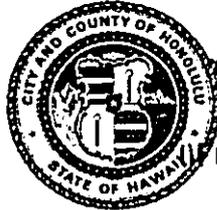


DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

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

RECEIVED

JEREMY HARRIS
MAYOR



95 SEP 27 P4:16

PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR
95/SV-003 (DT)

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

September 26, 1995

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

Dear Mr. Gill:

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner : Kaimoku Inc.
Applicant/Agent: Long & Associates, AIA, Inc.
Location : 1025 Kaimoku Place, Kahala, Oahu
Tax Map Key : 3-5-58: 08
Request : Shoreline Setback Variance
Proposal : Construction of a concrete masonry unit
wall and concrete slab
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 Dana Teramoto of our staff at 523-4648.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Patrick T. Onishi".

PATRICK T. ONISHI
Director of Land Utilization

PTO:am
Enclosures

g:nd95sv3.djt

136

1995-10-08-0A-*FEA-Scheinkman concrete masonry unit* OCT 8 1995
Wall and concrete slab structure setback Varian

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT
FOR
KAIMOKU INC. STEVEN SCHEINKMAN
TAX MAP KEY: 3-5-58:08

Prepared By

LONG & ASSOCIATES, AIA, INC.
841 BISHOP STREET, SUITE 1905
HONOLULU, HAWAII 96813

Table of Contents

1. Final Environmental Assessment
2. Exhibits
 - USGS Topographic Survey
 - Aerial Photograph
 - Site Plan and Detail
 - Existing Site Photographs
 - Certified Shoreline
 - Agency Comment Letters

'95 SEP 19 PM 12 08
DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

Proposed Action:

To construct a new pool enclosure wall and repaint and cap an existing wall. A portion of both walls are located within the 40 foot shoreline setback. To replace an existing pool deck and pool equipment pad.

Owner:

Kaimoku Inc. Steven Scheinkman
17107 Raymer Street
North Ridge, California 91325
TMK: 3-5-58:8

Applicant:

Long & Associates Architects, AIA, Inc.
841 Bishop Street, Suite 1905
Honolulu, Hawaii 96813
Contact Person: Anthony Crisci

Approving Agency:

Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

Agencies Consulted:

Department of Land and Natural Resources
State Historic Preservation Office
State House of Representatives - District 17
State Senate - District 9
Waiialae-Kahala Neighborhood Board

Consulting Parties:

Department of Land Utilization
Office of Environmental Quality Control

General Description:

TECHNICAL - The proposed action is to construct a wall along the northeast property line. A portion of the wall is to be located within the 40' shoreline setback. Along the southwest property line is an existing non-conforming CMU wall. A portion of which is located within the 40' shoreline setback. This wall is to be cleaned and repainted. Tree roots have cracked and uplifted the existing concrete pool deck. The pool deck will be removed, the tree roots will be cut back and a new concrete slab will be placed to match the existing layout with finish tile applied. The pool equipment pad, located along the southwest property wall, is cracked and will be replaced and enlarged to accommodate the new pool equipment.

The purpose of the walls are to act as a pool enclosure. The new wall will be constructed of plaster over open face CMU to match the existing wall with a maximum height of six feet. The existing CMU wall was previously approved under

Building Permit # 73978 issued July 31 1969. It was modified to six feet high and has remained this way for approximately 20 years. The owner wishes to have this wall remain six feet in height. The pool deck and equipment pad were previously approved under a variance dated November 18, 1971.

Plans showing the location of the pool deck, pool equipment pad and walls on the property and a detail cross-section of the new wall are included in this report.

SOCIO-ECONOMIC - The social consequences from this action are minimal. The beach way will continue to be accessible to the public. Construction will be accessed from the street side of the property and will not interfere with the beach. Minimal visual impact will be made due to a tall hedge located on the beach side of the property line.

Economically the project protects public safety. The wall will prevent people, especially children, who might otherwise wander onto the property and possibly fall into the pool.

ENVIRONMENTAL - Visually, the walls present a minimal impact on the environment. The new wall will run parallel to an existing six foot high wood fence on the adjacent property. No further visual obstruction will occur. From the ocean, the walls blend in with the lush vegetation which is already there. The new wall will be constructed from within the property boundary lines. It will not hinder drainage nor contribute to runoff. The walls will not come into contact with sea water except in the event of heavy storm surge or tsunami. Ocean pollution is not a factor.

Summary Description:

The affected environment is a residential lot with residential lots on adjacent sides. A portion of the proposed wall and existing wall is located within the 40 foot shoreline setback. There are no historical/archeological or cultural sites which will be affected by the proposed action.

See attached plans and photographs.

Major Impacts:

SHORT TERM - There are no foreseeable short term impacts by the proposed action provided proper construction practices are observed.

LONG TERM - There are no foreseeable long term impacts by the proposed action regarding the flora, fauna and natural resources of the area. Visual impact from the property and neighboring properties will be a minimum. From the ocean, the substantial vegetation growth in the area will help camouflage the walls once they are in place.

Comment Response:

- ✓ A. No response necessary to Exhibit I.
- B. No part of the new dwelling is located within Flood Zone A. Provided proper construction practices are used, silt and sediment runoff into the ocean will not be a concern. If necessary, a silt detention pond will be installed.

- ✓ C. The existing fence and walls within the shoreline setback area are non-conforming structures. A Certified Shoreline survey is included as Exhibit H.
- ✓ D. No response necessary to Exhibit L.

Summary:

In summary, the proposed action, provided proper construction practices are used, will have no adverse impacts on the area and a negative declaration is anticipated.

