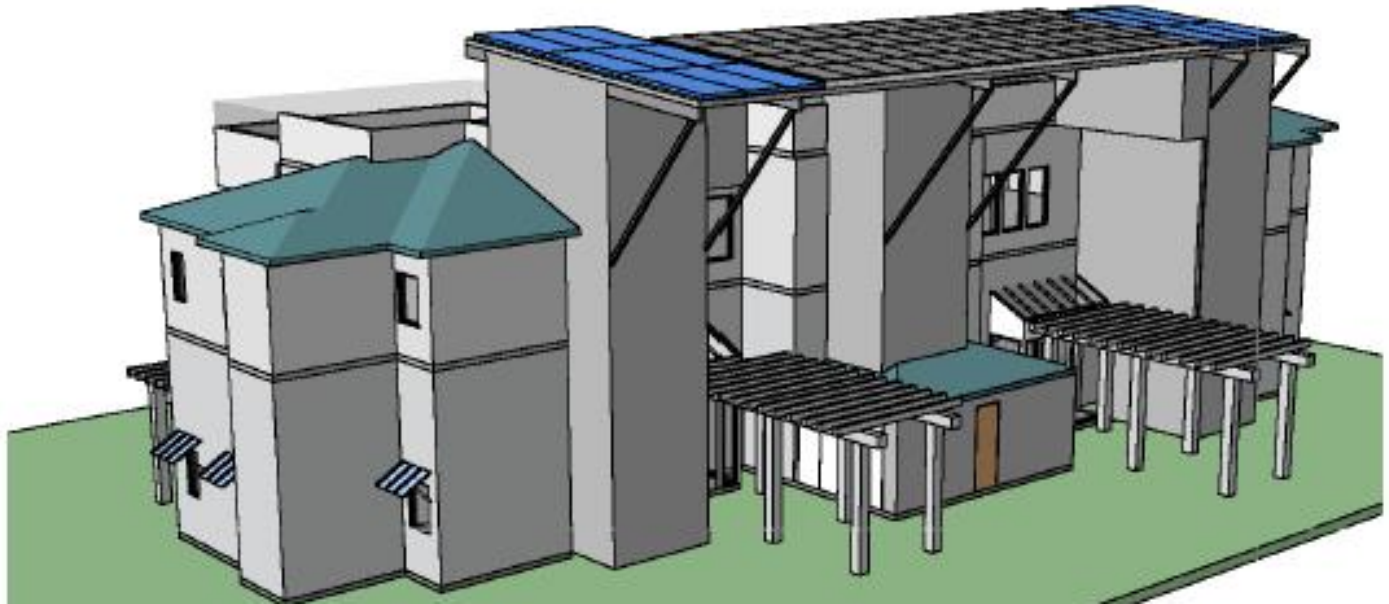
HUI RD
LI
B
ROAD
H
MF
OS
MF
SF
SF
B
P
P
P
P
MF
MF
OS
P
Napili Bay
Beach
OS
SF
MF
OS
OS
HONOAPIILANI
HIGHW

