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OFC. OF ENVIRONMENTAL
QUALITY CONTROL

DEPARTMENT OF LAND UTILIZATION
91/SV-008 (DJK)
September 9, 1991

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner/Applicant : Carlyle and Kimiko MacHarg
Agent : Stanley D. Suyat
Location : 3047 Kalakaua Avenue,
Honolulu, Oahu
Tax Map Key : 3-1-33: 4 and 56
Request : To Construct a Duplex Dwelling
Approximately 20 Feet from the
Shoreline
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

DAC:lg

154

1991-09-23-0A-FEA-Macharg duplex Dwelling Shoreline
Setback Variance

**ENVIRONMENTAL ASSESSMENT FOR
APPLICATION FOR SHORELINE SETBACK VARIANCE
SHORELINE SETBACK RULES AND REGULATIONS**

I. GENERAL INFORMATION

- A. Applicant: Carlyle and Kimiko MacHarg
3047 Kalakaua Avenue
Honolulu, Hawaii 96815
Tel. No. 923-4446
- B. Recorded Fee Owner: Same as above
- C. Agent: Stanley D. Suyat, Esq.
Suite 2200, Pacific Tower
1001 Bishop Street
Honolulu, Hawaii 96813
Tel. No. 523-2500
- D. Tax Map Key(s): 3-1-33: 4 and 56
- E. Lot Area: 7,256 sq. ft. (5,342 sq. ft.
and 1,914 sq. ft.)
- F. Agencies Consulted: Informal consultation with
Department of Land Utilization,
City and County of Honolulu.

II. DESCRIPTION OF PROPOSED ACTION

A. General Description. Applicant proposes to construct two residential structures on the parcels, which will be consolidated and resubdivided into two approximately equal parcels. In connection with this assessment, Applicant seeks a variance from the Shoreline Setback Rules and Regulations, City and County of Honolulu, to place the residential structures no less than 20 feet from the certified shoreline, as provided in said Regulations. An application for a variance to authorize

the proposed residential structures on substandard lots, designated Application No. 90/VAR-42, was granted on May 6, 1991. As presently configured, Parcel 4 has an average depth of approximately 98 feet, and Parcel 56 has an average depth of 62.69 feet. The 40-foot shoreline setback would include substantial portions of both parcels, as presently configured and when consolidated and resubdivided. A location map showing the relative location of the project site is attached as Exhibit A.

B. Technical Characteristics. A layout drawing showing property lines, lot size, shoreline setback, and existing and new structures is attached as Exhibit B. The certified shoreline map is attached to this assessment as Exhibit B-1.

III. AFFECTED ENVIRONMENT

A. The subject site is located in a residential area zoned R-5, on which is presently located three residential structures between 40 and 60 years old. All three buildings are long past the age of economic usefulness.

B. The Land Use Ordinance Flood Hazard District and Flood Insurance Rate Map designate this area Flood Zone AE, requiring building floor levels to be 10 feet above mean sea level. The elevation of the lot is about seven feet above mean sea level.

C. The coastal views from the surrounding areas will not be affected since the proposed project will not exceed

25 feet above the highest point of the buildable area boundary line. Please refer to the attached building envelope study sketches, Exhibits C-1 to C-3, which depict the maximum building size allowed. Coastal views should also not be affected by the requested variance since several of the buildings located on adjacent parcels are located less than 20 feet from the certified shoreline and this project will be no closer than 20 feet to the shoreline. Please refer to Exhibits D-1 to D-5 attached to this assessment, which depict the placement of structures on adjacent parcels. In addition, the site is bounded on the ocean by a seawall which marks the certified shoreline. The seawall will not be affected if this variance is granted.

D. Publicly used beach access points will not be affected because a public right-of-way for pedestrians to go over, along and across the stonewall along the makai edge of the parcels will remain unchanged. Please refer to Exhibits D-2 to D-5, which are photographs that depict the right-of-way.

E. Location and site maps are included herein as Exhibits A and D-1, respectively.

IV. IMPACTS AND ALTERNATIVES CONSIDERED

Since this proposed action will occur at least 20 feet from the certified shoreline and that the public right-of-way and the stonewall associated therewith will not be disturbed as a result of this project, there will be no any major impacts on

the affected environment. Further, the proposed structures will conform to height and setback requirements so that coastal views will not be affected. The other alternative considered by Applicant is to renovate the existing residential structures, two of which are well within the 20-foot shoreline setback area. However, this is not the preferred alternative and would continue the existing nonconformities.

The "no project" alternative would include leaving the existing structures in their present condition, one of which is over 60 years old. Neither the preferred proposal nor the alternative designs considered would affect the natural shoreline processes, the beach or the lateral pedestrian access along the beach since the seawall would remain unaffected under any alternative selected.

V. MITIGATION MEASURES

Applicant will mitigate the negative impacts, if any, of the proposed project by observing building height and front and side yard requirements applicable to R-5 residential zoning districts. Applicant will further mitigate impacts, if any, by building upon no more than 50% of the parcel area and by not intruding within the 20-foot shoreline setback, all of which may be administratively adjusted within the foregoing guidelines.

VI. CONCLUSION

The proposed project, for the reasons discussed above, will not result in a major impact upon the affected environment and is entitled to a negative declaration because it will not have a significant effect on the existing seawall and coastal views and would not require the preparation of an environmental impact statement.

