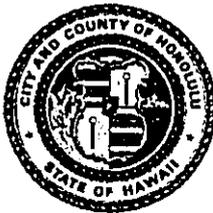


DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432



FRANK F. FASI
MAYOR

DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

92-03951 (AC)

RECEIVED
January 4, 1993

'93 JAN -5 A9:21

Mr. Brian J. J. Choy, Director
Office of Environmental Quality Control
(OEQC)
220 S. King Street, 4th Floor
Honolulu, Hawaii 96813

~~SPECIAL-MANAGEMENT-AREA-ORDINANCE~~
CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner	:	Steven and Harriet Sawyer
Applicant	:	Steven and Harriet Sawyer
Agent	:	David K. Hoe
Location	:	419 A Seaside Avenue
Tax Map Key	:	2-6-21: 60 & 61
Proposed Action	:	Zoning Variance allowing parking within the side and rear yard setbacks
Determination	:	A Negative Declaration Is Issued

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

Approved

Handwritten signature of Loretta K.C. Chee in cursive script.

LORETTA K.C. CHEE
Acting Director of Land Utilization

LKCC:ct
Enclosures

a:sawyer.ac

1993-01-23-0A-FAA-Hawaiian Seaside Hotel - Zoning Variance

ENVIRONMENTAL ASSESSMENT

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF LAND UTILIZATION

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DEPARTMENT OF LAND UTILIZATION
HONOLULU, HAWAII

I. GENERAL INFORMATION

- A. Applicant: Stephen T. Sawyer & Harriet B. Sawyer, 3 Poipu Dr., Honolulu, HI., 96825, Ph.: 395-2219
- B. Recorded Fee Owner: Stephen T. Sawyer & Harriet B. Sawyer, 3 Poipu Dr., Honolulu, HI., 96825, Ph.: 395-2219
- C. Agent: David K. Hoe, Architect, 1750 Kalakaua Ave., Ste. 3583, Honolulu, HI., 96826, Ph.: 949-2608
- D. Tax Map Key: 2-6-21: 60 & 61
- E. Lot Area: Parcel 60: 4,038 sq.ft., Parcel 61: 3,600 sq.ft.
- F. Agencies Consulted in Making Assessment: C&C of Honolulu, Department of Land Utilization.

II. DESCRIPTION OF THE PROPOSED ACTION

A. General Description:

- 1) Brief narrative description of proposed project: The purpose of this Environmental Assessment is to facilitate the approval of a variance which would allow for the use of 36% of the total side and rear yard setback areas for parking purposes. The existing apartment project was originally developed with no parking provisions onsite. The existing apartment complex has 9 units, 1-2 bdrm., 8-1bdrms. Since there is no onsite parking, the only option for the tenants at this time is to park on the public streets. Onsite parking for the tenants would lessen the load on the public streets in an already congested parking situation such as is found in Waikiki in general and around the apartment site in specific.
- 2) Relation of Parcel to the SMA: This Parcel is not in the SMA boundaries.
- 3) Location map: (1"=1,000 ft., see Exhibit A)
- 4) Land use approvals required.: We are requesting a variance for the use of the side and rear yard setback areas for parking. This variance has been applied for with the C&C of Honolulu, Dept. of Land Utilization.

B. Technical Characteristics:

- 1) **Use characteristics:** The property is Zoned Apartment Precinct, with two lowrise apartment building structures on it. It is requested that the required parking no. of 9 stalls be allowed to be put on the property. The property was originally legally developed with no onsite parking facilities, thus there are major limitations as to how and where such onsite parking can now physically be provided, thus is the reason for our request to utilize the side and rear yard set-back areas for such parking stalls.

- 2) **Physical characteristics (proposed parking stall layout drawing showing property lines, lot size, elevations, existing structures,):**
(See Exhibit B)

- 3) **Construction characteristics:** The proposed parking stalls would be constructed of concrete paving bricks, 3"x4"x6", with no mortar joint or concrete base, instead the bricks would be laid on an 8" min. sand basecourse. Minimal clearing is required, as the present site condition is gravel or bare dirt. The new brick pavement material would be laid in parallel rows giving a cobble effect, the pavement would be level with existing grades, thus no grading other than incidental blending of the existing paved patio areas into the new parking pavement surface would be required. The site is relatively flat and level.

- 4) Utility requirements: Not applicable.
- 5) Liquid waste disposal: Not applicable.
- 6) Solid waste disposal: Not applicable.
- 7) Access to the site: Access to the site is through an existing paved driveway. The new brick paved parking surface would connect to such existing driveway surface.
- 8) Other pertinent information: Not Applicable.

C. Economic and Social Characteristics:

- 1) Estimated cost and time phasing of construction: A market construction cost of approximately \$5.00 / sq.ft. x 1,800 sq.ft. = \$9,000.00. A construction time frame for completion of work is estimated at 14 to 21 days.

D. Environmental Characteristics:

- 1) Soils: Humus, sandy / clay. Highly permeable soil.
- 2) Topography: The site is relatively flat and level. It is in the heart of the Waikiki Plain. No extra-ordinary topographic features exist in the near vicinity other than the Ala Wai Canal which is approximately 500 ft.+/- from the site, and Waikiki beach which is approximately 1,500 ft. from the site. The site is surrounded by concrete urban structures, i.e. hotels, parking garages, high rise

condominiums, low rise apartments, and low rise commercial buildings. (see Exhibit B, Site plan notes)

- 3) Surface runoff, drainage, and erosion hazard: No drainage or erosion hazard exists, because of the flat and level topography of the site. Surface runoff would not be changed or altered from the existing site drainage conditions, due to the fact that the nature of the non-grouted, sand course base paving bricks allows for direct drainage into the existing ground directly under each pavement brick.
- 4) Federal FIRM Zone, LUO Flood Hazard District, other geological hazards: FIRM Zone: AE 7 ft.; LUO Flood Hazard District: AE 7 ft.
- 5) Other information pertinent to the Special Management Area: Not Applicable. The project is not in the SMA.

III. AFFECTED ENVIRONMENT

- A. A brief description of subject site in relation to surrounding area and the description of surrounding area. Include considerations and information on existing land uses: General Plan and Development Plan land use designations: zoning: unique features: The General Plan and Development Plan land use designations are: Medium Density Apartment Use. The site is situated on a flag lot with a 210 ft. driveway

access. It is surrounded on all sides by other properties and is not visible, at ground level, from any public street. The project site is bounded on two sides by parcels that are Zoned Commercial Use by CUP's. Parcel 78 & 81 have a designation: 89/var 35; Parcel 24 has a designation: 83/2BA, 85/WSDD 13. Both parcels probably will not revert to proper Apartment Zone use criteria unless they are replaced with new developments that comply with such criteria. Currently these parcels are built with no side or rear yard setbacks, and the structures on these sites are built right up to the property line.