Kaimoku.FA. 9.11.95

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Exhibits

KOKO HEAD QUADRANGLE
HAWAII-HONOLULU CO.
ISLAND OF OAHU
7.5 MINUTE SERIES (TOPOGRAPHIC)

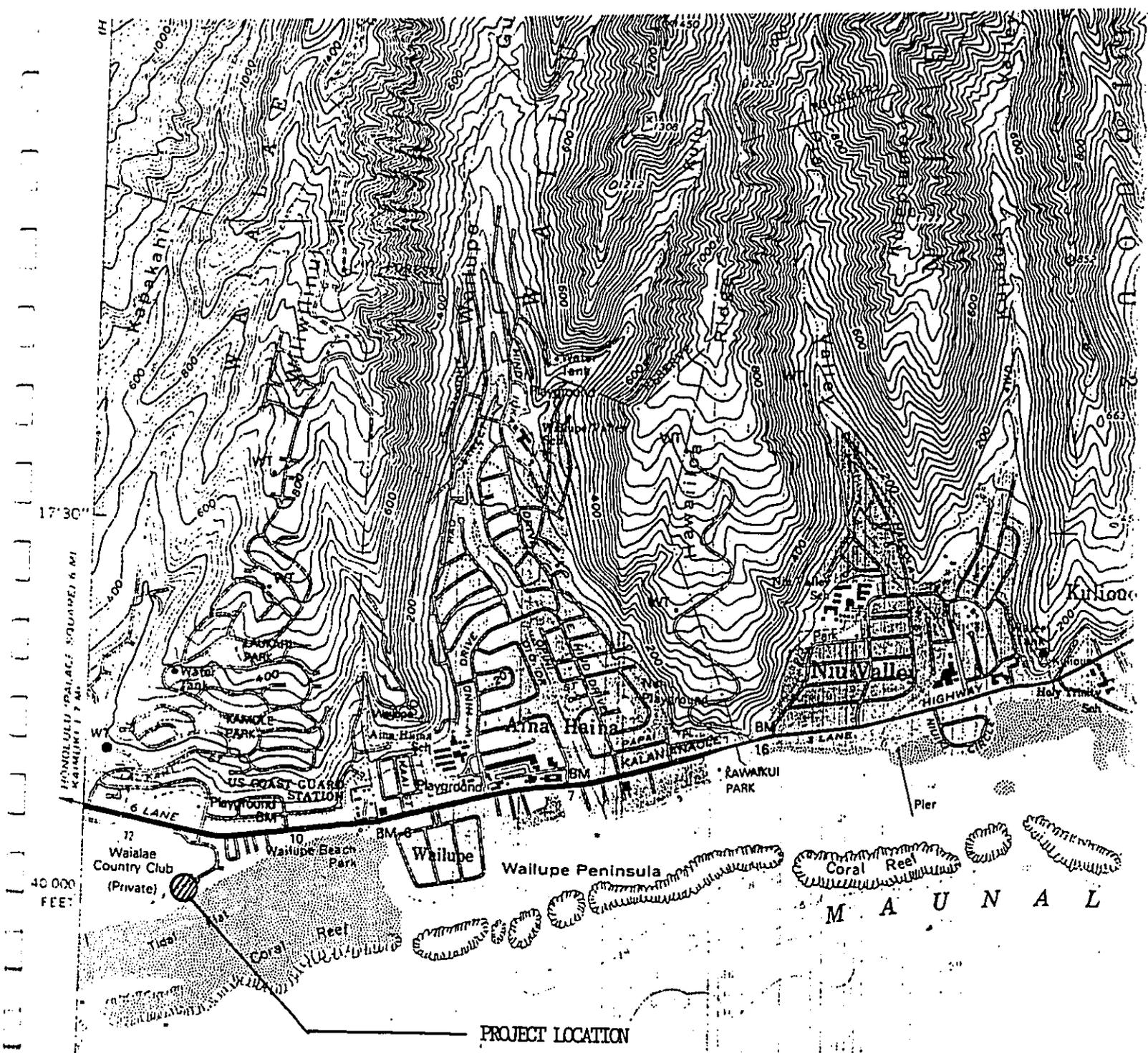


EXHIBIT A

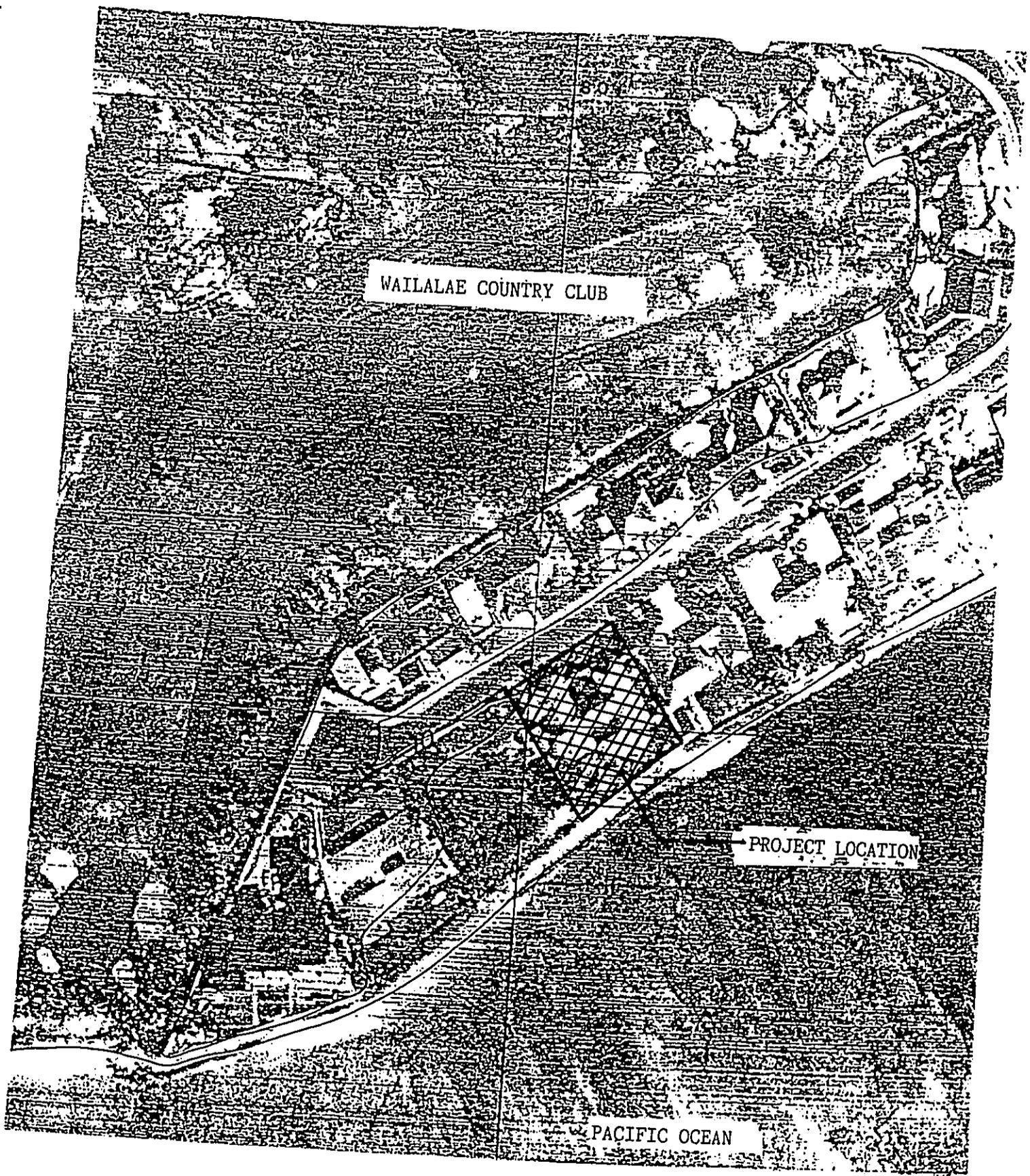


EXHIBIT B

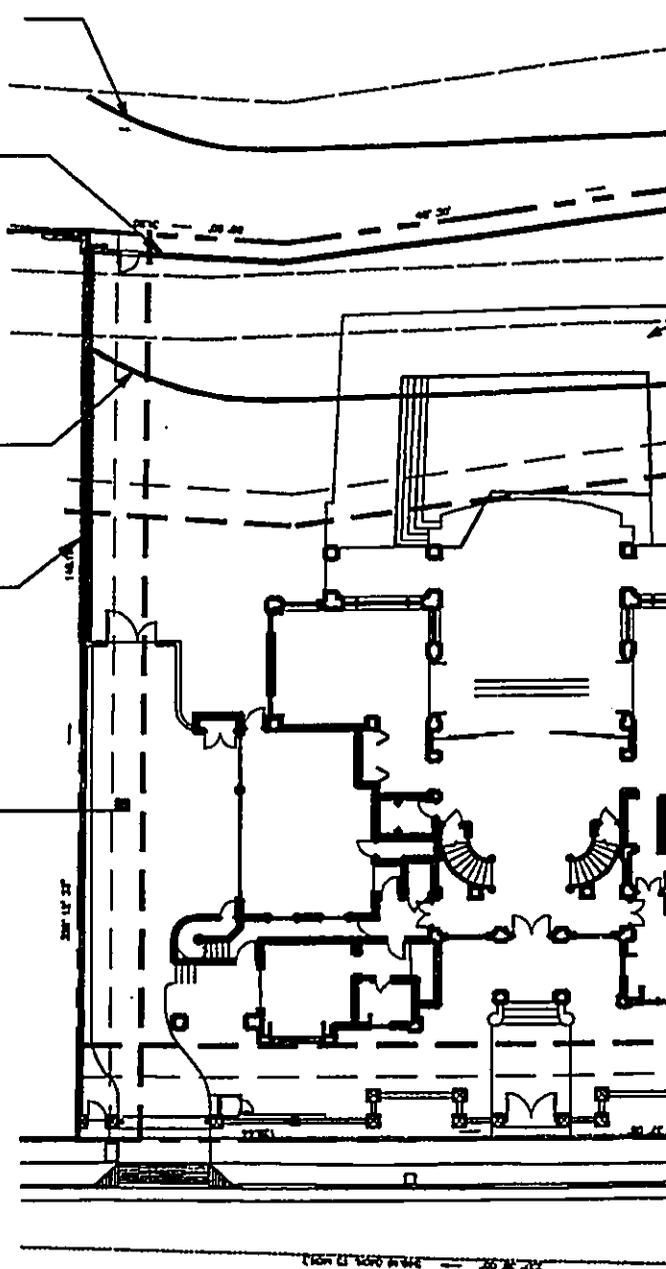
PACIFIC OCEAN

CERTIFIED SHORELINE
MAY 10, 1995

EXISTING NON-CONFORMING
WROUGHT IRON FENCE

40' SETBACK

NEW CMU WALL
TO MATCH EXISTING



/HOME/DWG/KAIMOKU/PERMIT-2 09/11/95 17:25

RECORDED FEE OWNER:
KAIMOKU INC. STEVEN SCHEINKMAN

APPLICANT:
LONG & ASSOCIATES, AIA, INC.

AUTHORIZED AGENT:
LONG & ASSOCIATES, AIA, INC.

KAIMOKU PLACE

12" CMU. CAP
BLOCK 1/2
COURSE

SKIMCOAT CEM.
PLASTER

12" CMU. BASE
COURSE

SEE STRUCT. FOR
FOOTING & REINF.

