

'91 DEC -4 AS:21

DEPARTMENT OF LAND UTILIZATION
91/CUP2-6(ASK)
November 29, 1991

GFC. OF L.A.
QUALITY

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner : The Salvation Army
- Applicant : The Salvation Army
Agent : Bette M. Stillwell
Location : 3016 Oahu Avenue, Manoa
Tax Map Key : 2-9-31: 01
Request : To utilize the existing Waioli Tea Room,
which is listed on the Hawaii Register
Historic Places
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

LKCC:lg
Encl.

91CUP2-6.lag/2

218

1991-12-23-0A-FRA-Salvation Army Waioli Tea Room

FILE COPY

THE SALVATION ARMY
HAWAIIAN ISLANDS DIVISIONAL HEADQUARTERS • P.O. BOX 820 / HONOLULU, HAWAII 96809
PHONE (808) 968-2135 • FAX (808) 968-5285



WILLIAM BOOTH, Founder
EVA BURROWS, General
PAUL A. RADEB, Territorial Commander
JOE NOLAND, Divisional Commander

November 6, 1991

Loretta K. C. Chee
Acting Director of Land Utilization
650 South King Street
Honolulu HI 96813

Re: Application for a Conditional Use Permit, Type 2
The Salvation Army Waioli Tea Room, 3016 Oahu Avenue, Manoa
Tax Map Key: 2-9-31:01

Dear Ms. Chee:

Thank you for your letter of October 23rd, outlining some questions and information still needed prior to your acceptance and processing of the application for Conditional Use Permit Type 2. I will address your questions in the order of your letter:

1. STATE HISTORIC PRESERVATION OFFICER - APPROVAL: The Waioli Tea Room floor plan scale is 1/4" to 1 foot. Attached is copy of letter to State Historic Preservation Officer relative to our present plan to take care of some needed repairs.
2. Environmental Assessment under Chapter 343, Hawaii Revised Statutes: SEE ATTACHED "AMENDED ENVIRONMENTAL ASSESSMENT"
3. HOURS OF OPERATION: It is the long-range plan, over a period of twelve to eighteen months, to do three-meals a day. 7 AM to 10 PM, maximum.
4. PARKING: A restriping of the Salvation Army property parking lots/areas now provides 101 marked stalls, without using the space left by the razed gymnasium. The attached plot plan shows the numbered stalls, commencing with #1 in the far left section, moving horizontally to the right, with numbers 33 and 34 at the Waioli office. Numbers 35 through 49 are near cottages A, B, and C, as shown. These are assigned stalls, with three designated Visitor stalls.

The Waioli parking lot starts with number 50 and goes through 101. Numbers 92 - 101 are tandem parking for Waioli employees and loading in the wide area to the right of the restroom building. (See LUO 3.70-3C2, P.3-20) With the chapel assigned needed spaces (#56 - #66) there is still ample parking for Waioli patrons in the parking lot. (See LUO 3.70-2 P.3-12.) Restaurant loading will be accommodated in spaces 98 and 100. (See LUO 3.70-10 A, P. 3-23.)

PARTICIPATING
AGENCY



Aloha
United Way

An Equal Opportunity Employer

Continued

NOV 18 PM 1 11

Loretta K.C. Chee
November 6, 1991

5. CATERING SERVICES: Tad & Pat Catering is negotiating to operate the Waioli Tea Room restaurant food services. Part of this operation is outside "catering." The large Waioli kitchen allows for a sectioning for catering activity. The catering activity will operate within the same time frame as the restaurant, utilizing the same staff.
6. APPLICATION FEE: The area included in the Tea Room operation appears to be approximately 25% of the property, or 2.5 acres, (90% of the parking lot and actual restaurant buildings and adjacent gardens). This includes the area listed in the Historic Register. Will you please base the application fee on this space formula.

I trust this will satisfy any questions and that our application will be accepted for processing without delay.

Further, several members of the Salvation Army Board, staff, and friends attended the Manoa Neighborhood Board last Wednesday evening. I have attached a copy of their letter received on Friday.

Thank you.

Sincerely,



Bette M. Stillwell
Waioli Project Consultant
261-9411

S

cc Major Joe Noland

November 6, 1991

Department of Land and Natural Resources
Mr. Don Hibbard, Director
State Historic Preservation Division
33 South King St., 6th Floor
Honolulu HI 96813

Dear Mr. Hibbard:

Ever since the June 28th election and announcement of the Waioli Tea Room to the State Register of Historic Places, we have been working on the application for the Conditional Use Permit Type 2. We are now in the final stages and hope to have it accepted very shortly.

I take this opportunity to tell you that we are also in the planning stages of some needed repairs and renovations to the old establishment, and seek your approval of what we will be doing.

First, the roof is in dire need of repair, perhaps complete reroofing. When this is approved, the intent is to make the structure water tight. The appearance will not be changed other than looking better. There is also need for considerable carpentry repairs in the roof structure, eaves, tie-ins, etc.

Second, the building will be repainted throughout, interior and exterior.

Third, the interior wall surfaces in one particular area will be redone, due to water damage. The finish appearance will be in keeping with the original decor of the building.

Fourth, electrical repairs and additional lines installed in compliance with building code will be contracted very shortly. This will require a permit when the contract is given. You will be informed.

All of the work is "housekeeping." It is not our intent now or in the future to redesign or change any of the appearance, inside or outside. Eventually, we will try to replace the original French doors, realign the triple hung windows, and repair or replace the deteriorated balustrades.

Continued

Mr. Don Hibbard
November 6, 1991

At this point, none of the work is requiring plans. If, and when, plans become necessary, building permits, etc., you will surely be apprised.