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
96707
(808) 927-0904

LICENSED PROFESSIONAL ARCHITECT

BROWN RESIDENCE

NAPILI

Original Plans

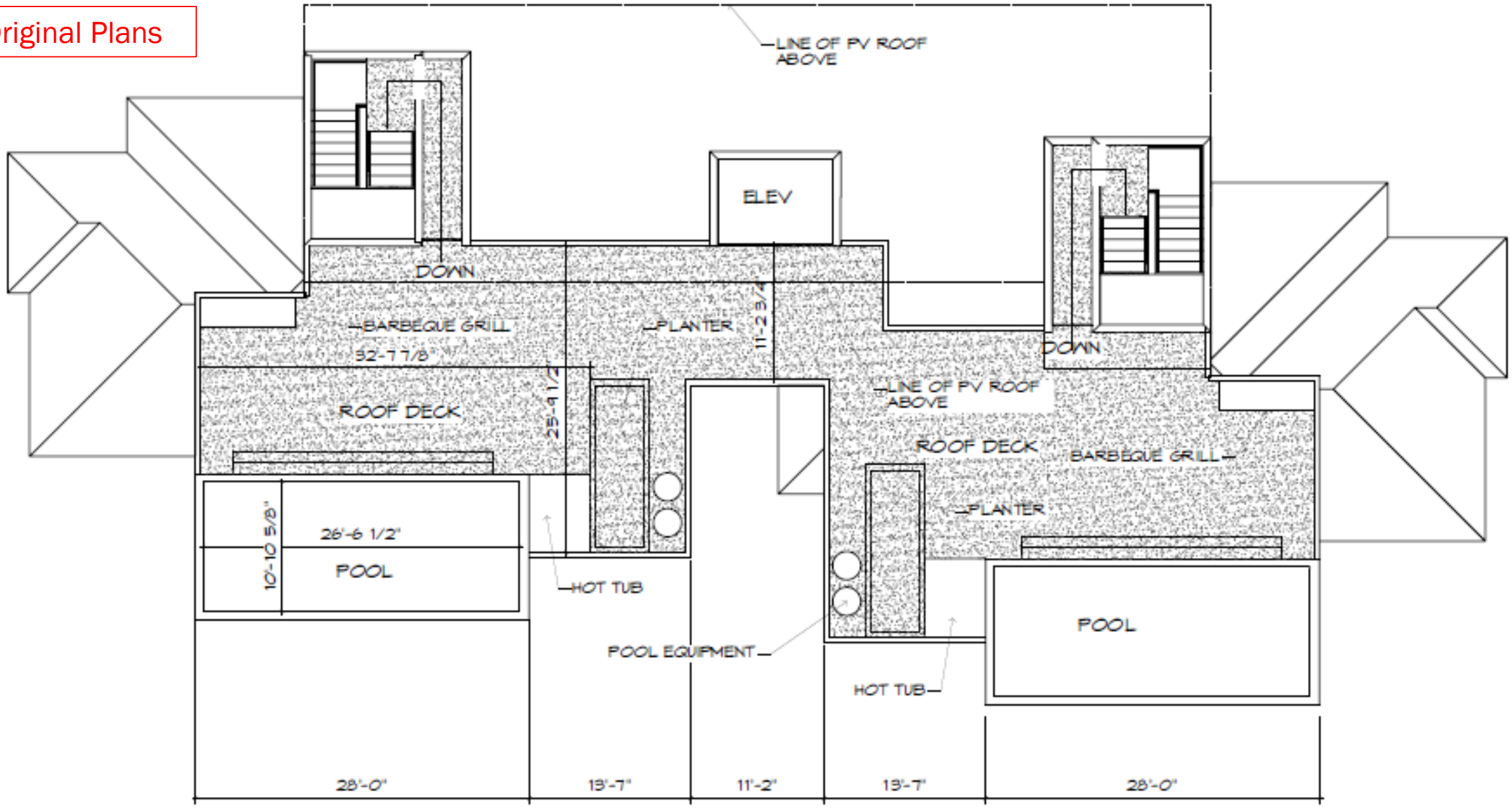
