

*Makaha Commercial Dev.*

DEPARTMENT OF LAND UTILIZATION  
90/SMA-53(DEB)  
May 30, 1990

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

90 JUN -4 18:40

RECEIVED

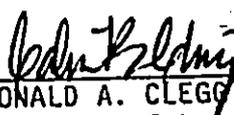
SPECIAL MANAGEMENT AREA ORDINANCE  
CHAPTER 33, ROH  
Environmental Assessment/Determination  
Negative Declaration

Recorded Owner : Darryl P. and Warren H. Wong  
Applicant : Thomas Square Development, Inc.  
Agent : Tyrone T. Kusao, Inc.  
Location : 84-1114 Farrington Highway and  
84-1047 Hana Street, Makaha, Oahu  
Tax Map Key : 8-4-13: 1, 2 and 19  
Request : Demolish existing structure and develop neighborhood  
convenience shopping center consisting of four (4)  
commercial buildings and parking  
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.

APPROVED

  
DONALD A. CLEGG  
Director of Land Utilization  
City and County of Honolulu  
State of Hawaii

DAC:s1  
0289N/4

1990-07-23-0A-FEA

Makaha Commercial Development

LU 9/90 3151

FILE COPY

90 MAY 10 AM 8 55  
LAND UTILIZATION  
DEPARTMENT OF HONOLULU

ENVIRONMENTAL ASSESSMENT REPORT  
FOR PROPOSED MAKAHA COMMERCIAL DEVELOPMENT  
TMK 8-4-13: PARCELS 1, 2 & 19.  
MAKAHA, OAHU, HAWAII

90 JUN -4 AM 8:40  
RECEIVED  
OFF. OF ENVIRONMENTAL  
QUALITY CONTROL

THOMAS SQUARE DEVELOPMENT, INC.  
1542 YOUNG STREET  
HONOLULU, HAWAII 96826  
APPLICANT

TYRONE T. KUSAO, INC.  
1188 BISHOP STREET, SUITE 2507  
HONOLULU, HAWAII 96813  
AGENT

APRIL 1990  
REVISED

## Table of Content

	<u>Page</u>
<u>General Information:</u>	1
<u>Description of Proposed Action:</u>	2
1. <u>General Description:</u>	2
A. Project Description	2
B. Project Relation to SMA Boundaries	2
C. Location Map.	3
D. Land Use Approval Granted; Required.	6
2. <u>Technical Characteristics:</u>	7
A. Project Use Characteristics	7
B. Physical Characteristics of Project	7
C. Construction Characteristics	14
D. Utility Requirements	16
E. Wastewater Disposal	16
F. Solid Waste Disposal	16
G. Site Access	17
3. <u>Economic &amp; Social Characteristics:</u>	17
A. Project Cost & Timetable	17
B. Economic Impacts	18
4. <u>Environmental Characteristics:</u>	18
A. Soils	18
B. Topography	19
C. Surface Drainage	19
D. Flood/Erosion Hazards	20
5. <u>Affected Environment:</u>	22
A. Site Relation to Surrounding Areas	22
B. Government Land Use Designations	24
C. Site Relation to Beaches, Parks	25
D. Site Relation to Historic Resources	26
E. Coastal Views	26
F. Water Resources	27

6.	<u>Project Site Photographs:</u>	27
7.	<u>Project Impacts:</u>	28
	A. Conformance with State CZM Act	28
	B. Conformance with Coastal Zone Guidelines.	28
8.	<u>Mitigation Measures:</u>	31

APPENDIX "A": SITE PHOTOGRAPHS.

List of Exhibits

<u>Exhibit</u>		<u>Page</u>
A	Existing SMA Boundary	4
B.	Project Location/Zoning Map	5
C.	Site Plan	8
D.	Building "A" Plans	9
E.	Buildings "B" and "C" Plans	10
F.	Building "D" Plans	11
G.	Flood Map	21

ENVIRONMENTAL ASSESSMENT REPORT  
FOR PROPOSED MAKAHA COMMERCIAL DEVELOPMENT  
TMK: 8-14-13: PARCELS 1, 2 & 19  
MAKAHA, OAHU, HAWAII

GENERAL INFORMATION

- I. Applicant: Thomas Square Development, Inc.  
1542 Young Street, Ste. 3000  
Honolulu, Hawaii 96826  
Telephone: (808) 946-2966
- II. Recorded Fee Owner: Darryl P. Wong  
Warren M. Wong  
1542 Young Street  
Honolulu, Hawaii 96826
- III. Agent: Tyrone T. Kusao, Inc.  
1188 Bishop Street, Ste. 2507  
Honolulu, Hawaii 96813  
Telephone: 538-6652
- IV. Tax Map Key: 8-4-13: Parcels 1, 2 and 19
- V. Lot Area: 79,721 sq. ft. or 1.83 acres.
- VI. Agencies Consulted In Preparing Assessment: City and County of Honolulu:  
Public Works Department  
Board of Water Supply  
Dept. of Transportation Services
- State of Hawaii:  
Transportation Department  
Dept. of Land & Natural Resources
- Public Utilities:  
Hawaiian Electric Co., Inc.  
Gasco, Inc., PRI

DESCRIPTION OF THE PROPOSED ACTION

1. GENERAL DESCRIPTION:

A. **Project Description.**

The proposed project is a neighborhood convenience shopping center referred to as the "Makaha Commercial Development". The project, consisting of four structures, is expected to contain retail shops, specialty stores, small branch offices for financial services, eating establishments, personal service establishments and other smaller scale uses permitted under the B-2, Community Business District provisions of the City's Land Use Ordinance. On-site parking for customers will be provided and will serve businesses which will locate the four separate buildings comprising the shopping center. As an accessory use, the owner's dwelling will be located atop Building "C" as shown in further detail in this report.

B. **Project Relations to SMA Boundaries.**

The makai (southerly) portion of the subject site, comprising approximately one half of the site, is located within the Special Management Area ("SMA"). This comprises about 39,807 sq. ft. of the site and covers all of TMK 8-4-13: parcels 1 and 2.

The mauka (northerly) portion of the site which is situated outside the SMA contains approximately 39, 914 sq. ft. of vacant land. The entire project site is owned by the applicant although comprised of three separate lots. Exhibit "A" shows the location of the existing City Special Management Area Boundary in the vicinity of the subject site.

C. Location Map.

Exhibit "B", also the zoning map for the project and surrounding area, shows the location of the project site. The site is located in Makaha, Waianae, Oahu, State of Hawaii. It is located at the northwesterly corner of the intersection of Farrington Highway (under the jurisdiction of the State Department of Transportation) and Orange Street. Along its mauka boundary, the project site abuts Hana Street as it intersects with Orange Street.

Mauna Lahilahi Beach Park is located opposite the project site across Farrington Highway and makai of the site.

Prominent nearby land uses and features include Waianae High School and Waianae Regional Park situated in the Honolulu (easterly) direction of the project site and Lahilahi Point and Makaha Beach located makai of the site and across Farrington Highway in the Kaena Point (westerly) direction.