One of these commercially zoned properties, located on the Diamond Head side of project site, is currently used as a parking garage by the Outrigger Hotel (see Exhibit B, photo views #5,6,7), and is located adjacent to the first area of our proposed parking facility. The property adjacent to the area of our second proposed parking facility location, is Mauka of project site and currently has an apartment / condo use which consist of an 18 + story highrise with an accompanying parking garage.

To the Ewa side of project site is located a lowrise apartment building, a three story walk up structure.

Our proposed parking facility is situated opposite both of our adjacent Diamond Head and Mauka neighbors' concrete parking garages. All

other properties are totally obstructed from viewing our proposed parking in the side and rear yard setback areas because our buildings are situated in a way that they block all possible public views.

The impacts of the project can in general be concluded as being positive, i.e. the public will truly benefit from having 9 less automobiles parked on the public streets when 9 parking stalls can be available onsite for the existing project tenants. The actual loss of side and rear yard set-back areas which would be used for the proposed parking is approximately 36% of the total, still to exist, side and rear yard set back area. Furthermore, this proposed parking area, is situated in an inconspicuous location on the property that is not visible to the general public from any public street viewing point.

- B. Project site in relation to publicly owned or used beaches, parks and recreation areas: rare, threatened, or endangered species and their habitats: wildlife preserved; wetlands, lagoons, tidal lands and submerged lands; fisheries and fishing grounds; other coastal / natural resources: The project site is approximately 500 ft. from the Ala Wai Canal which is a publicly used recreational body of water, and approximately 1,500 ft. from Waikiki beach. The affected environment of both of these locations relative to our proposed application for onsite parking facilities is that the public will have that many more street parking spaces available for their use because 9 parking stalls would be available onsite to tenants of the project where none is currently available. This lack of onsite parking spaces forces project tenants to

park on the public street, thus creating more congestion and less accessibility to the public beaches, by the public.

- C. Relation to historic, cultural, and archaeological resources: Not applicable.
- D. Coastal views from surrounding public viewpoints and from the nearest coastal highway across the site to the ocean or to coastal landform: Not applicable.
- E. Quality of receiving waters and ground water (including potable water) resources: The project proposal should have no negative or adverse affect on such listed criteria. No change in the status quo of the environment is anticipated, due to the fact that existing drainage should not be changed or affected by the built project.
- F. Include suitable location and site maps. (see Exhibits A,B, & C)

IV. PROJECT IMPACTS:

Identify impacts of the project relative to the Coastal Zone Management objectives and policies and the Special Management Area guidelines: Not Applicable. The project is not in the Coastal Zone Management area, nor is it in the SMA.

V. MITIGATION MEASURES:

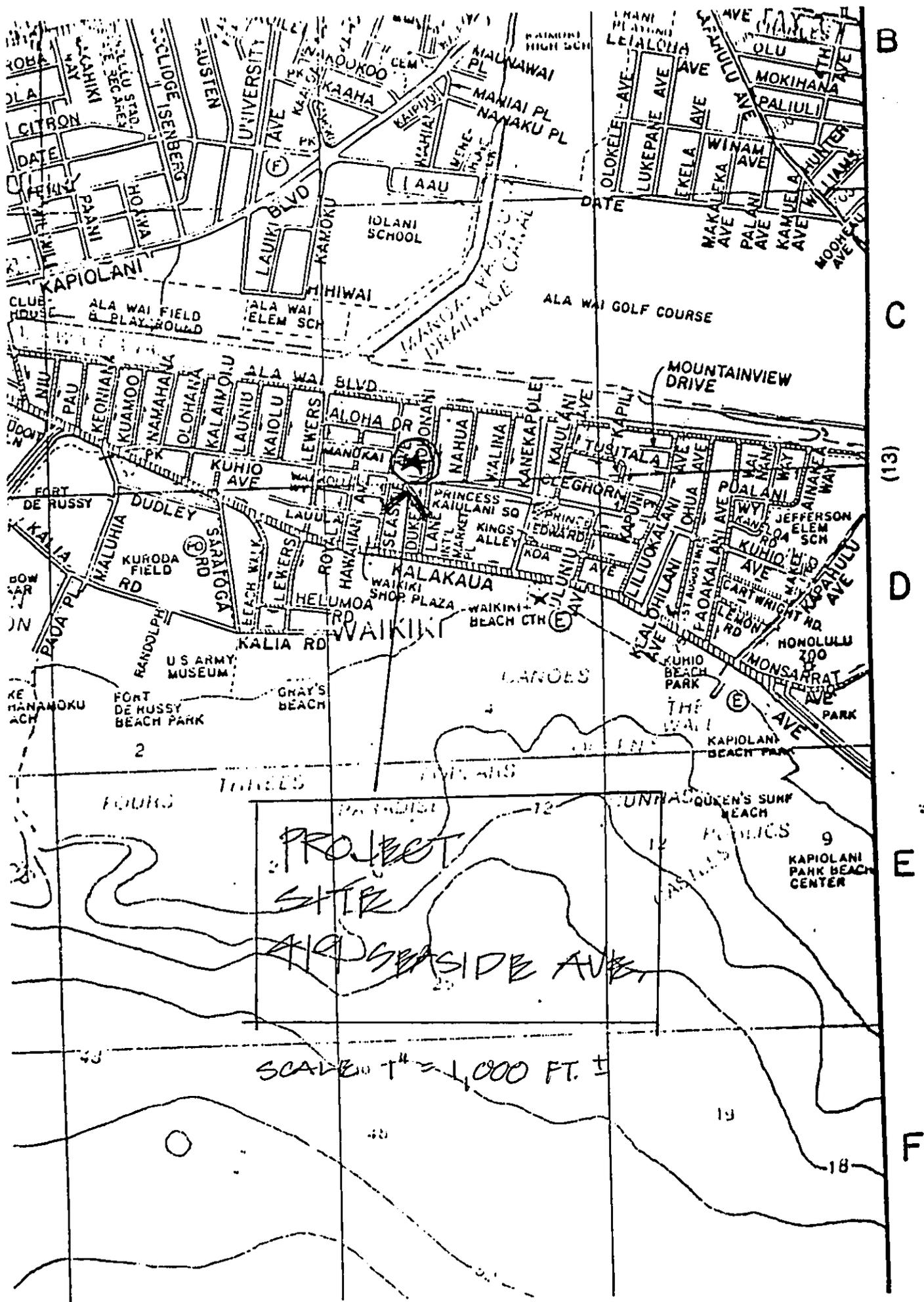
Indicate proposed mitigation measures, if any: The site uniqueness naturally mitigates the loss of the approximate 36% of the total side yard setback area to be used for parking stalls. This leaves 64% in, still to exist, planted side and rear yard setback areas. One unique element of the site is a tree canopy covering, by four very large/tall shade trees which cover, by drip line measurement, over 85% of the property. Also the side and rear yard setback areas that are proposed to be utilized for parking will be broken up by side and rear yard setback areas that will still be left in place with existing landscape windbreak shrubs and plants. (see Exhibit B, photo view #6) A second unique element of the site context is that the side and rear yard setback areas are located at only two limited areas on the property. The first area is adjacent to a one and a-half story concrete hotel parking garage structure, (See Exhibit B, photo views #5,6,7). The second area is located adjacent to a solid concrete 18 + story wall, of an adjacent condominium building and a two story concrete parking garage structure. (see Exhibit B, photo views #10 & 12)

