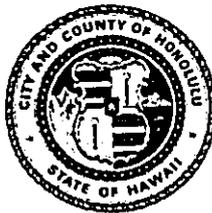


DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

RECEIVED



95 SEP -8 P4:32

PATRICK T. ONISHI
DIRECTOR

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

LORETTA K.C. CHEE
DEPUTY DIRECTOR

95/SMA-033 (JT)

JEREMY HARRIS
MAYOR

September 6, 1995

The Honorable Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
220 S. King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

**SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, ROH
Environmental Assessment/Determination
Negative Declaration**

Owner/Applicant : La Pietra/Hawaii School for Girls
Agent : Suzuki/Morgan Architects, Ltd.
Location : 2933 Poni Moi Road - Diamond Head
Tax Map Key : 3-1-29: 01
Request : Special Management Area Use Permit
Proposal : Construction of a new two-story,
three-classroom building
Determination : A Negative Declaration Is Issued

Attached and incorporated by reference is the Final Environmental Assessment (FEA) prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the FEA. If you have any questions, please contact Joan Takano of our staff at 527-5038.

Very truly yours,

PATRICK T. ONISHI
Director of Land Utilization

PTO:am
Enclosures

g:ndoeqcLP.jht

116

DOCUMENT CAPTURED AS RECEIVED

1995-09-23-0A-*FEA-La Pietra Science Bldg in Special Management*
Area Use

SEP 23 1995

FILE COPY

Special Management Area Use Permit Application and
FINAL ENVIRONMENTAL ASSESSMENT REPORT
for a
New Science Building

LA PIETRA

Hawaii School for Girls
2933 Poni Moi Road
Honolulu, Hawaii



Suzuki/Morgan Architects Ltd. • 116 South Hotel St. Suite 202A • Honolulu, HI 96813 • PH: 528-1189

AUGUST 1995

DOCUMENT CAPTURED AS RECEIVED

1995-09-23-OA-FEA-La Pietra Science Bldg in Special Management
Area Use

SEP 23 1995

FILE COPY

Special Management Area Use Permit Application and
FINAL ENVIRONMENTAL ASSESSMENT REPORT
for a
New Science Building

LA PIETRA

Hawaii School for Girls

2933 Poni Moi Road

Honolulu, Hawaii



Suzuki/Morgan Architects Ltd. • 116 South Hotel St. Suite 202A • Honolulu, HI 96813 • PH: 528-1189

AUGUST 1995

'95 AUG 25 PM 12 26

25 August 1995

DEPT. OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

SUZUKI/MORGAN ARCHITECTS, LTD.
116 SOUTH HOTEL ST. SUITE 202A
HONOLULU, HAWAII 96813
(808) 528-1189
(808) 515-2200 FAX

317 - 17TH WENUE SOUTH
SEATTLE, WASHINGTON 98144
(206) 323-4681
(206) 323-1295 FAX

Mr. Patrick T. Onishi
Director
Department of Land Utilization
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813

Attention: Mr. Art Challacombe, Chief
Environmental Branch

Dear Mr. Onishi:

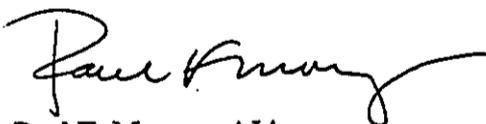
Subject: Special Management Area Use Permit Application and
Final Environmental Assessment Report for a New
Science Building at La Pietra/Hawaii School for Girls,
Honolulu, HI TMK: 3-1-29:1

On behalf of the applicant, La Pietra/Hawaii School for Girls, we respectfully submit the Final Environmental Assessment in connection with the subject Application.

Based on the enclosed Final Environmental Assessment, the applicant respectfully requests a negative declaration for the project. The project's impact on the environment and neighboring properties will be minimal while the school's ability to provide a well-balanced education for young women of Hawaii will be greatly enhanced.

Your assistance in processing the request is sincerely appreciated. Should you have questions or require additional information please feel free to contact me.

Sincerely,
SUZUKI/MORGAN ARCHITECTS, LTD.



Paul F. Morgan, AIA

Enclosures

CITY AND COUNTY OF HONOLULU
 DEPARTMENT OF LAND UTILIZATION
 650 South King Street, 7th Floor
 Honolulu, Hawaii 96813

95-01624

MAR 23 AM 11 11

DEPT OF LAND UTILIZATION
 COUNTY OF HONOLULU
 95 MAR 25 PM 12 27

DLU MASTER APPLICATION FORM

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."
 PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.
 Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

- Clusters:**
- Agricultural Cluster
 - Cluster Housing
 - Country Cluster
 - Park Dedication
 - Plan Review Use
 - Planned Development-Housing
 - Shoreline Setback Variance
 - Site Plan Review
 - Site Development Plan
 - Special District:
Diamond Head
(Indicate District)
 - Special Management Area Permit/Assessment
 - State Special Use Permit
 - Subdivision
 - Sunlight Reflection
 - Variance from LUO Sec.(s):
 - Waiver (public uses/utilities)
 - Zero Lot Line
 - Zoning Change, From _____ to _____
 - Zoning Adjustment, LUO Sec.(s): _____
- Conditional Use Permits:**
- Type 1
 - Type 2
 - Existing Use
 - Flood Hazard Variance

TAX MAP KEY(S): 3-1-29:1
 LOT AREA: 199,102 sf
 ZONING DISTRICT: R-5 STATE LAND USE DISTRICT: Urban
 STREET ADDRESS/LOCATION OF PROPERTY: 2933 Poni Moi Road, Honolulu, HI 96815

RECORDED FEE OWNER:
 Name Hawaii School for Girls
 Mailing Address 2933 Poni Moi Rd
Honolulu, HI 96815
 Phone Number 922-2744
 Signature [Signature]

APPLICANT:
 Name Hawaii School for Girls
 Mailing Address 2933 Poni Moi Rd
Honolulu, HI 96815
 Phone Number 922-2744
 Signature [Signature]

PRESENT USE OF PROPERTY/BUILDING:
Intermediate and Secondary School for Girls

AUTHORIZED AGENT/CONTACT PERSON:
 Name Suzuki/Morgan Architects/Paul Morgan
 Mailing Address 116 S. Hotel St. #202A
Honolulu, HI 96813
 Phone Number 528-1189
 Signature [Signature]

PROJECT NAME (if any):
New Science Building

PROJECT PROPOSAL (Briefly describe the proposed activity or project): Create a new 2-story, 3 classroom building in a parking area.

FOR DEPARTMENT USE ONLY

Submitted Fee Amount: \$ _____ FILE NO. _____
 Date Application Accepted: _____ Accepted By: _____
 Date of Public Hearing: _____
 Approved Denied for reason(s) given below.
 Approved with conditions indicated below. Exempt project.

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

 Signature Title Date

The above approval does not constitute approval of any other required permits, such as building permits.

Special Management Area Use Permit Application and
FINAL ENVIRONMENTAL ASSESSMENT REPORT
for a
New Science Building

LA PIETRA

*Hawaii School for Girls
2933 Poni Moi Road
Honolulu, Hawaii*



Suzuki/Morgan Architects Ltd. • 116 South Hotel St. Suite 202A • Honolulu, HI 96813 • PH: 528-1189

AUGUST 1995

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A. PLANS

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1. Office of State Planning
2. Board of Water Supply
3. Department of Parks & Recreation
4. Department of Transportation Services
5. Department of Public Works
6. Department of Wastewater Management
7. Planning Department

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3	Zoning Map	6
4	SMA Boundary Map	7
5	Flood Map	8

**SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
AND DRAFT ENVIRONMENTAL ASSESSMENT REPORT**

**NEW SCIENCE BUILDING
LA PIETRA/HAWAII SCHOOL FOR GIRLS
Honolulu, Hawaii
TMK: 3-1-29: 1**

1. INTRODUCTION

This Special Management Area Use Permit Application and Draft Environmental Assessment Report for a proposed 3-Classroom Science Building for La Pietra/Hawaii School for Girls is prepared pursuant to requirements established in Chapter 25, Revised Ordinances of Honolulu, as amended and in accordance with Chapter 343, Hawaii Revised Statutes, as amended. It is further prepared in accordance with the Department of Land Utilization's "Content Guide for Preparing an Environmental Assessment Required with an Application for a Special Management Area Use Permit (SMP) Chapter 25, Revised Ordinances of Honolulu, as amended."

This environmental assessment provides the basis for a Negative Declaration determination for the proposed project pursuant to Chapter 25, Revised Ordinances of Honolulu as amended and Sec. 11-200-2 of the Department of Health Environmental Impact Statement Rules.

II. GENERAL INFORMATION

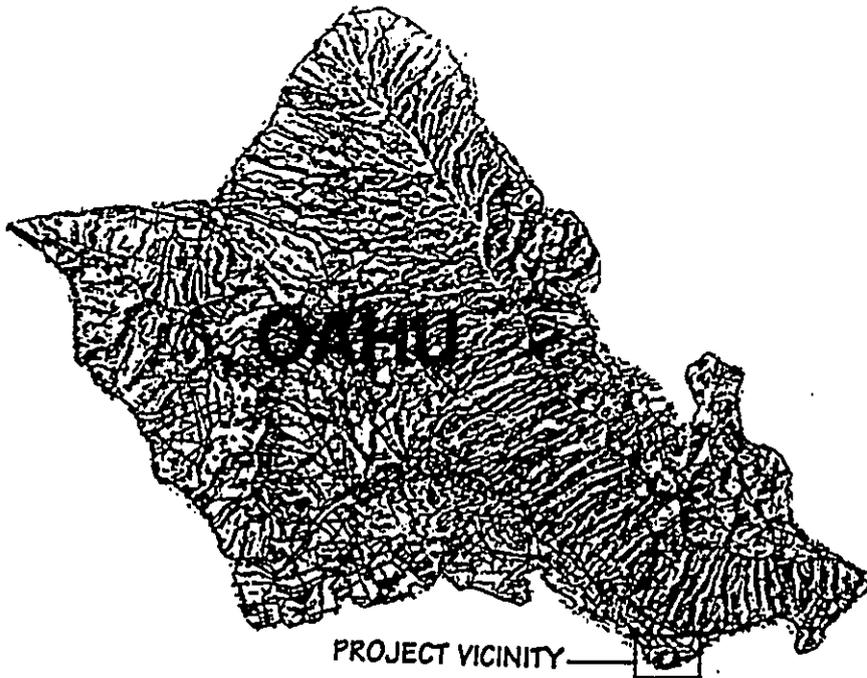
- A. APPLICANT: La Pietra/Hawaii School for Girls
2933 Poni Moi Road
Honolulu, HI 96815
(808) 922-2744
- B. APPROVING AGENCY: Department of Land Utilization
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813
(808) 523-4414
- C. RECORDED FEE OWNER: Trustees of
La Pietra/Hawaii School for Girls
2933 Poni Moi Road
Honolulu, HI 96815
(808) 922-2744
- D. AGENT: Suzuki/Morgan Architects, Ltd.
116 S. Hotel St., Suite 202A
Honolulu, HI 96813
- E. TAX MAP KEY: 3-1-29:1
- F. LOCATION: The project site is located centrally in
the campus of the school at 2933
Poni Moi Road on a portion of what
is now an asphalt-surfaced parking
area.
- G. LOT AREA: 199, 102 square feet
- H. STATE LAND USE: Urban
- I. DEVELOPMENT PLAN:
- Land Use Map: Public Facility
- Public Facilities Map: No improvements planned within the
project site.