DOCUMENT CAPTURED AS RECEIVED

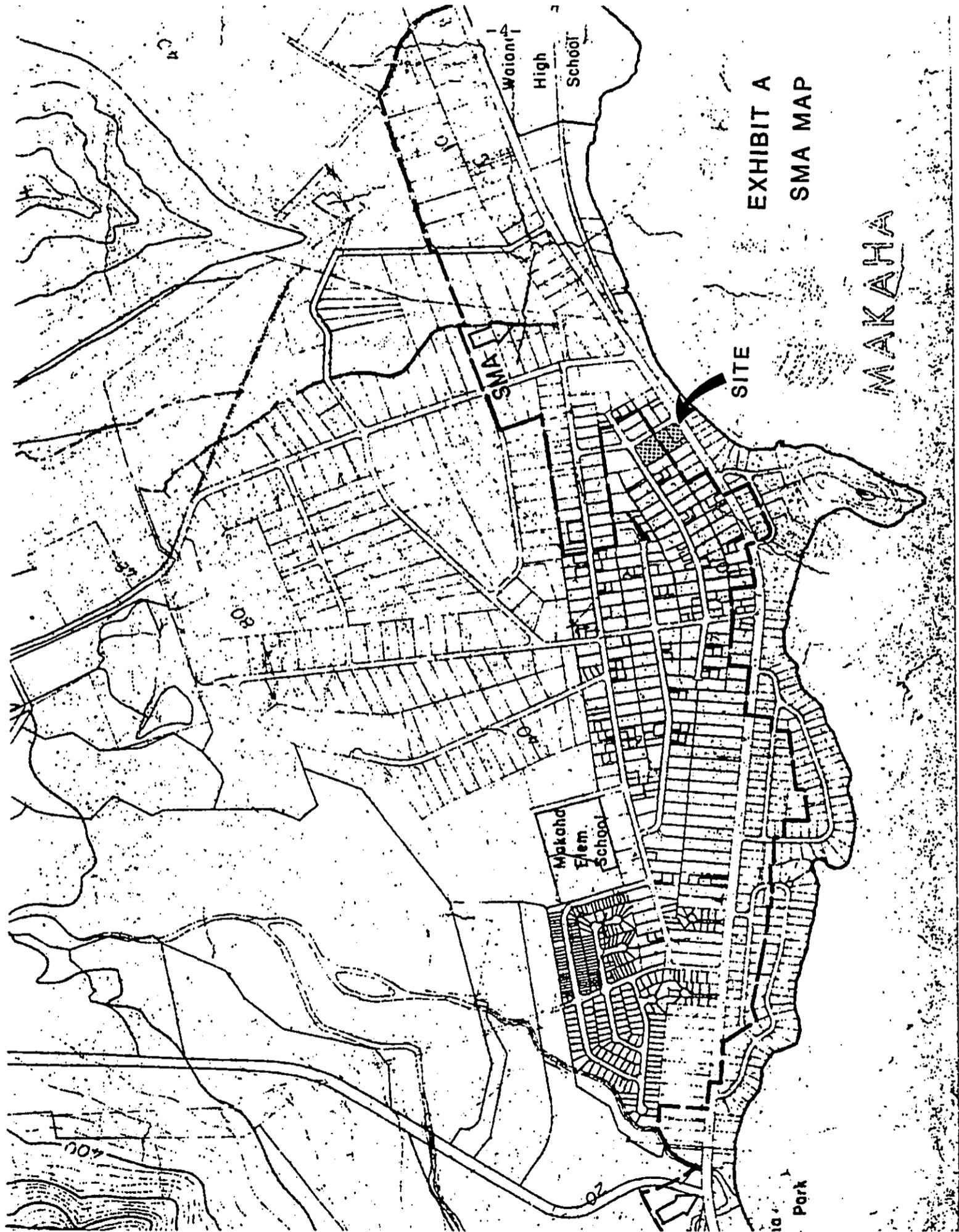


EXHIBIT A  
SMA MAP

MAKAHA

SITE

SMA

Waianui High School

Makaha Elem. School

Park

40

80

120

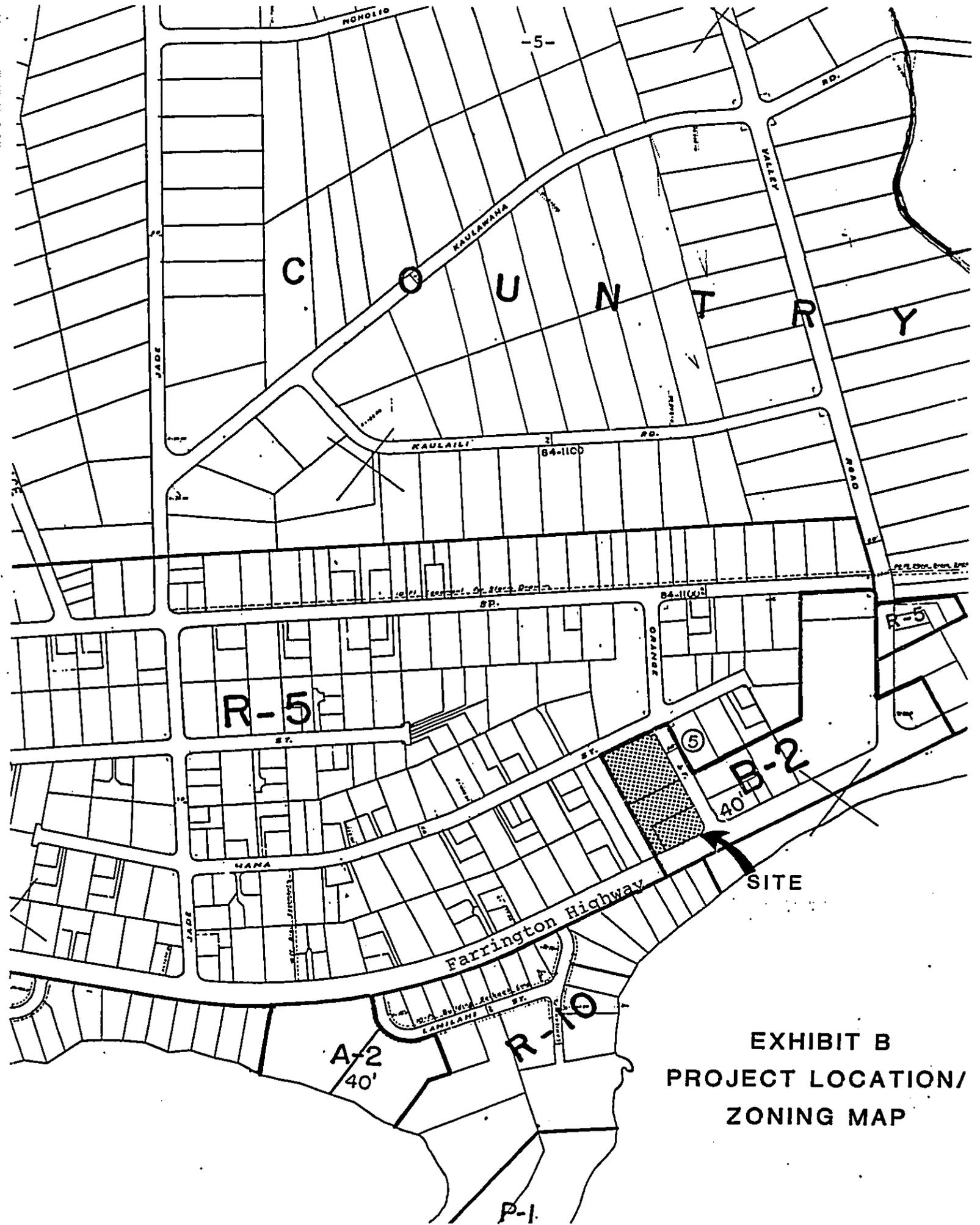


EXHIBIT B  
PROJECT LOCATION/  
ZONING MAP

D. Land Use Approvals Granted; Required.

Since the project site is designated for "Commercial" development on the Waianae Development Plan Land Use Map and zoned B-2, Community Business District on the zoning map for the Makaha area, a DP Land Use Map Amendment and Rezoning will not be required in order for the applicant to develop the proposed Makaha Commercial Complex. Also inapplicable are permit requirements relating to developing within the City's 40-foot Shoreline Setback Area since the project is located mauka of Farrington Highway (75 feet right-of-way width) and well outside the 40-foot Shoreline Setback Line.

The applicant need to obtain a Special Management Area Use Permit and City building permits in order to construct that portion of its Makaha Commercial Development situated within the SMA boundary. However, only building permits are required in order to construct that portion of the project to be located outside and mauka of the SMA boundary.

Should the City enact Bill 7 ('90) which seeks a temporary expansion of the Shoreline Setback Area boundary within the Makaha area to approximately 60 feet from the shoreline, this expansion of the setback area will not affect the project site.

2. Technical Characteristics:

A. Project Use Characteristics.

The proposed neighborhood shopping center is expected to contain a variety of retail commercial uses and business service establishments which will be limited in scale to meet mostly locally-generated customers or clientele, users of nearby park and traffic-generated customers from Farrington Highway. The mix of uses will likely include small drug stores, eating places, branch offices of businesses, dry cleaning shop, convenience stores, auto parts shop and other uses permitted in the B-2, Community Business District but limited in size and scale.

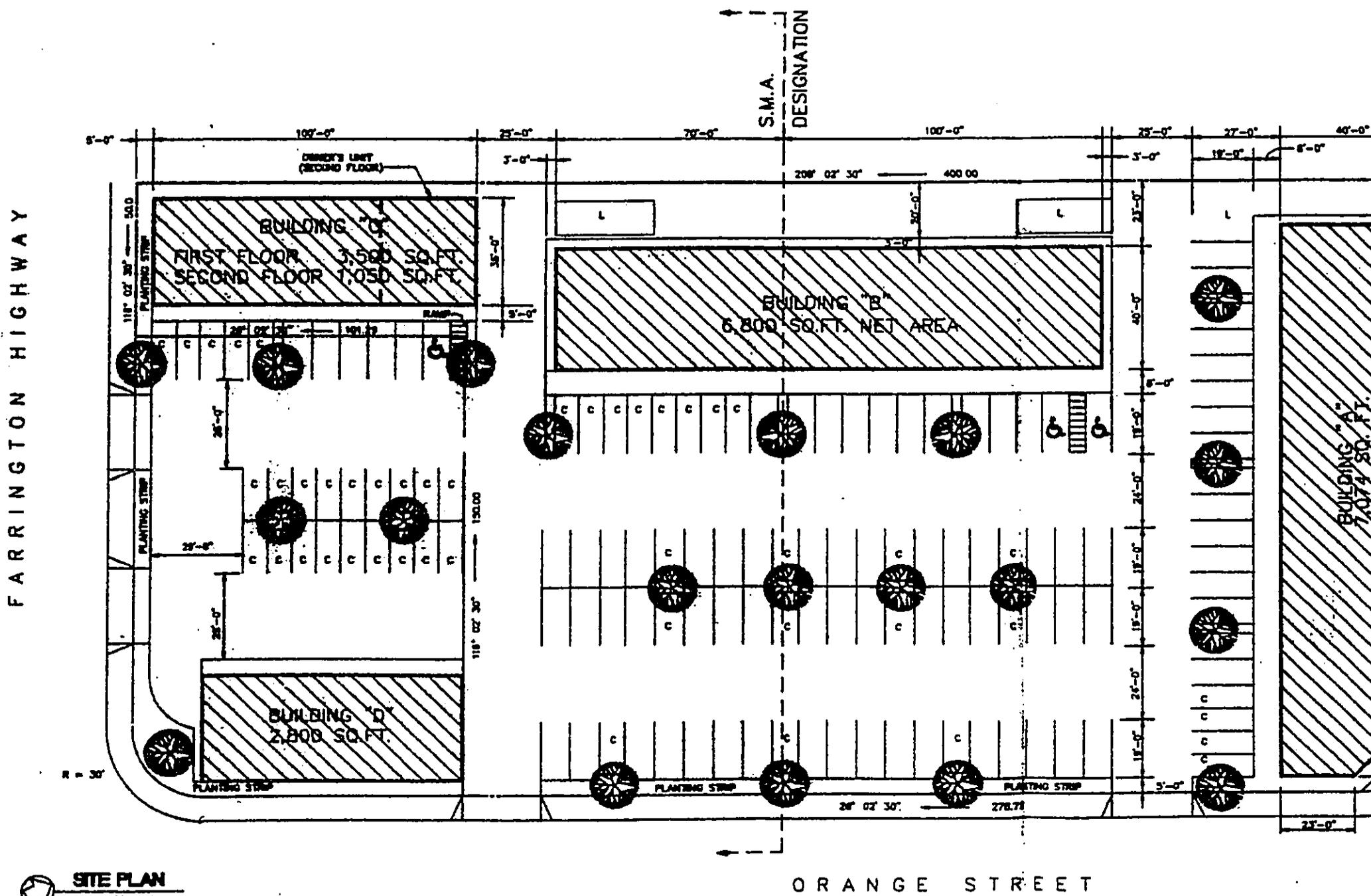
B. Physical Characteristics of Project.