EXHIBIT "A"

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EXHIBIT "B"

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CITY OF HOUSTON



18+ story
Apt. BLDG

Extensive existing tree canopy

↖
Driveway assessment

↗
Deedland driveway

1

VIEW

7/15/19

'92 OCT 13 PM 1 20

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CITY & COUNTY OF HONOLULU

Extensive exist'g tree canopy



7/15/92

2
VIEW

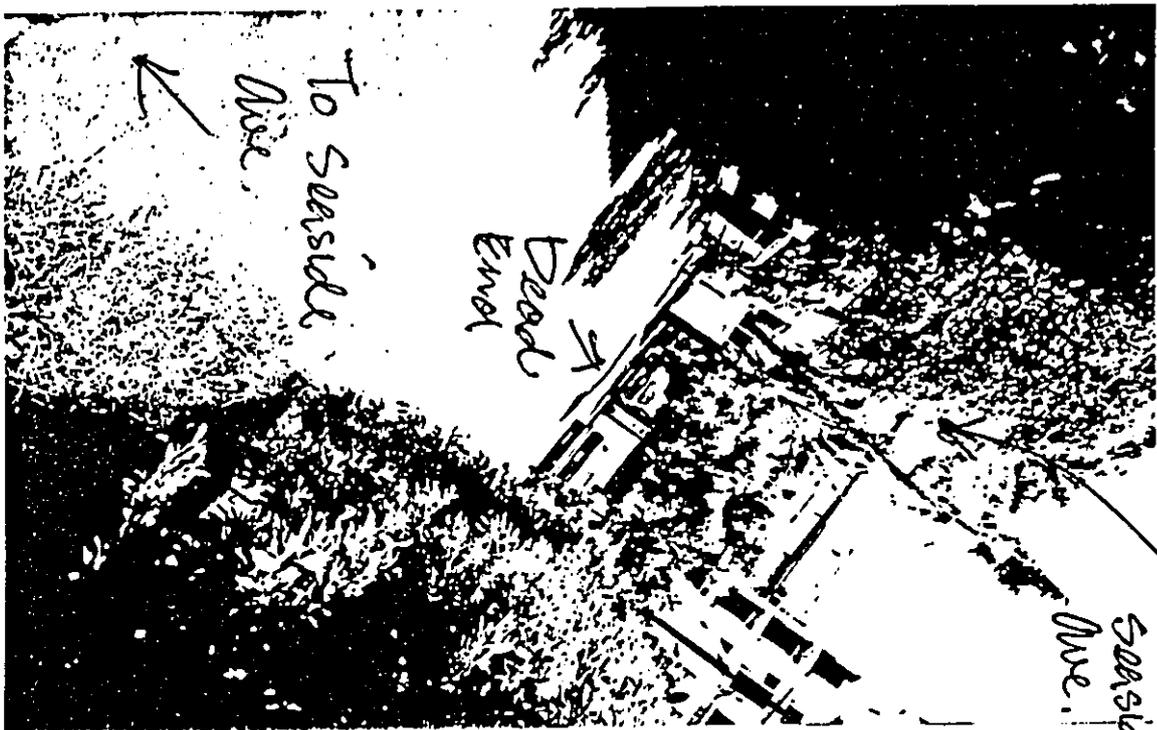
'92 OCT 13 PM 1 19
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CITY & COUNTY OF HONOLULU

Existing
CHU
Wall



③
VIEW

Hakai End of Bldg's
Units 1, 2, 3, 4, 5



④
VIEW

210 FT. DRIVEWAY
FROM SEASIDE
AVE.

7/15/92

'92 OCT 13 PM 1 19
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CITY & COUNTY OF HONOLULU