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LOCATION MAP

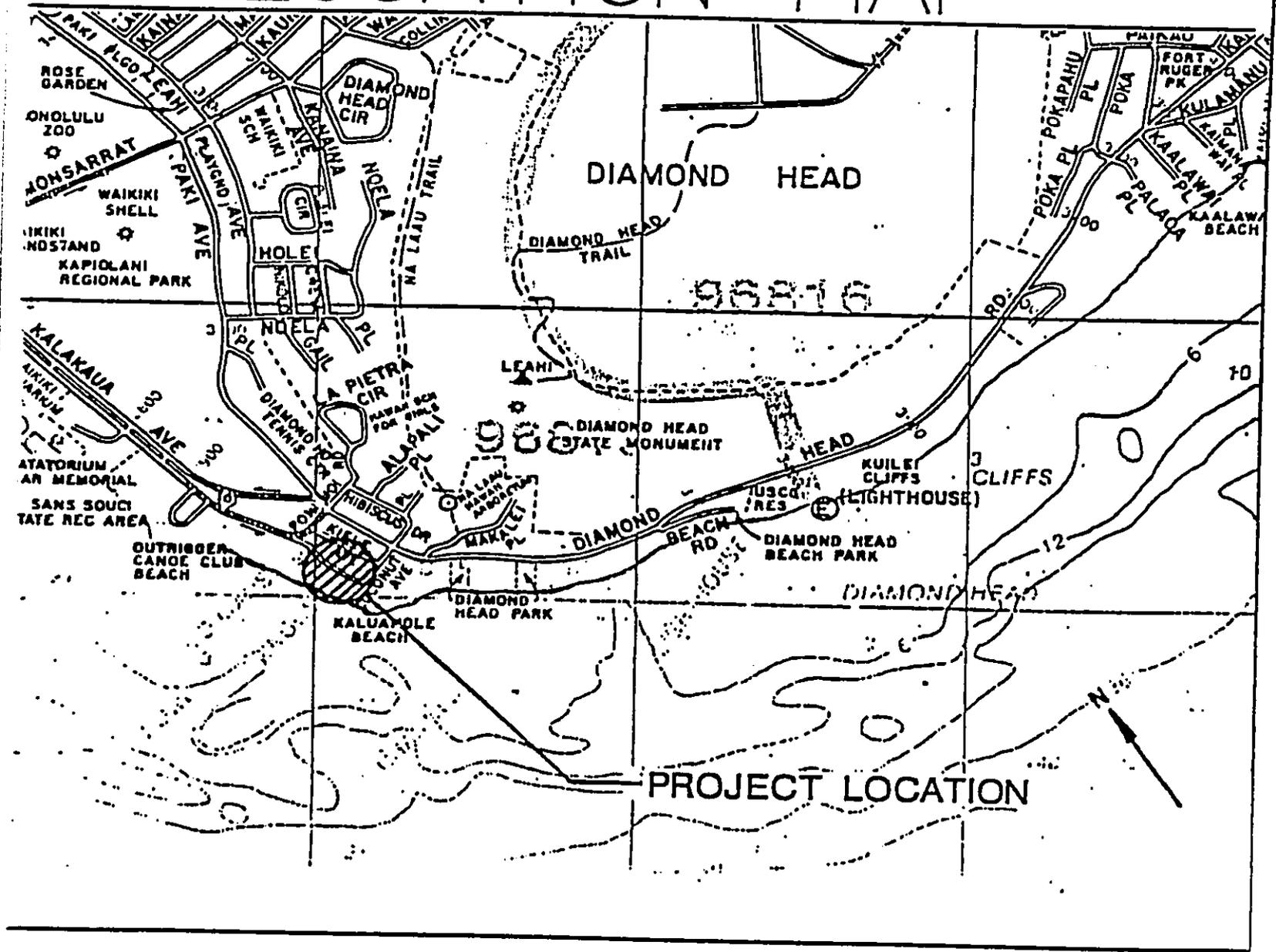
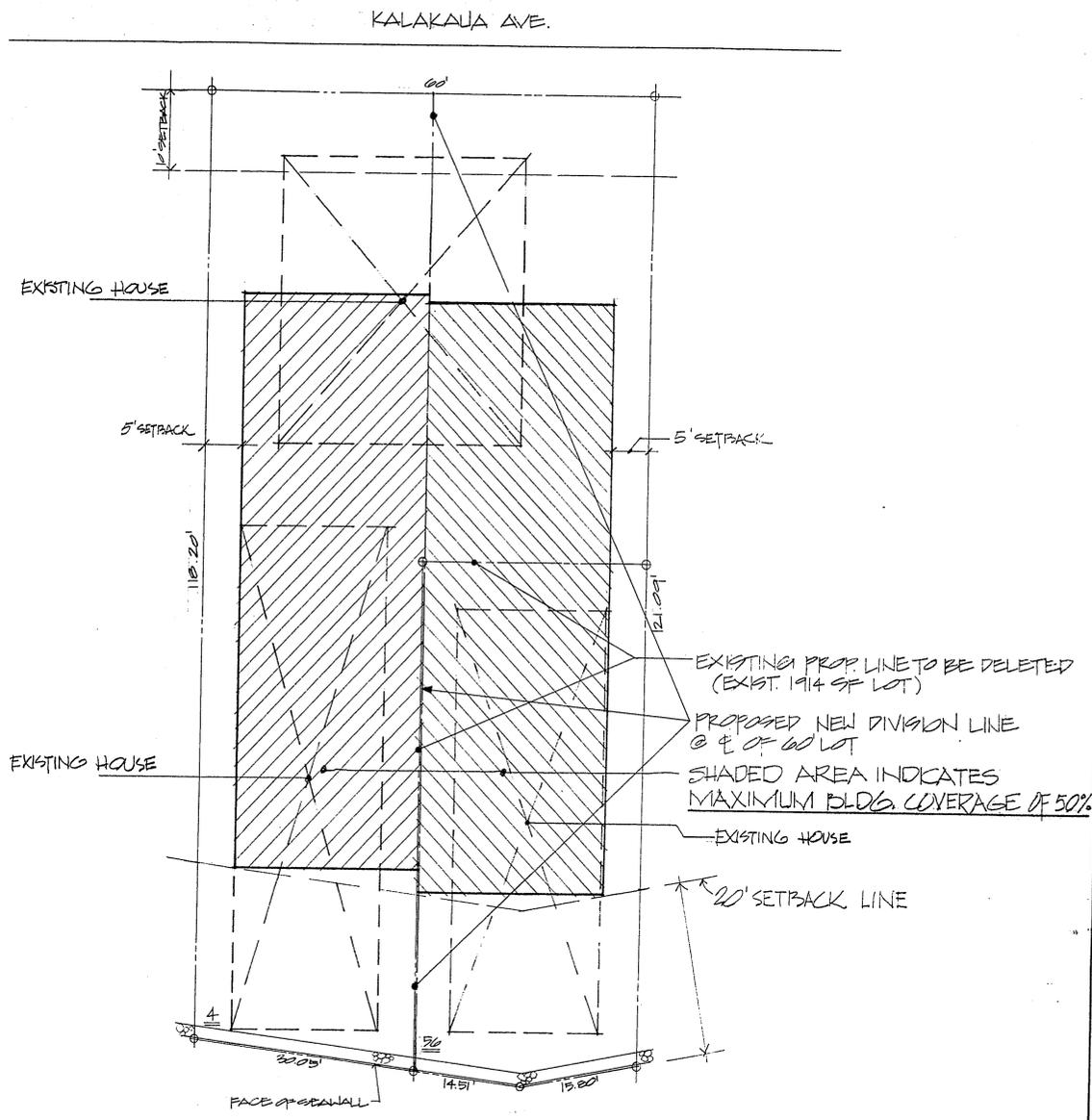