Exhibits "C", "D", "E" and "F" on the following pages present a schematic layout of the proposed project. Exhibit "C" shows that four (4) separate buildings are proposed within the Makaha Commercial Complex which combine for a total project floor area of 24,476 square feet.

Building A will be located entirely outside SMA boundary. It will contain 5 separate units of shop areas totalling approximately 7,074 sq. ft. The canopy area comprises 1,098 square feet for a total floor area of 8,172 square feet for this building.

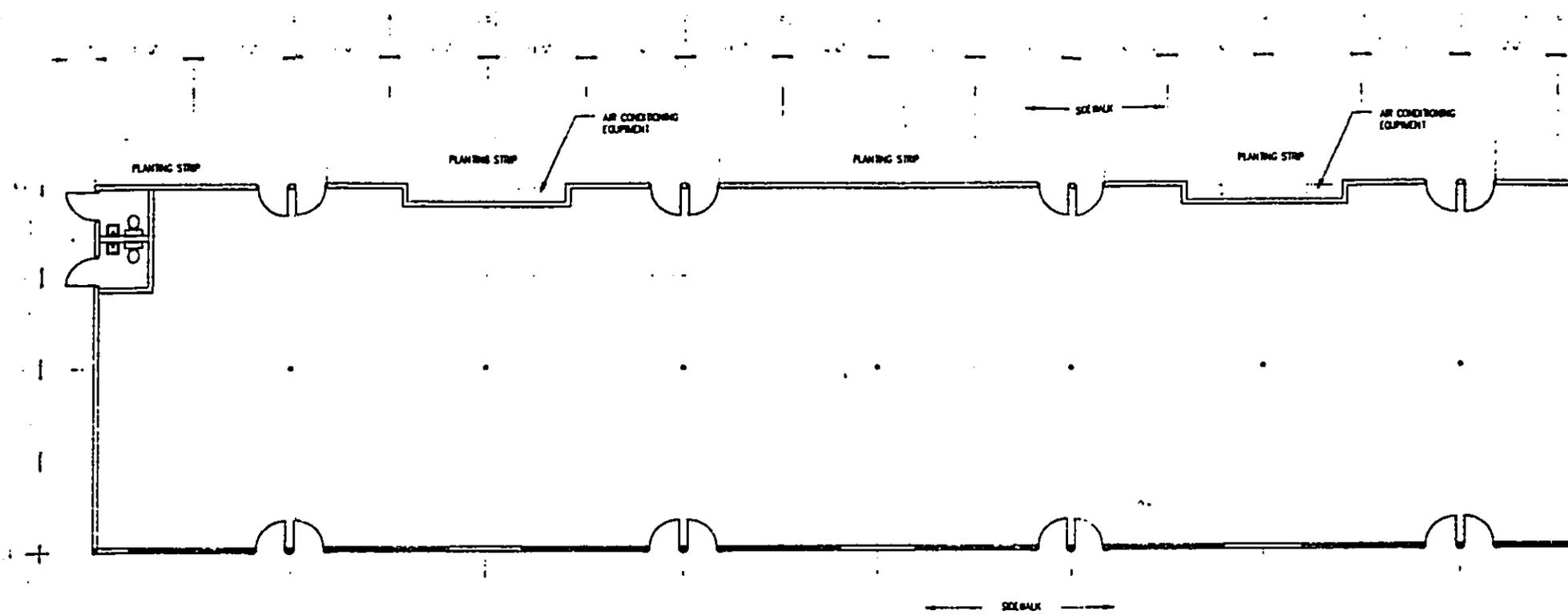
# MAKAHA COMMERCIAL PROJECT

84 - 1047 HANA STREET MAKAHA, OAHU HAWAII TMK: 8 - 14 - 13 : 1 ,

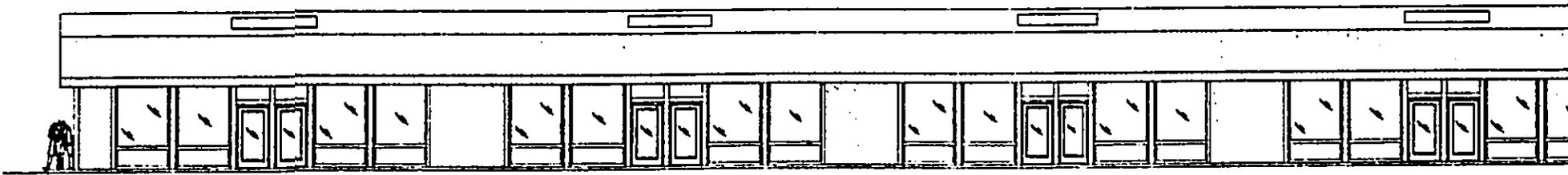


APRIL 1990

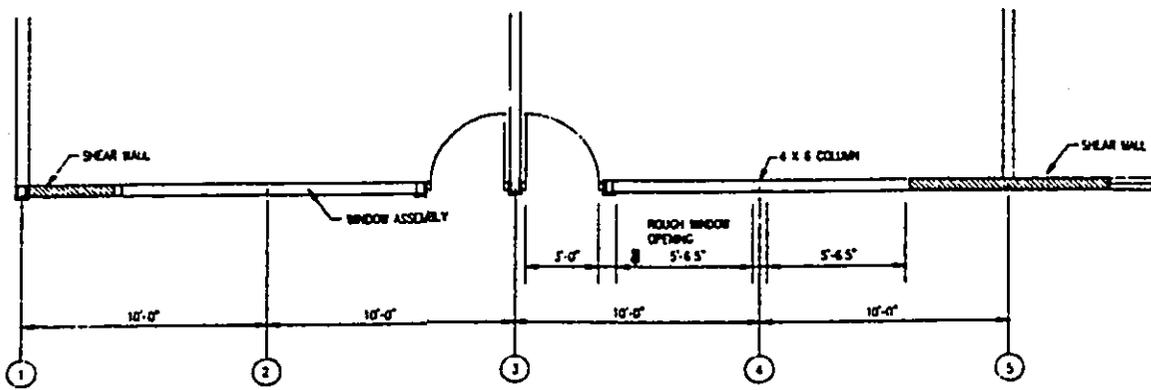




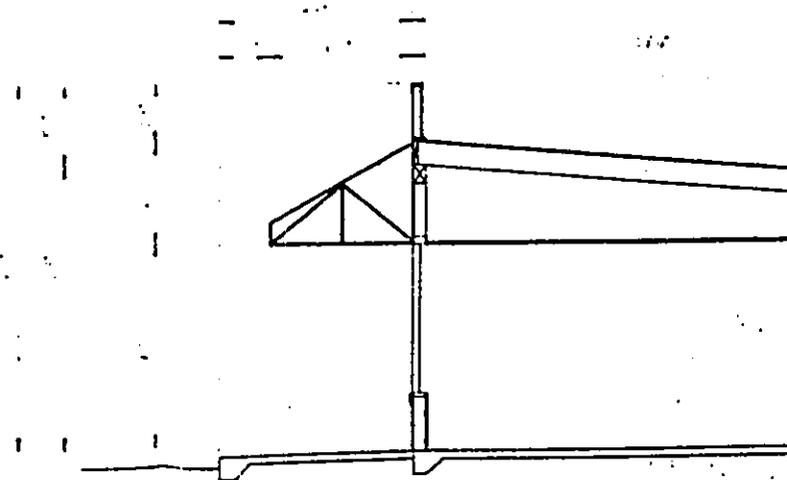
**MAKAHA COMMERCIAL PROJECT - BUILDING 'A' PLAN**  
 SCALE: 1/8" = 1'-0"



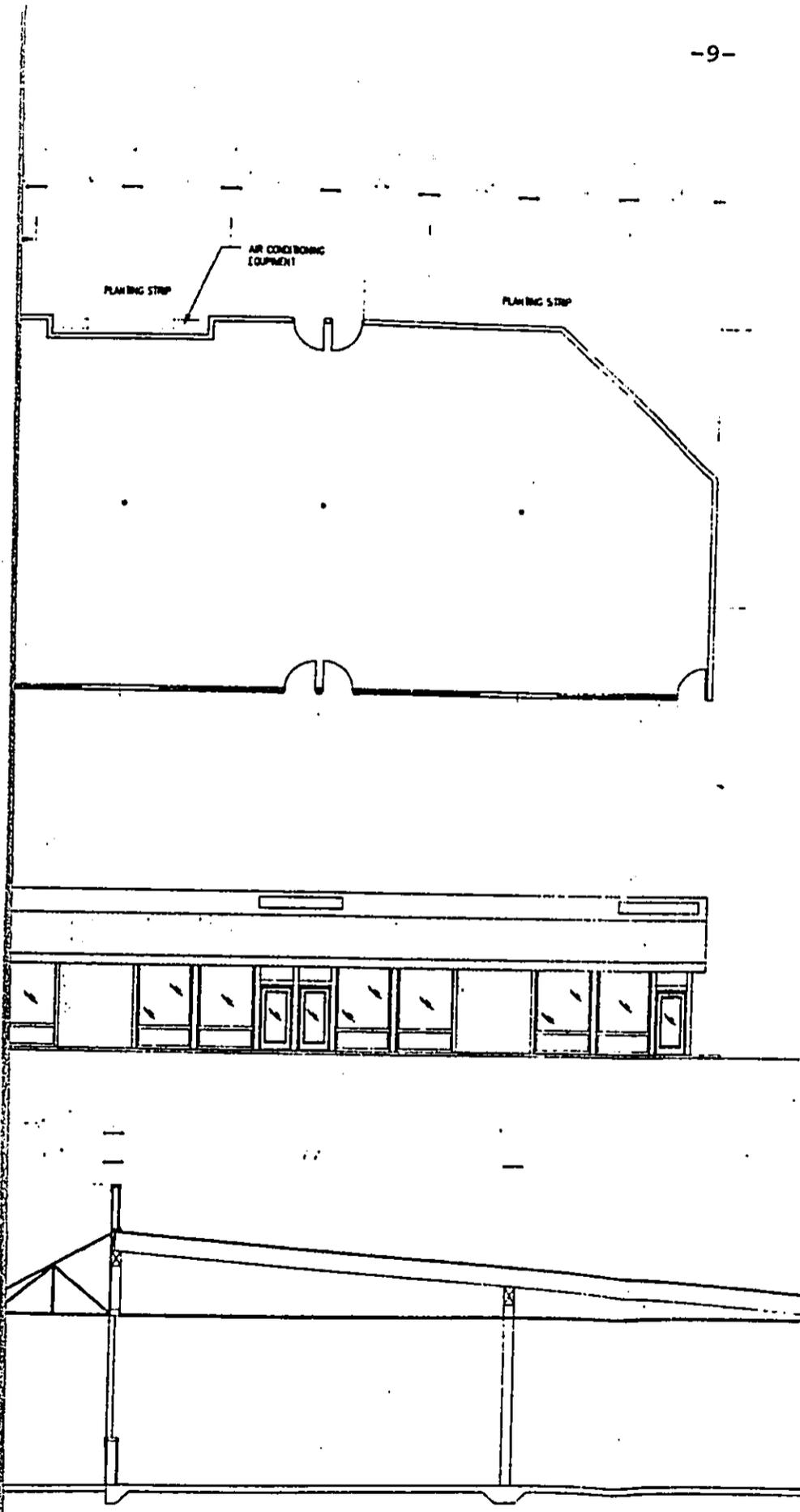
**BUILDING 'A' - FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**PARTIAL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**TYPICAL SECTION**  
 SCALE: 1/4" = 1'-0"



