

DEPARTMENT OF LAND UTILIZATION  
90/CUP2-1(ASK)

*Rodrik-Walker Estate*

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CHAPTER 343, HRS  
ENVIRONMENTAL ASSESSMENT/DETERMINATION  
NEGATIVE DECLARATION

OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

Owner/Applicant : Minami Group (USA) Inc.  
Agent : Glenn Mason  
Location : 2616 Pali Highway  
Tax Map Key : 1-8-08: 01  
Request : Renovation and use of a Historic Structure  
Determination : Environmental Impact Statement (EIS)  
Not Required

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project.

On the basis of the environmental assessment, we have determined that an Environmental Impact Statement is not required.

Dated at Honolulu, Hawaii, this 21<sup>st</sup> day of March, 1990.

APPROVED

*Donald A. Clegg*  
DONALD A. CLEGG  
Director of Land Utilization  
City & County of Honolulu  
State of Hawaii

DAC:s1  
0233N/51

1990-04-08-OA-FED

1990 JAN 23 PM 4: 54

Rodiek-Walker Estate  
in Kahala

CHAPTER 343, HRS  
ENVIRONMENTAL ASSESSMENT  
CITY & COUNTY OF HONOLULU

**FILE COPY**

Applicant: Mr. Masao Nangaku  
No. 8 Minami Bldg.  
3-14-10, Sotokanda,  
Chiyoda-ku, Tokyo  
Tel: (03) 256-6570

Authorized Agent: Mr. Glenn Mason  
Spencer Mason Architects  
1050 Smith Street  
Honolulu, Hawaii 96817  
Tel: 536-3636

Project Location: 2616 Pali Highway  
Nuuanu Valley, Honolulu, Hawaii

Tax Map Key: 1-8-8: 01

Request: A Conditional Use Permit (CUP), Type 2 to restore the 1904 Rodiek-Walker house for use as a corporate retreat, and approval to place three dwelling units on a single zoning lot. The three dwellings will be the Rodiek-Walker house, a new house for the owners, and a replacement for the existing caretaker's building, in a new location.

**I. PROPOSED ACTION**

Because the proposed action involves a property on the National and Hawaii Registers of Historic Places, and because the action requires approval of the Conditional Use Permit application from the City and County of Honolulu Department of Land Utilization, it is subject to review under Chapter 343, HRS.

## A. Technical Characteristics

1. The project site encompasses 5.691 acres. The property is almost completely enclosed by rock walls and fences, with the exception of three accessways. The main entrance and exit are located on Pali Highway, and there is a rear service gate off Jack Lane. See attached Figure 1, Site Plan - Existing Structures.
2. There are two existing dwellings on the site, the historic Rodiek-Walker house and the caretaker's building. The proposed use would add one single-family dwelling to the site and replace the existing caretaker's building with a new, relocated one. Access to the new owner's house and the caretaker's building will be off Jack Lane. See attached Figure 2, Preliminary Master Plan.
3. In addition to the dwellings there are several other structures on the site which are worth mentioning. The existing tennis court will be restored. The small pavilion in the Japanese garden will be repaired. Several outbuildings, including the restroom building, will be demolished.
4. The exterior of the Rodiek-Walker house will be restored, as will the main rooms and three lanai on the first floor. The layout of the bedrooms and bathrooms will be altered. There are now six bedrooms, all but one on the second floor. Two bedrooms will be added for a total of eight, and each will have its own bathroom. The two upstairs lanai will be glass enclosed to create the extra bedrooms. The downstairs bedroom will be converted to a Japanese *tatami* room.
5. The grounds and plantings of the property will be largely preserved. All of the trees listed in the City's "Exceptional Tree Ordinance," as well as the Japanese garden and other

significant plantings will be maintained. There will be no change in appearance of the plantings from the Pali Highway. New landscaping that is sensitive to the existing character of the grounds will be established around the new buildings in the rear of the lot.