EXHIBIT A

0088 Q



LOT 4 5342 S.F.
 LOT 56 1914 S.F.
 TOTAL L.A. 7256 S.F.

EXHIBIT B

REVISIONS	BY

THIS PLAN IS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND ORDERS OF THE STATE OF HAWAII.

SUTTON CANDIA PARTNERS
 ARCHITECTS & PLANNERS

PROPOSED 2 RESIDENCES OF
 MR. & MRS. CARL MACHARG
 3047 KALAKAUA AVENUE
 TMK: 3-1-33-4 AND 56

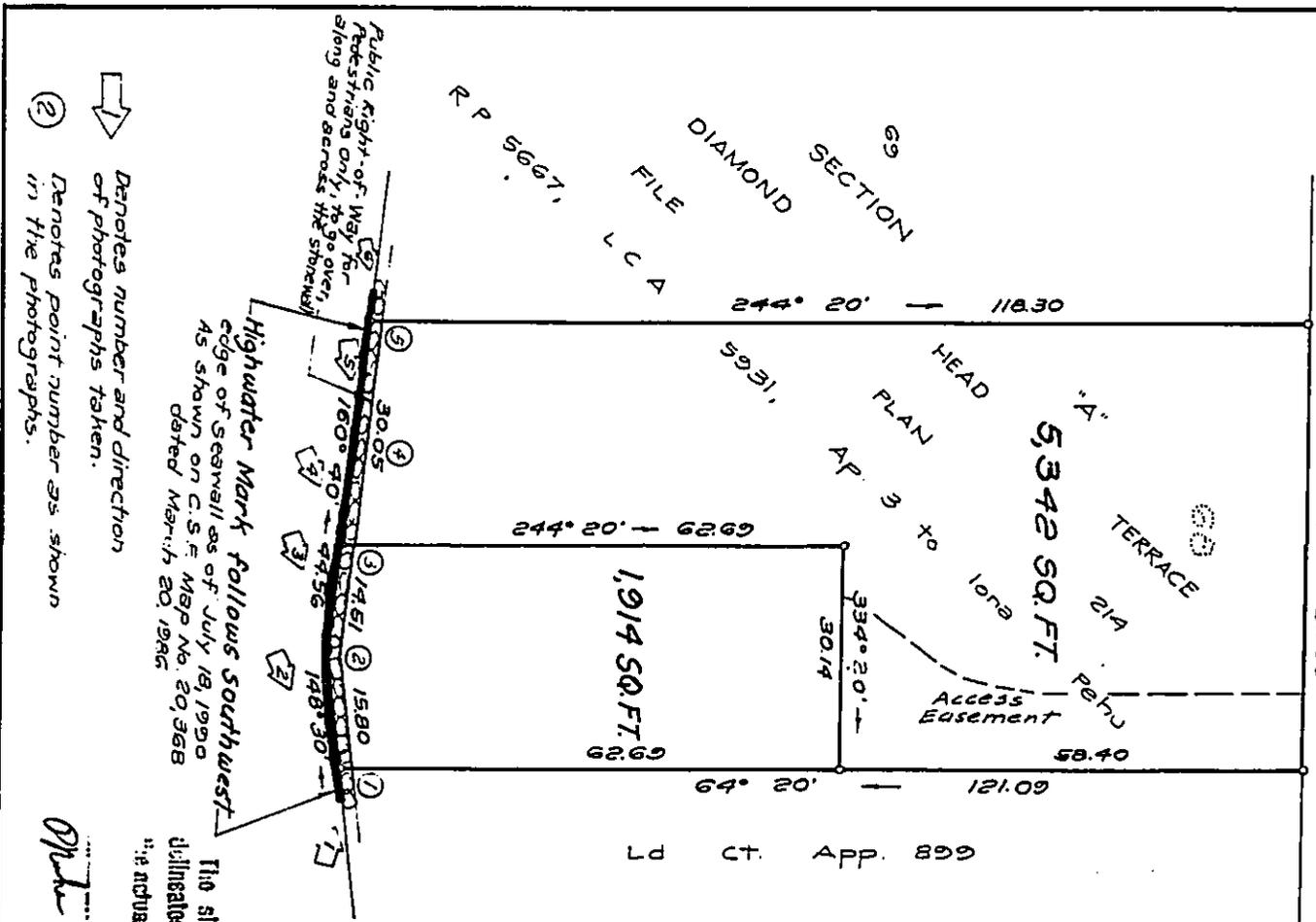
Date 5/6/91
 Scale 1/8" = 1'-0"
 Drawn DR
 Job MACHARG
 Sheet