**EXHIBIT D  
BUILDING "A" PLANS**

**NOTE**  
 1. Refer to sheet 100-100 for all dimensions of job unless otherwise noted in this sheet.  
 2. This work was prepared by me or under my supervision and construction of this project will be under my direction.

**ARCHITECTS**  
**JAMES K. TSUGAWA AIA & ASSOCIATES**

PROJECT

DATE

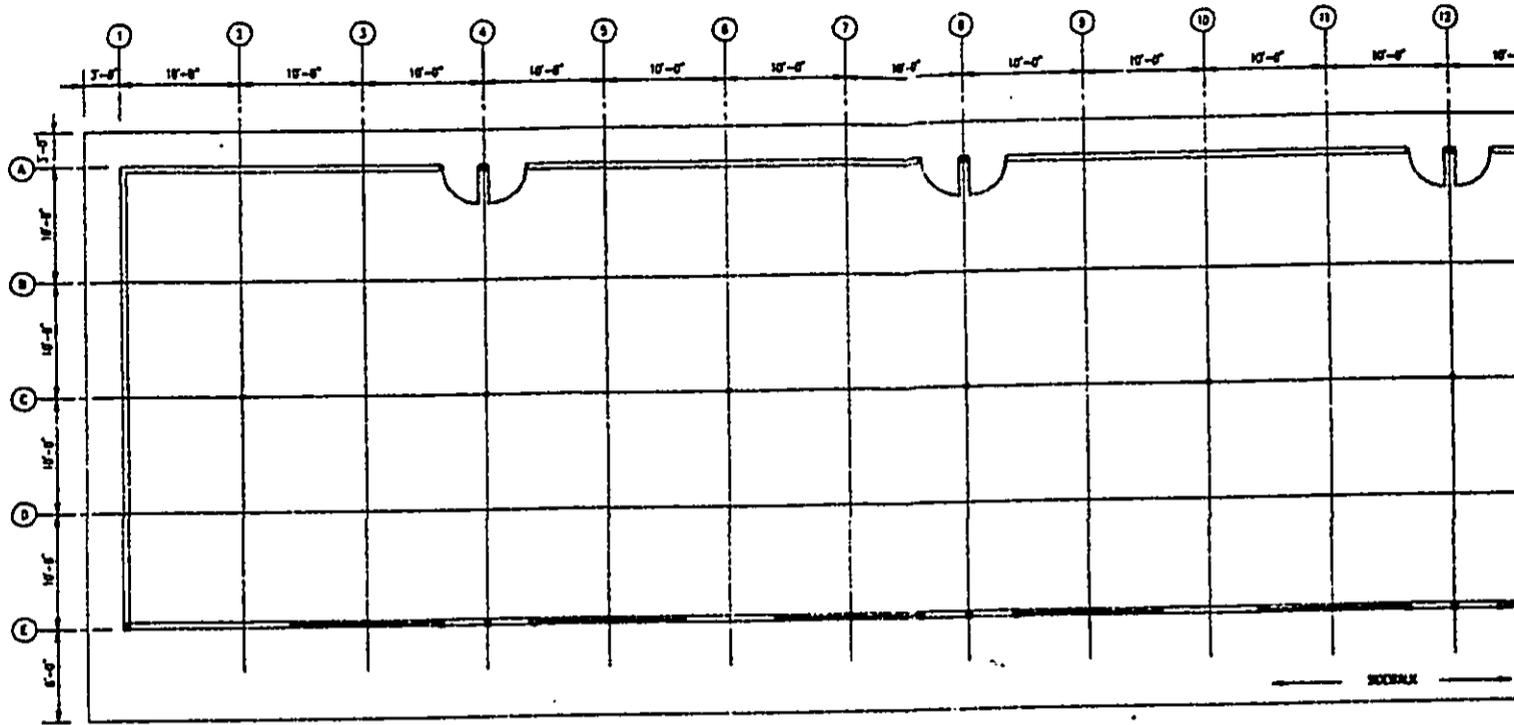
SHEET NUMBER

OF SHEETS

DN

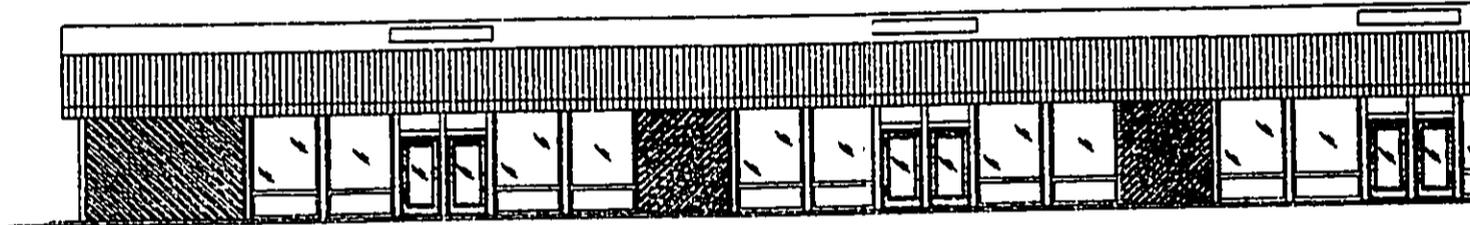
**BUILDING 'B' FLOOR PLAN**

SCALE 1/8" = 1'-0"



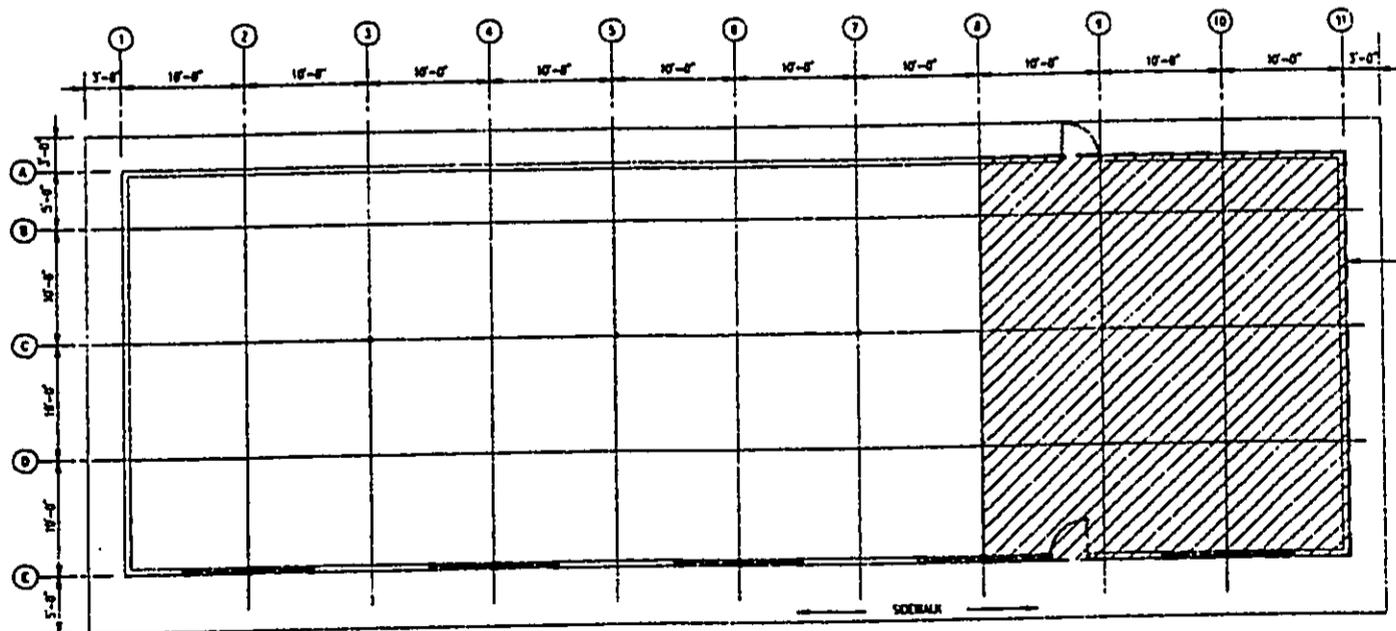
**BUILDING 'B' FRONT ELEVATION**

SCALE 1/8" = 1'-0"



**BUILDING 'C' FLOOR PLAN**

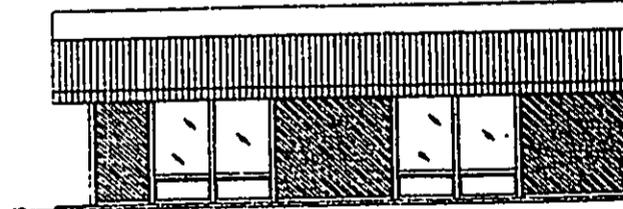
SCALE 1/8" = 1'-0"