ELEVATION OF RIGHT SIDE

SUMMERS ARCHITECTS
PO Box 1619
Honolulu, Hawaii
96807
(808) 927-4994

BROWN RESIDENCE

NAPILI

Original Plans



ROOF DECK PLAN

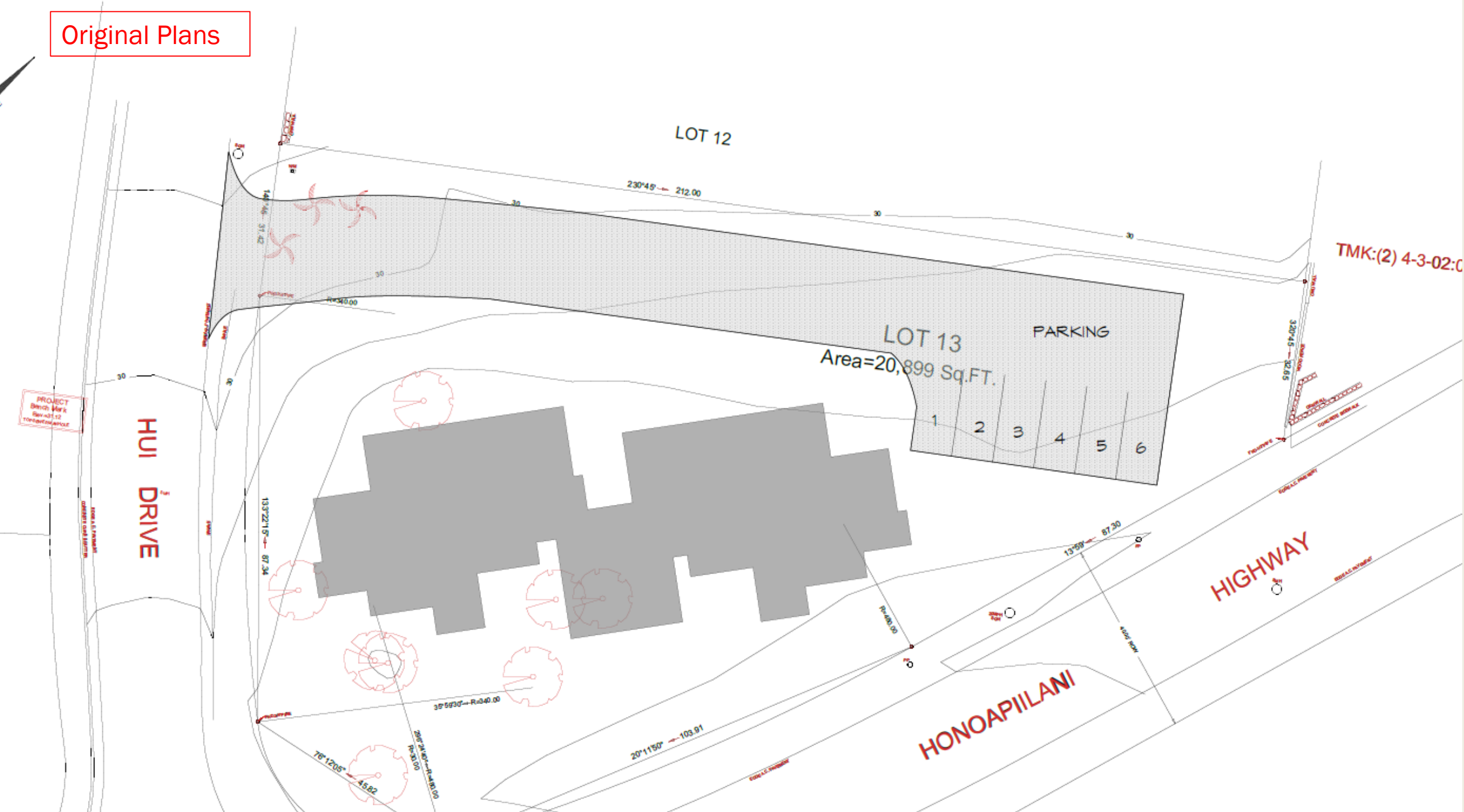
SCALE: 1/4" = 1'-0"