At this week's Manoa Neighborhood Board meeting, even without our solicitation, a unanimous vote was cast in support of The Salvation Army's reopening the Waioli Tea Room.

If this is not the usual format, or if further information is needed, please let me know as soon as possible. Thank you for your consideration.

Sincerely,


Bette M. Stillwell
Waioli Project Consultant

cc Major Joe Noland

AMENDED
ENVIRONMENTAL ASSESSMENT
THE SALVATION ARMY WAIOLI TEA ROOM
3016 OAHU AVENUE HONOLULU HI 96822

APPLICATION FOR CONDITIONAL USE PERMIT - TYPE 2
NOVEMBER 7, 1991

Prepared by Bette M. Stillwell, Project Consultant

1. Identification of Proposing Applicant:

The Salvation Army is a non-profit charitable and religious organization, chartered in Hawaii in 1893 to serve the spiritual and social needs of the community.

The Salvation Army Children's Home opened on the Manoa Valley site in 1908. The Waioli Tea Room was built on the property in 1921 to serve the vocational needs of the children and youth who were in The Salvation Army's care. It was designed to provide a training opportunity, while at the same time, deriving income to support the program.

This format was maintained until 1960 when children's services began to take a different focus. In the early days, the home was an "orphanage." The children were in custodial care. By 1960 children with behavioral and emotional problems were being placed with the Salvation Army for therapeutic treatment. Vocational training in a tea room setting was no longer viable.

The tea room continued to serve the community and produce income to support Salvation Army programs, offering a daily food service; a bakery, a noon meal and afternoon tea. It opened for Sunday Brunch in the 80s. Throughout its 67 years of operation, it established a local clientele who seemed to savor its special place in the community, its ambience and low-key everyday presentation. Visitors from around the world returned regularly to feel something from the past, its spirit of nostalgia and eternal aloha.

The buildings are designed architecturally to fit into the landscape; low and rambling, wide lanais and french doors. The environment is calm and serene, quiet, and well mannered.

2. **Approving agency - Department of Land Utilization**

3. **Agencies consulted in making assessment:**

Department of Land and Natural Resources
State Historic Preservation Division
Department of Health
Department of Transportation
City County of Honolulu
Board of Water Supply
Department of Land Utilization
Hawaiian Electric Company
Manoa Neighborhood Board
The Outdoor Circle
The Junior League of Honolulu
The Salvation Army Women's Auxiliary
Historic Hawaii Foundation
The Salvation Army Advisory Board
Senator Ann Kobayashi

4. **General description of the action's technical, economic, social and environmental characteristics:**

- A. **Technical Description:** The Waioli Tea Room operated for 67 years on this site under a "grandfathered clause." This was lost with the closing in 1988. DLU notified applicant that a Conditional Use Permit Type 2 was now required to reopen. The project is described as follows:
- B. **Economic Description:** The tea room will be operated as a business with proceeds, after expenses, supporting Salvation Army service programs in Honolulu.
It will bring income into the State and create employment opportunities for people with social disabilities (Salvation Army rehabilitation programs.)
- C. **Social Description:** The proposed operation of the Waioli Tea Room will provide, once again, a social entity in the Manoa Valley community. Its Christian orientation will cater to families, senior citizens, business groups, and visitors to the city. It will create job opportunities, especially for people with disabilities.
- D. **Environmental Characteristics:**
It is the intent of the applicant that the current action's characteristics will emulate the original and former Waioli operation. The kitchen will operate daily. All physical requirements are in place, i.e., electrical, plumbing, ventilation, water, sewage, waste disposal, parking and traffic control, restrooms, loading, etc.

The Salvation Army's no-alcohol policy will be enforced, assuring an element of conservative activity on the grounds.

The redefining of parking spaces eliminates the access of large tour buses.

It is the applicant's intent to restore the tea room to its former place of respect and popularity, concentrating its efforts on the kamaaina trade. It will offer an early morning "serve yourself" breakfast, with popular international newspapers available, a gourmet "take-out" window for quick pickups in the late afternoon or evening, luncheon on the lanai, High Tea in the afternoon, and eventually, an early evening family dinner time. A private dining room is planned for special meetings or dinner parties.

The interior will carry memorabilia from the past; Robert Louis Stevenson and Princess Kaiulani, Manoa Valley, the Salvation Army in the early days in Honolulu, and artifacts from the old bakery and tea room.

The Salvation Army is negotiating a lease with Mr. Paul Onishi, owner of Tad & Pat Catering, a professional Christian gentleman whose philosophy and manner is compatible with Salvation Army expectations. He will lease the kitchen and dining rooms, providing a consistent financial base in support of Salvation Army programs as well as the maintaining of the property.

5. *Summary description of the affected environment, including suitable and adequate location and site maps;*

The Waioli Tea Room gardens are one of the city's most acclaimed, with low manicured beds near the buildings and thick tropical vegetation in surrounding gardens. It's rain forest atmosphere propagates quick growth of all manner and species of exotic and rare plants. The gardens flora is catalogued and includes fruit and nut trees; macadamia, mountain apple, mango, guava, cococut, coffee, kukui nut, papaya, banana, to name a few. The flowering plants include bromeliad, bird of paradise, ixoria, congia (sandpaper plant), orchids, bleeding heart, belladonna, hibiscus, ginger, to name a few.

The Robert Louis Stevenson Memorial Grass House is a focal point of the garden, lending its historical culture to all who visit. A mountain stream flows through the gardens following heavy rains. A fish pond is centered off the terrace. A bamboo forest fills the back gardens.

The Salvation Army owns this 10.2 acre parcel of land in Manoa Valley. The Waioli Tea Room, including parking lot and gardens, comprises approximately 25% of this area. Any adjacent residences are occupied by Salvation Army staff within the property. The nearest adjacent residential property is well beyond the distance of any possible intrusive adverse noise impact. (Refer to site map with application.)