5 View from 3rd floor
View of adjacent Duthviger-Hotel

exists for
Palm Trees

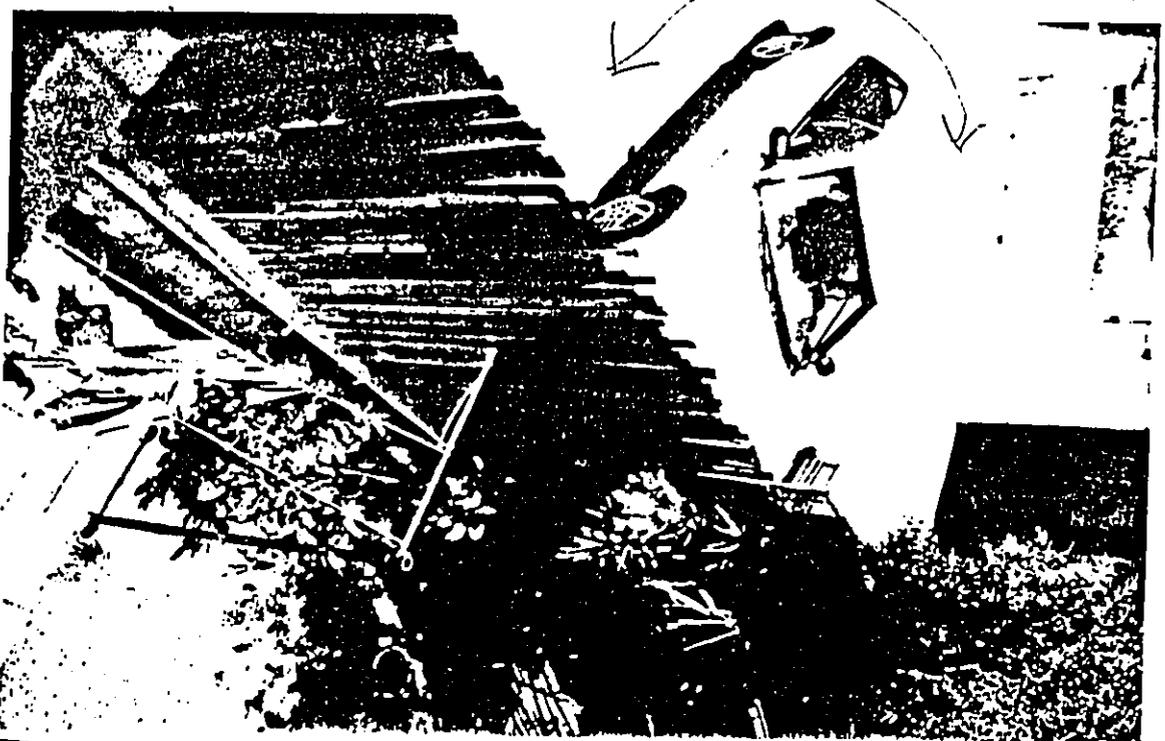


1 Dead End Driveway view
from Seaside Ave,
View towards Diamond
Ave,
-1/15/92

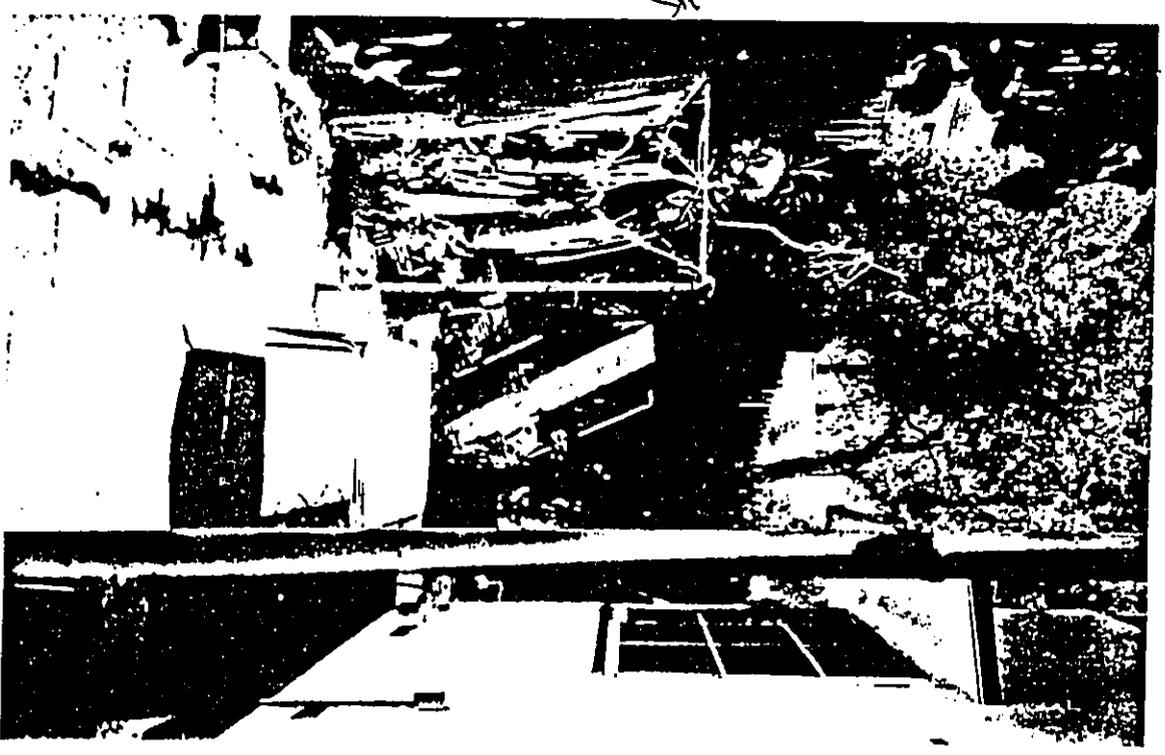
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Duttniger
Hotel's
Park's
Lot.



(6)
View



(6)
View

Park garage structure }
Small air }

-11-15-1972

'92 OCT 13 PM 1 19

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CITY & COUNTY OF HONOLULU



Outrigger Hotel

Lead end driveway

I can't
well sit
Outrigger
Hotel's
parking
garage

7

View



Best view
of
Capt. Paul's

Row of palm fence?