#### **B. Environmental Characteristics**

1. The parcel is serviced by the municipal wastewater system.
2. The solid waste generated on the site will be collected by a private refuse collection service.
3. The Flood Insurance Rate Map (Sept. 4, 1987) for the area shows the property is in Zone X "areas determined to be outside the 500-year flood plain."
4. The topography of the property is relatively level with a slope of approximately three percent towards Jack Lane.<sup>1</sup>
5. The soil is classified as Ewa stony silty clay. It generally occurs on land with 6-12% slopes, and has slow to medium runoff, and slight erosion hazard characteristics.<sup>1</sup>

#### **C. Economic and Social Characteristics**

1. The property is listed on the National and Hawaii Registers of Historic Places, based on the significance of the Rodiek-Walker house and gardens. The proposed action maintains the significance of the property. Preliminary plans have been reviewed by the State Department of Land and Natural Resources, and they will be consulted as plans progress.

2. Ten trees on the property are designated as exceptional under the City's Exceptional Tree Ordinance. All the exceptional trees will be preserved.
3. Guests at the Rodiek-Walker house would visit some public beaches, recreation areas or natural reserves during their stay. The increase in the use of park facilities would be very small, as a maximum of 16 people will be staying at the house at any one time. The project does not affect public access to any of these resources.
4. The lot is not within the Special Management Area.

## II. AFFECTED ENVIRONMENT

The site is located in Nuuanu Valley, Honolulu. Figure 3 shows the surrounding land uses. It is bounded on the Ewa and mauka sides by single-family dwellings. Jack Lane forms its makai boundary. The boundary on the Diamond Head side is Pali Highway, the main frontage. Along Pali Highway and Jack Lane most of the large parcels have been converted to institutional uses, such as churches and diplomatic consulates. The smaller lots in the surrounding community are generally in residential use.

The project site and the surrounding area is zoned R-10. The Primary Urban Center Development Plan designation is residential.

## III. IMPACTS

There are no major adverse impacts expected from the use of the property for residences and corporate retreat. The positive effect of the project is that the historic Rodiek-Walker house and gardens will be preserved and maintained for the future.

#### **IV. ALTERNATIVES**

If the owner cannot use the Rodiek-Walker House for a corporate retreat, it would not be economically feasible to preserve the building. The only feasible alternative for the property would be to subdivide it. The R-10 zoning for the 5.691 acres would allow approximately 21 lots in a standard subdivision, or 19 lots if the Rodiek-Walker house was retained. If Planned Development-Housing regulations were followed, a greater number of units could be developed.

#### **V. PROPOSED DETERMINATION AND SUPPORTING REASONS**

The anticipated effects of the proposed action are not significant, as determined under Section 11-200-12 of the State Department of Health's "Environmental Impact Statement Rules." Therefore, the preparation of a full Environmental Impact Statement is not warranted.

#### **VI. AGENCIES AND PERSONS CONSULTED IN PREPARATION OF ASSESSMENT**

Senator Tony Chang  
Representative Rod Tam  
Department of Land and Natural Resources, Historic Sites Section  
Department of Transportation Services  
Nuuanu Neighborhood Board

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<sup>1</sup> Department of Land Utilization, (April 7, 1983), "Chapter 343, HRS, Environmental Assessment/ Determination, Negative Declaration," relating to application of Una C. Walker to establish a private botanic garden, p. 3.



LEGEND


 Institutional Uses  
 (Churches, Consulates,  
 Utilities, etc.)