It is a Salvation Army policy that no amplified entertainment shall be allowed in connection with any functions at the tea room. All activity is required to be ended by 10 PM.

The air quality could, possibly, be enhanced by the bakery. All cooking areas are adequately vented with prescribed fans and filters.

Trash recepticals are placed appropriately and discreetly in keeping with the landscape, guest access, and appearance. Contracted pickup service is scheduled three times a week.

Site maps are on file with original application material.

6. *Identification and summary of major impacts and alternatives considered, if any:*

The applicant sees no indication of any adverse impacts on the environment. Positive impacts may include the fact of a daily presence on the property, utilizing the buildings and the gardens. This brings life back to a property.

7. *Proposed mitigation measures, if any:*

Preservation Plans prepared for the Department of Land and Natural Resources' State Historic Preservation Program are on file with the application material previously submitted. A copy of the approval letter for the plans from the State Historic Preservation Program are also in the file submitted.

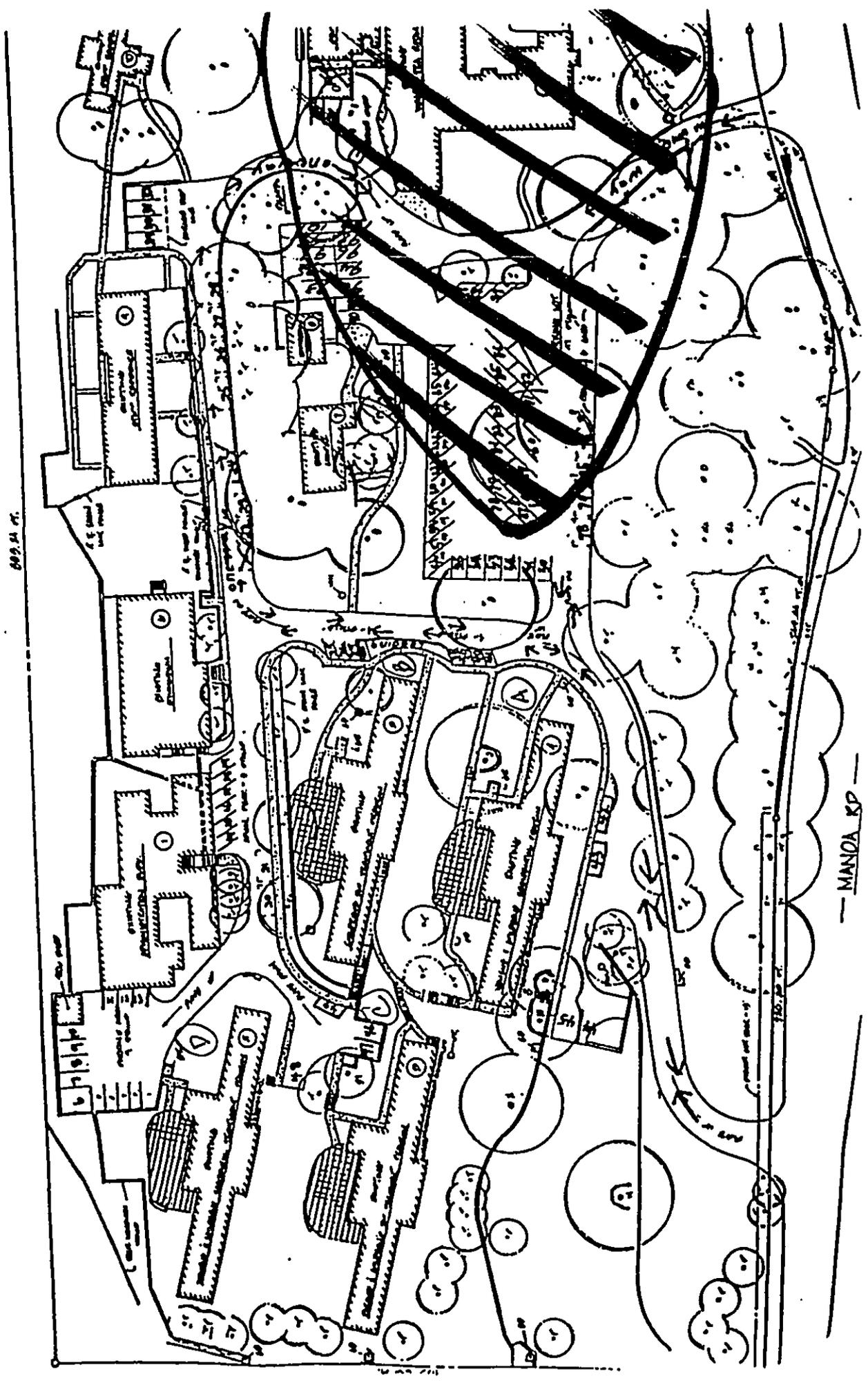
8. *Determination:* Based on the above described plans, the applicant feels there will be no need for an Environmental Impact Statement.

9. *Findings and reasons supporting determination; and*

Show evidence justifying the statement that the proposed project will not result in any significant environmental impact. Please refer to forgoing descriptive information.

10. *Not applicable.*

HONOLULU WATERSHED FOREST RESERVE



600 50 FT.

MANOA RD

MANOA NEIGHBORHOOD BOARD NO. 7

c/o MANOA LIBRARY
2716 WOODLAWN DRIVE
HONOLULU, HAWAII 96822



November 7, 1991

Honorable Donald A. Clegg, Director
Department of Land Utilization
City and County of Honolulu
650 S. King Street
Honolulu, Hawaii 96813

Re: Waioli Tea Room Conditional Use Permit
Application

Dear Mr. Clegg:

This is to advise you that the Salvation Army presented their plans to re-open the Waioli Tea Room to the Manoa Neighborhood Board last night at our regularly scheduled meeting.