8

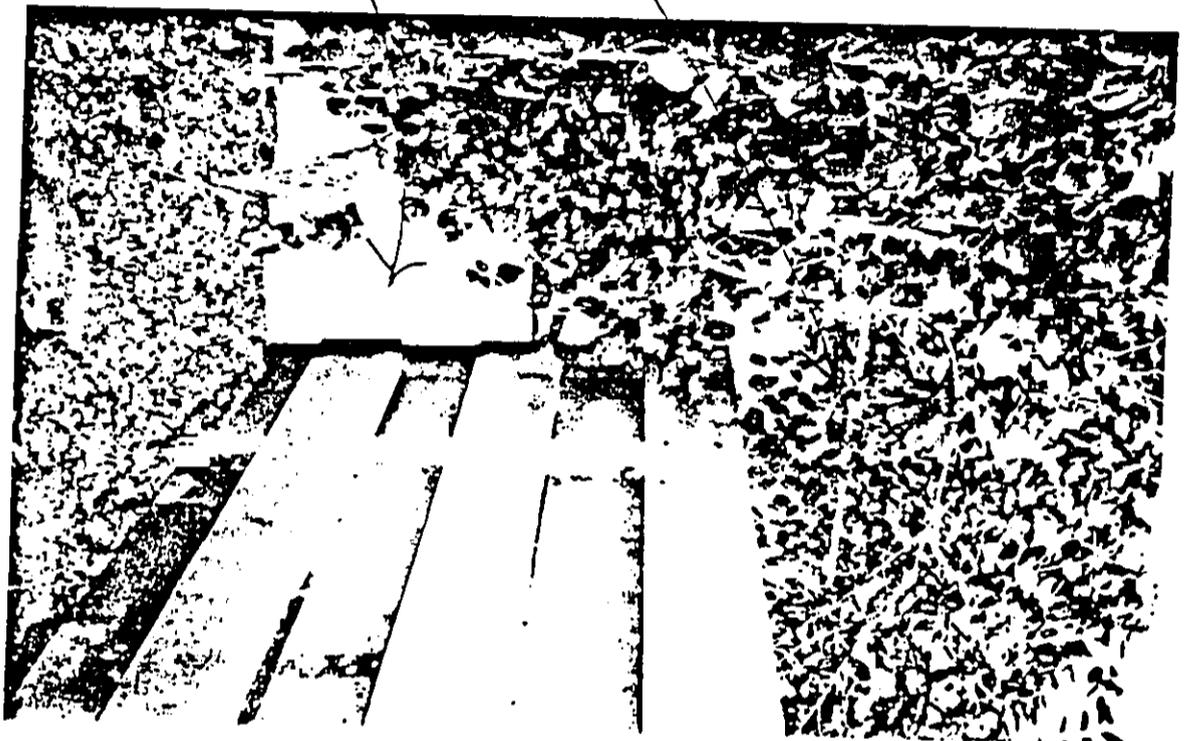
View

7/15/92

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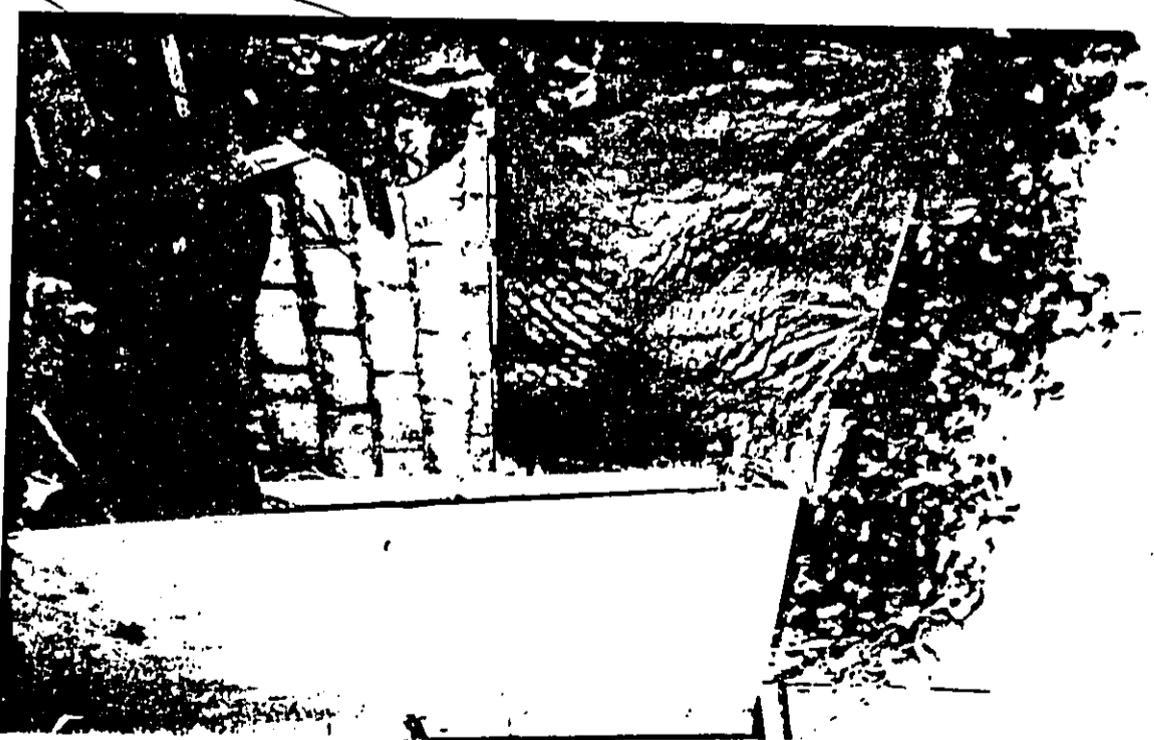
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CITY OF HOUSTON, TEXAS

3' High
C&D Wall
w/ 3' Chain
Link fence



9
View

3' High C&D Wall w/
3' Chain Link fence



10

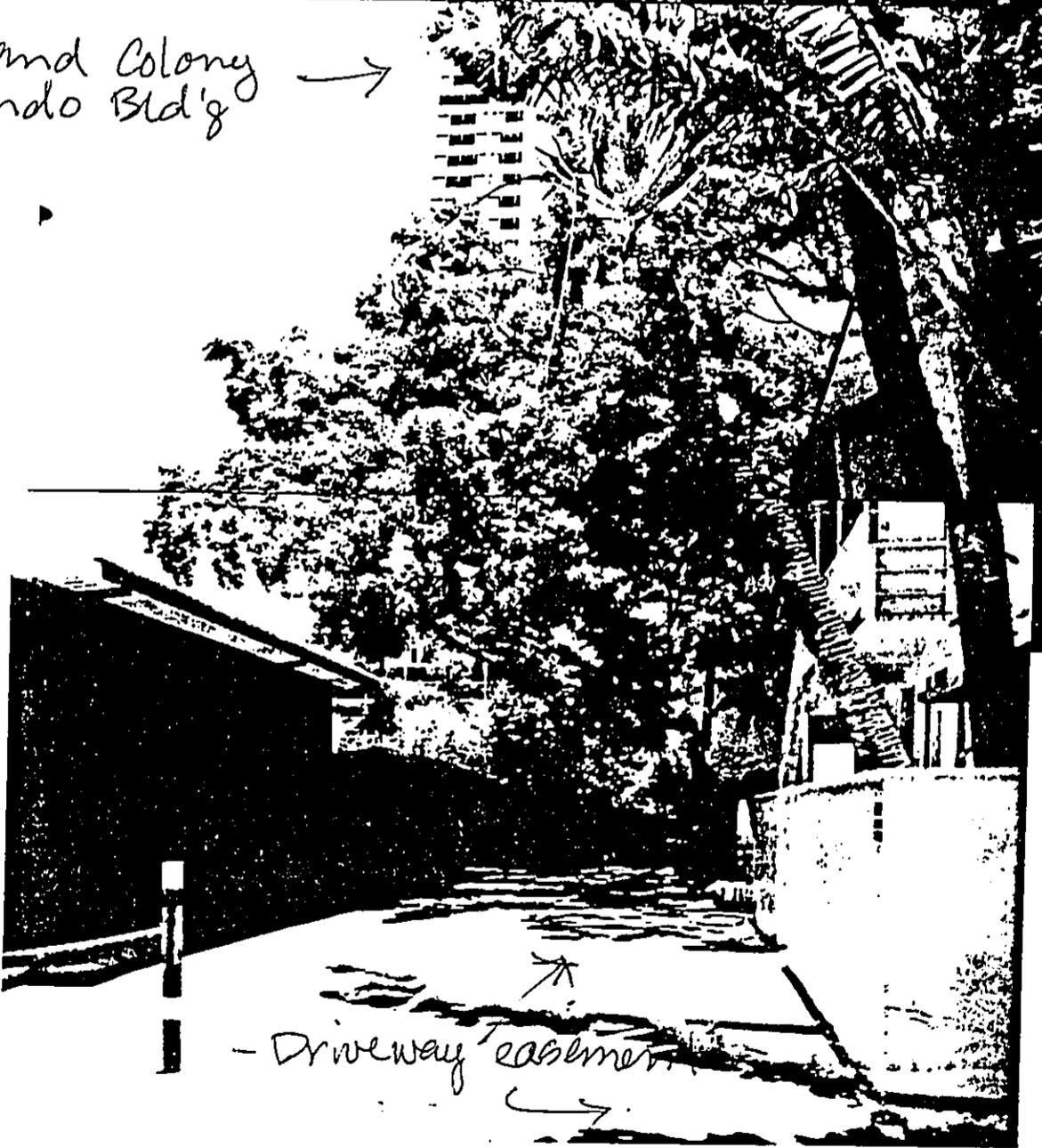
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'92 OCT 13 PM 1 19