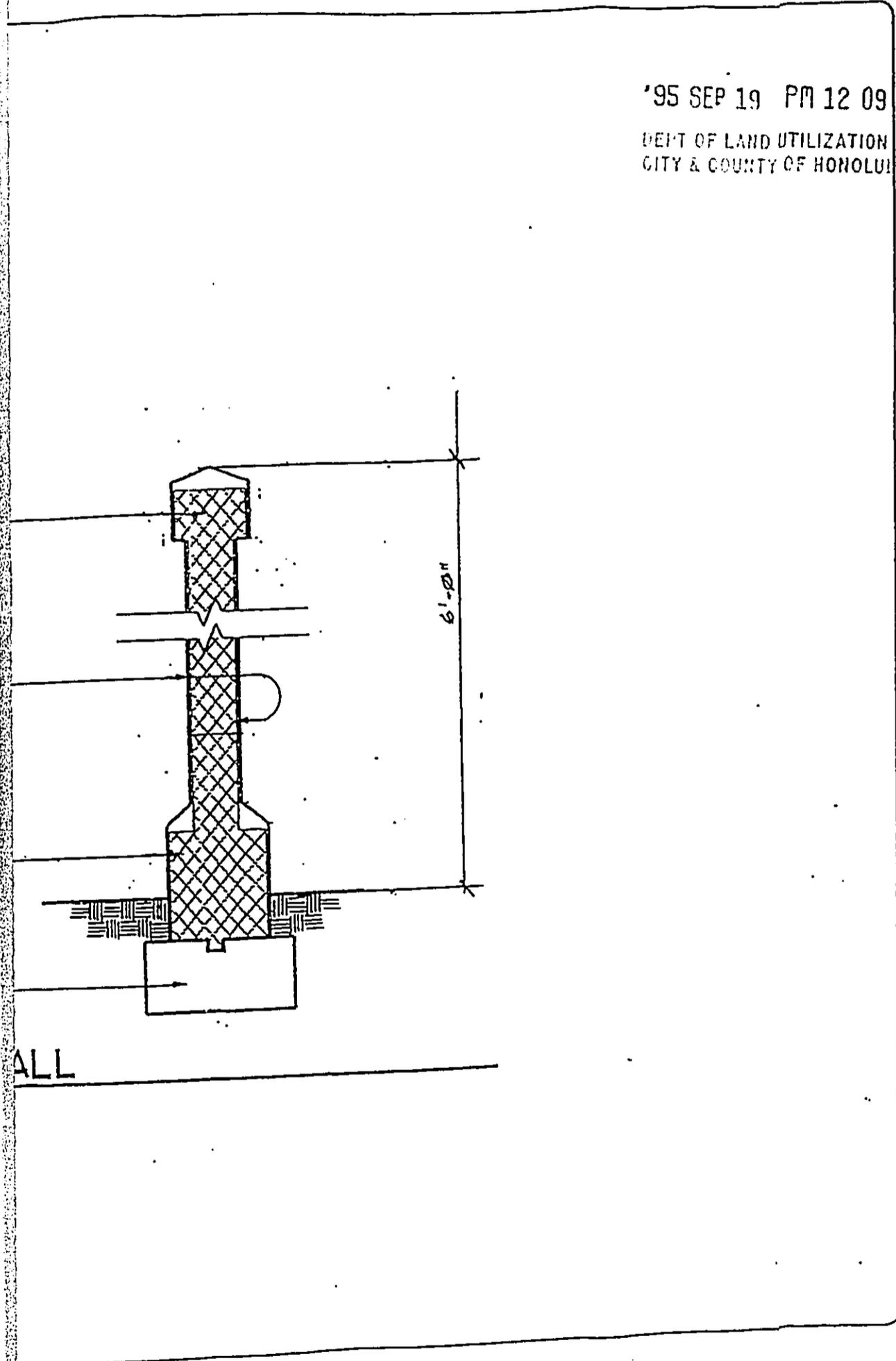
1 CMU WALL
3/4" = 1'-0"
10-10 11/21/93 17:27

/HOME/DWG/KAIMOKU/PERMIT2A 02/27/93 10:15

RECORDED FEE OWNER:
KAIMOKU INC. STEVEN SCHEINKMAN

APPLICANT:
LONG & ASSOCIATES, AIA, INC.

AUTHORIZED AGENT:
LONG & ASSOCIATES, AIA, INC.