After consideration of all the information presented, the Manoa Neighborhood Board voted unanimously (13-0) to support the reopening of the Waioli Tea Room and to urge your Department's expeditious review and approval of the Salvation Army's permit application so that the facility could open for business as soon as possible, hopefully in time for the holiday season this year.

I understand that a public hearing is required for this permit application. Please send me a notice of hearing on this application at my home address listed below my signature on this letter as soon as the date has been scheduled.

Sincerely,

A handwritten signature in cursive script, appearing to read "John C. McLaren".

John C. McLaren, Chairperson
3240 Manoa Road
Honolulu, Hawaii 96822

cc: Major Joe Noland
Major Murray Flagg
✓ Bette M. Stillwell

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843



August 28, 1991

FRANK F. FASI, Mayor
DONNA B. GOHM, Chairman
WALTER O. WATSON, JR. Vice Chairman
JOHN W. ANDERSON, JR.
SAM CALLEJO
EDWARD Y. HIRATA
MAURICE H. YAMASATO
KAZU HAYASHIDA
Manager and Chief Engineer

Ms. Bette M. Stillwell
The Salvation Army
P.O. Box 620
Honolulu, Hawaii 96809

RECEIVED
SEP 03 1991
THE SALVATION ARMY
HAWAII DHO

Dear Ms. Stillwell:

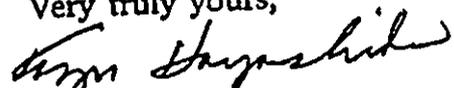
Subject: Your Letter of July 19, 1991 Regarding the Environmental Impact Assessment for the Proposed Waioli Tea Room Restaurant, TMK: 2-9-31: 1, Oahu Avenue

Thank you for your letter regarding the proposed Waioli Tea Room restaurant. We have the following comments to offer:

- 1) The existing water system is presently adequate to accommodate the proposed project. There are three existing water meters currently serving the property.
- 2) If additional water is needed for the proposed restaurant, payment of our prevailing Water System Facilities Charges and any applicable meter installation charges will be required.
- 3) If a new three-inch or larger meter is required for additional capacity, the construction drawings showing the installation of the meter should be submitted for our review and approval.
- 4) The proposed project will be subject to our cross-connection control requirements. Installation of an approved reduced pressure principle backflow assembly will be required immediately after the property value for all three water meters serving the site.

If you have any questions, please contact Bert Kuioka at 527-5235.

Very truly yours,


KAZU HAYASHIDA
Manager and Chief Engineer

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property THE SALVATION ARMY WAIOLI TEA ROOM
 historic name The Salvation Army Manoa Girls' Home
 other names/site number The Salvation Army Girls' Home Bakery

2. Location
 street & number 3016 Oahu Avenue not for publication
 city, town Honolulu (Oahu) vicinity
 state Hawaii code _____ county Honolulu code _____ zip code 96822
 TAX MAP KEY: 2-9-31-1

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private (Non-profit)	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local Organization	<input type="checkbox"/> district	<u>3</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		_____	_____ Total

Name of related multiple property listing: _____
 Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification N/A

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official _____ Date _____
 State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
 State or Federal agency and bureau _____

5. National Park Service Certification N/A

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

 Signature of the Keeper

 Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

(see below)

Current Functions (enter categories from instructions)

All functions await Conditional Use Permit. (Proposed museum, garden tours, food service, and gift shop.)

7. Description

Architectural Classification (enter categories from instructions)

Emory & Webb, Architects - Jas Campbell Bldg. Honolulu. First set of plans dated May 17, 1916. "California Bungalow:" Arts & Crafts Movement - c. 1920

Materials (enter categories from instructions)

Lava Rock, Shiplap wood siding foundation Concrete walls Lava stone & Shiplap wooden siding roof Composition shingle other

Describe present and historic physical appearance.

The structure was patterned after the one-story bungalows in the surrounding Manoa Valley. Lava rock was used extensively, with open wrap-around lanais or porches, floor to ceiling windows, beamed ceilings in large areas, large stone fireplaces (two), and inside ceilings a narrow tongue and groove interior wood. The hipped-roof emulates typical designs throughout the area. Lava rock buttresses with wrought iron railings outside of windows where the terrace is lower than floor height, triple-hung french windows, and french doors are of particular historic significance.

Gardens surrounding the structure are low beds, climbing vines, flowering trees, fruit trees, tropical trees, etc. A replica of a grass house brought from Waikiki in 1926, was built in 1983 in a side garden.

6. Historic Functions:

Waioli was a unique old English style tea room (restaurant) open to the public as part of a vocational school for girls living at the adjacent Salvation Army Girls' Home. Patrons came from cruise ships docked at Aloha Tower, and residents living in and near Manoa Valley.

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria: A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Program

Period of Significance

Dedication Nov. 1922

Addition - Dedication Oct. 1926

Renaissance Sept. 1981

Cultural Affiliation

Significant Person
 Commandant Rachel Payne

Matron - S.A. Girls' Home

Architect/Bullder
Emory & Webb
James Campbell Bldg. - Honolulu
May 17 - (1916)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Waioli Tea Room, built in 1921-22, evolved from the need for hands-on-job training as the children, who had grown up in the Salvation Army Girls' Home, were reaching the age of majority. The tea room concept was patterned from the English style, British Columbia, high teas. The morning classes produced goods to be served in the tea room every afternoon. By the 30's, a luncheon service had become established and provided for large tour groups especially from the frequent cruise ships. Income derived from the food service, both luncheon and high tea, maintained the costs for the operation. Bakers, cooks, waitresses, housekeepers, maids, gardeners, kitchen helpers, cashiers, clerks are some of the job classifications developed out of the training.