J. ZONING:

Residential R-5

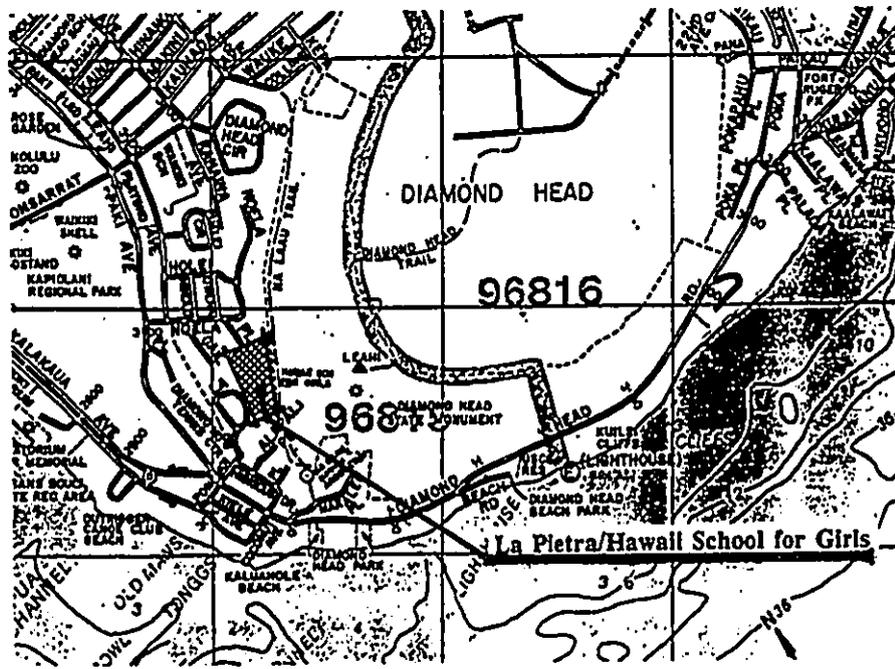
K. EXISTING USE:

Intermediate and High School
Facilities



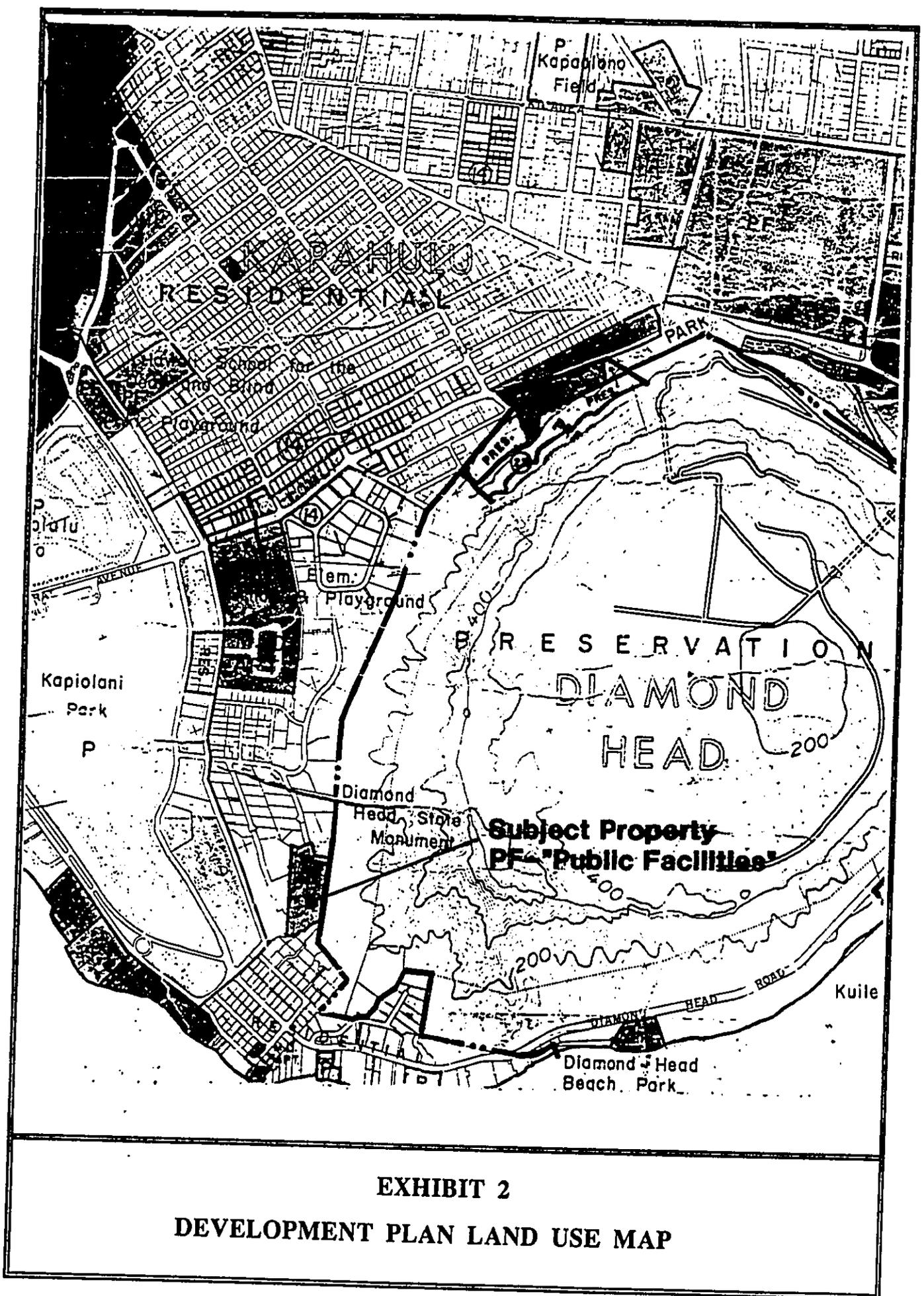
PROJECT VICINITY

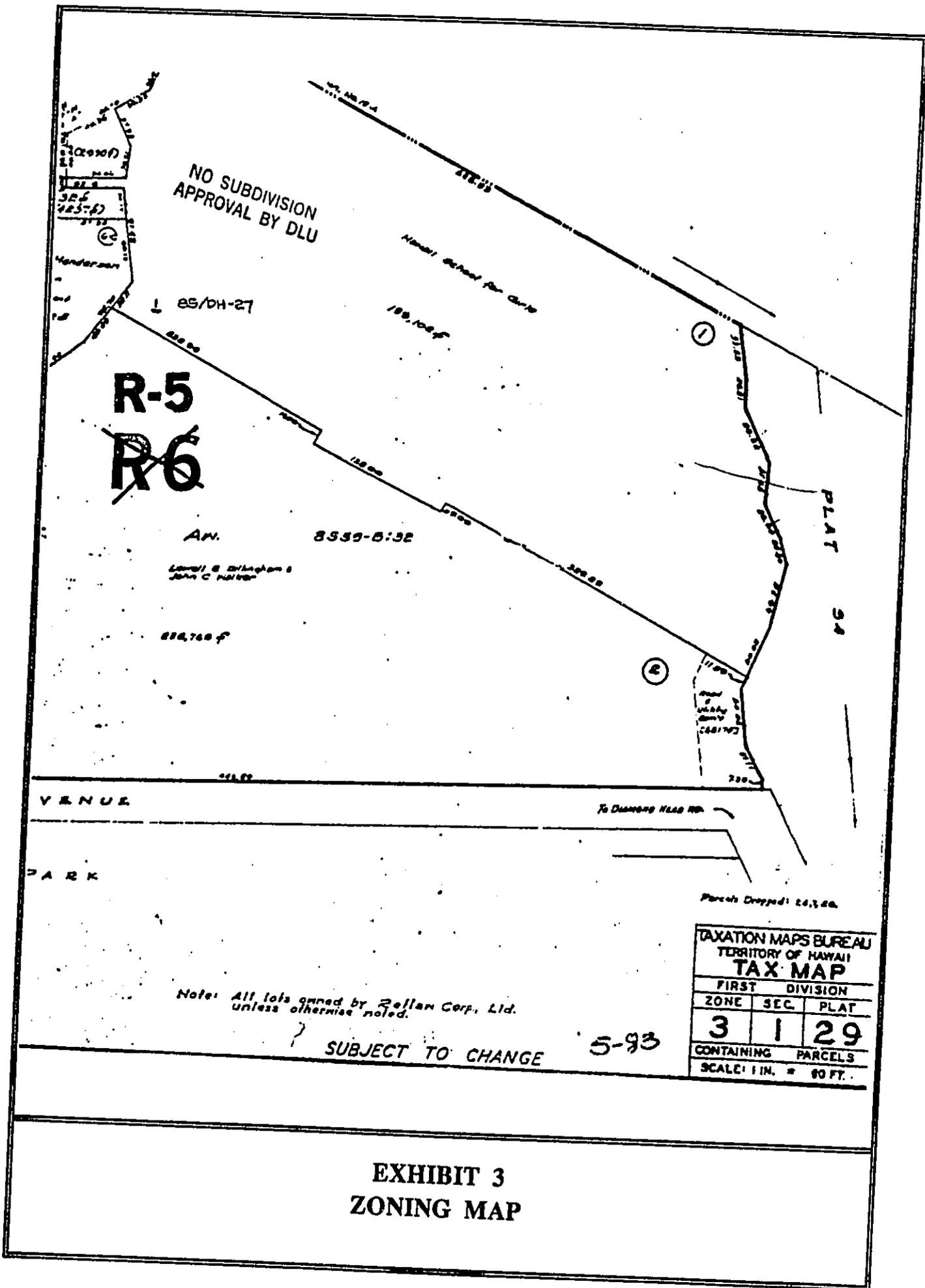
LOCATION PLAN

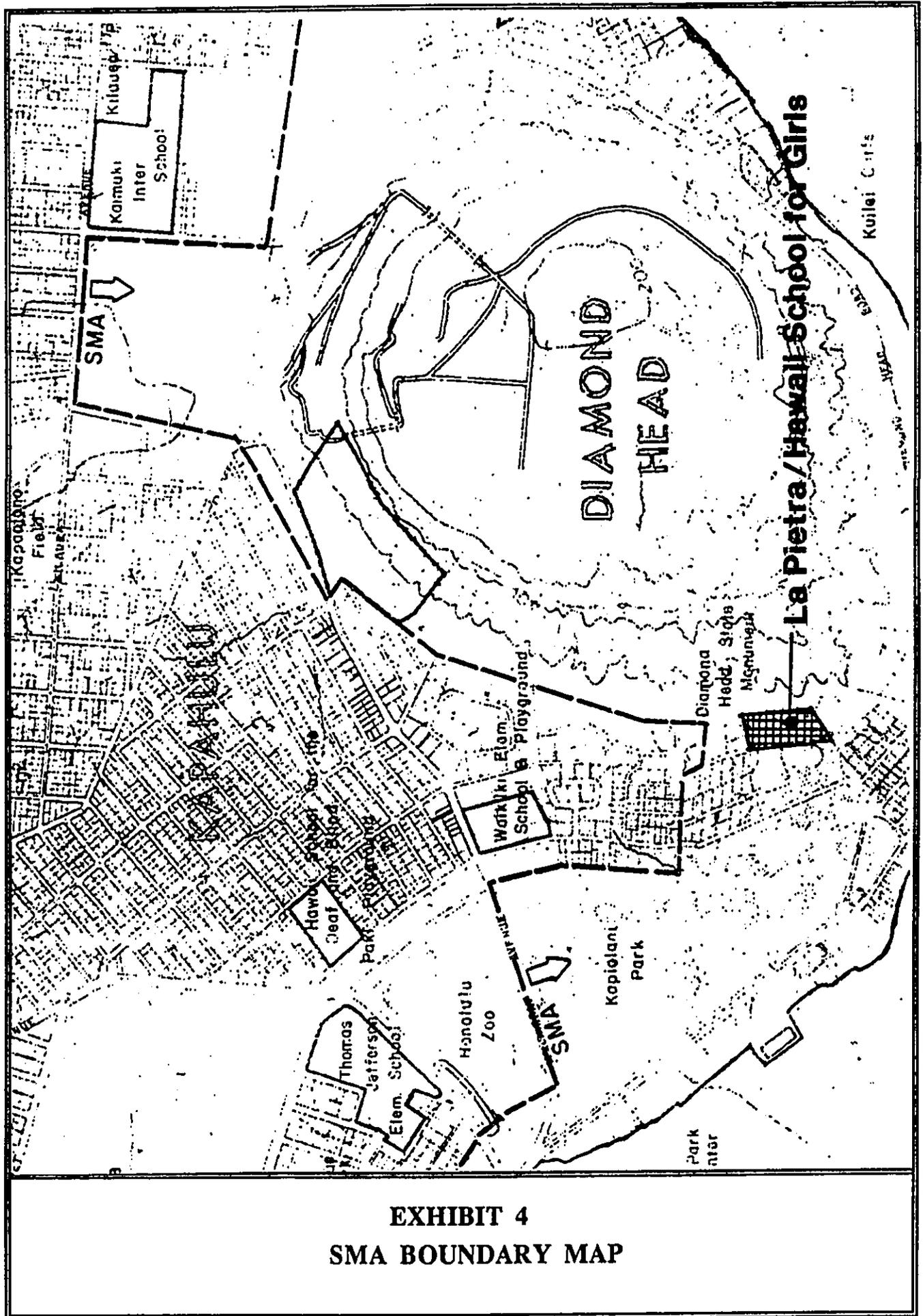


VICINITY PLAN

EXHIBIT 1 LOCATION AND VICINITY MAPS



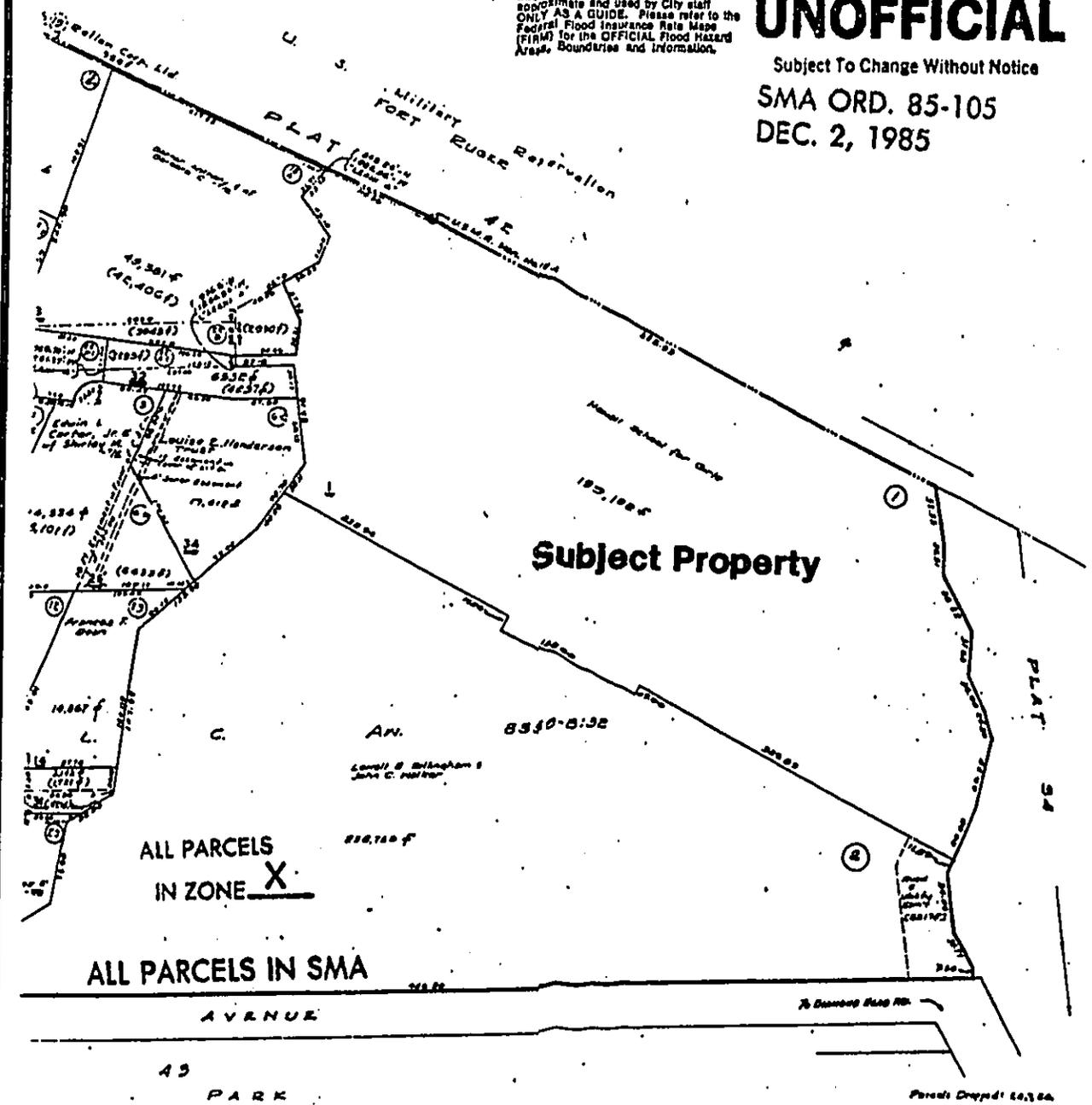




NOTICE:
The flood hazard areas, boundaries and information shown on this map are approximate and used by City staff ONLY AS A GUIDE. Please refer to the Federal Flood Insurance Rate Maps (FIRM) for the OFFICIAL Flood Hazard Area, Boundaries and Information.

UNOFFICIAL

Subject To Change Without Notice
SMA ORD. 85-105
DEC. 2, 1985



TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FIRST DIVISION		
ZONE	SEC.	PLAT
3	1	29
CONTAINING PARCELS		
SCALE: 1 IN. = 40 FT.		

EXHIBIT 5 INSURANCE FLOOD MAP

III. DESCRIPTION OF PROPOSED ACTION

A. GENERAL DESCRIPTION

1. Proposed Project:

The applicant proposes to build a new 3-classroom science building in a portion of an existing asphalt surfaced parking area in the center of the campus. The new building will alleviate a current lack of adequate science lab facilities for the intermediate and high school students. The existing two spaces which are serving as science rooms are inadequate spatially and technically for modern scientific education. The new building will have a floor area of 3,888 square feet and have 2 levels. The additional lot coverage will be 2,416 square feet. Spaces will include 3 classrooms of approximately 950 sf each, a preparation/office of approx. 288 sf and a storage area of about 144 sf. The addition of this building will not result in the increase in the student or teacher population as it is merely intended to replace existing inadequate spaces.

2. Location

The subject property is located at 2933 Poni Moi Road on the campus of La Pietra/Hawaii School for Girls. The Tax Map Key Number is 3-1-29: 1. The new building is to be located in a portion of an existing parking area just to the south of an existing 6-classroom building known as Cooke Hall. (See attached site plan.) The location is in the center of the campus with the closest property line being approximately 70 feet away.

3. Land Use Approvals

- a. State Land Use--The project is in the State Land Use Urban District. The proposed school classroom is consistent with the site's Urban designation.