Of Sheets

KALAKAUA AVENUE

334° 50' - 60.00

TRUE NORTH
Scale: 1 in. = 20 ft.



- ➔ Denotes number and direction of photographs taken.
- ② Denotes point number as shown in the photographs.

TMK: 3-1-33: 4156, 1st Div
Field Book No. 52: 21

SHORELINE CERTIFICATION MAP
 PORTION OF ROYAL PATENT 5667
 LAND COMMISSION AWARD 5931
 APANA 3 TO IONA PEHU
 AT KAPUA, WAIKIKI, HONOLULU, OAHU, HAWAII

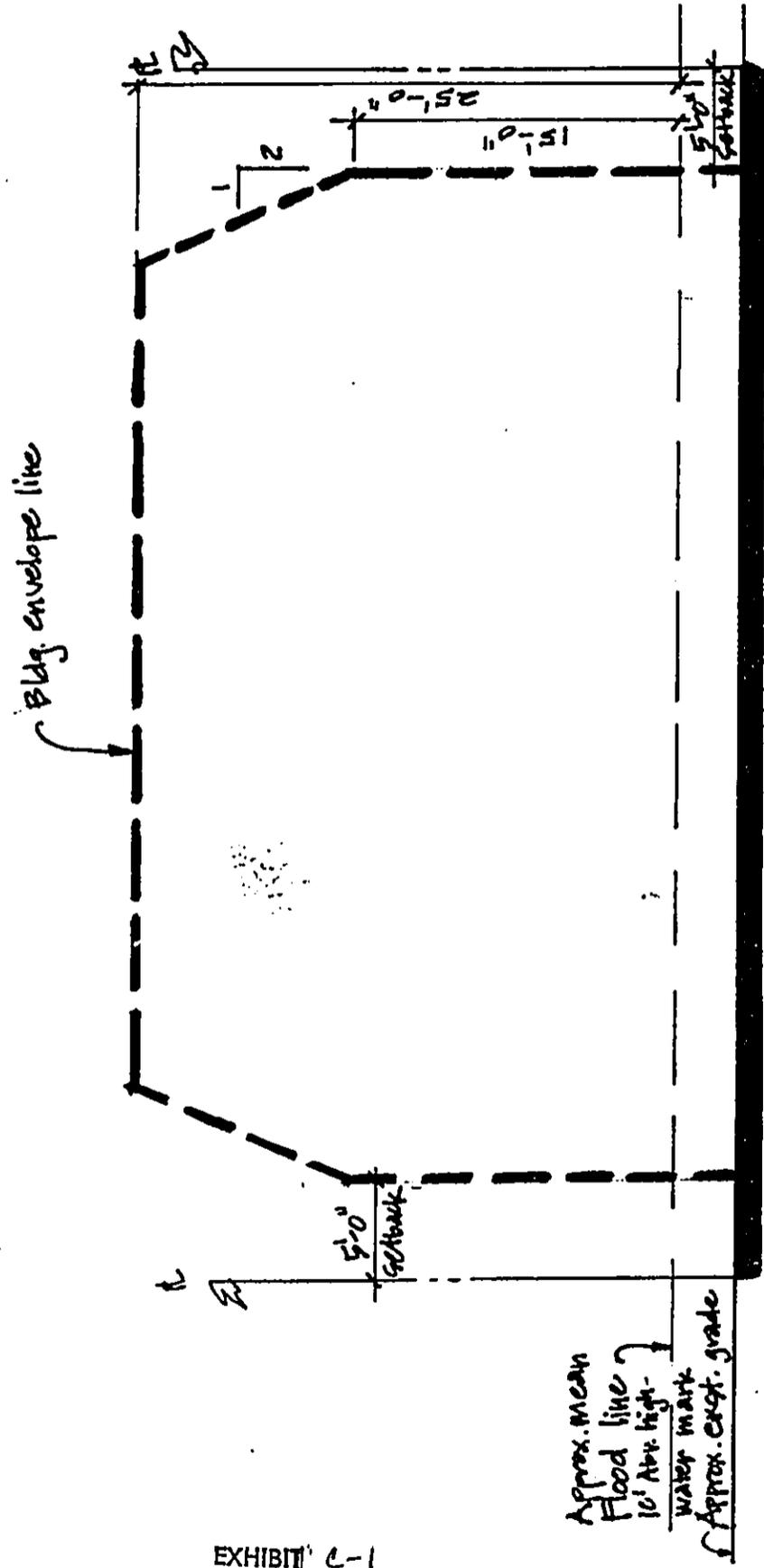
Prepared For:
 Carlyle Nachberg
 4995 Kahaia Ave., #353
 Honolulu, Hawaii 96816