By the 60's, it had become a landmark in the Honolulu community. High Tea was popular among the local trade, birthday parties and baby and wedding showers were a constant booking, and visitors were a major source of daily business. Income from the sale of food and goods maintained the operation.

During Waioli's years of full operation it has been estimated that more than ten thousand people from infancy to full maturity, students, workers, residents, and visitors, benefitted from the educational, cultural, social and religious training that was provided on this site by The Salvation Arm

See continuation sheet

SUPPLEMENTAL INFORMATION TO
THE DEPARTMENT OF LAND UTILIZATION
MASTER PERMIT APPLICATION FORM FOR
CONDITIONAL USE PERMIT - TYPE 2.

Prepared by
BETTE M. STILLWELL, DEVELOPMENT CONSULTANT
AUTHORIZED AGENT
(808) 261-9411

SUBJECT PROPERTY:

THE SALVATION ARMY WAIOLI TEA ROOM
3016 OAHU AVENUE
HONOLULU HI 96822

OCTOBER 1, 1991

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SUPPLEMENTAL INFORMATION TO THE DLU MASTER PERMIT APPLICATION FORM
FOR CONDITIONAL USE PERMIT - Type II.

Prepared by Bette M. Stillwell, Program Development Consultant

SUBJECT PROPERTY: THE SALVATION ARMY WAIOLI TEA ROOM
3016 OAHU AVENUE HONOLULU HAWAII 96822

ATTACHMENTS:

1. DLU Application form attached
2. NARRATIVE DESCRIPTION:

Land Use
Ordinance,
December, 1990

(4.10)
Conditional
Uses: Purpose
and Intent.

The Waioli Tea Room commenced operations in 1922, developing into a one-meal a day restaurant, bakery, and gift shop, which served its purpose and the community for more than sixty years. In 1988, due to financial constraints, the restaurant service was discontinued, resulting in the loss of a Use Permit.

On June 28th, 1991, the State Office of Historic Preservation Review Board announced the acceptance of the Waioli Tea Room to the State Register of Historic Places. (See correspondence attached.) Its educational and social history, combined with its historical architecture in Manoa Valley, has been valued and recognized as an important element to be maintained in the community.

It is proposed that the Tea Room will provide food service to a maximum of 150 people per day. The dining areas of the complex have a seating capacity of 150 at any given time. The kitchen will utilize 3 to 5 employees per day.

The structure of the Waioli Tea Room, as recorded on the State Register, consists of the front lanai measuring 937.5 sq ft, interior dining rooms measuring approximately 1,100 square feet, and a back lanai (terrace) measuring 766 square feet. (Total dining area

2,750.5 square feet.) The adjoining grounds contain marked parking spaces for at least 70 vehicles. The lot measurements are verified on the attached drawings. The area is paved asphalt parking and roadways. No new grading is required. The existing landscaping is tropical and is admired by visitors and residents, alike.

(4.20 - 4.30)

Application
Requirements.
General
Requirements.

Under General requirements, it can be stated that the site is suitable for the proposed use. In fact, it was used as a restaurant/tea room for more than 60 years, closing (temporarily) in 1988. The Salvation Army has owned the over-all 10 acre site since 1905 and only lost its non-conforming Use Permit by closing the restaurant in 1988. Waioli Tea Room was voted to the State Register of Historic Places on June 28, 1991.
(See correspondence attached.)

(4.60)
Application
Requirements

The use of the tea room will not alter the character use of the surrounding properties. It will provide a service to visitors and residents and will contribute to the general welfare of the community by sharing the historical and cultural history of the Manoa area.

(4.70) General
Requirements

The traffic flow coming into and exiting from Waioli has long been established. The entrance off Oahu Avenue narrows to 15' at the parking area. One way traffic has now been marked with ingress only, from Oahu Avenue. There is also an entrance and exit off Manoa Road, at the makai end of the property measuring 20 feet. The parking lot can be accessed through either street.

The sewerage meets building standards. Drainage is well planned with cement run-offs. Refuse and utility service are all in existence. The parking lot is screened by adequate landscaping. The signs are discreet and setback off the street. They are of carved wood construction. Refer to attached snapshots taken September 9, 1991.

Waioli Tea Room is surrounding by 10 acres, all owned by The Salvation Army. There is wide open space around the buildings.

The maximum hours of operation will be 7 AM to 9 P.M. daily. There will be no alcoholic beverages served or consumed on the premises. There should not be any offensive noise, light, fumes, or odors coming from the operation.

Future development is not planned at this time. It is understood that all repairs and any alterations to the historic areas of the building will have to be approved by the State Historical Preservation officer.

**APPLICANT'S
JUSTIFICATION:**

The Waioli Tea was in full operation from 1922 to 1988 (66 years). It closed in February of 1988 and lost its non-conforming (grandfather-clause) Use Permit.

With the property now placed on the State Register of Historic Places, it is the Salvation Army's desire to re-open the Waioli Tea Room as a restaurant, gift shop, and museum.

4.30 D.

The existing traffic flow has proven worthy over many years. However, it has now been suggested that the entrance drive off Oahu Avenue become "one-way" into the parking lot, with the Manoa Road drive (two-way) being the parking lot exit.

3.70 - 1, - 2.

With reference to Off-street Parking and Loading: Table 1, "Eating & Drinking Establishments" - - one parking space being required for every 100 sq ft of eating and drinking (dining) space, plus one parking space for every 400 sq ft of kitchen and other areas. The Waioli Tea Room dining areas measure 2,750.5 square feet. The kitchen and service areas, gift shop, and waiting areas measure 3,766 sq ft. (2,750.5 sq ft of dining space:
(1 per 100 sq ft = 27.5 spaces
3,766 sq ft of kitchen, etc:
(1 per 400 sq ft = 9.5 spaces))
The required number of parking spaces = 37

See attached (1) Plot plans showing numbered marked parking stalls.

