

TAKUSHI RESIDENCE TERRACE WALLS STAIRS & FENCE 3/23/92

DEPARTMENT OF LAND UTILIZATION
91/SV-14 (JT)

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner	:	George and Violet Takushi
Applicant	:	George and Violet Takushi
Agent	:	Sueda & Associates, Inc.
Location	:	569 Portlock Road - Hawaii Kai
Tax Map Key	:	3-9-26: 4
Request	:	To remove all or a portion of 9 structures and construct terrace walls, stairs and fence within the Shoreline Setback Area
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:cct

1992-03-23-0A-PEA-Takushi
Residential Improvements

MAR 23 1992

I. GENERAL INFORMATION

- A. Applicants: George & Violet Takushi
569 Portlock Road
Honolulu, Hawaii 96825
Tel. No. 949-0072
- B. Recorded Fee Owners: George & Violet Takushi
569 Portlock Road
Honolulu, Hawaii 96825
Tel. No. 949-0072
- C. Agent: Lloyd T. Sueda
Mauka Suite
905 Makahiki Way
Honolulu, Hawaii 96826
Tel. No. 949-6644
- D. Tax Map Key: 3-9-026:004
- E. Lot Area: 23,946 square feet + 1,078 sq. ft.
total area - 25,024 square feet
- F. Agencies Consulted In Making Assessment: None

II. DESCRIPTION OF PROPOSED ACTION

A. General Description of Variance Request.

1. Series of moss rock terrace to be used as planters, to retain the existing $\pm 6'-0"$ high grade of the existing house, to the sea wall elevation. See attached sketch.
2. To construct a stair from the sea wall to the existing grade.
3. To install a security gate at the top of the steps.
4. To maintain the remaining concrete slab at the existing grade.
5. Demolish part of the existing lanai roof, except for a $3'-0"$ overhang with the shoreline setback which encroaches into the $40'-0"$ shoreline setback.
6. Add low landscape lights for security.

B. DISCUSSION REGARDING VARIANCE REQUEST.

1. In lieu of the existing rock wall, we propose to construct a series of moss rock terraces (see attached drawing) to be used as planters. This will definitely soften the visual impact from the shoreline, especially with the proposed landscaping. The terraces will also help to maintain the existing shoreline from possible erosion. The series of terraces will give the Owners both privacy and most important needed security from possible beach vandalism.
2. & 3. The proposed stairs and security gate will give the Owner easy and safe access to the beach, yet still creating a sense of security.
4. The proposed concrete slab (existing) within the 40' shoreline setback will not make a significant impact on the final design of the project. Especially since the proposed terraces and landscaping will make the concrete slab not visible from the public.
5. Approximately half of the existing lanai roof encroaches into the 40' shoreline setback. (See attached drawing.) Due to the existing structural system (columns & beams) I am proposing to encroach approximately 3' into the shoreline setback. I am also proposing to balance the encroachment by eliminating an equal amount of roof area within the legal boundaries.
6. We are also proposing to add landscape lights along the planter walls. All lights to be approximately ±3' off the ground. The purpose of the lights will be for safety and security.

Your favorable consideration on this variance request would be appreciated. If you have any questions, please call and we can discuss this matter.

Very truly yours,

SUEDA & ASSOCIATES, INC.


Lloyd T. Sueda

LTS:dm

**OVERSIZED
DRAWING/MAP**

**PLEASE SEE
35MM ROLL**

0087