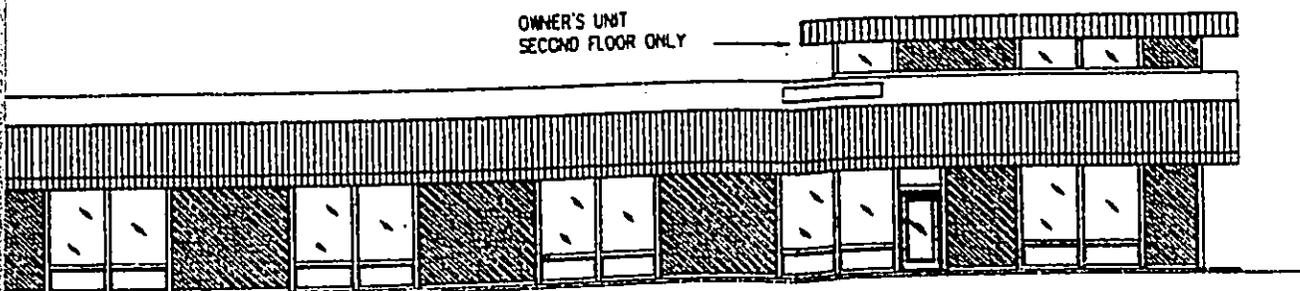
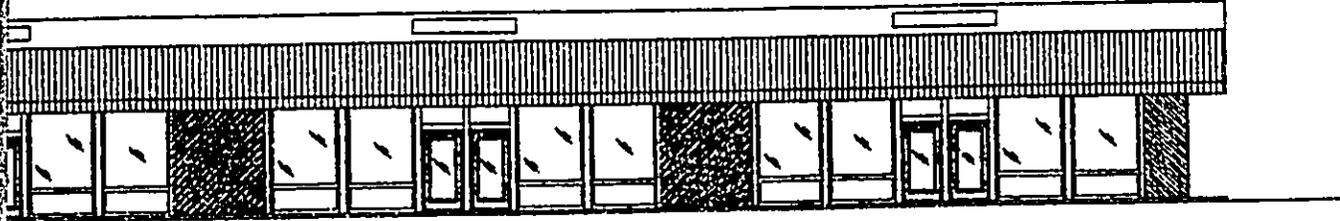
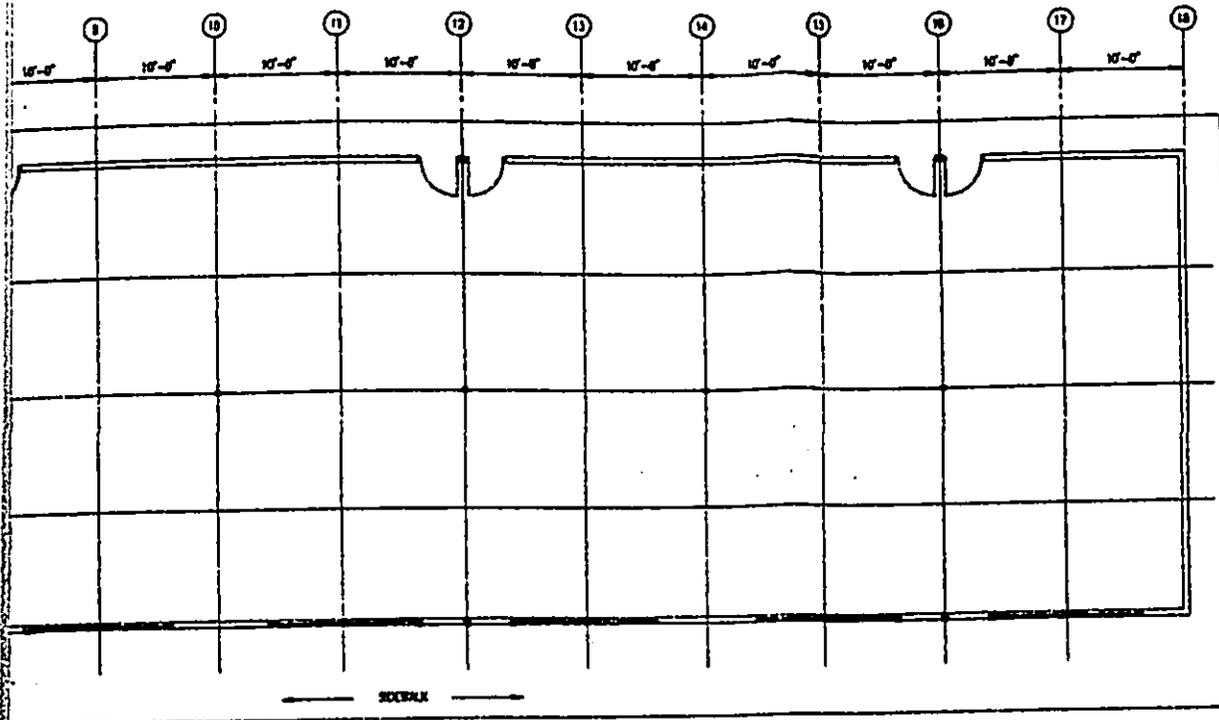


OWNER'S UNIT  
SECOND FLOOR ONLY

**BUILDING 'C' FRONT ELEVATION**

SCALE 1/8" = 1'-0"





BUILDING "C" FRONT ELEVATION

1/8" = 1'-0"

NOTE: Contractor to check and verify all dimensions of the building as shown on the drawings and to make any necessary adjustments to the work as required by the building department and to make any necessary adjustments to the work as required by the building department.

JAMES S. ISLEMAN & ASSOCIATES ARCHITECTS

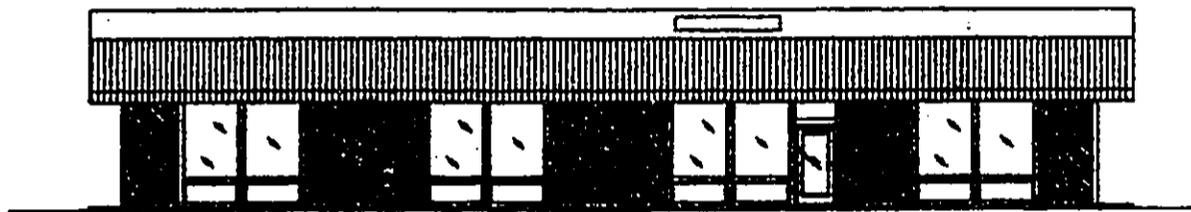
PROJECT

EXHIBIT E

PLANS FOR BLDGS. "B" & "C"

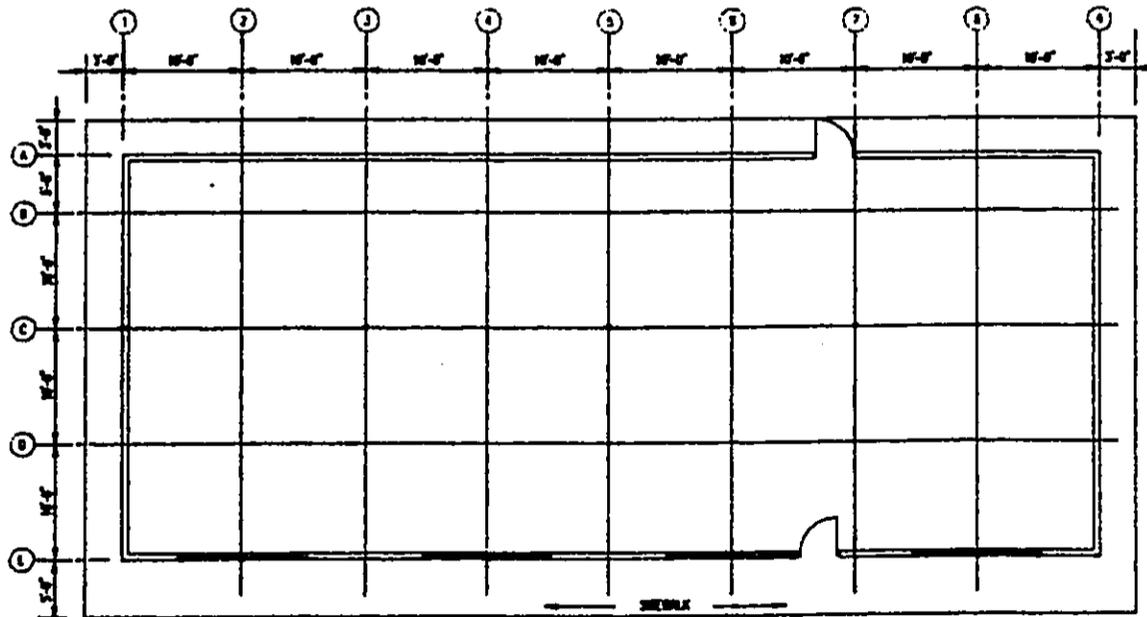
# MAKAHA COMMERCIAL PROJECT

84 - 1047 HANA STREET MAKAHA, OAHU HAWAII TMK: 8 - 14 - 13



**BUILDING 'D'-FRONT ELEVATION**

SCALE 1/8" = 1'-0"



**BUILDING 'D' FLOOR PLAN**

SCALE 1/8" = 1'-0"

Checked in each and every  
particular by the  
author of the  
plans and approved by me  
in each and every particular  
in each and every  
particular.

T  
All TMK: 8 - 14 - 13 : 1 , 19

EXHIBIT "F"  
BUILDING D PLANS

PROJECT

DATE

SEE DRAWING

Building A will face the ocean although it will be located along the mauka (northerly) boundary of the project site and its rear portions will run parallel to Hana Street. Its dimensions will be 180 feet in length, 40 feet in width and 16 feet in height.

Building B, the middle building, will face Orange Street and will be located along the property's westerly boundary. It will contain four (4) shop spaces totalling 6,800 sq. ft. with the canopy area of 1,038 square feet, the total floor area amounts to 7,838 sq. ft. Its dimensions will be 160 feet in length, 40 feet in width and 16 feet in height. Building B will straddle the SMA boundary as it cuts across the project site as shown in Exhibit "A". The applicant is fully aware of the need to consolidate his parcels or file a Joint Development application so as not to build over an existing lot line.