(2) Detail of parking assignment according to Use Permit issued for Salvation Army programs on this property in 1990.

(3) Table of Waioli space by square feet.

(4) Plot plan showing detail of additional spaces needed for Waioli Tea Room use. Please note in (2) above, Waioli is currently assigned 26 spaces (the requirement for meeting areas only). An additional 11 spaces are marked and highlighted, bring Waioli's use up to the required 37 spaces.

The LUO Loading requires that loading spaces be provided relative to total floor area. This facility contains 6,526

The drainage is well controlled and has passed the test of time. The concrete ditches handle the run-off and deposit the water directly into a City and County underground drainage canal.

The size of the open yards, the building's height, and location of structures have all been well planned and have served the community for 66 years. Thousands of local residents have shared birthday parties, weddings, and other special occasions at the Waioli complex. The buildings are at least 100 feet from the street and are well hidden by tasteful landscaping.

The Conditional Use of Waioli will in no way limit or impair the underlying zoning district. The Salvation Army's no-alcohol rule, sale and use on the premises, helps blend Waioli into the family atmosphere of the neighborhood. The hours of operation will not effect the neighbors because of the huge set-back and adequate parking which is at least 150 feet off the public street.

The proposed use of the Waioli Tea Room will provide a service to the community, as a historical and cultural site, visitors and residents, alike, will be able to capture a glimpse of old Hawaii. It was here that orphan girls grew-up at The Salvation Army's Girls' Home and learned to cook, bake, and serve in a revenue-producing activity to support their programs.

The tea room will serve the neighborhood families again as a special place to eat and to gather on special occasions.

**INFRASTRUCTURE
REQUIREMENTS:**

1. **Method of waste-water disposal:**
Sewage and waste water disposal are all in place. All were established by building permits over the years of construction and remodeling.
2. **Water needs:**
The water system is in tact and has been adequate for many years.
3. **Drainage:**
The concrete run-offs empty into a City and County drainage ditch at the corner of Oahu Avenue and Manoa Road.
4. **Streets and Transportation:**
The City bus stops at the corner of Oahu Avenue and Lowery Street, fronting the property. The return bus stops at the Waioli Tea Room on Oahu Avenue.

There is a one way access to the property off Oahu Avenue. The private roadway is 20 feet wide at the street entrance.

**ENVIRONMENTAL
REQUIREMENTS:**

The Salvation Army Waioli Tea Room was recorded on the State Register of Historic Places on June 28, 1991.
(See letter from State Office attached.)

CHAPTER 343 ENVIRONMENTAL ASSESSMENT

The CITY & COUNTY OF HONOLULU BOARD OF WATER SUPPLY evaluated the property and are requiring the installation of Backflow Prevention Valves at the three water meters. (See letter attached.) Work has been approved by Salvation Army Finance Board to be done in September/October.

The CITY & COUNTY OF HONOLULU DEPARTMENT OF TRANSPORTATION evaluated the property (see letter attached.) Responding to comments contained in August 21, 1991 letter from Joseph M. Magaldi, Jr., Director

1. Vehicles accessing the Tea Room will enter from the one way roadway off Oahu Avenue.
2. The driveway grade does not exceed five percent (5%) for a minimum distance of 35 feet from the curb line, and adequate sight distance to vehicles is provided and maintained.
3. Adequate off-street parking is provided (See Page 3, 3.70 1,2) for users of the facility according to the Land Use Ordinance. (LUO 4/18)
4. Regarding a Traffic Assessment, owner is not increasing parking need or a more expanded business.

**ELECTRICAL
SERVICE:**

The firm of DOUGLAS V. MACMAHON, LTD., Registered Professional Engineers, conducted an electrical survey of the property in February of this year. (See attached letters.) The owner is proceeding with the prescribed work, which will be in place before kitchen is in full use. It has been established that the operation is ready to commence kitchen operation with minimal equipment, until such time as the electrical work is completed. A Building Permit will be processed at that time.

**PUBLIC
SERVICES:**

(a) Refuse Collection is by private carrier.

(b) Fire Protection: The Honolulu City and County Fire Department makes regular inspections to the SA complex. They have easy access. The closest station is less than one mile from the property.

(c) Police service is by Honolulu City and County. They have easy access.

(d) Schools - The Manoa Elementary school is two blocks away. Schools are not applicable to this proposal.

(e) Housing and Population -- No private housing is within 200 feet of the Waioli Tea Room. The closest housing is Salvation Army staff residences on the subject property.

**ENVIRONMENTAL
ISSUES:**

(3) Employment: The Waioli Tea Room will have approximately five (5) paid employees. This includes manager, cooks, service personnel.

(4) Parks and Recreation: N/A However, Manoa Park is 4 blocks away.

(5) Day Care - N/A

(6) Community Concerns:

(7) Other

CONDITIONAL USE PERMIT - TYPE 2

APPLICANT:

The Salvation Army
2950 Manoa Road Honolulu HI 96822
(808) 988-2136

RECORDED FEE
OWNER:

The Salvation Army
2950 Manoa Road Honolulu HI 96822
(808) 988-2136

AUTHORIZED
AGENT:

Bette M. Stillwell, Development Consultant
(See letter of Authorization, attached.)