'95 SEP 19 PM 12 09
 DEPT OF LAND UTILIZATION
 CITY & COUNTY OF HONOLULU

ALL

LONG & ASSOCIATES
 J.A. INC.
 811 BISHOP STREET
 (808) 521-1487
 HONOLULU, HAWAII 96813
 FAX 598-4073

A PROPOSED DESIGN FOR
KAIMOKU INC.
 1025 KAIMOKU PLACE
 HONOLULU, HI 96821 T.M.K. 1-3-3-038-0

2	REV	DATE	BY

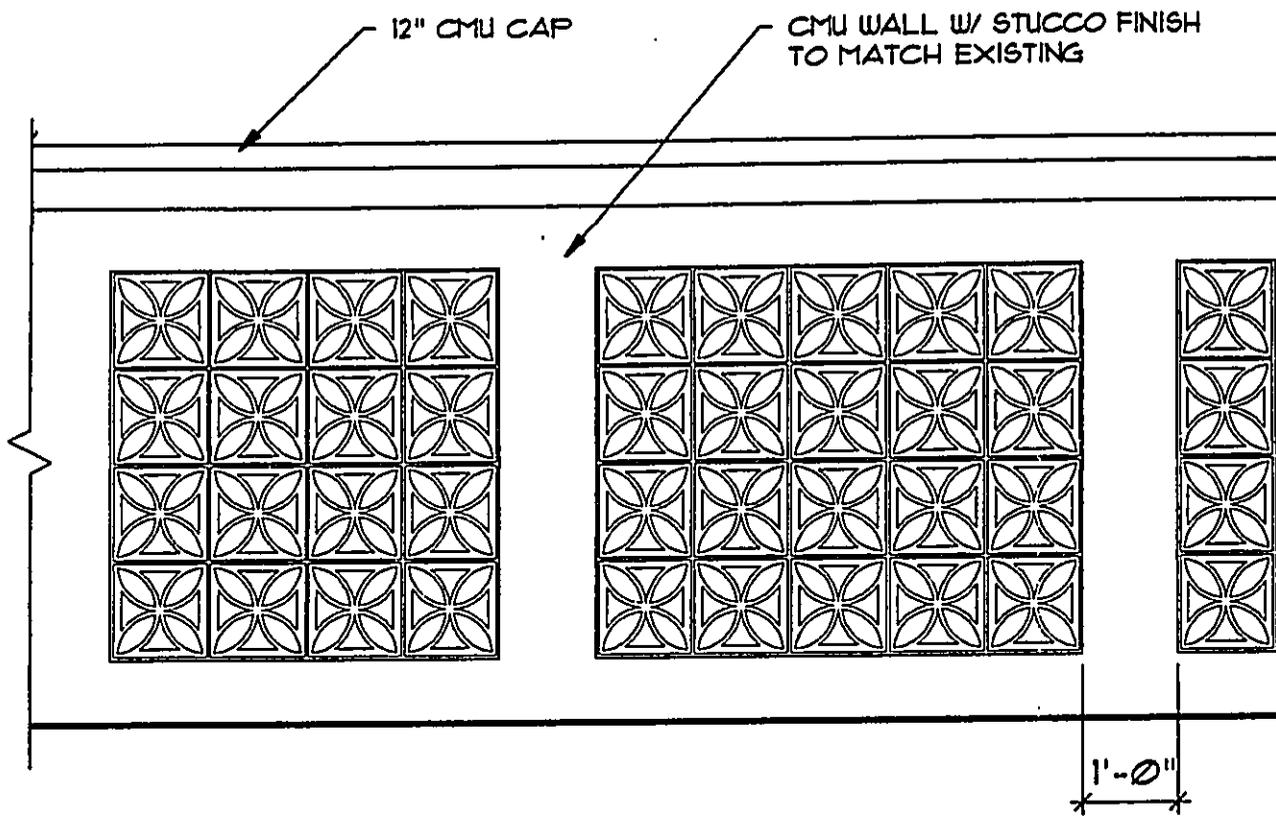
EXHIBIT D

/HOME/DWG/KAIMOKU/PERMIT3 09/11/95 14:55

RECORDED FEE OWNER:
KAIMOKU INC. STEVEN SCHEINKMAN

APPLICANT:
LONG & ASSOCIATES, AIA, INC.

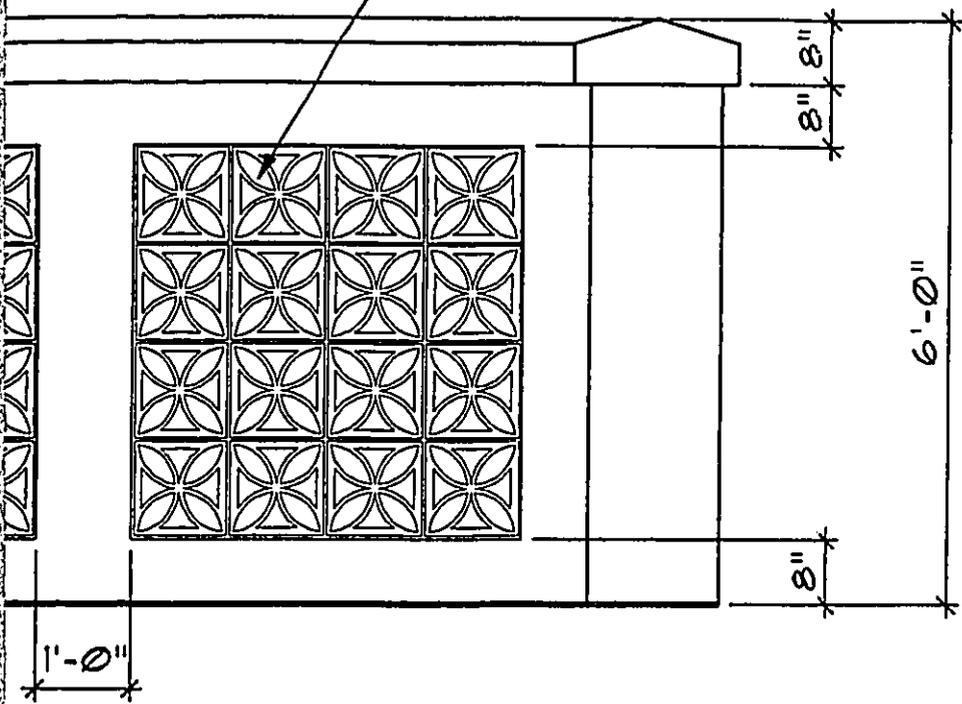
AUTHORIZED AGENT:
LONG & ASSOCIATES, AIA, INC.



'95 SEP 19 PM
DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

CCO FINISH

OPEN FACE SCREEN BLOCK



POOL ENCLOSURE WALL

SCALE: 1/2" = 1'-0"