Building C will be located entirely within the SMA boundary and will contain approximately 3,500 sq. ft. of floor area for commercial use and canopy area of 618 sq. ft. It will be situated just off Farrington Highway facing Orange Street. Building C will be a single unit structure with the following dimensions: 60 feet length, 35 feet width and 16 feet in height. The owner's dwelling unit, containing approximately 1,050 sq.ft. of floor area, will be located on the second floor of this building as an accessory use. Its second floor location will not

interrupt the commercial frontage of Building C. The total floor area for the building amounts to 5,168 sq. ft.

Building D at the corner of Farrington Highway and Orange Street will contain 2,800 square feet with canopy area of 498 sq. ft. for a total floor area of 3,298 sq. ft. Similar to Building C, its location is entirely within the Special Management Area.

The project site has the following approximate dimensions as shown in the tax map for the area: 400 feet length, 200 feet width. Building footprints (excluding canopy areas) amount to only 20,174 sq. ft. of the total 79,721 sq. ft. of land area within the project site. This represents a mere 25% building lot coverage.

With the 2.5 Floor Area Ratio (FAR) for this B-2 zoned parcel, a total of 199,302 square feet of floor area is permitted. However, the project as proposed with 24,476 sq. ft. of floor area is considerably below the maximum floor area permitted (including the canopy area).

The balance of the Makaha Commercial Development site will be devoted to on-site employee and customer parking, loading spaces and landscaping. Although Land Use Ordinance provisions applicable to the project site requires a minimum of seventy eight (78) on-site parking spaces, the project will contain about

131 spaces of which 80 spaces will be for standard size vehicles, 46 spaces for compact cars and 5 spaces for the handicapped. As required by the Land Use Ordinance, 3 loading spaces will be provided.

Most of the perimeter of the project site will be landscaped; only the rear portions of the site along its westerly boundary may not be landscaped. Trees will be interspersed throughout the on-site parking lot.

The project site is relatively flat. A scan of existing elevation maps for the area reveals that elevation within the site is approximately nine (9) feet across its frontage along Farrington Highway and that elevation appears to be maintained throughout the site. On-site grading will serve only to level the project site in preparation for construction of the project.

**C. Construction Characteristics.**

A former service station facility presently operated by a month-to-month tenant for automobile repairs and storage will be demolished in order to construct a portion of the proposed project. The facility is located on TMK: 8-4-13: parcel 1 and is situate directly on the corner of Farrington Highway and Orange Street.

Since it is permissible under the Land Use Ordinance, and Chapter 33, Revised Ordinance of Honolulu (SMA Ordinance), the applicant will proceed with construction of Building A as set forth in Exhibits C and D upon completion of building plans and issuance of a building permits for such construction. The applicant anticipates that such construction will commence within six months from the date of this report. An SMA permit is not required prior to construction of Building A; thus, the applicant will immediately pursue the issuance of the required building permit for this structure even as its request for an SMA permit for the project remains pending.

It is also noted that, upon the issuance of the building permit for Building A (approximately six months from the present date), the month-to-month tenant occupying the front portion of the project site (TMK: 8-4-13: parcel 1) will be required to vacate the premises.

The proposed buildings will be single story, low-lying structures composed of wood, concrete, tile and glass and designed to fit into the "Rural Hawaii" theme of the Makaha community. The buildings' 16-foot heights will be well within the 40 feet building height limits applicable to the project site under the LUO.

**D. Utility Requirements.**

Based on contacts with the appropriate utility companies, water, electricity and gas services to the project site are presently available. Agencies contacted include the Board of Water Supply, the Hawaiian Electric Company, and GASCO, Inc. [Note: As part of this report's consultation process, we have written the State Transportation Department and Historic Preservation Office, City Transportation Services, City Public Works and Board of Water Supply asking their review and comments. When they are received, we will forward them to the DLU under separate cover.]

**E. Wastewater Disposal.**

Wastewater generated from the project will be collected and disposed of through City public sewers. The applicant shall absorb all costs required to hook up the proposed project to existing City sewer systems at the appropriate stage of project construction.

**F. Solid Waste Disposal.**

Since the Makaha Commercial Development will be a commercial operation, refuse generated from businesses within the project will be collected and hauled away by a private refuse disposal firm.

**G. Site Access.**

Exhibit C shows that ingress and egress to and from the project site will be from both Farrington Highway and Orange Street. Traffic entering the site from Orange Street is expected to be comprised mostly of customers or clientele from the surrounding residential neighborhoods while traffic entering from Farrington Highway is expected to come from non-local visitors to the Makaha community or passers-by. It is noted that curbs, gutters and sidewalks are not provided along Farrington Highway and Orange Street.

**3. Economic and Social Characteristics:**

**A. Project Cost & Timetable.**

The estimated total cost of the project is \$1.5 million. As noted above, the applicant will apply for a building permit for the construction of Building A as soon as the required drawings are complete since a SMA permit is not required for that structure. The applicant intends to proceed with the construction of Buildings B, C, and D and the balance of the project immediately upon approval of the requested SMA permit and issuance of the required building permits. Project completion is expected within 18 months from the date of approval of the required SMA and building permits.

**B. Economic Impacts.**

The applicant anticipates the creation of 3-5 full-time jobs for each business locating within the Makaha Commercial Development. Therefore, approximately 30-50 such jobs are expected to be created within the shops and businesses located within the project.

**4. Environmental Characteristics:**

**A. Soils.**

The soil in this part of Makaha (and within the project site) is classified as Hanalei silty clay (HnA) by the Soil Conservation Services, U.S. Department of Agriculture. The following soil characteristics were extracted from its publication:

"This soil is on stream bottoms and flood plains. [I]ncluded in the areas mapped on Oahu were small areas of very deep, well-drained alluvial soils and small areas of very poorly drained to poorly drained clay soils that are strongly mottled and are underlain by peat, muck, or massive marine clay.

"In a representative profile the surface layer, about 10 inches thick, is dark-gray and very dark gray silty clay that has dark-brown and reddish mottles. The subsurface layer is very dark gray and dark gray silty clay about 3 inches thick. The subsoil, about 13 inches thick, is mottled, dark-gray and dark grayish-brown silty clay loam that has angular blocky structure. The substratum is stratified

alluvium. The soil is strongly acid to very strongly acid in the surface layer and neutral in the subsoil.

"Permeability is moderate. Runoff is very slow, and the erosion hazard is no more than slight. The available moisture capacity is about 2.1 inches per foot of soil. Roots penetrate to the water table. Flooding is a hazard."

**B. Topography.**

Within the site, the topography is fairly flat and similar to the relatively flat topography of the surrounding land areas. Distinguished topographic features in this vicinity of the Makaha area are Mount Lahilahi (elevation 750 feet), located a short distance away from the site in the Kaena Point direction. The only stream in this vicinity is Makaha Stream located on the Honolulu side of Makaha Valley Road and in excess of 1000 feet east of the project site.

**C. Surface Drainage.**

According to official plans on file at the City's Public Works Department, a drainage ditch is located at the front portion of the subject site near the intersection of Farrington Highway and Orange Street. This ditch feeds surface water from properties directly above it including the project site, into a subsurface drain conduit which crosses under Farrington Highway and is located directly in front of the subject site. Surface

water is then drained into the shorewaters at a point makai of Farrington Highway within the beach park. Runoff from the project site is expected also to drain into this drainage system. The system, itself, is located within the Farrington Highway roadway right-of-way; was constructed by the State in the 1940s; and has always been under the State's jurisdiction.

**D. Flooding/Erosion Hazards.**

Exhibit "G" presents a Flood Map of the general vicinity of the project site. It shows that the bulk of the site is in Zone "X" which is not subject to the flood hazard district requirements. The makai portion of the site is in Zone "AE" with a regulatory flood elevation of 12 feet for the more makai portion of the site and 11 feet for the remainder. For that portion in Zone "AE", the required study will be undertaken by our project engineer and structures within the site will be elevated in accordance with the results of that study.