Prepared By:
 a SURVEYOR
 2810 Paas St, Suite 7
 Honolulu, Hawaii 96819



This map was prepared by me or under my supervision.
 DENNIS Y. YAMAMOTO
 Registered Professional Land Surveyor Certificate No. 5163

Project No. 8955
 July 24, 1990



M A F A I E L E V A T I O N
SC: 1/8" = 1'-0"

EXHIBIT C-1

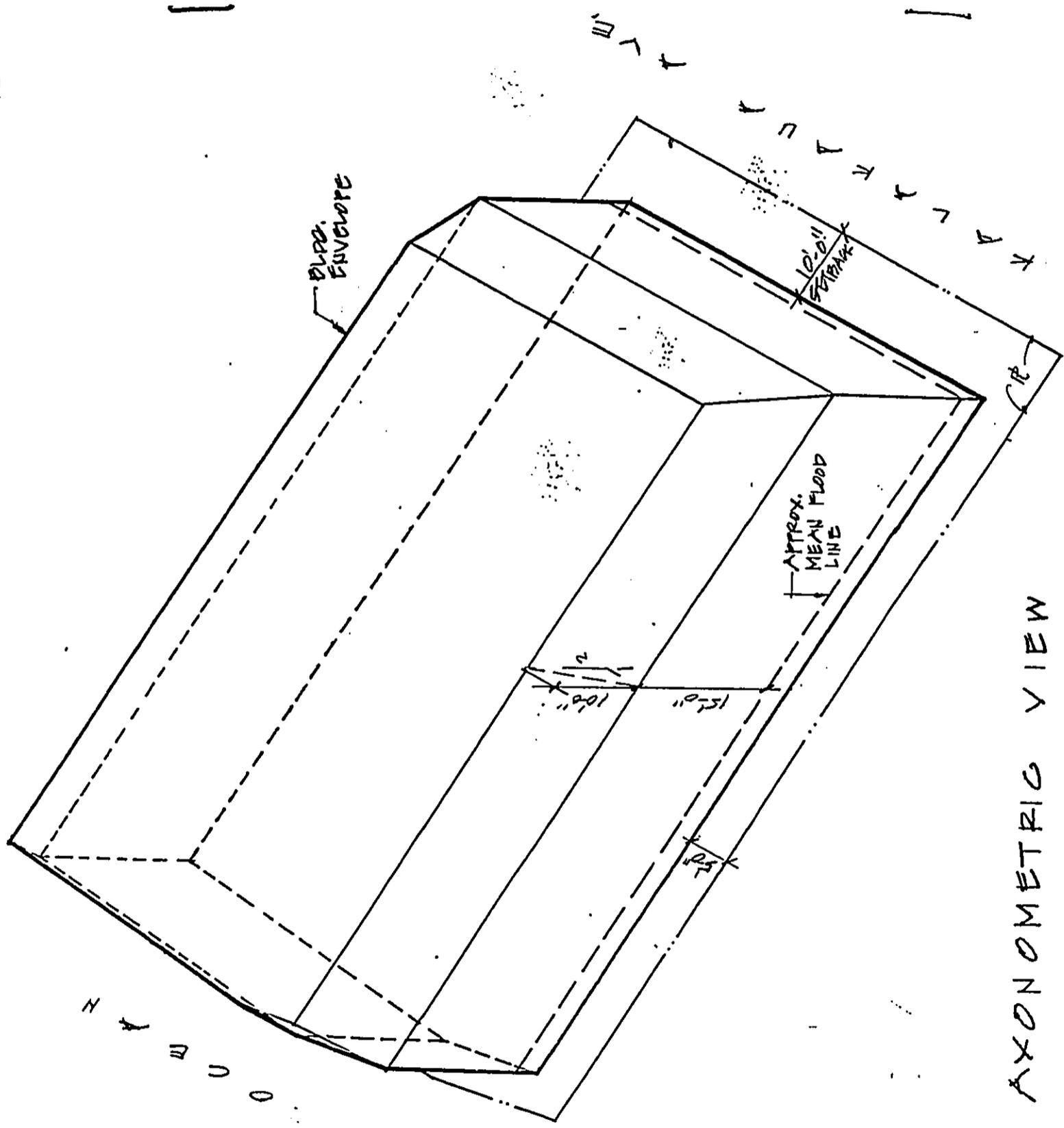
MACHARO RES. @ 3047 KALAKAUA AVE.