- b. Development Plan--The Primary Urban Center Development Plan (DP) Land Use Map designates the property as "PF" (Public Facility).
- c. Zoning--The project area is zoned Residential R-5. While the use as a school is listed as a Principal Use it will require a Site Plan Review because a portion of the school is a high school.
- d. Earlier construction approvals:
 - i. The original buildings were part of the residence of Walter Dillingham and built around 1922. No known building permits exist. In 1969 it was renovated for use as Hawaii School for Girls under Building Permit No. 69444.
 - ii. Cooke Hall, a six classroom building was built in 1976 under Building Permit No. 66643.
 - iii. In 1986 the old stables and servants quarters building was renovated into an art complex under Building Permit No. 225095.
 - iv. The Gymnasium-Athletic Complex was constructed under Building Permit No. 232940 in 1987.
 - v. Later in 1987 a swimming pool and deck were constructed under Building Permit No. 240426.

B. TECHNICAL CHARACTERISTICS

1. Use Characteristics

The new building will be used as a science learning center. It will have 3 classrooms, an office/prep area and a storage room. The classrooms will be a chemistry room, a biology room and a multi-purpose/general science room. The chemistry room and biology rooms will have fixed lab tables. The multi-purpose room will have moveable tables.

2. Physical Characteristics

The science building will be a two story building with the upper floor being about 2/3 the size of the lower. The floor area will be 3,888 square feet. The design intent is to blend in with the characteristics of the existing buildings. The roof will be red clay tile and the walls light colored stucco. The gable roof picks up the roof style of the accessory buildings in the surrounding area.

3. Construction Characteristics

Construction of the building will be primarily concrete block (CMU) walls, with treated wood roof trusses covered with treated plywood and clay tile roofing. The ground floor will be a concrete slab on grade while the 2nd floor will be made of precast hollow core concrete planks with a concrete topping slab. The lower floor will protrude slightly (about 18") into the grade at the back and sides in order to keep the roof peak from protruding beyond the 25 foot height envelope.

4. Utility Requirements

Utilities will include water, electricity and gas. Only the chemistry room on the second floor will utilize the natural gas for class experimentation.

There will be approximately 25 hand sinks used for experimentation, clean up, etc. There will be no toilets as the adjacent classroom building already has a sufficient number of toilets. There will be flexible hose eye-washes at the instructor's desks in case chemicals are spilled on clothes or skin.

All electrical circuits are to be 110v. No need for 220v. circuits is anticipated.

5. **Liquid Waste Disposal**

Liquid waste will be disposed of into the existing City and County wastewater system. The chemistry room will be outfitted with a chemical trap to remove any chemicals which may be used in experiments. These are normally used in very small quantities.

6. **Solid Waste Disposal**

The three classrooms are expected to create minimal solid waste. It will be disposed of by the City and County as is the existing school solid waste. Solid waste is currently picked up at the school twice a week.

7. **Access to Site**

Access to the site from public streets will not be affected by this project. Vehicular access to the site is currently through the front gate from Poni Moi Road on the West side of the property.

Access to the upper parking area within the campus will be slightly affected in that the building will project into the existing roadway. The roadway will be modified to accommodate on-campus traffic to the upper parking area.

C. **ECONOMIC AND SOCIAL CHARACTERISTICS**

1. **Estimated Cost and Phasing of Construction**

The construction of the new science building is expected to cost approximately \$600,000 with furnishings. Construction will take about four months to complete. The project is expected to be completed in one phase.

2. **Social Characteristics**

The project is expected to have little effect on social characteristics of the neighborhood. However, from an educational point of view it will give a dramatic boost to the school's ability to teach science to its student body which is made up entirely of girls. Traditionally girls have not been encouraged to enter scientific fields and often institutions which primarily instruct girls have not had state-of-the-art science facilities. This may be part of the reason that women are under represented in the scientific community. This science facility will play a part in correcting this imbalance.

D. **ENVIRONMENTAL CHARACTERISTICS**

1. **Soils**

According to the United States Department of Agriculture, Soil Conservation Service's "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" the site is classified as Molokai silty clay loam, 3 to 7 percent slopes (MuB). This soil is described as follows:

On this soil, runoff is slow to medium and the erosion hazard is slight to moderate. Included in mapping were a few small areas that are eroded to soft, weathered rock. Also included in mapping on Oahu were small areas of dark reddish-brown silty clay loams that overlie fine-dark reddish-brown silty clay soils that have a mottled subsoil. This soil is used for sugarcane,

pineapple, pasture, wildlife habitat, and homesites.

In Table 3 of the above study it is rated in the following categories:

Suitability as a source of topsoil:	Good
Suitability as a source of road fill:	Good
Soil features affecting:	
Highway location	Slopes as much as 25 percent.
Farm ponds	Slopes as much as 25 percent. Moderate permeability
Terraces & diversions	Slopes as much as 25 percent. susceptible to siltation.
Foundations for low buildings	Slopes as much as 25 percent.

2. Topography

The general site being on the slope of Diamond Head generally slopes to the west toward the ocean. The specific building site was graded at some time in the past, possibly when the original house was built. It slopes generally westward with about a 5% grade. The bulk of this area is an asphalt paved parking area.

3. Drainage

Existing surface runoff primarily from the parking area runs down a swale in the access road and into a storm drain inlet in the lower parking area near the corner of the existing art building. This existing system empties into the existing drainage culvert which runs along the southern boundary of the property. The new building is not expected to drastically alter this flow pattern.

4. Flooding

The Hawaii School for Girls property is considered to be in Zone X on the Federal Flood Insurance Rate Maps (FIRM) for the City and County of Honolulu. This indicates that the zone is not within the 500 year flood plain and that flooding is not an issue.

IV. AFFECTED ENVIRONMENT

A. SUBJECT SITE AND SURROUNDING AREA

The 199,201 square foot site was originally the home of Walter Dillingham. The old home which now houses the school administration, library, some classrooms and support areas was built about 1922. The adjacent property to the West is conservation land and is part of the western slope of Diamond Head. To the North are two upscale homes and Noela Place which terminates at the Northern edge of the property. To the West are the La Pietra Circle condominiums which was originally part of the Dillingham property. This development has about 30 low-rise condominium units in an enclosed private road with a guard house at the front. Beyond La Pietra Circle farther makai is Kapiolani Park, specifically the tennis courts and archery range. To the South is a drainage culvert with two houses and a two unit duplex adjacent to the culvert. These are screened from clear view by a substantial visual barrier of trees.

B. COASTAL OR NATURAL RESOURCES

1. Public Shoreline and Recreation Areas

The proposed project will not adversely impact any public recreation area or the shoreline. The entrance to the property is approximately 1,200 feet from the shoreline with the construction site another 300 feet farther up-slope.

2. Rare or Endangered Wildlife Species and Their Habitat

This urbanized, developed site does not contain any significant wildlife habitats, or any rare or endangered flora and fauna. The project is surrounded on two sides by existing asphalt paving and on the other two by a man-made rock wall and handicap ramp built about 10 years ago.

C. HISTORIC, CULTURAL, AND ARCHAEOLOGICAL RESOURCES

The property is not listed on either the Hawaii or National Registers of Historic Places. The original Italian villa style buildings which were formerly the home of Walter Dillingham and were constructed around 1922 will not be affected by this building.

Regarding ancient Hawaiian archeological sites, no known site exists on the location of the proposed building. The building will be constructed in an existing asphalt concrete parking lot. No previously undisturbed ground will be affected.

D. COASTAL VIEWS

Due to the fact that the up-slope area from the school campus is conservation land, no views are impacted from above. The proposed building itself sits in an existing low parking lot. Directly mauka or up-slope of the site is a hillside with hau bushes growing on it. The roof of the new building will not protrude above the line of the hau bushes. Makai of the new building across the existing parking lot is a portion of the existing main house. The new building will not be able to be seen from below the campus above the existing buildings. It will be virtually hidden from all adjacent properties except from the very top of Diamond Head, looking down from the rim on the campus.

E. WATER QUALITY

The proposed development will not affect ground water resources. Located on the slope of Diamond Head it is not over an existing aquifer or potable water source.

Surface run-off will not be significantly increased as the bulk of the building's footprint will be built on what is currently a hard surface asphalt parking lot. A graveled area of approximately 140 square feet will be

covered by the building. This minimal area is not expected to greatly increase surface run-off.

V. CONFORMANCE WITH SPECIAL MANAGEMENT AREA GUIDELINES

The City's Special Management Area (SMA) Guidelines are contained in Chapter 25, Revised Ordinance of Honolulu (R.O.H.), as amended, and are the counterparts to the State's Coastal Zone Management Guidelines set forth in Chapter 205A, Hawaii Revised Statutes. The following discussion describes how the proposed project satisfies the City's SMA Guidelines.

A. TERMS AND CONDITIONS OF DEVELOPMENT

- 1. Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas and natural reserves is provided to the extent consistent with sound conservation principles.**

The proposed building will not affect shoreline access due to its distance from the shoreline. It will also not affect the public's access to the Diamond Head rim which is generally considered to be accessible through the vehicle tunnel on the mauka side and then by foot-trail from the crater floor.

- 2. Adequate and properly located public recreation areas and wildlife preserves are reserved.**

No public recreation areas nor wildlife preserves which currently exist in the area will be affected by the proposed building.

3. **Provisions are made for solid and liquid waste treatment, disposition and management which will minimize adverse effects upon special management area resources.**

Liquid waste will be disposed of through the school's existing sewer system which is connected to the municipal wastewater system. It will add a minimal amount of wastewater to the existing system.

The three classrooms are expected to create minimal solid waste. It will be disposed of by the City and County as is the existing school solid waste.

4. **Alterations to existing land forms and vegetation; except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation or failure in the event of earthquake.**

The proposed building will require minimal grading and site work as it is on fairly level ground. The only plants affected will be two immature shower trees. There are no significant land forms in this area. The location of the building had been graded in former times from its natural state. The building site is surrounded by rock walls and asphalt surfaces therefore no soil erosion or siltation will occur within the site.

B. REQUIRED COUNCIL FINDINGS

1. **The development will not have any substantial adverse environmental or ecological effect except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health and safety, or compelling**

public interest.

As discussed throughout this report, the proposed improvements will have minimal effect due to its location and the relatively small amount of development planned. The new building is planned for a site which has been extensively graded and paved over in the past. The new building will therefore have little environmental or ecological effect relative to the current situation.

2. **The development is consistent with the objectives and polices set forth in Section 25-3.1 and area guidelines contained in HRS Section 205A-26.**

As discussed in this section "Conformance with Special Management Area Guidelines", the development is consistent with the objectives and policies of Section 25-3.1 of the Revised Ordinances of Honolulu and the area guidelines contained in HRS Section 205-A-26.