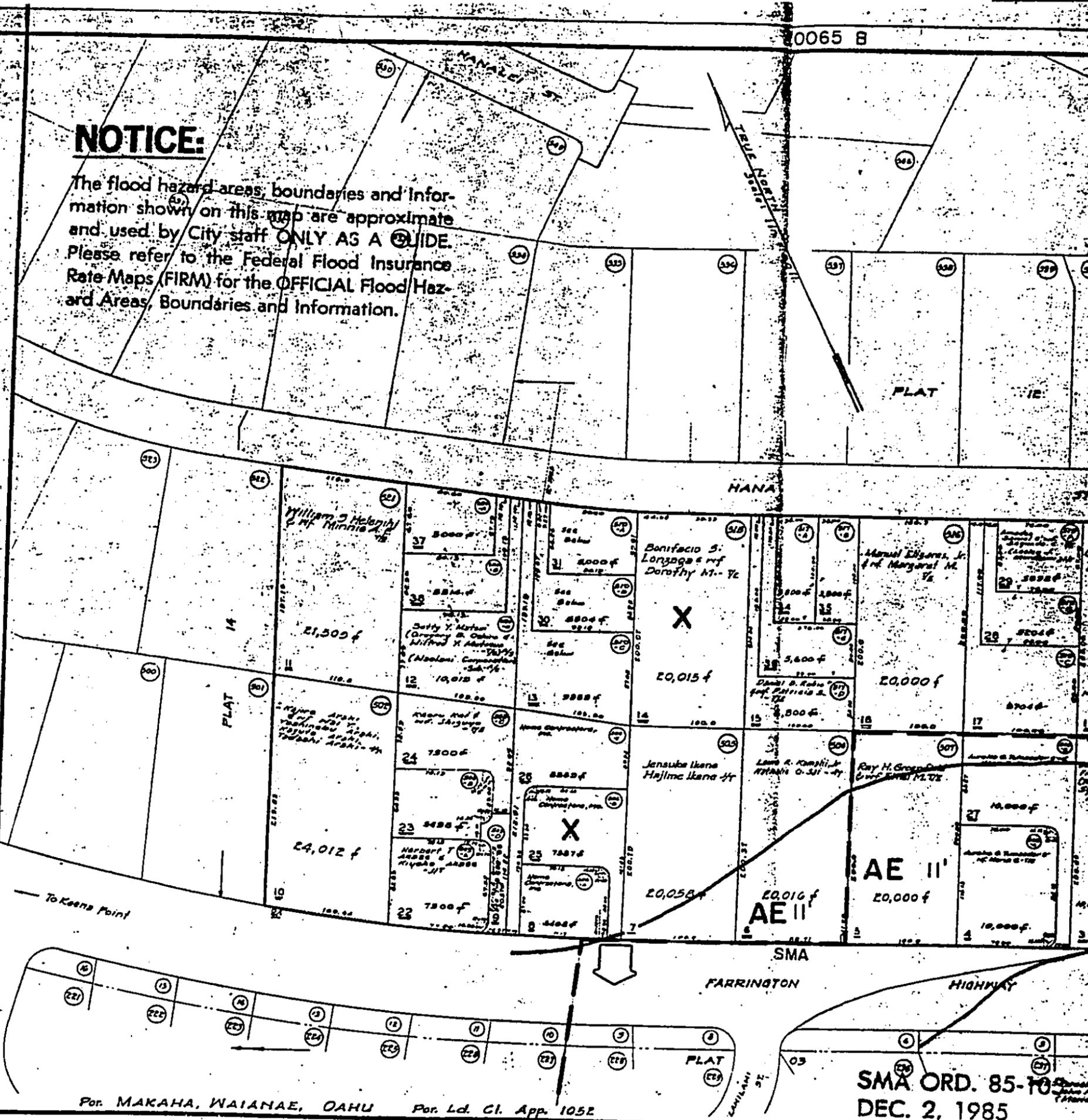
It is noted that the soil characteristics of the project site reveal that soil erosion is not a potential problem for the project because of its flat topography and slight erosion hazard characteristic of its soils.

DOCUMENT CAPTURED AS RECEIVED

**NOTICE:**

The flood hazard areas, boundaries and information shown on this map are approximate and used by City staff ONLY AS A GUIDE. Please refer to the Federal Flood Insurance Rate Maps (FIRM) for the OFFICIAL Flood Hazard Areas, Boundaries and Information.

0065 B



DWG. No.: 3759  
 Source: For Ld. Cl. App. 1052 Map & T.M.D.  
 BY: H.N. & T.I. Date: July 1985

Por. MAKAHA, WAIANAE, OAHU Por. Ld. Cl. App. 1052

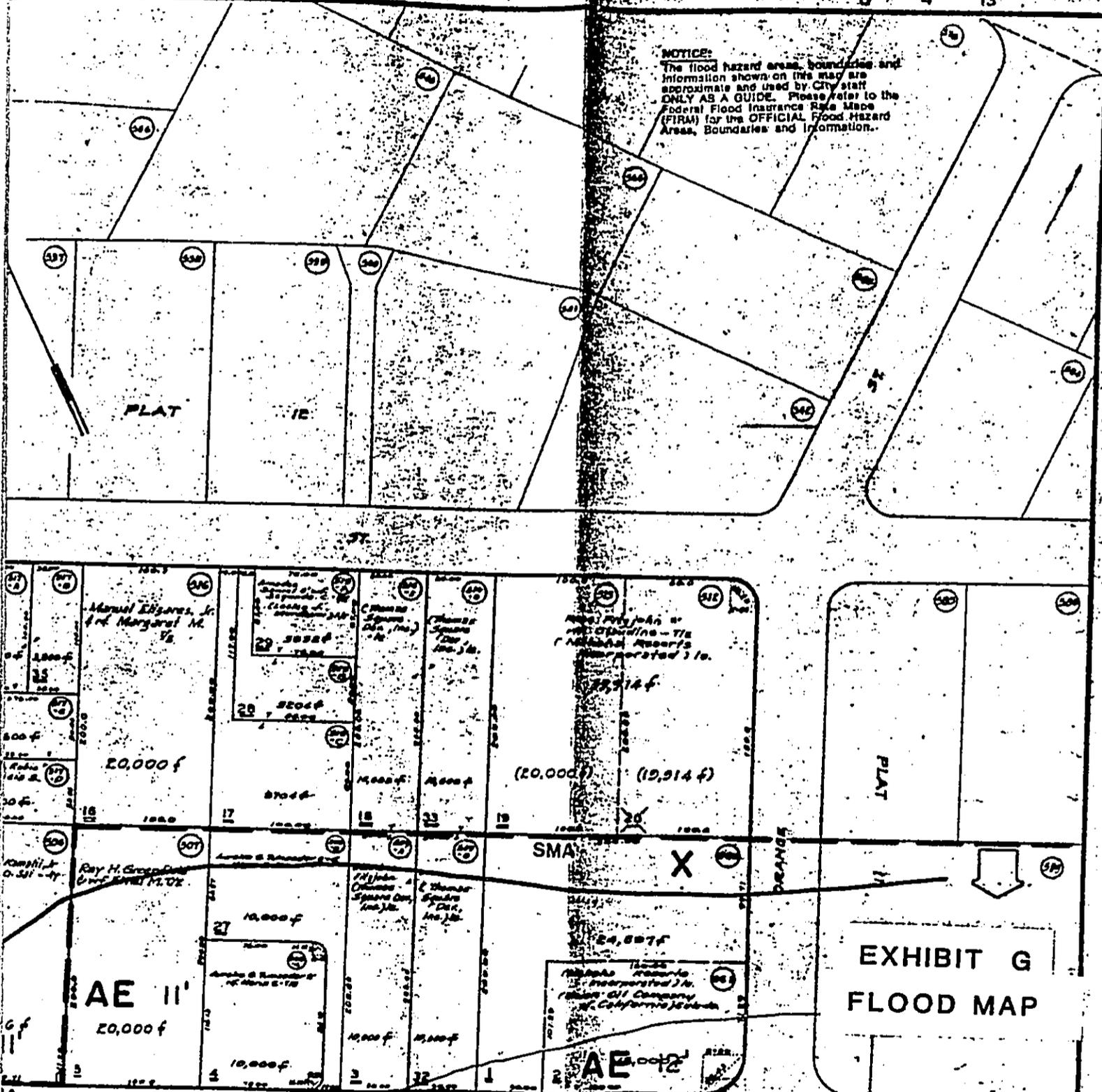
SMA ORD. 85-10  
 DEC. 2, 1985

DOCUMENT CAPTURED AS RECEIVED

0065 B

8 4 13

**NOTICE:**  
The flood hazard areas, boundaries and information shown on this map are approximate and used by City staff ONLY AS A GUIDE. Please refer to the Federal Flood Insurance Rate Map (FIRM) for the OFFICIAL Flood Hazard Areas, Boundaries and Information.



**UNOFFICIAL**

Subject To Change Without Notice

To Finance Town  
Charts Dropped 2021

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FIRST DIVISION		
ZONE	SEC.	PLAT
8	4	13
CONTAINING		PARCELS
SCALE: 1 IN. = 50 FT.		

SMA ORD. 85-10  
DEC. 2, 1985

Repealed 12, 20, & 21 amended by  
John A. Saravinas & R.E. Bunker R-7/2  
(Atty. S. LaRocca J/A/S)

SUBJECT TO CHANGE

5. Affected Environment:

A. Site Relation to Surrounding Areas.

From a planning perspective, the subject site forms the edge of a community commercial district which generally extends along Farrington Highway from the intersection of the Highway and Makaha Valley Road to the intersection of the Highway and Orange Street. Uses within this stretch of commercial establishments are both old and relatively new and generally appear oriented to two markets: local shopping needs of residents in the neighborhoods mauka of Farrington Highway and the convenience shopping needs of passers-by traffic along the Highway.

The proposed project will continue this land use pattern within the subject site; however, the project is architecturally designed to fit into the low-lying, single-story scale of residential uses immediately west and mauka of the project site. As such, the project will provide for a visual transition from the commercial establishments to the east of the project site and such residential uses to the west and north of the site.

The areas west and north (mauka) of the project site are dominated by single family structure on large and often narrow residential lots served by a grid pattern internal street system. This land use pattern indicates that these areas developed many years ago as separately-owned, large lot parcels many of which have been since further subdivided into 2-3 smaller lots. The lots directly west of the subject site fits that mold precisely: they are narrow lots (50 feet wide) with considerable depth (200 feet deep).

Immediately east of the project site across Orange Street are the Fogcutter Restaurant, a vacant lot and a 19,807 sq. ft. parcel which is in the process of obtaining a SMA permit approval for the development of a Fastop (store/gas station) convenience store. Next to the Fogcutter Restaurant in an easterly direction are the Makaha Drive Inn and Coronet Neighborhood Shopping Center. The proposed project would be compatible with these commercial uses.

Immediately makai of the project site across Farrington Highway are Mount Lahilahi Beach Park and the shoreline. It is anticipated that visitors to the park and beach will bring walk-in business to the shops located within the Makaha Commercial Development due to its convenient accessibility to the park and beach.

B. Government Land Use Designations.

The project site is classified "Urban" under the State Land Use District Classifications. This designation allows for the development of the proposed project.

The site is designated for "Commercial" on the Waianae Development Plan (DP) Land Use Map. As defined in the DP's Common Provisions:

"[C]ommercial areas are principally for business and commercial activities in contrast to other types of economic activities. Limited accessory uses directly related to the principal uses may also be permitted but only on the same lot and not as a principal use."

The proposed project conforms to the DP "Commercial" designation of the site.

The site is not designated for any proposed public facility use on the DP Public Facilities Map. However, Farrington Highway is designated for improvement within its current roadway right-of-way in the longer range (beyond 6 years) time frame. Such improvements, when it occurs, should not affect the project site or the applicant's current plans for its development as described in this report.

The project site is zoned B-2, Community Business District on the zoning map for Makaha. Exhibit "B" shows the existing zoning of the site and properties within the immediate surrounding vicinity.