STUDY SKETCH

SUTTON CANDIA PARTNERS
680 Iwilei Road, Suite 420 • Honolulu, Hawaii 96817
Telephone (808) 531-1657 • FAX (808) 526-0038

SC: AS SHOWN | JOB NO. 90019 | DATE: 5/22/91

0088 R



AXONOMETRIC VIEW

EXHIBIT C-3

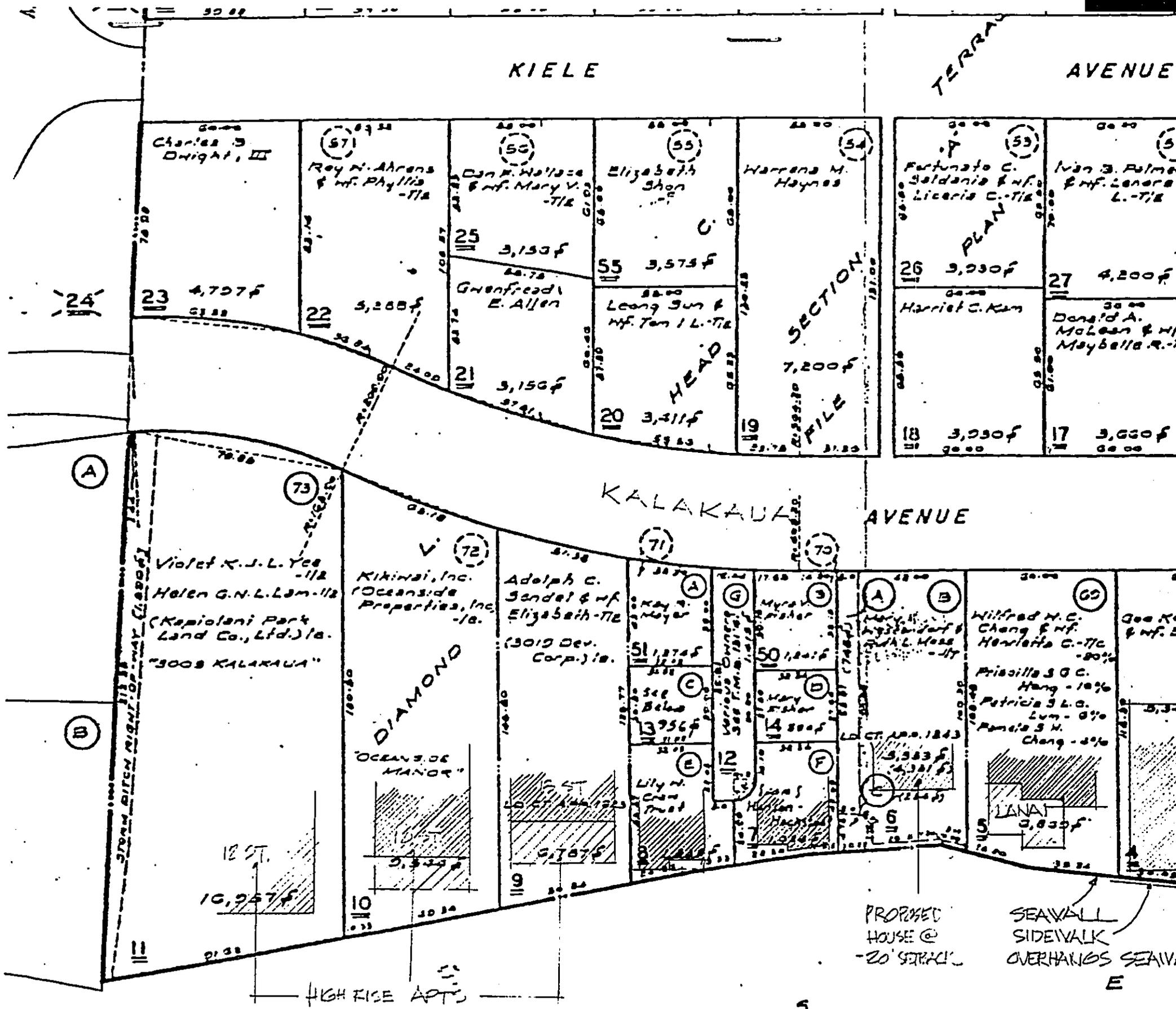
MACHARG RES. @ 3047 KALAKAUA AVE.