3. **The proposed project is consistent with the county general plan, development plan and zoning.**

The proposed project is consistent with the "Public Facilities" designation in the County Development Plan Land Use Map. It is also consistent with the Residential Zoning designation as Intermediate and High Schools are listed as Principal uses. The high school portion will be required to undergo a Site Plan Review.

C. IMPACTS TO BE MINIMIZED

1. **Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon.**

No dredging will occur in this project.

2. **Any development which would reduce the size of any beach or other area usable for public recreation.**

No beach or public recreation area will be reduced in size by this project.

3. **Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management area and the mean high tide line where there is no beach.**

No restriction of public access to any of tidal and submerged lands, beaches, portions of rivers and streams within the special management area will be restricted.

4. **Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast.**

Line of sight toward the sea from the state highway nearest the coast toward the sea will not be affected.

5. **Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.**

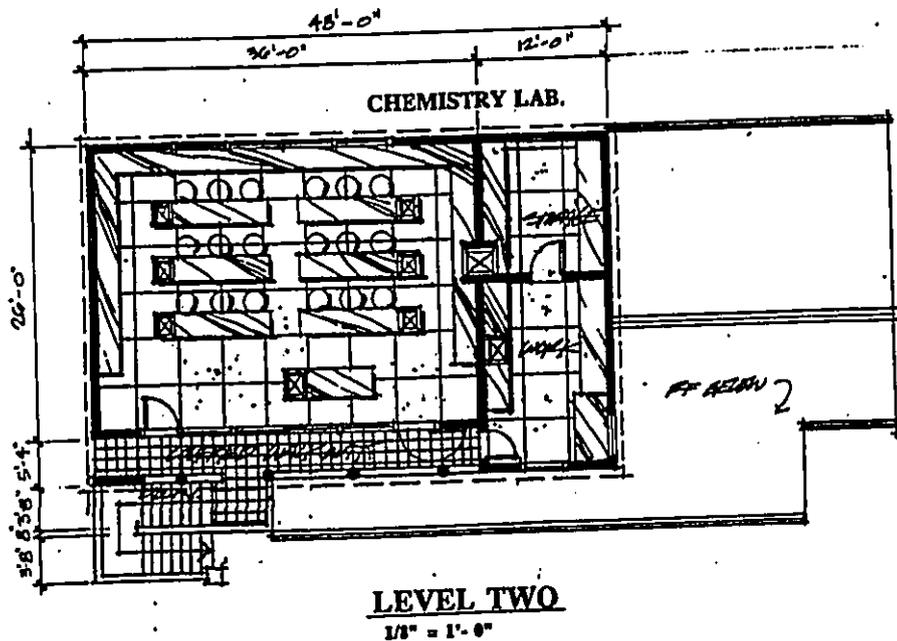
This project will not adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

VI. CONCLUSION

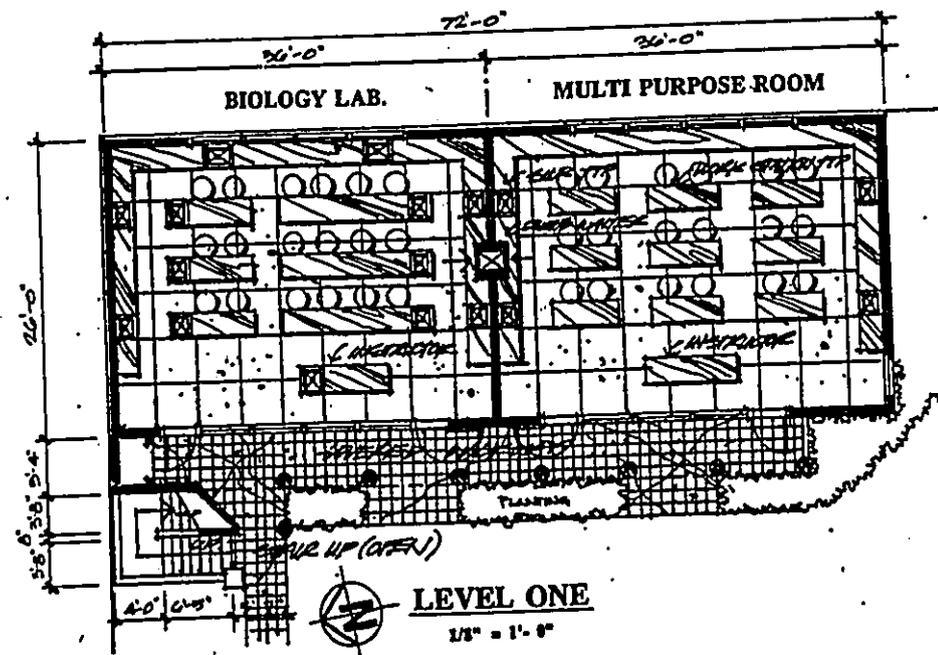
Based on the foregoing report, we respectfully request your approval of a negative declaration for this Draft Environmental Assessment and subsequently, your approval of our request for a Special Management Area Use Permit to allow the construction of the three classroom science building proposed in this report.

APPENDIX

1. PLANS - Sheets 1 & 2
2. AGENCY COMMENTS

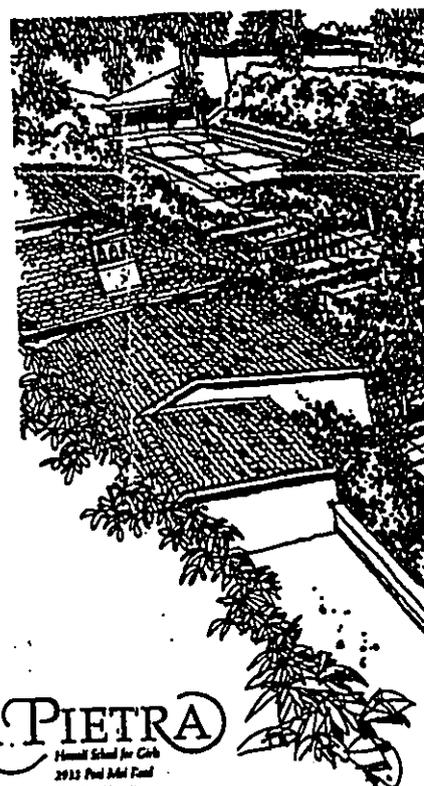


LEVEL TWO
1/8" = 1'-0"



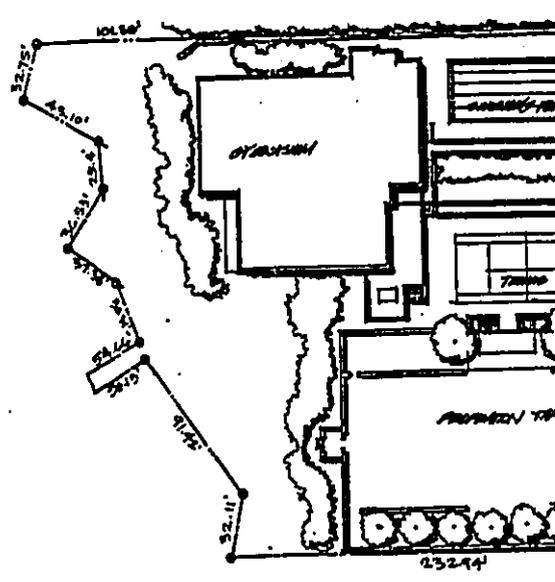
LEVEL ONE
1/8" = 1'-0"

FLOOR AREA TABULATION			
	LENGTH	WIDTH	AREA
	(feet)		
LEVEL ONE	72	x 31.34	= 2,256.48 sf
LEVEL TWO	48	x 31.34	= 1,504.32 sf
STAIRS	16	x 8	= 128.00 sf
TOTAL			3,888.80 sf