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU



Island Colony
Condo Bld'g →



11

VIEW

7/15/12

'92 OCT 13 PM 1 19

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CITY & COUNTY OF HONOLULU

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Tree canopy at backyard

(12)
VIEW

7/15/92

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13th story Highrise Apt. Bldg



8' + high fence
hedge at near
property line

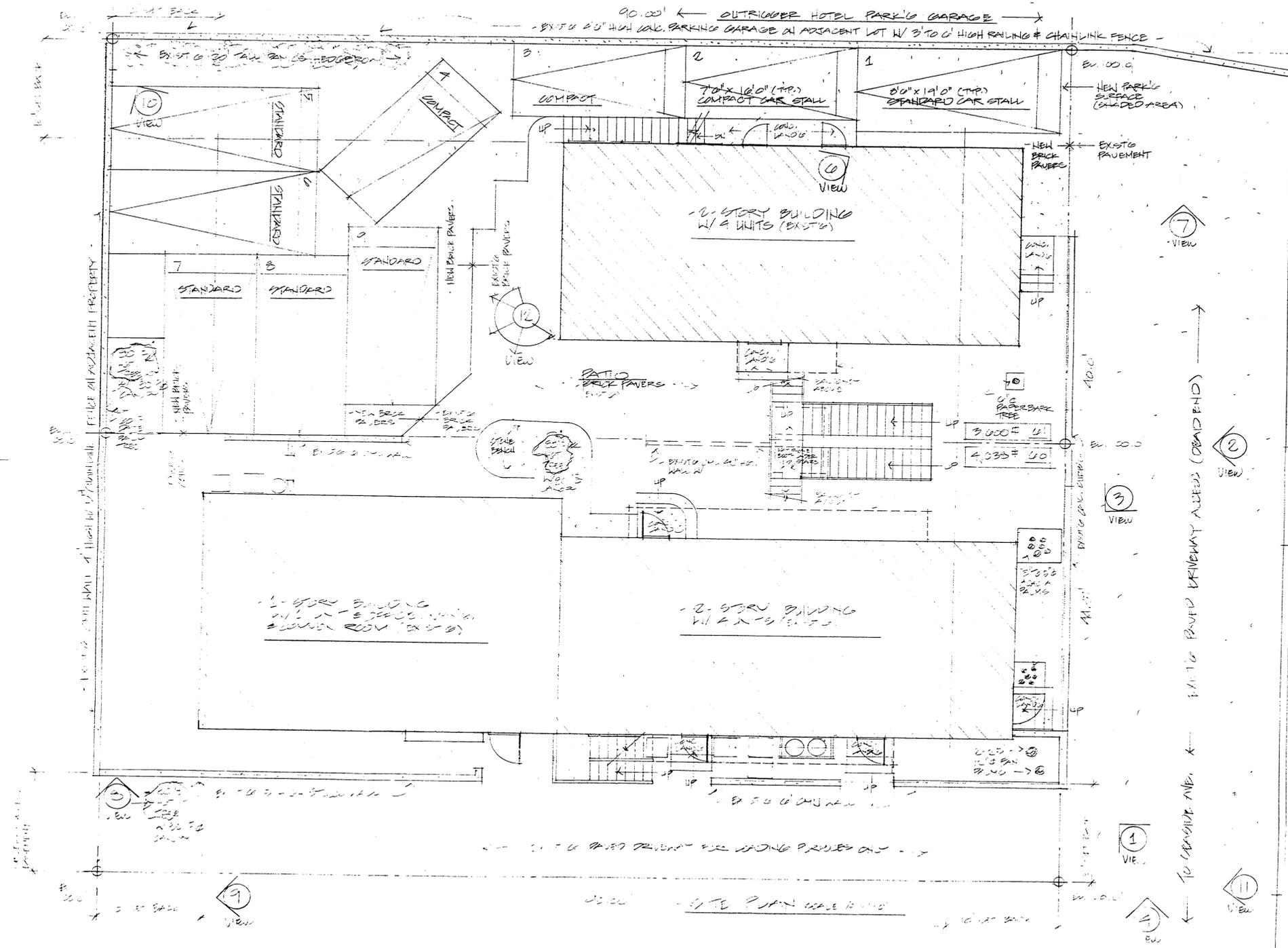
'92 OCT 13 PM 1 19

DEPARTMENT OF UTILIZATION
CITY & COUNTY OF HONOLULU

**OVERSIZED
DRAWING/MAP**

**PLEASE SEE
35MM ROLL**

00081 C



PARKING CALCS.
 - GIVEN: 4 UNITS
 - REQUIRED PARKING STALLS:
 2 STALLS + 75 STALLS/UNIT
 2 x (2 x 75) =
 2 x 150 = 300 STALLS
 2 x 9 STALLS MIN.
 20% COMPACT = 60 STALLS
 80% STANDARD = 240 STALLS
 9.0 STALLS