STUDY SKETCH
3

SUTTON CANDIA PARTNERS
650 Iwikei Road, Suite 420 • Honolulu, Hawaii 96817
Telephone (808) 531-1657 • FAX (808) 526-0038

SC: 1/6" = 1'-0" NOB NO. 90019 DATE: 5/22/91

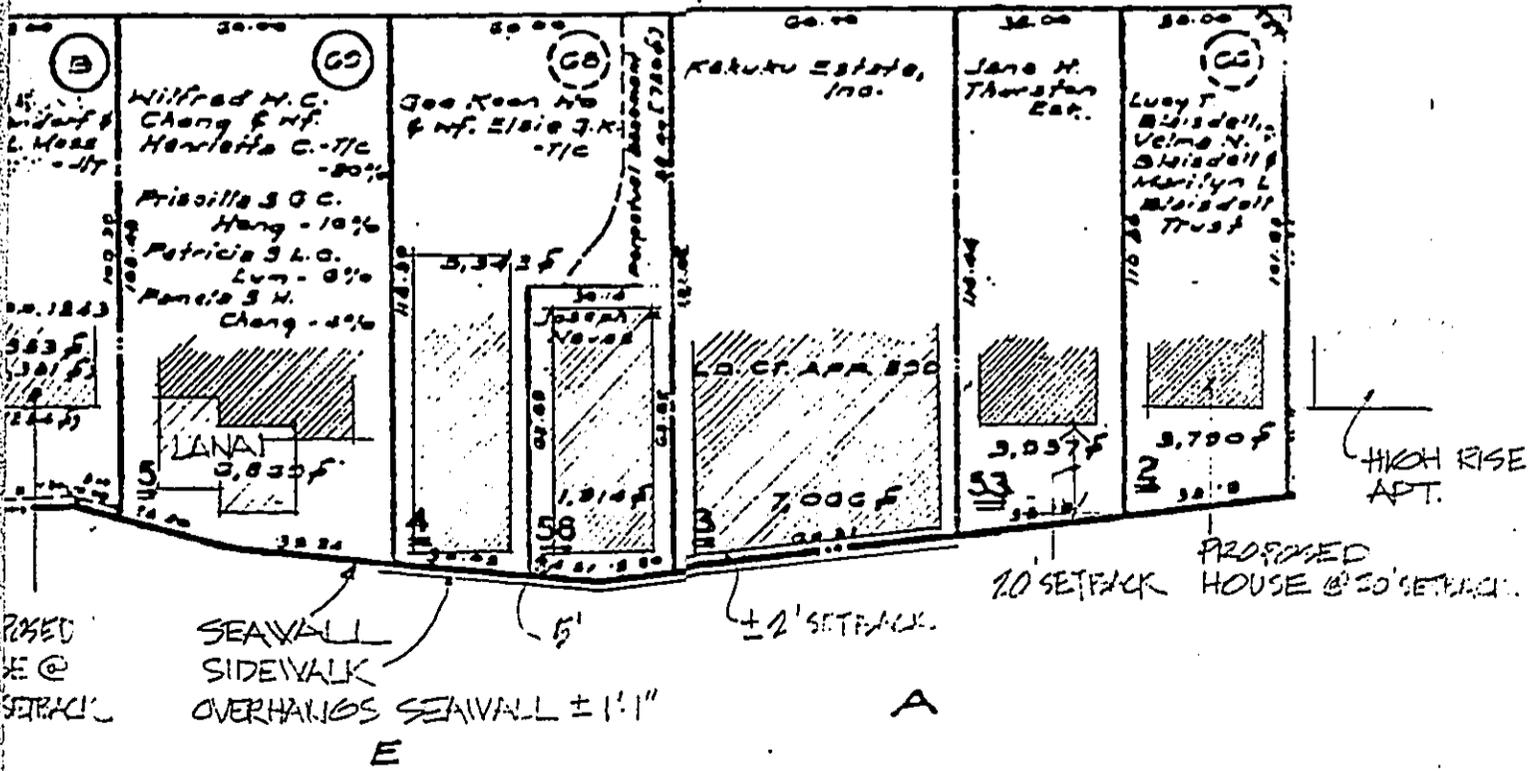
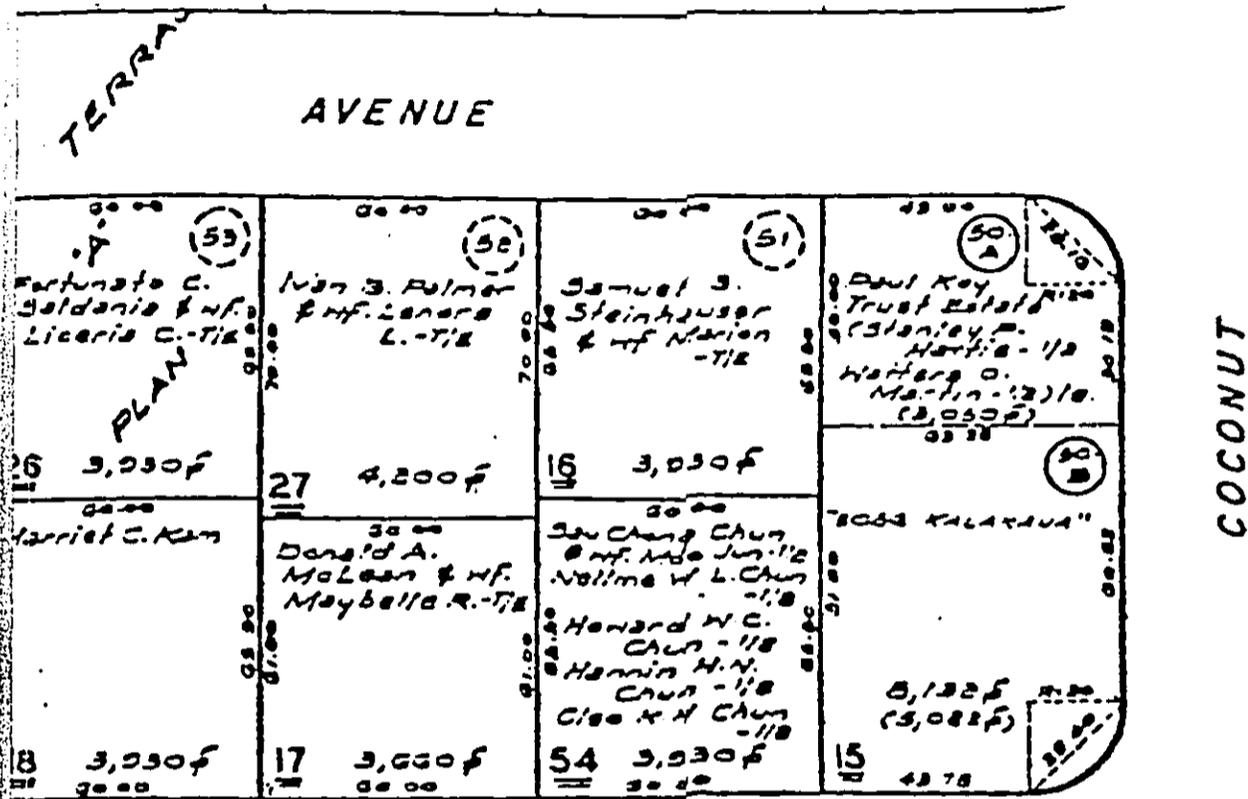
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13 Donald H. Ohmejer, Jr.