LONG & ASSOCIATES

841 BISHOP STREET
HONOLULU, HAWAII 96813
FAX 595-4073

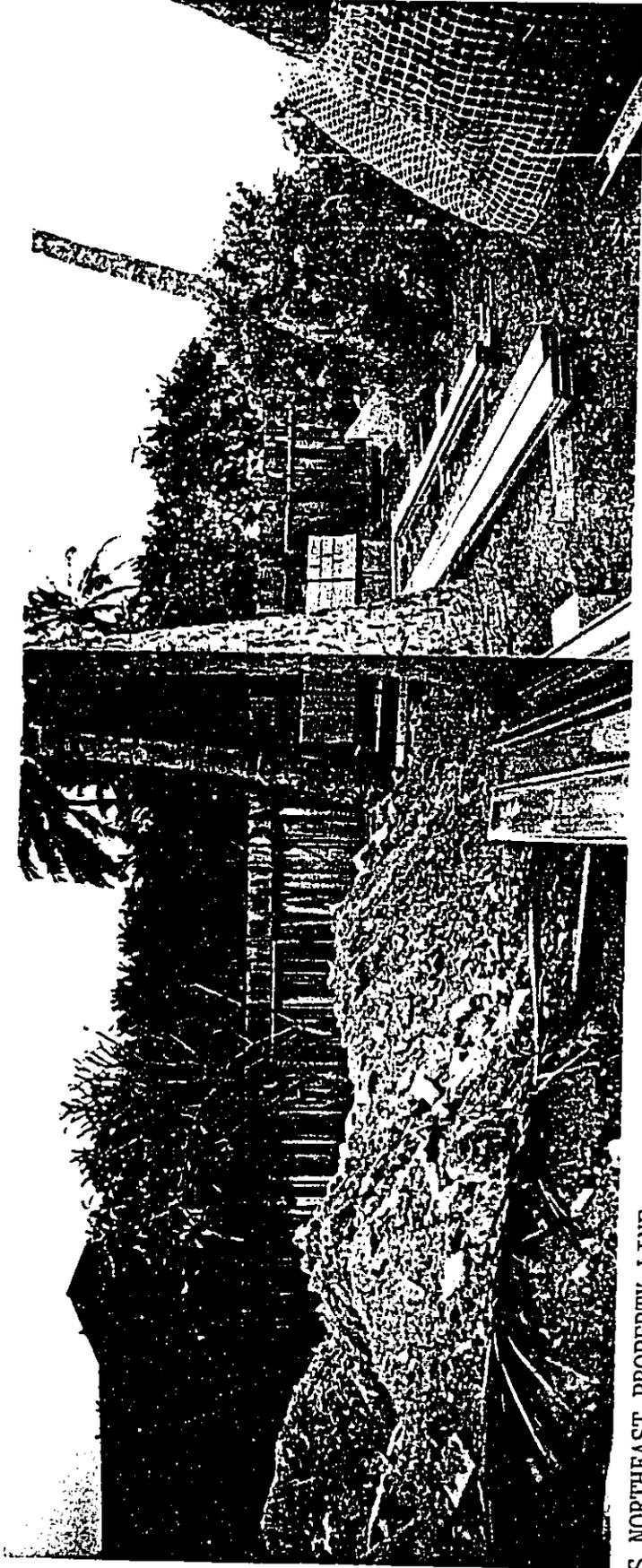
A PROPOSED DESIGN FOR
KAIMOKU INC.
1025 KAIMOKU PLACE
HONOLULU, HI 96821 T.M.K. # 1-3-5-058-B