EXISTING DEAD END FLEETWAY

PERIODICALLY FOR
 CHANGE OF USE PERMIT
 FOR V.R. STEVE SAWYER
 AT 20 NEARBY AVE.
 HONOLULU, HI 96813
 TEL: 808-211-0000

SCALE: 1/8" = 1'-0"

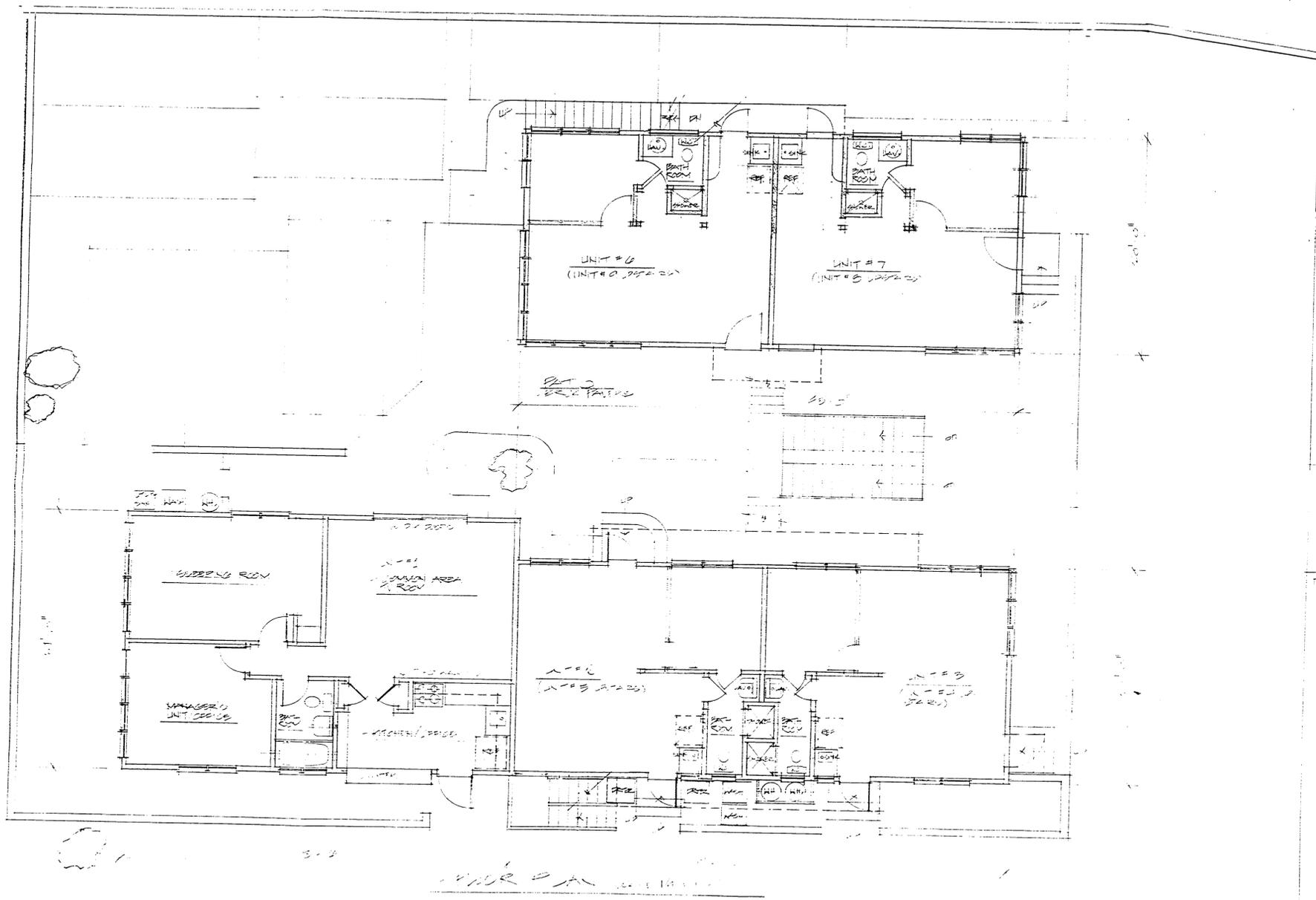
SHEET
 15 OF 3

**OVERSIZED
DRAWING/MAP**

**PLEASE SEE
35MM ROLL**

00081 D

00081 D



3-2

W. R. ...

**OVERSIZED
DRAWING/MAP**

**PLEASE SEE
35MM ROLL**