APPROXIMATE
BLDG'S. AT

DOCUMENT CAPTURED AS RECEIVED



TAX MAP KEY NO. 3-1-33

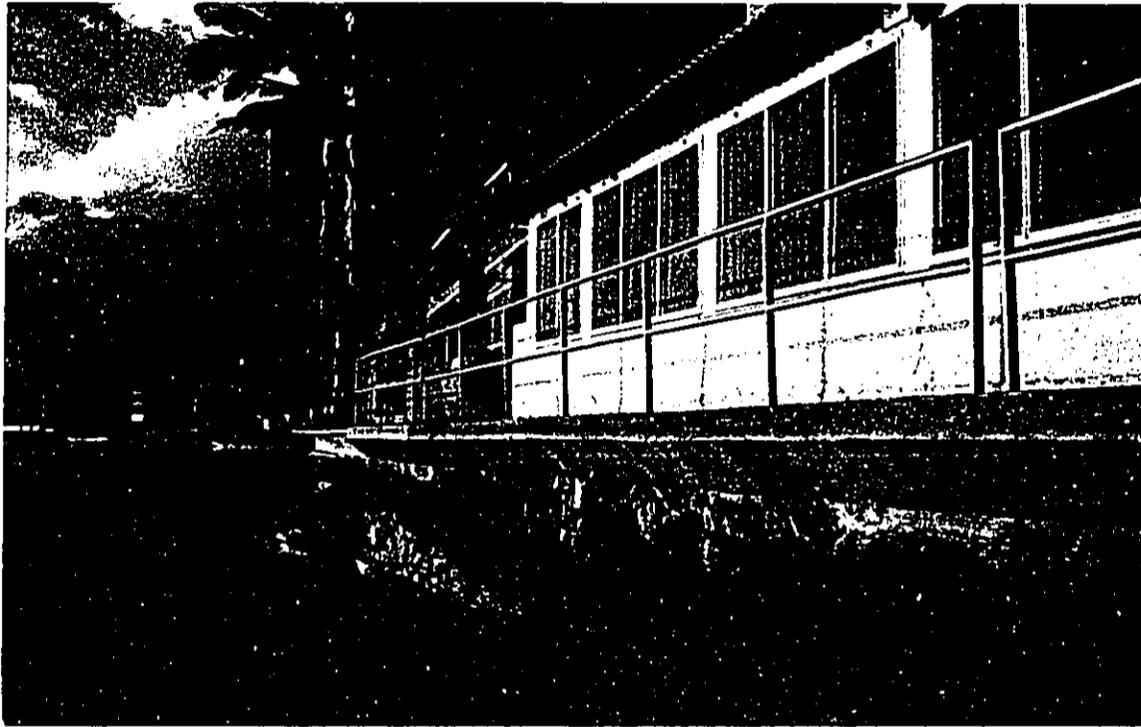
APPROXIMATE LOCATIONS OF EXISTING BLDGS. ALONG SEAVALL DATE 5/16/71

EXHIBIT 'D-1'



Residential structure on adjacent parcel TMK 3-1-33:3,
facing in Koko Head direction.

EXHIBIT D-2



Residential structure on adjacent parcel TMK 3-1-33:3,
facing in Ewa direction.



Residential structure on adjacent parcel TMK 3-1-33:5, facing in Koko Head direction. Note covered lanai in 20-foot setback and main structure within 40-foot setback areas.



Covered lanai on adjacent parcel TMK 3-1-33:5 within 20-foot setback area, facing in Ewa direction. Note other structures within 20-foot setback area.

EXHIBIT D-5