LA PIETRA
Hawaii School for Girls
2915 Ford Mal Road
Honolulu, Hawaii

BACHMAN SCIENCE CENTER

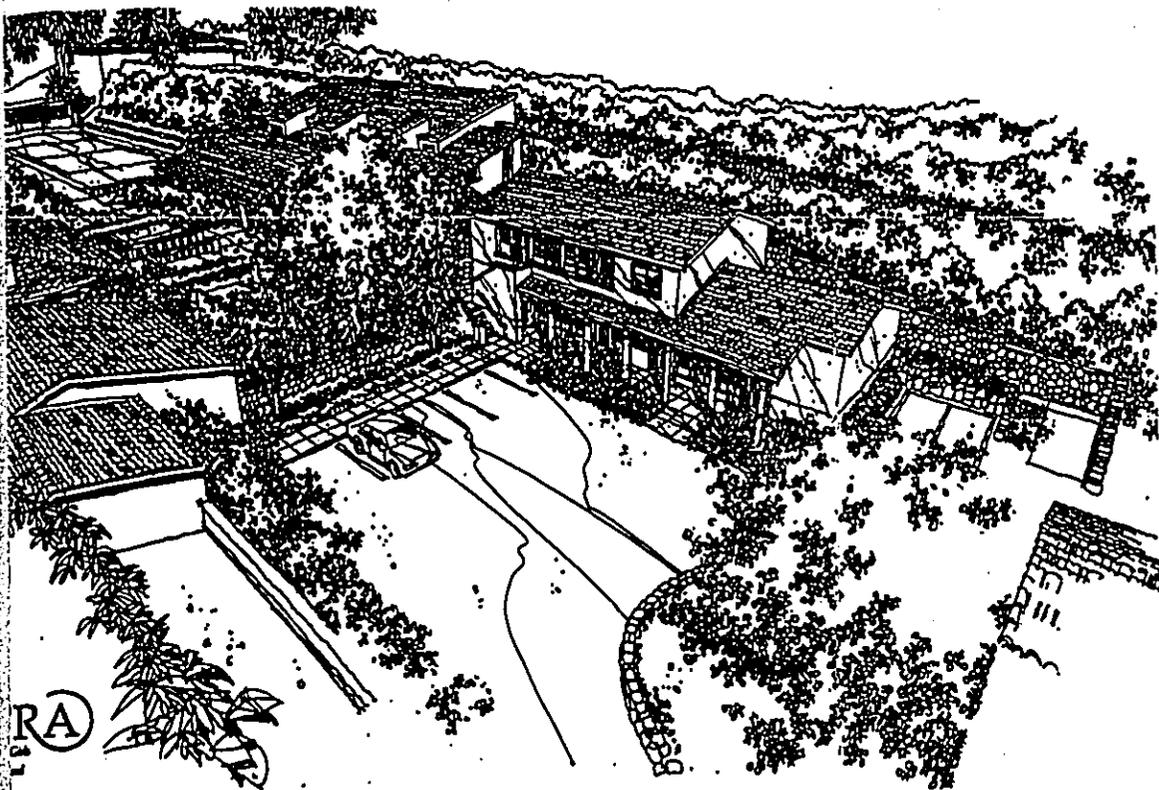


BUILDING AND ZONING CODE DATA

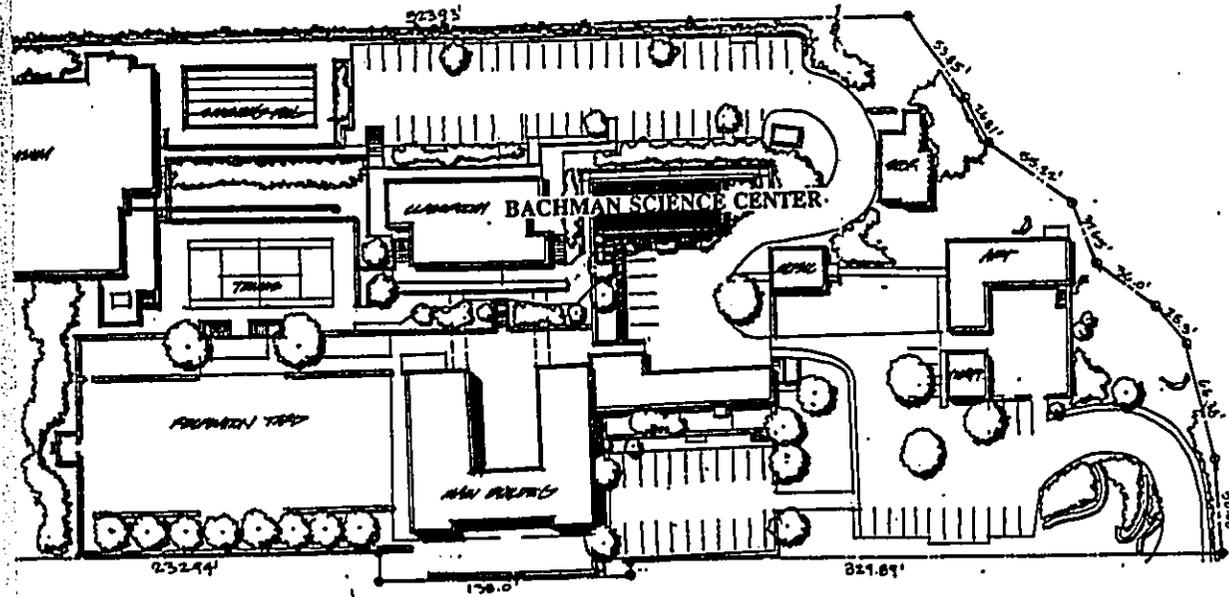
OWNER: La Pietra School
 ADDRESS: 2833 Ford Mal Rd., Hnl 96826
 TELEPHONE: 922-2744
 TAX MAP KEY NUMBER: 5-1-2811

ZONING CODE: R-5
 ZONING ALLOWABLE FLOOR AREA RATIO (FAR): 0
 SPECIAL DESIGN DISTRICT: Diamond Hl Spec. Des. Dist.

BUILDING CODE: 1
 EARTHQUAKE ZONE: E-1
 BUILDING OCCUPANCY: 20 - sf/person
 OCCUPANT LOAD FACTOR: 1/1 hr. (required for 2 stories; V-N allowed in 5 min. 1 story)
 TYPE CONSTRUCTION: 15,700 sf
 ALLOWABLE FLOOR AREA: 2,000 sq ft
 NUMBER EXITS REQUIRED: 3
 OCCUPANT LOAD: 3 classrooms x 300 sf = 20 sf/person x 141



BACHMAN SCIENCE CENTER



SITE PLAN 1" = 50'-0"

ZONING CODE DATA

La Pietra School
 2933 Point Molokai Rd., Molokai, HI 96761
 822-2744
 3-1-28 r. 1.

R-5
 Diamond Hill Spec. Des. Class.

1
 R-1
 20 sq/acre
 1/2 hr. (required for 2 stories: V.N. allowed to 8,100 sq ft only 1 story)
 20,700 sq ft
 2 story 50 units
 3 stories x 850 sq ft + 20 sq/acre = 141

DESCRIPTION OF EXTERIOR MATERIALS

- ROOF: Red Clay Roof Tile to match existing roofs
- EXTERIOR WALLS: Stucco or Acrylic Plaster over Concrete Block colored a Cream or Off-white to match existing buildings.
- WINDOWS: Projected windows with beige color sash and trim slightly darker than the wall color; similar to existing main building.
- BUILDING: Gable roof and rectangular one and two story building forms are intended to harmonize with the original auxiliary buildings which are scattered about the grounds, primarily on the South half of the property.

set number

drawn	date
checked	
issued	

SUZUKI / MORGAN ARCHITECTS, LTD.
 114 SOUTH BOSTON ST., SUITE 202
 PORTLAND, OREGON 97201
 (503) 251-1100
 (503) 251-2560 FAX
 117-17TH AVENUE SOUTH
 SEATTLE, WASHINGTON 98148
 (206) 325-9441
 (206) 325-3761 FAX

New Science Building for
LA PIETRA SCHOOL
 2933 Point Mol Road, Honolulu, Hawaii
 TMK: 3-1-29:1

ENGINEERING AND ARCHITECTURE
 OFFICE OF HONOLULU

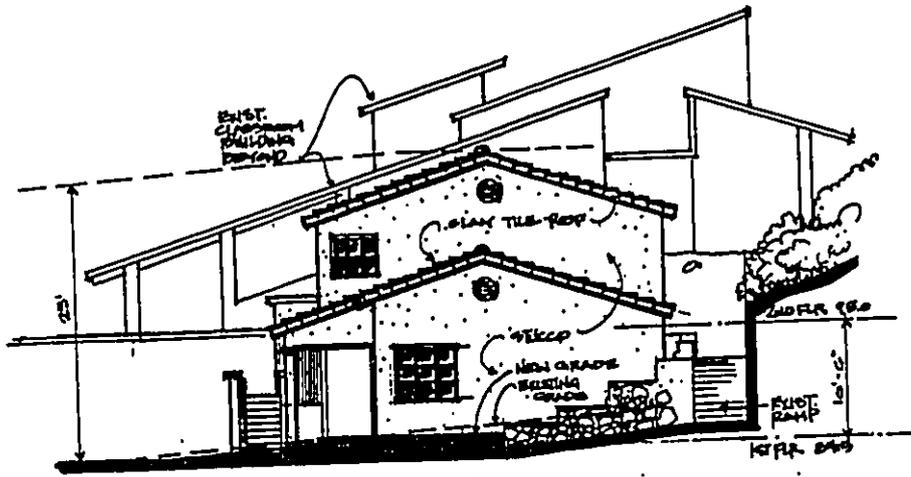
05
 JUN 25 PM 12 27

FLOOR PLANS
 PERSPECTIVE VIEW
 SITE PLAN
 NOTES

job number

1

sheet 1 of 2



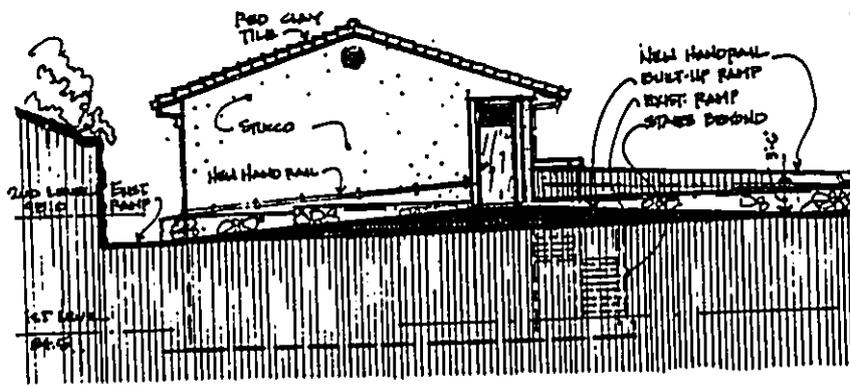
SOUTH ELEVATION

1/8" = 1'-0"



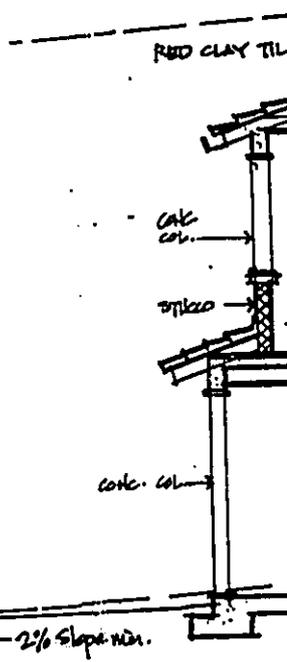
EAST ELEVATION

1/8" = 1'-0"