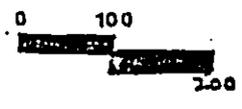


FIGURE 3

Project Site and Surrounding Land Uses



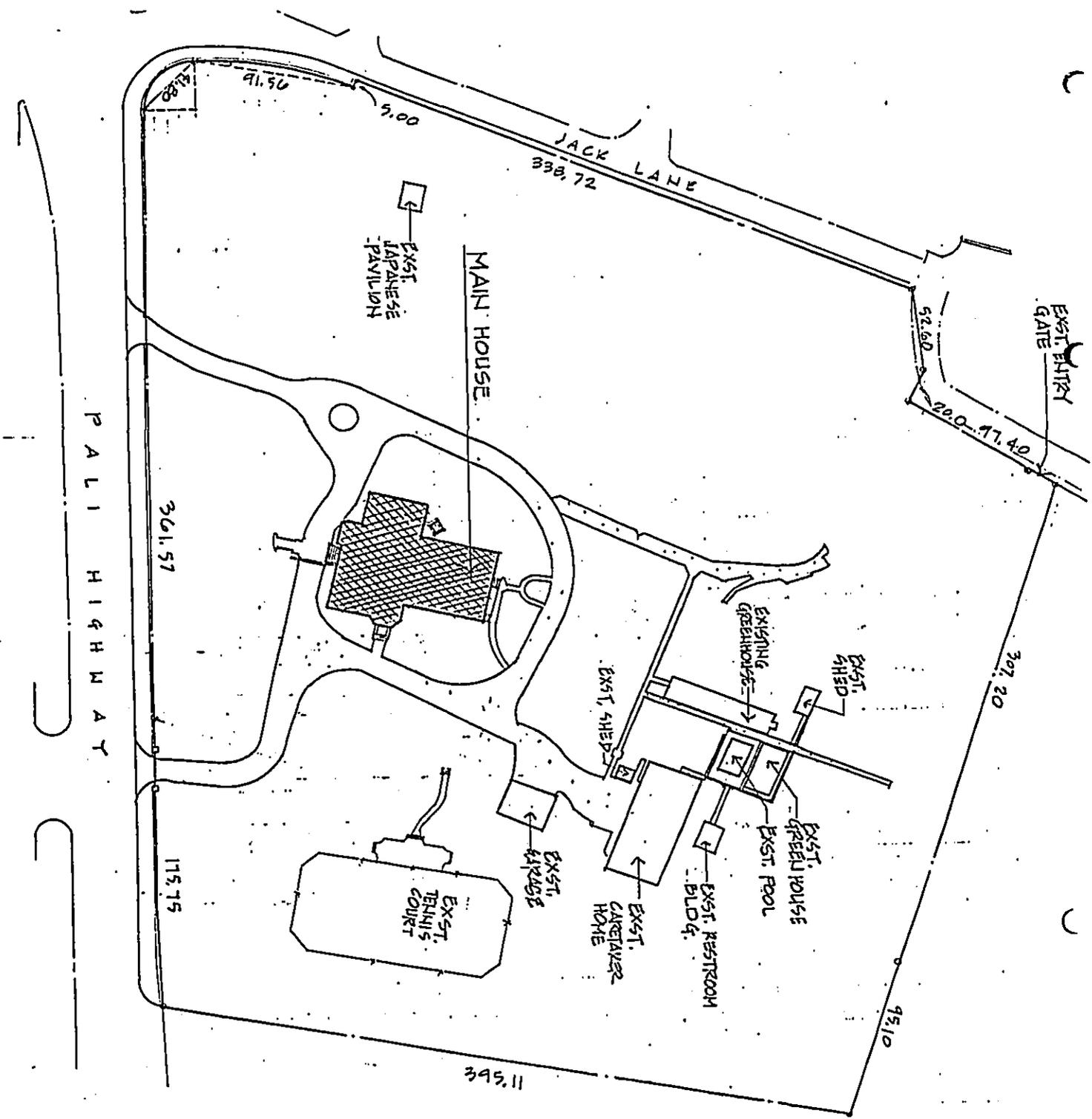
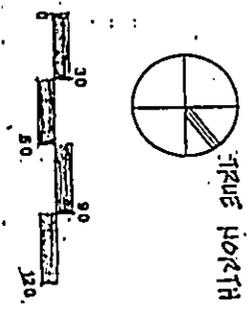
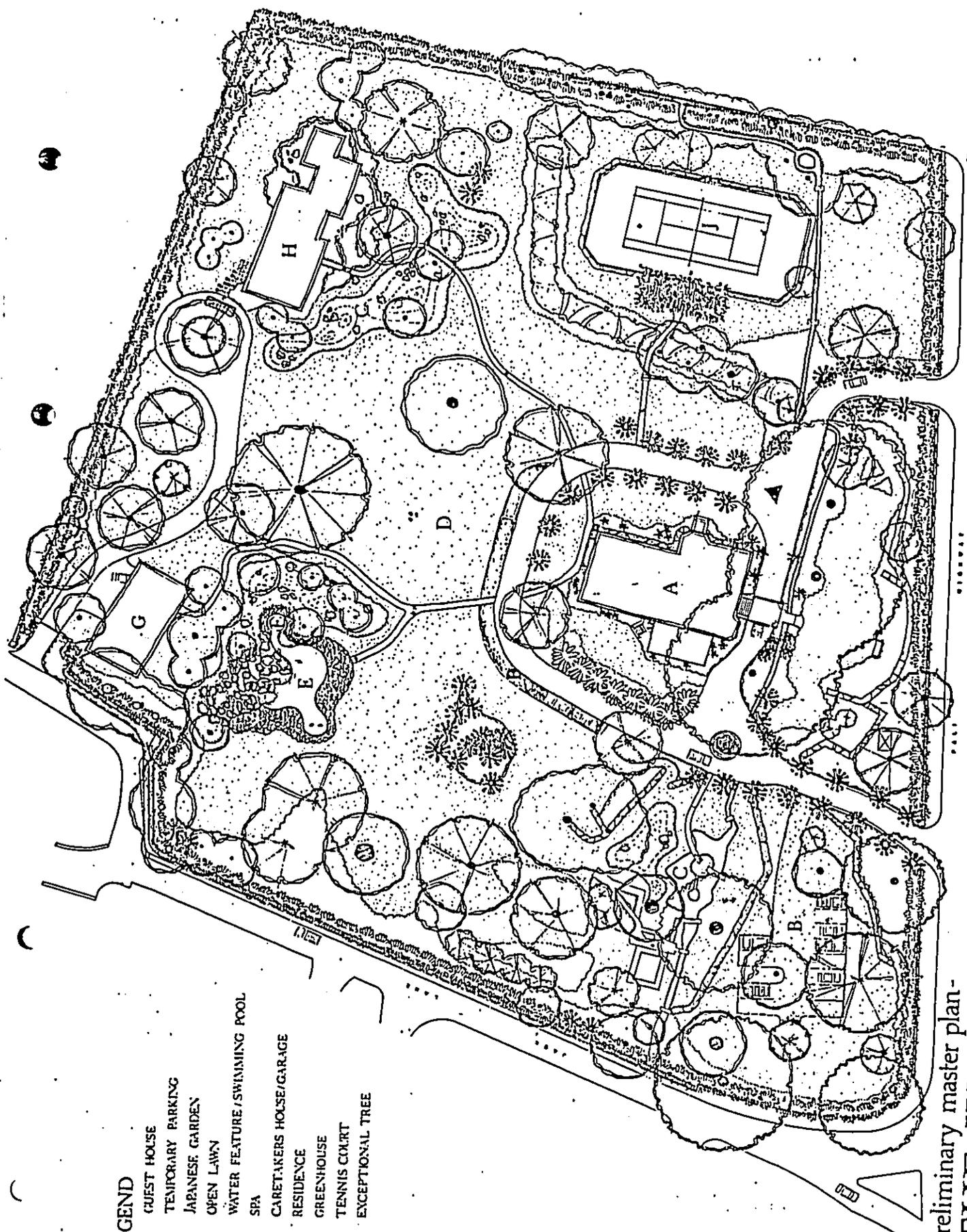


FIGURE 1  
SITE PLAN  
Existing Structure:





- LEGEND**
- A GUEST HOUSE
  - B TEMPORARY PARKING
  - C JAPANESE GARDEN
  - D OPEN LAWN
  - E WATER FEATURE/SWIMMING POOL
  - F SPA
  - G CARETAKERS HOUSE/GARAGE
  - H RESIDENCE
  - I GREENHOUSE
  - J TENNIS COURT
  - \* EXCEPTIONAL TREE

FIGURE 2

preliminary master plan -

# THE WALKER ESTATE GUEST HOUSE

PREPARED FOR: MIAMI INVESTMENT USA