THE SALVATION ARMY

HAWAIIAN ISLANDS DIVISIONAL HEADQUARTERS • P.O. BOX 620 / HONOLULU, HAWAII 96809
PHONE (808) 968-2136 • FAX (808) 968-5285



WILLIAM BOOTH, Founder
EVA BURROWS, General
PAUL A. RADER, Territorial Commander
JOE NOLAND, Divisional Commander

FOUNDED IN 1845

September 26, 1991

Donald Clegg, Director
City and County of Honolulu
Department of Land Utilization
650 South King Street, 7th Floor
Honolulu HI 96813

Dear Mr. Clegg,

This letter will authorize Bette M. Stillwell, Development Consultant, to act as Authorized Agent in the Application for a Conditional Use Permit - Type 2 to reopen the Salvation Army Waioli Tea Room, 3016 Oahu Avenue, in Honolulu, Hawaii.

Sincerely,

Murray Flagg, Major
Divisional Secretary

PARTICIPATING
AGENCY



Aloha
United Way

An Equal Opportunity Employer

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
HAWAII HISTORIC PLACES REVIEW BOARD
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE
MANABU TAGOMORI
Dan Kochi

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER RESOURCE MANAGEMENT

July 5, 1991

Ms. Bette Stillwell
Major Noland
Salvation Army-Hawaii Division
2950 Manoa Road
Honolulu, Hawaii 96822

Dear Ms. Stillwell & Major Noland:

SUBJECT: Waioli Tea Room

The Hawaii Historic Places Review Board is pleased to inform you that at its meeting on June 28, 1991 a decision was made to place the property described above on the Hawaii Register of Historic Places and to recommend to the State Historic Preservation Officer that he nominate the Waioli Tea Room for placement on the National Register of Historic Places.

If you have any questions, please do not hesitate to call 587-0047.

Sincerely yours,


KIYOSHI IKEDA
Chairperson

cc: County of Oahu
Planning Department

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



August 28, 1991

FRANK F. FASI, Mayor

DONNA B. GOTH, Chairman

WALTER O. WATSON, JR., Vice Chairman

JOHN W. ANDERSON, JR.

SAM CALLEJO

EDWARD Y. HIRATA

MAURICE H. YAMASATO

KAZU HAYASHIDA

Manager and Chief Engineer

Ms. Bette M. Stillwell
The Salvation Army
P.O. Box 620
Honolulu, Hawaii 96809

RECEIVED
SEP 03 1991
THE SALVATION ARMY
HAWAII DIV

Dear Ms. Stillwell:

Subject: Your Letter of July 19, 1991 Regarding the Environmental Impact Assessment for the Proposed Waioli Tea Room Restaurant, TMK: 2-9-31: 1, Oahu Avenue

Thank you for your letter regarding the proposed Waioli Tea Room restaurant. We have the following comments to offer:

- 1) The existing water system is presently adequate to accommodate the proposed project. There are three existing water meters currently serving the property.
- 2) If additional water is needed for the proposed restaurant, payment of our prevailing Water System Facilities Charges and any applicable meter installation charges will be required.
- 3) If a new three-inch or larger meter is required for additional capacity, the construction drawings showing the installation of the meter should be submitted for our review and approval.
- 4) The proposed project will be subject to our cross-connection control requirements. Installation of an approved reduced pressure principle backflow assembly will be required immediately after the property value for all three water meters serving the site.

If you have any questions, please contact Bert Kuioka at 527-5235.

Very truly yours,

KAZU HAYASHIDA
Manager and Chief Engineer

APPENDIX E

ENVIRONMENTAL ASSESSMENTS, CONTENTS AND
NOTICE OF DETERMINATION

ENVIRONMENTAL ASSESSMENT CONTENTS AND NOTICES OF DETERMINATION

This document is intended to provide guidance to the public regarding the environmental review process; specifically for the preparation of environmental assessments. The reader is referred to Chapters 341 and 343 of the Hawaii Revised Statutes and Chapter 200 of Title 11, Department of Health Administrative Rules, prior to any document preparation. (References in brackets refer to either Hawaii Revised Statutes, Chapter 343, or Title 11, Chapter 200, Department of Health Administrative Rules.)

The purpose of preparing an environmental assessment is to determine if the impacts of a proposed action are significant enough to warrant the preparation of an Environmental Impact Statement [11-200-2].

An Environmental Assessment is a document which is prepared for a proposed action which triggers the Environmental Impact Statement Process. Briefly summarized, the eight triggers that require the preparation of an environmental assessment [§343-5(a), §11-200-6] are:

- (1) Use of State or County lands or funds
- (2) Use within Conservation District Lands
- (3) Use within the Shoreline Setback Area
- (4) Use within any Historic Site or District
- (5) Use within the Waikiki Special District
- (6) Amendments to a County General Plan (except for those initiated by the County)
- (7) Reclassification of Conservation Lands
- (8) Construction or modification of helicopter facilities

During the preparation of an environmental assessment, the procedures listed in §11-200-9, Early Assessment, must be followed. Historically, one of the steps frequently overlooked has been §11-200-9 (a)(4). This section requires consultation with agencies having jurisdiction or expertise as well as consultation with citizen groups and individuals. This is especially important for environmental assessments which result in Negative Declarations since this provides the public with a comment period prior to a determination.

The proposed action must be described in its entirety; therefore, projects should not be done on an incremental basis to avoid the preparation of an environmental impact statement [§343-6(a)(2), §11-200-12(a)].

Environmental assessments must include (but are not limited to) the following [§11-200-10]:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
(Failure to identify consulted agencies will result in the delayed publication of the submitted environmental assessment in the OEQC Bulletin.)
- (4) General description of the action's technical, economic, social, and environmental characteristics;
*(Some GENERAL guides to the content of each characteristic are listed below:
This section should generally answer the "What, Why, Where, When, Who and How" of the proposed action and its short and long-term impacts. An EISPN may define characteristics listed below by describing the scope of the surveys which will be included in the Draft EIS.*

TECHNICAL

Describe the purpose of the project and in general terms how the project will be accomplished. If applicable, the dimensions of the project should be included.