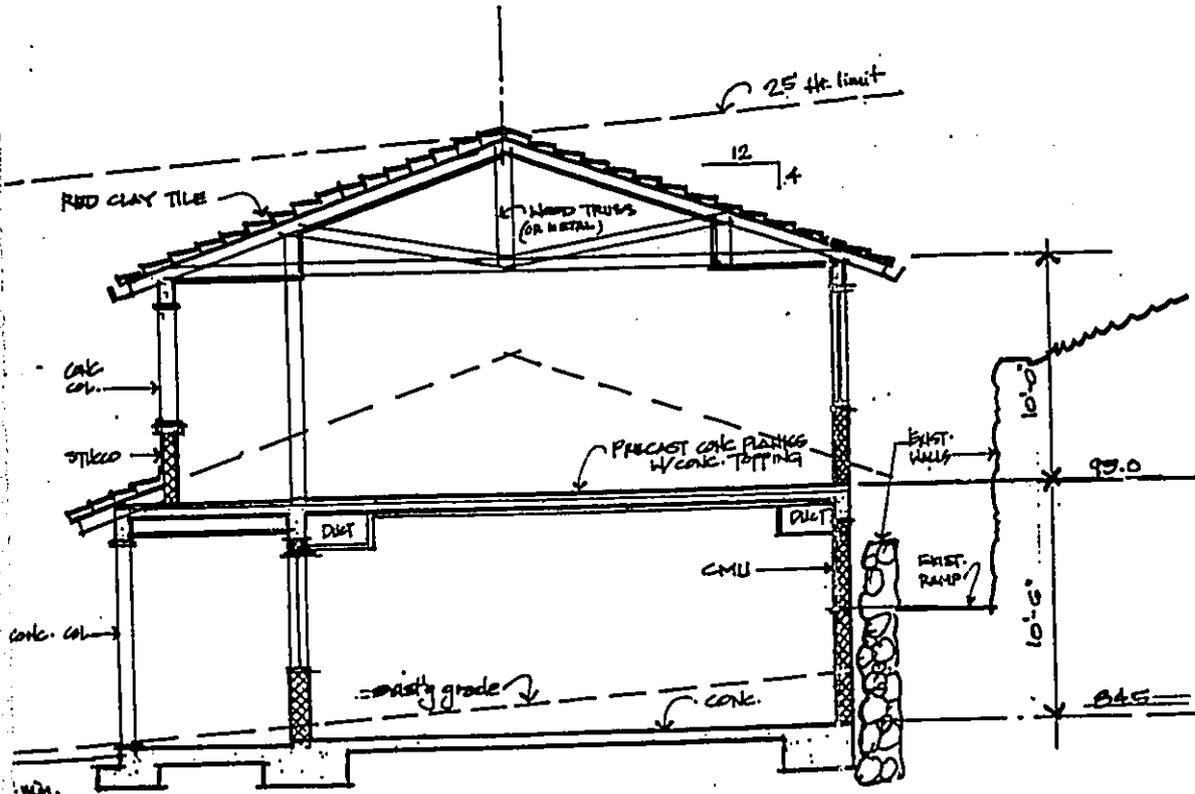
NORTH ELEVATION

1/8" = 1'-0"





WEST ELEVATION
1/8" = 1'-0"



BUILDING SECTION
1/4" = 1'-0"

Set number

drawn _____ date _____

checked _____

issued _____

SUZUKI/MONGAN ARCHITECTS, LTD.
114 SOUTH WILSON ST., SUITE 200A
HONOLULU, HAWAII 96813
PHONE: 525-1200 FAX: 525-1201
ST. LOUIS OFFICE: 314-437-1111
TEL: 1776 STANISLAUS BLVD
EASTLY, ELIZABETH NJ 07030
PHONE: 201-261-1111

New Science Building for
LA PIETRA SCHOOL
2933 Poni Moi Road, Honolulu, Hawaii
TMK: 3-1-29:1

DATE OF THIS SET: 08/25/96

95 AUG 25 PM 12 28

BUILDING SECTION
EXTERIOR ELEVATIONS

job number

2

sheet 2 of 2

95-03794



OFFICE OF STATE PLANNING

Office of the Governor

MAILING ADDRESS: P.O. BOX 3540, HONOLULU, HAWAII 96811-3540
STREET ADDRESS: 250 SOUTH HOTEL STREET, 4TH FLOOR
TELEPHONE: (808) 587-2846, 587-2800

BENJAMIN J. CAYETANO, Governor

Director's Office 587-2348
Planning Division 587-2824

'95 JUN 22 PM 1
OFFICE OF LAND UTILIZATION
HONOLULU

Ref. No. C-1294

June 23, 1995

The Honorable Patrick T. Onishi
Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

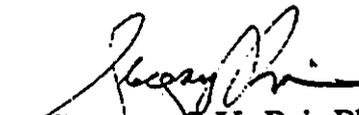
Dear Mr. Onishi:

Subject: Environmental Assessment for the La Pietra New
Classroom Building

We have reviewed the environmental assessment (EA) for the La Pietra new classroom building and do not have any substantive comments to offer. The EA satisfactorily addresses out program concerns.

We appreciate the opportunity to review and comment on this document.

Sincerely,


Gregory G.Y. Pai, Ph.D.
Director

24 August 1995

SUZUKI/MORGAN ARCHITECTS, LTD.
116 SOUTH HOTEL ST., SUITE 302A
HONOLULU, HAWAII 96813
(808) 528-1189
(808) 545-2200 FAX

317 - 17TH AVENUE SOUTH
SEATTLE, WASHINGTON 98144
(206) 323-4681
(206) 323-1295 FAX

Office of State Planning
State of Hawaii
P.O. Box 3540
Honolulu, Hawaii 96811-3540
Attn.: Gregory G.Y. Pai, Ph.D., Director

RE: Environmental Assessment for the La Pietra New Science
Classroom Building

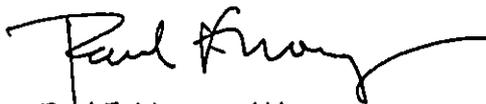
Dear Mr. Pai:

Thank you for your review and comment (Ref. No. C-1294), dated
23 June 1995, on the Draft Environmental Assessment for the
proposed New Science Classroom Building at La Pietra / Hawaii
School for Girls.

Your comments will be included in the Final Environmental
Assessment Report.

Should you have any questions or require additional information
please contact me at 528-1189.

Sincerely,
SUZUKI/MORGAN ARCHITECTS, LTD.



Paul F. Morgan, AIA

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



July 18, 1995

JEREMY HARRIS, Mayor

WALTER O. WATSON, JR., Chairman
MAURICE H. YAMASATO, Vice Chairman

KAZU HAYASHIDA
MELISSA Y. J. LUM
FORREST C. MURPHY
KENNETH E. SPRAGUE

RAYMOND H. SATO
Manager and Chief Engineer

OS JUL 20 PM 10 13
DEPT. OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: *Raymond H. Sato*
RAYMOND H. SATO, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF JUNE 21, 1995 ON THE DRAFT ENVIRONMENTAL ASSESSMENT (DEA) FOR THE PROPOSED LA PIETRA SCHOOL FOR GIRLS NEW CLASSROOM BUILDING PROJECT. TMK: 3-1-29: 01

Thank you for the opportunity to review and comment on the DEA for the proposed building project.

We have the following comments:

1. There are two domestic meters and one fire meter currently serving the proposed project site.
2. The existing water system does not meet current Board of Water Supply (BWS) standards for off-site fire protection. The nearest accessible fire hydrant is approximately 400 feet from the La Pietra School property. Therefore, the applicant will be required to install the necessary water system improvements in accordance with our Water System Standards.
3. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
4. The availability of water will be confirmed when the building permit application is submitted for our review and approval. When water is made available, the applicant will be required to pay the prevailing Water System Facilities Charges for resource development, transmission and daily storage.
5. A BWS approved reduced pressure principle backflow prevention assembly should be installed on the domestic water line at the point of connection to the proposed science leaning center building.

If you have any questions, please contact Barry Usagawa at 527-5235.

24 August 1995

Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843
Attn.: Raymond H Sato, Manager and Chief Engineer

SUZUKI / MORGAN ARCHITECTS, LTD.
116 SOUTH HOTEL ST., SUITE 202A
HONOLULU, HAWAII 96813
(808) 528-1189
(808) 545-2200 FAX

RE: Environmental Assessment for the La Pietra New Science
Classroom Building, TMK: 3-1-29:01

317 - 17TH AVENUE SOUTH
SEATTLE, WASHINGTON 98144
(206) 323-4681
(206) 323-1295 FAX

Dear Mr. Sato:

Thank you for your review and comment, dated 18 July 1995, on the Draft Environmental Assessment for the proposed New Science Classroom Building at La Pietra / Hawaii School for Girls. Your comments will be included in the Final Environmental Assessment Report.

Regarding your comments we note the following:

1. Noted that there are two domestic meters and one fire meter currently serving the proposed project site.
2. Existing off-site fire protection does not meet BWS standards. We are researching the issue and understand that BWS standards will have to be complied with in order to receive a building permit.
3. We are coordinating on-site fire protection with the Honolulu Fire Department. We have had our private hydrant tested and will review the requirements with the HFD.
4. We understand that there will be Water System Facilities Charges when the building permit is applied for.
5. A BWS approved backflow preventer will be installed in this project.

Should you have any questions or require additional information please contact me at 528-1189.

Sincerely,
SUZUKI/MORGAN ARCHITECTS, LTD.


Paul F. Morgan, AIA

95-0464

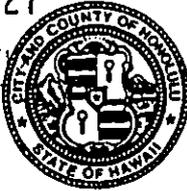
DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

'95 JUN 14 PM 3 27

JEREMY HARRIS
MAYOR

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU



DONA L. HANAIKE
DIRECTOR

ALVIN K.C. AU
DEPUTY DIRECTOR

July 14, 1995

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: DONA L. HANAIKE, DIRECTOR

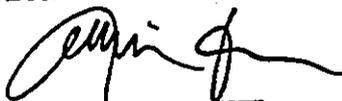
SUBJECT: COMMENTS ON THE ENVIRONMENTAL ASSESSMENT AND
RELATED APPLICATION DOCUMENTS FOR A SITE PLAN
REVIEW AND SPECIAL DISTRICT PERMIT
2933 PONI MOI ROAD, DIAMOND HEAD
TAX MAP KEYS 3-1-29: 01
DLU REFERENCE NOS. 95/SMA-33 (JT), 95/SPR-11 (SN),
95/DH-4 (JS)

Thank you for providing us the opportunity to comment on this environmental assessment and related application documents for the proposed construction of a new two-story, 3,500-square foot, three-classroom science building.

We have reviewed the proposed project and found that although the project is in close proximity to Kapiolani Regional Park and a number of small beach parks (the closest being Makalei Beach park), we do not anticipate that the construction will have any impact on park facilities or programs. The City's Park Dedication Ordinance will not apply to this project.

We have no other comments to offer at this time.

If you have any questions, please call John Morihara of our Advance Planning Branch at extension 4246.


For DONA L. HANAIKE
Director

DLH:js

24 August 1995

SUZUKI/MORGAN ARCHITECTS, LTD.

116 SOUTH HOTEL ST., SUITE 302A
HONOLULU, HAWAII 96813
(808) 528-1189
(808) 545-2200 FAX

317 - 17TH AVENUE SOUTH
SEATTLE, WASHINGTON 98144
(206) 323-4681
(206) 323-1295 FAX

Department of Parks and Recreation
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813
Attn.: Dona L. Hanaïke, Director

RE: Environmental Assessment for the La Pietra/Hawaii School
for Girls New Science Classroom Building - TMK: 3-1-29:01
DLU Ref. Nos. 95/SMA-33 (JT), 95/SPR-11(SN),
95/DH-4(JS)

Dear Ms. Hanaïke:

Thank you for your review and comment, dated 14 July 1995, on
the Draft Environmental Assessment for the proposed New
Science Classroom Building at La Pietra / Hawaii School for Girls.