ISSUE:	7-2-88
TITLE	
SHEET	3
OF	

EXHIBIT E

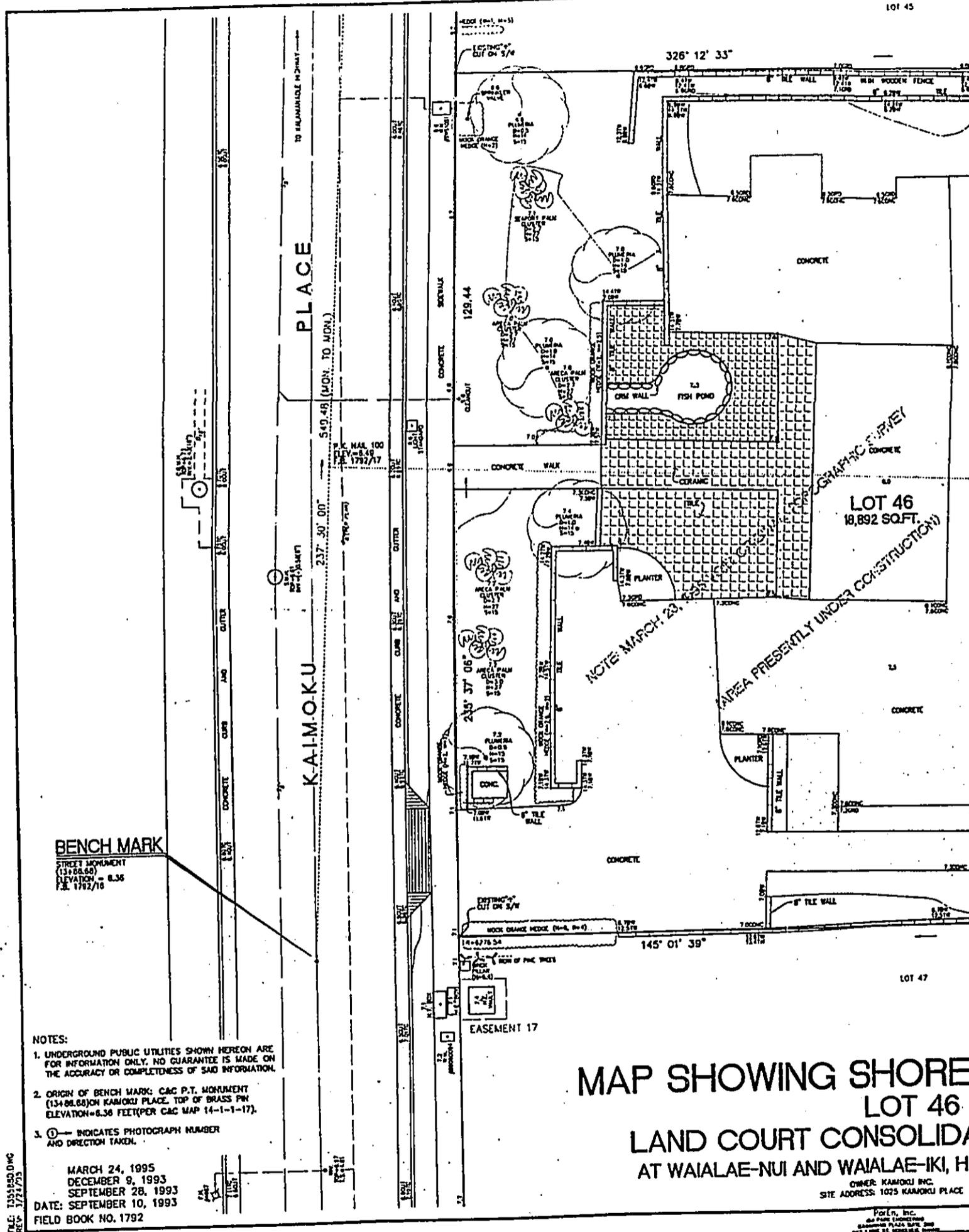


VIEW TOWARDS SOUTHWEST PROPERTY LINE



VIEW TOWARDS NORTHEAST PROPERTY LINE

CITY & COUNTY OF HONOLULU
DEPT OF LAND UTILIZATION
'95 SEP 19 PM 12 15
CITY & COUNTY OF HONOLULU
DEPT OF LAND UTILIZATION



PLACE

KAIMOKU

LOT 46
18,892 SQ.FT.

BENCH MARK
 STREET MONUMENT
 (13488.68)
 ELEVATION = 8.36
 F.S. 1782/16

- NOTES:
1. UNDERGROUND PUBLIC UTILITIES SHOWN HEREON ARE FOR INFORMATION ONLY. NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.
 2. ORIGIN OF BENCH MARK: C&G P.T. MONUMENT (13488.68) ON KAIMOKU PLACE. TOP OF BRASS PIN ELEVATION = 8.36 FEET (PER C&G MAP 14-1-1-17).
 3. INDICATES PHOTOGRAPH NUMBER AND DIRECTION TAKEN.