**C. Site's Relation to Beaches, Parks, Natural Areas, Etc.**

The project site is located directly across the Mount Lahilahi Beach Park and is separated from the park and beach by Farrington Highway. It is more than 100 feet mauka of the shoreline and well outside the City's current 40 feet Shoreline Setback Area as well as the proposed 60 feet setback area proposed by Bill 7 ('90) currently before the City Council. Therefore, development of the project should not interfere with or diminish the size or public accessibility to these ocean recreation resources. As stated above, the completed project should complement these recreation uses by providing convenient access to good and services to users of the park and beach.

The project site was once occupied by residential uses as well as a former gas station. As such, the site does not contain any rare or endangered species or wildlife habitats or any unique natural resources or systems. Vegetation growth (i.e. low-lying grasses, weeds and bushes) within the mauka

portions of the site appear to be of relatively recent vintage except for some mature palm trees located at the center of the project site.

**D. Site's Relation to Historic/Cultural Resources.**

Based on the use of the project site and surrounding areas for urban purposes over the years, it is unlikely that the site contains historic or archaeologically significant resources. However, should site preparation or construction work within the property indicate otherwise or uncover any such resources, the applicant will immediately stop work and contact the State Historic Preservation Officer for guidance.

It is noted, again, that we have written to the State Historic Preservation Office of the State Department of Land and Natural Resources for its review and comments on this project. As soon as its response is received, we will forward the same to the DLU under separate cover.

**E. Coastal Views.**

Our examination of the DLU's Coastal View Study revealed the subject property is located in Section B, Pokai Bay of the Waianae Viewshed. Farrington Highway, in the vicinity of the subject site, is designated as a coastal road with continuous coastal views. It is obvious from the foregoing

that ocean view is critical at this location and that the project will not interfere or obstruct that view because of its location on the mauka side of the highway.

The text of the Coastal View Study states that the view of the Waianae Mountains is also a prominent view object in this viewshed. With the height of the proposed structures at 16 feet, it would appear that this project will have only minimal impact on the mauka view.

**F. Water Resources.**

The proposed project will be served by municipal water from existing Board of Water Supply mains located in close proximity to the site. Therefore, the project will have no effect on any groundwater resources within the Makaha area. Nor will the project affect any nearby streams. As mentioned above, Makaha Stream is located in excess of 1000 feet to the east of the project site.

**6. Project Site Photographs:**

Photographs of the subject site from 10 different points along the east, south (makai) and north (mauka) perimeters of the site are contained in Appendix "A".

7. Project Impacts:

A. **Conformance With State Coastal Zone Management Provisions (HRS. Ch. 205A, As Amended).**

The State's expressed policy is to "preserve, protect and where possible, to restore the natural resources of (Hawaii's Coastal Zone). See. HRS, Sec. 205A-21. The City adopted this policy as its primary policy governing development within its Shoreline Management Areas as expressed in Sec. 33-1.2, R.O.H.

The proposed project conforms to these policy directions in the following manner. First, it will not intrude into established public park lands or within the 40 feet shoreline setback areas. Second, it will not obstruct views of these resources and other natural scenic areas along the Waianae coast from Farrington Highway which are presently available. Third, it will not disrupt or destroy any existing coastal wildlife, habitats or natural resources or systems along the Makaha coast.

B. **Conformance with Coastal Zone Guidelines.**

Such guidelines are expressed in HRS, Sec. 205A-26. The proposed project conforms to these guidelines as follows:

**Sec. 205A-26(1)(A):**

The project will not cut off public access to a public park or the shoreline and ocean since it is located across Farrington Highway. Therefore, the project conforms to this guideline which seeks to protect public access to beaches and the shoreline. The companion City provision to this State guideline is Sec. 33-3.2(1)(A), R.O.H.

**Sec. 205A-26(1)(B):**

As stated above, the project site does not contain any rare or endangered wildlife species or sensitive wildlife habitats. Nor is it used by the public for any recreation purposes. Therefore, its development as proposed by the applicant will not diminish any public recreation area or wildlife preserve and would be in conformance with this State CZM guideline. The companion City provision to this State guideline is Sec. 33-3.2(1)(B), R.O.H.

**Sec. 205A-26(1)(C):**

This State guideline directs that solid and liquid wastewater treatment and disposal practices should have only minimal adverse impacts within the SMA. Its companion City provision is Sec. 33-3.2(1)(C).

As mentioned above, the project will hook up to City public sewers and refuse from the project will be collected and hauled away by private refuse services contractors. Therefore, refuse and wastewater generated from the project site will not have any adverse impact on coastal zone resources within the existing SMA in Makaha.

**Sec. 205A-26(1)(D):**

Under this guideline, alterations of land forms within the SMA shall cause only minimal adverse effects on water resources and scenic and recreational amenities and minimal flood, erosion, and siltation. The companion City provisions is Sec. 33-3.2(1)(D), R.O.H.

There are no significant land forms within the subject site as it is mostly flat land. Therefore, the project will be consistent with this provision.

**Sec. 205A-26(2)(C):**

This guideline requires a project within the SMA to be consistent with the Development Plan and existing zoning. Its companion City provision is Sec. 33-3.2(2)(C), R.O.H.

As discussed above, the proposed project is consistent with the "Commercial" designation of the project site in the

Waianae DP Land Use Map and the existing B-2, Community Business District zoning of the property. Therefore, it would be consistent with this SMA guideline.

7. Mitigation Measures:

In consideration of the low-profile and "rural" development character of the Makaha community, the proposed project is being scaled and designed to be compatible with this community character. The facade of the three structure maintains a "Rural Hawaii" appearance and character. The single-story building heights enable the project to blend into the prevailing coastal building patterns in Makaha and permits the views of the ocean and Waianae coast to be the dominant views along Farrington Highway as it passes through Makaha.

The reduced development scale and intensity within the project site re-inforces the coastal views domination of the Makaha area. Only about 25% of the site will be covered by building footprint at the present time. This will maintain the considerable openness in much of Makaha's built up environment within the project site. Landscaping along the publicly visible perimeters of the project site will further soften its design and visual impact on the immediate community and coastal environment.

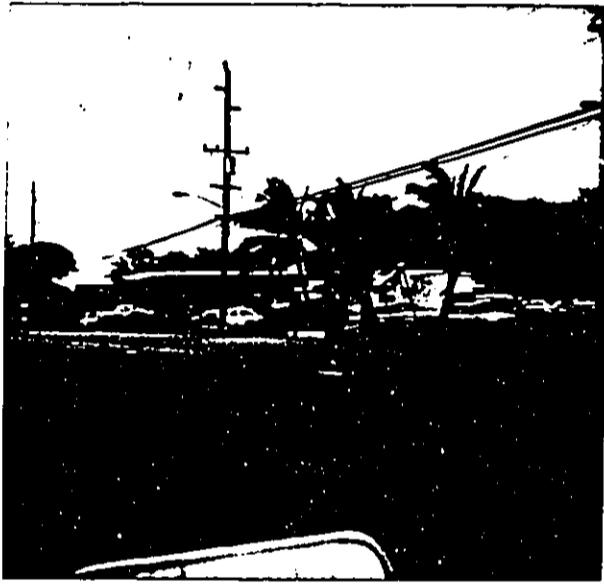
\* \* \* \* \*

#### APPENDIX A: SITE PHOTOGRAPHS

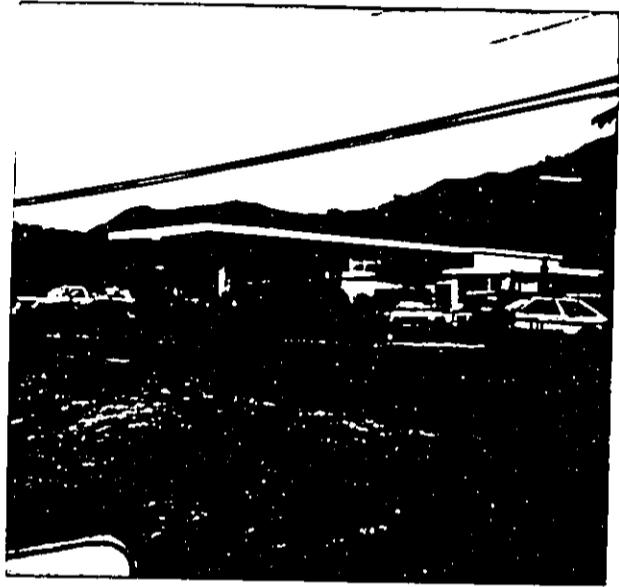
This appendix provides a series of pictures from the makai, mauka and easterly perimeters of the project site. The pictures' numbering corresponds to the numbers on the map included in this appendix. The numbers on the map shows the approximate location from which the various numbered pictures were taken. All pictures were taken at the beginning of March, 1990.

**APPENDIX "A"**  
**SITE PHOTOGRAPHS**





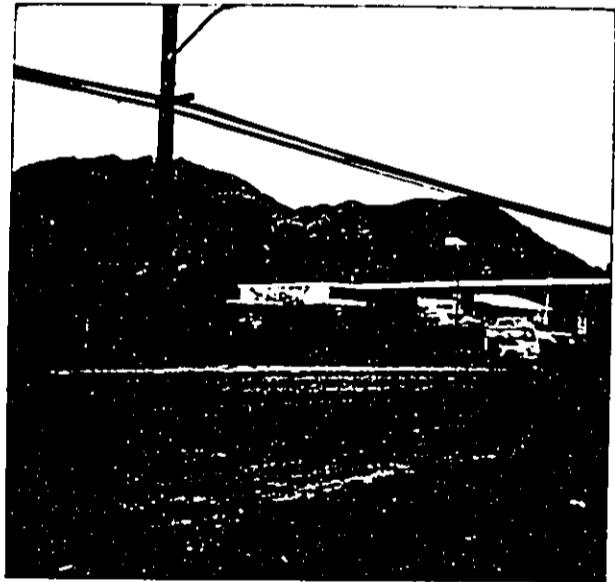
1



2



3



4



5



6



7



8

DOCUMENT CAPTURED AS RECEIVED



9