Your comments will be included in the Final Environmental
Assessment Report.

Should you have any questions or require additional information
please contact me at 528-1189.

Sincerely,
SUZUKI/MORGAN ARCHITECTS, LTD.



Paul F. Morgan, AIA

DEPARTMENT OF TRANSPORTATION SERVICE
CITY AND COUNTY OF HONOLULU

PACIFIC PARK PLAZA
711 KAPIOLANI BOULEVARD, SUITE 1200
HONOLULU, HAWAII 96813

'95 JUL 17 AM 8 24

JEREMY HARRIS
DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU
~~FRANK FASE~~
MAYOR



CHARLES O. SWANSON

~~JOSEPH M. MAGRETT, JR.~~
DIRECTOR

~~AMAR GADPAL~~
~~DEPUTY DIRECTOR~~

PL95.1.187
TE-3084

July 14, 1995

MEMORANDUM

TO: PATRICK ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: CHARLES O. SWANSON, DIRECTOR

SUBJECT: LA PIETRA SCHOOL FOR GIRLS NEW CLASSROOM BUILDING
ENVIRONMENTAL ASSESSMENT
TAX MAP KEY: 3-1-29: 01

This is in response to your memorandum dated June 21, 1995 requesting our comments on the subject project.

Based on our review, the number of existing on-site parking stalls (94) should be retained with the new science building. This would minimize any potential impact to the surrounding neighborhood.

Should you have any questions, please call Lance Watanabe of my staff at local 4199.


for CHARLES O. SWANSON

24 August 1995

SUZUKI/MORGAN ARCHITECTS, LTD.
116 SOUTH HOTEL ST., SUITE 202A
HONOLULU, HAWAII 96813
(808) 528-1189
(808) 545-2200 FAX

317 - 17TH AVENUE SOUTH
SEATTLE, WASHINGTON 98144
(206) 323-4681
(206) 323-1295 FAX

Department of Transportation Services
City and County of Honolulu
Pacific Park Plaza
711 Kapiolani Boulevard, Suite 1200
Honolulu, Hawaii 96813
Attn.: Charles O. Swanson, Director

RE: Environmental Assessment for the La Pietra/Hawaii School
for Girls New Science Classroom Building, TMK: 3-1-29:01
PL95.1.187 TE-3084

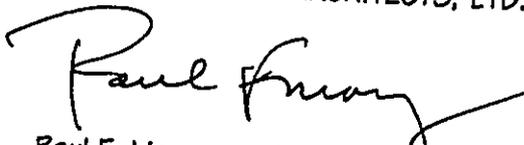
Dear Mr. Swanson:

Thank you for your review and comment, dated 14 July 1995, on the Draft Environmental Assessment for the proposed New Science Classroom Building at La Pietra / Hawaii School for Girls. Your comments will be included in the Final Environmental Assessment Report.

Regarding your comment requesting that the number of existing on-site parking stalls (94) be retained with the new science building, we intend to relocate the displaced stalls to another part of the campus.

Should you have any questions or require additional information please contact me at 528-1189.

Sincerely,
SUZUKI/MORGAN ARCHITECTS, LTD.


Paul F. Morgan, AIA

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

'95 JUN 28 PM 1 45

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU
JEREMY HARRIS
MAYOR



KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER

DARWIN J. HAMAMOTO
DEPUTY DIRECTOR

June 28, 1995

ENV 95-193

MEMORANDUM

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: *for* KENNETH E. SPRAGUE, DIRECTOR AND CHIEF ENGINEER *Alex Ho*

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
LA PIETRA SCHOOL FOR GIRLS NEW CLASSROOM BUILDING
TMK: 3-1-29: 01

We have reviewed the subject EA and have no comments to offer at this time.

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at 523-4150.

bcc: Eng.

24 August 1995

SUZUKI/MORGAN ARCHITECTS, LTD.
116 SOUTH HOTEL ST., SUITE 202A
HONOLULU, HAWAII 96813
(808) 528-1189
(808) 545-2209 FAX

317 - 17TH AVENUE SOUTH
SEATTLE, WASHINGTON 98144
(206) 323-1681
(206) 323-1295 FAX

Department of Public Works
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813
Attn.: Kenneth E. Sprague, Director and Chief Engineer

RE: Environmental Assessment for the La Pietra/Hawaii School
for Girls New Science Classroom Building - TMK: 3-1-29:01

Dear Mr. Sprague:

Thank you for your review and comment, (Ref. ENV 95-193), dated
28 June 1995, on the Draft Environmental Assessment for the
proposed New Science Classroom Building at La Pietra / Hawaii
School for Girls.

Your comments will be included in the Final Environmental
Assessment Report.

Should you have any questions or require additional information
please contact me at 528-1189.

Sincerely,
SUZUKI/MORGAN ARCHITECTS, LTD.



Paul F. Morgan, AIA

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

FELIX B. LIMTIACO
DIRECTOR

CHERYL K. OKUMA-SEPE
DEPUTY DIRECTOR

In reply refer to:
WPC 95-66

June 28, 1995

95 JUN 28 PM 3 38
DEPT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

MEMORANDUM

TO: MR. PATRICK ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: FELIX B. LIMTIACO, DIRECTOR
DEPARTMENT OF WASTEWATER MANAGEMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 25 ROH PROJECTS WITHIN THE
SPECIAL MANAGEMENT AREA, SITE PLAN REVIEW AND DIAMOND HEAD
SPECIAL DISTRICT PERMIT FOR LA PIETRA SCHOOL FOR GIRLS
NEW CLASSROOM BUILDING
TAX MAP KEY: 3-1-029:001

Our response relating to the availability and adequacy of the municipal sewer system for the subject project is as follows:

- Municipal Sewer System Available and Adequate**
(This statement shall not be construed as confirmation of sewage capacity reservation. Sewage capacity reservation is contingent on submittal and approval of a "Sewer Connection Application" form.)
- Municipal Sewer System Not Available**
- Municipal Sewer System Not Adequate**
- Liable for Payment of a Wastewater System Facility Charge**
- Other:** The municipal sewer system is adequate since there will be no increase in sewage flows from the proposed new classroom building.

Contact Person:

Arturo Saavedra, Jr.
Ext. 5827

FELIX B. LIMTIACO
DIRECTOR

6-29-94

24 August 1995

SUZUKI/MORGAN ARCHITECTS, LTD.
116 SOUTH HOTEL ST., SUITE 202A
HONOLULU, HAWAII 96813
(808) 528-1189
(808) 545-2200 FAX

317 - 17TH AVENUE SOUTH
SEATTLE, WASHINGTON 98144
(206) 323-4681
(206) 323-1295 FAX

Department of Wastewater Management
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813
Attn.: Felix B. Limtiaco, Director

RE: Environmental Assessment for the La Pietra/Hawaii School
for Girls New Science Classroom Building - TMK: 3-1-29:01

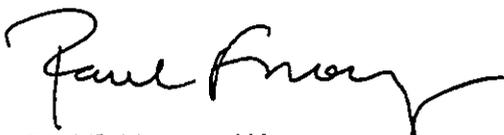
Dear Mr. Limtiaco:

Thank you for your review and comments, (Ref. WPC 95-66),
dated 28 June 1995, on the Draft Environmental Assessment for
the proposed New Science Classroom Building at La Pietra /
Hawaii School for Girls.

Your comments will be included in the Final Environmental
Assessment Report.

Should you have any questions or require additional information
please contact me at 528-1189.

Sincerely,
SUZUKI/MORGAN ARCHITECTS, LTD.


Paul F. Morgan, AIA

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

630 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

73-07777
CHERYL D. SOON
CHIEF PLANNING OFFICER

CAROLL TAKAHASHI
DEPUTY CHIEF PLANNING OFFICER

July 3, 1995

TH 6/95-1189

MEMORANDUM

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: CHERYL D. SOON, CHIEF PLANNING OFFICER
PLANNING DEPARTMENT

SUBJECT: SITE PLAN REVIEW AND SPECIAL DISTRICT PERMIT FOR
THE LA PIETRA SCHOOL FOR GIRLS NEW CLASSROOM
BUILDING, 2933 PONI MOI ROAD, TAX MAP KEY: 3-1-29: 01,
95/SPR-11(SN) AND 95/DH-4(JS)

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU
95 JUL 5 PM 3 42

In response to your memorandum of June 21, 1995, we have reviewed the subject proposal and offer the following comments:

1. The proposed project is within the Diamond Head Special Area. The proposed project is consistent with its urban design principles and controls as specified under Article 2, Section 24-2.2(b)(12)(A) and (C) of the Development Plan (DP) Special Provisions for the Primary Urban Center.
2. The proposed project is identified as Public Facility on the Primary Urban Center DP Land Use Map, and not the East Honolulu DP Land Use Map, as mentioned on page 10 of the proposed project's Environmental Assessment.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

Cheryl D. Soon
CHERYL D. SOON
Chief Planning Officer

CDS:ft

24 August 1995

SUZUKI / MORGAN ARCHITECTS, LTD.

116 SOUTH HOTEL ST., SUITE 202A
HONOLULU, HAWAII 96813
(808) 528-1189
(808) 545-2200 FAX

317 - 17TH AVENUE SOUTH
SEATTLE, WASHINGTON 98144
(206) 323-4681
(206) 323-1295 FAX

Planning Department
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813
Attn.: Cheryl Soon, Chief Planning Officer

RE: Site Plan Review and Special District Permit for the La
Pietra/Hawaii School for Girls New Science Classroom
Building - TMK: 3-1-29:01
95/SPR-11 (SN) and 95/DH-4(JS)

Dear Ms. Soon:

Thank you for your review and comments, dated 3 July 1995, on
the Draft Environmental Assessment for the proposed New
Science Classroom Building at La Pietra / Hawaii School for Girls.
Your comments will be included in the Final Environmental
Assessment Report.

Per your comment, the proposed project will be designated as
Public Facility on the Primary Urban Center DP Land Use Map on
page 10 of the Draft Environmental Assessment.

Should you have any questions or require additional information
please contact me at 528-1189.

Sincerely,
SUZUKI/MORGAN ARCHITECTS, LTD.



Paul F. Morgan, AIA