SOCIO-ECONOMIC

Describe the economic impacts on the immediate community as well as on the community at large. The assessment may include, but not be limited to, providing income for the county/state and creating employment opportunities in areas with high unemployment rates.

Describe issues pertinent to the specific project. If an action involves a targeted segment of the population, any/all positive or negative effects must be discussed. In addition, any other issues pertinent to the action (such as: population density, recreational facilities, childcare provisions, relocation of residences, etc.) must be discussed.

The Socio-Economic Impact does not apply to the impact of the action on the proposing agency or applicant. For state or county projects, the cost of the proposed action should be included in the assessment.

ENVIRONMENTAL CHARACTERISTICS

Describe, as applicable, aesthetics, the generation of air pollution, traffic congestion, noise levels, effects on water quality or any other aspect of the environment which may be affected by the proposed action.

- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
Include flora, fauna, significant habitats, historical/archeological and cultural sites. Describe adjacent natural resources. Sensitive habitats (such as a refuge) or bodies of water (stream, river, ocean, estuary, anchaline pond) adjacent to a proposed project must be addressed.
- (6) Identification and summary of major impacts and alternatives considered, if any;
Identify positive as well as negative major impacts. The impacts of concern are of the proposed action on the surrounding environment and community, not the impact of the environment on the action. The alternatives considered should be included when applicable.
- (7) Proposed mitigation measures, if any:
It is not sufficient to write one sentence stating that appropriate mitigation measures shall be instituted wherever necessary. The potential problems must be identified and appropriate mitigation described in general terms. Best Management Practices should be cited whenever possible. For mitigation at Historic Sites, the environmental assessment must include: 1) copies of the Mitigation and/or Preservation Plans prepared for the Department of Land and Natural Resources' State Historic Preservation Program; and 2) a copy of the approval letter for the plans from the State Historic Preservation Program.
- (8) Determination;
The agency shall consider every phase of a proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action in making a determination.

A determination letter from the Approving Agency must be submitted with the environmental assessment identifying it as either a Negative Declaration or Environmental Impact Statement Preparation Notice. This letter is a formal declaration stating that the document has been reviewed and the action will or will not have significant impacts on the environment. This must be the Approving Agency's determination, not the consultant's determination.
- (9) Findings and reasons supporting determination; and
Evidence justifying the statement that the proposed action will or will not result in any significant environmental impact, must be included.

- (10) Agencies to be consulted in the preparation of the environmental impact statement, if applicable.
This is necessary only for assessments which are determined to require environmental impact statements.

An environmental assessment is submitted to an Approving Agency which determines if the proposed action will have a significant impact [§11-200-11(a), §11-200-12]. If the agency's review determines that the proposed action will not have a significant impact, a Negative Declaration is issued. If the agency determines the action will have a significant impact, an Environmental Impact Statement Preparation Notice is issued. If a document submitted to OEQC does not fulfill the requirements as listed in the HRS and Administrative Rules, the document will not be published in the OEQC Bulletin since it is technically and legally not a Neg Dec or EISPN.

The Notice of Determination (Negative Declaration or EIS Preparation Notice) which is issued by the Approving Agency must include [§11-200-11(c)]:

- (1) Identification of applicant or proposing agency
- (2) Identification of accepting authority
- (3) Brief description of proposed action
- (4) Determination
- (5) Reasons supporting the determination
- (6) Name, address and phone number of contact person for further information

Both Negative Declarations and EIS Preparation Notices must be submitted by the Approving Agency to OEQC for publication in the OEQC Bulletin [§343-3, §11-200-3(a), §11-200-11(b)]. OEQC has a "Document for Publication Form" which should be filled out and submitted to OEQC with the Negative Declaration or Environmental Impact Statement Preparation Notice.

NEGATIVE DECLARATIONS ARE NOT "ACCEPTED." Once a determination has been made, the document stands as a Negative Declaration unless it is legally challenged. There is a 60 day time period [§343-7(d)] during which the public or other agencies may challenge the determination of "negative declaration." A Negative Declaration is not considered "accepted" as with Final EIS's, therefore, it is not republished in the OEQC Bulletin.

If you have any questions or need further information on the Environmental Review Process, please call the Office of Environmental Quality Control at 586-4185.

July 10, 1991

ENVIRONMENTAL ASSESSMENTS CHECKLIST

NEGATIVE DECLARATION

EIS PREPARATION NOTICE

DOCUMENT TITLE: _____

- _____ 1. Identify the Applicant or Agency proposing the action.
- _____ 2. Identify the Approving Agency.
- _____ 3. Identify the Agencies consulted.
- _____ 4. General Description of the proposed action:
 - _____ A. Technical
 - _____ B. Economic
 - _____ C. Social
 - _____ D. Environmental characteristics.
- _____ 5. Summary description of the environment including
 - _____ A. Site Maps.
- _____ 6. Summary of the major impacts.
- _____ 7. Alternatives considered.
- _____ 8. Mitigation measures proposed. (if necessary)
- _____ 9. Agency determination.
- _____ 10. Findings and reasons to support the determination.
- _____ 11. Agencies to be consulted if an EIS is prepared.

RECOMMENDATION/JUSTIFICATION:

DATE OF SUBMISSION: _____ DUE DATE: _____

APPROVED FOR PUBLICATION IN OEQC BULLETIN: _____

APPROVED BY SENIOR PLANNER: _____ DATE OF PUBLICATION: _____

DS = Document for Publication Sheet
CS = Cover Sheet, Agency Declaration