00081 E

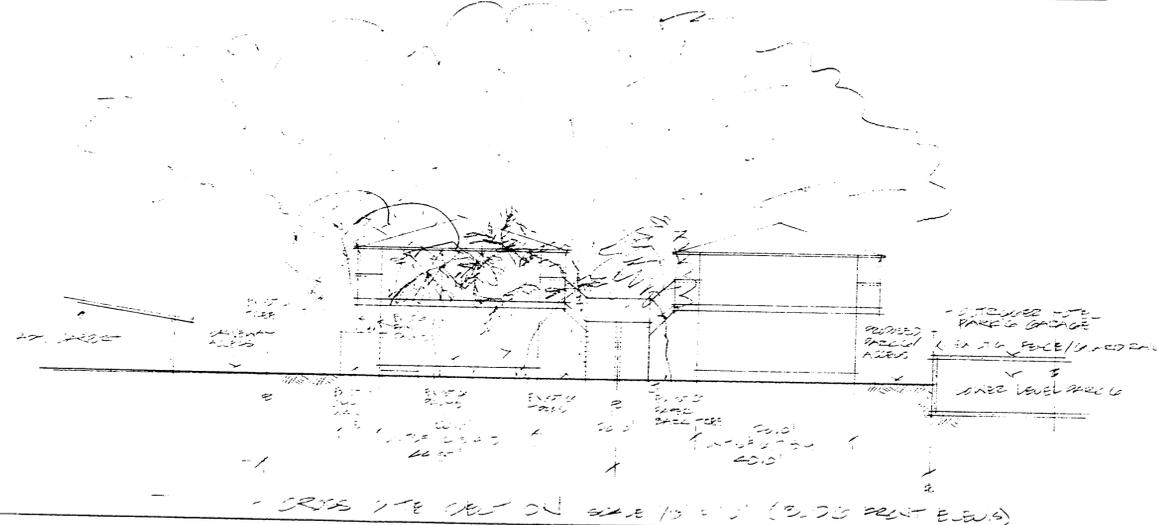
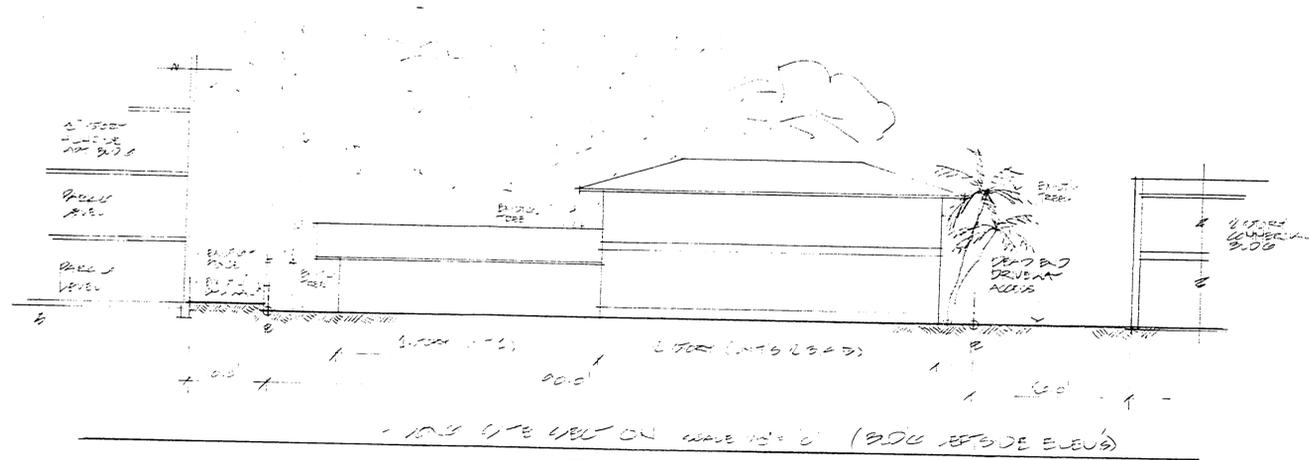
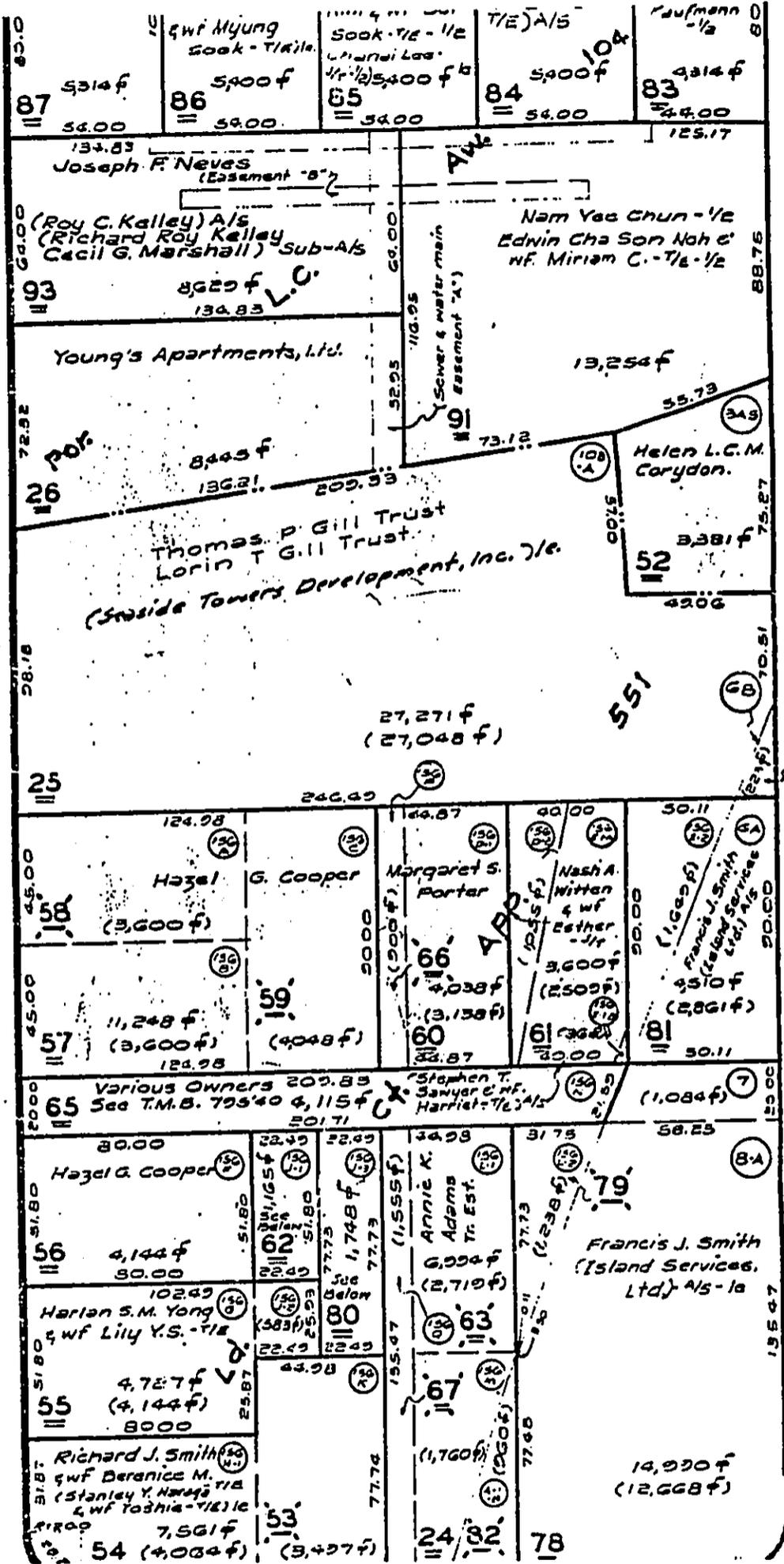


EXHIBIT "C"

419 SEASIDE AVE
 TMK: 2-0-21-60-4-1

8.1960
 Various Lead Courts
 August 30, 1932

SEASIDE AVENUE



125.17
 134.83
 130.60
 3806 f
 140.60
 107.80

PLACE

NOHONANI

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