FEET 2 4 6 8 10 20 30 40 50

BROWN RESIDENCE

NAPILI

Original Plans



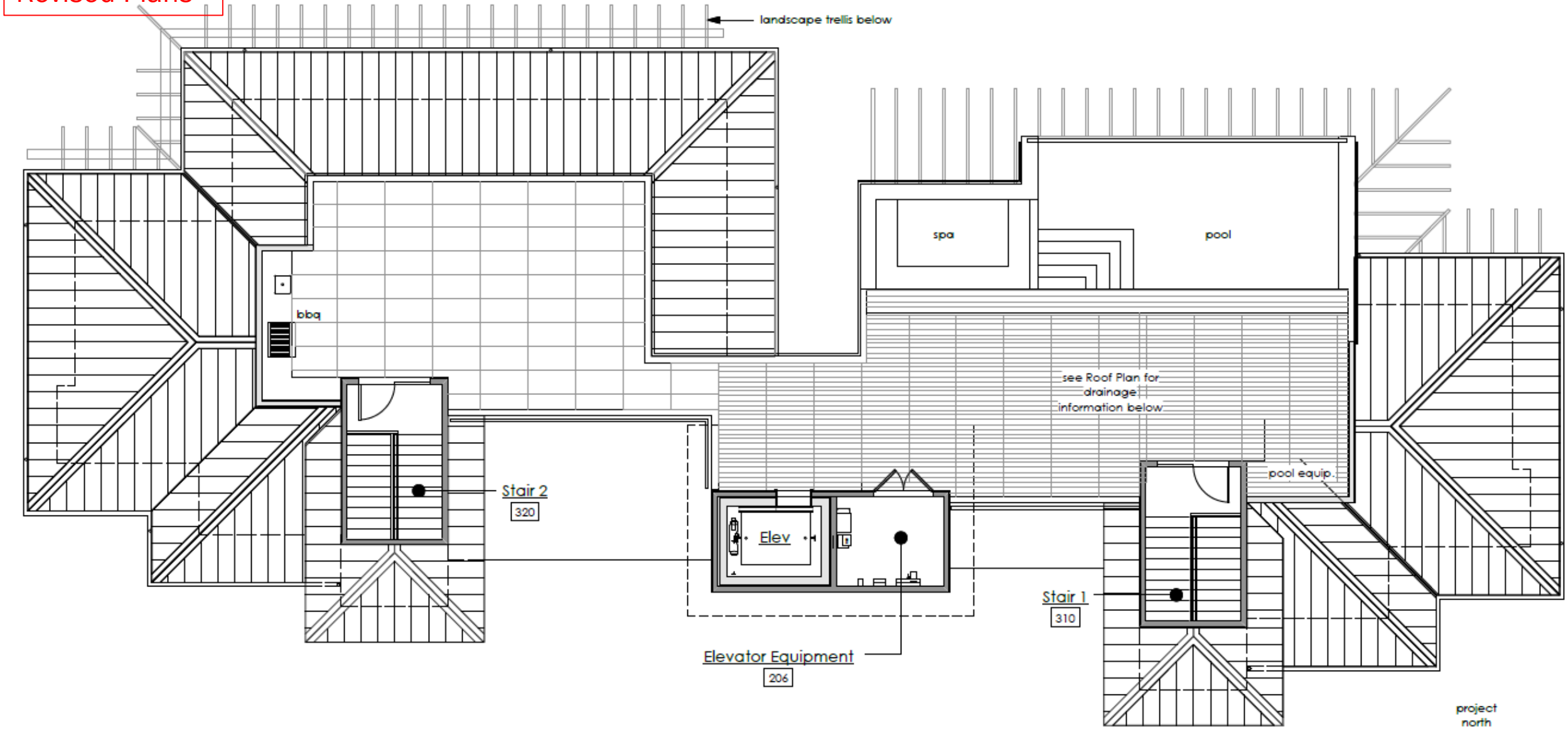
Revised Plans

South Elevation

Napili Estate

5285 Lower Honoapiilani Road

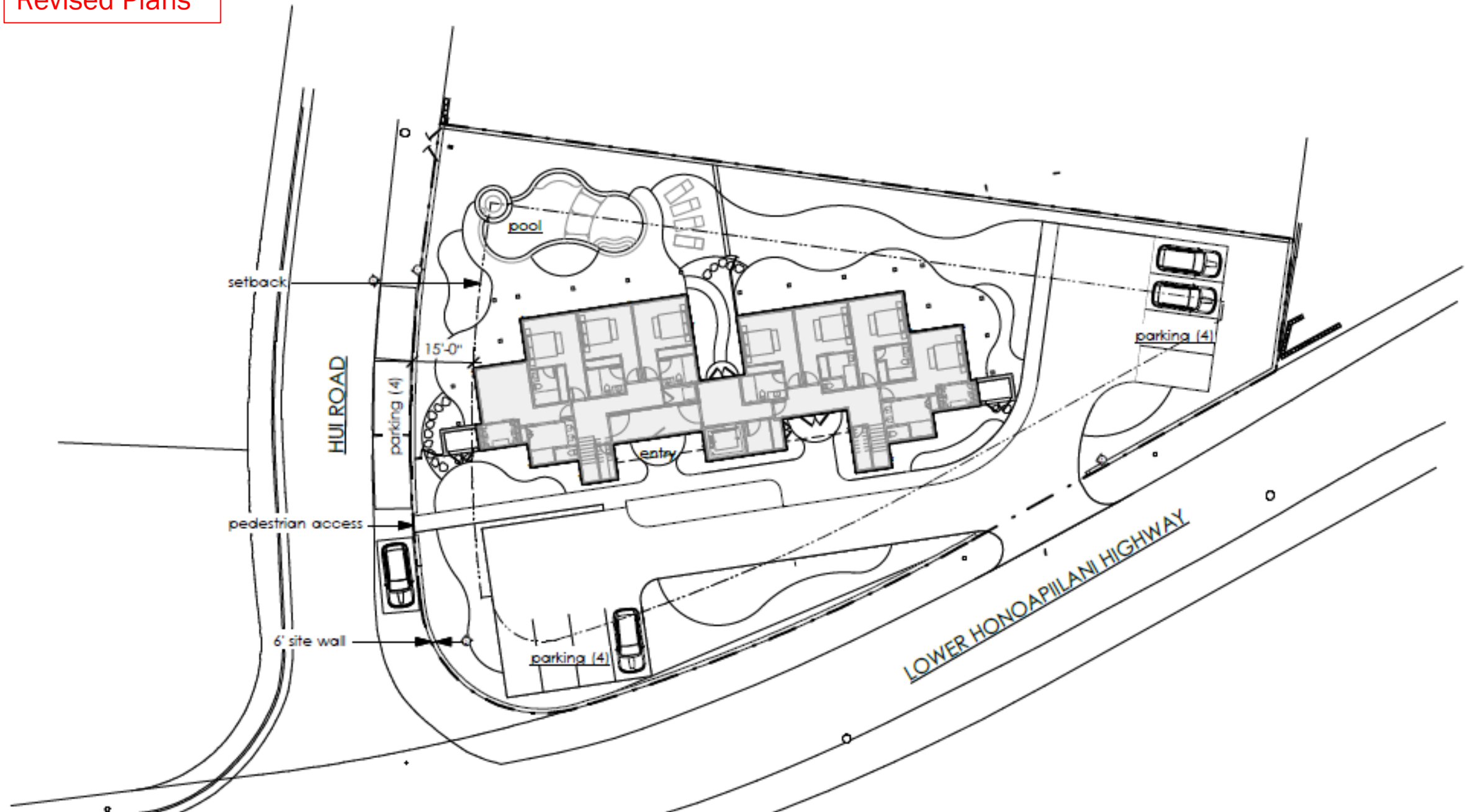
Revised Plans



Gross Interior Area: 3,567 SF

Roof Deck Plan
Napili Estate
5385 Lower Honoapiilani Road

Revised Plans



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Co

CAT

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*