MARCH 24, 1995
 DECEMBER 9, 1993
 SEPTEMBER 28, 1993
 DATE: SEPTEMBER 10, 1993
 FIELD BOOK NO. 1792

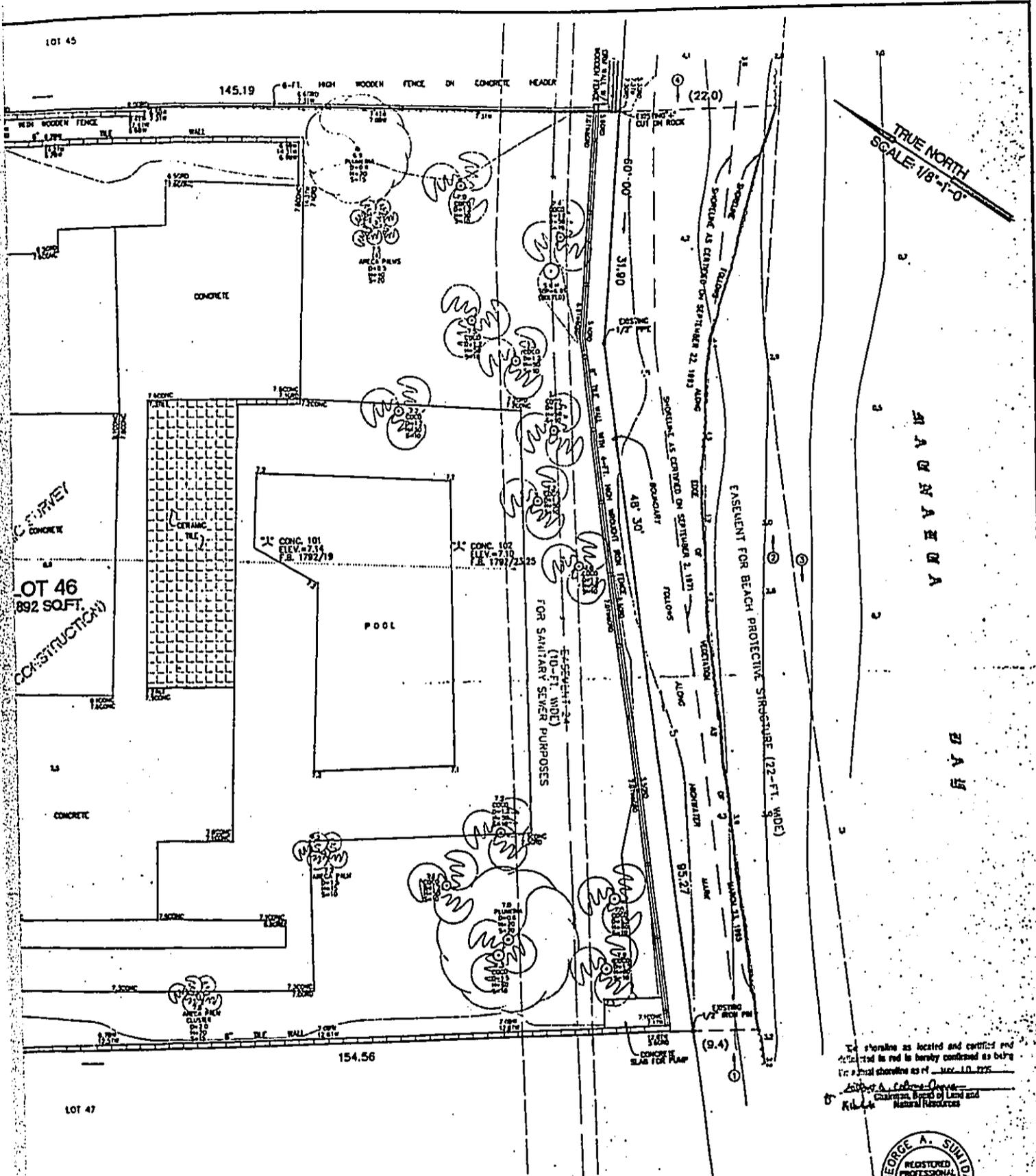
FILE: T15880.DWG
 REV: 3/21/95

TAX MAP KEY: 3-5-58:8

MAP SHOWING SHORELINE
LOT 46
LAND COURT CONSOLIDATION
AT WAIALAE-NUI AND WAIALAE-IKI, HO

OWNER: KAIMOKU INC.
 SITE ADDRESS: 1025 KAIMOKU PLACE

For En, Inc.
 AN FIRM ENGINEERING
 1025 KAIMOKU PLACE, SUITE 200
 HONOLULU, HAWAII 96813



SHORELINE FRONTING
LOT 46
CONSOLIDATION 87 (MAP 2)
MAIAE-IKI, HONOLULU, OAHU, HAWAII

PREPARED BY
 KAMOKU INC.
 1075 KAMOKU PLACE

DATE: 10/11/83
 SCALE: 1/8" = 1'-0"

DEPT OF LAND UTILIZATION
 COUNTY OF HONOLULU
 95 SEP 19 PM 12 16



The shoreline as located and certified and delineated in red is hereby confirmed as being the actual shoreline as of 10/11/83.

George A. Sunita
 Chairman, Board of Land and Natural Resources

95-04923

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
~~XXXXXXXXXXXX~~
MAYOR

DONA L. HANAIKE
~~XXXXXXXXXXXX~~
DIRECTOR

ALVIN K.C. AU
DEPUTY DIRECTOR

August 2, 1995

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

FROM: DONA L. HANAIKE, DIRECTOR

**SUBJECT: COMMENTS ON THE APPLICATION FOR A
SHORELINE SETBACK VARIANCE
1025 KAIMOKU PLACE, WAIALAE, OAHU
TAX MAP KEYS 3-5-58: 08
DLU REFERENCE NO. 95/SV-003 (AC)**

95 AUG 7 10 10 AM '95
DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

Thank you for providing us with the opportunity to comment on this shoreline setback variance application.

We do not anticipate that this project will have an impact on the City's park facilities or services.

We have no other comments to offer at this time.

If you have any questions, please call Donald Griffin of our Advance Planning Branch at extension 6324.

DONA L. HANAIKE
Director

DLH:ei

EXHIBIT I

95-04847

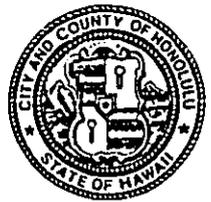
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

'95 AUG 3 PM 2 59

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

JEREMY HARRIS
MAYOR



KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER

DARWIN J. HAMAMOTO
DEPUTY DIRECTOR

ENV 95-222

August 2, 1995

MEMORANDUM:

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

FROM: *for* KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER *KES*

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
KAIMOKU, INC.
TMK: 3-5-58: 08

We have reviewed the subject EA and have the following comments:

1. Part of the property is located in Flood Zone A.
2. The EA should address best management practices (BMPs) to be implemented during construction to mitigate silt and sediment in storm water runoff which could pollute the State waters.

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

EXHIBIT J

95-05180



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) 587-2848, 587-2800

BENJAMIN J. CAYETANO, Governor

FAX: Director's Office 587-2848
Planning Division 587-2824

Ref. No. C-1366

August 9, 1995

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

Attention: Mr. Art Challacombe

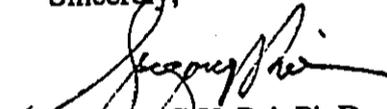
Dear Mr. Onishi:

We have reviewed the draft environmental assessment (DEA) for the Kaimoku Inc. project, and have the following comments.

The DEA notes that the pool deck and equipment pad within the shoreline setback area were previously approved under a variance from 1971. However, no mention is made regarding the legality of the existing fence and walls within the shoreline setback area along the makai and side property boundaries. Additionally, although the site plan indicates a 1995 position of the shoreline, a certified shoreline survey is not included in the materials prepared for the project. Such information describing the current legal status of the existing structures and the shoreline should be provided to allow a thorough analysis of the proposed project.

Thank you for the opportunity to comment. If you have any questions regarding our comments, please contact Tom Eisen of our Coastal Zone Management Program at 587-2877.

Sincerely,


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

cc: OEQC

95 AUG 15 AM 7 58
RECEIVED
PLANNING DIVISION

EXHIBIT K

BENJAMIN J. CAYETANO
Governor of Hawaii



195 AUG 22 PM 7 53
REF: OCEA:RS
195 AUG 22 PM 7 49

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. Box 621
Honolulu, Hawaii 96809

In reply, please refer
to FILE NO.: 96-016

AUG 21 1995

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: Draft Environmental Assessment to Construct a New Pool
Enclosure Wall and Cap an Existing Wall at 1025 Kaimoku
Place, Waialae, Oahu, TMK: 3-5-58: 08

We have reviewed the Draft Environmental Assessment for the subject
project and have no comments at this time. However, we would
appreciate the opportunity to review and comment on the final
Environmental Assessment.

Please feel free to call Roy Schaefer at our Office of Conservation
and Environmental Affairs, at 587-0377, should you have any
questions.

Aloha,

Gilbert S. Coloma-Agaran
MICHAEL D. WILSON

95-05422 3/15/1
Chairperson
MICHAEL D. WILSON
Board of Land and Natural Resources

Deputy Director
GILBERT COLOMA-AGARAN

Aquaculture Development
Aquatic Resources
Boating and Ocean Recreation
Bureau of Conveyances
Conservation and Environmental Affairs
Conservation and Resources Enforcement
Forestry and Wildlife
Historic Preservation
Land Management
State Parks
Water and Land Development

EXHIBIT L